



YORK

CITY OF YORK
LOCAL PLAN

Further Sites Consultation
Appendix 1: Residential and Employment
Site Selection Methodology
June 2014

Appendix 1: Residential and Employment site Selection Methodology

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A1.1 Introduction

This Appendix sets out the methodology of assessment undertaken for Residential, Employment and Retail sites. This is summarised within Section 2 of the main report.

A1.2 Methodology

The assessment followed a 4 stage criteria methodology to sieve out the most sustainable sites for further, more detailed consideration. This included:

- Criteria 1: Environmental Assets protection
- Criteria 2: Openspace retention
- Criteria 3: Greenfield protection and high flood risk avoidance
- Criteria 4a: Access to facilities and services
- Criteria 4b: Access to Transport

All the sites were also subject to a supplementary assessment of environmental considerations to understand more about key environmental and historic assets or issues within the vicinity of the site.

Following this appraisal, successful sites which passed the criteria assessment were taken to a Technical Officer Group to obtain site specific comments.

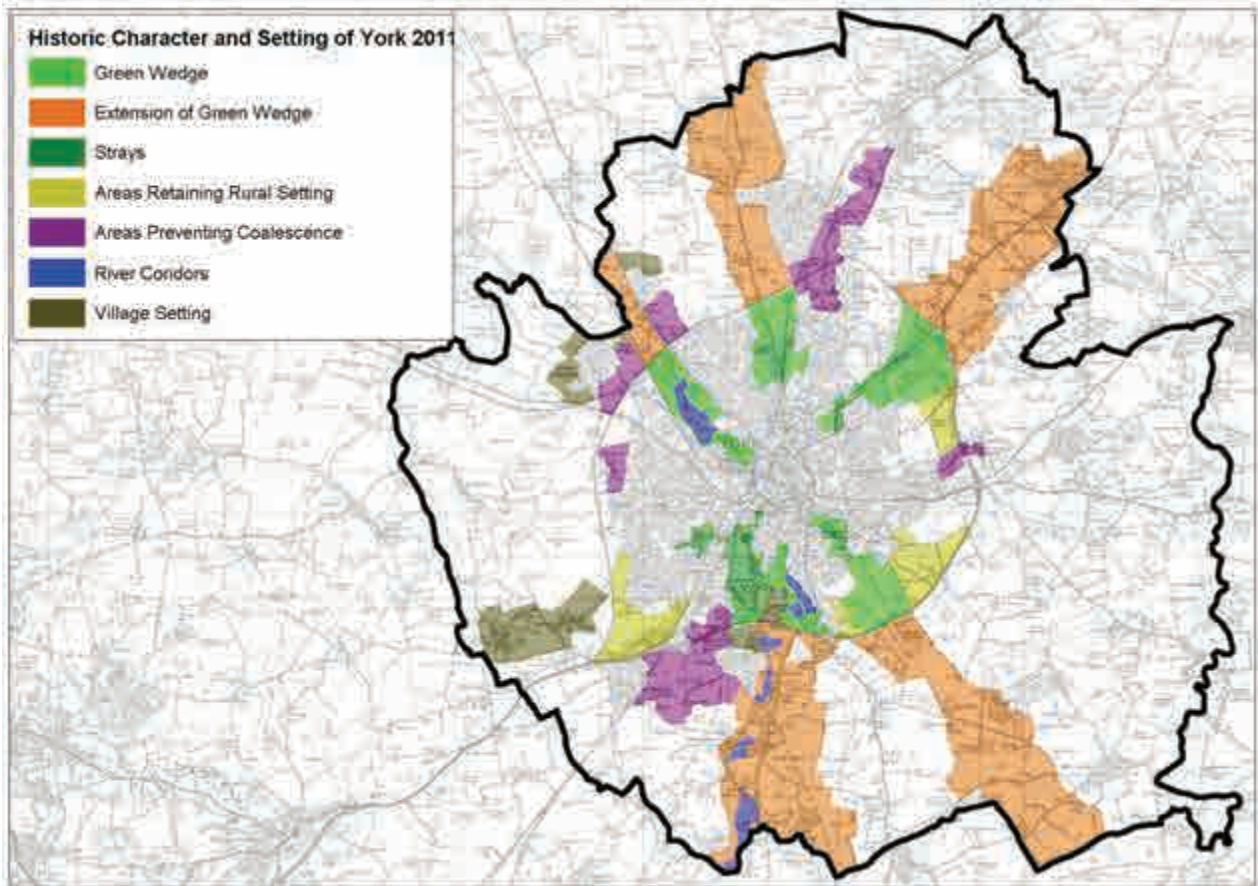
A1.2.1 Criteria 1: Environmental Assets

It was considered appropriate to use the key factors which shape growth in the York, as set out by the Local Plan Spatial Strategy (Section 5 of the City of York Local Plan Preferred Options Report), within the site assessment methodology. Criteria 1 therefore uses the following environmental assets to sieve out sites and/or amend the boundary of sites which are situated within these areas:

1) Areas important to York's historic character and setting

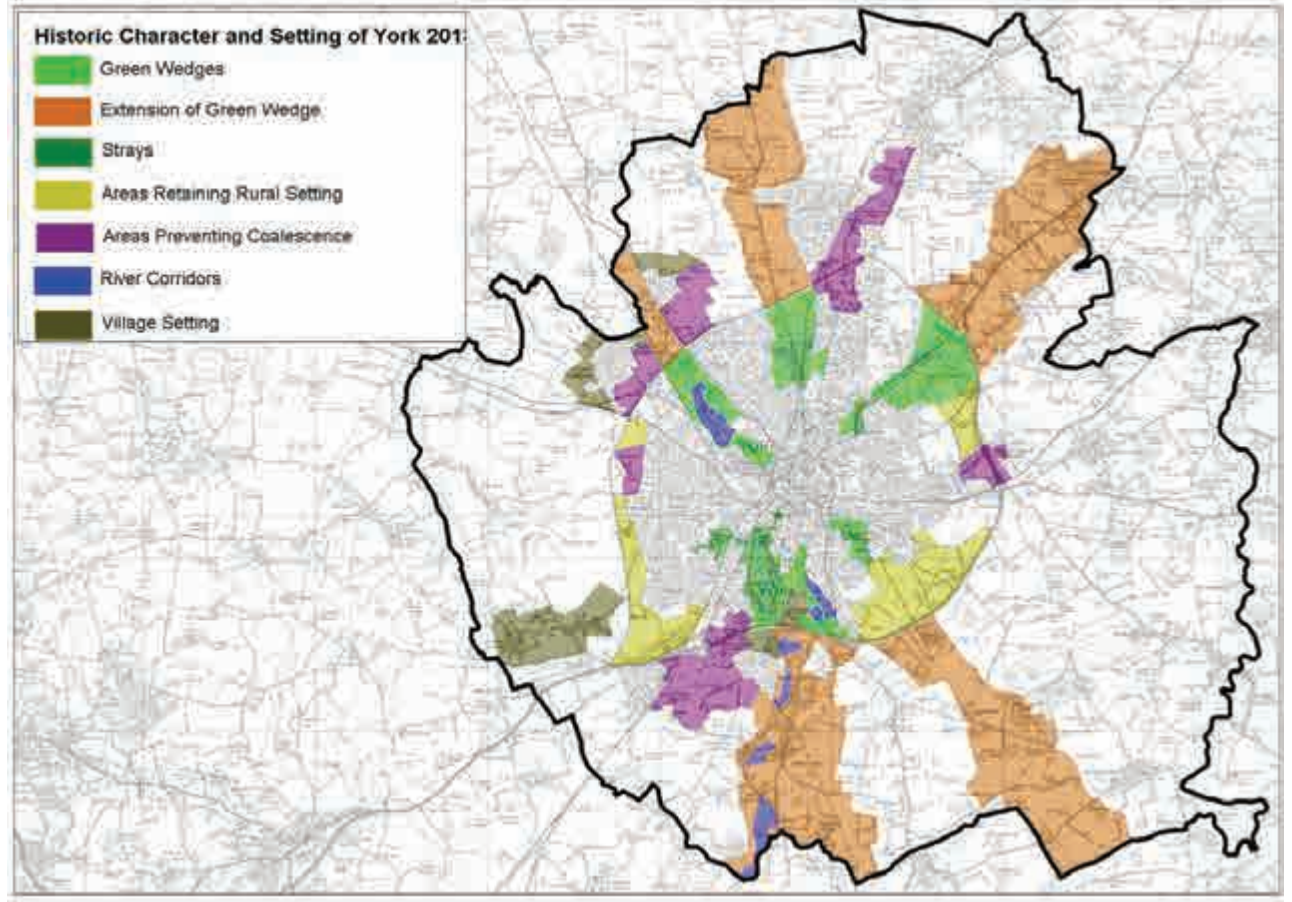
Source: The *Approach to the Green Belt Appraisal (2003)* study and the *Historic Character and Setting Technical Paper (2011)*. Both available to download from the Council's website.

Figure A1.1: York's Green Belt Character Areas (2011)



A further technical update to York's historic character and setting was undertaken in conjunction with the local plan preferred options draft and put out to consultation with this document in June 2013 - *Historic Character and Setting Technical Paper (JUNE 2013)*. This is available to download from the council's website. For consistency sites have been appraised against the 2011 baseline but where they fall within an area identified or amended through the 2013 update this has been highlighted and the sites have been evaluated again by technical officers if this was the only constraint to the site.

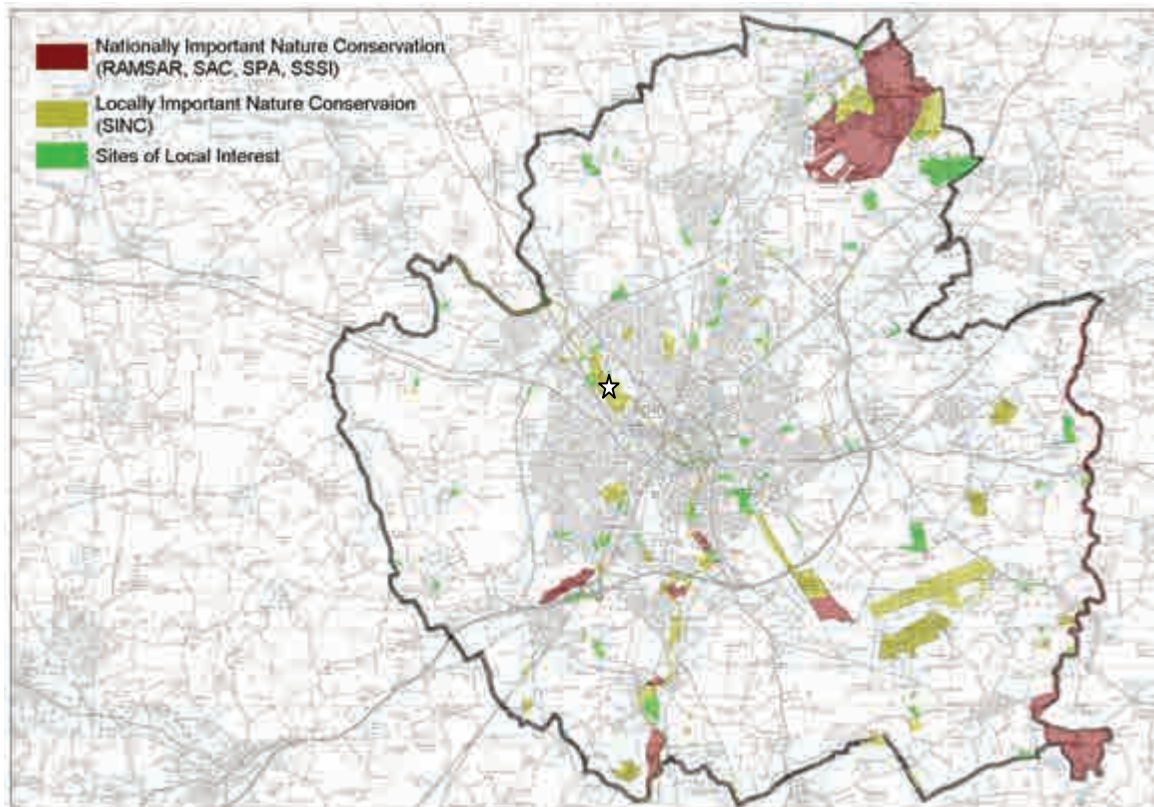
Figure A1.2: York's Green Belt Character Areas (2013)



2) Nature Conservation, Regional Green corridors, Ancient woodlands

Source: Biodiversity Audit and Action Plan (2013) available to download from the Council's Website. Natural England datasets relating to nationally significant nature conservation sites; available to view at <http://www.naturalengland.org.uk/>

Figure A1.3: York's Nature Conservation Sites as at October 2012 (Site Selection Paper Baseline)

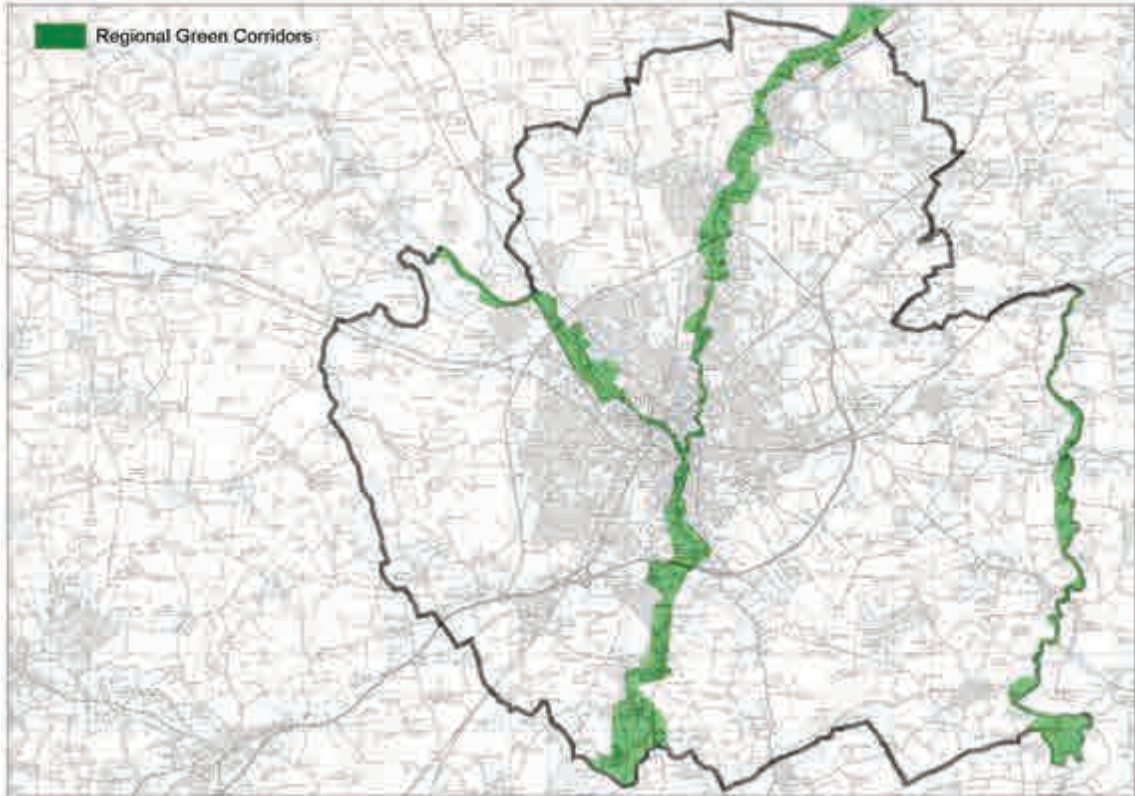


Since October 2012 Natural England have notified Clifton Ings and Rawcliffe Meadows (Shown as a star (☆) above) as a SSSI. It is a nationally important site for its lowland meadows with species-rich neutral grassland and for the critically endangered tansy beetle *Chrysolina graminis*. Lowland meadows and tansy beetle are included on the lists of habitats and species which are of principal importance for the conservation of biodiversity in England, as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. While the further sites submitted have been evaluated against the October 2012 baseline (the site was already acknowledged as one of SINC quality) this new notification of national importance has been a consideration while assessing any potential new sites in the vicinity.

Regional Green Infrastructure Corridors

Source: The *Green Corridors Technical Paper (2011)* available to download from the Council's Website.

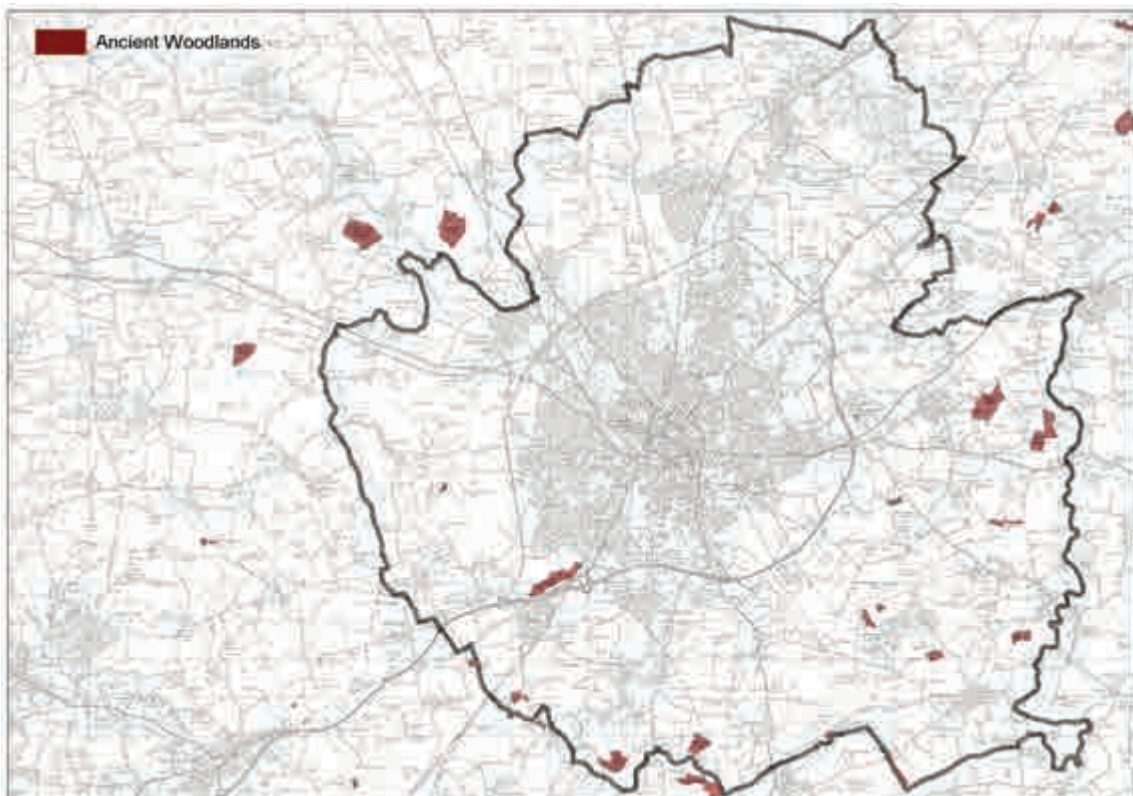
Figure A1.4: Regional Green Infrastructure Corridors



Areas of Ancient Woodland

Source: CYC dataset.

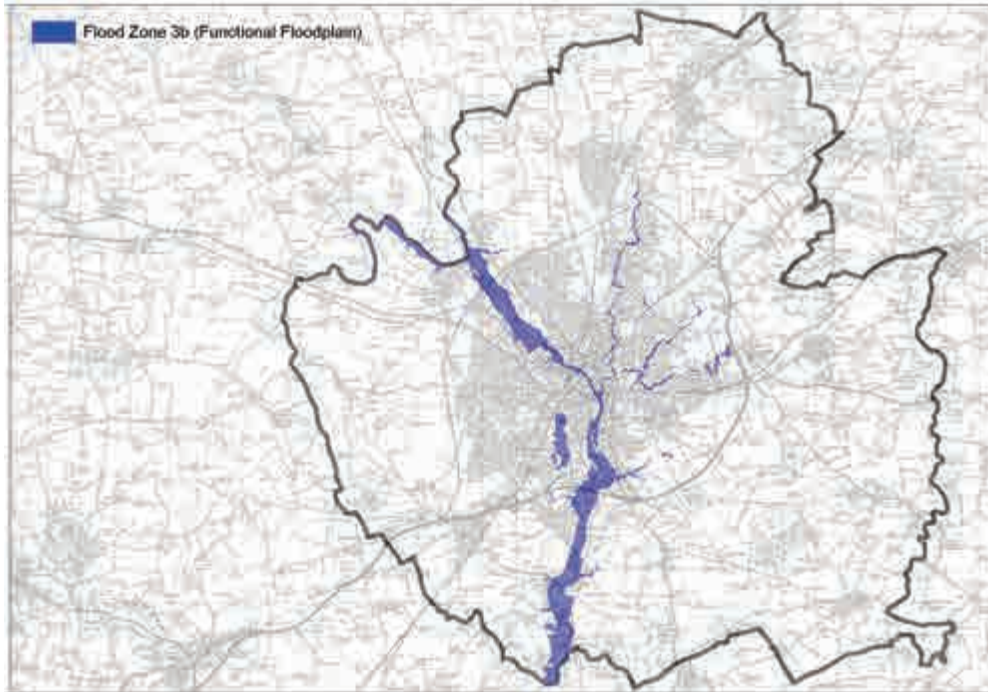
Figure A1.5: Ancient Woodlands



3) Functional Floodplain

Source: Strategic Flood Risk Assessment (2013) available to view on the Council website.

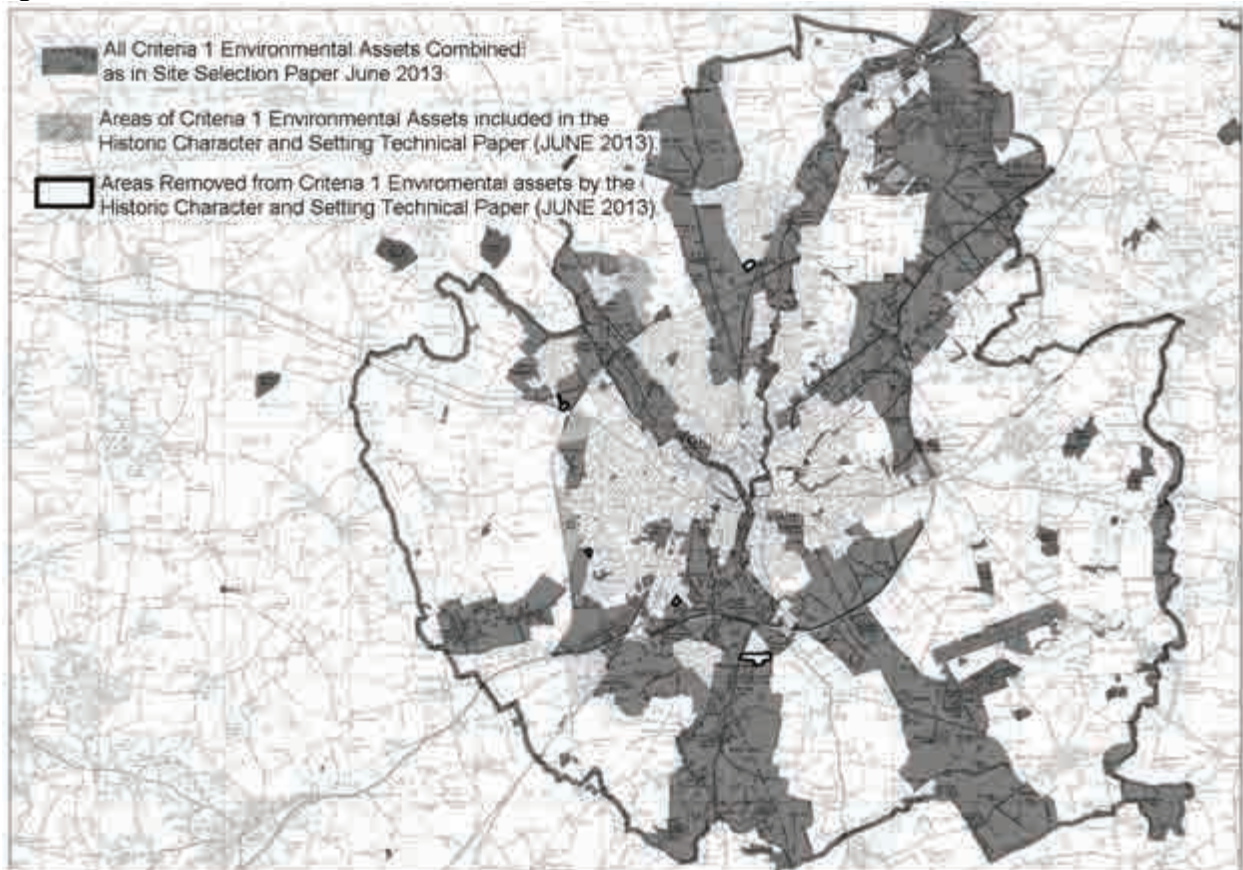
Figure A1.6 Functional Flood Plain (flood zone 3b)



A1.2.2 Criteria 1 (Environmental Assets) Summary

Figure A1.7 shows the criteria 1 environmental assets in combination to illustrate the combined area which it is considered should be protected from future development. It also highlights the changes made to Historic Character and setting designations as published in the *Historic Character and Setting Technical Paper (JUNE 2013)* as part of the Local Plan Preferred Options Consultation in summer 2013.

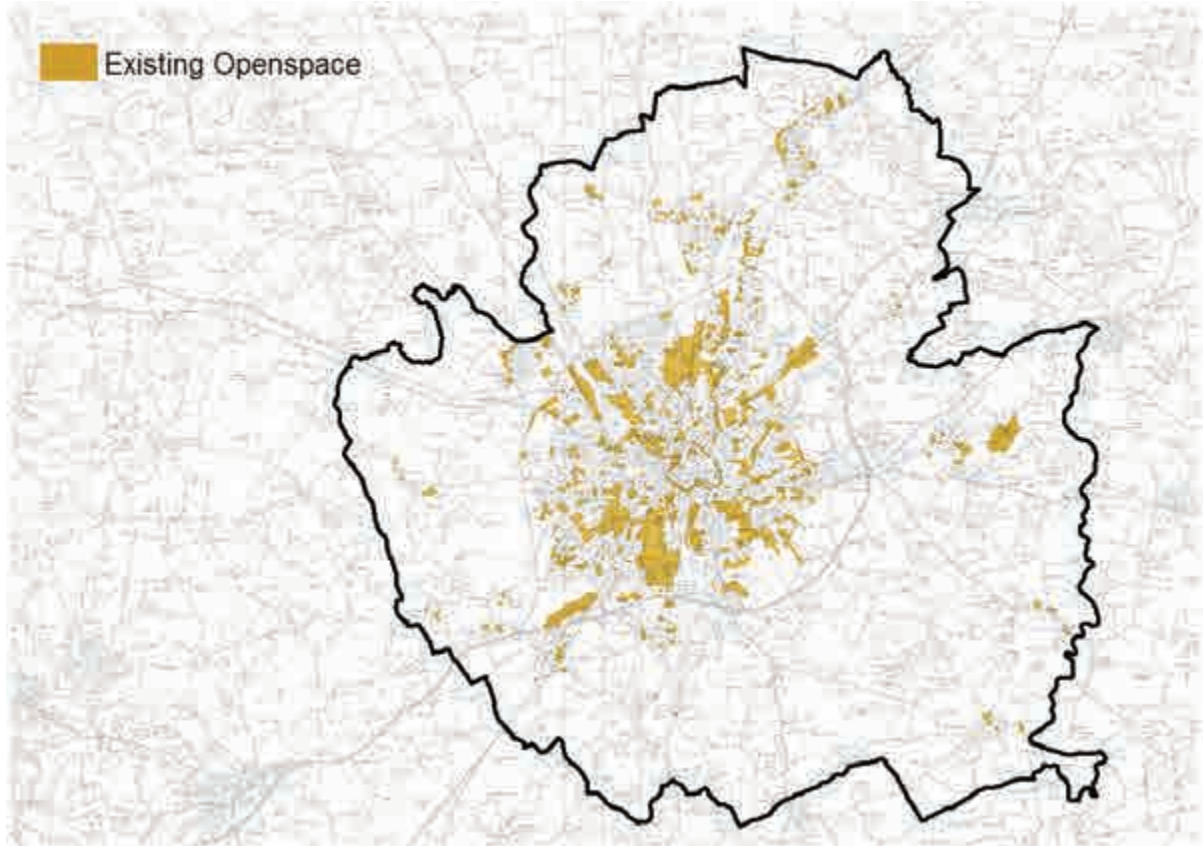
Figure A1.7 All Environmental Assets combined



A1.2.2 Criteria 2: Openspace Retention

Source: PPG17 Openspace and Recreation study (2008/09) available from the City of York website.

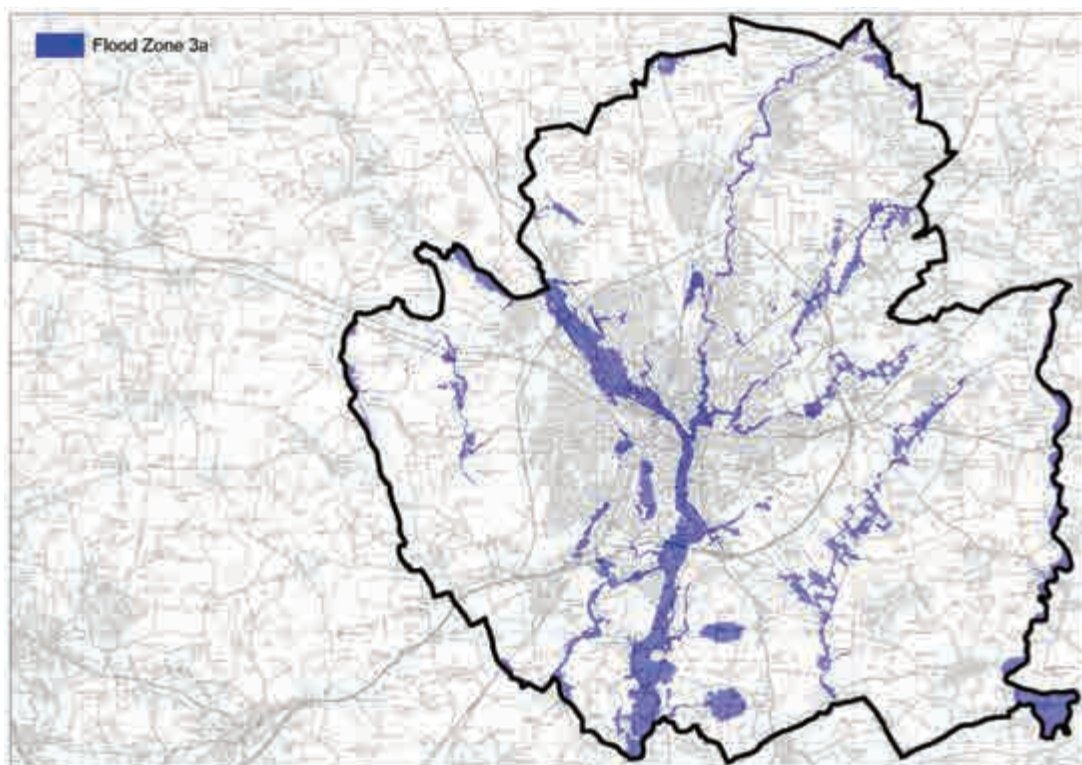
Figure A1.8: Open Space



A1.2.3 Criteria 3 - Greenfield Sites in Areas of High Flood Risk

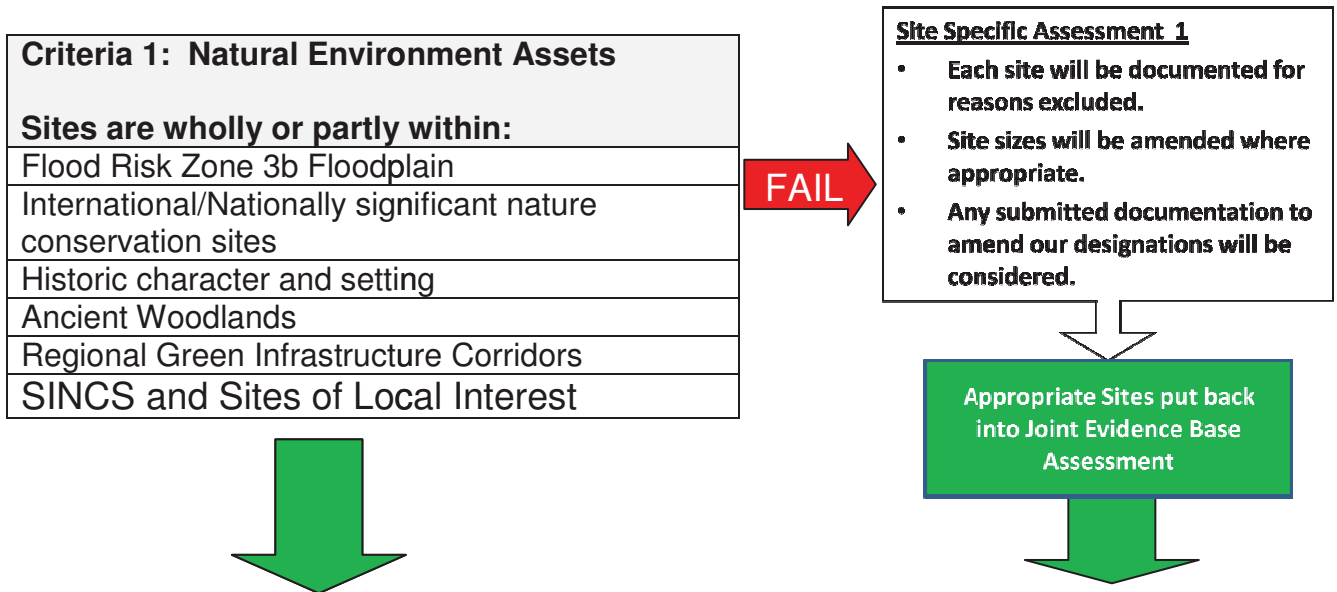
Source: Strategic Flood Risk Assessment and Site information

Figure A1.9: Flood Zone 3a



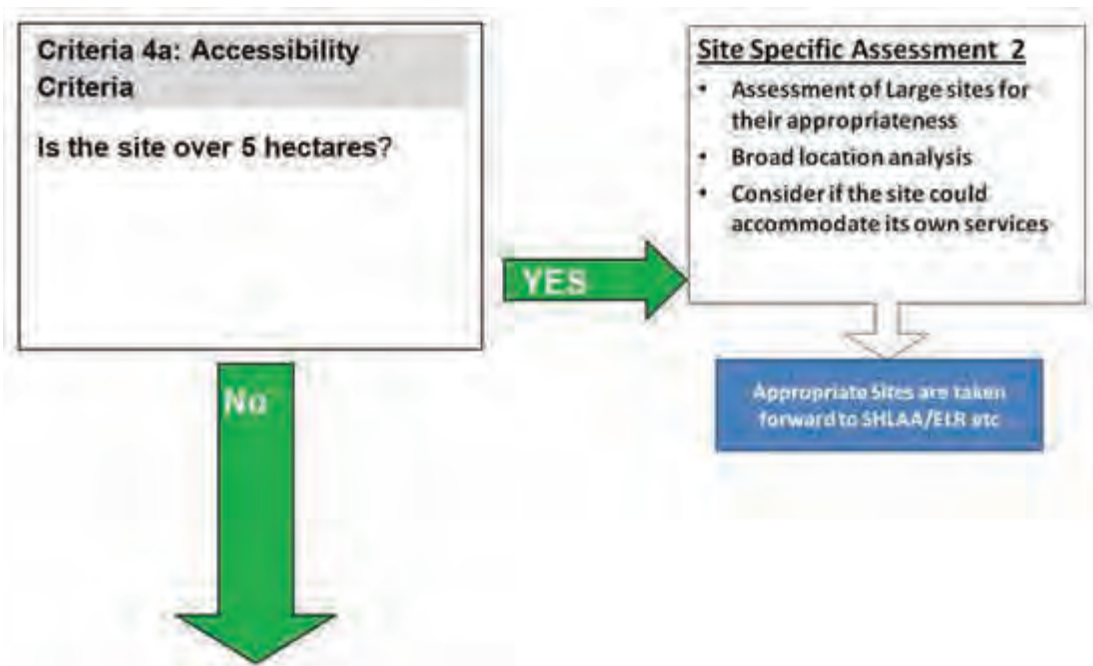
A1.3 Detailed flow diagram of Criteria 1-4 and Environmental Considerations

The following flow diagram illustrates the steps taken in the site selection process.



Criteria 2: Location Suitability			
1. IF SITE IS AN EXISTING OPENSOURCE, SITE DOES NOT GO FORWARD. BOUNDARY AMENDED WHER APPRIPIATE.			
	Distance	Housing	Employment
Existing Openspace	Contains Intersects	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Criteria 4: Location Suitability			
2. IF GREENFIELD AND FLOODZONE 3A, SITE DOES NOT GO FORWARD. BOUNDARY AMENDED AS APPROPRIATE.			
Brownfield / greenfield	Brownfield Greenfield Mixture	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Flood Risk 3a	Within Intersects Outside flood zone	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

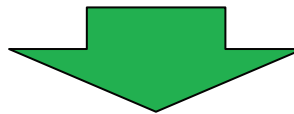




	Distance	Housing Score	Employment Score
Number of residential properties within	400m 800m		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Location of site	<ul style="list-style-type: none"> ○ City Centre ○ Edge of centre ○ Neighbourhood Parade ○ District Centre ○ Surburban ○ Village 		
Service Accessibility			
Nursery Care Provision	400m No barriers	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 4
	800m partly no barriers / 400m with barriers	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	800m with barriers	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Primary School	400m wholly within	<input checked="" type="checkbox"/> 5	
	400m partly within	<input checked="" type="checkbox"/> 4	
	800m wholly within	<input checked="" type="checkbox"/> 3	
	800m partly within	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Secondary education	400m No Barrier	<input checked="" type="checkbox"/> 5	
	800m No Barrier	<input checked="" type="checkbox"/> 4	
	400m with barriers	<input checked="" type="checkbox"/> 3	

	800m with barriers	<input checked="" type="checkbox"/> 2	
	Over 800m	<input checked="" type="checkbox"/> 0	
Higher and Further education	400m No barriers	<input checked="" type="checkbox"/> 5	
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	
	800m partly no barriers / 400m with barriers	<input checked="" type="checkbox"/> 2	
	800m with barriers	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Neighbourhood Parade and type	400m No barriers	<input checked="" type="checkbox"/> 5	
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	
	800m partly no barriers / 400m with barriers	<input checked="" type="checkbox"/> 2	
	800m with barriers	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Supermarket / range of services within parade	400m	<input checked="" type="checkbox"/> 5	
	800m	<input checked="" type="checkbox"/> 3	
	Over 800m	<input checked="" type="checkbox"/> 0	
Doctors	400m No Barrier	<input checked="" type="checkbox"/> 5	
	400m partly No barrier	<input checked="" type="checkbox"/> 4	
	800m No Barrier	<input checked="" type="checkbox"/> 3	
	800m partly no barriers	<input checked="" type="checkbox"/> 2	
	No doctors	<input checked="" type="checkbox"/> 0	
Openspace and type (as PMP. To be revised)	Within/part within buffer:		
	5-8 Openspaces	<input checked="" type="checkbox"/> 5	
	2-4 Openspaces	<input checked="" type="checkbox"/> 4	
	1 Openspaces	<input checked="" type="checkbox"/> 2	
	0 Openspaces	<input checked="" type="checkbox"/> 0	
Transport Accessibility			
Non Frequent Bus routes	400m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	800m	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Frequent bus route (15 mins)	400m	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	800m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
P&R bus stop	400m no barriers	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	Partly 400m no barriers	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 4
	800m no barriers	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Partly 800m no barriers	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Railway Station within minutes walk (accession boundaries)	5 mins	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	10 mins	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	15 mins	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 15 mins	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Railway Station within minutes cycle	5 mins	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	10 mins	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	15 mins	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1

(accession boundaries)	Over 15 mins	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Direct access to adopted highway network	Yes (A, B, Minor or Local road)	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	No	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Cycle route	On or adjacent to site	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	50m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Within or partly within 530m	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 530	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Max Score		78	43



Further Environmental Considerations: All Uses		Distance to / within:			
		Sites Contains	50m	250m	500m
• Listed buildings					
• Conservation area					
• Scheduled ancient monuments					
• AQMAs					
• Flood zone 2					
• Green Corridors (and type)					
• Areas of Archaeological Importance					
• Pedestrian Rights of Way (PRoW)					
• SINCs					
		Within	Adjacent to		
• Location of Site (For all development types)	City Centre				
	Edge of centre				
	Neighbourhood Parade				
	District Centre				
	Out of Centre				
	Village				
• Central Historic Core Character Appraisal Zone					
• Agricultural land Type					
• Brownfield / greenfield					
		Contains			
• Tree Protections Orders					

A1.4 Selecting the most sustainable sites

Sites were screened following the Criteria 4 assessment to choose the most sustainable sites for consideration at the technical Officer Group. The following minimum scoring system was applied to ensure the most sustainable sites were selected for consideration:

STAGE 1	
<u>Minimum Residential ACCESS TO SERVICES Score Stage 1</u>	
To Include: Primary school within 800m Access to a neighbourhood parade containing convenience provision Access to a doctors surgery within 800m Access to 2-4 open space typologies within the required distances ¹	
Total Minimum Score	13 points
<u>Minimum Residential TRANSPORT Score Stage 1</u>	
To include: Non-frequent bus route ² within 800m Access to an adopted highway Access to a cycle route ³	
Total Minimum Score	9 points
Total Minimum Residential Score (access to services + transport)	22 points
<u>Minimum Employment Score Stage 1</u>	
To include: Non-frequent bus route ⁴ within 800m Access to an adopted highway Access to a cycle route ⁵	
Total Minimum Score	9 points
Total Minimum Employment Score	9 points
STAGE 2	
<u>Residential Score Stage 2</u>	
Residential sites which scored 22 overall but achieved different results for access to services and/or transport, were taken forward for consideration.	

¹ Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

² Non frequent bus route is a bus route which runs at the most every 15 minutes

³ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

⁴ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁵ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

Residential sites which did not score 22 overall but did score 13 or above in residential access to services, were taken forward for consideration.

Employment Score Stage 2

Employment sites were in existing employment areas but did not meet the minimum score were taken forward for consideration.

A1.5 Technical Officer Group

Following the Selection of Sites for further consideration Sites were taken to a Technical Officer Group to determine site specific issues in relation to a variety of themes, including:

- Historic environment
- Landscape
- Ecology and biodiversity
- Openspace and health
- Transport
- Environmental protection issues inc. noise, contamination and air quality
- Flood risk and drainage
- Economic Development (where relevant).

Additional comments were also obtained in relation to employment and retail sites to better gauge their market attractiveness. The Council's Economic Development Unit provided comments on employment sites whilst consultants provided further comments in relation to retail sites.

Sites which were identified to have no/limited constraints in relation to these comments are considered to have potential for development.

Sites which have been identified as having potential will also be subject to viability and transport accessibility work in due course.



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Further Sites Consultation
Appendix 2: Residential Site
Assessment Proformas
June 2014

Appendix 2: Residential Site Assessment Proformas

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A2.1 Introduction

This Appendix sets out the results of the assessment undertaken for Residential sites as per the methodology outlined in **Section 2.1** and **Appendix 1**.

A2.2 Outcomes split by Criteria

This section splits the site assessment outcomes by the different criteria used to assess the sites. Full site details are provided in proformas in section 2.3.

A2.2.1 Sites submitted under threshold

The threshold for site assessment is 0.2 hectares. The following sites were submitted for residential use but not analysed due to being under this size threshold.

Site ref	Site name
734	Hawthorn Farm, Wetherby Road, Rufforth

A2.2.2 Residential sites which failed Criteria 1

The following table sets out the sites which failed Criteria 1: Natural Environmental Assets.

Site ref	Site name
67	Land at Millfield Lane
84	Land at Knapton lane, Knapton
88	Land at Villa Pond, Wigginton Road
112	Brook Nook, Osbaldwick Way
114	Land at Crompton Farm
115	Crompton Farm
139	Biorad
175	Land at Askham Bryan
184	Land South of the A1237 (submission refers to site as land north of new earswick)
185	Land South of Tadcaster Road
207	Land at Temple Lane North
210	Land north of Askham Richard
215	Land at Manor Close Upper Poppleton
219	Skelton Park Golf Club

Site ref	Site name
221	Agricultural land Sim Balk lane
262	Land at Acaster Lane
263	Land Rear of Hopgrove PH
294	Amalgamated sites north of Bishopthorpe
304	Amalgamated sites north of Murton Way
719	Terry Car Park
720	Land East of Terrys
736	Land to RO of Hilbra Ave, Haxby
739	The Old Rectory, Moor Lane, Haxby
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe
743	Land south of Appleton Way, Bishopthorpe
746	Temple Garth Hughes land Copmanthorpe
747	Elm Tree Farm Elvington
751	Off Fordlands Road, Fulford
759	North of Vicarage Lane, Naburn
760	Rear of the Walled Garden, Naburn
761	Temple Lane, Copmanthorpe
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest
766	112 Strensall Road, Earswick
767	Land East of A19 (Selby Road) Fulford
769	Oaktree Nursery, Upper Poppleton
774	North of Railway Line adj Millfield Lane
775	Land at Boroughbridge Road /Millfield Lane Site 1
783	Land at Crompton Farm
784	Crompton Farm
792	Land off Askham Lane

A2.2.3 Residential Sites which failed Criteria 2

The following table sets out the sites which failed Criteria 1: Openspace retention.

Site ref	Site name
173	Land at Bishopthorpe
176	Land at South of Station Road Haxby

A2.2.4 Residential Sites which failed Criteria 3

No sites were entirely eliminated for failing Criteria 3.

A2.2.5 Residential Sites which failed Criteria 4

The following table sets out the sites which failed Criteria 4: Access to Services and Transport.

Site ref	Site name
13	Station Yard at Wheldrake
43	Land at Hull Road Dunnington
44	Common Lane Dunnington
76	Duncombe Farm Strensall
83	Main street, Knapton
179	Whiteland Farm, Haxby
206	Land at Moor Lane Copmanthorpe
220	Land at Wetherby Road Knapton
621	RO Blue Coa741t
721	Moor Villa Farm Paddock, Hessay
745	Intake Lane, Acaster Malbis
754	Land to the West of Strensall Road, Earswick
755	Land to the East of Strensall Road, Easwick
762	Sycamore Barn and Fir Tree Farm
768	Land t the west of Moor Lane Copmanthorpe
770	Land at Deighton York
771	South of Colton Lane, Copmanthorpe

773	Land north of Skelton Village
780	Sites south of Knapton openspace
781	Foss Bank Farm
782	Foss Bank Farm
796	Outskirts of Knapton Village

A2.2.6 Sites which failed criteria 1,2 ,3 or 4 but submitted evidence or were over 100 ha

The following table sets out the sites which did submit additional evidence and were taken forward to Technical Officer Group. The outcomes for these sites can be found under Technical Officer Group outcomes.

Site ref	Site name
137	Land at Heworth Croft
165	Westfield Lane Wigginton
167	Shipton Road (Clifton Hospital)
182	Old School Playing field
606	Elvington Airfield
764	Land West of Millfield lane, Upper Poppleton
777	East of Easwick Village

A2.2.7 Residential Sites taken to Technical Officer Group

The following sites were taken to the Technical Officer Group. Technical Officers provided comments and identified issues for considering whether the site has potential for development.

Failed technical Officer group:

The following sites failed technical officer comments. A full analysis is contained in the detailed site proforma.

Site ref	Site name
9	Land at corner of Common Road/Hassacarr Lane, Dunnington
30	Land at Intake Lane Dunnington
138	York St John University Playing Field, Hull Road
170	Pond Field Heslington
171	Lime Tree farm, Heslington
180	Malton Road
191	Land off Avon Drive Huntington
200	Severus Hill
216	Land at Shipton Road, Skelton
250	South of A59
297	Land to RO Main Street Elvington
767	Rufforth Airfield, south of Southfield Close
737	Stockhill Field, west of Whurch Balk, Dunnington
738	Land on south side of Intake Lane Dunnington
742	Poppleton Garden Centre
744	Bull Balks, Dunnington
748	Adj. Stamford bridge Road, Dunnington
749	North of Riverside Gardens, Elvington
752	Wheldrake East Field
753	Behind Manor Farm, Rufforth
758	Broad Highway, Wheldrake
763	Land West of Upper Poppleton
778	Land West of Chapelfields
788	Westfield Lane, Wigginton

789	Land to west of Beckside, Elvington
790	Northfield, North of Knapton

Passed Technical Officer group

The following sites passed technical officer comments. A summary of these sites is contained within the main consultation document and in section A2.4 of this appendix.

Site ref	Site name
125	Morrell House
183	Land to the North of Escrick
187	Land to North of Stockton Lane
298	Amalgamated sites at Connaught Court
733	The Old Vinery, Cinder Lane, Upper Poppleton
757	Haxby Hall EPH
779	Land at Boroughbridge Road, Millfield Lane

A2.3 Residential Sites - Detailed proformas and maps

The following section has all of the site proformas listed in reference order.

Site Ref	Site Name	Appendix 2 Page Number
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	12
13	Land at Station Yard, Wheldrake	14
30	Land at Intake Lane Dunnington	15
43	Land at Hull Road Dunnington	17
44	Common Lane Dunnington	18
67	Land at Millfield Lane	19
76	Duncombe Farm, Strensall	20
83	Land at Main Street, Knapton	21
84	Land at Knapton Lane, Knapton	22

Site Ref	Site Name	Appendix 2 Page Number
88	Land at Villa Pond, Wigginton Road	25
112	Brook Nook, Osbaldwick Way	26
114	Land at Crompton Farm	27
115	Crompton Farm	28
125	Morrell House EPH	29
137	Land at Heworth Croft	32
138	York St John University playing field, Hull Road	35
139	Biorad	37
165	Westfield Lane, Wigginton	38
167	Shipton Road (Clifton Hospital)	40
170	Pond Field, Heslington	43
171	Lime Tree Farm, Heslington	45
173	Land at Bishopthorpe	48
175	Land at Askham Bryan	49
176	Land at South of Station Road, Haxby	50
179	Whiteland Field	51
180	Malton Road Site York	52
182	Old School Playing Field	54
183	Land to the north of Escrick	57
184	Land South of the A1237 (submission refers to site as land north of new earswick)	61
185	Land South of Tadcaster Road	62
187	Land N of Stockton Lane	63
191	Land off Avon Drive Huntington	66
200	Severus Hill	69
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	71
207	Land at Temple Lane North	72
210	Land north of Askham Richard	73
215	Land at Manor Close Upper Poppleton	74
216	Land at Shipton Road, skelton	75
219	Skelton Park Golf Club	78
220	Land at Wetherby Road Knapton	79
221	Agricultural Land Sim Baulk Lane	80

Site Ref	Site Name	Appendix 2 Page Number
250	South of A59	81
262	Land at Acaster Lane	84
263	Land Rear of Hopgrove PH	85
294	Amalgamated sites north of Bishopthorpe	86
297	Land to the rear of Main Street, Elvington	87
298	Amalgamated sites at Connaught Court Care Home	89
304	Amalgamated sites north of Murton Way	93
607	Elvington Air Field	94
621	Rear of Bluecoat	98
676	Rufforth Airfield south of Southfield Close	99
719	Terry's carpark and land to south	101
720	Land to the East of Terry's	102
733	The Old Vinery, Cinder Lane, Upper Poppleton	103
734	Hawthorn Farm, Wetherby Road, Rufforth	106
736	Land to RO of Hilbra Ave, Haxby	107
737	Stock Hill Field, West of Church Balk, Dunnington	108
738	Land on South side of Intake Lane, Dunnington	110
739	The Old Rectory, Moor Lane, Haxby	112
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe	113
741	Moor Villa Farm Paddock, Hessay	114
742	Poppleton Garden Centre, Northfield Road	115
743	Land SE of Moor Lane, Bishopthorpe	116
744	Bull Balks, Dunnington	117
745	Intake Lane, Acaster Malbis	119
746	Temple Garth Hughes land Copmanthorpe	120
747	Elm Tree Farm Elvington	121
748	Adjacent Stamford Bridge Road Dunnington	122
749	North of Riverside Gardens	124
751	Off Fordlands Road Fulford	126
752	Wheldrake East Field	127
753	Behind Manor Farm Rufforth	130
754	Land to the West of Strensall Rd Earswick	132

Site Ref	Site Name	Appendix 2 Page Number
755	Land to the East of Strensall Rd Earswick	133
757	Haxby Hall EPH	134
758	Broad Highway Wheldrake	137
759	North of Vicarage Lane Naburn	139
760	Rear of the Walled Garden Naburn	140
761	Temple Lane Copmanthorpe	141
762	Sycamore Barn and Fir Tree Farm	142
763	Land West of Upper Poppleton	143
764	Land west of Millfield Lane Upper Poppleton	145
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest	148
766	112 Strensall Road, Earswick	149
767	Land East of A19 (Selby Road) Fulford	150
768	Land to the West of Moor Lane, Copmanthorpe	151
769	Oaktree Nursery, Upper Poppleton	152
770	Land at Deighton, York	153
771	South of Colton Lane, Copmanthorpe	154
773	Land North of Skeltion Village	155
774	North of Railway Line adj Millfield Lane	156
775	Land at Boroughbridge Road /Millfield Lane Site 1	157
776	Land located off Willow Grove	158
777	East of Earswick Village	159
778	Land West of Chapel Fields	162
779	Land at Boroughbridge Road /Millfield Lane Site 2	165
780	Site South of Knapton Open Space	169
781	Land to the West of Strensall Road	170
782	Fossbank Farm	171
783	Land at Crompton Farm	172
784	Crompton Farm	173
788	Westfield Lane, Wigginton	174
789	Land to the West of Becksides Elvington	176
790	Northfield, North of Knapton	178
796	Outskirt of Knapton Village	181

Indicative amounts of development

Indicative amounts of development have been calculated for sites submitted for consideration for residential purposes. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The detail is provided in **Appendix 13**.

The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.¹

¹ Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

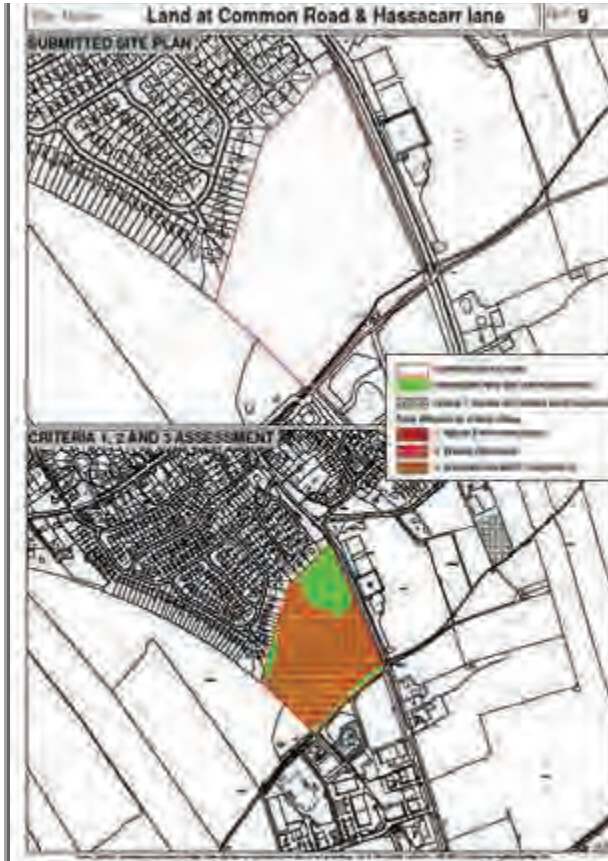
Criteria 1 to 4 Analysis

Site: 9

Land at corner of Common Road and Hassacarr Lane, Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 5.473202913 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	5.473202913

Floodrisk Evidence:	No
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	5.473079588

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	1.267292757

Floodrisk Evidence:	No
---------------------	----

Partly

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 9

Land at corner of Common Road and Hassacarr Lane

Submitted For: Housing

TRANSPORT

Site is within range of local services/facilities (including employment and primary education) on foot and cycle, subject to new and upgraded highway infrastructure, particularly new and widened footways. This would be on the site frontage and extend further along Common Road, including potential adjustment of the highway at the beck crossing. A level of bus services are available within acceptable walk distance however a review of capacity and service frequency would be required and possible upgrades. Stop infrastructure/locations and facilities also required.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: If site is considered for housing then there would be a noise impact from A1079 and a noise assessment would be needed. If being developed for employment then a noise impact on neighbouring residential would need to be considered.

Amber

Flood Risk: This site is located in flood zones 1, 2 and 3a - with the major part of the site within zones 2 and 3a. There are major drainage and flood risk issues. Any development would need to pass exceptions test and residential development would not be suitable within zone 3a. This is a showstopper for the site.

Red

Ecology: The site is arable land other than by Hassacarr Pond. Would need to consider impact on Great Crested Newt meta population and pond. There has been Otter recorded immediately adjacent to the site, however this has limited impact other than to ensure retention of the green buffer on the ditch line to the south west.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the southern boundary of the village.

Amber

Landscape/
Design: The land prevents coalescence between the village and the industrial estate.

Amber

Openspace/
Recreation: Playing Fields Association have show an interest in the site for several years. Parking for pitches not supported. There is a statistical shortage of playing fields especially with additional housing but would only support more for reasons of need, viability and sustainable access.

Amber

CONCLUSIONS

Summary: A large part of the site falls within flood zone 3a and as such would not be suitable for residential development. The site was previously considered as an area of search for gypsy and travellers but this was on the basis that the areas of land within zone 3a would be used as grazing land for horses and not for residential use.

Red

Outcome: **Failed Technical Officer comments**

Red Page 13

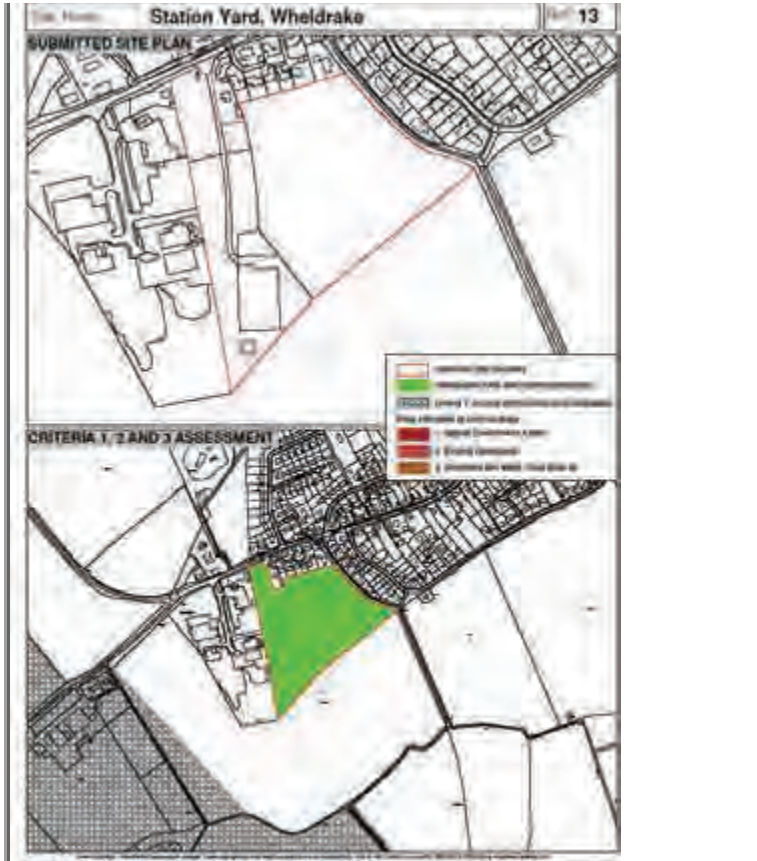
Criteria 1 to 4 Analysis

Site: 13

Land at Station Yard, Wheldrake

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 4.786111513 Ha

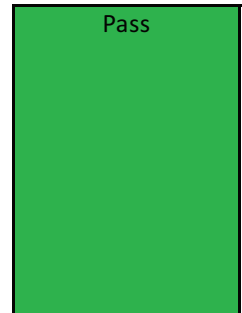
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.786115775

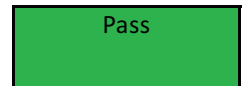
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.786115775

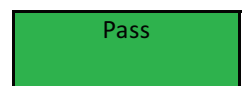
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	4.786115775

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

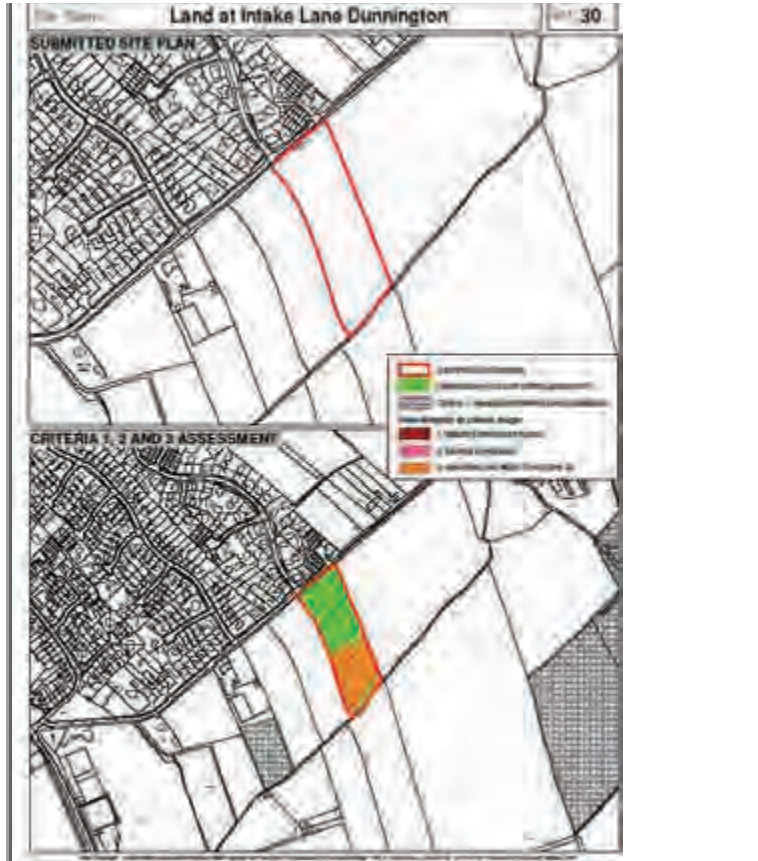
Criteria 1 to 4 Analysis

Site: 30

Land at Intake Lane Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.288997292 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.288997292

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.288997292

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.749253745

Floodrisk Evidence:	N/A
---------------------	-----

Partly

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 30

Land at Intake Lane Dunnington

Submitted For: Housing

TRANSPORT

May need local infrastructure improvements. No wider issues.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure would be applicable.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1, 2, and 3a.

Amber

Ecology: There are arable land and good hedges on the site. There is ridge and furrow with moderately rich grassland to the South East which needs enhancement and may have potential ecological benefits.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the south eastern boundary of the village.

Red

Landscape/
Design: Intake Lane forms an identifiable containment to the village and development should not extend beyond this as would not create a defensible boundary. The site forms part of the rural setting of the village.

Red

Openspace/
Recreation: Some issues currently with existing play area and parking and safety issues with people running across the road.

Amber

CONCLUSIONS

Summary: The natural boundary to Dunnington in to the North of Intake Lane. Extending this to the south is not thought to be a defensible greenbelt boundary. Furthermore, the southern part of the site is greenfield and 3a so the smaller parcel adj to the road would only be suitable for development.

Red

Outcome: **Failed Technical Officer Comments**

Red

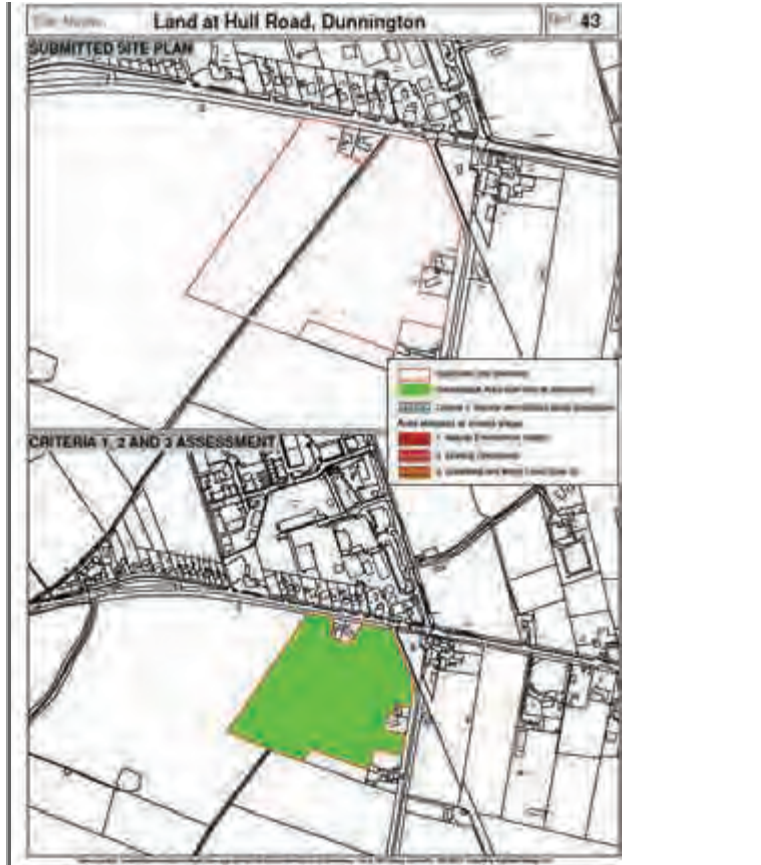
Criteria 1 to 4 Analysis

Site: 43

Land at Hull Road Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 6.084205963

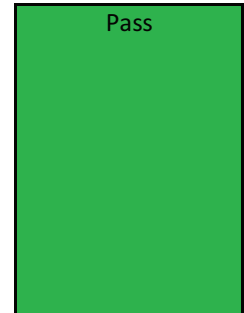
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	6.084205963

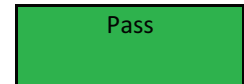
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	6.084205963

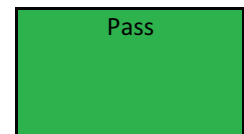
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	6.084205963

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

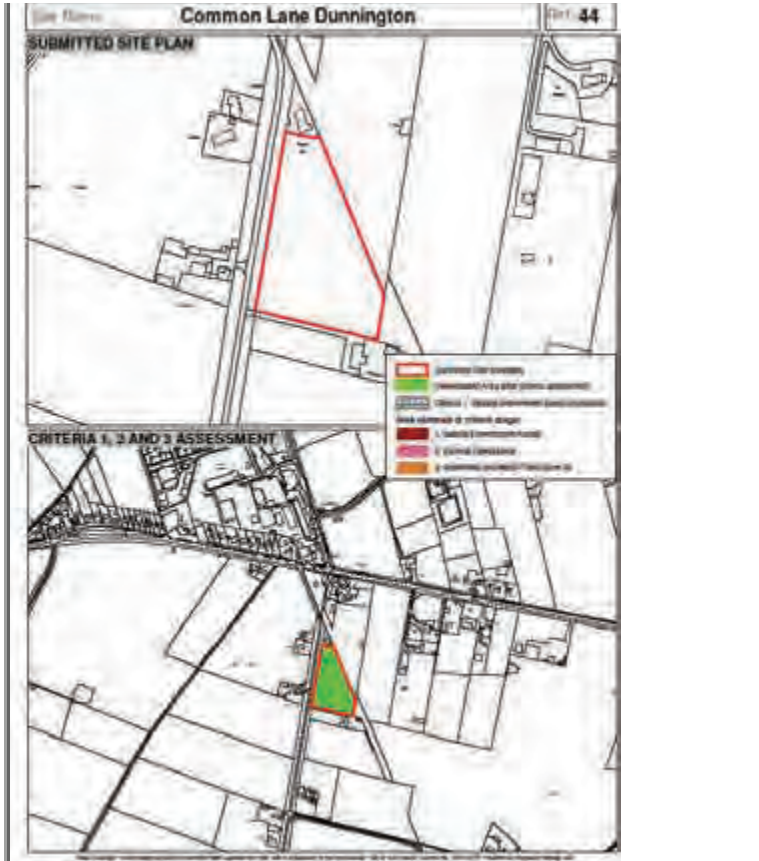
Criteria 1 to 4 Analysis

Site: 44

Common Lane Dunnington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 0.953959120 Ha

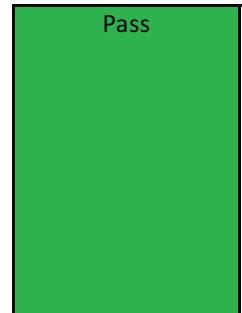
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.953959120

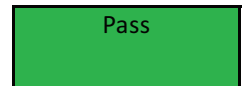
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.953959120

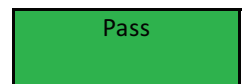
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.953959120

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

Criteria 1 to 4 Analysis

Site: 67

Land at Millfield Lane, Nether Poppleton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 1.925960048

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.001018826

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.001018826

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.001018826

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

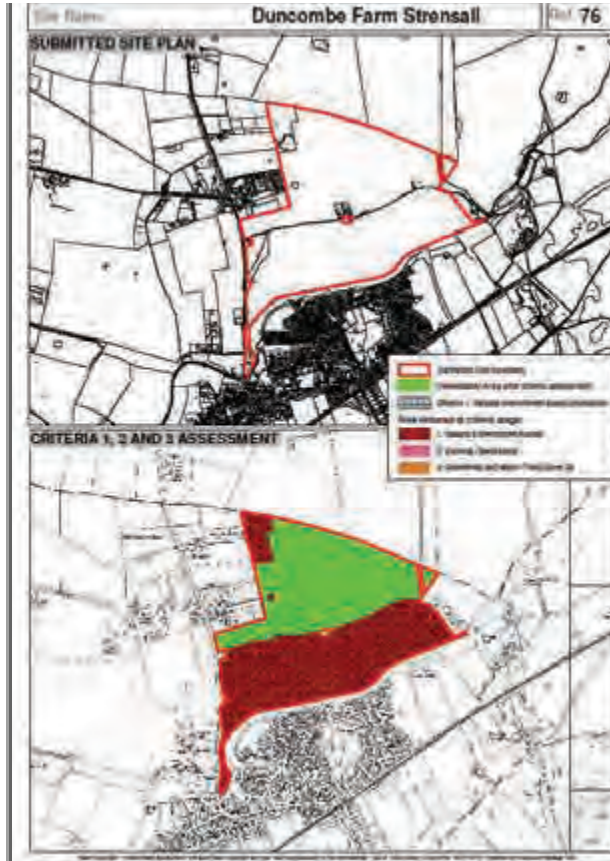
Criteria 1 to 4 Analysis

Site: 76

Duncombe Farm, Strensall

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size ##### Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	Part
Site Size Remaining:	34.349652200

Floodrisk Evidence:	No
Landscape Evidence:	N/A
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	34.349652200

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	34.349652200

Floodrisk Evidence:	No
---------------------	----

Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

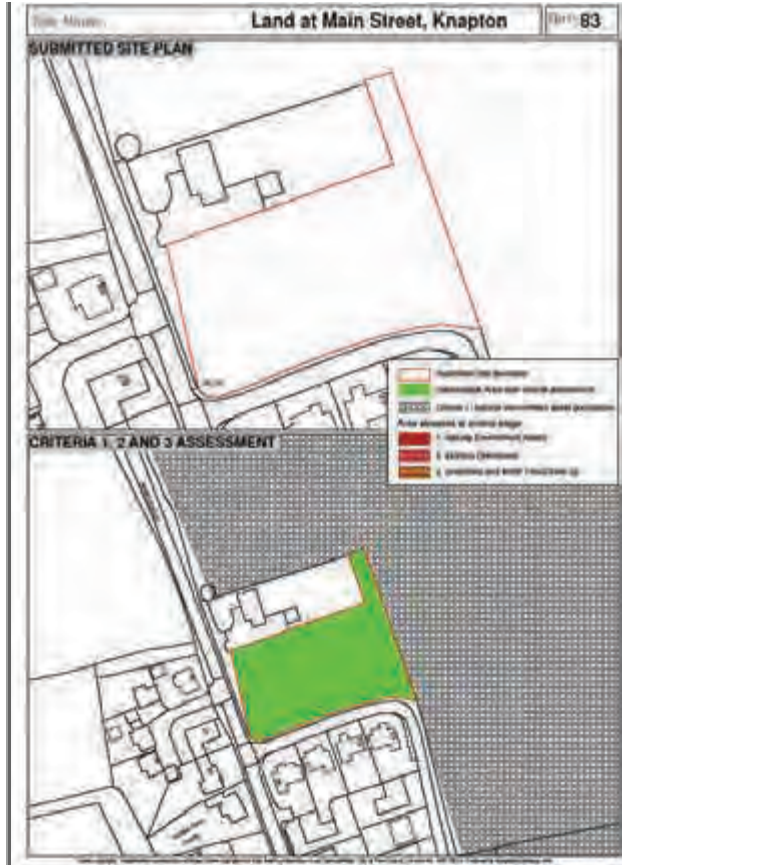
Criteria 1 to 4 Analysis

Site: 83

Land at Main Street, Knapton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.329471191

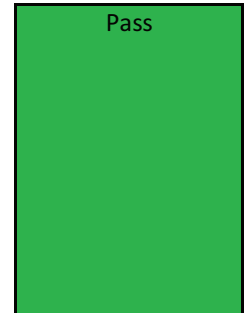
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Adjacent
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.329295924

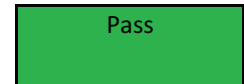
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.329295924

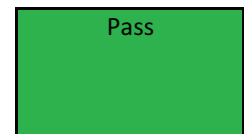
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.329295924

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

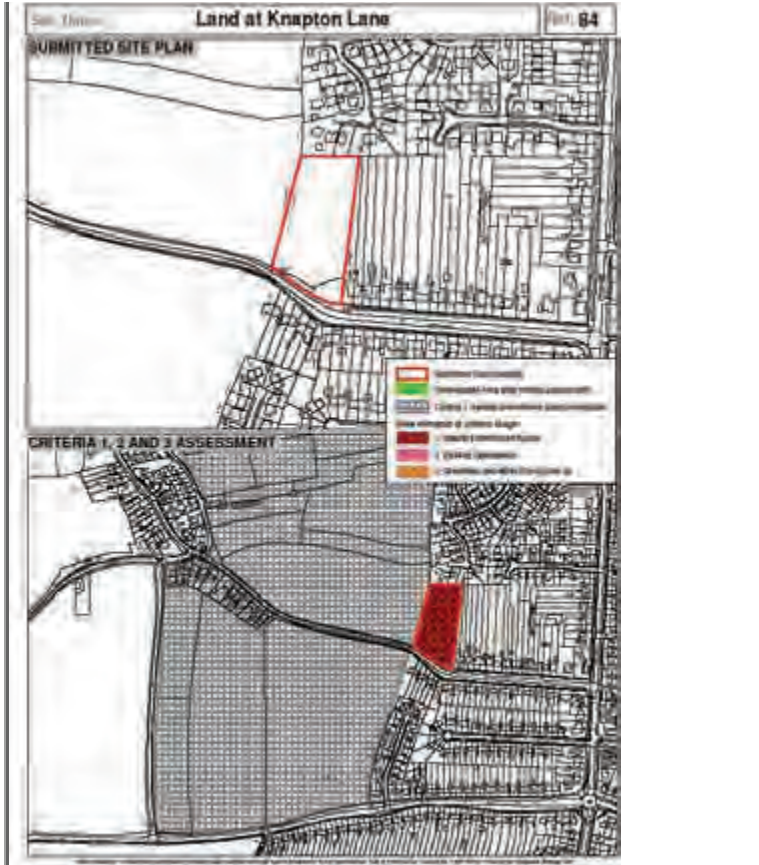
Criteria 1 to 4 Analysis

Site: 84

Land at Knapton Lane, Knapton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.708173357

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Yes
Site Size Remaining:	0.023378769

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Technical Officer Comments

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.023378769

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.023378769

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 But additional Evidence for Technical Officer Evaluation

Technical Officer Assessment

Site: **84**

Land at Knapton

Submitted For: Housing

TRANSPORT

The site is not ideal for sustainable connections however there are bus services nearby. No showstoppers.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Air Quality: Standard air quality requirements including EVR infrastructure would be applicable. Unlikely to be major air quality implications from development in this location given its scale.

Green

Noise: No noise issues.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

This site is located in flood zone 1.

Ecology: The site is an SLI - Area of willow scrub and rough grassland. Interest is mainly for scrub habitat in generally arable/urban landscape, nothing specific of interest but probably good for local birds. It also provides the link through to the garden corridor behind the existing houses along Knapton Lane. Would generally agree with ecology report submitted but with the provision that as they say, 'the survey showsthat.... the area to the west of the site is largely arable.... intersected by hedgerows of low ecological value. No plant communities of ecological importance were identified... (Exec Summary). This lack of value in the vicinity is exactly why it does have eco value itself. The reason it has some value to the local community is that it is a 'wild' area within an otherwise largely depauperate rural/urban setting. It therefore has significance in being able to help retain the existing wildlife in the local area. Its habitats are not significant or rare in their own right but are significant in the context of the locality as suggested by the findings for bats (foraging corridor). As such, the value does not prevent the area being allocated as the habitats are relatively easily re-creatable. However, it does indicate that there should be a considerable measure of mitigation and landscaping provision to compensate for any losses. This course would be supported by the Green Infrastructure policies as the area is within the Acomb Green Corridor and this site does/would provide a link in the corridor and this link should be retained and enhanced. This would be by designing in corridors so as not to isolate the existing garden corridor, providing mitigation on site through landscaping and providing off site compensatory areas. Developing the site would change the approach along Ten Thorne Lane. The trees on the site are not currently protected although requests have been made for this. The woodland area is currently along the frontage of Knapton Lane. Developing the site would reduce the gap between Knapton and Acomb and therefore would change the setting on Knapton Lane.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/ Design: Developing the site would impact on the character of the approach to the city and Chapel Fields along Ten Thorne Lane. Development would reduce the real

Red
Page 23

and perceived division between Knapton and Acomb. The most wooded area is currently along the frontage of Knapton Lane; this would need to be retained. Significant visual buffering would be required along the western boundary. Further buffering would be required to retain continuation of the green infrastructure corridor that includes the adjacent string of long rear gardens that links to the open field system. Any development would need to be consistent with the existing built form and long gardens. Bearing all these factors in mind, the developable capacity of the site is extremely limited, rendering intense development of this site inappropriate.



Openspace/
Recreation:

No site specific comments

Green

CONCLUSIONS

Summary:

Development of this site would be severely limited due to the buffering required to maintain the ecological corridor. It is also considered that development of the site would change the setting of the approach into the city as currently this is categorised by housing to the fronts with long gardens behind. The cumulative effects of landscape/ecology/setting and viability would reduce the site size significantly and likely to make the site unviable.

Red

Outcome:

Failed Technical Officer Comments

Red

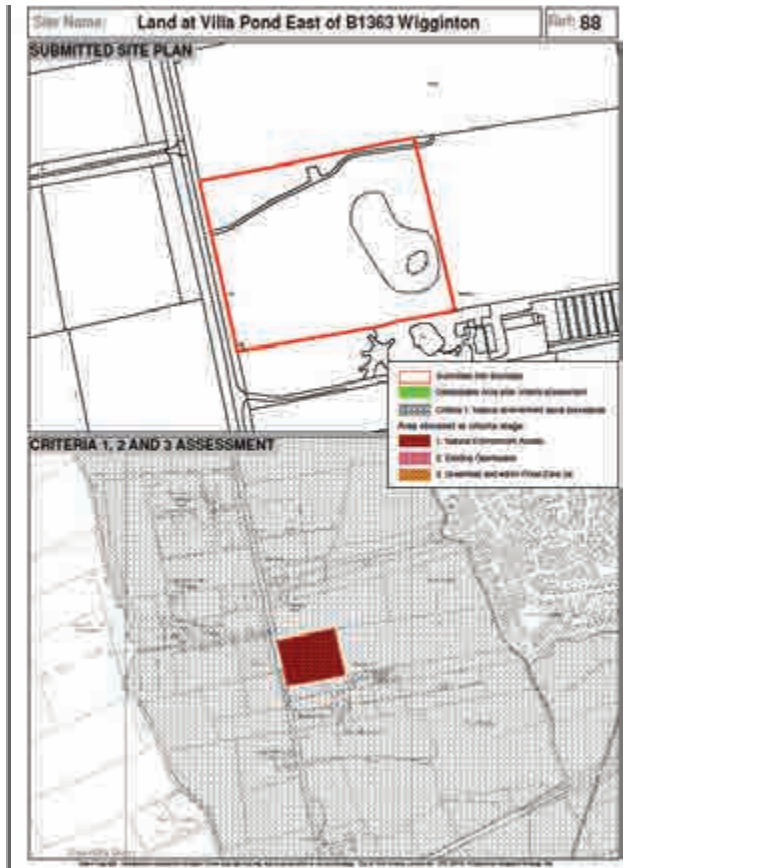
Criteria 1 to 4 Analysis

Site: 88

Land at Villa Pond, East of B1363 Wigginton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 3.313765254

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	Yes
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	Yes
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 112

Brook Nook, Osbaldwick Way

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size 1.632424487 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.054521153

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.054521153

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Part
Site Size Remaining:	0.053892487

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

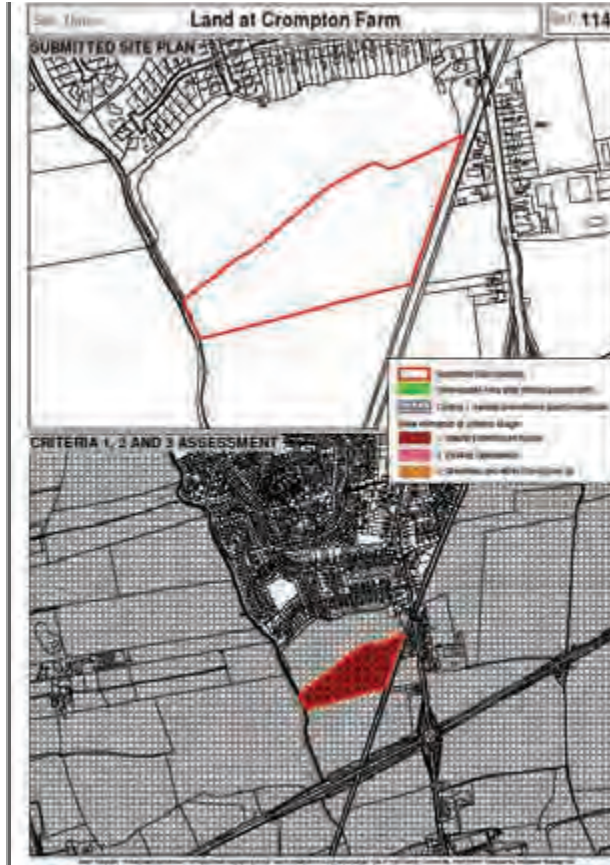
Criteria 1 to 4 Analysis

Site: 114

Land at Crompton Farm, South of Haxby

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 3.201199757

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adj
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adj
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Adj
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

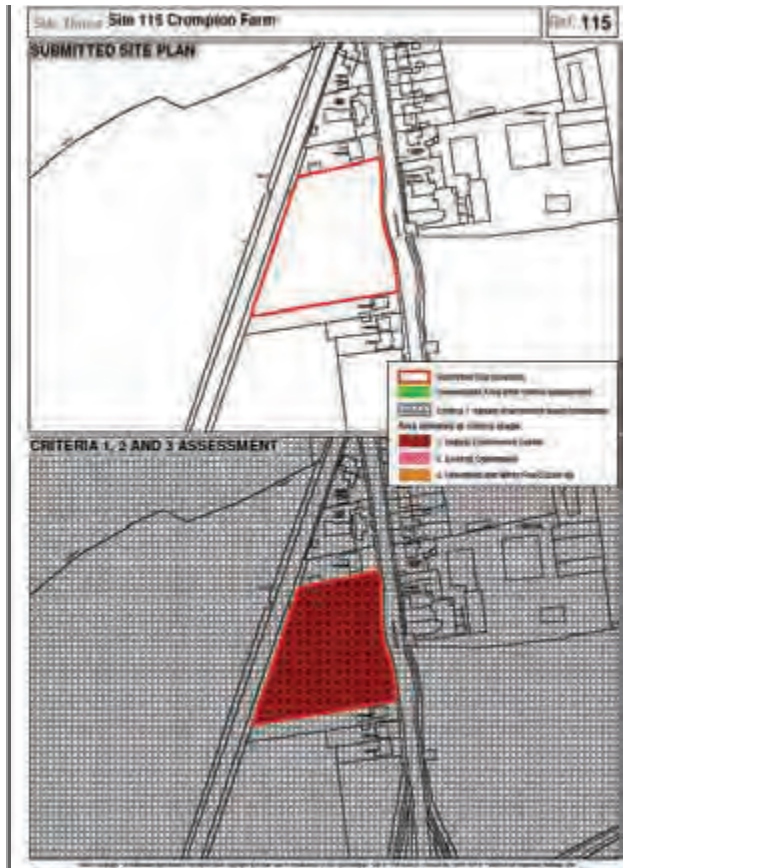
Criteria 1 to 4 Analysis

Site: 115

Crompton Farm East, South of Haxby

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.603729523

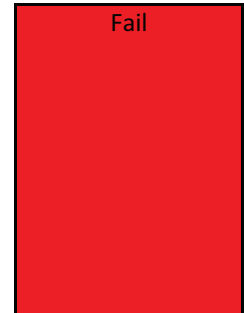
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

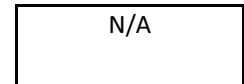
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

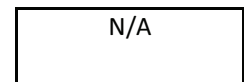
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 125

Morrell house EPH, Burton Stone Lane

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.231993060

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	
Site Size Remaining:	0.231993060

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.231993060

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.231993060

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Morrell house EPH, Burton Stone Lane

Site: 125

Submitted For: Housing

TRANSPORT

No significant highway implications.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Unlikely to be major AQ impacts. Standard AQ requirements including EVR infrastructure.

Green

Noise:

Whilst the proposed development site is located near to the railway line (approximately 120m or so) noise and vibration is not expected to be problematic. However a noise assessment will be required to ensure that the following sound levels will be achieved, with adequate ventilation provided, and also identify and recommend mitigation measures which could be implemented to ensure that the levels are not exceeded inside the proposed dwellings; 30dB(A) Leq 8 hour 23:00 to 07:00 and Lmax 45dB(A) in bedrooms, 35dB(A) Leq 16 hour (07:00 to 23:00) in habitable, 50dB(A) Leq 16 hour (07:00 to 23:00) in gardens (if provided).

Green

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas).

Green

Ecology:

This site may have bat issues therefore a bat survey is required if a housing proposal goes ahead.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

No significant archaeological issues on this site. At application stage a desk based assessment would be required to support the application.

Green

Landscape/
Design:

No significant landscape issues on this site.

Green

Openspace/
Recreation:

A small site - no significant openspace opportunities on site.

Green

CONCLUSIONS

Summary:

Site is supported for residential development

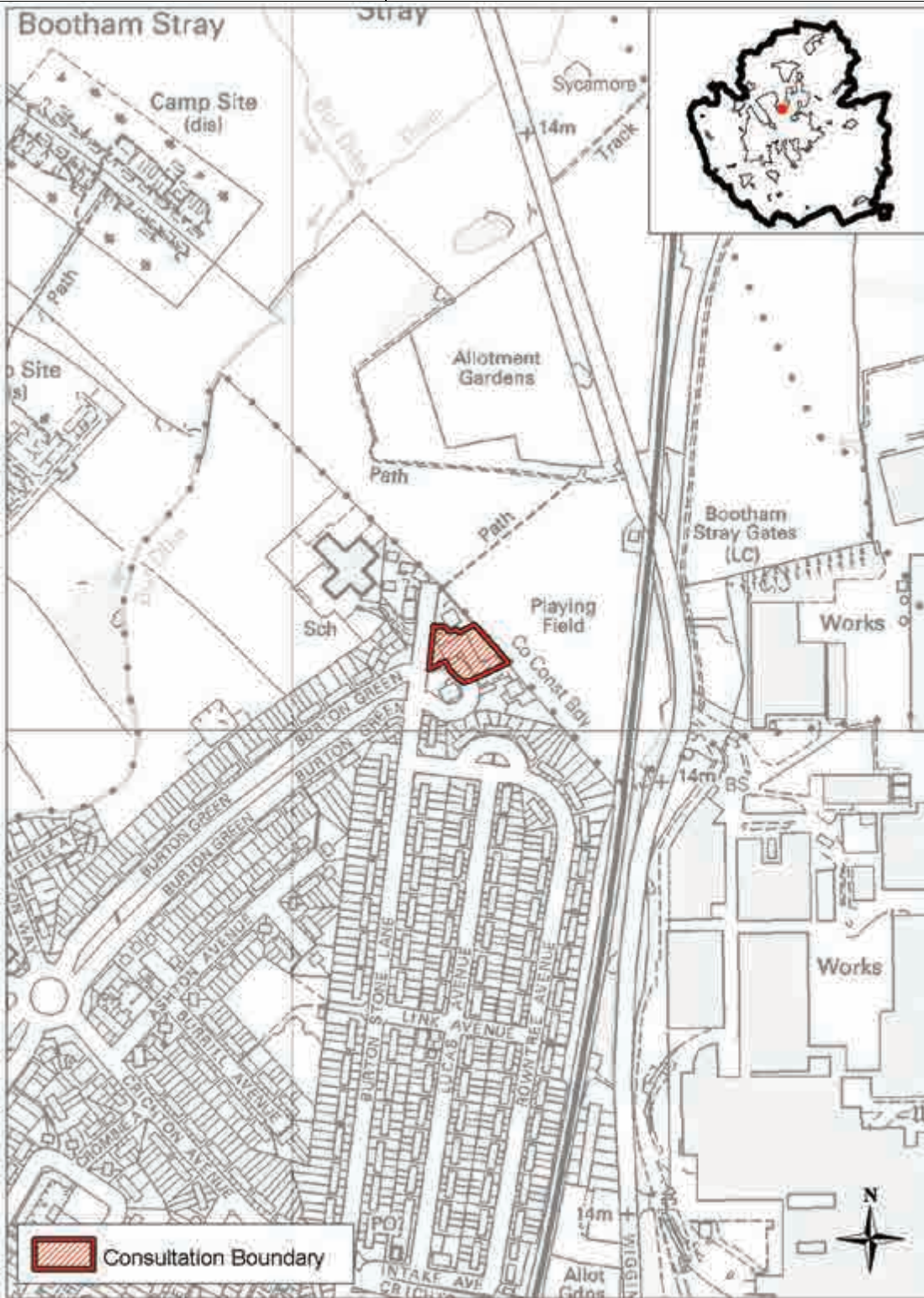
Green

Outcome:

Passed Technical Officer Comments

Green

Site ref: 125	Site Name: Morrell House Elderly Persons Home, Burton Stone Lane
Allocation Ref: N/a	



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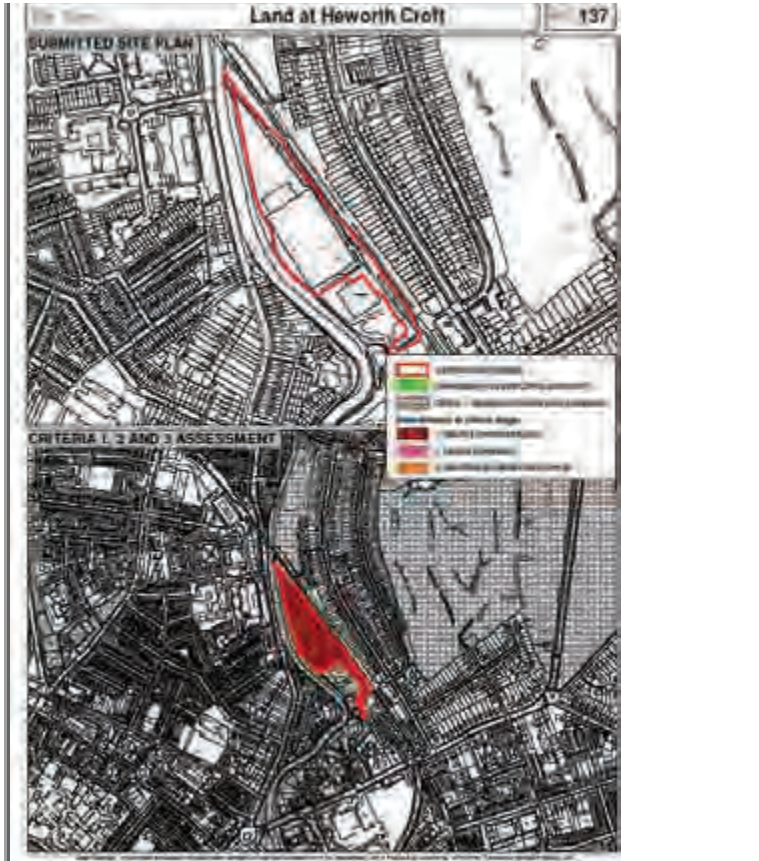
Site size:	0.23 ha	Indicative Amount:	10 dwellings
Recommendation:	To include the site for residential development within the Local Plan		

Criteria 1 to 4 Analysis

Site: 137

Land at Heworth Croft

Source:
Previously
Rejected Site



Submitted For: Housing
(Student
Accommodation)

Submitted Size 1.696860022 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	0.065467259

Floodrisk Evidence:	Yes
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Technical Officer Comments

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.065467259

Openspace Evidence:	No
---------------------	----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.065467259

Floodrisk Evidence:	Yes
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 But Additional Evidence for Technical Officer Evaluation

Technical Officer Assessment

Site: 137

Land at Heworth Croft

Submitted For: Housing (Student Accommodation)

TRANSPORT

There is a transport study and they have met with Highways. No objections as the site is considered a sustainable location as it is close to city centre. This is likely to result in light car use with predominant mode of travel being mainly walkers and cyclists.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as a landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed residential use.

Amber

Air Quality:

Standard air quality requirements would be necessary. However, there is potential for knock on traffic implications for existing Air Quality Management Area although as student accommodation is likely to generate less traffic flows. EVR infrastructure should be implemented on site.

Green

Noise:

No noise issues.

Green

Flood Risk:

This is a Brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zones 2, 3a and 3b (functional floodplain) Developable area would therefore be restricted. A general/basic Flood Risk Assessment (FRA) has been carried out to assess the allowable development with flood zones 2, 3a and 3b. Development in flood zones 2 and 3a would be allowable subject to a full and detailed FRA and design that mitigates the risk of flooding to its future occupants and the surrounding area. This design would need to be consulted upon with the Environment Agency and Internal Drainage Board, The exceptions and sequential tests should be applied to this 'more vulnerable' classification of development.

Amber

Ecology:

This site is adjacent to the River Foss and forms part of the River Foss Corridor. There are bats, foraging areas, water vole and otters in the area. Any development would need to take account of this by increasing the buffer alongside the River Foss and retain the trees on site. The proposed development area is considered too close to the riverside and would cause problems for foraging, both during the day and at night (due to lighting). Also, the number of buildings storeys should be carefully considered as high buildings would be an obstruction for bats.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Roman burials have previously been found when the railway went in. There is also a Roman cemetery on the site and some interesting garden landscaping.

Amber

Landscape/
Design:

This site is adjacent to the River Foss and forms part of the River Foss Corridor. Despite the man made nature of the sports facilities the site provides an openness by the Foss. Development of this site offers an opportunity to enhance this corridor but the masterplan would need to incorporate a wider buffer to the river and protect all on site trees. Recent new development in this location has not enhanced this so it would be important for this site to incorporate open space. There is also scope for improvement to the River Foss frontages and walkways, which would be welcomed in this area. There

Amber

are concerns regarding the type of accommodation (multi-storey's) in this location. It is considered that the current area shown would need to be considerably reduced and set back further from the River Foss. There is therefore an opportunity to have a more linear development set back from the River Foss. The existing sports facility has been retained and could be incorporated into an overall landscape strategy to maximise enhancement.

A landscape appraisal is needed.



Openspace/
Recreation:

The Accessibility Standards for Synthetic Outdoor Pitches in the 2008 PMP Study is 20 Minute walk (960 metres) aspirational target for synthetic pitches – 20 minute travel time on public transport minimum standard. This is to reflect the fact that such facilities are very important resources for local communities and as such, they are generally accessed by people both on foot and also by car. There are currently 9 synthetic pitches within the CYC areas. If the Heworth Croft pitches were to be developed for housing, there would be a significant areas of deficit in that part of the City, If a 20 minute threshold for public transport or cycling were to be drawn around each site, there would be very few areas of deficiency, as most of the City would fall within this threshold.



CONCLUSIONS

Summary:

There is potential for enhancement of this site incorporating opportunities for improvement to the River Foss Corridor. However, design of the site is important taking into consideration the scale and height of development and further set back from the River Foss may be required. A general/basic Flood Risk Assessment (FRA) has been carried out to assess the allowable development with flood zones 2, 3a and 3b. Development in flood zones 2 and 3a would be allowable subject to a full and detailed FRA and design that mitigates the risk of flooding to its future occupants and the surrounding area. This design would need to be consulted upon with the Environment Agency and Internal Drainage Board, The exceptions and sequential tests should be applied to this 'more vulnerable' classification of development. The Accessibility Standards for Synthetic Outdoor Pitches in the 2008 PMP Study is 20 Minute walk (960 metres) aspirational target for synthetic pitches – 20 minute travel time on public transport minimum standard. This is to reflect the fact that such facilities are very important resources for local communities and as such, they are generally accessed by people both on foot and also by car.

There are currently 9 synthetic pitches within the CYC areas. If the Heworth Croft pitches were to be developed for housing, there would be a significant areas of deficit in that part of the City.



Outcome:

Failed Technical Officer comments

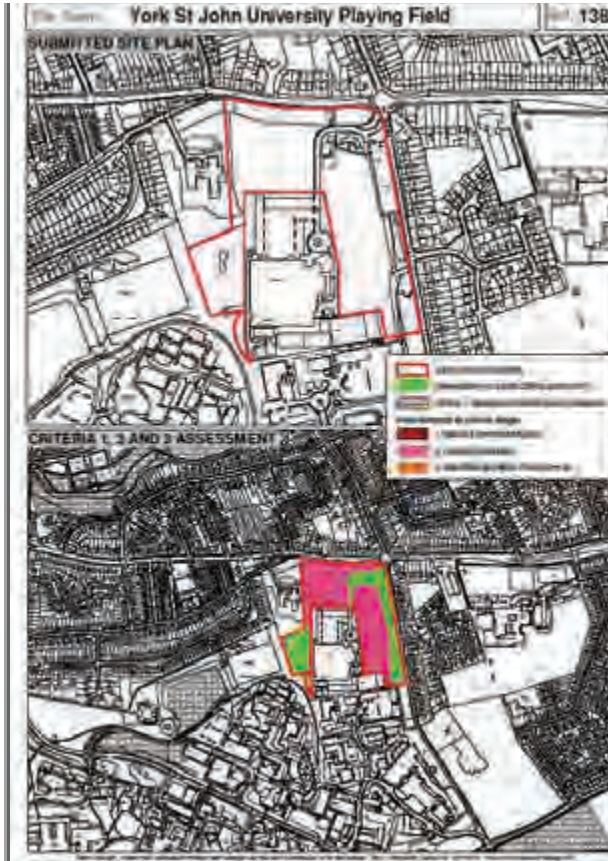


Criteria 1 to 4 Analysis

Site: 138

York St John University playing field, Hull Road

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size 4.750349725 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.750352745

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	1.721209018

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	1.721209018

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 138

York St John University playing field, Hull Road

Submitted For: Housing

TRANSPORT

Based on the submission site, this would be sharing an entrance with the David Lloyd Centre which would cause impact on Hull Road junctions. A transport assessment is required to establish the viability of access onto/from the site.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: Unknown landfill site- study needed?

Amber

Air Quality: No air quality issues but would need a buffer to Hull Road.

Amber

Noise: Due to the potential impact the extension of the site could have upon noise sensitive receptors in the area a noise impact assessment may be required.

Amber

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: Playing fields need to consider green enhancement to link green corridors if approved.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: Part of the area to the west, which is not playing pitches, is undisturbed ground and could be of interest. An archaeological desk based assessment will be required to identify features and deposits.

Amber

Landscape/
Design: The openspace parcel of land needs to be considered as adding to the setting of the University and should be retained for open space provision. This would help create a green buffer/wedge north of the university. There are Tree Preservation Orders on site and this would pose a restriction on development within the proposed housing allocation area.

Amber

Openspace/
Recreation: The site is existing playing field. The city is short of playing pitches. We know there are organisations in the city who would like to acquire this land for playing field. Sport England would object to its loss.

Red

CONCLUSIONS

Summary: It is proposed that YSJ will relocate all university provision to Haxby Road. Evidence submitted which questions community demand for the provision at Hull Road. The CYC Playing Pitch Strategy indicates an under provision of pitches. The proposed replacement pitches were already identified as pitches so no net gain. CYC has evidence to prove that there is community demand and interest in retaining the pitches.

Red

Outcome: **Failed Officer comments**

Red

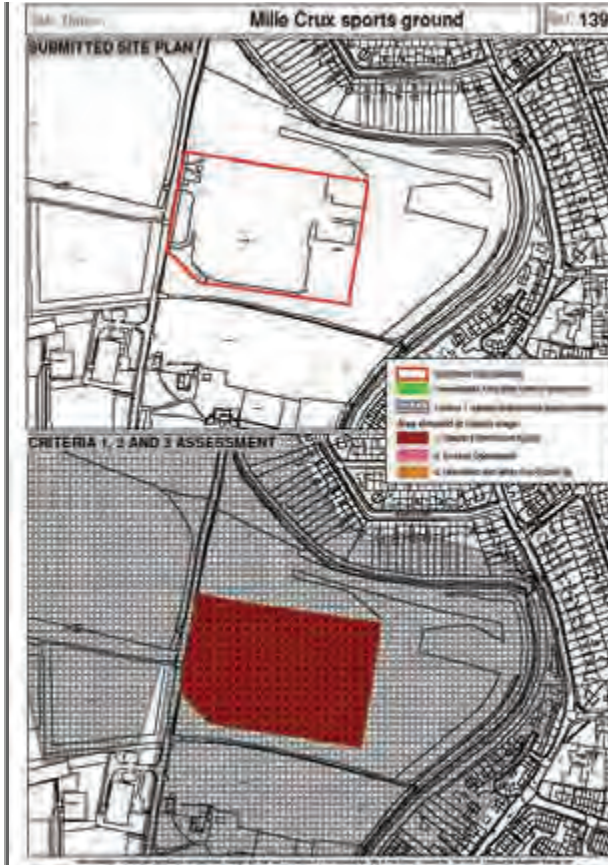
Criteria 1 to 4 Analysis

Site: 139

Biorad, Haxby Road

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 2.901100000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

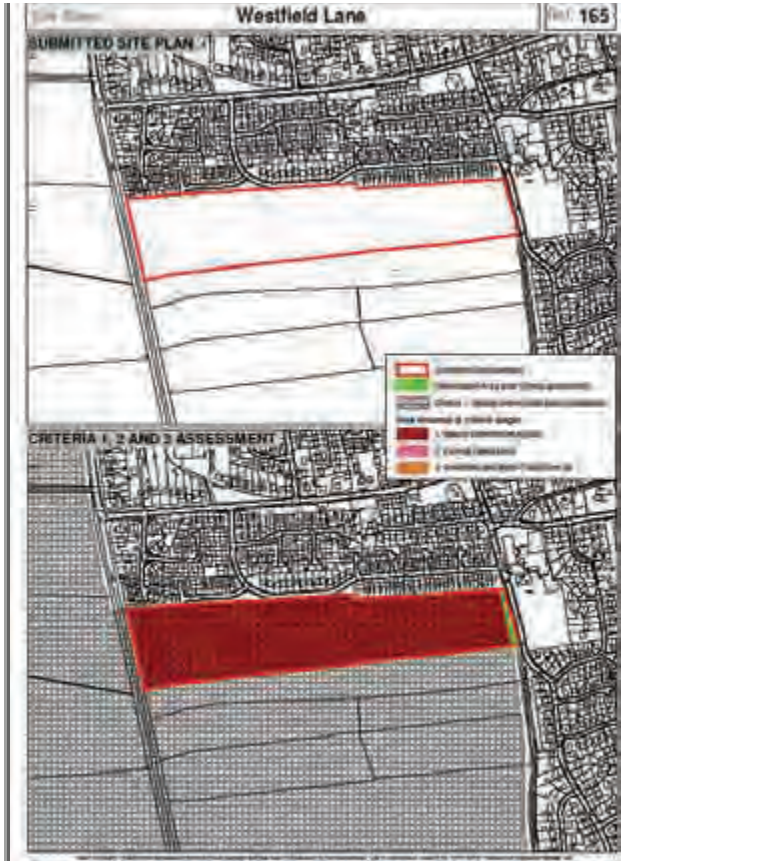
Criteria 1 to 4 Analysis

Site: 165

Westfield Lane, Wigginton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 7.694683444 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.174254843

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.174254843

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.174254843

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 but evidence Submitted for Technical Officer Evaluation

Technical Officer Assessment

Site: 165

Westfield Lane, Wigginton

Submitted For: Housing

TRANSPORT

Good access to services and facilities but only if linkages can be made through existing developments. Access would only be considered suitable off Westfield Lane.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and potential for EVR infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zone 1. Foul and surface water drains are in Walmer Carr and Westfield Lane.

Green

Ecology: This is predominantly arable land with good hedgerows. Forms part of the Green corridor extending out from the centre of the city, including Bootham Stray. Phase 1 habitat survey submitted through consultation and is as expected. The presence of Tree sparrow is good and, as a Biodiversity Action Plan sps, would need to be considered for mitigation along with the hedges. Overall in ecological terms there is nothing that merits specific protection other than its location within a regional green corridor. The landscape and setting issues are separate from this but may result in an in-combination greater value. This is though important, particularly in conjunction with the Westfield Beck which runs along the eastern side. If development is proposed the combined effect of the stray corridor and the localised Westfield Beck corridor would need to be taken into account in conjunction with mitigation for sps rich hedges and farmland birds (Yellowhammer and Tree Sparrow) and probably others as well, notably bat foraging.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site.

Green

Landscape/ Design: Site is arable land but old strip fields with strong hedgerows and trees. Trees are the strongest visual element of the site and should not be removed. This site is important as it forms part of the Green Wedge Extension to the green wedge extending to the city centre, including Bootham Stray.

Red

Openspace/ Recreation: Openspace needs to be provided on site.

Green

CONCLUSIONS

Summary: The landscape is considered important in this location to maintain the green wedge. Development of this site would erode this green wedge.

Red

Outcome: **Failed Technical Officer Comments**

Red

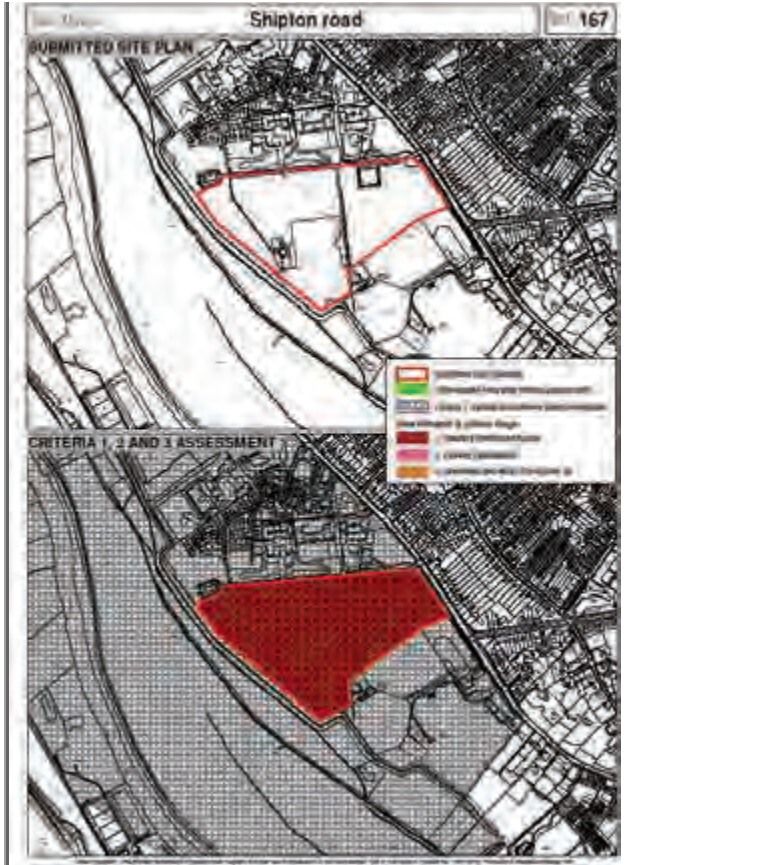
Criteria 1 to 4 Analysis

Site: 167

Shipton Road (Clifton Hospital)

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 12.007100000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	Adjacent
Local Nature Conservation	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Technical Officer Comments

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.000000000

Openspace Evidence:	No
---------------------	----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 but evidence Submitted for Technical Officer Evaluation

Technical Officer Assessment

Site: 167

Shipton Road (Clifton Hospital)

Submitted For: Housing

TRANSPORT

Access appears feasible into the site. A transport assessment may indicate a need for local highway improvements however. Good connections from the site are required to tie in with existing cycle/pedestrian network should it be considered for development. There is a need to encourage/capture journeys to public transport to minimise any impacts as a result of further development.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as a hospital, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard AQ requirements including EVR infrastructure will be applicable. Likely to require AQ assessment due to proximity to AQMA (at Clifton Green) based on additional traffic generation. Traffic figures would need to be screened to establish the type of assessment required. Consideration will need to be given to the site design to ensure any residential uses are set back from the carriageway. Orientation of habitable rooms away from the carriageway facades may also need to be considered (although indicative plans indicate housing element well set back).

Amber

Noise:

Noise from the A19 could affect properties located to the North of the proposed site. A noise assessment would be required.

Amber

Flood Risk:

The area to the west is designated as part of the flood alleviation scheme for the existing Clifton hospital development. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 3a. The most vulnerable and essential infrastructure uses should only be permitted in this zone if the Exceptions Test is passed.

Amber

Ecology:

No particular issue with the submitted habitat survey data. The site is part wetland SLI. It also contains remnant grassland, relic orchard and parkland. These elements are the most important on the site and are protected through being within the existing water detention area for the previous development. The rest of the area is not significant in nature conservation terms. Part of the site is established detention pond draining the Clifton Hospital development.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

There is good ridge and furrow on this site which needs to be preserved. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/
Design:

This site forms part of the green wedge extending out of the city along Clifton Ings. Development in this location would erode the wedge. The site provides multifunctional open space which is within the Green Wedge. In addition the value of the landscape in this area is high in relation to the ridge and furrow and green infrastructure provision. This would therefore be inappropriate for development.

Red

Openspace/
Recreation:

There is the potential for this site to provide additional and more useable openspace facilities within this area compared to the current offer. .

Green

CONCLUSIONS

Summary:

Development of this site would erode the green wedge in this location and

Page 41
Red

may therefore undermine the historic character and setting of the city. The openspace in this location was also provided as part of the previous development of Clifton Hospital.



Outcome:

Failed Technical Officer Comments

Red

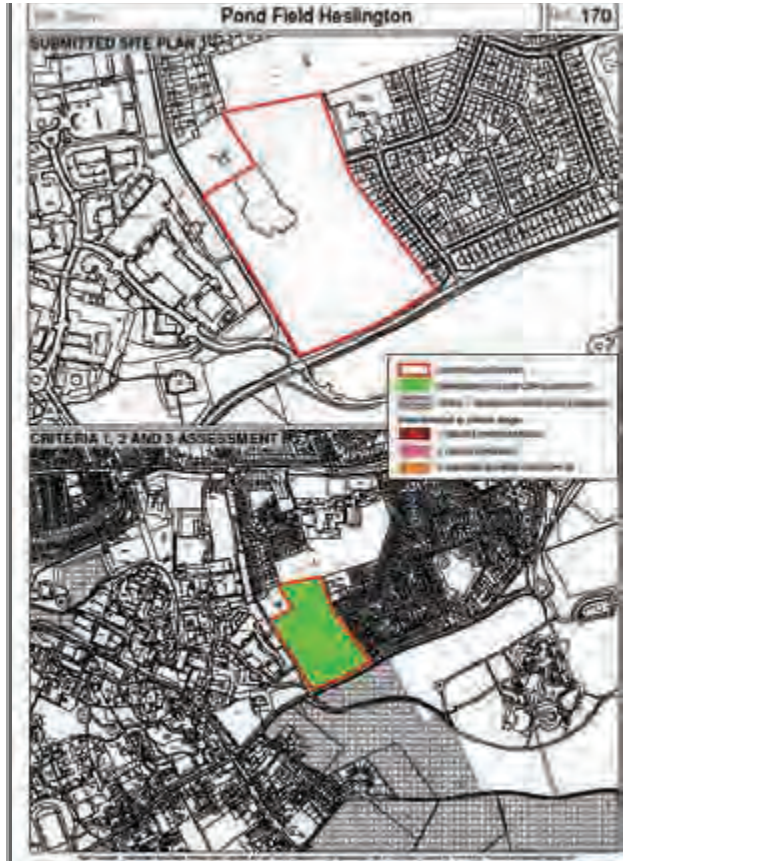
Criteria 1 to 4 Analysis

Site: 170

Pond Field, Heslington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 5.706159773 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	5.706159773

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	5.706159773

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.706159773

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **170**

Pond Field, Heslington

Submitted For: Housing

TRANSPORT

A reasonably sustainable site with 2 potential access points, good cycle facilities, reasonable public transport links and close to the University transport hub. Would need a footpath link to housing to the east.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology:

Looking at submission would largely accept report except that Great Crested Newt survey was from 2008 and there are earlier records therefore would still suggest survey needed. Also presence of Palmate newt is interesting as, although not protected, they appear to be rarer in York than Great Crested Newts. It does form part of a local corridor that would be significantly affected by its development.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The understanding of the area has changed due to Campus 3 excavations. Roman coffins were discovered in C19th therefore likely to be further archaeological evidence on site-disagree with evidence submitted.

Amber

Landscape/
Design:

The site is important for the setting of Heslington village and the University and provides separation from Badger Hill. The site would compromise the landscape setting of Heslington and is not considered a suitable location for development. Whilst the submitted landscape and visual impact assessment results in some mitigation measures, these are not sufficient to prevent a change in the character and setting of Heslington, and prevent coalescence with Badger Hill and disruption of an identified green infrastructure corridor.

Red

Openspace/
Recreation:

Playfields should be allocated to the north of the site so it is adjacent to Archbishop's School playing field.

Green

CONCLUSIONS

Summary:

The site is important for the setting of Heslington village and the University and provides separation from Badger Hill. The site would compromise the landscape setting of Heslington and is not considered a suitable location for development

Red

Outcome:

Failed Technical Officer Comments

Red

Criteria 1 to 4 Analysis

Site: 171

Common Lane / Lime Tree Farm, Heslington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 5.142997432

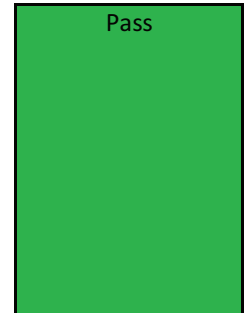
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.142997432

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	Yes



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.780428212

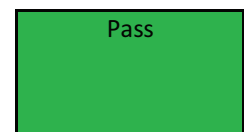
Openspace Evidence:	No
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Criteria 3 - Greenfield 3A

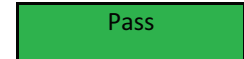
Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.780428212

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 171

Common Lane/ Lime Tree Farm, Heslington

Submitted For: Housing

TRANSPORT

The transport feasibility study only covers 20 dwellings out of the proposed 113. The site is close to local services and facilities therefore there are no issues regarding this. The amount of dwellings will have a level of impact upon local highways including the main centre of Heslington which will require assessment, however it is anticipated that some upgrading of infrastructure will be a likely outcome.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Air Quality: Standard air quality requirements including EVR infrastructure would be applicable for any development in this location.

Green

Noise: No noise issues.

Green

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: A hedgerow survey is needed as some of the hedges on site are pre-enclosure hedges.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There is evidence of ridge and furrow on site. There appears to be evidence of earthworks which represent medieval agricultural activity on the site which needs to be assessed. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits

Amber

Landscape/ Design: These fields/open space are part of the setting of the original village of Heslington and help to define its character and boundaries, as well as adding to the enjoyment of the public right of way. The 'site' reinforces this identity by separating the village from more recent development to the west, which is of a different scale and character, and lies adjacent to the university campus. The 'developable area' is of agricultural character due to the function of the buildings, which have a direct relationship with the open landscape. Therefore this character should be retained in order to make sense of the landscape context.

Red

Openspace/ Recreation: Concern about how they open space provision would be provided. The plans show a play area highlighted in yellow. This is the existing parish play area. The play and sports facilities in the village are good but are very limited. There is currently no scope to extend them. Unless the development was planning to provide on site open space (for all categories) or is planning to acquire additional land to expand the community playing fields then the development would not be supportable on the basis that there is not sufficient open space in the area to meet the demand generated by the new residents.

Amber

CONCLUSIONS

Summary: These fields/open space are part of the setting of the original village of Heslington and help to define its character and boundaries, as well as adding to the enjoyment of the public right of way. The 'site' reinforces this identity by separating the village from more recent development to the west, which is of a different scale and character, and lies adjacent to the university campus.

Red

The 'developable area' is of agricultural character due to the function of the buildings, which have a direct relationship with the open landscape. Therefore this character should be retained in order to make sense of the landscape context. There is evidence of ridge and furrow on site.



Outcome:

Failed technical officer comments

Red

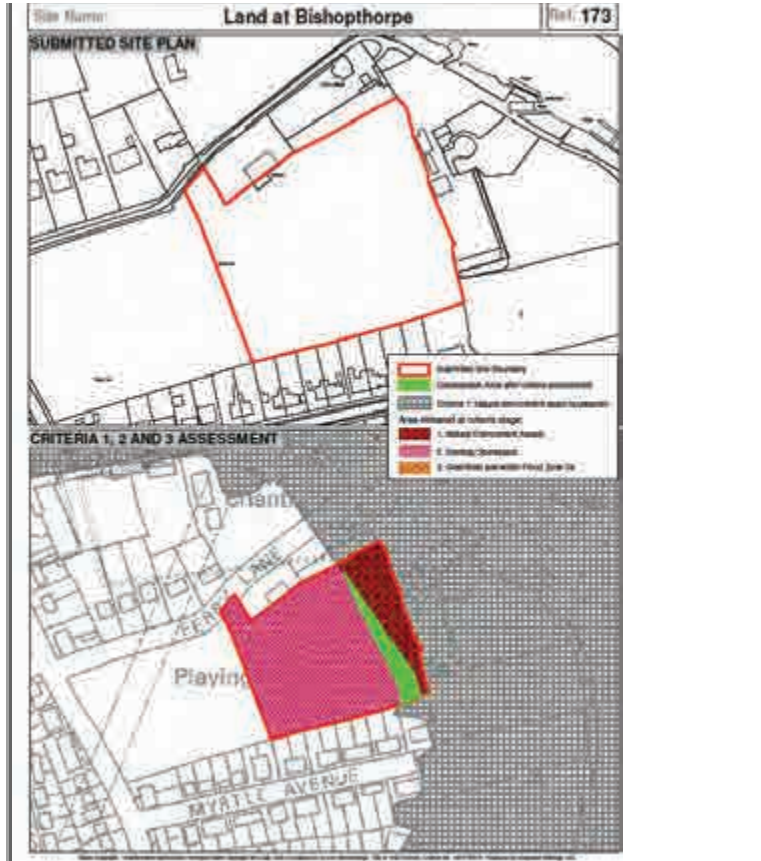
Criteria 1 to 4 Analysis

Site: 173

Land at Bishopthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.396002612 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.149739050

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Yes
Site Size remaining:	0.002785306

Openspace Evidence:	No
---------------------	----

Fail

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.002392079

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 2

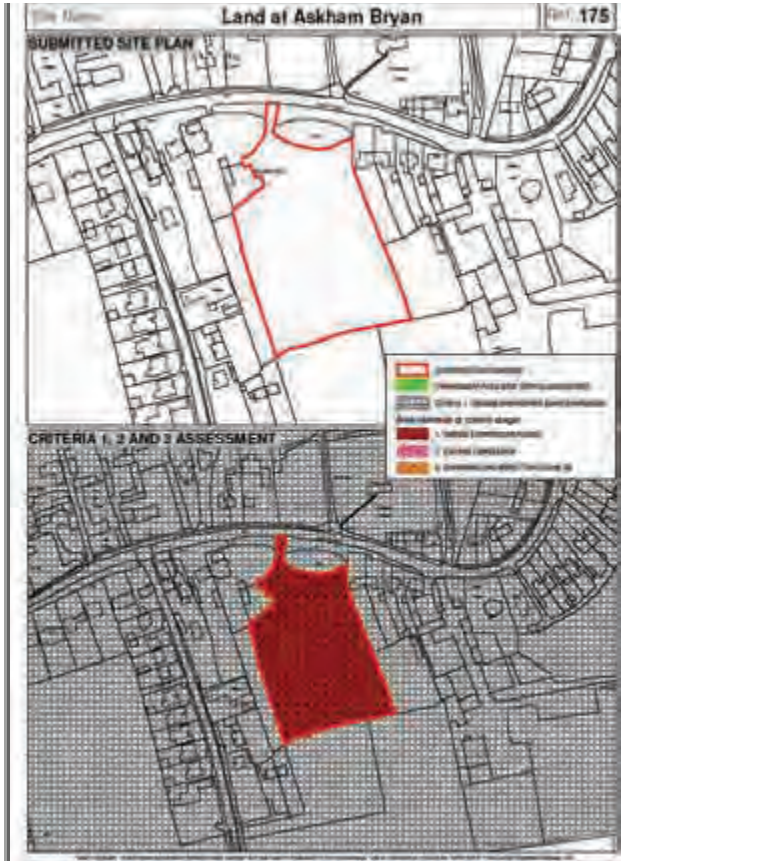
Criteria 1 to 4 Analysis

Site: 175

Land at Askham Bryan

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 0.971025580 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

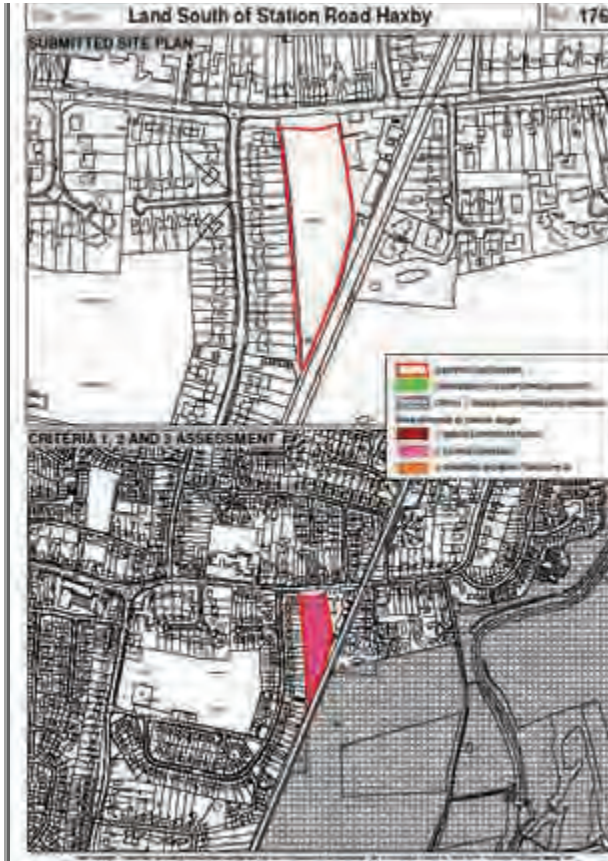
Criteria 1 to 4 Analysis

Site: 176

Land at South of Station Road, Haxby

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 0.818532211 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.818532211

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Yes
Site Size remaining:	0.000748965

Openspace Evidence:	No
---------------------	----

Fail

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000748965

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 2

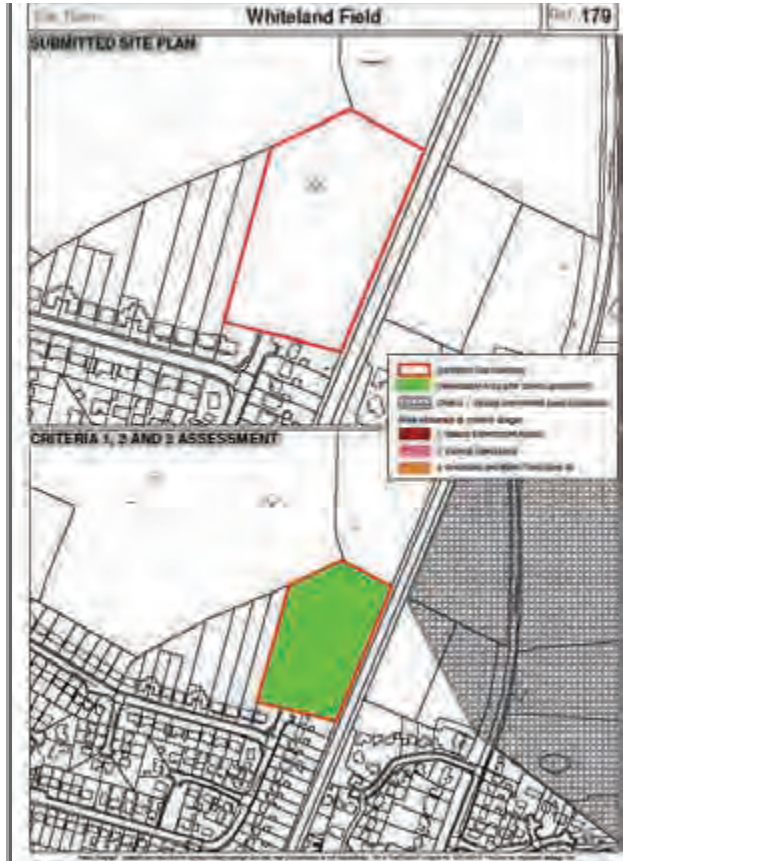
Criteria 1 to 4 Analysis

Site: 179

Whiteland Field

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.386070921 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.386070921

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.386070921

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.386070921

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

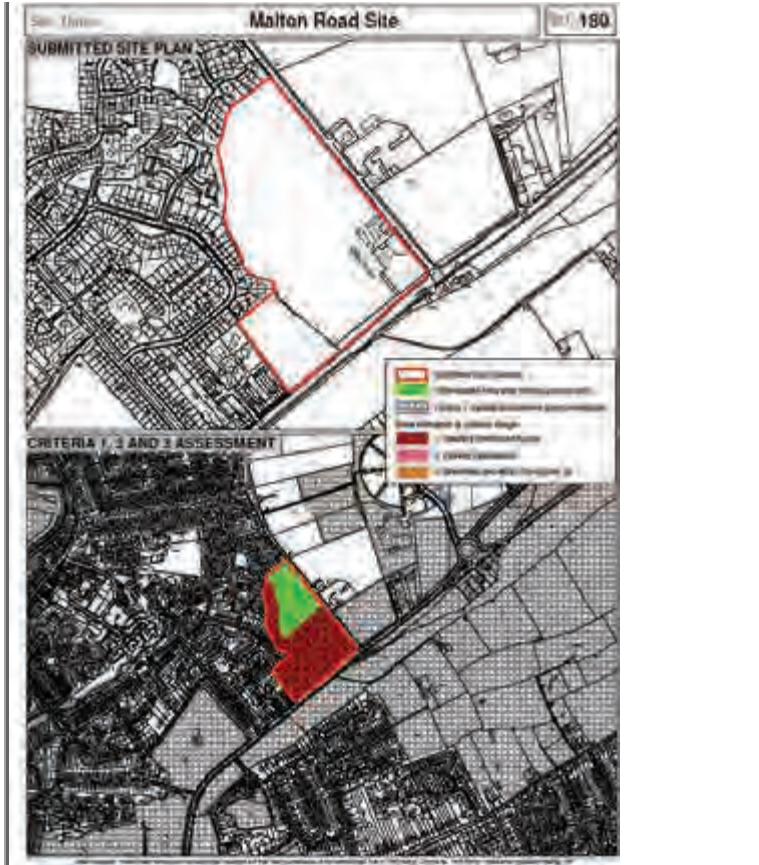
Criteria 1 to 4 Analysis

Site: 180

Malton Road Site York

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 7.140813388

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	2.246959077

Floodrisk Evidence:	Yes
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	2.246959077

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Par
Site Size Remaining:	1.937567093

Floodrisk Evidence:	Yes
---------------------	-----

Pass

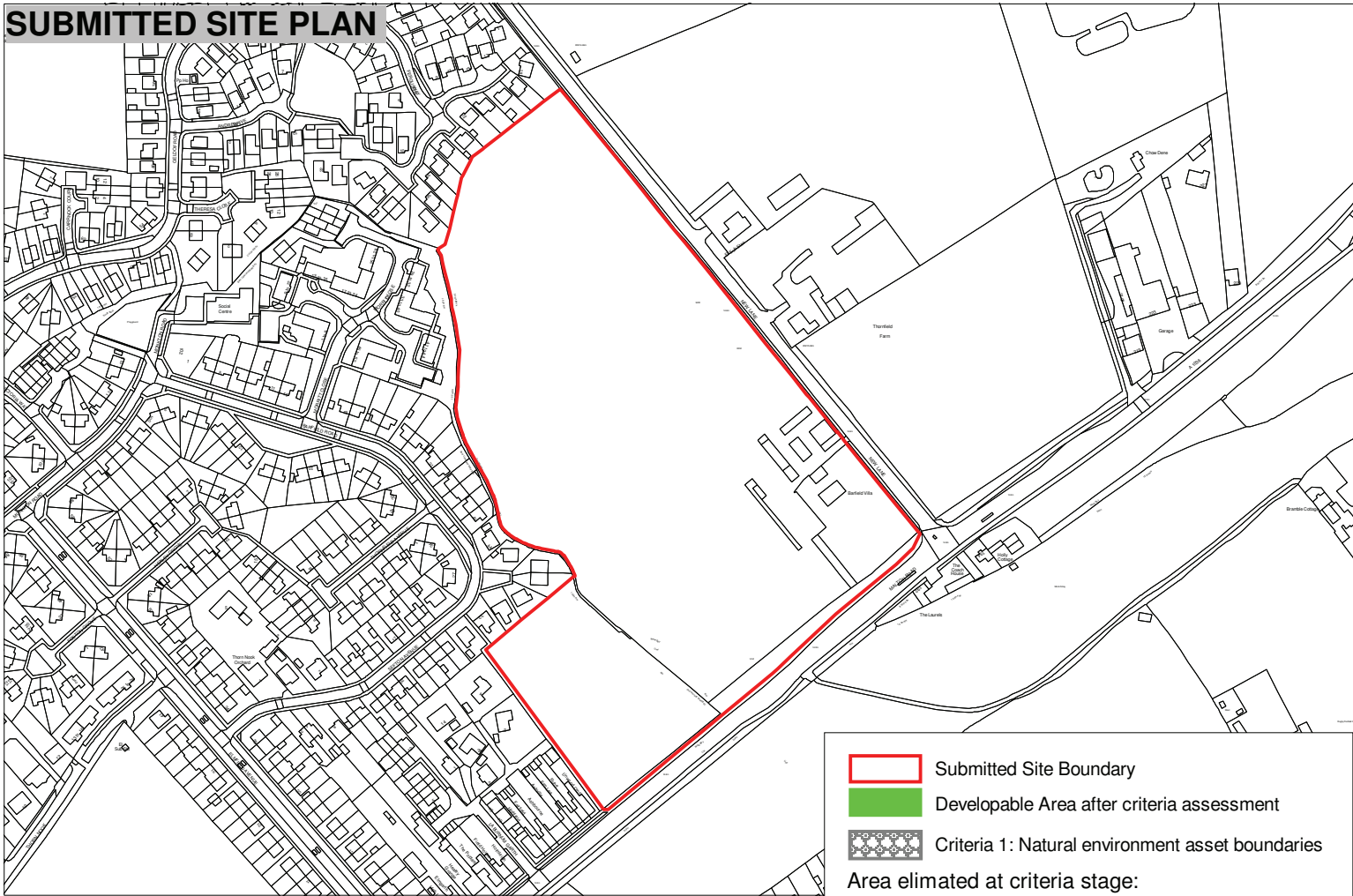
Criteria 4 - Residential Access to Services




Stage 1 Pass

Pass




**Pass Criteria 1234 - Move to Technical Officer Comments Stage.
Evidence accepted - site size remaining increased to 2.8225Ha**

SUBMITTED SITE PLAN

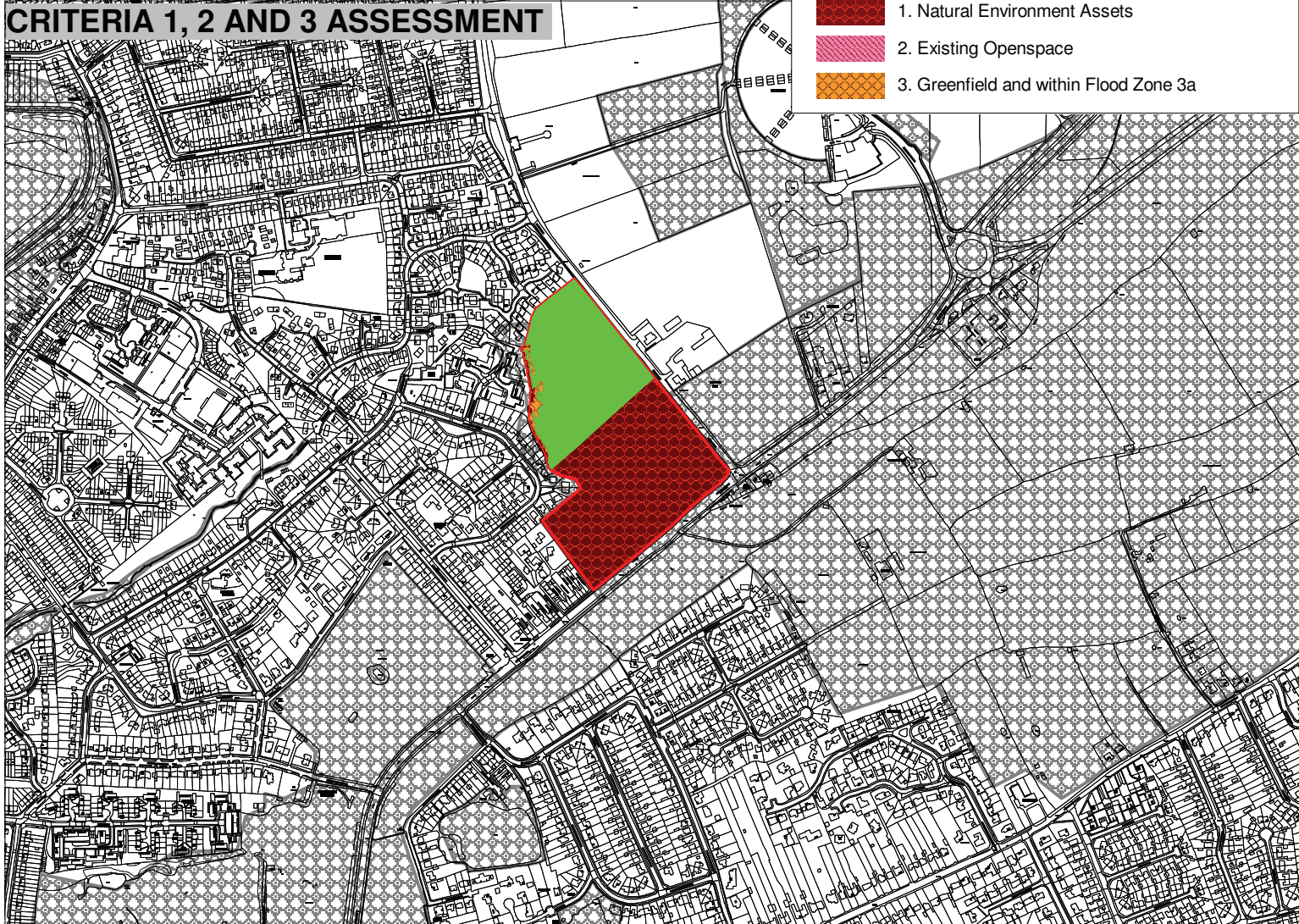


-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Technical Officer Assessment

Site: 180

Malton Road Site York

Submitted For: Housing

TRANSPORT

A transport assessment is required to prove access to local services is viable. There should be no vehicle access to Malton Road.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There is a potential impacts from traffic implications for Heworth Green area. High levels of nitrogen dioxide have been monitored on Heworth Green in recent years. Standard Air Quality requirements including EVR infrastructure would be necessary should development come forward. There are new opportunities for exposure next to the carriageway which would require the orientation of rooms and set-back of buildings to be considered carefully.

Amber

Noise: Due to the proximity of the A1036 a noise assessment would be required. There is a potential impacts from traffic implications for Heworth Green area.

Amber

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. The revised Lidar Data submitted as part of the site information pack has been accepted. This site is located in flood zones 1, 2, 3a and 3b. Therefore a reduced developable area would be necessary

Amber

Ecology: This is arable land. It has good hedges but nothing to suggest significant wildlife interest. The ditch on the site may have water vole and would therefore need further investigation / buffer to any development. This site forms part of the open space/separation link beside Monks Cross and therefore Green Infrastructure connectivity with adjacent sites would be important.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/
Design: The green wedge at the southern edge of the site should be maintained as it is important to the context and setting of the city and provides connectivity to the adjacent farmland. Narrowing of the green wedge would have a negative effect in this location as it is intrinsic to York's urban form. An extension to the green wedge should be considered.

Red

Openspace/
Recreation: No site specific comments.

Green

CONCLUSIONS

Summary: The green wedge at the southern edge of the site should be maintained as it is important to the context and setting of the city and provides connectivity to the adjacent farmland. Narrowing of the green wedge would have a negative effect in this location as it is intrinsic to York's urban form. An extension of the green wedge further north should be considered.

Red

Outcome: **Failed Technical Officer Comments**

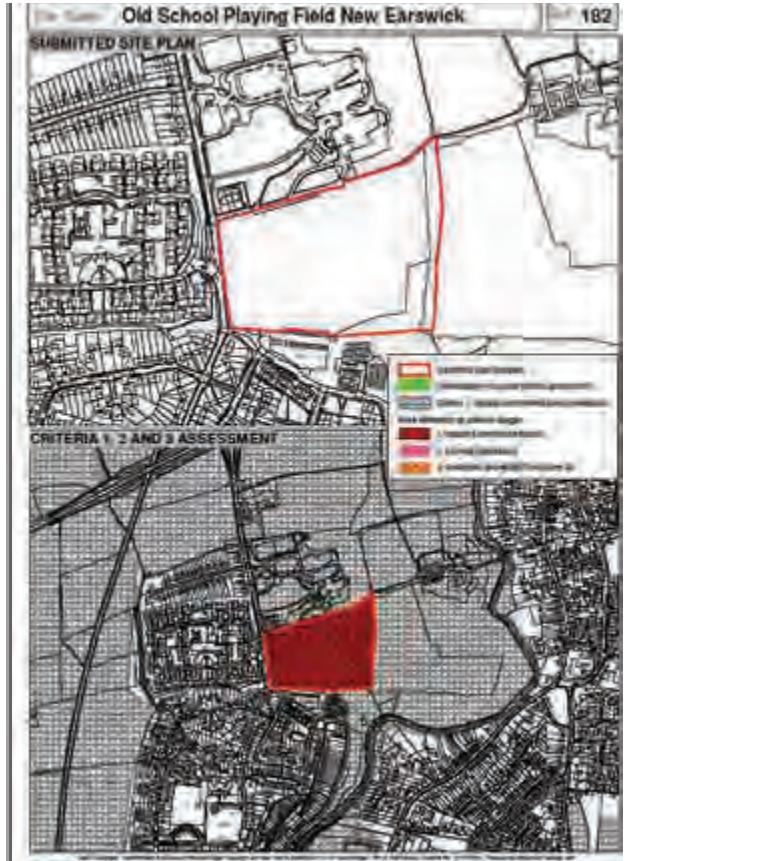
Red

Criteria 1 to 4 Analysis

Site: 182

Old School Playing Field

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size 5.753786847 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservatio	Yes
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Yes
Site Size remaining:	0.000000237

Openspace Evidence:	No
---------------------	----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1 But Additional Evidence for Technical Officer Evaluation

Technical Officer Assessment

Site: **182**

Old School Playing Field, New Earswick

Submitted For: Housing

TRANSPORT

There is the opportunity to enhance safe pedestrian and cycle routes to Joseph Rowntree School. The site would struggle to support access from the roundabout and this would be difficult to enlarge. A technical assessment is required to understand access potential.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

There is a potential impact of the school biomass boiler on new properties built on this site which may require assessment. Standard AQ requirements including EVR infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zone 1. There are Yorkshire Water rising mains to the southern and eastern boundaries.

Green

Ecology:

Previously there has been some limited interest on the site in terms of flora relating to hay meadow. Further investigations would be required. There is a need to consider retention of corridor link through to Earswick Road along the northern tree line due to bat interest.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological evaluation has been carried out which found no issues. There is low quality ridge and furrow on site but this would not need to be kept should development be proposed.

Green

Landscape/
Design:

This site has a value of general openspace. It has green infrastructure value by linking New Earswick and Huntington, and links with the River Foss corridor. It also provides a sense of openness on the approach to the roundabout on Haxby Road as a relief from development. Development would be detrimental to the open space division between Earswick and Huntington and would need to be protected. Site area should be reduced to reflect the building line of the school to the east and the existing settlement boundary.

Amber

Openspace/
Recreation:

The space is currently used recreationally. Any development would need to incorporate openspace.

Amber

CONCLUSIONS

Summary:

The landscape is considered important in this area as it provides a green and visual link between New Earswick and Huntington. The site is currently used as recreational open space, as such development would have to incorporate further open space. It is also recognised that the site may have access difficulties from existing road layout. Site area should be amended to follow the line of the existing school building and the existing settlement boundary.

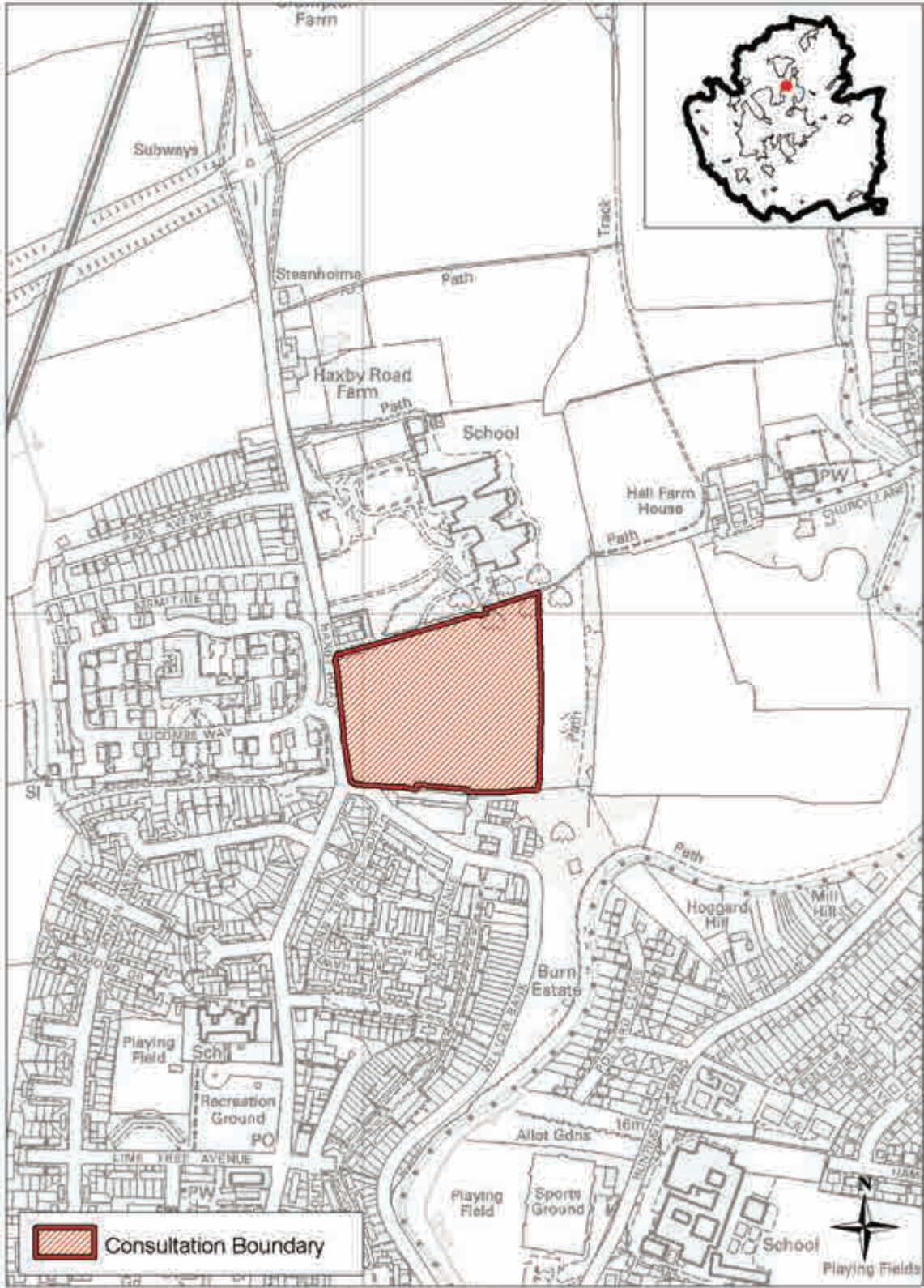
Amber

Outcome:

Passed Technical Officer Comments with reduced boundary

Amber

Site ref: 182	Site Name:
Allocation Ref: N/a	Old School Playing Field, New Earswick



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Site size:	4.2 ha	Indicative Amount:	118 dwellings
Recommendation:	To include the site for residential development within the Local Plan		

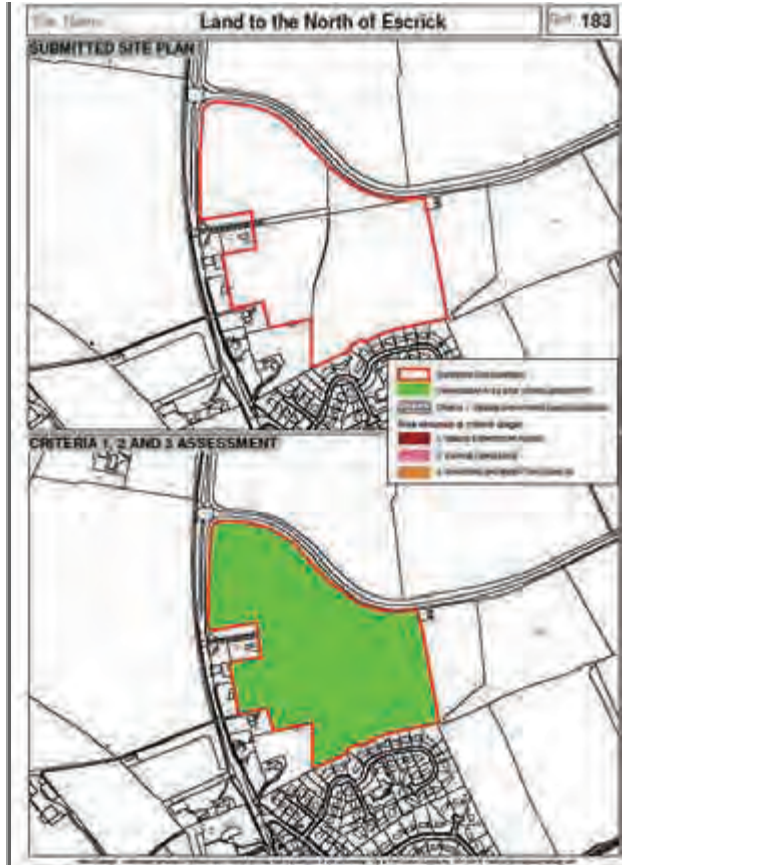
Criteria 1 to 4 Analysis

Site: 183

Land to the north of Escrick

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 9.665949196

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	9.665949152

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	9.665949152

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	9.665949152

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Pass Stage 1

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 183

Land to the north of Escrick

Submitted For: Housing

TRANSPORT

Access to the northern part of the site would be off New Road, which is a private road with potential high levels of freight vehicle usage related to North Selby Mine. Footpath link to Escrick village, school and shops on plan - no public rights of way are obvious. There are issues around the viability of bus services influencing travel in this location. Bus link from Designer Outlet is not a sustainable distance away. Pressures on A19 corridor. Frontage to A19 part of site and wider network connections (door to door journeys) needs to be more appealing to pedestrians/cyclists. If the developable area decreased to not include the parcel of land at the top of the site, access would still be required off the private road, however this would change where the access was located on the private road. It would need to be ensured that there was efficient land assembly to provide this access. It is unlikely that a safe direct access off the A19 to the site can be provided due to the proximity of the existing junction of the private road with the A19.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Unlikely to be major air quality impacts. Standard air quality requirements including electric vehicle recharge infrastructure. As the site adjoins the A19, careful consideration will need to be given to the site design to ensure that residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facade, may also need to be considered.

Amber

Noise: Due to the proximity of the A19 a traffic noise impact assessment will be required and mitigation measures identified. In addition there is the potential for noise associated with the petrol filling station to affect the site. Whilst the North Selby Mine anaerobic digester and greenhouse has not been constructed consideration should be given on the potential impact of traffic.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Water course runs north-south and links to ditch in Escrick. Development layout does not consider current drainage. This site is located in flood zone 1. There is a foul sewer and rising main within the site.

Amber

Ecology: The site is arable land but the trees provide an interesting landscape. Needs a bat assessment.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: A desk based archaeological assessment has been submitted however, there is a requirement for an archaeological evaluation of the site to identify archaeological features and deposits.

Amber

Landscape/ Design: There are connectivity issues with the village - the site is isolated by the built environment without using the A19. Frontage to A19 needs to be more appealing with green buffer and possible cycle path. Needs strong links to Escrick. There is a good line of mature trees through the site which should be retained. It is considered that the site area should be reduced to follow the field boundary in line with the existing extent of the buildings along the A19 so that the development area is more proportional to the size of the existing village and also to reduce the impact on the gap preventing coalescence between Escrick and Deighton.

Amber

Openspace/
Recreation:

Not a particularly healthy location. Trying to integrate open space well on site but there are issues surrounding access to services off site.

Amber

CONCLUSIONS

Summary:

This site is considered potentially suitable for development however there are issues regarding footpaths/public right of ways into Escrick, connectivity with the rest of the village, sustainable transport access, drainage and noise impacts from the A19. It is considered that the site area should be reduced to follow the field boundary in line with the existing extent of the buildings along the A19 so that the development area is more proportional to the size of the existing village and also to reduce the impact on the gap preventing coalescence between Escrick and Deighton.

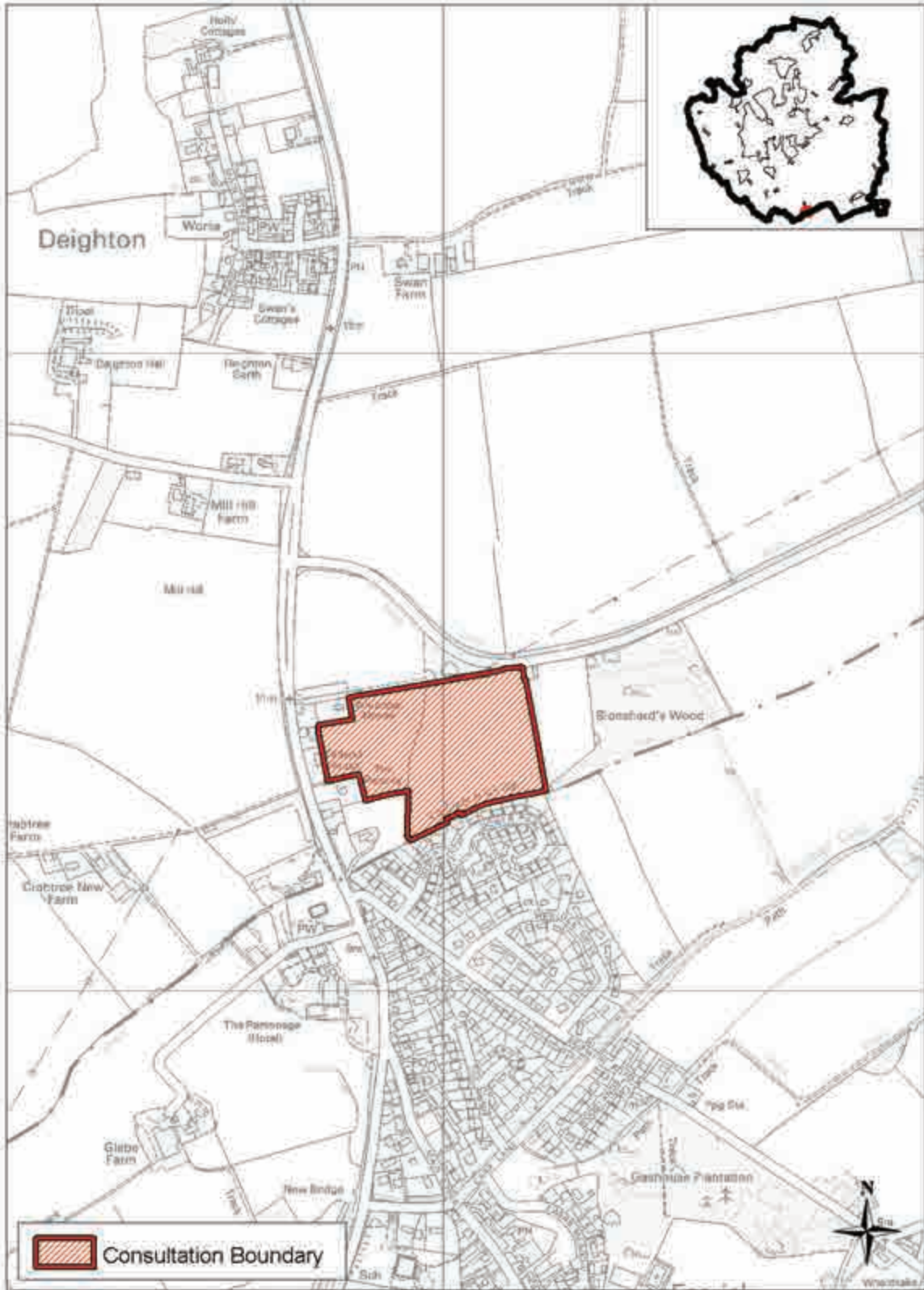
Amber

Outcome:

Passed Technical Officer Comments with reduced boundary

Amber

Site ref: 183	Site Name:
Allocation Ref: N/a	Land to the North of Escrick



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Site size:	6.1 ha	Indicative Amount:	128 dwellings
Recommendation:	To include the site as a strategic site for residential development within the Local Plan		

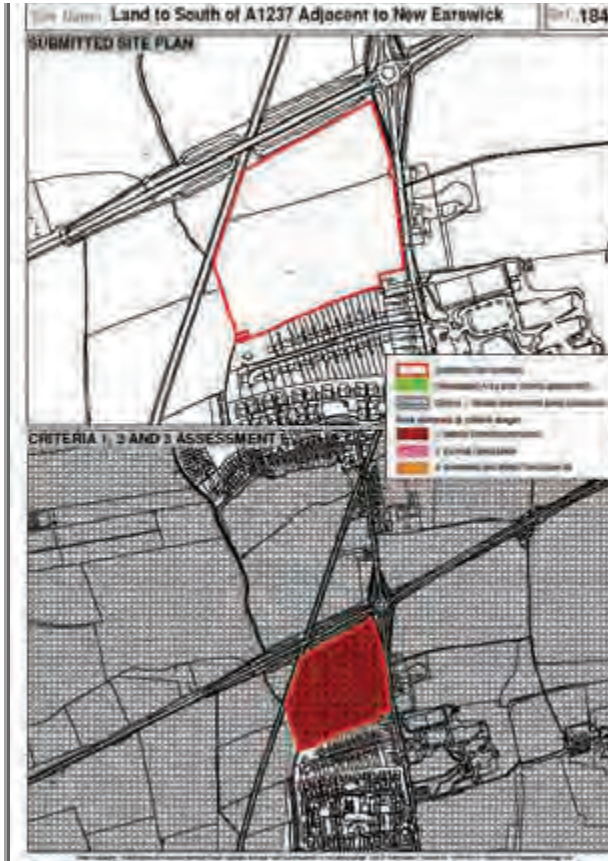
Criteria 1 to 4 Analysis

Site: 184

South of the A1237 (submission refers to site as land north of new Earsy)

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 6.676126643 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.015707622

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.015707622

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.011449625

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

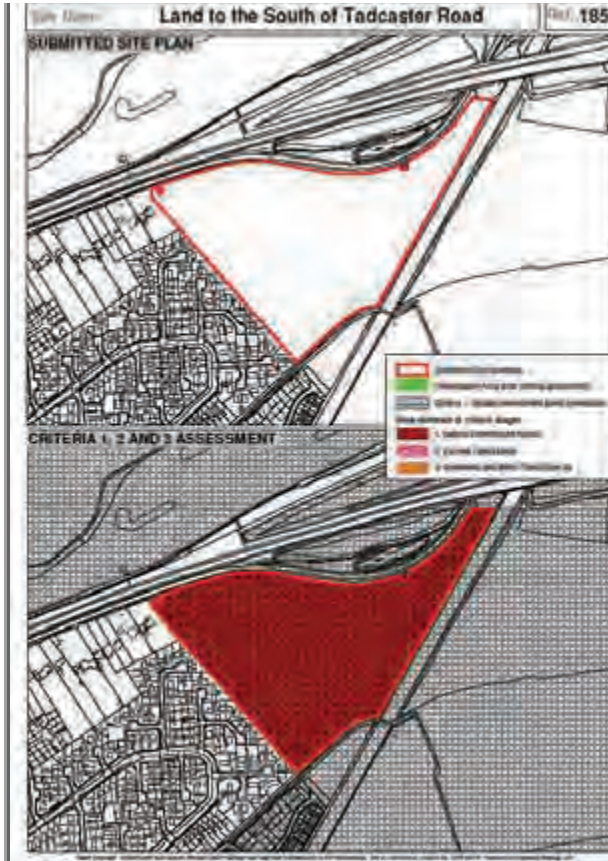
Criteria 1 to 4 Analysis

Site: 185

Land South of Tadcaster Road

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 7.560532288 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	0.010850398

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.010850398

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.010850398

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

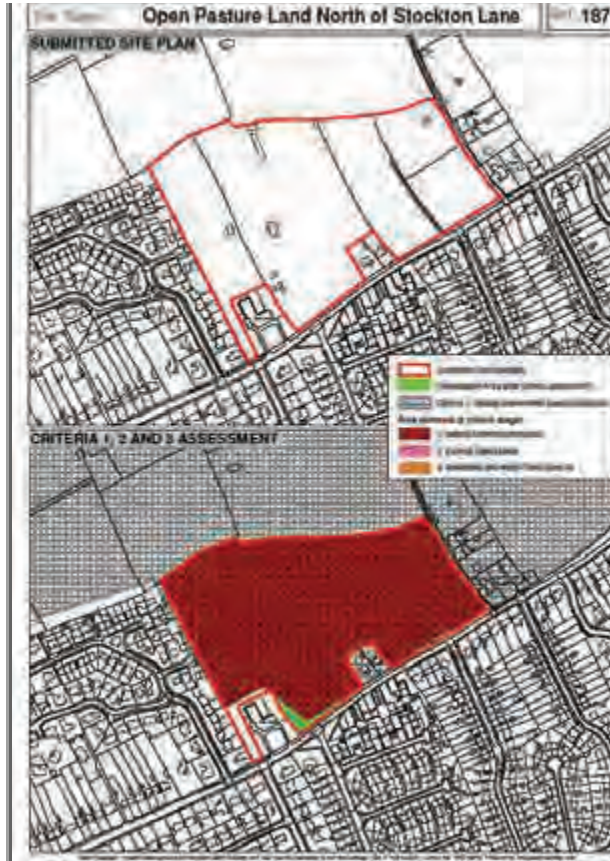
Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 187

Land N of Stockton Lane

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size 5.916333023 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.283423537

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.283372522

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.283372522

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 187

Land North of Stockton Lane

Submitted For: Housing

TRANSPORT

There is some public transport on Stockton Lane which would require upgrading for this scale of development; Transport Assessment required which may highlight the need for infrastructure improvements.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Site incorporates largely improved grassland. A phase 1 habitat survey needed.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There are large areas of ancient ridge and furrow within the site together with earthworks. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: The site lies opposite the built eastern extent of Heworth and Pasture Lane clearly defines the eastern edge of the site. The northern side of Stockton Lane is characteristically punctuated with individual/small groups of properties, farm tracks and Lanes, one of which is Pasture Lane. The site contains a number of hedges marking a small field pattern, supplemented with a number of small ponds. The site would lessen the distance between Heworth and Malton Road, possibly impacting on the setting of the city. Development would come level with properties on Greenfield Park Drive, which are visible from Malton Road. A detailed landscape and visual appraisal is required and amendments to the site masterplan would be required to ensure that development is set back from the road frontage

Amber

Openspace/ Recreation: On site provision of openspace required.

Green

CONCLUSIONS

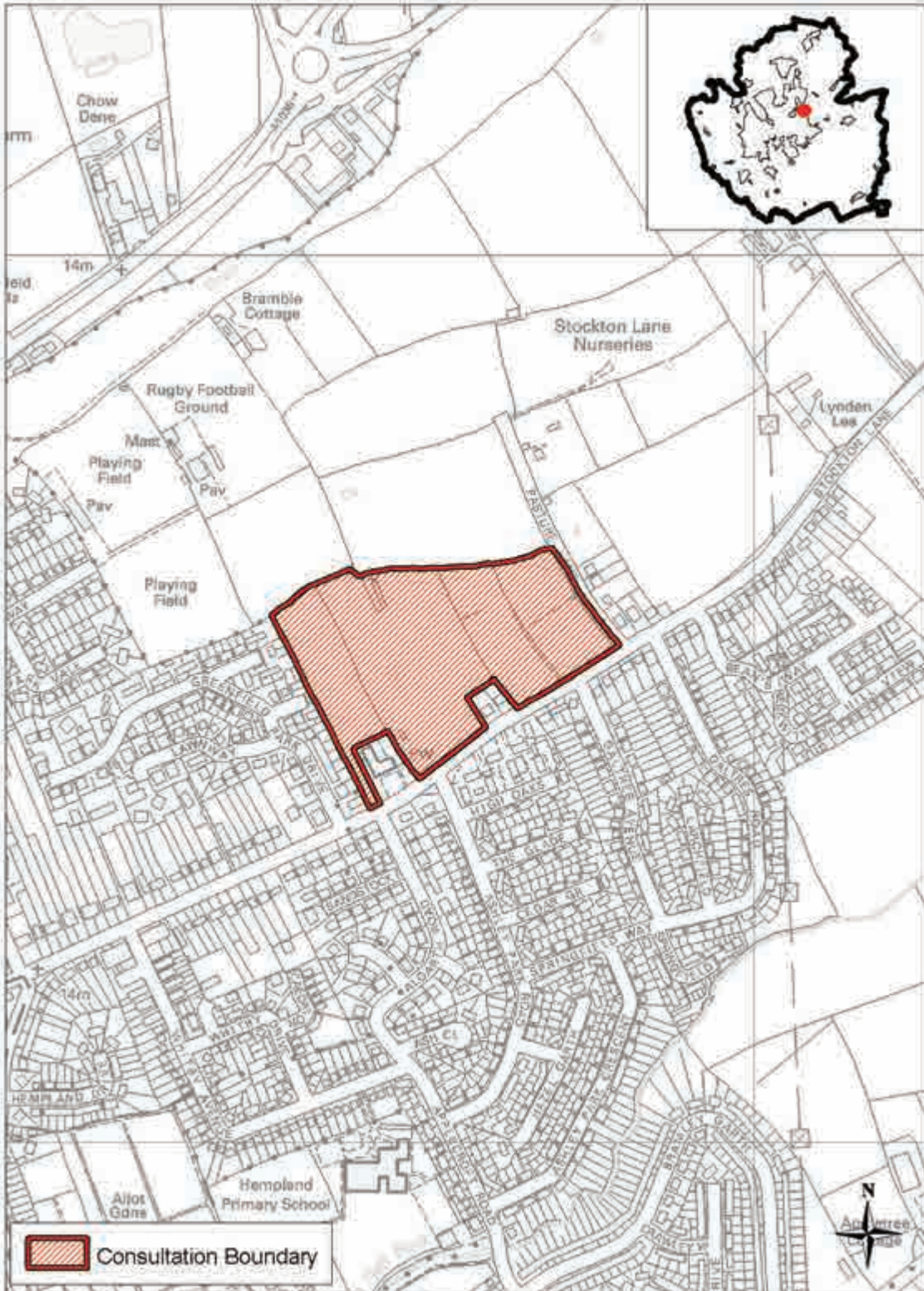
Summary: There are large areas of ancient ridge and furrow within the site and an archaeological desk based assessment and evaluation will be required. The site lies opposite the built eastern extent of Heworth and Pasture Lane clearly defines the eastern edge of the site. The site contains a number of hedges marking a small field pattern, supplemented with a number of small ponds. The site would lessen the distance between Heworth and Malton Road, possibly impacting on the setting of the city. Development would come level with properties on Greenfield Park Drive, which are visible from Malton Road. It is felt that the site is potentially suitable for development subject to a detailed landscape and visual appraisal and amendments to the site layout to ensure the development is further set back from the road frontage.

Amber

Outcome: **Passed Technical Officer Comments**

Amber
Page 64

Site ref: 187	Site Name:
Allocation Ref: N/a	Land to the North of Stockton lane



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Site size:	5.9 ha	Indicative Amount:	165 dwellings
Recommendation:	To include the site as a strategic site for residential development within the Local Plan		

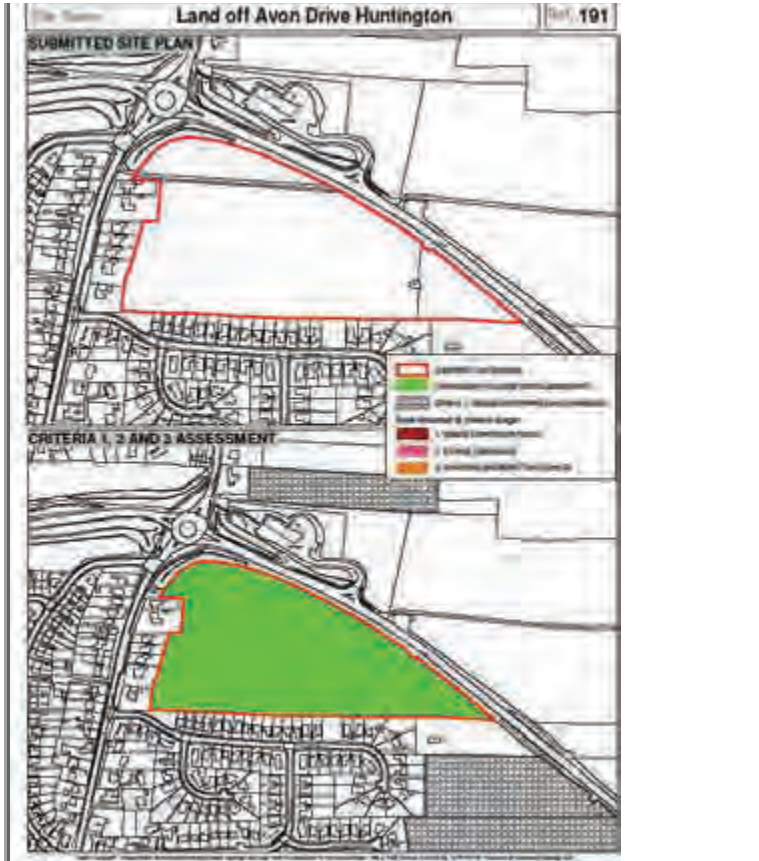
Criteria 1 to 4 Analysis

Site: 191

Land off Avon Drive Huntington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 4.697831284 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.697831284

Floodrisk Evidence:	Yes
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	4.697831284

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.697831284

Floodrisk Evidence:	Yes
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 191

Land off Avon Drive, Huntington

Submitted For: Housing

TRANSPORT

As significant land is required for the dualling and grade separation of the ring road, and the widening of the roundabout, a significant part of the land may need to be taken which would undermine the viability of the remaining site area. In addition further land would be required to buffer the revised road layout which would compromise the site further. There may be constraints regarding the Yorkshire Water pipeline and large pipe implications.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. As the site adjoins the outer ring road, careful consideration will need to be given to the site design to ensure that residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facade, may also need to be considered.

Amber

Noise: Not the most desirable location for residential development. Existing hedges/trees do not provide adequate buffering for noise. A larger buffer would be required to minimise new receptors to traffic noise from the A1237. Also, there is a potential for conflict between housing and use of adjoining farm land. To South East there is a sewage treatment works with potential for odour.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Foul and surface water drainage in Avon Drive.

Green

Ecology: Development would impact on the land to the east and to the SINC site at Huntington. May be issues with ecological linkages to the site as its logical that the SINC site will automatically become a recreational space and this could have detrimental effects on the SINC site. Habitat survey and potentially Great Crested Newts survey needed.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/ Design: Development will affect the openness of the ring road and the character of the site bringing development right up the ring road. The site is not considered large enough to create the buffer required to retain the open setting and prevent coalescence with the ring-road.

Amber

Openspace/ Recreation: Like the idea of a nature trail but would like bigger buffer to the ring road. No significant objections.

Green

CONCLUSIONS

Summary: As significant land is required for the dualling and grade separation of the ring road, and the widening of the roundabout, a significant part of the land may need to be taken which would undermine the viability of the remaining site area. In addition further land would be required to buffer the revised road layout which would compromise the site further. There may be constraints regarding the Yorkshire Water pipeline and large pipe implications. There are also concerns regarding coalescence with the ring road and landscape setting and also potential impacts on the adjacent SINC

Red

Outcome:

Failed technical officer comments.

Red

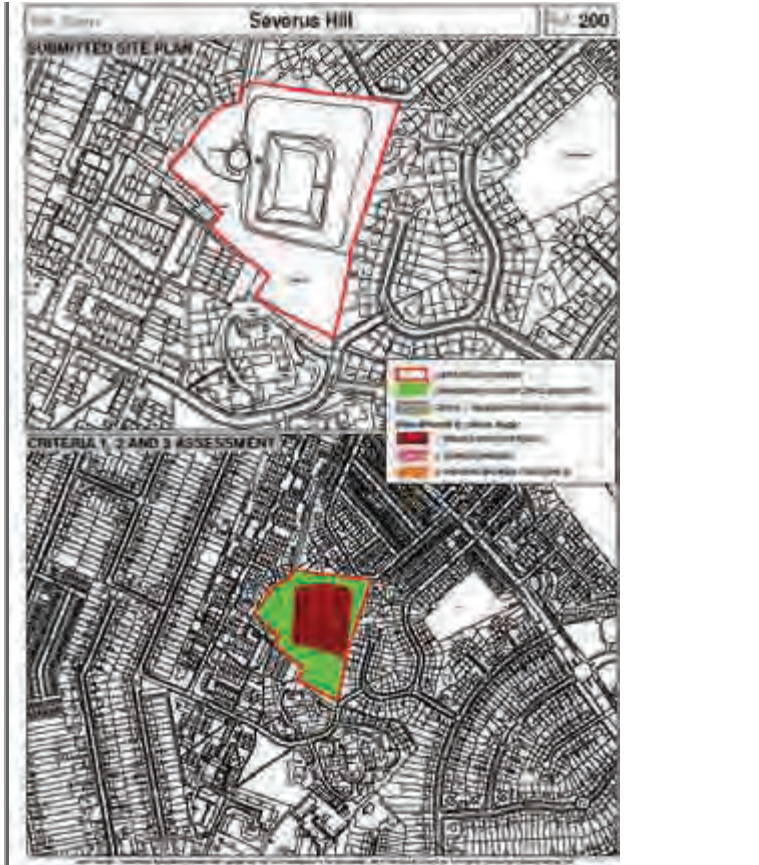
Criteria 1 to 4 Analysis

Site: 200

Severus Hill

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 1.974091185

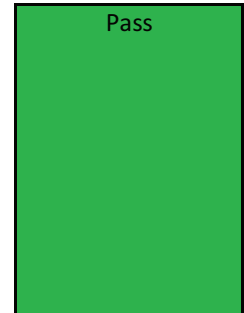
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	1.126314305

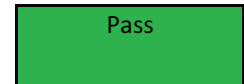
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.126314305

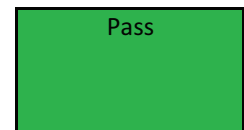
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

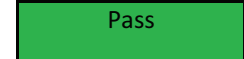
Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	1.126314305

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 200

Severus Hill

Submitted For: Housing

TRANSPORT

A technical assessment is required in order to evidence an appropriate means of access to the site. It appears there are options on this, e.g. Lindsey or Winchester Avenue, however the number of units served will need to be checked against guidance/standards. Considered a sustainable location with access to a range of local services (and city centre) on foot, by cycle and bus all being viable.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard AQ requirements including EVR infrastructure if applicable. There are unlikely to be any major AQ implications.

Green

Noise: No noise issues.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1

Green

Ecology: This is a designated SINC site. Previous comments regarding this site still stand as development would have a significant negative effect on the site's nature conservation value. The evidence submitted to support the site does not adequately address or override the reasons for the site's nature conservation designation. It is therefore unsuitable for development.

Red

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The industrial archaeological features relating to the water industry are of significance

Amber

Landscape/ Design: Topographically, this site is a high point in York. Development at this location would therefore be visible across the city and change the current view from a predominantly natural to built landscape element.

Red

Openspace/ Recreation: On site open space would be required.

Green

CONCLUSIONS

Summary: It is considered that there would be significant negative effects from the development of this site on its nature conservation value. The site is therefore considered inappropriate for development. The remaining area which is not designated for nature conservation would be difficult to develop coherently. Development at this location would therefore be visible across the city and change the current view from a predominantly natural to built landscape element.

Red

Outcome: **Failed technical Officer comments**

Red

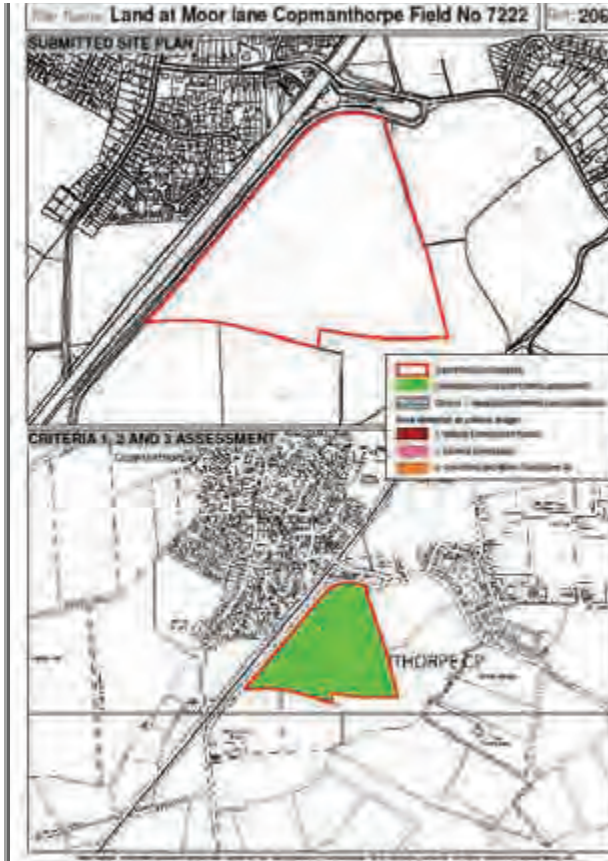
Criteria 1 to 4 Analysis

Site: 206

Land at Moor Lane, Copmanthorpe. Field No. 7222

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 12.989620000 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	12.989625163

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	12.989625163

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	12.989625163

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

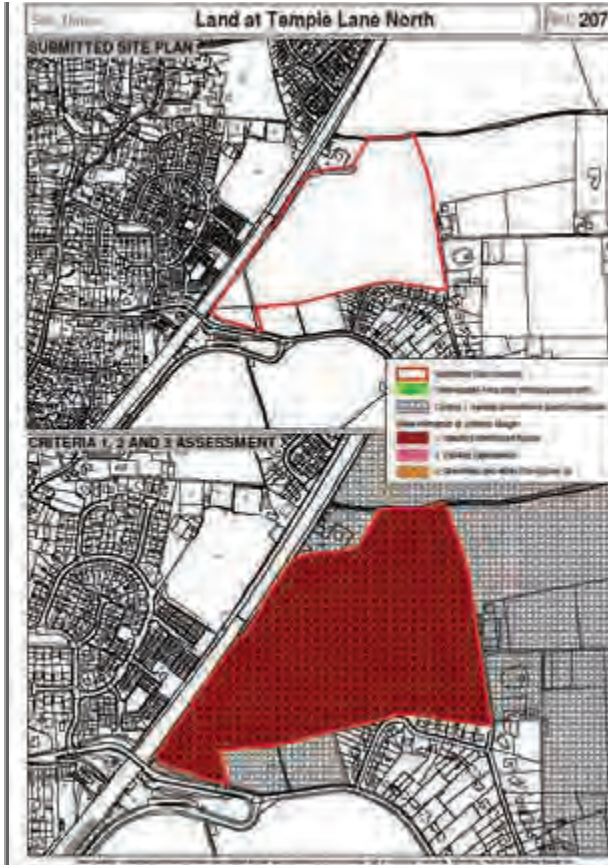
Criteria 1 to 4 Analysis

Site: 207

Land at Temple Lane North , Copmanthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 10.231791656

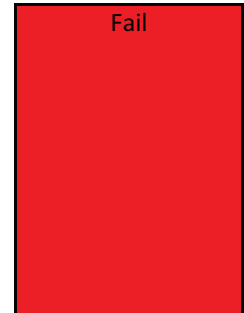
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030637621

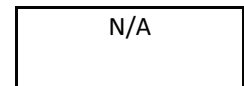
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.030637621

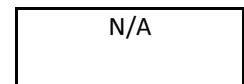
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

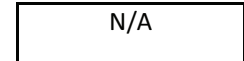
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.030637621

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1

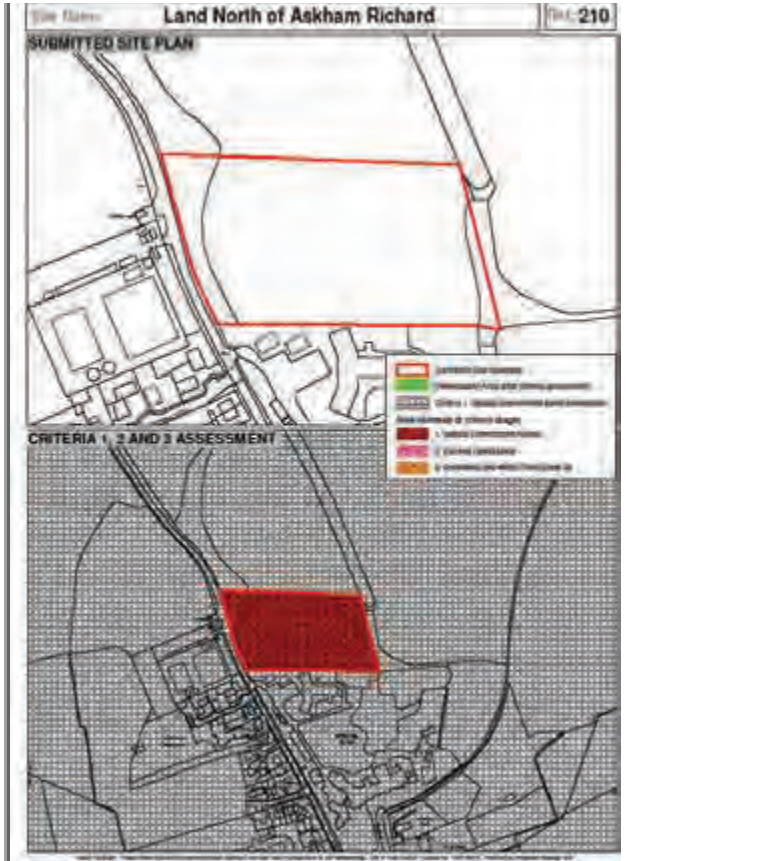
Criteria 1 to 4 Analysis

Site: 210

Land north of Askham Richard

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.590117111 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

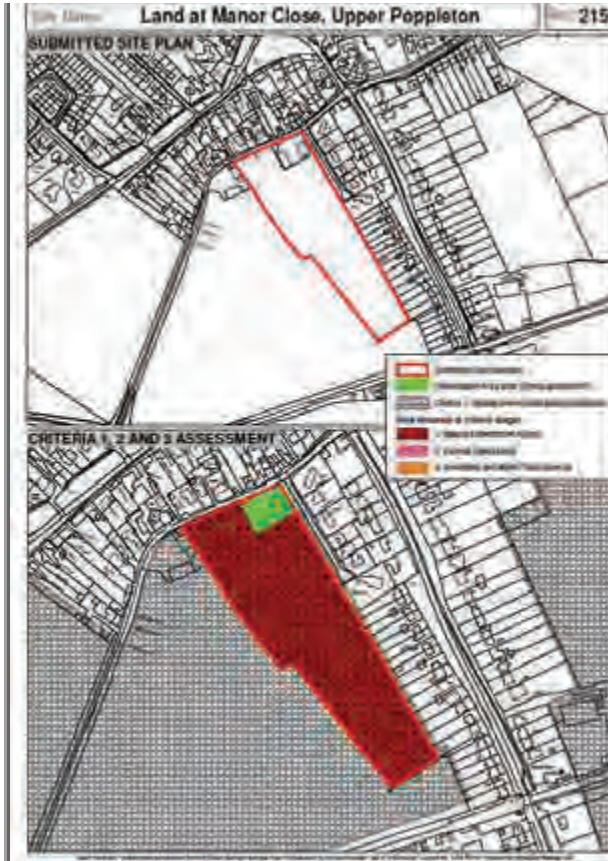
Criteria 1 to 4 Analysis

Site: 215

Land at Manor Close Upper Poppleton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 2.428904707 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.146371390

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.146371390

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.146371390

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

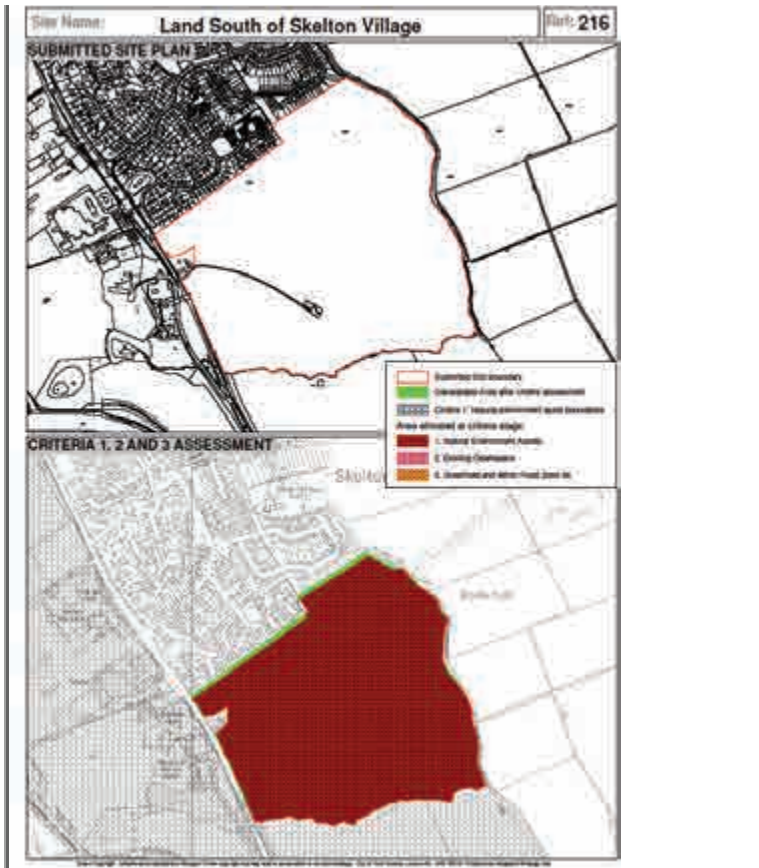
Criteria 1 to 4 Analysis

Site: 216

Land South of Skelton Village

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 40.345261359

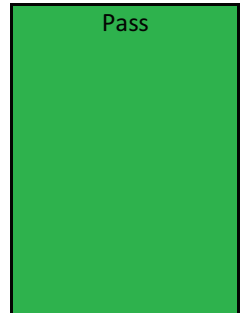
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.665338736

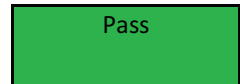
Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.665338736

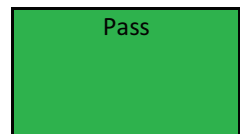
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

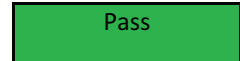
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.665039909

Floodrisk Evidence:	No
---------------------	----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 216

Land South of Skelton Village

Submitted For: Housing

TRANSPORT

The range of services/facilities available locally is considered too limited to sustain an allocation of this scale and as such occupants would be reliant upon travel beyond the village, even for basic services. Based upon location, current highway provision and travel options, it is expected that the site would be heavily reliant upon the private car. This is contrary to transport policy. Access to the site from A19 would lead to further detachment and increasing car dependency. Other access options for all modes are not apparent meaning all journeys would be via A19, which is highly undesirable. Review/upgrade of A19/junctions probable. Travel and access by foot or cycle will be limited and journey to work percentages by these modes will be likely to be well below CYC expectations. Limited bus service 30-60 minute serve the village. In the unlikely circumstances of the above transport matters being addressed, it would be a necessary to upgrade bus services and infrastructure to serve the site and improve connections to the centre and areas of employment.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There are new opportunities for exposure next to A19 if site is not carefully designed. Standard Air Quality requirements and EVR infrastructure would be required.

Amber

Noise: Due to the proximity of the A19 to the East, a noise assessment would be required.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. The area within the south of the site is located in flood zones 2, 3a and 3b (functional floodplain) Yorkshire Water foul and surface water drain cuts through the site

Amber

Ecology: This site is predominantly arable land but has some interesting parts within it, which would require further investigations. This area has a very early enclosure landscape and has established hedgerows. Would need extensive hedgerow surveys done as well as phase 1 habitat surveys.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There is a significant historic medieval field pattern/ very early enclosure landscape on site which is an important for understanding the context of Skelton village. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site.

Red

Landscape/ Design: The site has a significant historic landscape, which is important for understanding the context of the village. This site is designated to prevent the coalescence of Skelton with the main urban area. It is important for the setting and character of the village.

Red

Openspace/ Recreation: There are big risks with social isolation and poor access to services if community amenities are not provided on site. Openspace will need to be provide don the site.

Green

CONCLUSIONS

Summary: The historic setting and character of Skelton would be detrimentally effected

Page 76
Red

by development in this location. It is considered that for this reason, development of this area should be avoided. There is a significant historic medieval field pattern/ very early enclosure landscape on site which is an important for understanding the context of Skelton village



Outcome:

Failed Technical Officer Comments

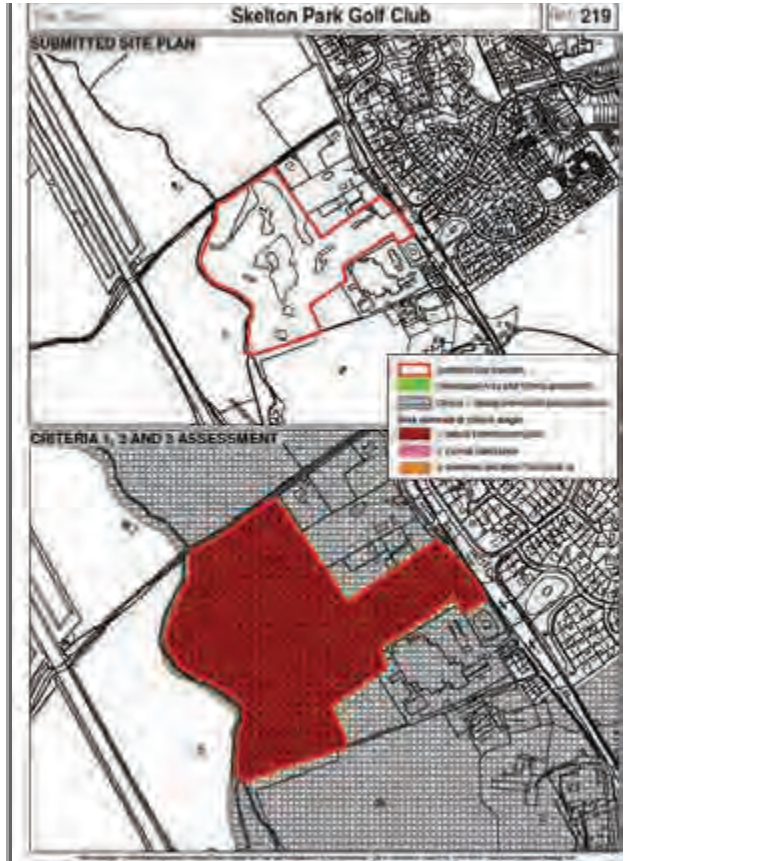
Red

Criteria 1 to 4 Analysis

Site: 219

Skelton Park Golf Club

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size 8.623405357 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	0.029924518

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.029924518

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.029924518

Floodrisk Evidence:	No
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N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

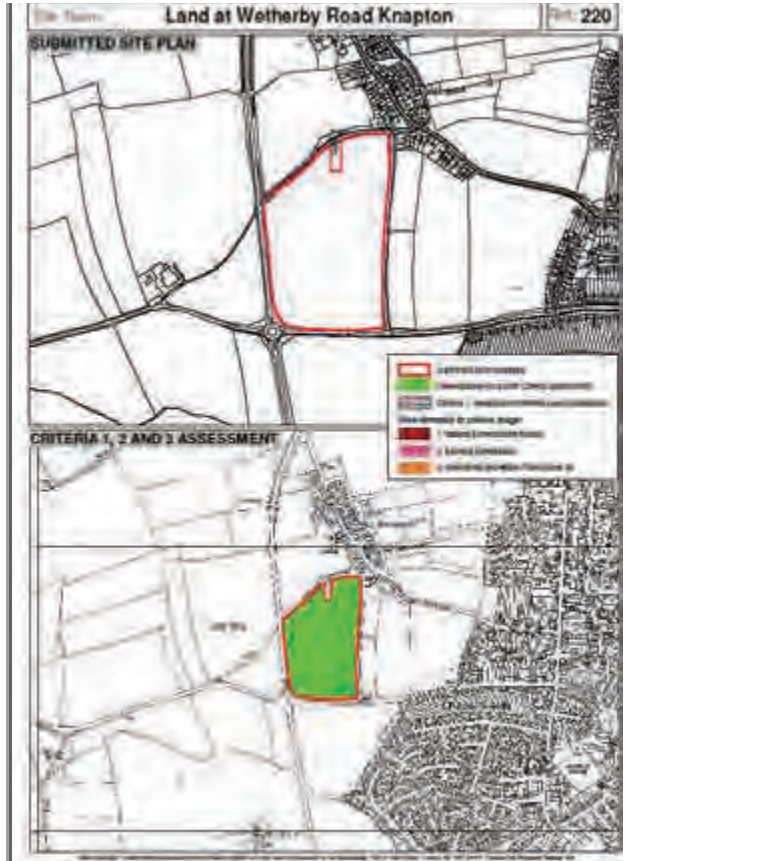
Criteria 1 to 4 Analysis

Site: 220

Land at Wetherby Road Knapton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 9.534936020 Ha

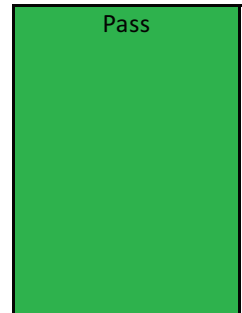
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	9.534936020

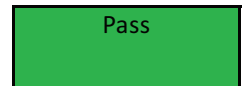
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	9.534936020

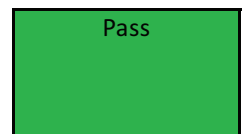
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	9.534936020

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

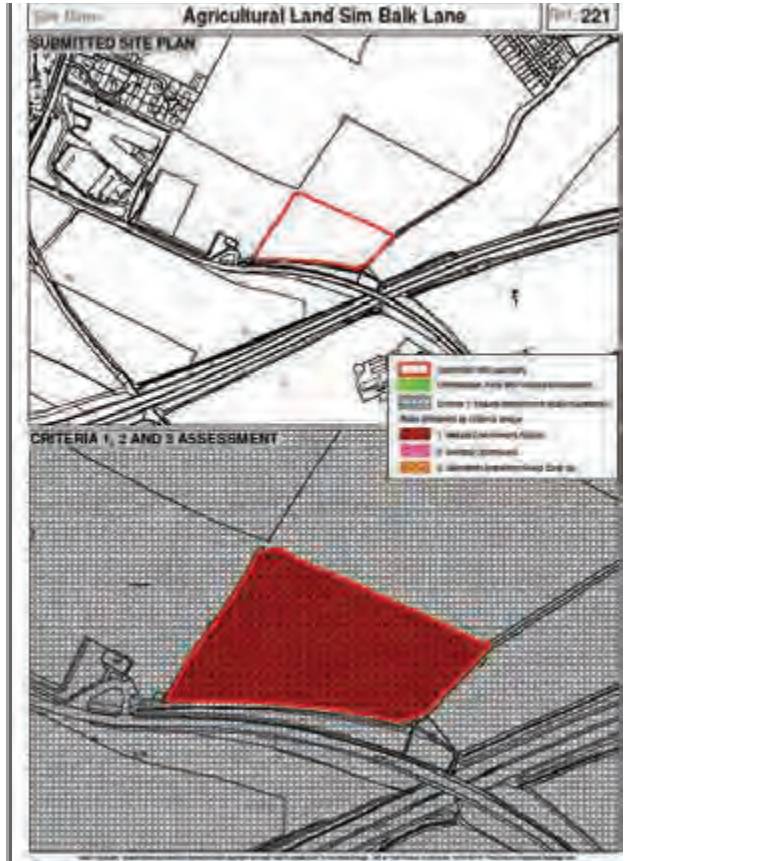
Failed Criteria 4

Criteria 1 to 4 Analysis

Site: 221

Agricultural Land Sim Baulk Lane

Source:
Previously
Rejected Site



Submitted For: Housing
(Student
Accommodation
linked to York
College)

Submitted Size 2.162582701 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

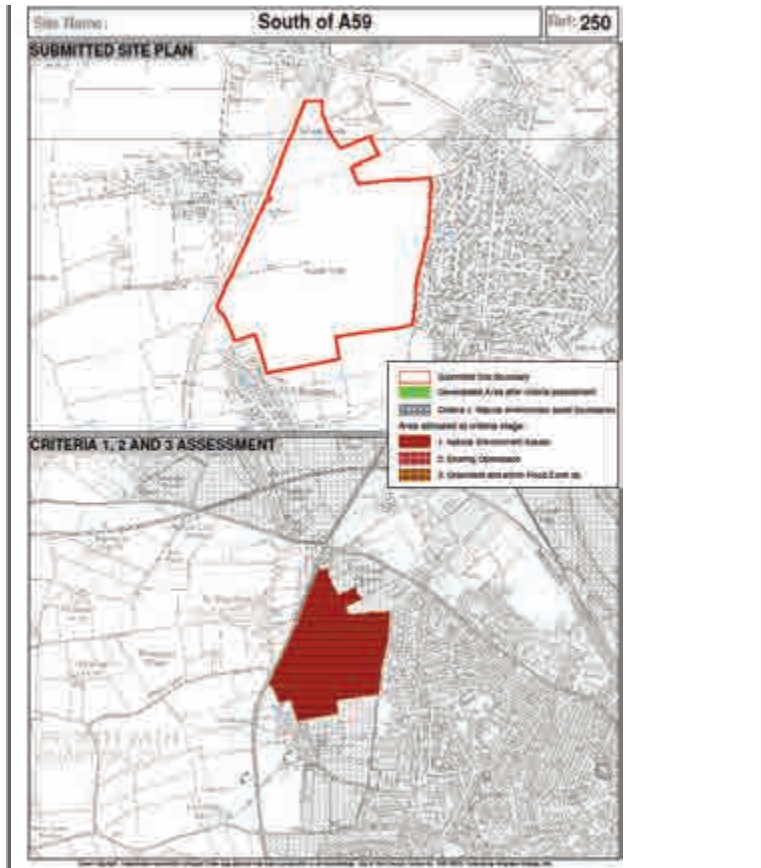
Criteria 1 to 4 Analysis

Site: 250

South of A59

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 42.689494246

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	2013 Update
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Entirely Within a proposed designation of Historic Character and Setting (updated 2013)

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Fail Criteria 1 (2013 Update) - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 250

South of A59

Submitted For: Housing

TRANSPORT

This is a large site which has limited services and facilities within an acceptable distance. Moreover, it has limited permeability to Beckfield Lane from the eastern boundary to access the existing services. Development in this location is likely to induce a large increase in car usage. Although a park and ride is being developed close by, there is no direct access to this and therefore there would be a significant impact on the A59 and ring-road junction due to increased traffic generation. Limited options for connectivity through to the existing residential areas to the east would cause some isolation of the development. This will give a huge cumulative impact with ST1 and ST2 and without substantial improvement to the road network there would be viability issues.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard AQ Requirements including EVR infrastructure would be applicable with any development. The site is not currently within existing area of AQ concern but as the sites adjoin the outer ring road careful consideration will need to be given to the site design to ensure and residential is set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise:

Due to the proximity of A1237 and A59, (in addition to the proposed new restaurant and drive through), there is the potential for noise to adversely affect any new housing. A noise assessment will be required.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Yorkshire Water rising main runs through the site.

Green

Ecology:

Site is all arable land. There is some wildlife on site occasional skylarks recorded. Any development would need to consider retaining the green linkages through to British Sugar Site to maximise ecological links.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more.

Amber

Landscape/
Design:

The whole of this site is important to the Greenbelt and the setting of the city. This land creates a physical and visual separation between North Minster business park and the main urban area, and between Knapton and Beckfield Lane.

Red

Openspace/
Recreation:

In terms of openspace, this would need to be provided as there would be a strong need for additional open space/sports provision on site.

Green

CONCLUSIONS

Summary:

This site is considered to have adverse effects on the setting and character of York as it creates an important buffer between existing development. This land creates a physical and visual separation between North Minster business

Red

Page 82

park and the main urban area, and between Knapton and Beckfield Lane. The site has limited permeability to Beckfield Lane from the eastern boundary to access the existing services. Development in this location is likely to induce a large increase in car usage. Although a park and ride is being developed close by, there is no direct access to this and therefore there would be a significant impact on the A59 and ring-road junction due to increased traffic generation . Limited options for connectivity through to the existing residential areas to the east would cause some isolation of the development.



Outcome:

Failed Technical Officer Group

Red

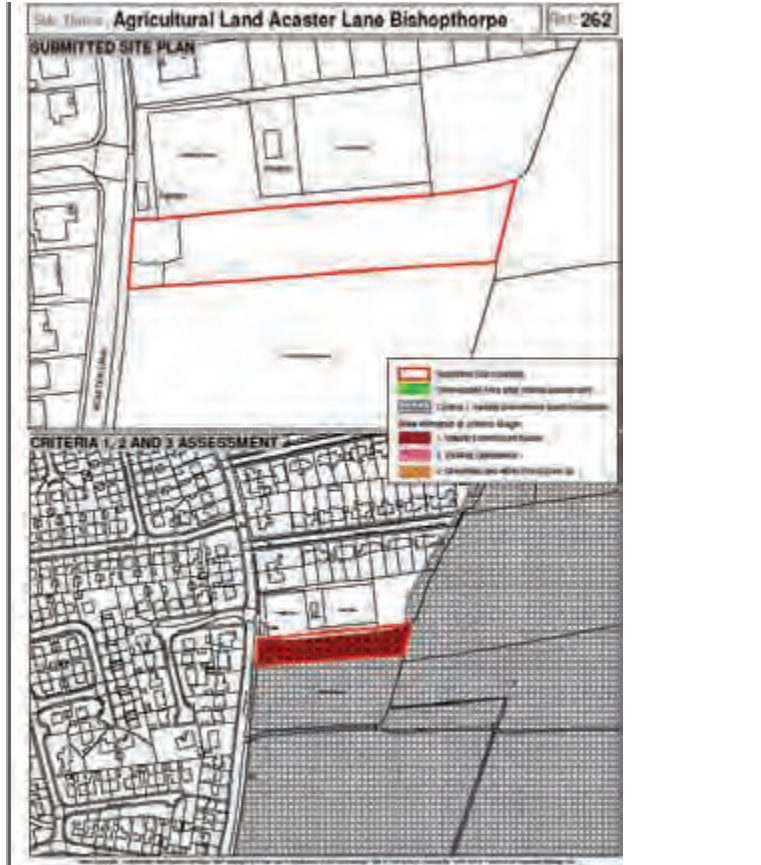
Criteria 1 to 4 Analysis

Site: 262

Land at Acaster Lane, Bishopthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.282848885

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.042582812

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.042582812

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.042314406

Floodrisk Evidence:	No
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

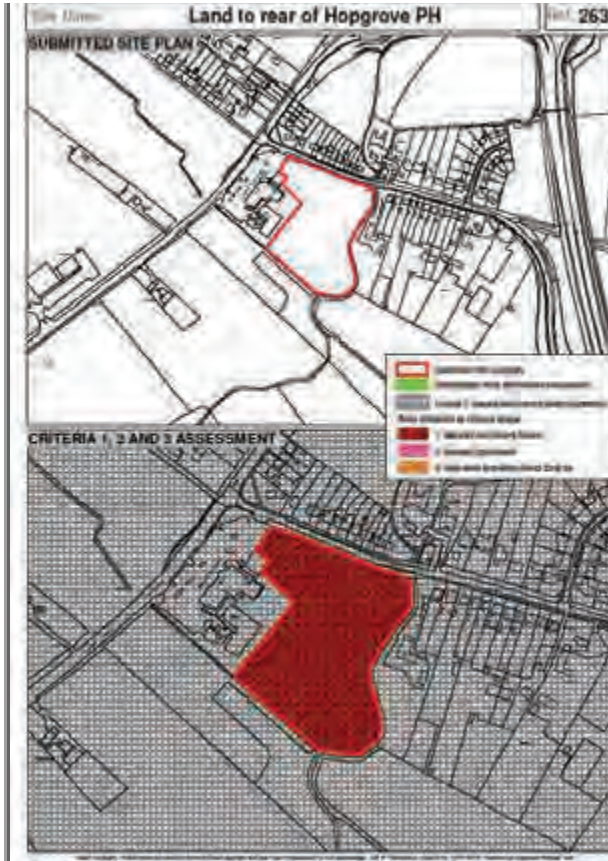
Criteria 1 to 4 Analysis

Site: 263

Land Rear of Hopgrove PH

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 1.885146129 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

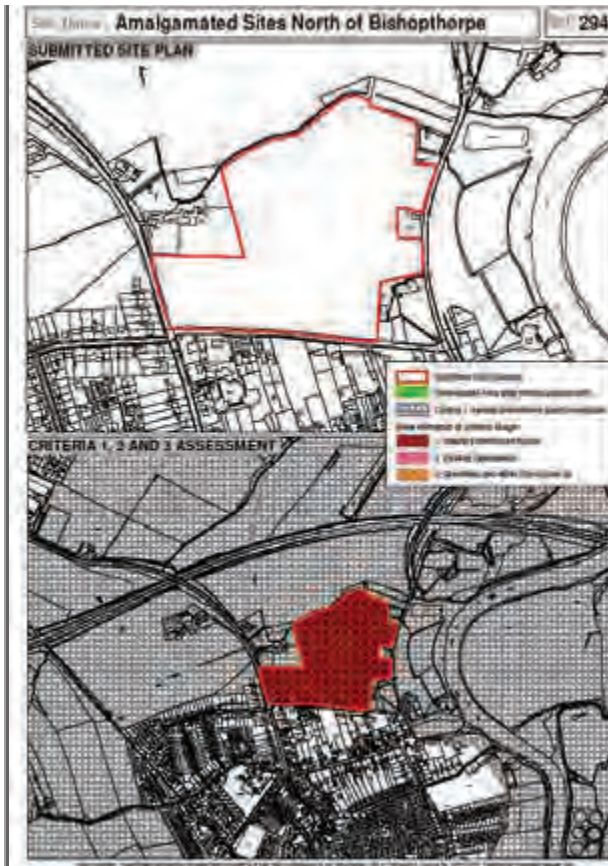
Criteria 1 to 4 Analysis

Site: 294

Amalgamated sites north of Bishopthorpe

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 10.676045007

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.134000000

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.134000000

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.134000000

Floodrisk Evidence:	No
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

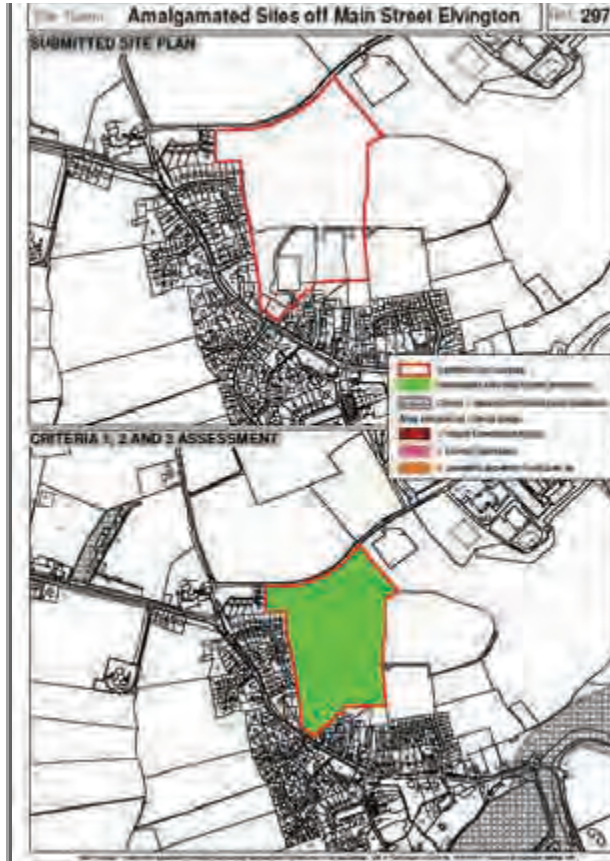
Criteria 1 to 4 Analysis

Site: 297

Land to the rear of Main Street, Elvington

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size 8.213076811 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	8.213076811

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	8.213076811

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Adj
Site Size Remaining:	8.210397389

Floodrisk Evidence:	N/A
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Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 297

Land to the rear of Main Street, Elvington

Submitted For: Housing

TRANSPORT

There are issues with accessing the northern part of the site. Access to the site via Hillgarth (Court) appears unlikely; would require detailed assessment of junction with Main Street and design/width/construction of estate road to assess its technical suitability to serve additional units. Access via Roxby Close is not possible. Road to the north is private.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: There is noise associated with the industrial park that could mean that areas at the eastern end of the airfield are unsuitable for development. Depending on how much of the site were developed existing uses on the airfield, motorsports, may also have a negative impact on the suitability of the site for development and existing noise sensitive receptors e.g. concentration of motorsports to the Western end. A noise impact assessment would be required.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: No information but the land is arable/improved/disturbed. Phase 1 Habitat survey required, check for Barn Owls.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the northern boundary of the village.

Amber

Landscape/ Design: There are no apparent likely landscape showstoppers but a landscape appraisal of landscape character/features and visual impact is required. The site represents a considerable extension of the village into the surrounding countryside and would visually impact on a high number of residential receptors and Dauby Lane, Stamford bridge (bridge) and PROW to the north, south and east.

Amber

Openspace/ Recreation: On site openspace would be required.

Green

CONCLUSIONS

Summary: There are issues with accessing the northern part of the site. Access to the site via Hillgarth (Court) appears unlikely; would require detailed assessment of junction with Main Street and design/width/construction of estate road to assess its technical suitability to serve additional units. Access via Roxby Close is not possible. Road to the north is private. Further detailed assessments are required to look at suitable access points. Site would represent a considerable extension to the village.

Red

Outcome: **Failed Technical Officer Comments**

Red

Criteria 1 to 4 Analysis

Site: 298

Amalgamated sites at Connaught Court Care Home

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 2.718755229

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Adjacent
National Conservation:	Adjacent
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	2.216760138

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	2.079582867

Openspace Evidence:	No
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Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Part
Site Size Remaining:	2.036371921

Floodrisk Evidence:	No
---------------------	----

Partly

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 298

Amalgamated sites at Connaught Court Care Home

Submitted For: Housing

TRANSPORT

Need to determine whether the new use generates more traffic than previous/current use does

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. It should be noted that the whole of the A19 corridor is designated an Air Quality Management Area (AQMA). The air quality impacts of additional traffic movements from the site will need to be assessed. The impacts on Fulford Main Street (south-bound from the junction with Heslington Lane) are of particular interest / concern. Likely to require air quality assessment.

Amber

Noise:

No noise issues.

Green

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). The site is located within flood zones 1,2,3a and 3b (3b at the south western part of the site). Therefore, the developable area would be restricted

Amber

Ecology:

Bat roosts on southern boundary. This is an open area linking Fulford Road to Fulford Ings that needs to be retained for a bat corridor. There may be some fungal interest. Should the site come forward there would need to be a fungus survey - carried out in optimal conditions i.e. reduced mowing in Sept/Oct to ascertain extent/presence of fungi.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

Now within Fulford Road Conservation Area. Appeal dismissed for development by Inspector in 2005 - there is a need to maintain open character from Fulford Road to the Ings and trees - decision implied that some opportunity for housing could be provided on part of the site. A desk based archaeological assessment and evaluation of the site has been carried out. Archaeological features and deposits that will affect development have been identified and mitigation measures agreed.

Green

Landscape/
Design:

The site is ok provided the existing width of the green corridor is retained between Main Street and the Ings.

Amber

Openspace/
Recreation:

There is a private bowling green within the site which is unused - application committing re-investment to Scarcroft Lane site.

Amber

CONCLUSIONS

Summary:

Development on this site is generally supported however key issues include the developable area of the site being restricted due to flood zones, bat habitats on site, the openness of Fulford to the Ings that needs to be maintained, the relocation of the bowling green, and air quality issues. The site is also within the Fulford Road Conservation Area. It should be noted that an Inspector in 2005 dismissed a mixed use scheme for site, however, implied that limited housing may be appropriate for part of the site and a recent

Amber

planning application decision deferred on eastern part of site for 14 dwellings - concerns raised in connection with impact on trees, proximity to listed buildings, access and design.



Outcome:

Passed Technical Officer comments.

Amber

Site ref: 298	Site Name:
Allocation Ref: N/a	Sites at Connaught Court



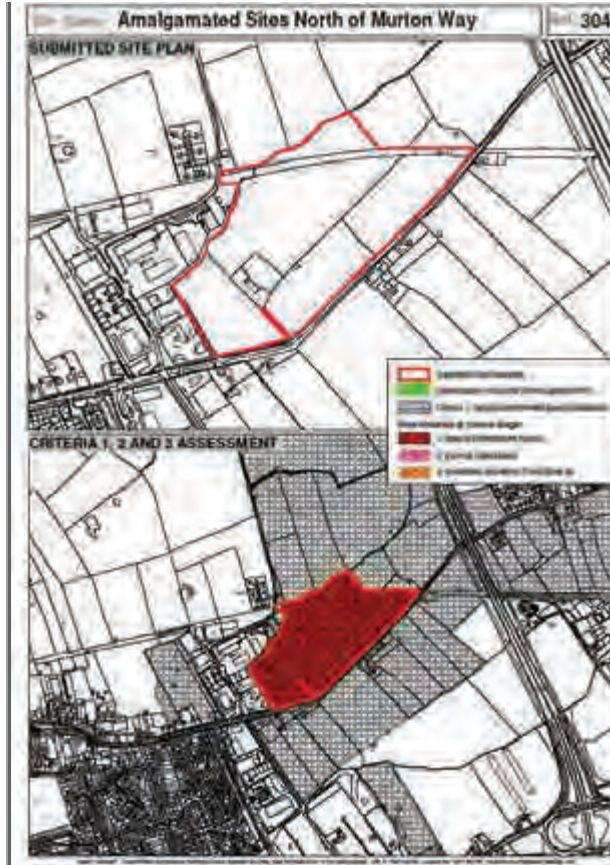
Site size:	Site boundary: 1.6 ha (0.45 ha Green space)
Indicative Amount	37 dwellings
Recommendation:	To include the site for residential development within the Local Plan

Criteria 1 to 4 Analysis

Site: 304

Amalgamated sites north of Murton Way

Source:
Previously
Rejected Site



Submitted For: Housing

Submitted Size: 9.964850006

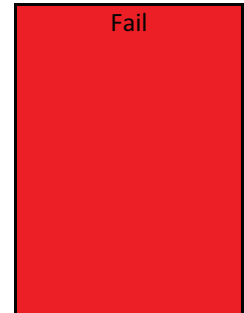
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030573994

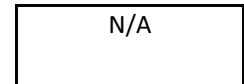
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.030573994

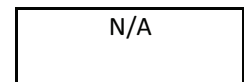
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.025243153

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

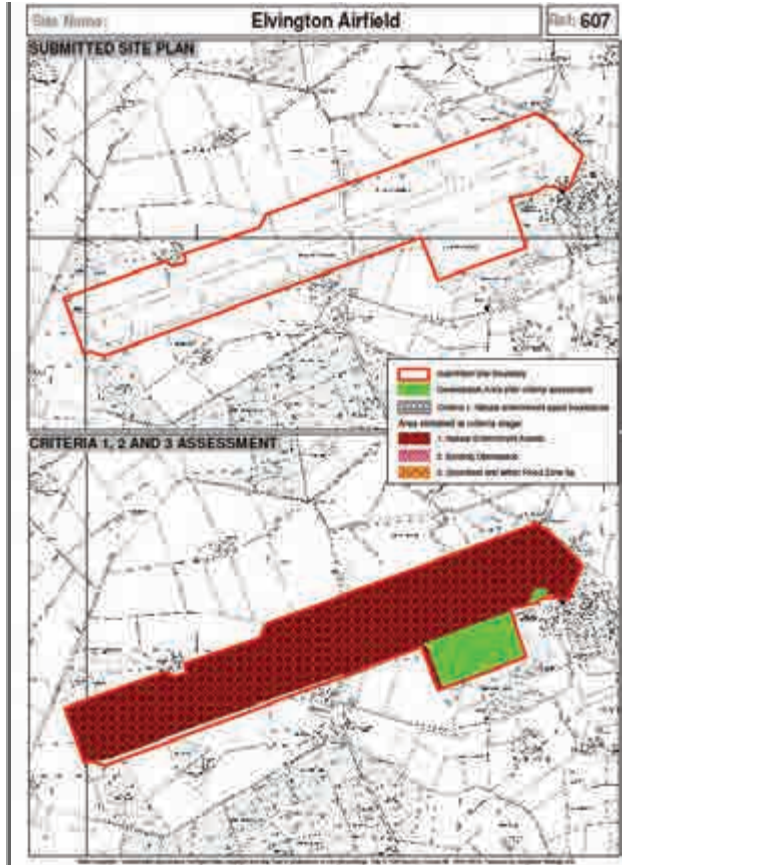
Criteria 1 to 4 Analysis

Site: 607

Elvington Air Field

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 166.941745119

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	24.646612334

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	Yes

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	24.646612334

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	24.646612334

Floodrisk Evidence:	No
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Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 1234 but evidence Submitted for Technical Officer Evaluation

Technical Officer Assessment

Site: **607**

Elvington Air field

Submitted For: Housing

TRANSPORT

Site is beyond walking/cycling distance to both local services and city centre; reliance on private car for most journeys will be the outcome; not sustainable; difficult to envisage it being made so; very limited public transport options; unlikely to be a travel option which attracts modal shift and questions over viability; Impacts on highway network will be material and would require mitigation, which appears questionable in terms of credibility/deliverability.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as an airfield, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use. There is potential for ammunition and unexplored hydrocarbons from aviation fuel.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise:

There is noise associated with the industrial park that could mean that areas at the eastern end of the airfield are unsuitable for development. Depending on how much of the site were developed existing uses on the airfield, motorsports, may also have a negative impact on the suitability of the site for development and existing noise sensitive receptors e.g. concentration of motorsports to the Western end. A noise impact assessment would be required.

Amber

Flood Risk:

There is a wetland area to the north and problems with flooding to the east. CYC are working with the Internal Drainage Board to resolve existing surface water issue. This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Amber

Ecology:

Elvington Airfield is a Sinc/candidate Sinc in its entirety pending further survey work. Its value is both in its grasslands with its associated invert fauna and for birds, both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high popns of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl. It is also potentially an important open habitat linking both the Tilmire and the Lower Derwent Valley. As such this is potentially a very important wildlife site that would be very sensitive to disturbance. A detailed master plan would be needed to more fully assess the impact but large scale development over the majority of the site would severely affect the value of the site. There may be scope for some development at the Elvington Road end and on part of the apron but disturbance levels, even from development here could significantly affect the interest. An Appropriate Assessment would certainly be needed not only to consider the impact on the site but also to look at cumulative impacts on the Tilmire and the Lower Derwent Valley. Survey work for birds across the whole site would need to cover at least 2 winters and a summer with significant winter work, as well as more detailed habitat and floral surveys across the site and with invert work done as well. Don't accept findings of ecology report as assumption is from waders only in winter and passerines in summer. Potentially important for passerines in winter and there is wetland habitat to attract waders on adjacent land which would also use airfield. Also potential for overspill from LDV when in flood. In

Red

summer waders are recorded breeding on airfield (at least 3) and very high skylark population. So potential value considerably understated. Application for air hanger previously refused due to landscape value of area. Comments on Elvington Airfield Masterplan – Ecology. Site Constraints – Reference to Sinc designation not quite correct. Agreed the whole site is a candidate Sinc (for birds) but part of the site is a designated SINC (for mosaic grassland and invertebrates and this needs to be made clear. A candidate Sinc, however, carries the same weight as a Sinc until such time as evidence is gathered to the contrary. The assumption seems to be made that all wildlife interest can be treated the same and this is not the case, the grassland interest may well be accommodated within development but the bird interest and linking corridor interest may not. The Elvington Sinc designation is not shown on the site constraints plan. 9.0 Ecology and amenity – Conflating these two aspects together is not helpful as they are very different aspects that do not necessarily co-exist therefore it may not necessarily be possible to protect the nature conservation interest within the development. 9.2 The Airfield itself is a significant part of a corridor in its own right linking the LDV and Heath corridors to the Tilmire corridor so it already contributes in a major way to the green corridor policies that development would not necessarily improve. Creation of dedicated natural wildlife habitat (p25) – I would dispute the statement that the airfield is predominantly concrete, it is predominantly grassland with runways running through it and a concrete apron at one end. There is only limited value in dedicating areas for wildlife especially if that involves destroying what is there to establish a lower quality area elsewhere on the site. The value of the site as it stands with regard to the adjacent SSSI and the corridor is its open character and bird interest. Both would be significantly compromised by development. The development of access roads and public access to the west could impact on the Tilmire. The Masterplan layout as it stands would completely destroy the existing Sinc and the reason for designation of the Candidate Sinc it would therefore at present not comply with Council policies with regard to nature conservation. Its linear nature would also be extremely intrusive within the landscape and be significantly detrimental to the green corridor.



HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is the potential for very well preserved archaeology on this site. There has been limited investigation on the site. There could be potential showstoppers.

Red

Landscape/
Design:

The location has no association with the village. The site is of protracted form which would result in a huge imposition on the physical landscape and its character. The site currently provides a valuable openness in the landscape.

Red

Openspace/
Recreation:

There is an issue with phase 4 of the masterplan as area would not be supplying facilities/ open space/leisure infrastructure. A health impact assessment should be requested as there are potential social isolation issues.

Red

CONCLUSIONS

Summary:

The location has no association with the village. The site is of protracted form which would result in a huge imposition on the physical landscape and its character. The site currently provides a valuable openness in the landscape. Elvington Airfield is a Sinc/candidate Sinc in its entirety pending further survey work. Its value is both in its grasslands with its associated invert fauna and for birds, both breeding and overwintering. Curlew, Redshank, Snipe, Lapwing and Little Ringed Plover are all known to breed on or in very close proximity to the airfield and it has very high popns of breeding Skylark and Barn Owl. In winter large flocks of finches and larks are known to frequent the grassland and attract good numbers of raptors including peregrine, hobby, buzzard, short eared owl. It is also potentially an important open habitat

Red

linking both the Tilmire and the Lower Derwent Valley. As such this is potentially a very important wildlife site that would be very sensitive to disturbance. The proposed site layout as it stands would completely destroy the existing Sinc and the reason for designation of the Candidate Sinc it would therefore at present not comply with Council policies with regard to nature conservation. Its linear nature would also be extremely intrusive within the landscape and be significantly detrimental to the green corridor. Site is beyond walking/cycling distance to both local services and city centre; reliance on private car for most journeys will be the outcome; not sustainable; difficult to envisage it being made so; very limited public transport options; unlikely to be a travel option which attracts modal shift and questions over viability; Impacts on highway network will be material and would require mitigation, which appears questionable in terms of credibility/deliverability.

Outcome:

Failed Technical Officer Comments

Red

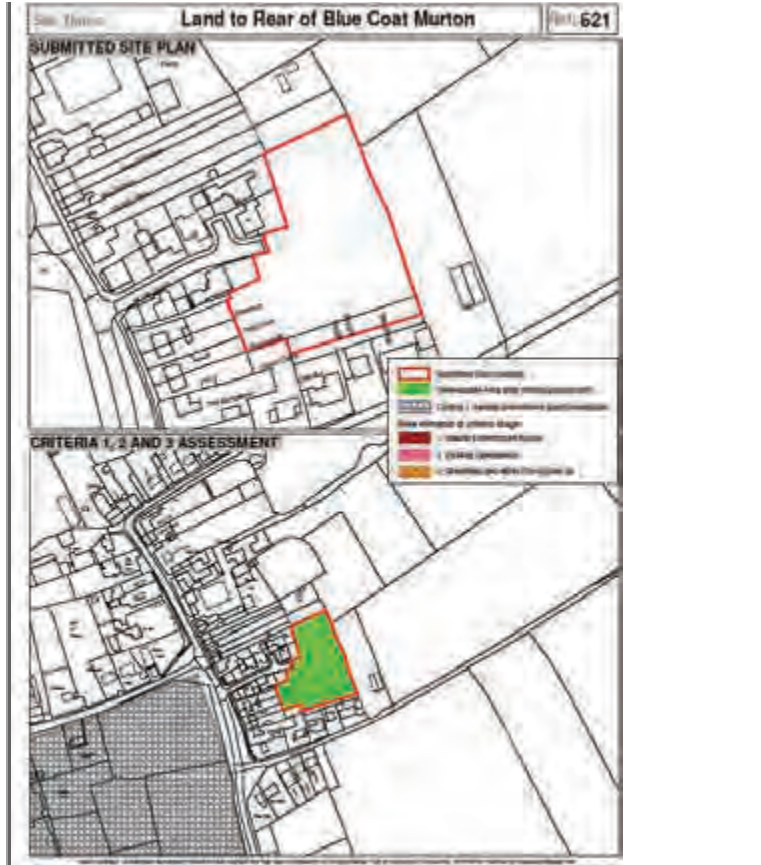
Criteria 1 to 4 Analysis

Site: 621

Rear of Blue Coat Farm, Murton

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.426230708

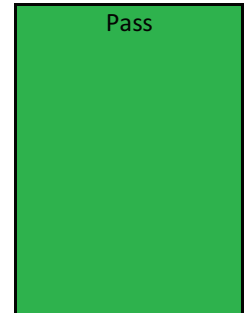
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.426230708

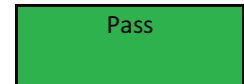
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.426230708

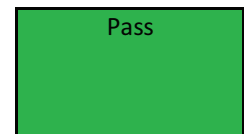
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.426230708

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

Criteria 1 to 4 Analysis

Site: 676

Rufforth Airfield south of Southfield Close

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 4.172726196

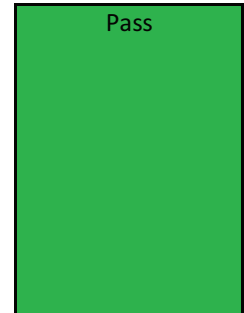
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.172726196

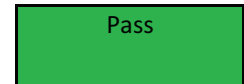
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.172726196

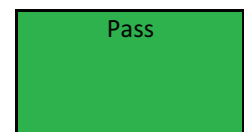
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

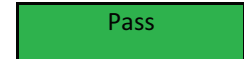
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.172726196

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 2 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment
Rufforth Airfield south of Southfield Close

Site: **676**

Submitted For: Housing

TRANSPORT

The site is within walking/cycling distance of facilities within the village, although these are limited and car travel is likely to dominate for many journeys, including to work. Upgrading to existing highway infrastructure would be required, including carriageway width, provision of new footways, street lighting and potentially crossing facilities. There would be scope to look at the potential to upgrade bus services and stop facilities.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: This site has previously been used as part of a military airfield, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work to ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality: This site is not in an area of existing air quality concern however the level of additional traffic from this sites would need to be screened to decide whether any further air quality work would be required. Standard air quality requirements including electric vehicle recharge infrastructure where practical as well as reasonable efforts to minimise total emissions from construction as well as heating and powering of buildings would be required.

Green

Noise: A noise impact assessment would be required.

Amber

Flood Risk: The site is in flood zone 1, however if over 1ha a Flood Risk Assessment will be required. Rufforth has known surface water drainage issues. The site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Amber

Ecology: Further detailed work required

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: This site is of archaeological interest any proposals must be supported by a desk-based assessment and a report on the results of an archaeological field evaluation. A brief for the evaluation must be agreed with City of York Council prior to work commencing on site.

Green

Landscape/ Design: A landscape appraisal would be required, plus an assessment of the importance of the airfield as an entirety. The airfield provides an open setting for the village, especially as viewed from the B road approach from the south.

Red

Openspace/ Recreation: This site is deficient in access to local parks, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities. Rural West ward is deficient in the provision of amenity green space and requires an additional 7.97ha of provision to meet the recommended local standards. Opportunities to maximise the provision of amenity green space within new developments should be maximised

Green

CONCLUSIONS

Summary: A landscape assessment is required. Site would be a large extension to Rufforth Village which has limited local services and is served by limited sustainable transport options. Further information on the impact of the adjacent airfield would also be required.

Red

Outcome: **Fails Technical Officer Comments**

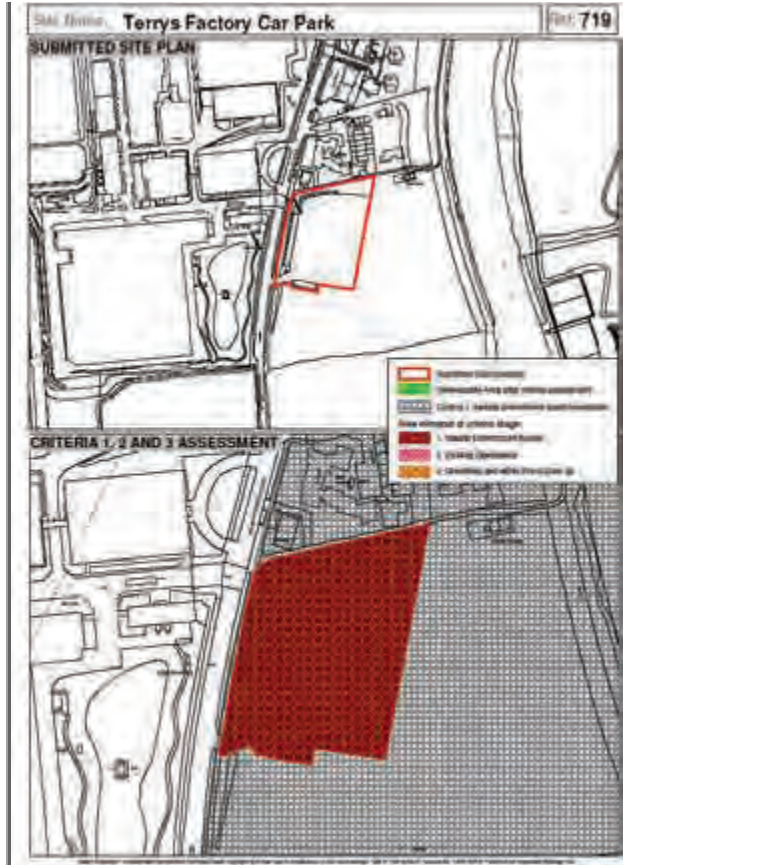
Criteria 1 to 4 Analysis

Site: 719

Terry's car park and land to south

Source:
Previously
Rejected Site

Submitted For: Housing



Submitted Size: 0.865570338

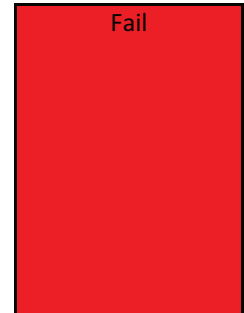
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

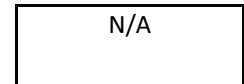
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

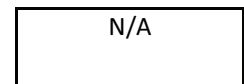
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

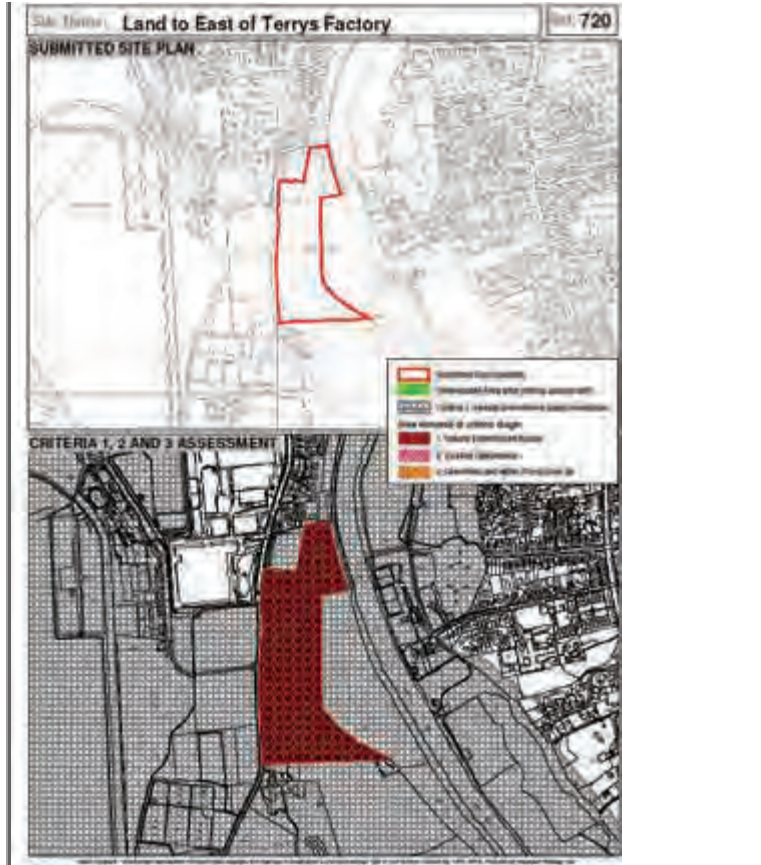
Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 720

Land to the East of Terry's

Source:
Previously
Rejected Site



Submitted For: Education

Submitted Size: 9.440000000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Yes
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
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N/a

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
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N/a

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

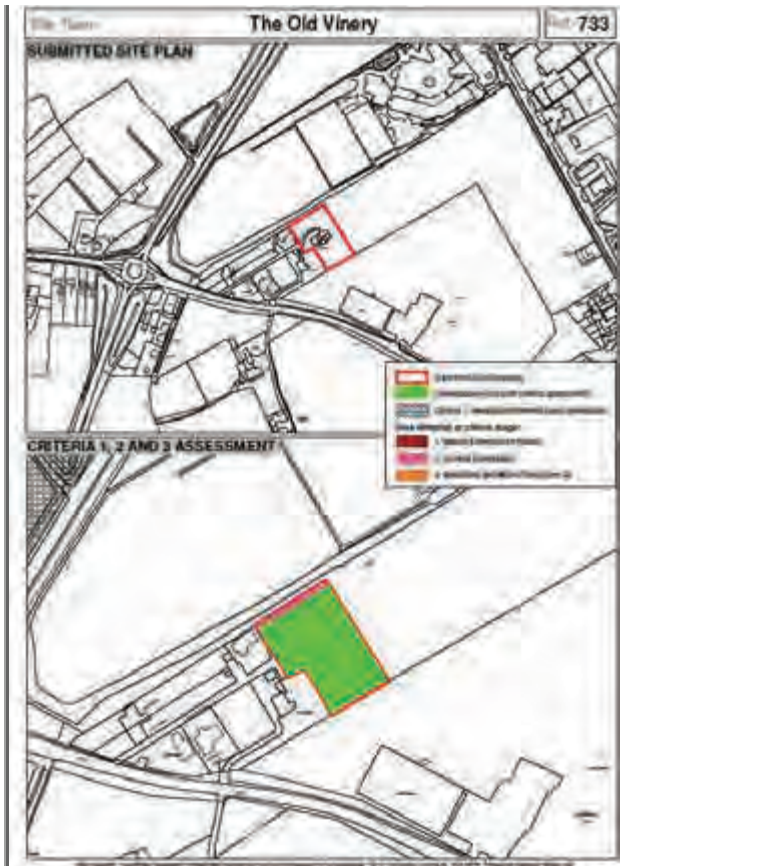
Criteria 1 to 4 Analysis

Site: 733

The Old Vinery, Cinder Lane, Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 0.416840472

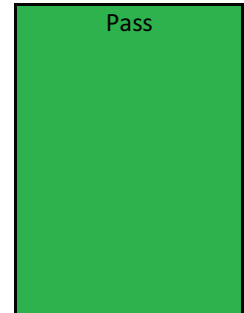
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.416840472

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.394193637

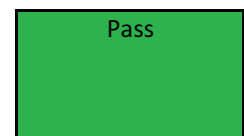
Openspace Evidence:	No
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Criteria 3 - Greenfield 3A

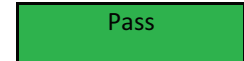
Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.394193637

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 733

The Old Vinery, Cinder Lane, Upper Poppleton

Submitted For: Housing

TRANSPORT

If this site was to come forward with ST2 (with primary means of access via a new junction to A59) and restricted access to all property/land currently served via Cinder Lane was suggested (again accessing via the new junction), this would be supported

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: Due to the proximity of an elevated section of the A1237 and potential for noise affecting any housing a noise assessment will be required.

Amber

Flood Risk: No Comments Collected

Ecology: Biodiversity offsetting and habitat creation off-site may be required.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/
Design: No site specific comments

Green

Openspace/
Recreation: If considered as part of ST2 then site would need to provide on-site openspace as detailed as part of comments on ST2

Green

CONCLUSIONS

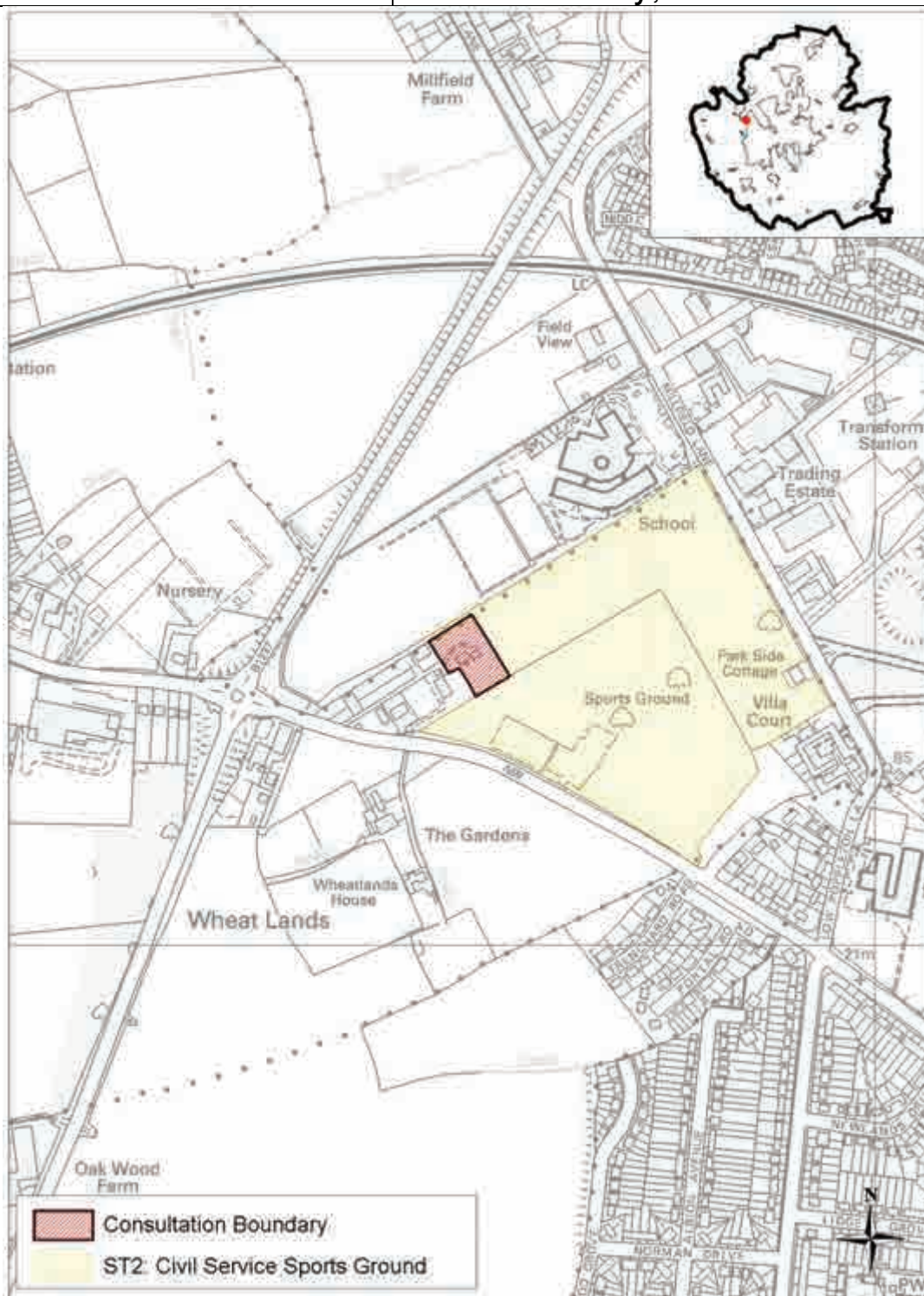
Summary: The site is considered suitable for housing only if considered as an extension to site ST2 (Civil Service Sports Ground) and brought forward as part of a comprehensive masterplan with willing landowners and only subject to resolving issues regarding an existing covenant on the property

Amber

Outcome: **Passed Technical Officer Comments if part of ST2**

Amber

Site ref: 733	Site Name:
Allocation Ref: N/a	The Old Vinery, Cinder Lane



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Site size:	0.4 ha	Indicative Amount:	11 dwellings
Recommendation:	To include the site as a potential extension to strategic allocation ST2: Civil Service Sports Ground subject to resolving issues regarding an existing covenant on the property.		

Criteria 1 to 4 Analysis

Site: 734

Hawthorn Farm, Wetherby Road, Rufforth

Source:
New Site

Submitted For: Housing



Submitted Size: 0.121058681

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.121058681

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

N/A

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.121058681

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.121058681

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 2 Pass

N/A

Under Threshold

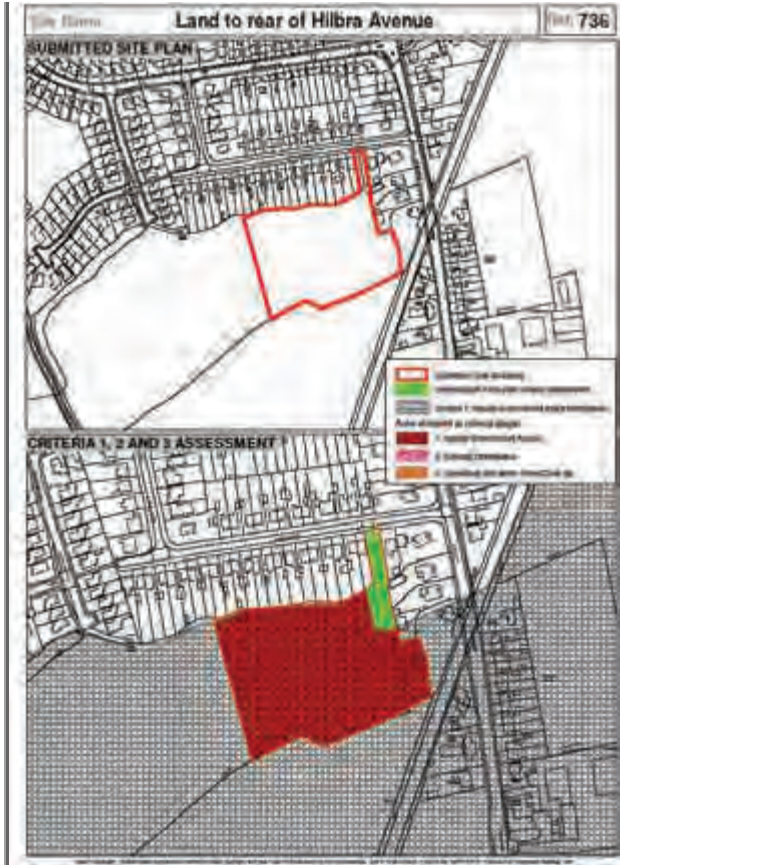
Criteria 1 to 4 Analysis

Site: 736

Land to RO of Hilbra Ave, Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 1.427205235

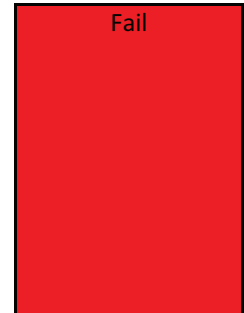
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.100681973

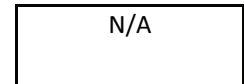
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.100681973

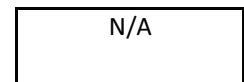
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.100681973

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 737

Stock Hill Field, West of Church Balk, Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 1.856620752

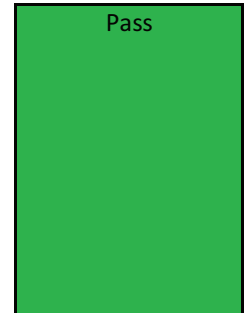
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.856620752

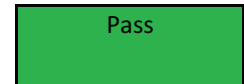
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.856620752

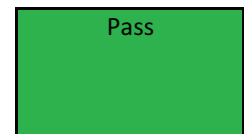
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

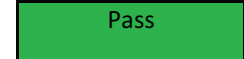
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.856620752

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 737

Stock Hill Field, West of Church Balk, Dunnington

Submitted For: Housing

TRANSPORT

Site has a frontage onto Church Balk and is more achievable with infrastructure improvements to Church Balk. Public transport is available but would benefit from an upgrade to services. Bus service assessment/upgrades are a possible requirement.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.

Amber

Noise:

There will be a noise impact from A166 so noise assessment required.

Amber

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology:

Site is mainly arable land/improved grassland. Site has no known issues.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/
Design:

Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Openspace/
Recreation:

No site specific comments but openspace will be required on site.

Green

CONCLUSIONS

Summary:

Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Outcome:

Failed Technical Officer Comments

Red

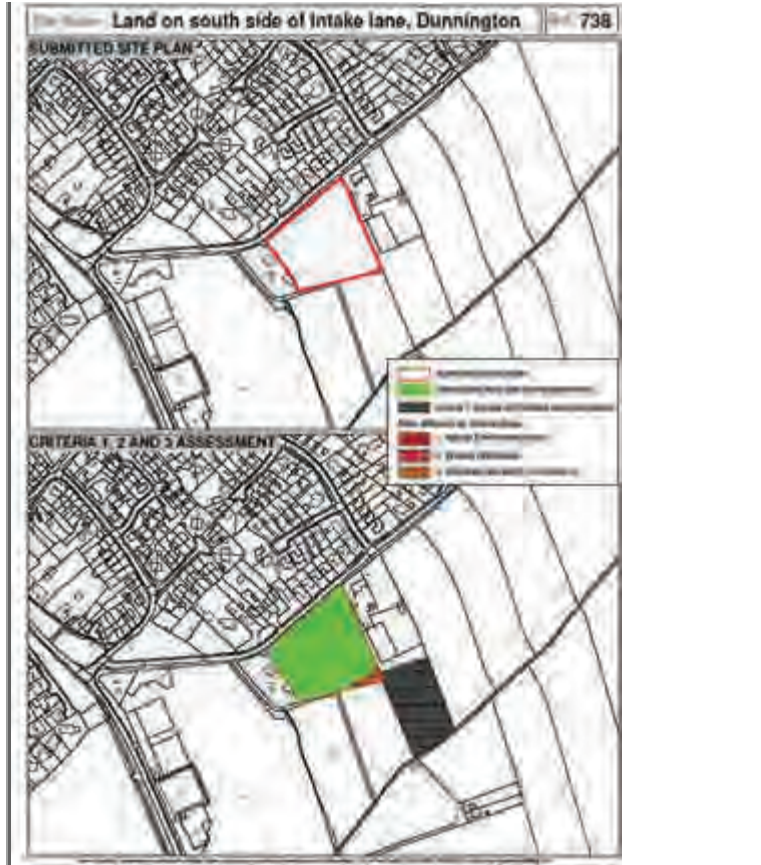
Criteria 1 to 4 Analysis

Site: 738

Land on South side of Intake Lane, Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 0.862661597

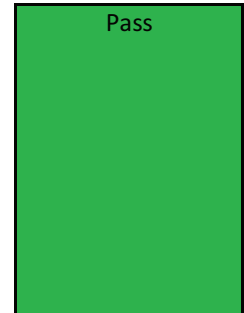
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	0.862661597

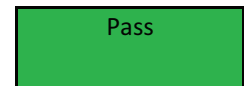
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.862661597

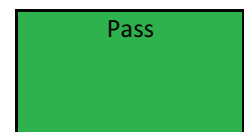
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

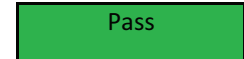
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.828578918

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 738

Land on South Side of Intake Lane, Dunnington

Submitted For: Housing

TRANSPORT

May need local infrastructure improvements. No wider issues.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1, 2, and 3a (3a to the S/E corner of site).

Amber

Ecology: There are arable land and good hedges on the site. There is ridge and furrow with moderately rich grassland to the South East which needs enhancement and may have potential ecological benefits.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the south eastern boundary of the village.

Amber

Landscape/
Design: Intake Lane forms an identifiable containment to the village. Small addition across the road to existing village boundary would not create a defensible boundary. Site is part of the Green Belt setting of the village.

Red

Openspace/
Recreation: Some issues currently with existing play area and parking and safety issues with people running across the road.

Amber

CONCLUSIONS

Summary: Intake Lane forms an identifiable containment to the village. Small addition across the road to existing village boundary would not create a defensible boundary. Site is part of the Green Belt setting of the village

Red

Outcome: **Fails Technical Officer Comments**

Red

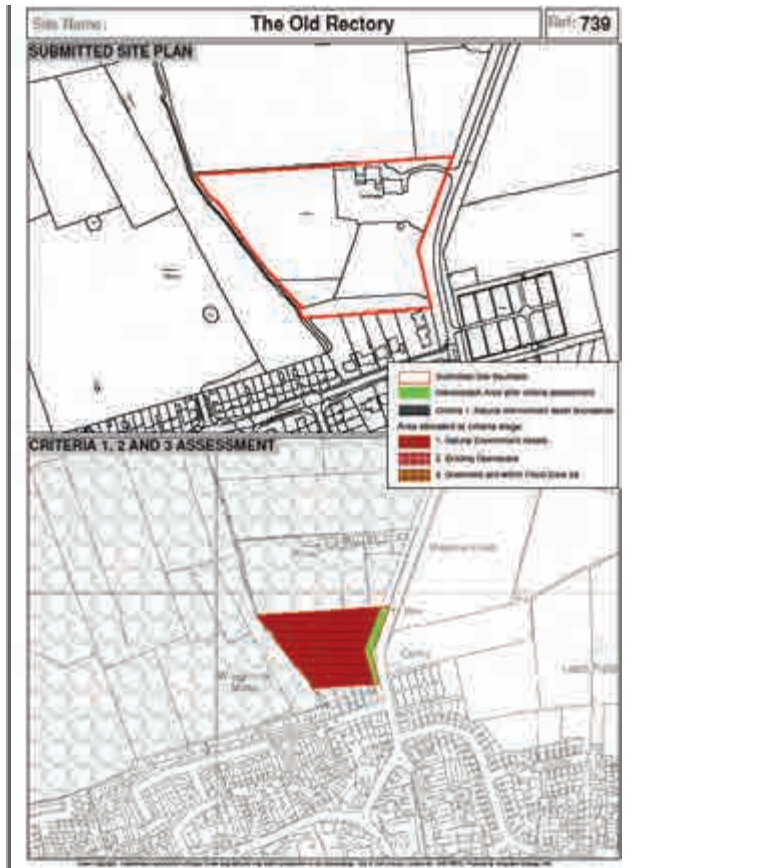
Criteria 1 to 4 Analysis

Site: 739

The Old Rectory, Moor Lane, Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 2.125808186

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.156230974

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.156230974

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.156230974

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

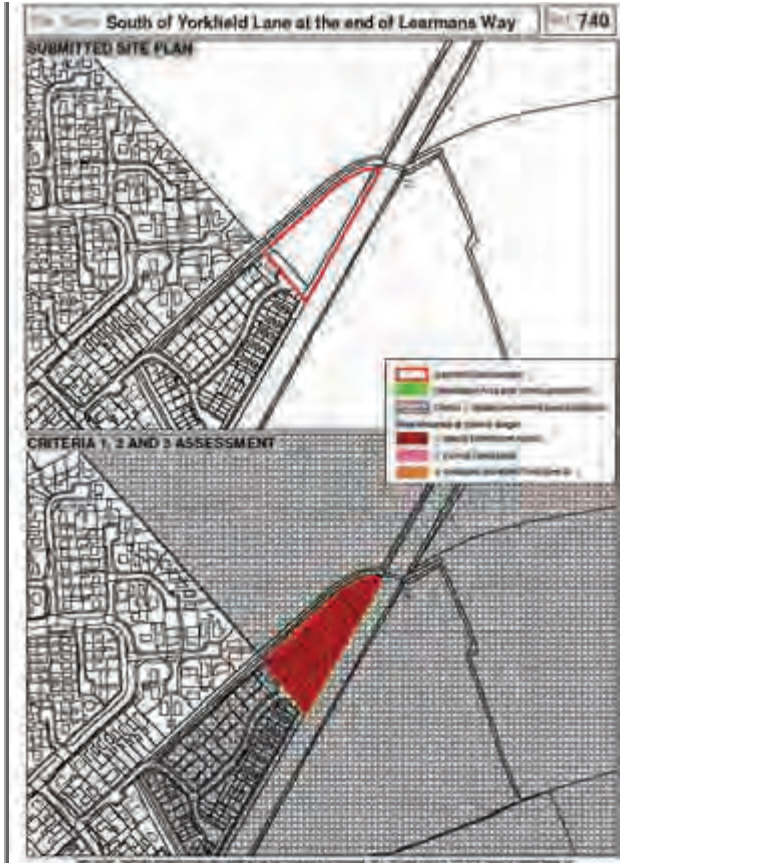
Criteria 1 to 4 Analysis

Site: 740

South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 0.498984904

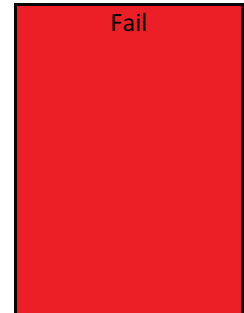
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

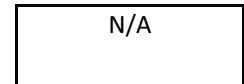
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

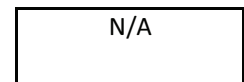
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

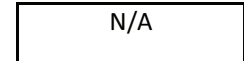
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1

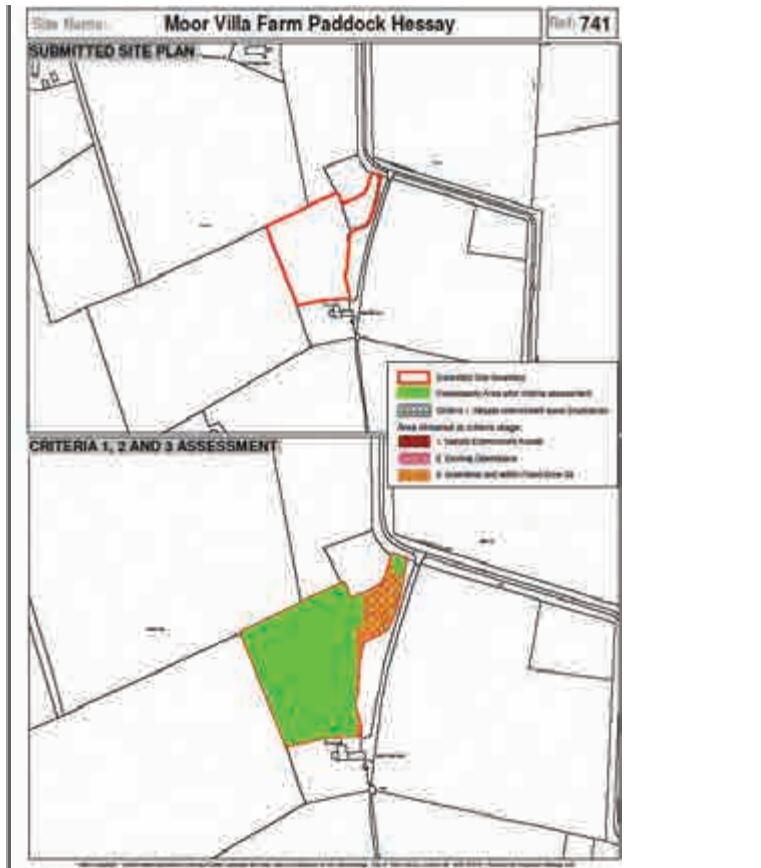
Criteria 1 to 4 Analysis

Site: 741

Moor Villa Farm Paddock, Hessay

Source:
New Site

Submitted For: Housing



Submitted Size: 0.723488005

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.723488005

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.723488005

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.630389905

Floodrisk Evidence:	N/A
---------------------	-----

Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

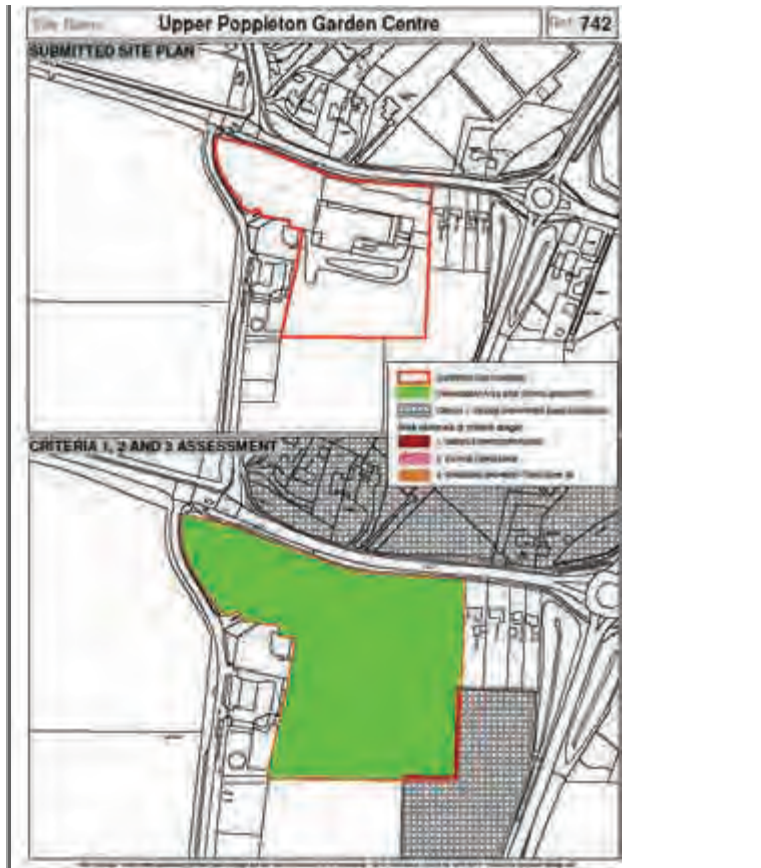
Criteria 1 to 4 Analysis

Site: 742

Poppleton Garden Centre, Northfield Road

Source:
New Site

Submitted For: Housing



Submitted Size: 2.758686935

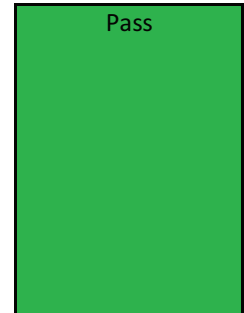
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	2.733587790

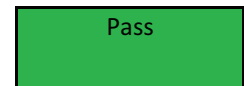
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	2.733589677

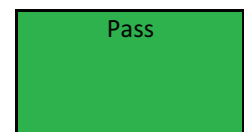
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	2.733589677

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

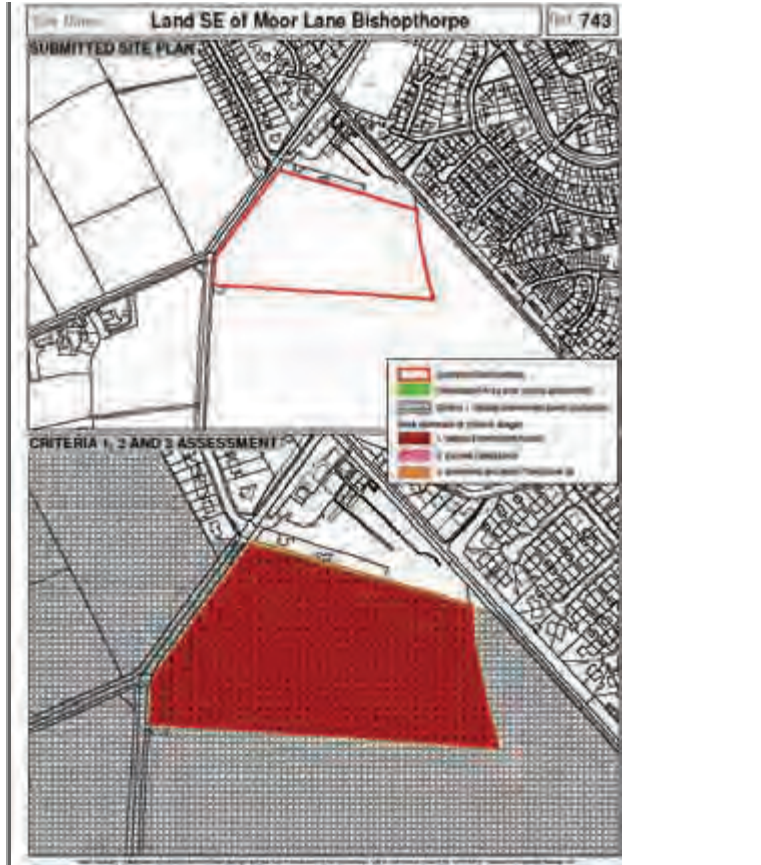
Criteria 1 to 4 Analysis

Site: 743

Land SE of Moor Lane, Bishopthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 3.565840137

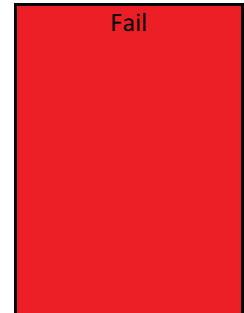
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030433412

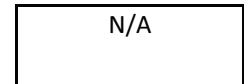
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.030433412

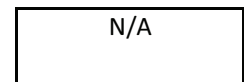
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.030433412

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

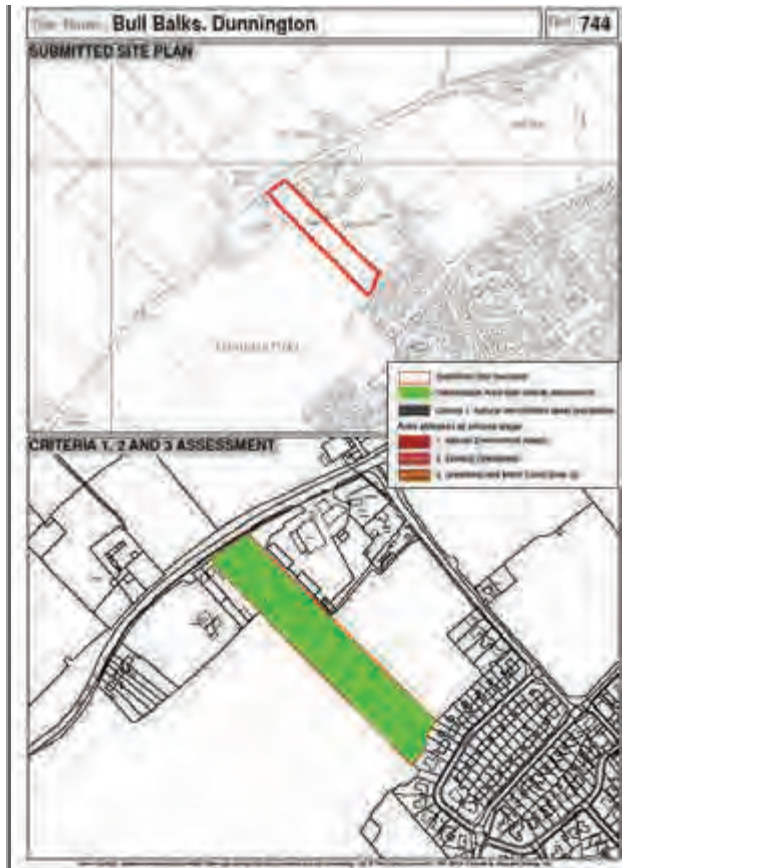
Criteria 1 to 4 Analysis

Site: 744

Bull Balks, Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 1.593329375

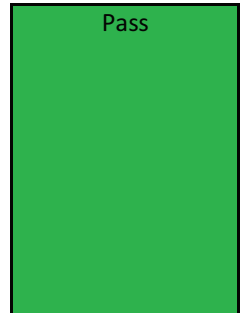
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.593329375

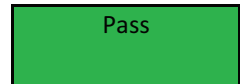
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.593329375

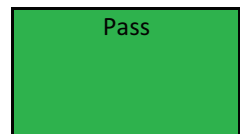
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

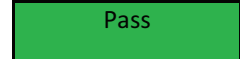
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.593329375

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **744**

Bull Balks, Dunnington

Submitted For: Housing

TRANSPORT

Would struggle with access to bus services. Less preferable to other sites. Not considered a sustainable location for additional housing development

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.

Amber

Noise: There will be a noise impact from A166 so noise assessment required.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Site is mainly arable/improved grassland. Site has no known issues.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/
Design: Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Openspace/
Recreation: No site specific comments but openspace will be required on site.

Green

CONCLUSIONS

Summary: Dunnington village needs to retain a distance from the main arterial road. This site would compromise the setting of Dunnington village.

Red

Outcome: **Fails Technical Officer Comments**

Red

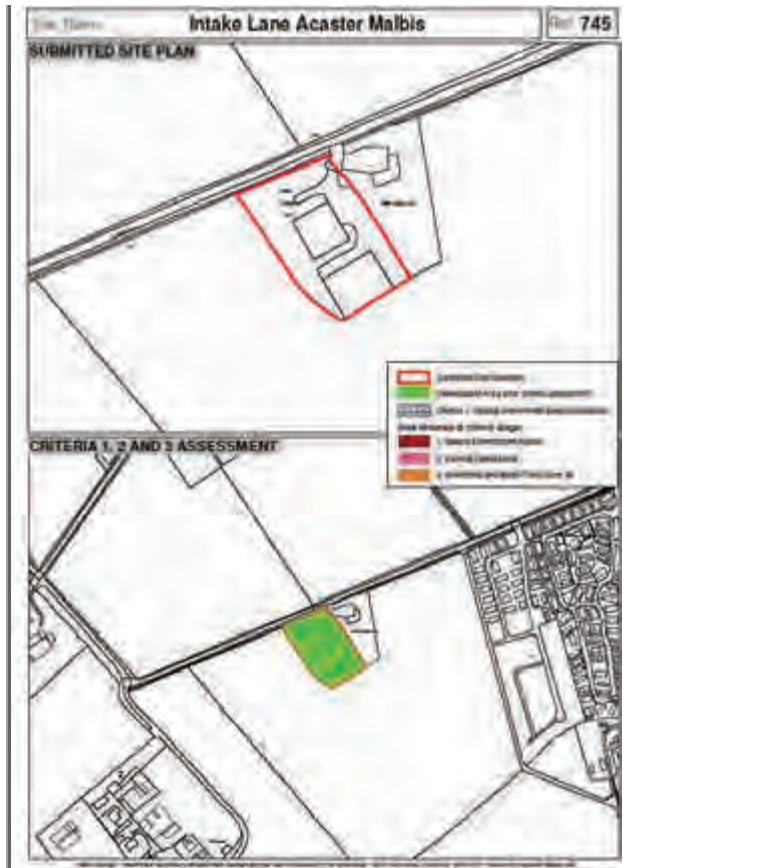
Criteria 1 to 4 Analysis

Site: 745

Intake Lane, Acaster Malbis

Source:
New Site

Submitted For: Housing



Submitted Size: 0.452643390

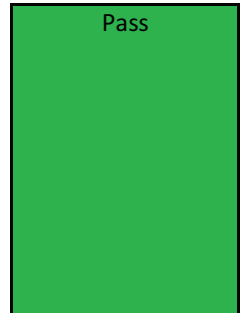
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.452643390

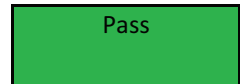
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.452643390

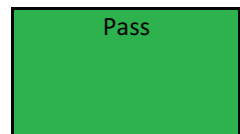
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.452643390

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

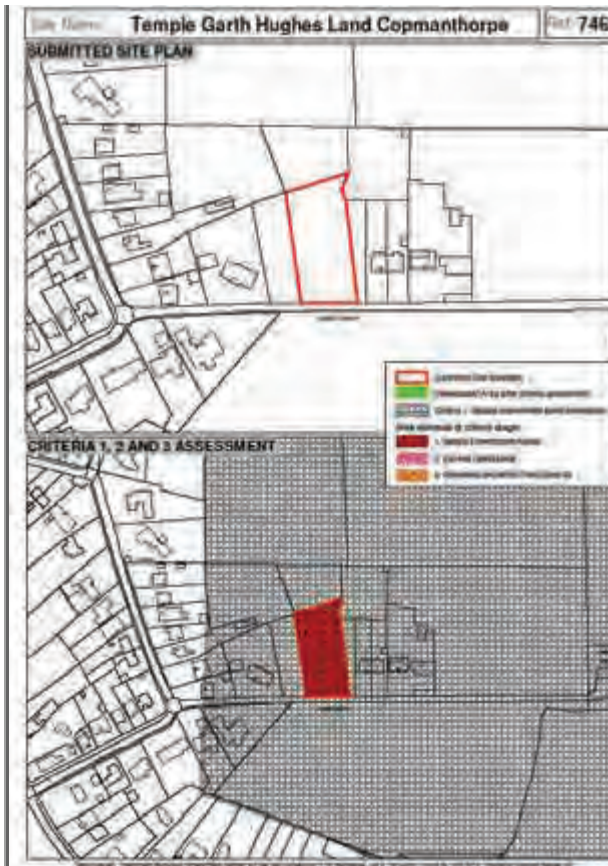
Criteria 1 to 4 Analysis

Site: 746

Temple Garth Hughes land Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 0.183090950

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

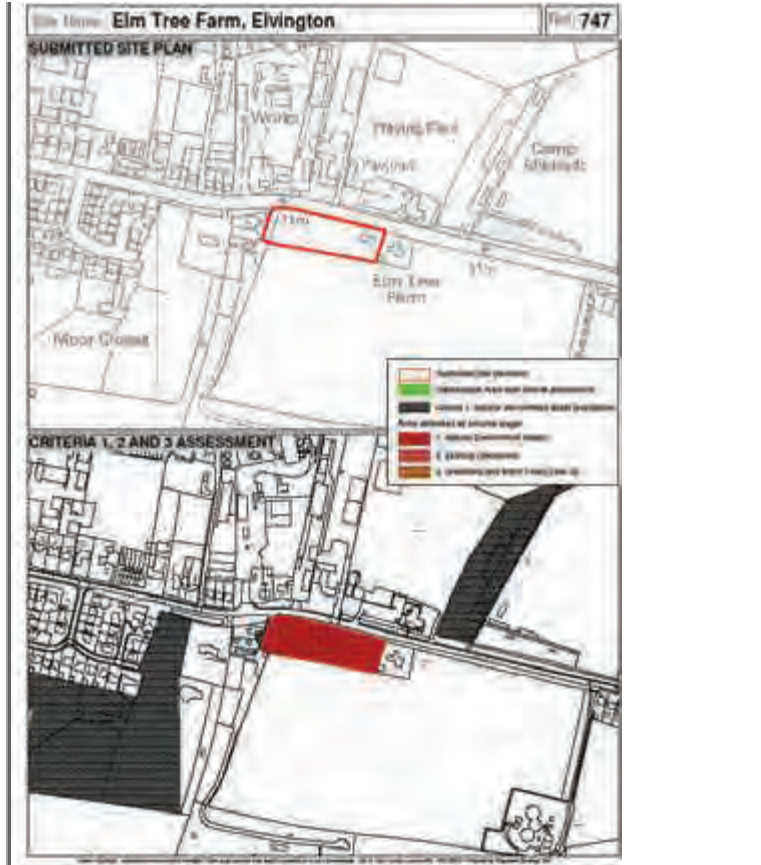
Criteria 1 to 4 Analysis

Site: 747

Elm Tree Farm Elvington

Source:
New Site

Submitted For: Housing



Submitted Size: 0.614853131

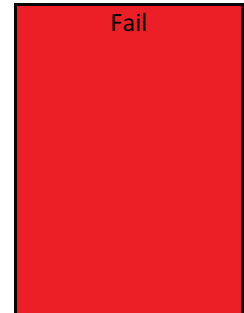
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Yes
Site Size Remaining:	0.000000000

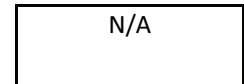
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000842

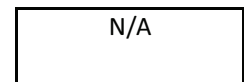
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 2 Pass

N/A

Failed Criteria 1

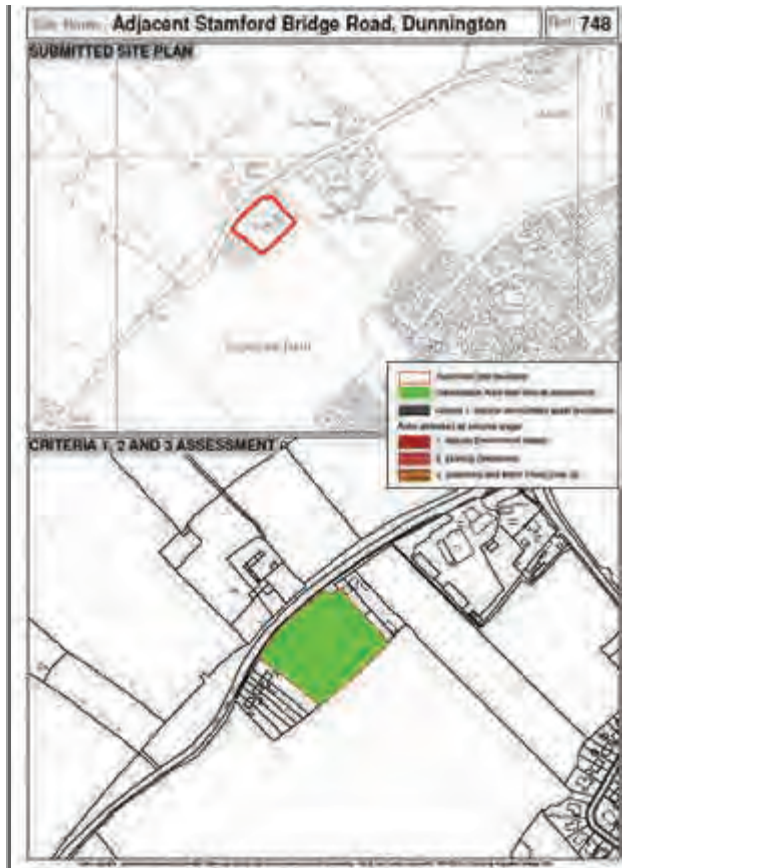
Criteria 1 to 4 Analysis

Site: 748

Adjacent Stamford Bridge Road Dunnington

Source:
New Site

Submitted For: Housing



Submitted Size: 0.925646062

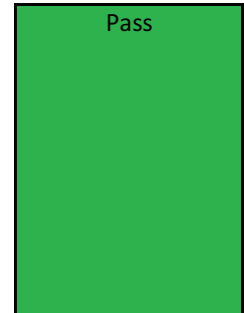
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.925646062

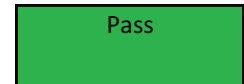
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.925646062

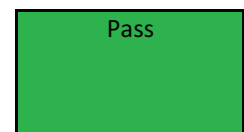
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

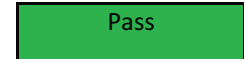
Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.925646062

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment
Adjacent Stamford Bridge Road Dunnington

Site: **748**

Submitted For: Housing

TRANSPORT

Would struggle with access to bus services. Likely need for improvements for pedestrians/cyclists; concern that residents would be reliant on private car journeys.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.

Amber

Noise: There will be a noise impact from the A166 so noise assessment required.

Amber

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: Site is mainly arable land/improved grassland. Site has no known issues. No showstoppers.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/ Design: Existing housing are fairly incidental and development would increase the built up character along the main road. There are a number number of trees and hedges on the site/boundary therefore limited potential for development. Site is not considered suitable for residential development

Red

Openspace/ Recreation: No site specific comments but openspace will be required on site.

Green

CONCLUSIONS

Summary: Existing housing are fairly incidental and development would increase the built up character along the main road. There are a number of trees and hedges on the site/boundary therefore limited potential for development. Site is not considered suitable for residential development. The site would struggle with access to bus services. Likely need for improvements for pedestrians/cyclists; concern that residents would be reliant on private car journeys.

Red

Outcome: **Failed technical officer comments**

Red

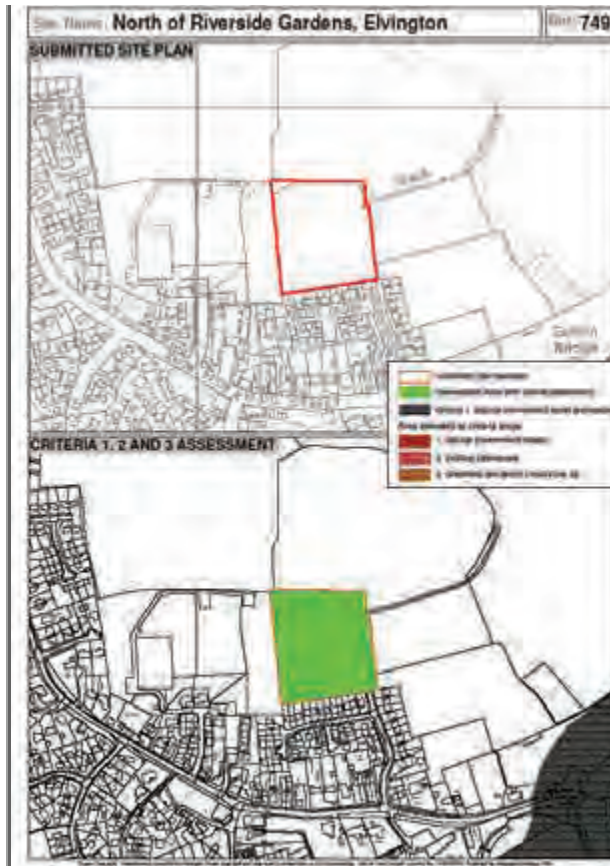
Criteria 1 to 4 Analysis

Site: 749

North of Riverside Gardens, Elvington

Source:
New Site

Submitted For: Housing



Submitted Size: 1.471707016

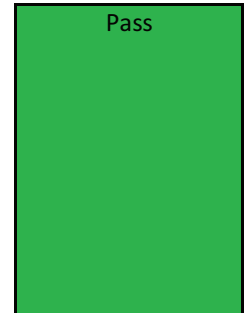
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.471707016

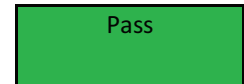
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.471707016

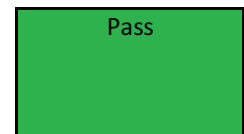
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

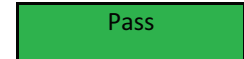
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.471707016

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **749**

North of Riverside Gardens, Elvington

Submitted For: Housing

TRANSPORT

It appears feasible subject to technical assessment of Riverside Gardens to access this allocation. Some upgrading of infrastructure is possible. Within walking distance of some local services although facilities for pedestrians are limited in parts and upgrades are a likely requirement of further development in the village. Walking distance to schools and infrastructure means potential for increased reliance on car trips. Transport Assessment required to review this and bus services/stops.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: No information but the land is arable/improved/disturbed. Phase 1 Habitat survey required, check for Barn Owls.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There appears to be ridge and furrow on the site. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the eastern boundary of the village.

Amber

Landscape/ Design: Development of this site brings development closer to the Derwent corridor, and PROW. The site would visually impact on a significant number of residential receptors and Stamford bridge (bridge) and less so on Dauby Lane. Development of this site would materially affect the character of the eastern boundary of the village.

Red

Openspace/ Recreation: On site openspace would be required.

Green

CONCLUSIONS

Summary: Development of this site brings development closer to the Derwent corridor, and PROW. The site would visually impact on a significant number of residential receptors and Stamford bridge (bridge) and less so on Dauby Lane. Development of this site would materially affect the character of the eastern boundary of the village.

Red

Outcome: **Failed Technical Officer Comments**

Red

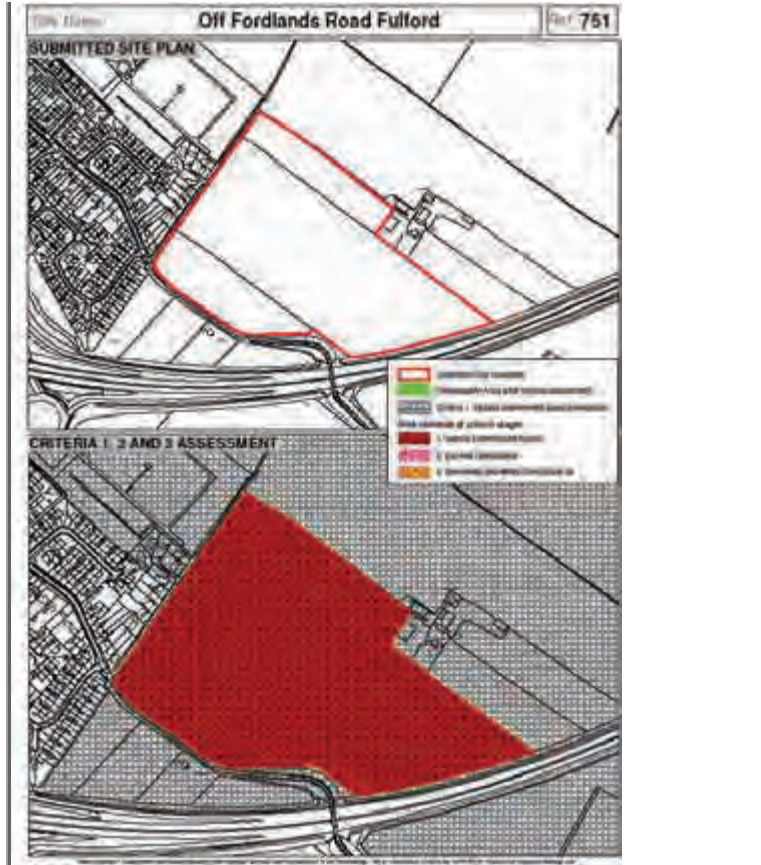
Criteria 1 to 4 Analysis

Site: 751

Off Fordland's Road Fulford

Source:
New Site

Submitted For: Housing



Submitted Size: 12.000867451

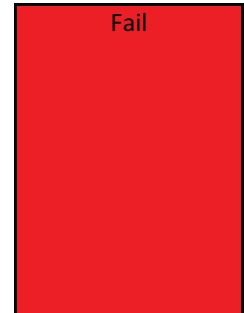
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.003160406

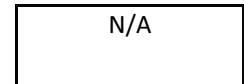
Floodrisk Evidence:	N/A
Landscape Evidence:	To Follow
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.003160406

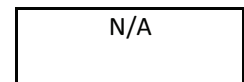
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.003160406

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

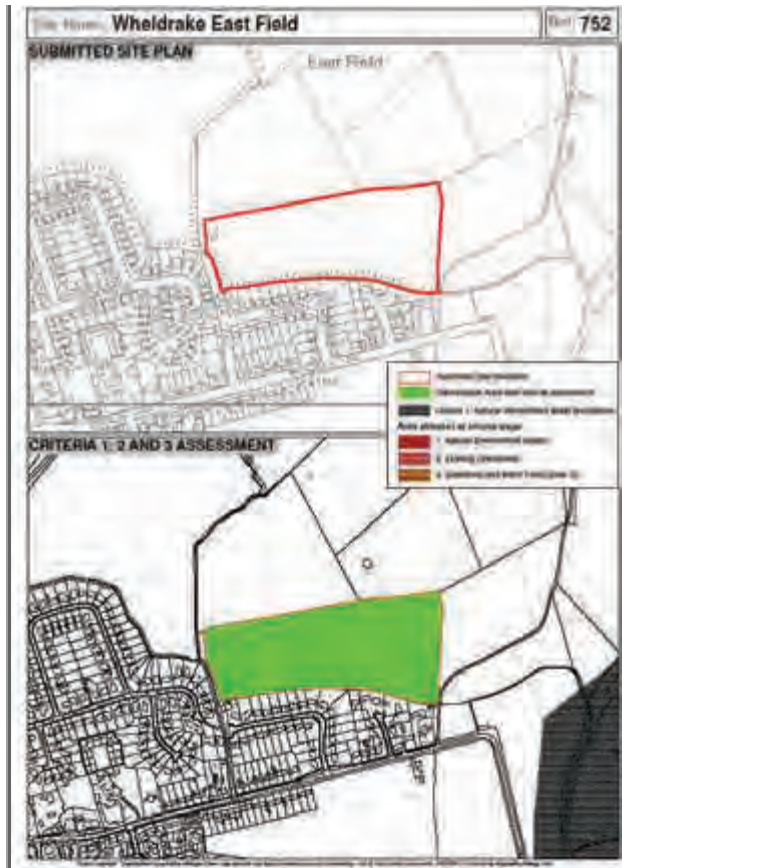
Criteria 1 to 4 Analysis

Site: 752

Wheldrake East Field

Source:
New Site

Submitted For: Housing



Submitted Size: 4.902172475

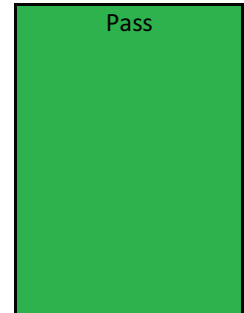
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.902172475

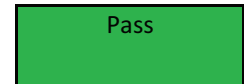
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.902172475

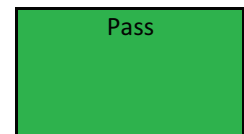
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

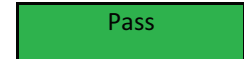
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.902172475

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 2 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 752

Wheldrake East Field

Submitted For: Housing

TRANSPORT

The access is currently shown off Beck Lane - which is a private road used for agricultural access. This would not be a suitable access to the site. A further technical assessment to look at suitable access solutions would be required. The cumulative impact of this, together with other sites within Wheldrake could potentially uplift of local services with potential improvements to local bus services.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Unlikely to be major air quality impacts. Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

There are localised flooding issues. This site is located in flood zone 1.

Ecology: This is arable land of limited interest with good hedgerows. Drainage links to Derwent Ings with a possible bat corridor. From a Habitat Regulations view point there may be a cumulative issue with regard to the Lower Derwent valley should all Wheldrake sites be allocated.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: A ditch is to southern part of the site. Impacts on the rural setting of the village - would need to maintain the openness and character and not build up to the south and east boundary of this site. Development would create a brutal edge to the east of the village, this should be avoided. A softening of the building edge should be made by losing around 1/3 of the site. Design of the houses needs consideration with regards to the character of the village - opportunity to enhance/establish characteristics of the village.

Amber

Openspace/ Recreation: Openspace will need to be provided on site. No site specific issues.

Green

CONCLUSIONS

Summary: Development of the full site would produce a brutal edge to this part of the village (Reduction of developable area by 1/3 may be more acceptable). The design of new properties should take account of existing character of the village and the rural setting of Wheldrake needs consideration. There is a potential cumulative impact on Lower Derwent Valley wildlife habitats should this and other nearby sites be developed which would need further technical assessment. The access is currently shown off Beck Lane - which is a private road used for agricultural access. This would not be a suitable access to the site. A further technical assessment to look at suitable access solutions would be required. The cumulative impact of this, together with other sites within Wheldrake could potentially uplift of local services with potential

Red

improvements to local bus services.



Outcome:

Failed Technical Officer Comments

Red

Criteria 1 to 4 Analysis

Site: 753

Behind Manor Farm Rufforth

Source:
New Site

Submitted For: Housing



Submitted Size: 5.144857864

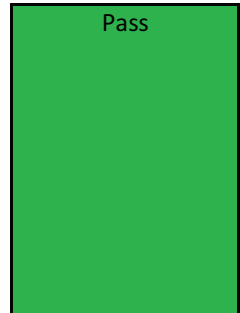
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.144857864

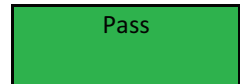
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	5.144857864

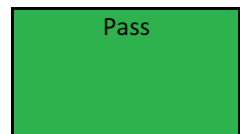
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

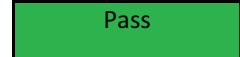
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.144857864

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 2 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 753

Behind Manor Farm , Rufforth

Submitted For: Housing

TRANSPORT

Not sustainable from a transport perspective due to access constraints and its location away from facilities and services.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

Air Quality: Standard Air Quality requirements including EVR infrastructure would be applicable. Unlikely to be major Air Quality implications.

Amber

Noise: Due to the proximity of the Harewood Whin site, noise and odour will need to be considered and will require suitable assessments on the impact on residential amenity.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

This site is located in flood zone 1

Ecology: The site is improved grassland/arable land. The hedges may also be of interest and would require further investigation

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The development of this site would materially affect the character of the north east boundary of Rufforth.

Red

Landscape/
Design: Development of this site would be out of character with the village and it could not be incorporated into the settlement meaningfully.

Red

Openspace/
Recreation: On site openspace will be required.

Green

CONCLUSIONS

Summary: This site is not deemed suitable for development given its relationship with the existing settlement and difficulty in incorporating it into the existing settlement. Also, this is a large site which is deemed difficult to access.

Red

Outcome: **Failed Technical Officer Comments**

Red

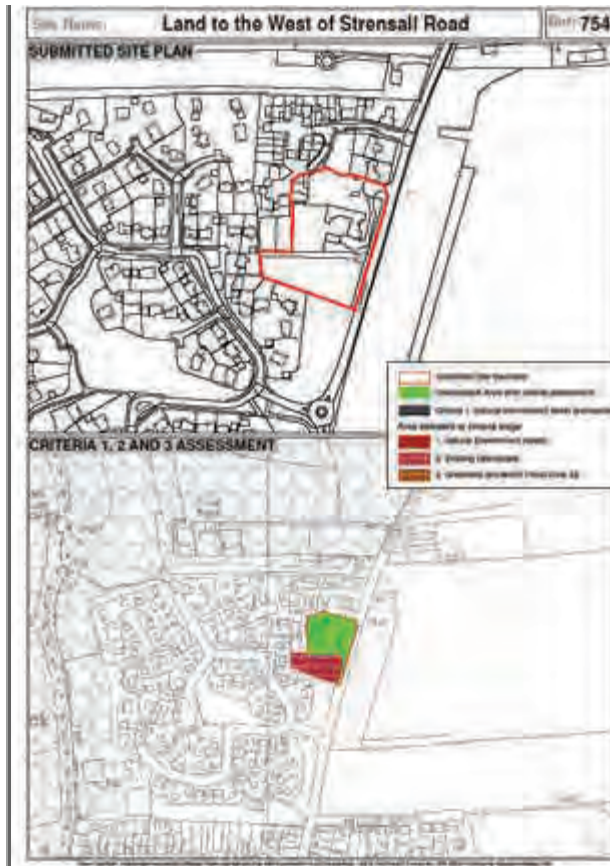
Criteria 1 to 4 Analysis

Site: 754

Land to the West of Strensall Rd Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 0.728954312

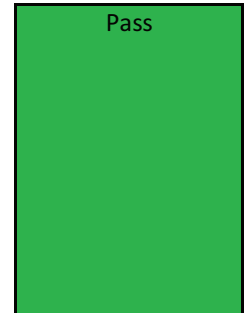
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.728954312

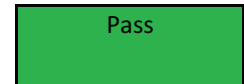
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.469183800

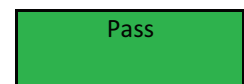
Openspace Evidence:	No
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.469183800

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

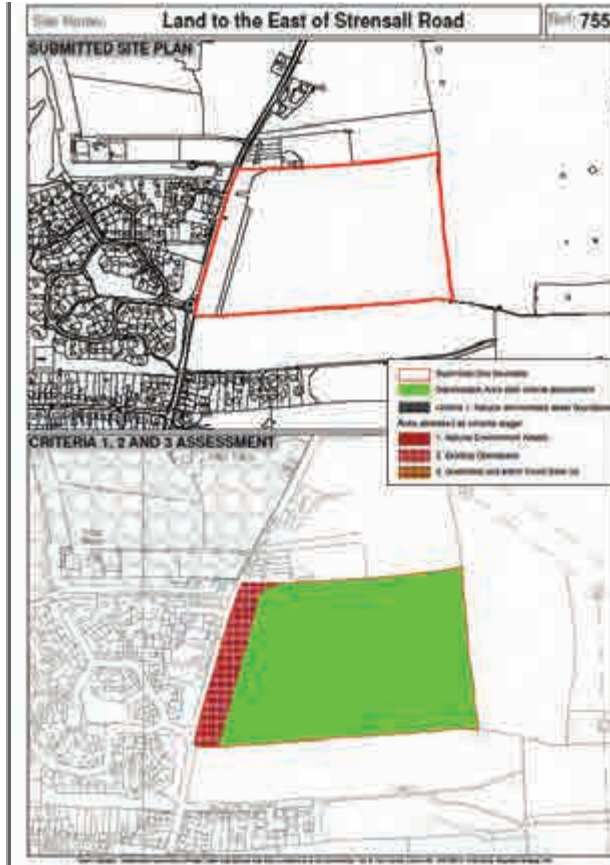
Criteria 1 to 4 Analysis

Site: 755

Land to the East of Strensall Rd Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 13.700188914

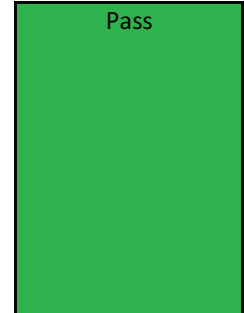
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	13.700188914

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	12.349973128

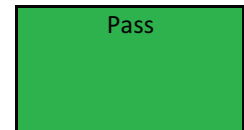
Openspace Evidence:	No
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	12.349973128

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

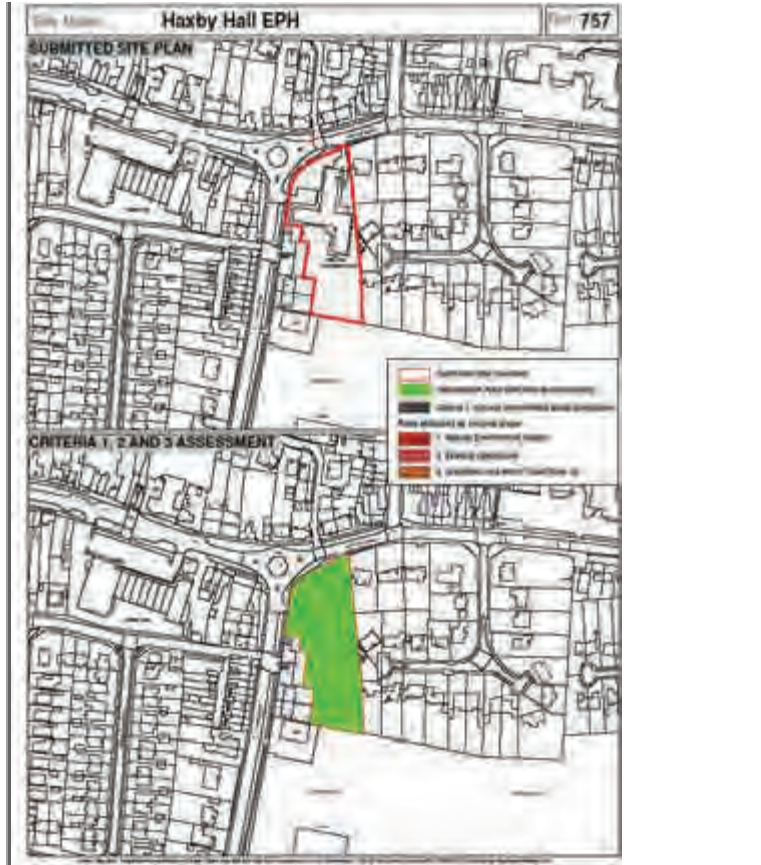
Criteria 1 to 4 Analysis

Site: 757

Haxby Hall EPH

Source:
New Site

Submitted For: Housing



Submitted Size: 0.423067081

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.423067081

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.423067081

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.423067081

Floodrisk Evidence:	N/A
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Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 757

Haxby Hall EPH

Submitted For: Housing

TRANSPORT

No site specific highways comments. The site is likely to have good access to services due to proximity with Haxby District Centre.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There are standard air quality requirements including EVR infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1.

Green

Ecology: There is potential ecological interest. Further investigation is required to establish this, particularly in relation to bats.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: No site specific comments.

Green

Landscape/
Design: Happy for this site to come forward. No landscape issues.

Green

Openspace/
Recreation: No site specific comments.

Green

CONCLUSIONS

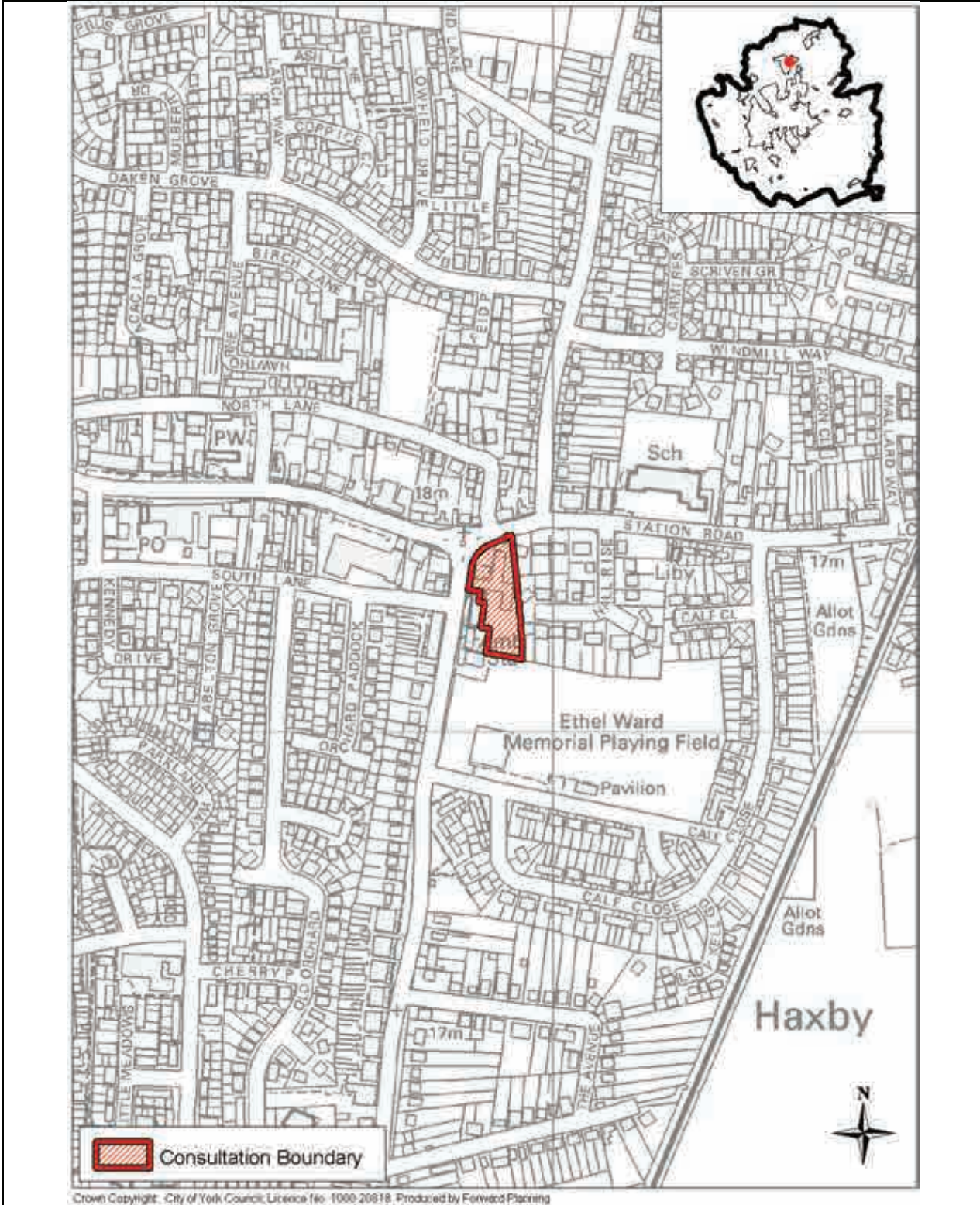
Summary: There are no significant issues with regards to this site. The site is considered suitable for residential use and/or community uses including medical, education or local retail given the proximity to Haxby District Centre

Green

Outcome: **Passed Technical Officer Comments**

Green

Site ref: 757	Site Name:
Allocation Ref: N/a	Haxby Hall Elderly Persons Home



Site size:	0.42 ha	Indicative Amount:	15 dwellings
Recommendation:	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan		

Criteria 1 to 4 Analysis

Site: 758

Broad Highway Wheldrake

Source:
New Site

Submitted For: Housing



Submitted Size: 0.668317191

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.668317191

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.668317191

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.668317191

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **758**

Broad Highway Wheldrake

Submitted For: Housing

TRANSPORT

No major concerns.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Unlikely to be major air quality impacts. Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Amber

There have been flooding issues to the north of the site. The site is located in flood zone 1.

Ecology:

This is arable land. Broad Highway has examples of good grass verges, though not specifically in this location, therefore, there should be no significant impact.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits on the site. Integrating this site within the wider community could be an issue

Amber

Landscape/
Design:

The site doesn't affect the wider setting of the village. There are no landscape details of significant interest and the site is not widely visible. However the site does extend beyond an otherwise strong village edge

Amber

Openspace/
Recreation:

The site is close to recreational open space and school.

Green

CONCLUSIONS

Summary:

The site does not have any significant ecological or landscape features within it. However the site compromises the existing village edge and what is currently a defensible boundary for the edge of the settlement. There are also concerns about how the site would integrate within the wider community .

Red

Outcome:

Failed Technical Officer Comments

Red

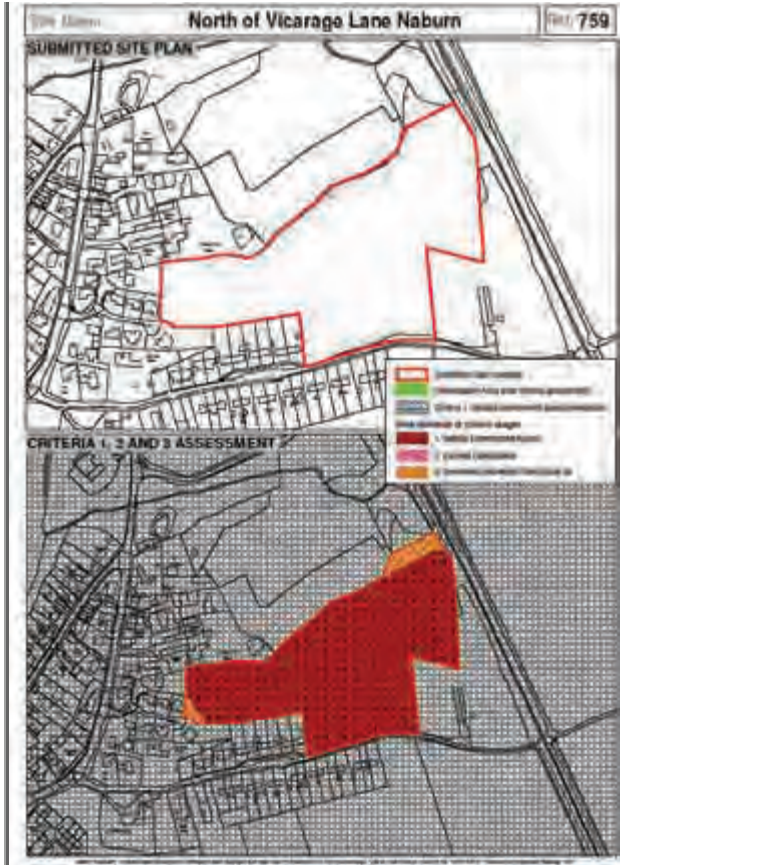
Criteria 1 to 4 Analysis

Site: 759

North of Vicarage Lane Naburn

Source:
New Site

Submitted For: Housing



Submitted Size: 3.060762180

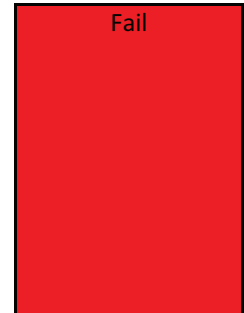
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	Adjacent
Local Nature Conservation	No
Site Size Remaining:	0.000000000

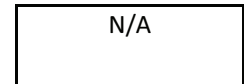
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

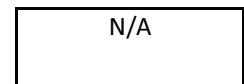
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

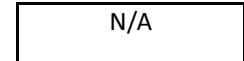
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000155885

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1

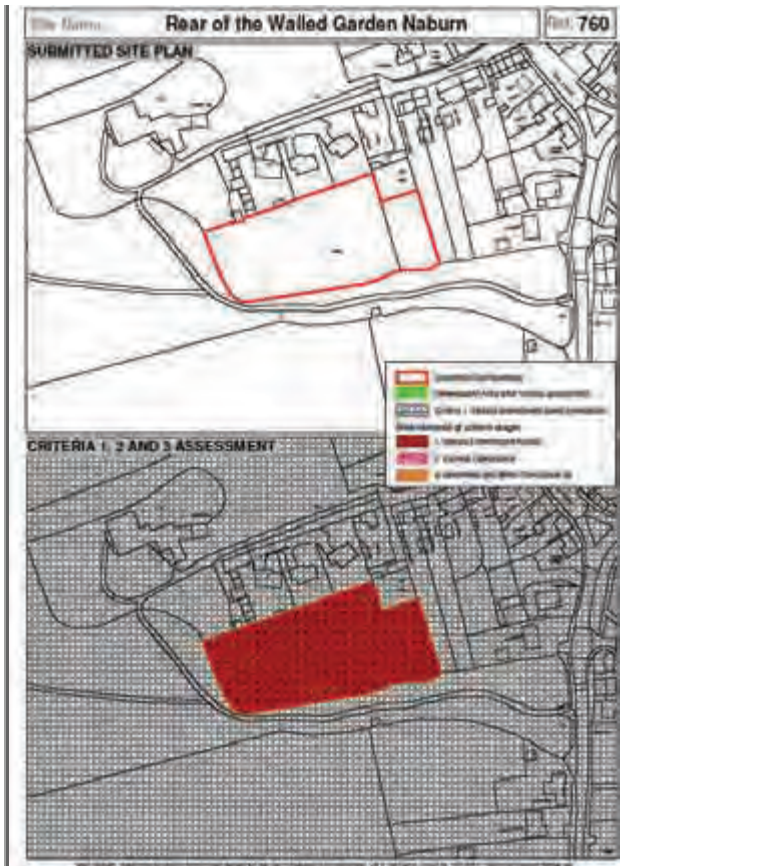
Criteria 1 to 4 Analysis

Site: 760

Rear of the Walled Garden Naburn

Source:
New Site

Submitted For: Housing



Submitted Size: 0.579389922

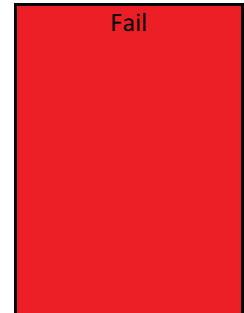
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

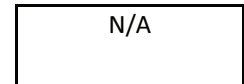
Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

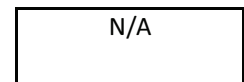
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
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Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

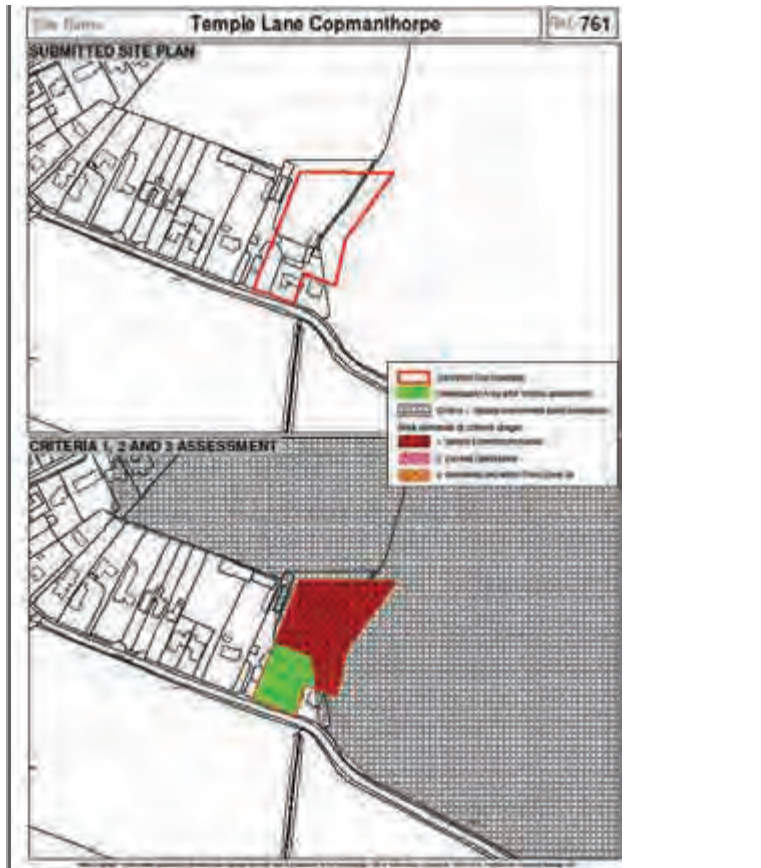
Criteria 1 to 4 Analysis

Site: 761

Temple Lane Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 0.574658623

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.162118547

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.162118547

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.162118547

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

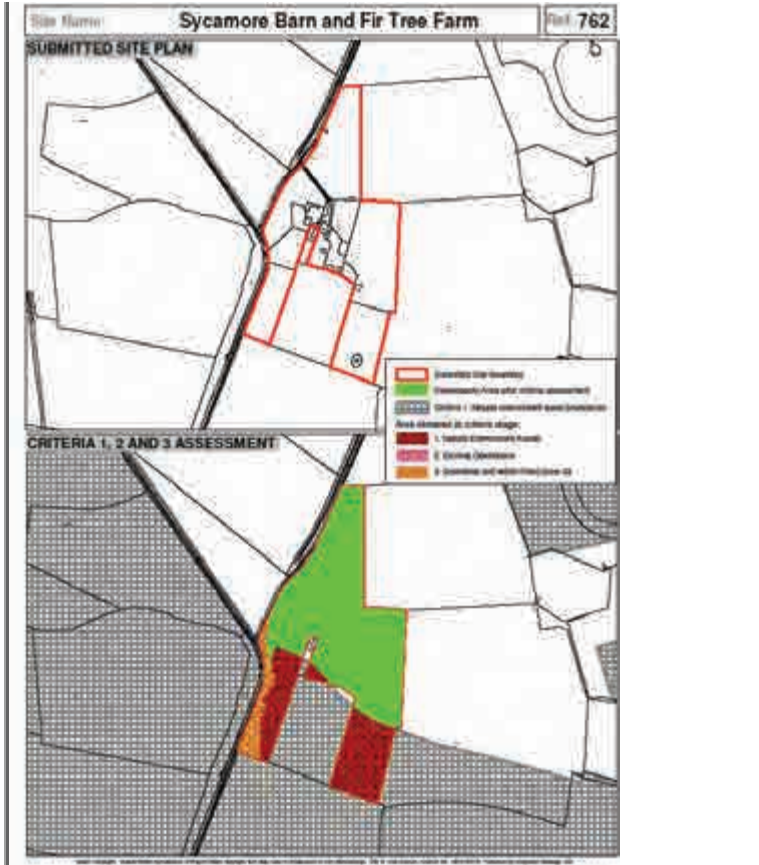
Criteria 1 to 4 Analysis

Site: 762

Sycamore Barn and Fir Tree Farm

Source:
New Site

Submitted For: Housing



Submitted Size: 6.425443707

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.554849533

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.554849533

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	4.487243382

Floodrisk Evidence:	N/A
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Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

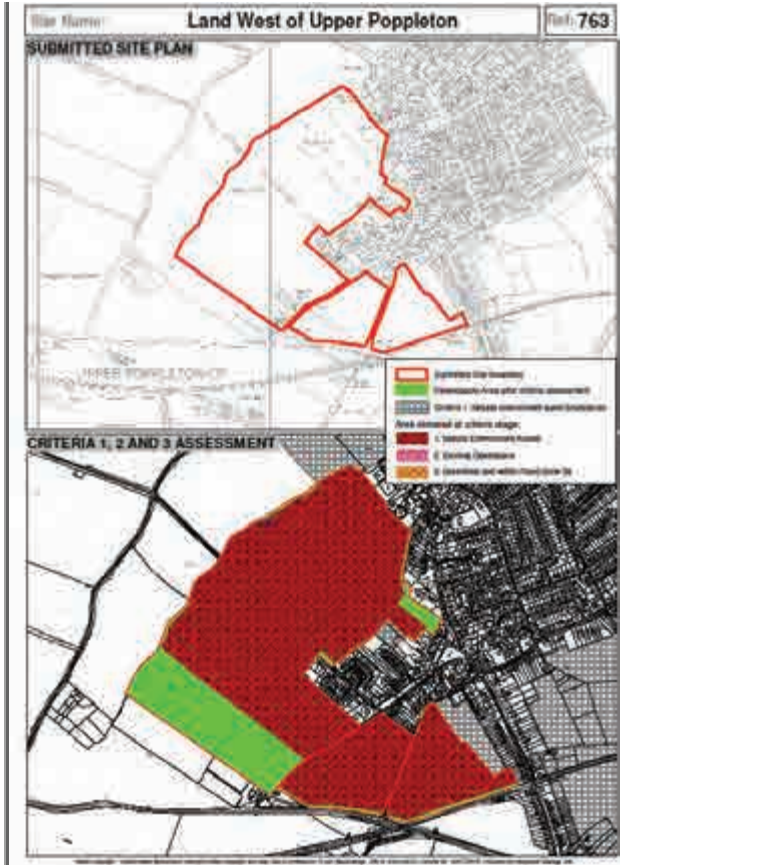
Criteria 1 to 4 Analysis

Site: 763

Land West of Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 68.013836937

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	11.604826427

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	11.561311588

Openspace Evidence:	No
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Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	11.561311588

Floodrisk Evidence:	N/A
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Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 763

Land West of Upper Poppleton

Submitted For: Housing

TRANSPORT

The remaining site is disconnected with Upper Poppleton Village with no suitable access shown. No technical assessment submitted.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No site specific comments

Green

Air Quality: No site specific comments

Green

Noise: No site specific comments

Green

Flood Risk: Site is greenfield and therefore runoff rates must comply with the 1.4 l/sec/ha

Green

Ecology: No Comments Collected

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological feature and deposits

Amber

Landscape/
Design: The majority of the site fails criteria 1 (Historic Character and Setting) and no evidence submitted to support the re-assessment of this land. The remaining land is disassociated with Upper Poppleton Village and would not be suitable for development

Red

Openspace/
Recreation: No Comments Collected

CONCLUSIONS

Summary: Most of the site fails criteria 1 (Historic Character and Setting) and no evidence submitted to support removal of this land from the historic character and setting appraisal. The remaining small piece of land that is left outside of criteria 1 is disassociated with Upper Poppleton village and would not be suitable for development in isolation

Red

Outcome: **Fails technical officer comments**

Red

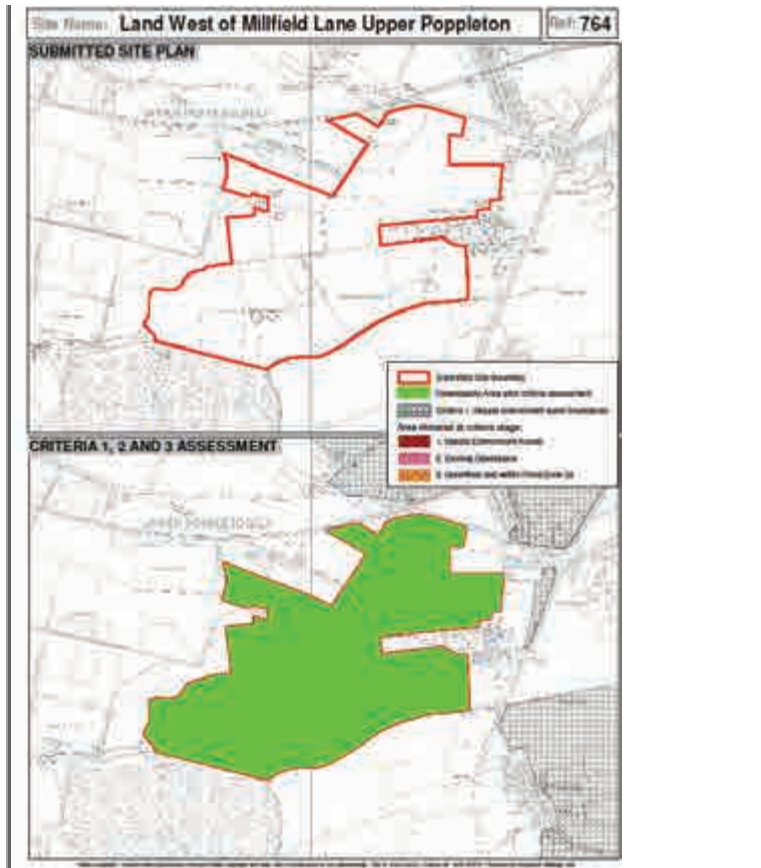
Criteria 1 to 4 Analysis

Site: 764

Land west of Millfield Lane Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 123.147452821

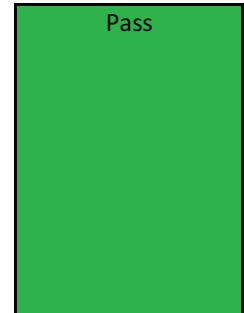
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	123.089942467

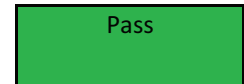
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	123.089942467

Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	116.982069971

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 1234 but Over 100ha - Technical Officer Evaluation

Technical Officer Assessment

Site: 764

Land west of Millfield Lane, Upper Poppleton

Submitted For: Housing

TRANSPORT

Without any supporting information to evaluate, it is difficult to pass comment on this site. As it stands now, the site is not in a sustainable location, however if mitigation measures were put forward these could be re-assessed. More information is required.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located adjacent to an operational landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Green

Air Quality:

Due to the size of this site and the potential for traffic and air quality implications to the West of the city, a full and comprehensive air quality assessment will be required, which takes into account cumulative traffic impacts from other local developments including the Park and Ride site. Also, in line with the emission reduction aspirations of York's adopted overarching Low Emission Strategy (LES), the Environmental Protection Unit (EPU) would require an estimate of the likely emission impact of the site with and without mitigation measures in place. Damage costs of any residual emission should then be calculated using DEFRA damage costs. As northern sections of the site adjoin the A59, careful consideration will need to be given to the site design to ensure any residential is set back sufficiently from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered. In line with the Council's Low Emission Strategy, developers must show how they are making all reasonable efforts to minimise total emissions from the site. This will include requirements to promote and incentivise the use of low emission vehicles and fuels. A low emission development is envisaged that will explore opportunities for on-site electric vehicle recharging infrastructure, and high quality pedestrian/cycle links. Opportunities for incentivising the use of public transport should also be explored.

Green

Noise:

This site is located directly adjacent to the A59, the new park and ride site which is currently under construction, and the York to Harrogate railway line. In addition to the south west of the site is an operational landfill site where noise from site operations will also have an impact upon the land on site 764 and also to the east is the North Minster business park. As a result the site is likely to be affected by noise and so noise from both the highway, park and ride site, landfill site and industrial business park will need to be assessed in order to determine the suitability of the site for development into housing. The noise assessment should assess noise levels experienced on site upon completion and then compare the levels with the following target sound levels, with adequate ventilation provided, and also identify and recommend mitigation measures which could be implemented to ensure that the levels are not exceeded inside the proposed dwellings; 30dB(A) Leq 8 hour 23:00 to 07:00 and Lmax 45dB(A) in bedrooms, 35dB(A) Leq 16 hour (07:00 to 23:00) in habitable, 50dB(A) Leq 16 hour (07:00 to 23:00) in gardens (if provided). Vibration from the railway line also has the potential to affect the site located closest to the site and so a vibration assessment may be required depending on the position of any housing. For industrial or employment sites the combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in

Amber

	accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention. In addition to noise and vibration, odour from the landfill site is something which could affect the amenity of any proposed dwellings and so odour potential will need to be considered in order to determine the suitability of the site for development. Given the number of historic complaints this may well prove to make the site undevelopable for housing.	
Flood Risk:	Area to the west is within flood zones 2 and 3, rest of site in flood zone 1. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.	Green
Ecology:	All of site is arable land with no known major ecological issues. A hedgerow survey would need to be undertaken alongside an assessment of the value of farmland birds and mitigation to offset any disturbance.	Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. This needs to be done ASAP to support the argument for the allocation. Due to the size of the site extensive investigation is needed.	Amber
Landscape/ Design:	This represents a substantial additional community. The site would impact on the setting of the city due to the loss of fields, and its size and high visibility in relation to the A59 and the ring road. This site would influence compactness of Poppleton and coalescence with Knapton.	Red
Openspace/ Recreation:	Openspace will need to be provided on site. No site specific issues.	Green

CONCLUSIONS

Summary:	This represents a substantial additional community. The site would impact on the setting of the city due to the loss of fields, and its size and high visibility in relation to the A59 and the ring road. This site would influence compactness of Poppleton and coalescence with Knapton.	Red
Outcome:	Fails technical officer comments	Red

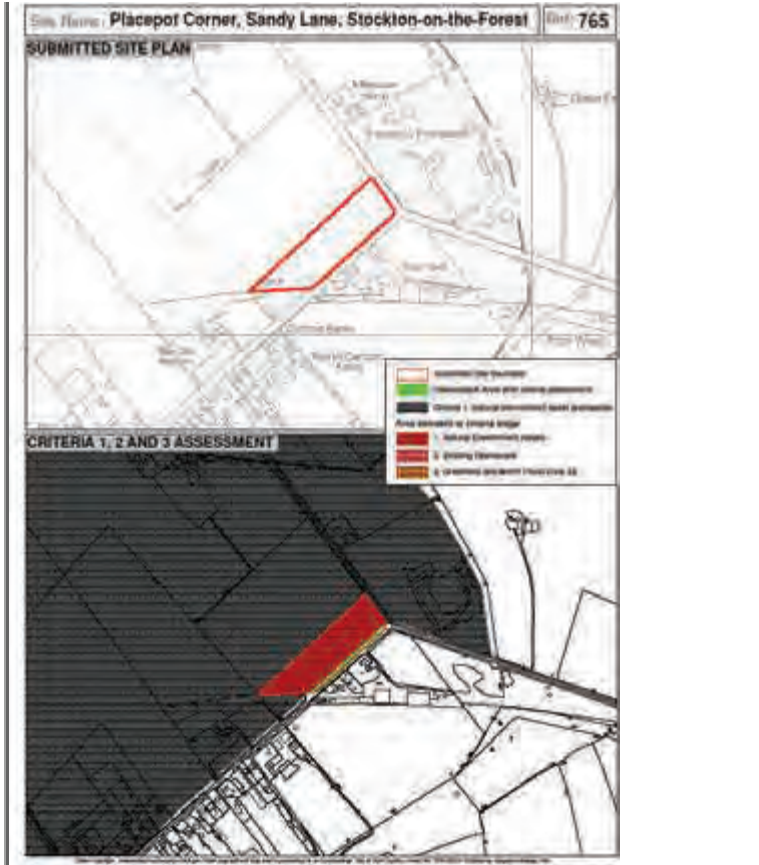
Criteria 1 to 4 Analysis

Site: 765

Placepot Corner, Sandy Lane, Stockton-on-the-Forest

Source:
New Site

Submitted For: Housing



Submitted Size: 1.865295197

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.125962575

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.125962575

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.125962575

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 766

112 Strensall Road, Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 1.096004379

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	0.149839275

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.149839275

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.149839275

Floodrisk Evidence:	No
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N/A

Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

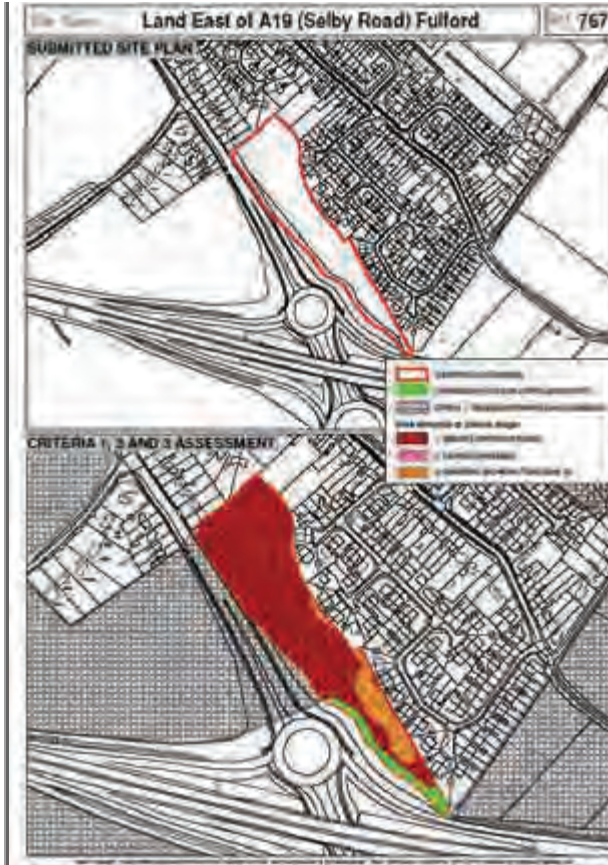
Criteria 1 to 4 Analysis

Site: 767

Land East of A19 (Selby Road) Fulford

Source:
New Site

Submitted For: Housing



Submitted Size: 2.042567159

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.126946219

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.126946219

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.126911987

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

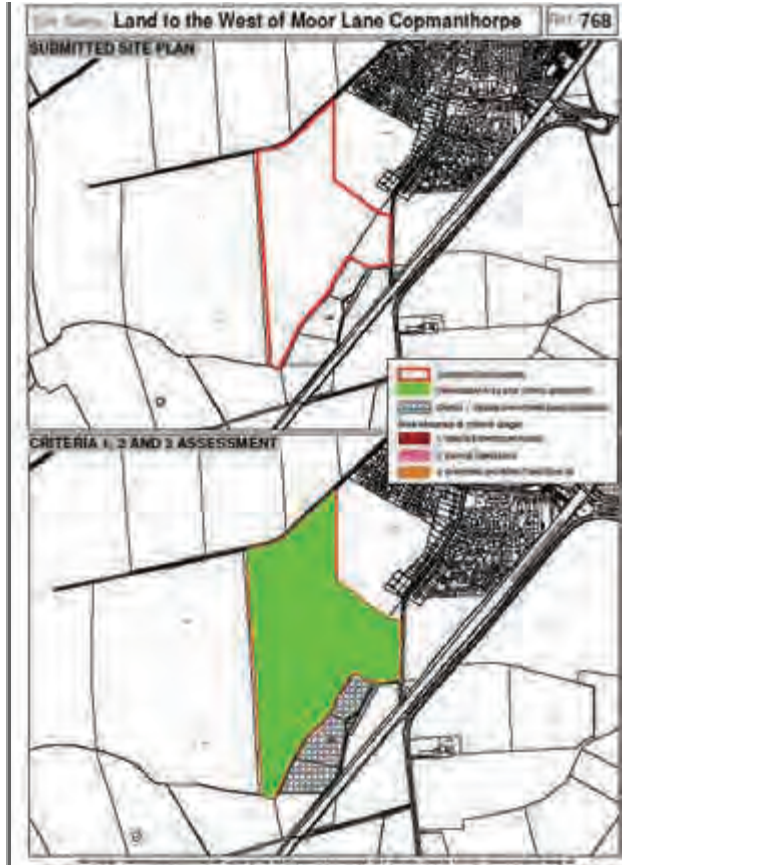
Criteria 1 to 4 Analysis

Site: 768

Land to the West of Moor Lane, Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 15.338868018

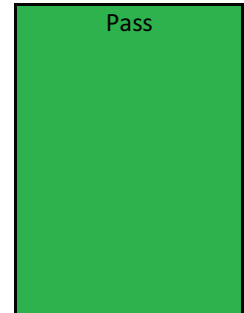
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	15.338868018

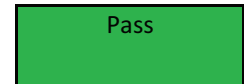
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	15.338868018

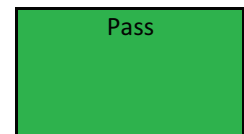
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	15.338868018

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

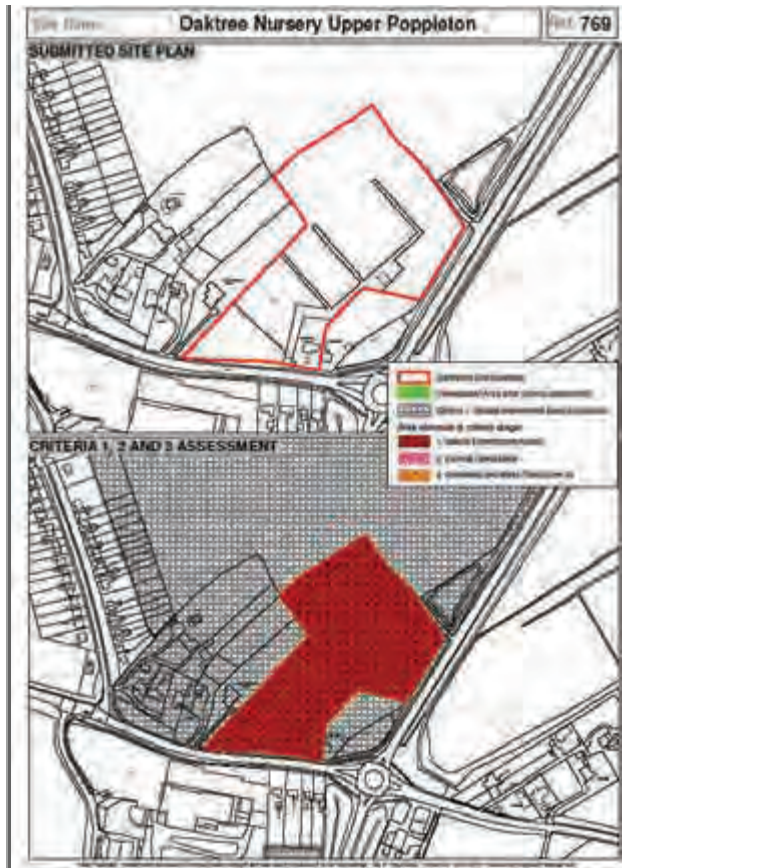
Criteria 1 to 4 Analysis

Site: 769

Oaktree Nursery, Upper Poppleton

Source:
New Site

Submitted For: Housing



Submitted Size: 2.844602190

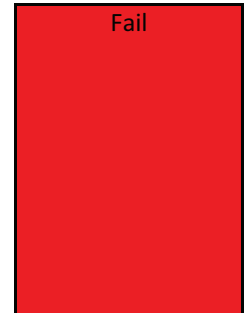
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

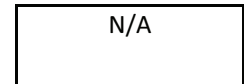
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

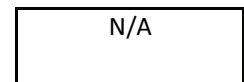
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

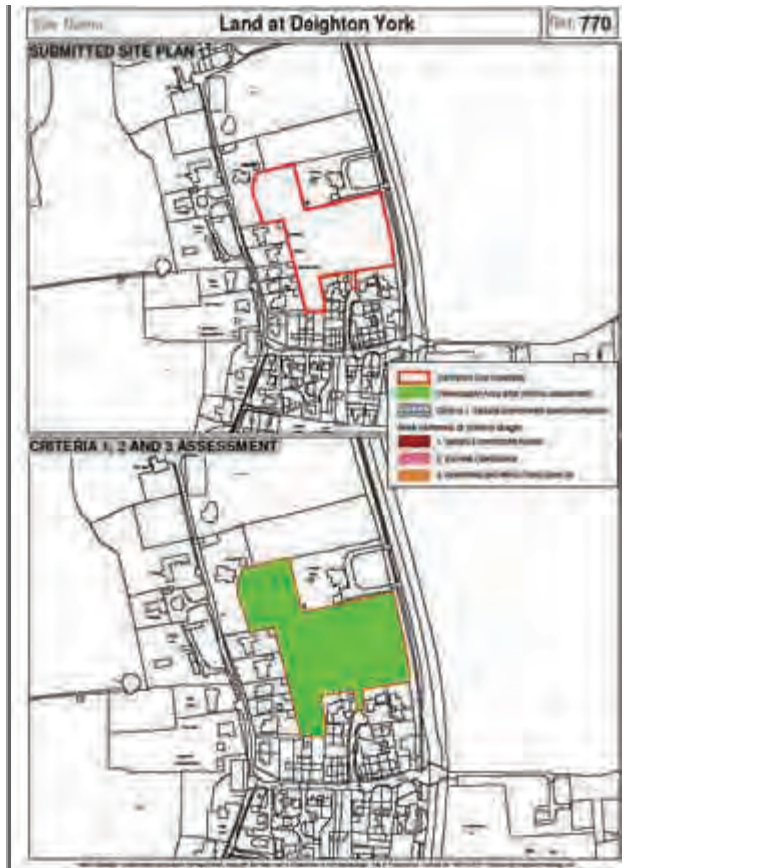
Criteria 1 to 4 Analysis

Site: 770

Land at Deighton, York

Source:
New Site

Submitted For: Housing



Submitted Size: 1.063548294

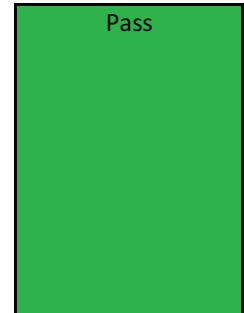
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.063548294

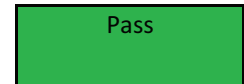
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.063548294

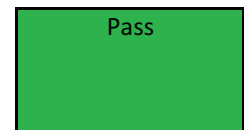
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.063548294

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

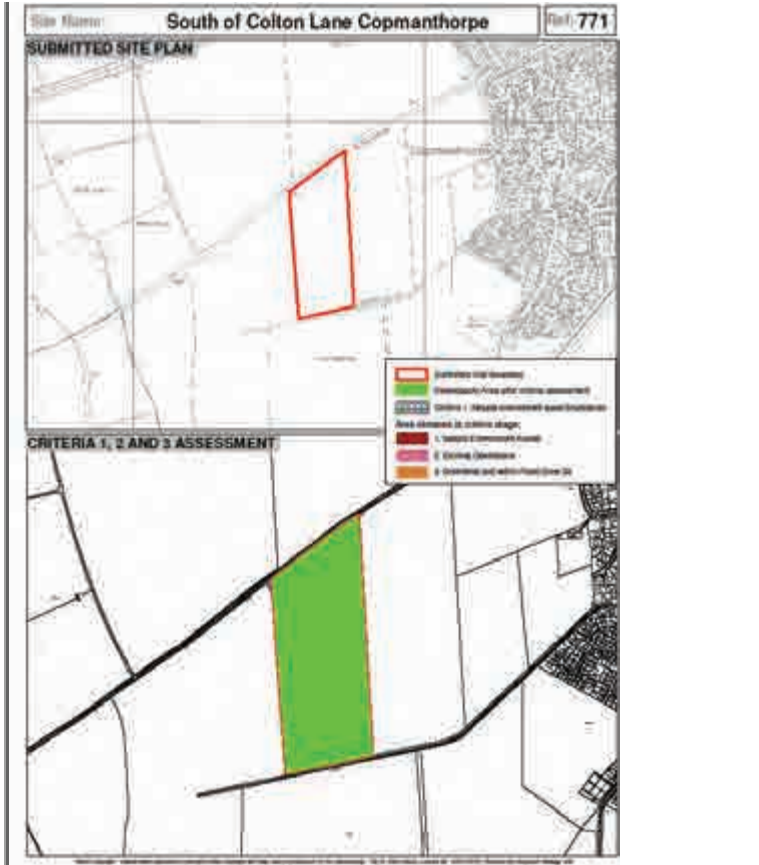
Criteria 1 to 4 Analysis

Site: 771

South of Colton Lane, Copmanthorpe

Source:
New Site

Submitted For: Housing



Submitted Size: 9.585135106

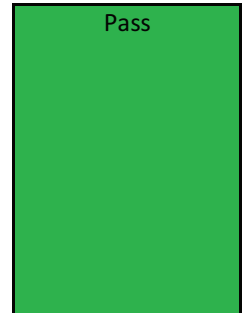
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	9.585135106

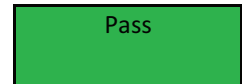
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	9.585135106

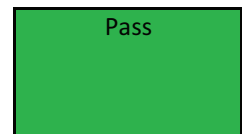
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	9.585135106

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

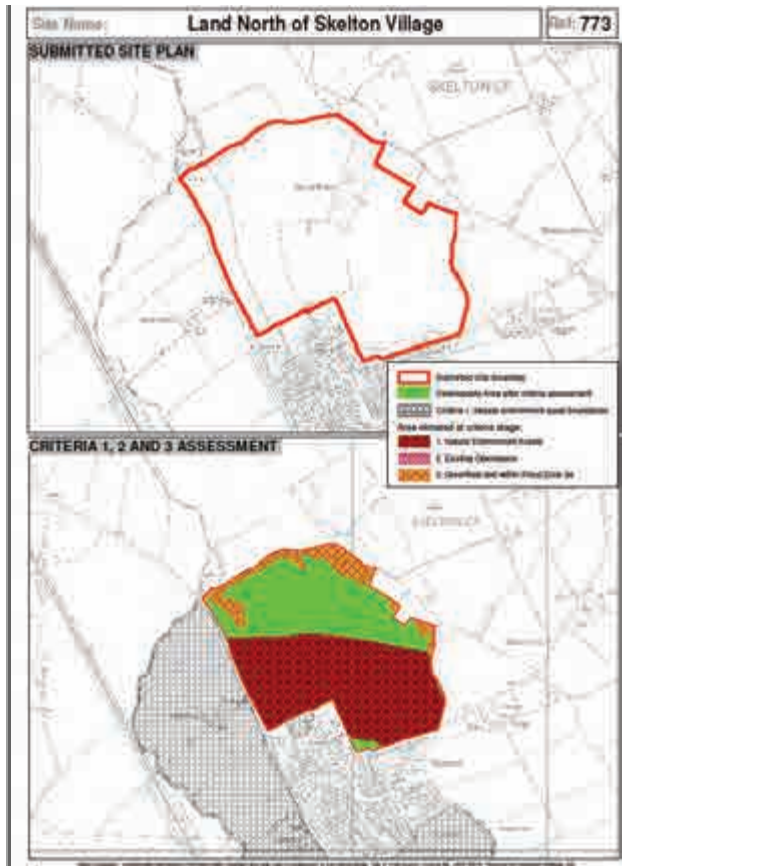
Criteria 1 to 4 Analysis

Site: 773

Land North of Skelton Village

Source:
New Site

Submitted For: Housing



Submitted Size: 81.217431099

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	37.814206177

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	37.814206177

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	31.185138159

Floodrisk Evidence:	N/A
---------------------	-----

Partly

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

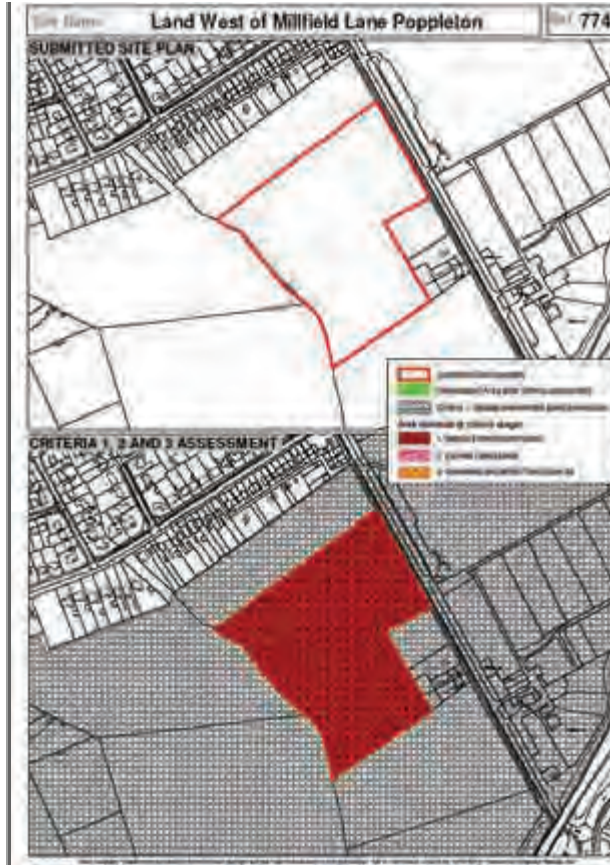
Criteria 1 to 4 Analysis

Site: 774

North of Railway Line adj Millfield Lane

Source:
New Site

Submitted For: Housing



Submitted Size: 4.012541298

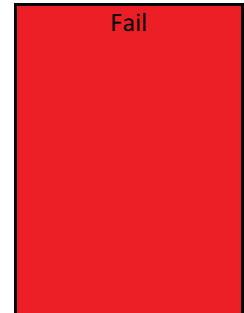
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

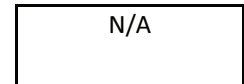
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

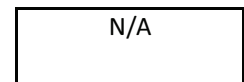
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

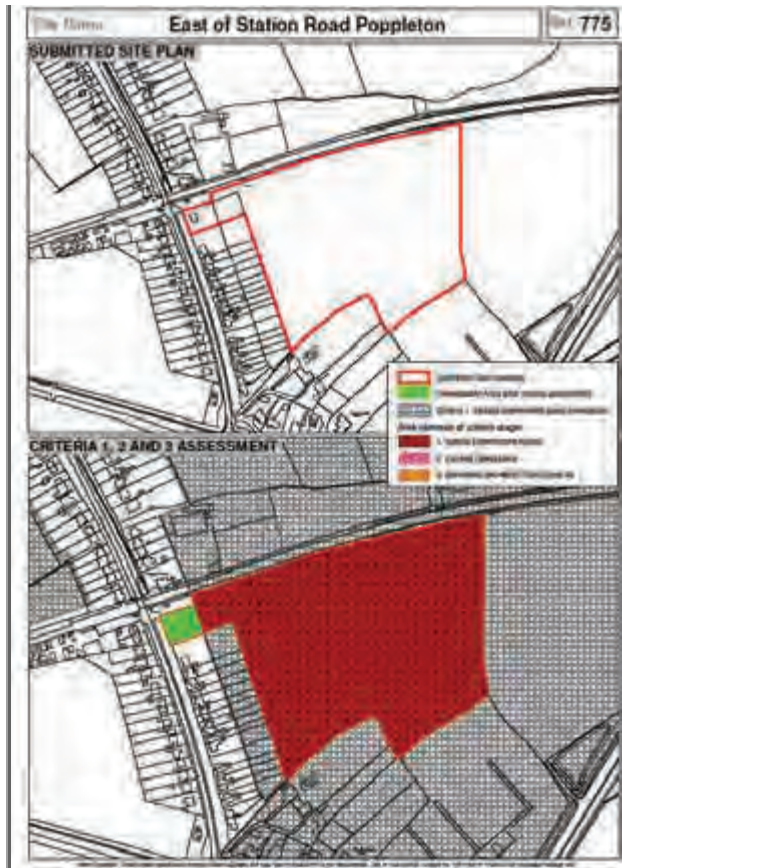
Criteria 1 to 4 Analysis

Site: 775

Land at Boroughbridge Road /Millfield Lane Site 1

Source:
New Site

Submitted For: Housing



Submitted Size: 5.156993279

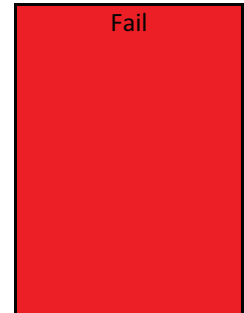
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.108739755

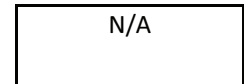
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.108739755

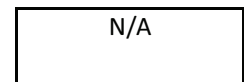
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.108739755

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4

N/A

Failed Criteria 1

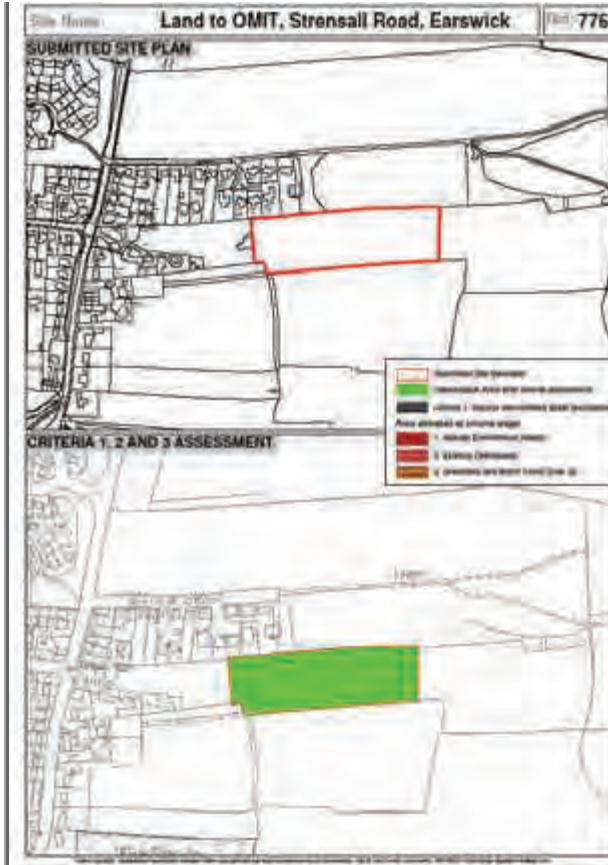
Criteria 1 to 4 Analysis

Site: 776

Land located off Willow Grove

Source:
New Site

Submitted For: Notification
of
Unwilling
Landowner



Submitted Size: 1.682563910

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.682563910

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.682563910

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.682563910

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

No Willing Land Owner

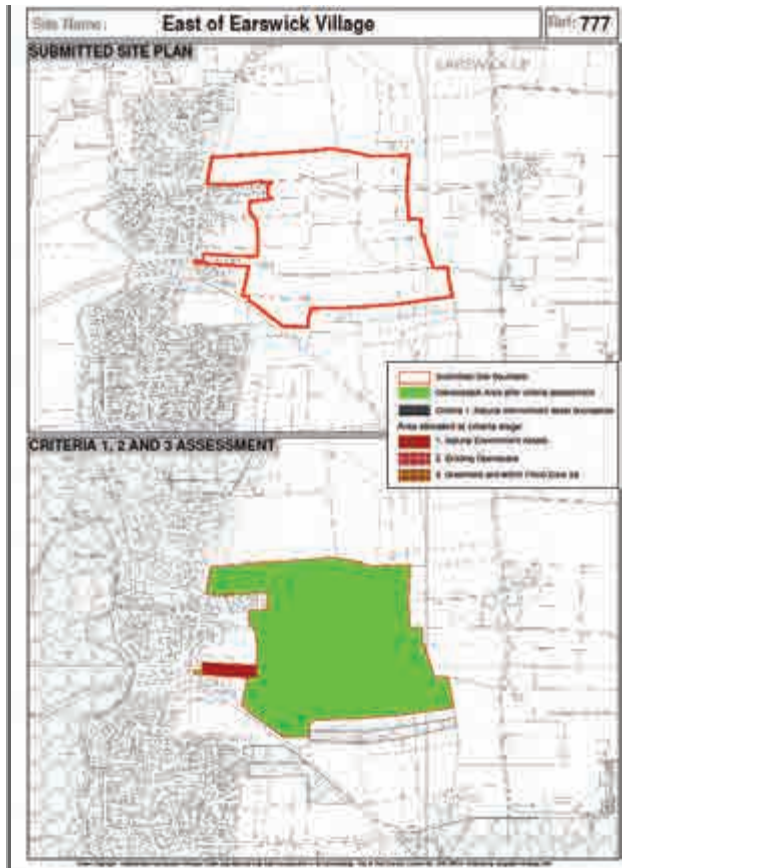
Criteria 1 to 4 Analysis

Site: 777

Amalgamated Sites East of Earswick

Source:
New Site

Submitted For: Housing



Submitted Size: 50.261481297

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	Adjacent
Site Size Remaining:	49.315955223

Floodrisk Evidence:	Yes
Landscape Evidence:	Yes
Habitat Evidence:	Yes

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	49.315935709

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	49.315935709

Floodrisk Evidence:	Yes
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Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Criteria 1,2,3,4 but evidence submitted. Taken to technical officer co

Technical Officer Assessment

Site: **777**

Amalgamated Sites East Of Earswick

Submitted For: Housing

TRANSPORT

Exits on to either Strensall Road or A1237 would cause major problems. There are major concerns over the new junction proposed onto the A1237, as there is not enough space between existing junctions for another one to be created. Access from one point could not serve the whole site. Disagree with transport statement as there is no room to reconfigure the roundabout. This issue is extremely difficult to mitigate within the current configuration of the local highway network. Sustainable transport options are limited in this location. A cycle underpass to the ring-road would be required. The ring road would become a barrier to current facilities, which would therefore need to be provided on site.

- Constructing a new junction on the A1237 between the two existing A1237 junctions with Strensall Road (to the north-west) and North Lane/Monks Cross Link (to the south-east) to provide access to the site would impose significant additional congestion on the A1237. In addition there may be insufficient space in between the two existing junctions to safely introduce a new junction at this location.
- Additional land would need to be assembled to provide direct site access off either (or both) of the two abovementioned existing junctions, Furthermore, the access off the A1237/Strensall Road junction is likely to go through the site of an existing fire station and the route to the other junction will need to cross a site of Local interest for Nature Conservation.
- There is insufficient space to provide a secondary access off Strensall Road, just to the north of its junction with the A1237. If sufficient land can be assembled to provide a primary access (to serve circa 1500 dwellings, if site developed to full potential) to the site off the A1237 / Strensall Road junction the current junction will need to be amended to a 5-leg roundabout and will be significantly larger than at present, with an inscribed circle diameter (ICD) close to 100m, being the upper ICD limit for a 'normal' roundabout. The proximity of properties (including land) in relation to the existing junction is likely to result in insufficient space being available to construct a roundabout of this size, unless properties (land) can be purchased to provide the necessary space. If further transport modelling to be undertaken as part of the Transport Infrastructure Investment Requirements study points towards dualling of the A1237 with grade separated junctions, the abovementioned amendments to this junction can be implemented as part of the A1237 dualling scheme. This would suggest that such amendments are predicated by the A1237 dualling with grade separation being implemented. However, dualling of the A1237 with grade separated junctions is a very high-cost solution, and funding for this has not yet been secured.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: There would be new opportunities for exposure next to outer ring road if site not carefully designed. Standard Air Quality requirements including EVR (Electric Vehicle recharging) infrastructure would be required. Would be keen for site to be low emission site-low carbon forms of transport/vehicle recharging points.

Amber

Noise: Traffic implications from A1237 may impact close to the south and south west of the development. A noise impact assessment would be required. Also fires station located at a similar location and may cause a noise impact. Less sensitive uses would need to be located next to the ring road. Buildings would need to be set back to create a barrier. Would also be desirable not to have

Amber

Page 160

	residential development next to the fire station.	
Flood Risk:	Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Site is in flood zone 1. Combined sewer runs along Strensall Road	Green
Ecology:	There is a grassland SINC site within the site which could be used as part of open space and pedestrian link through to Strensall Road and, via land to River Foss corridor. Generally grassland is of limited interest, the hedgerows are of value and the field pattern may be of historical interest. There is good ridge and furrow on the SINC site. There is potential for bats due to the big trees on the site, as such a bat assessment is required. There is also the potential for Great Crested Newts. There is SLI land just to south of allocation, design would need to provide corridor links between SINC and SLI's. An Appropriate Assessment would be required to assess the cumulative impact upon Strensall Common. Phase 1 habitat survey and Great Crested Newt need to be undertaken.	Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	An archaeological desk based assessment will be required to identify features and deposits (archaeological surveys, trial trenches and geophysical surveys) will be required. There is potential for ridge and furrow earthworks on site. The extent of the ridge and furrow must be assessed.	Amber
Landscape/ Design:	This is an interesting historical landscape with hedge landscapes intact and as such an assessment of the historical landscape should be undertaken. Development in this location may have cumulative impacts on the landscape. There are no prows anywhere in the vicinity though there are some excellent green lanes. These will be used by residents if development occurs and may be a source of conflict. Would suggest that footpath links be investigated as part of development proposals.	Amber
Openspace/ Recreation:	The location in principle is fine for this location but all openspace and community facilities would need to be included on site. There is scope for creative planning on this site i.e. not just planning a park around the pylons on the site. Previous sustainability assessment still stands.	Green

CONCLUSIONS

Summary:	There are issues regarding access with this site, as it will be extremely difficult to provide suitable access within the current configuration of the local highway network. There is not enough space to add a further junction(s) between existing junctions on the A1237. Sustainable transport options are limited in this location. Further facilities would need to be provided on site as the road would become a barrier to existing facilities. Providing suitable access to the site and mitigating the impacts of this site on the highway network are likely to be very difficult and expensive to implement, which could result in the development not being deliverable. The developer of this site will need to demonstrate that suitable safe access, that is acceptable to the Council, can be delivered and that the site would still be able to provide required local services on site including a new primary school and local shops in order to make the site sustainable. This would require a bespoke viability assessment to take full account of all potential costs.	Red
Outcome:	Failed Technical Officer Comments	Red

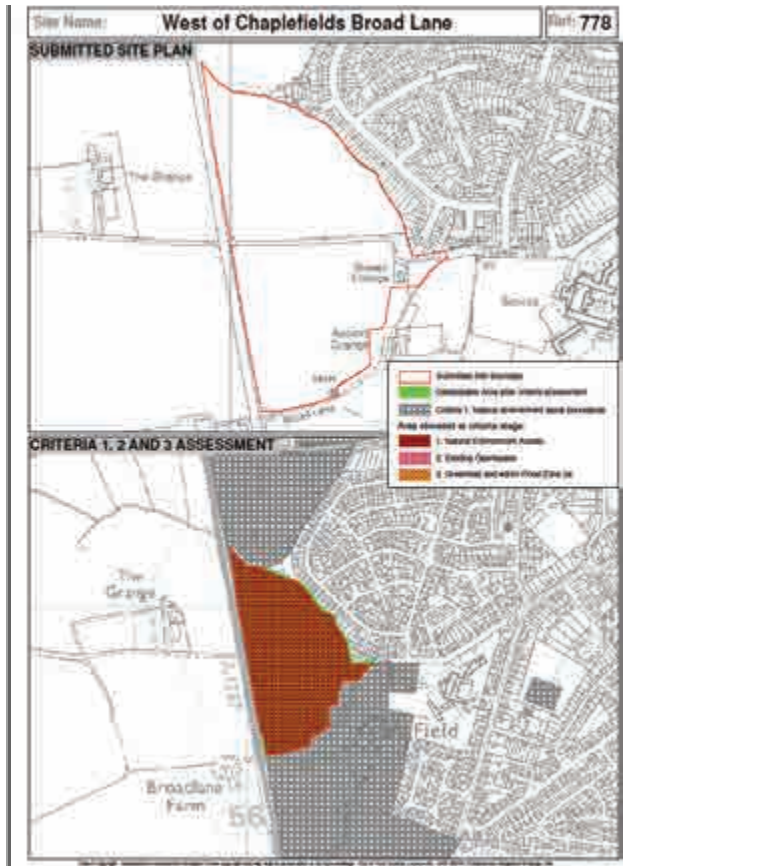
Criteria 1 to 4 Analysis

Site: 778

Land West of Chapel Fields

Source:
New Site

Submitted For: Housing



Submitted Size: 12.937704317

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	2013 Update
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.154000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Entirely Within a proposed designation of Historic Character and Setting (updated 2013)

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.154000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.154000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Fail Criteria 1 (2013 Update) - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 778

Land West of Chapelfields

Submitted For: Housing

TRANSPORT

There is disagreement with the access to services stated within the evidence for the site. It is not considered that the site is within walking distance of local services. Sustainable transport access is questionable in this location; access to bus services of regular frequency and within 400 metres? Impact on local road network and improvements feasible but cumulative impacts on the local network is possible given the sites location. Also, main access is via a private road. An adopted highway would need to be created.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality: Standard air quality requirements including EVR infrastructure would be applicable for any development in this location.

Green

Noise: There are no anticipated noise issues on this site.

Green

Flood Risk: There may be an impact on drainage beyond the site boundary. Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1

Amber

Ecology: Site is all arable land and of limited ecological interest. However, the site is close to Acomb Grange, the grounds of which to the east have some wildlife value (SLI and 2 SINCS). These are unlikely to be significantly affected except perhaps by a change in drainage as a result of development. The proposed managed meadow would enhance the ring road corridor, however there is no indication of who would manage this or the enhanced value it would offer beyond dog walking.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a need to investigate the ditches and moats around Acomb Grange. There could possibly be medieval fish ponds or gardens. Earlier maps show features to the west of Acomb Grange as well. The masterplan for the site lacks consideration for heritage and areas of high archaeological value/interest.

Red

Landscape/ Design: Comments given previously on site still stand. Development of this site would compromise the setting of the city. The rural edge of the city would be lost as a result of development which is experienced on the approach along the A1237. The ring road has a tall hedge but new landscaping would not provide sufficient mitigation for loss of openness that contributes to the setting of the city. (Some extension of Chapel Fields may be viable but not the extent proposed in the submitted material).

Red

Openspace/ Recreation: There is no access to existing facilities. Evidence is unclear as to the type of openspace provision to be provided. Will it be useable or an acoustic buffer? The latter would require further allocation of formal openspace.

Amber

CONCLUSIONS

Summary: This site previously failed due to landscape comments. These comments still stand as development in this area is considered to undermine the setting of

Red Page 163

the city and also, be in an unsustainable location. The rural edge of the city would be lost as a result of development which is experienced on the approach along the A1237. The ring road has a tall hedge but new landscaping would not provide sufficient mitigation for loss of openness that contributes to the setting of the city. (Some extension of Chapel Fields may be viable but not the extent proposed in the submitted material).



Outcome:

Failed Technical Officer Comments.

Red

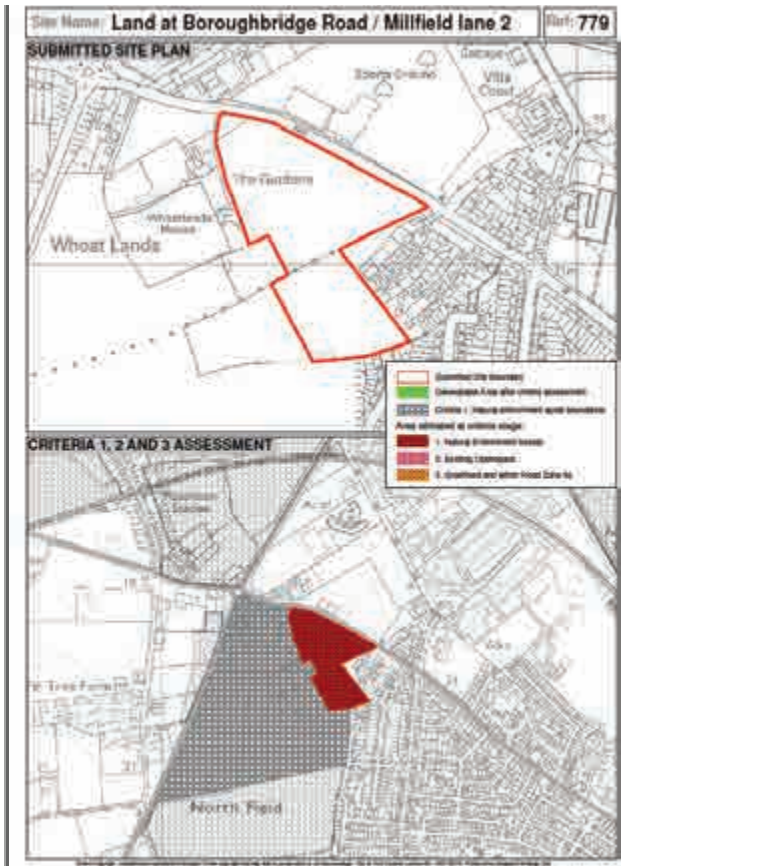
Criteria 1 to 4 Analysis

Site: 779

Land at Boroughbridge Road / Millfield Lane Site 2

Source:
New Site

Submitted For: Housing



Submitted Size: 5.754910683

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	2013 Update
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Entirely Within a proposed designation of Historic Character and Setting (updated 2013)

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Fail Criteria 1 (2013 Update) - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 779

Land at Boroughbridge Road/Millfield Lane Site 2

Submitted For: Housing

TRANSPORT

Sustainable travel is an issue as this site is not well placed for access to services and facilities such as bus services (no bus stop within 400m). There is no plan for a new stop for the new P&R on Boroughbridge Road and there would be difficulty in encouraging walking/cycling to link up with the new park and ride site. Furthermore, it may be unlikely that public transport would reroute to include the site. There are also infrastructure issues with regard to access onto the A59 if this site comes forward in conjunction with ST2. The junction requirements in this location would need reassessing and considered in tandem should it be deemed a suitable site. Viability testing would need to be undertaken resulting from the extra infrastructure needed. There is the possibility that the development of this site in conjunction with ST2 could provide the opportunity to widen the A59 on both sides of the road. It could also increase demand pressure sufficient enough to put an express stop into the P&R.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard AQ requirements including EVR infrastructure would be applicable with any development. The site is not currently within existing area of AQ concern but as the sites adjoin the outer ring road and Boroughbridge Road, careful consideration will need to be given to the site design to ensure residential is set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise:

Due to the proximity of A1237 and A59, (in addition to the proposed new restaurant and drive through), there is the potential for noise to adversely affect any new housing. A noise assessment will be required.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Yorkshire Water rising main runs through the site.

Green

Ecology:

There are no known significant ecological issues with this site. It is all arable land. If the site goes forward for development it would need to consider retaining/ incorporating the green linkages through to the British Sugar Site.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more.

Amber

Landscape/
Design:

The site plays a role in providing division between Chapel Fields and ring road and Poppleton. Site connects with green infrastructure associated with the river/ings to British Sugar to ST2. There have been incremental changes to the landscape in this area. Consequently, the scale and location of this is potentially suitable for development. However, this development would need to be designed carefully to include suitable buffering fronting onto the A59 and A1237 to minimise its impact on the setting of York as experienced from various approaches.

Amber

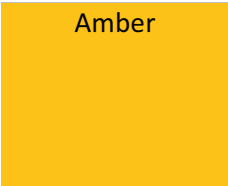
Openspace/

In terms of openspace, this would need to be provided as there would be a

Green

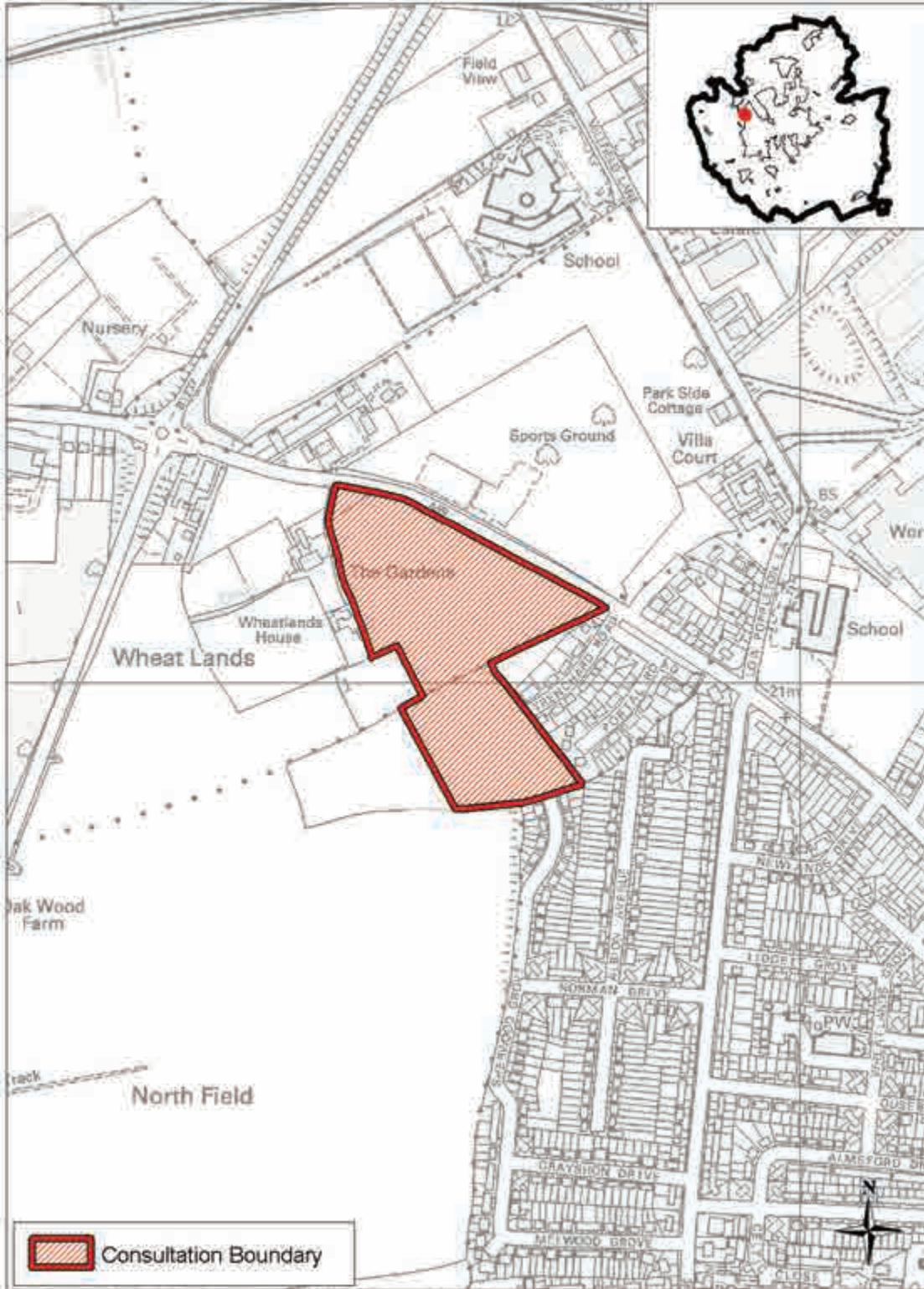
Recreation: strong need for additional open space/sports provision on site. 

CONCLUSIONS

Summary: This site is considered to have potential for development given that its scale would fit with other changes to the landscape. The acceptability of this site would be dependent upon a high quality design which minimised its impact on the landscape, mitigated any potential noise and air quality issues and addressed accessibility concerns. 

Outcome: **Passed Technical Officer Comments** 

Site ref: 779	Site Name: Land at Boroughbridge Road
Allocation Ref: N/a	



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Site size:	5.8 ha	Indicative Amount:	161 dwellings
Recommendation:	To include the site as a strategic site for residential development within the Local Plan		

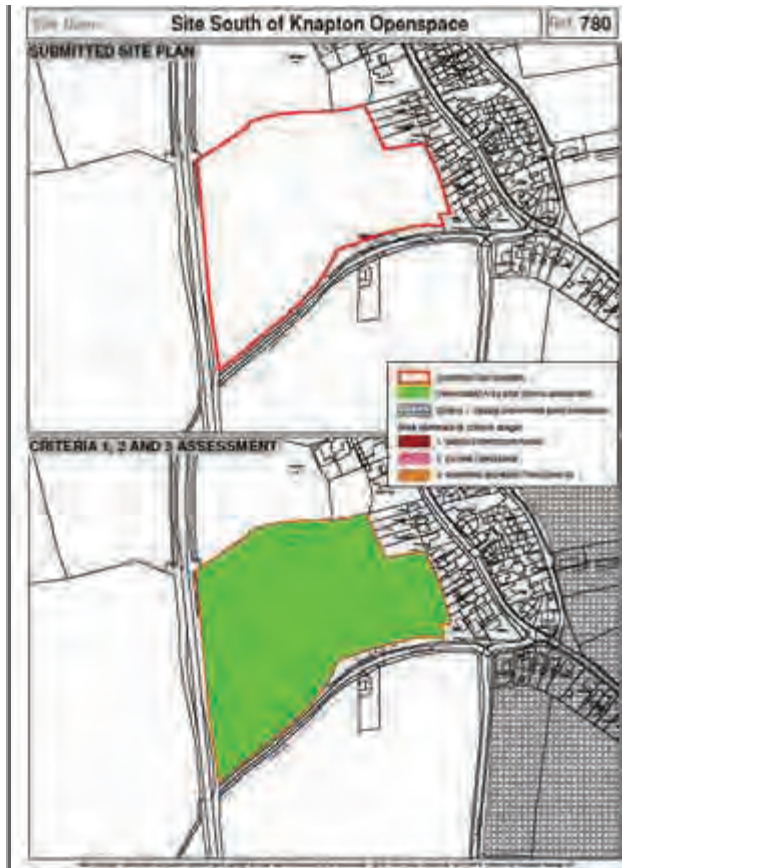
Criteria 1 to 4 Analysis

Site: 780

Site South of Knapton Open Space

Source:
New Site

Submitted For: Housing



Submitted Size: 4.082592401

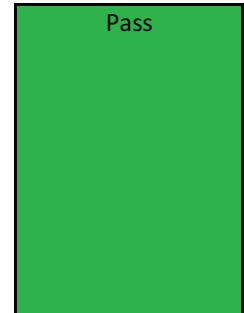
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.082592401

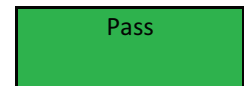
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	4.082586545

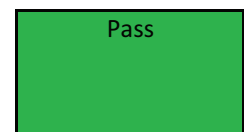
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.082586545

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

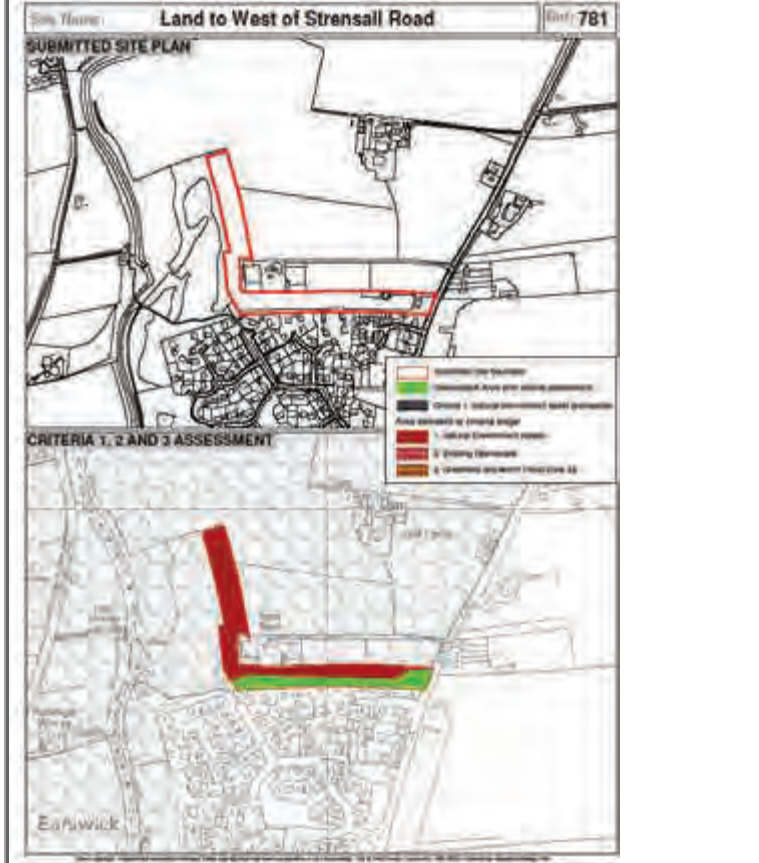
Criteria 1 to 4 Analysis

Site: 781

Land to the West of Strensall Road

Source:
New Site

Submitted For: Housing



Submitted Size: 1.967217570

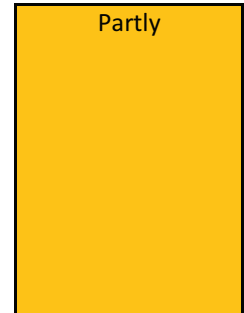
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.661804747

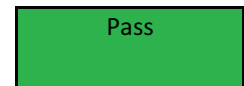
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.661804747

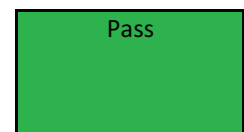
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.661804747

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Failed Criteria 4



Failed Criteria 4

Criteria 1 to 4 Analysis

Site: 782

Foss bank Farm

Source:
New Site

Submitted For: Housing



Submitted Size: 3.237419777

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	Part
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.708743199

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.705817078

Openspace Evidence:	N/A
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Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.705817078

Floodrisk Evidence:	N/A
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Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

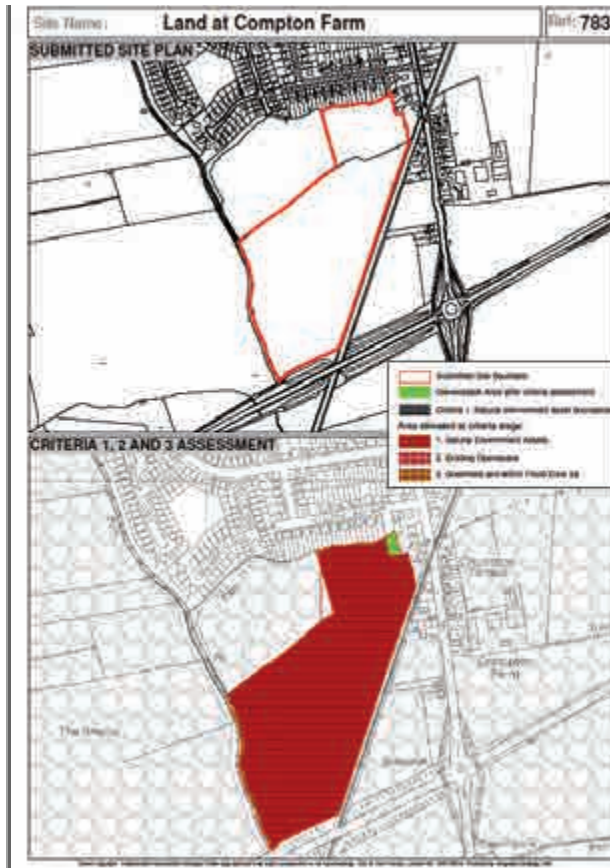
Criteria 1 to 4 Analysis

Site: 783

Land at Crompton Farm, South of Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 8.525846178

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	0.068174796

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.068174796

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.067840868

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

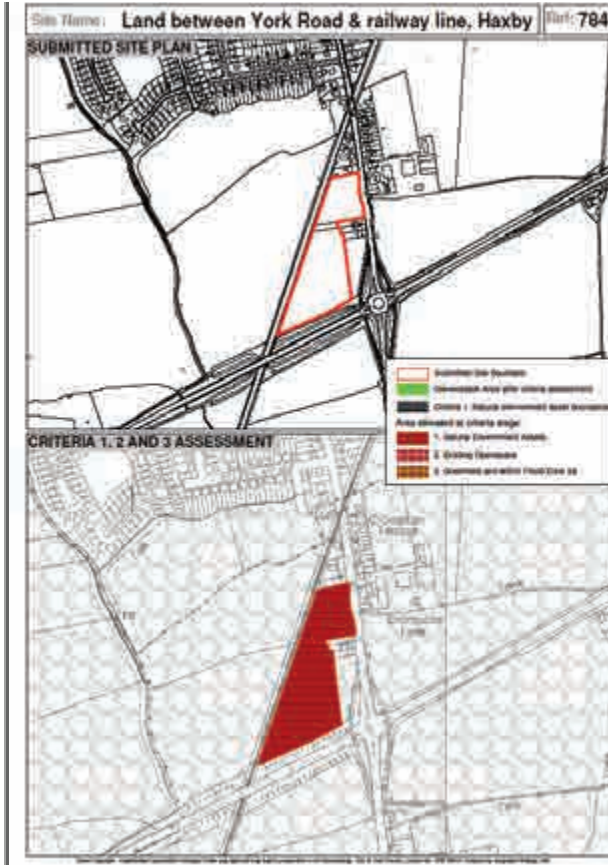
Criteria 1 to 4 Analysis

Site: 784

Between York Road and Railway South of Haxby

Source:
New Site

Submitted For: Housing



Submitted Size: 2.168000899

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
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N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
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N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

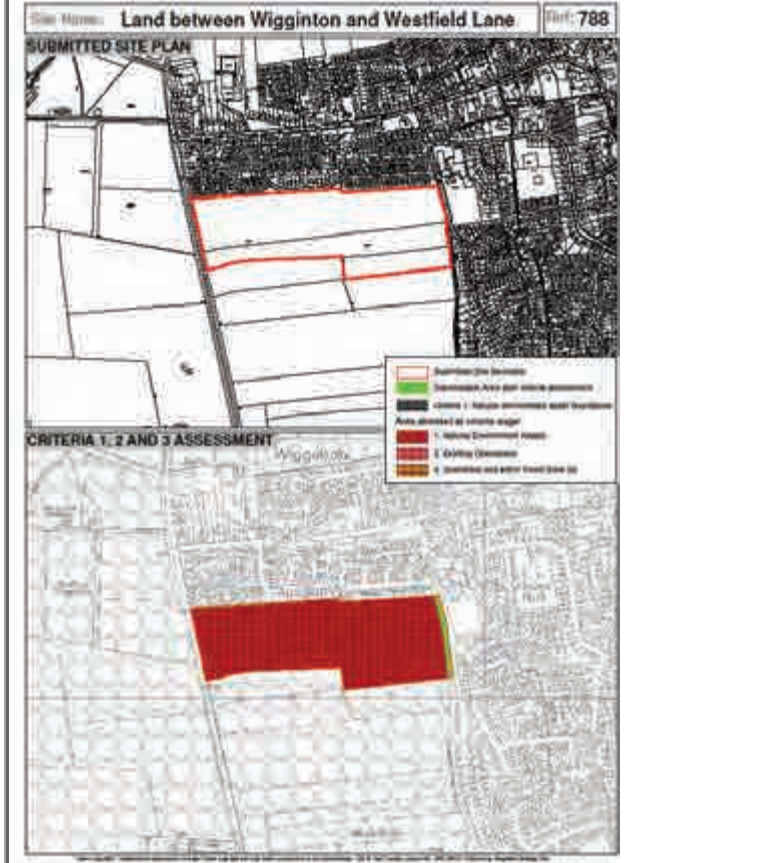
Criteria 1 to 4 Analysis

Site: 788

Westfield Lane, Wigginton

Source:
New Site

Submitted For: Housing



Submitted Size: 12.730851450

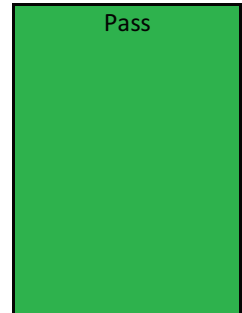
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.289214168

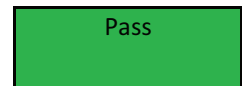
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.289214168

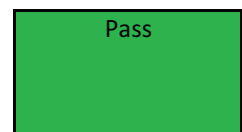
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

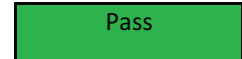
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.289214168

Floodrisk Evidence:	N/A
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Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 788

Westfield Lane, Wigginton

Submitted For: Housing

TRANSPORT

Good access to services and facilities but only if linkages can be made through existing developments. Access would only be considered suitable off Westfield Lane.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and potential for EVR infrastructure.

Green

Noise: No noise issues on site.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. The site is located in flood zone 1. Foul and surface water drains are in Walmer Carr and Westfield Lane.

Green

Ecology: This is predominantly arable land with good hedgerows. Forms part of the Green corridor extending out from the centre of the city, including Bootham Stray. Phase 1 habitat survey submitted through consultation and is as expected. The presence of Tree sparrow is good and, as a Biodiversity Action Plan sps, would need to be considered for mitigation along with the hedges. Overall in ecological terms there is nothing that merits specific protection other than its location within a regional green corridor. The landscape and setting issues are separate from this but may result in an in-combination greater value. This is though important, particularly in conjunction with the Westfield Beck which runs along the eastern side. If development is proposed the combined effect of the stray corridor and the localised Westfield Beck corridor would need to be taken into account in conjunction with mitigation for sps rich hedges and farmland birds (Yellowhammer and Tree Sparrow) and probably others as well, notably bat foraging.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is a good hedgerow pattern on the site.

Green

Landscape/ Design: Site is arable land but old strip fields with strong hedgerows and trees. Trees are the strongest visual element of the site and should not be removed. This site is important as it forms part of the Green Wedge Extension to the green wedge extending to the city centre, including Bootham Stray.

Red

Openspace/ Recreation: Openspace needs to be provided on site.

Green

CONCLUSIONS

Summary: Site is arable land but old strip fields with strong hedgerows and trees. Trees are the strongest visual element of the site and should not be removed. This site is important as it forms part of the Green Wedge Extension to the green wedge extending to the city centre, including Bootham Stray.

Red

Outcome: **Fails Technical Officer Comments**

Page 175
Red

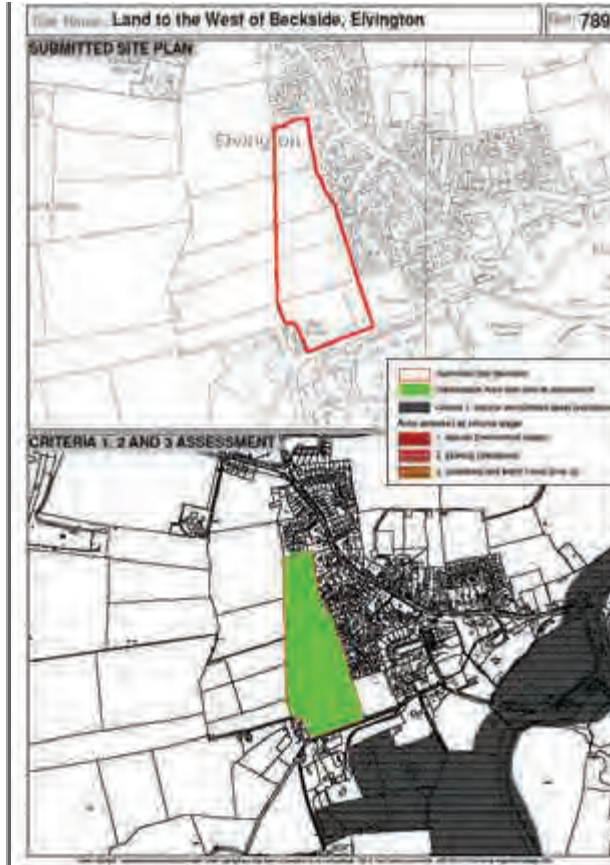
Criteria 1 to 4 Analysis

Site: 789

Land to the West of Beckside Elvington

Source:
New Site

Submitted For: Housing



Submitted Size: 5.754262645

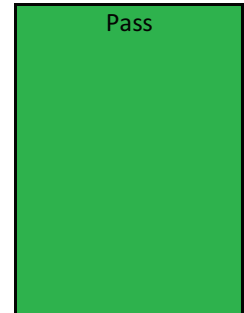
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.754262645

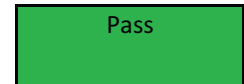
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	5.754262645

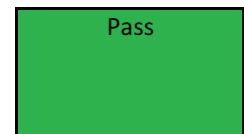
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

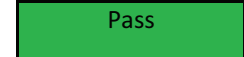
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.754262645

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 789

Land to the West of Becksid Elvington

Submitted For: Housing

TRANSPORT

A technical assessment of possible access/connections (design/width/construction) from existing estate roads is required to evidence that they are suited to serve additional units. In addition the impact on village roads (Main Street in particular) requires assessment looking at widths and facilities, such as footways, road crossings and bus stops. Within walking (cycling) distance of some facilities but upgrades are likely given size of allocation. Transport Assessment required to review this and bus services/stops.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: No noise issues.

Green

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Mainly arable land but hedgerows look good and there is a green lane in the middle of site. Phase 1 Habitat and hedges survey required, check for Barn Owls.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would materially affect the character of the western boundary of the village.

Red

Landscape/ Design: A landscape appraisal of landscape character/features and visual impact is required. There is a strong field pattern and hedges. The site represents a considerable extension of the village into the surrounding countryside and would visually impact on a significant number of residential receptors and PROW. This could have a potentially detrimental impact on the conservation area, esp. character of Church Lane.

Red

Openspace/ Recreation: On site openspace would be required.

Green

CONCLUSIONS

Summary: It is considered that development of this site would materially affect the character of the western boundary of the village. A landscape appraisal of landscape character/features and visual impact is required. There is a strong field pattern and hedges. The site represents a considerable extension of the village into the surrounding countryside and would visually impact on a significant number of residential receptors and PROW. This could have a potentially detrimental impact on the conservation area, esp. character of Church Lane. Development of the site could impact on the Derwent Ings and would need further investigation

Red

Outcome: **Fails technical officer comments**

Red
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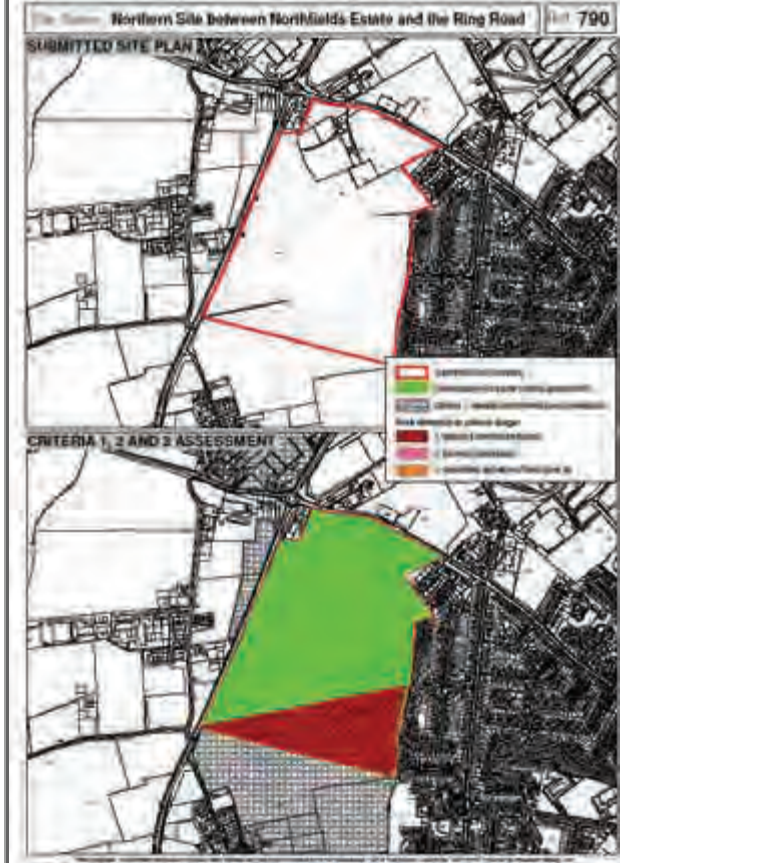
Criteria 1 to 4 Analysis

Site: 790

Northfield, North of Knapton

Source:
New Site

Submitted For: Housing



Submitted Size: 43.557317288

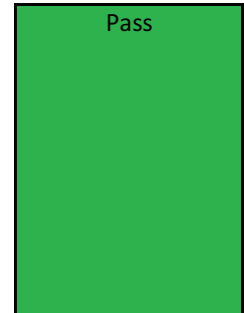
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	33.513306564

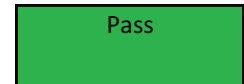
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	33.513306564

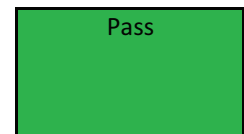
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

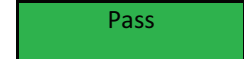
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	33.513306564

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 790

Northfield, North of Knapton

Submitted For: Housing

TRANSPORT

This is a large site which has limited services and facilities within an acceptable distance. Moreover, it has limited permeability to Beckfield Lane from the eastern boundary to access the existing services. Development in this location is likely to induce a large increase in car usage. Although a park and ride is being developed close by, there is no direct access to this and therefore there would be a significant impact on the A59 and ring-road junction due to increased traffic generation. Limited options for connectivity through to the existing residential areas to the east would cause some isolation of the development. This will give a huge cumulative impact with ST1 and ST2 and without substantial improvement to the road network there would be viability issues.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

A petrol station is located adjacent to the NW corner so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard AQ Requirements including EVR infrastructure would be applicable with any development. The site is not currently within existing area of AQ concern but as the sites adjoin the outer ring road and Boroughbridge Road, careful consideration will need to be given to the site design to ensure and residential is set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise:

Due to the proximity of A1237 and A59, (in addition to the proposed new restaurant and drive through), there is the potential for noise to adversely affect any new housing. A noise assessment will be required.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

This site is located in flood zone 1. Yorkshire Water rising main runs through the site.

Ecology:

Site is all arable land. There is some wildlife on site occasional skylarks recorded. Any development would need to consider retaining the green linkages through to British Sugar Site.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Archaeological events have been recorded on this site (crop marks), which would need substantial work/investigations to be done to understand more.

Amber

Landscape/
Design:

The whole of this site is important to the Greenbelt and the setting of the city. This land creates a physical and visual separation between North Minster business park and the main urban area, and between Knapton and Beckfield Lane.

Red

Openspace/
Recreation:

In terms of openspace, this would need to be provided as there would be a strong need for additional open space/sports provision on site.

Green

CONCLUSIONS

Summary:

This site is considered to have adverse effects on the setting and character of York as it creates an important buffer between existing development.

Red

Development of this site would compromise site is very isolated-especially to the east.



Outcome:

Failed Technical Officer Comments

Red

Criteria 1 to 4 Analysis

Site: 796

Outskirt of Knapton Village

Source:
New Site

Submitted For: Housing



Submitted Size: 0.809066277

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.809066277

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.809066277

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.809066277

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Failed Criteria 4



YORK

CITY OF YORK
LOCAL PLAN

Further Sites Consultation
Appendix 3: Employment/Retail
Site Assessment Proformas

June 2014

Appendix 3: Employment/ Retail Site Assessment Proformas

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A3.1 Introduction

This Appendix sets out the results of the assessment undertaken for Employment/Retail sites as per the methodology outlined in **Section 2.1** and **Appendix 1**.

A3.2 Employment/Retail Sites - Outcomes split by Criteria

A3.2.1 Sites which failed Criteria 1

The following table out the sites which failed Criteria 1: Natural Environmental Assets.

Site ref	Site Name
112	Brook Nook, Osbaldwick Way
219	Skelton park Golf Club
221	Agricultural land Sim Balk lane
246	Whitehall Grange
304	Amalgamated Sites north of Murton Way
785	Land Adj, A64 London Bridge (Site 1a)

A3.2.2 Sites which failed Criteria 2

No Sites failed entirely for being within Criteria 2 Openspace.

A3.2.3 Sites which failed Criteria 3

No sites failed entirely for being within Criteria 3: Greenfield and flood zone 3a. Openspace.

A3.2.4 Sites which failed Criteria 4

The following sites failed Criteria 4: Access to Services and Transport.

Site ref	Annex page number
43	Hull Road, Dunnington
44	Common Lane, Dunnington

A3.2.5 Major Developed Sites in the Greenbelt

The following sites were submitted for consideration for employment as Major Developed Sites in the Greenbelt. These sites fall with Environmental Assessment (Criteria 1) but were taken to Technical Officer Group for comments.

Site ref	Annex page number
81	Horticulture nursery site adjoining Bull Commercial Centre, Stockton-on-the-forest
801	Clifton Gate Business Park (Built Footprint)

A3.2.6 Employment/Retail Sites taken to Technical Officer Group

The following sites were taken to the Technical Officer Group following their successful pass of the 4 stage criteria methodology. Technical Officers provided comments and identified issues for considering whether the site has potential for development.

Failed technical Officer group:

The following sites failed technical officer comments. A summary of these sites is contained within the main consultation document and in section A3.3 of this report.

Site ref	Annex page number
61	Salisbury Former Bowling Green
81	Horticulture nursery site adjoining Bull Commercial Centre, Stockton-on-the-forest
87	Wills and Ellis Garage, Boroughbridge Road
160	Land at Grimston Bar
161	Land at Murton Lane Industrial Estate
744	Bull Balks, Dunnington
786	Land at A64, London Bridge (site 1b)
795	Greenacres
798	Land to the east of the Designer Outlet
801	Clifton Gate Business Park (Built Footprint)

Passed Technical Officer group:

The following sites passed technical officer comments. A summary of these sites is contained within the main consultation document and in section A3.3 of this report.

Site ref	Annex page number
97	South of Airfield Business Park
742	Poppleton Garden Centre, Northfield Road
800	Land to the South of the Designer Outlet

A3.3 Employment/ Retail Sites - Detailed proformas and maps

Site Ref	Site Name	Appendix Page Number
43	Land at Hull Road Dunnington	5
44	Common Lane Dunnington	6
61	Salisbury Road former bowling Green.	7
81	Horticulture Nursery site adjoining the Bull Commercial Centre, Stockton on the Forest	10
87	Wills & Ellis Garage, Boroughbridge Road	12
97	South of Airfield Business Park	15
112	Brook Nook, Osbaldwick Way	19
160	Land at Grimston Bar	20
161	Land at Murton Lane Industrial Estate	22
219	Skelton Park Golf Club	25
221	Agricultural Land Sim Baulk Lane	26
246	Whitehall Grange	27
304	Amalgamated sites north of Murton Way	28
742	Poppleton Garden Centre, Northfield Road	29
744	Bull Balks, Dunnington	33
785	Land Adj. A64 London Bridge (1a)	35
786	Land Adj. A64 London Bridge (1b)	36
795	Greenacres	39
798	Land West of Designer Outlet	42
800	Safeguarded Land SF7 to the south of Designer Outlet	45
801	Clifton Gate Business Park Built footprint	49

Criteria 1 to 4 Analysis

Site: 43

Land at Hull Road Dunnington

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 6.084205963

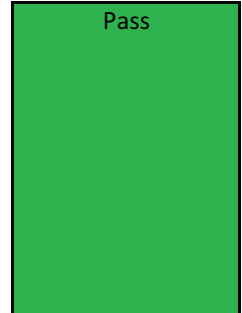
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	6.084205963

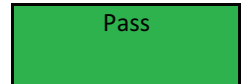
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	6.084205963

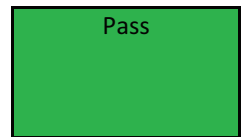
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	6.084205963

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Employment Access to Services

Failed Criteria 4



Failed Criteria 4

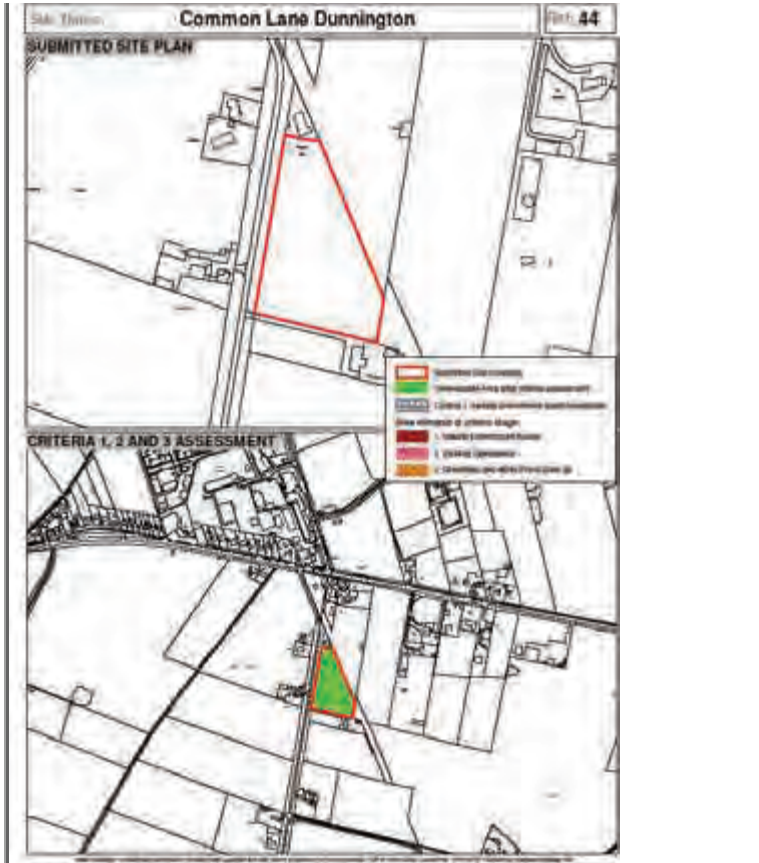
Criteria 1 to 4 Analysis

Site: 44

Common Lane Dunnington

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 0.953959120

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.953959120

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.953959120

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.953959120

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Failed Criteria 4

Fail

Failed Criteria 4

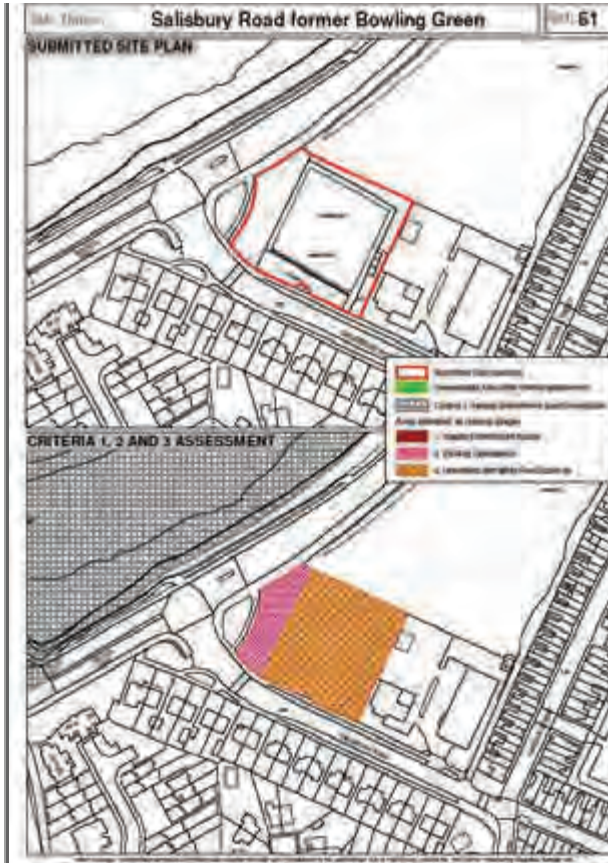
Criteria 1 to 4 Analysis

Site: 61

Salisbury Road former bowling Green.

Source:
Previously
Rejected Site

Submitted For: Employment/
Retail



Submitted Size: 0.306428003

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.306428003

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	0.243193399

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Yes
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A For
Commercial Use

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **61**

Salisbury Road former bowling Green

Submitted For: Employment/Retail

TRANSPORT

Access to/from the site would only be acceptable from Salisbury Road.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a current and a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard AQ requirements including EVR infrastructure will be applicable. If residential uses are proposed: Salisbury Rd/Salisbury Terrace are within an existing Air Quality Management Area. To minimise further exposure to poor air quality in this area, consideration will need to be given to the site design to ensure any residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facades, may also need to be considered.

Amber

Noise:

A noise assessment is required due to the proximity of Water End and Salisbury Road.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Amber

All of this site is located in flood zone 3a. This would exclude the site for residential development in line with the Strategic Flood Risk Assessment (SFRA) but for other less vulnerable uses including commercial and retail this could be acceptable subject to further detailed assessment Flood alleviation scheme close to site - to north west.

Ecology:

This site is of limited ecological interest.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits. Development of the site would need to take into account the location and setting of the Listed War Memorial immediately adjacent to the site.

Green

Landscape/
Design:

Should remain as open space as part of green infrastructure along Water End linking to the river.

Red

Openspace/
Recreation:

Land is currently allocated as openspace. Current community project to develop the land for community amenity. Openspace would need to be provided elsewhere.

Amber

ECONOMY AND RETAIL

Site is not considered a suitable location for employment allocation. Unlikely to be commercial demand for this location. Flooding issues

Red

The site is out-of-centre by definition, and is located in a predominantly residential built environment, the site is not considered an acceptable retail location in terms of the NPPF and should be controlled through NPPF criteria and development control

Red

CONCLUSIONS

Summary:

This site is not deemed suitable for development given that it is an existing

Page 8
Red

openspace and is known to have surface water drainage issues. Development in this location could exacerbate this. The site is not considered suitable for commercial or retail use for the reasons outlined.



Outcome:

Failed Technical Officer Comments

Red

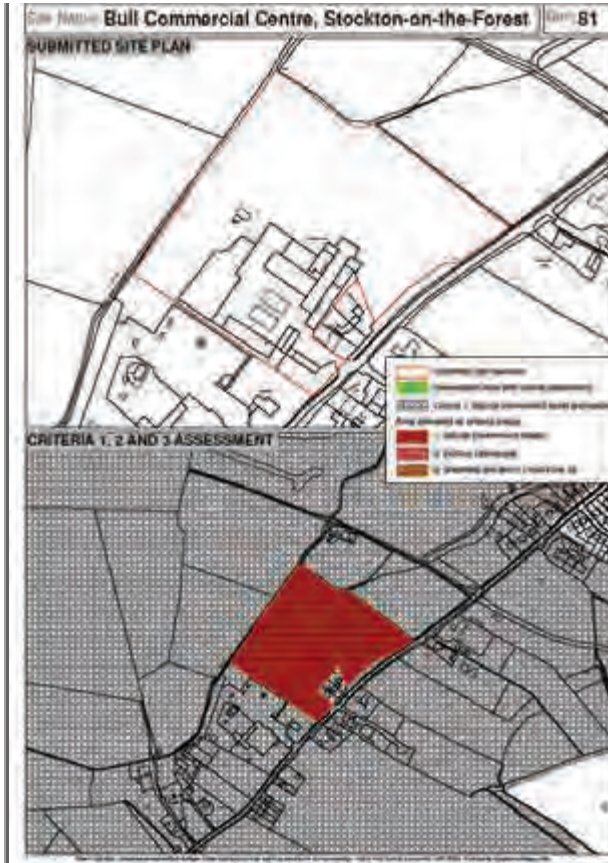
Criteria 1 to 4 Analysis

Site: 81

Horticulture Nursery site adjoining the Bull Commercial Centre

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 4.204321286

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

N/A for Major Developed Sites

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A for Major Developed Sites

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A for Major Developed Sites

Criteria 4 - Employment Access to Services

Failed Criteria 4

N/A

Major Developed Sites Submissions - Technical Officer Comments

Technical Officer Assessment

Site: **81**

Horticulture Nursery Site adjoining the Bull Commercial Centre

Submitted For: Employment

TRANSPORT

No support for site as not a sustainable location. Limited viability for green travel which is contrary to policy. Allocation not of a scale which would justify upgrades to sustainable travel. There are better locations for development.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and electric vehicle recharge infrastructure.

Amber

Noise: No noise issues.

Green

Flood Risk: This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zones 2 and 3a.

Amber

Ecology: Site consists of rough grassland, needs Phase 1 Habitat assessment.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: There is potential for features and deposits associated with Roman road on this site, as such an archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: There is a need to protect the character of Stockton Lane and the natural environment of the Beck. Site extension is not supported from a landscape setting perspective.

Amber

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

Site is in an isolated location. Site works as an existing employment location but it is considered that there are more appropriate locations for B2/B8 uses both from a sustainability and commercial demand point of view.

Red

Not applicable

N/A

CONCLUSIONS

Summary: Site is not considered a sustainable location for further B2/B8 uses. Extended site would compromise landscape setting. Site is not located in a sustainable location.

Red

Outcome: **Failed Technical Officer Comments**

Red

Criteria 1 to 4 Analysis

Site: 87

Wills & Ellis Garage, Boroughbridge Road

Source:
Previously
Rejected Site

Submitted For: Retail



Submitted Size: 0.315427019

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.315431694

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.315431694

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.315431694

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **87**

Wills & Ellis Garage, Boroughbridge Road

Submitted For: Retail

TRANSPORT

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Air Quality:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Noise:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Flood Risk:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Ecology:

No additional comments

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Landscape/
Design:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Openspace/
Recreation:

Not applicable

ECONOMY AND RETAIL

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction.

Site is located in out-of-centre position, the owner has recently gained planning consent (13/02439/OUT) approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking. No Clear need or capacity for additional retail floorspace in such a location in the emerging Retail Study Update and therefore it is not considered that the site should be allocated for retail use.

Red

CONCLUSIONS

Summary:

The site already has planning consent Application 13/02439/OUT approved 2013 for demolition for existing buildings and erection of replacement petrol station with shop and drive thru restaurant with associated car parking and access. Revised access arrangements tie in with Access York improvements to the A59/A1237 junction. However the emerging Retail Study Update suggests there is no clear need or capacity for additional retail floorspace in this location and therefore it is not considered that the site should be allocated for retail use

Red

Outcome:

Failed technical officer comments

Red

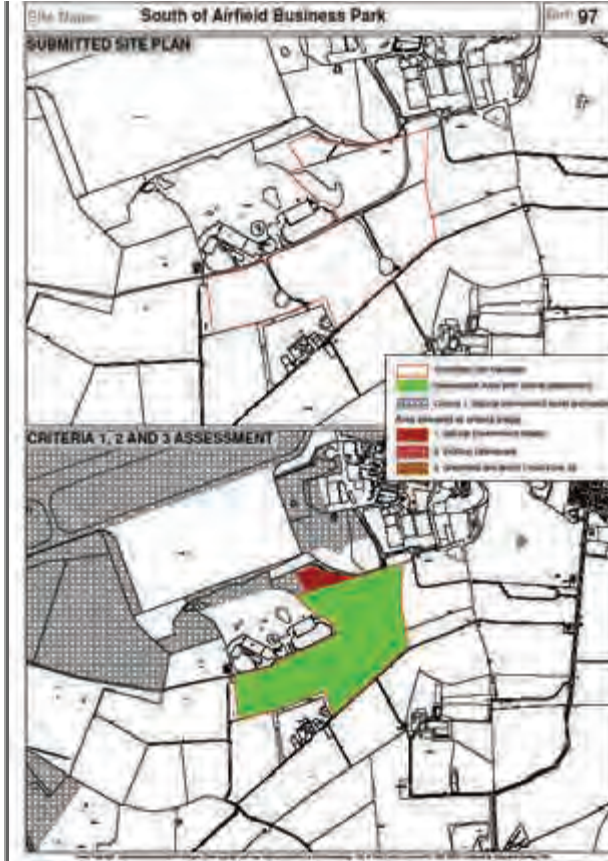
Criteria 1 to 4 Analysis

Site: 97

South of Airfield Business Park

Source:
Previously
Rejected Site

Submitted For:



Submitted Size: 15.099400000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Yes
Site Size Remaining:	15.099396000

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	15.099396000

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	15.099396000

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 2 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **97**

South of Airfield Business Park

Submitted For:

TRANSPORT

The site is beyond walking/cycling distance to both local services and city centre with very limited public transport options. Reliance on private car for most employee journeys will be the outcome and the site is therefore less suitable for B1a. However, the site is adjacent to an existing industrial estate and reasonably close to the A64, so may have some potential for B2/B8 use given the small scale of the site. The preference being for B8 as this would produce fewest trips and be easier to mitigate. Impacts on highway network as a result of developing this site for employment would be material and would require mitigation particularly on Elvington Lane and the Elvington Lane/A1079 and A1079 and A64 Grimston Bar Junctions.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as part of a military airfield and the northern part of the site has also been used as a historic landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure where practical. All reasonable efforts should be made to minimise total emissions from the site including construction and heating and powering the buildings. This site is not in an area of existing air quality concern however the level of additional traffic from these sites would need to be screened to decide whether any further air quality work would be required.

Green

Noise:

Noise assessments will be required.

Amber

Flood Risk:

This is greenfield land and therefore run off rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology:

A detailed master plan would be needed to more fully assess the impact. The site is adjacent to Elvington Airfield which is a SINC/candidate SINC in its entirety pending further survey work. Part of the nature conservation designation overlaps with this site boundary and should be investigated in more detail. A number of species are known to breed on or in very close proximity to the airfield and it has very high populations of breeding Skylark and Barn Owl. This area is potentially an important open habitat linking to adjacent nature conservation sites and some further investigation is required to assess potential disturbance. An Appropriate Assessment would potentially be needed to consider the impact and cumulative impacts. Survey work for birds across the whole site would need to cover at least 2 winters and a summer with significant winter work, as well as more detailed habitat and floral surveys across the site and with invertebrates work done as well.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

This site is of archaeological interest. In order to support the proposals and to test whether archaeological features and deposits will have an impact on the viability and deliverability of the sites, the proposals must be supported by a desk-based assessment and a report on the results of an archaeological field evaluation. The evaluation may include some or all of the following techniques: archaeological trenches, geophysics, small-diameter boreholes. A

Amber

	brief for the evaluation must be agreed with City of York Council prior to work commencing on site.	
Landscape/ Design:	The site is within proximity of an existing industrial estate and buildings so the principle of employment development could be acceptable. Would require a more detailed masterplan to more fully assess impacts on landscape.	Amber
Openspace/ Recreation:	Not applicable	Green

ECONOMY AND RETAIL

submissions have been recieved indicating an interest in this area for industrial development sites but that the remaining plots of land in the area are not of an adequate size. It is thought this site could offer some potential for general industrial or warehousing businesses wishing to locate in the Southern park of the York district. The site would not be suitable for B1a development.

Green

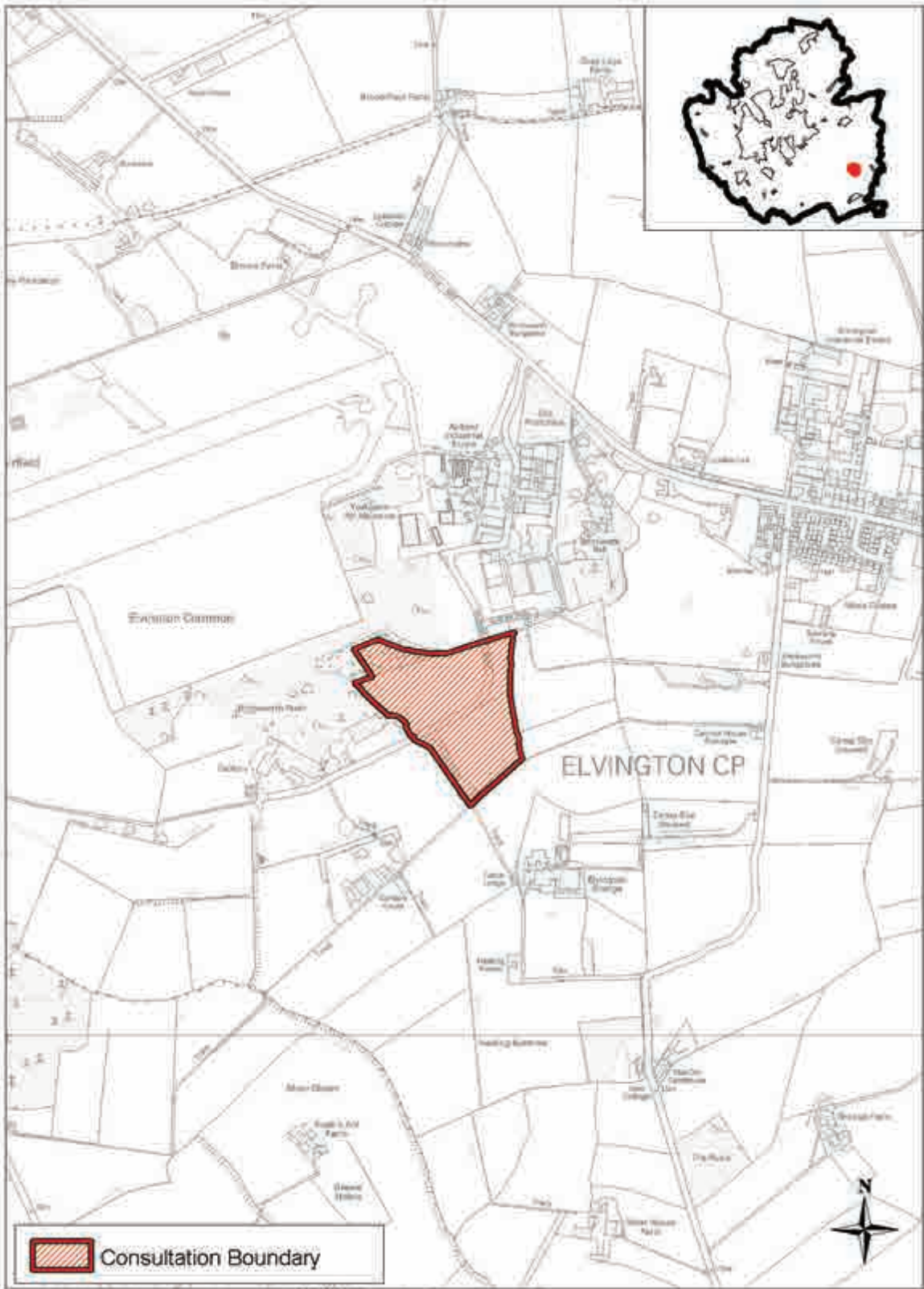
CONCLUSIONS

Summary: The sites location is close to an existing industrial estate and has been identified with potential for employment use. However, a detailed masterplan and further site investigations are required to mitigate potential transport, contamination and ecology issues.

Amber

Outcome: **Pass Technical Officer Comments**

Site ref: 97	Site Name:
Allocation Ref : N/a	Airfield Business Park



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Site Size:	8.4 ha
Recommendation:	To include this site as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

Criteria 1 to 4 Analysis

Site: 112

Brook Nook, Osbaldwick Way

Source:
Previously
Rejected Site



Submitted For: Employment

Submitted Size: 1.632424487

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.054521153

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.054521153

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	Part
Site Size Remaining:	0.053892487

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 160

Land at Grimston Bar

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 4.713182872

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	4.713182872

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.713182872

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.713182872

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 160

Land at Grimston Bar

Submitted For: Employment

TRANSPORT

There is a requirement for direct access to A1079 or A166 would be likely to generate an objection for the highway authority on both operational and safety grounds. Unsustainable location for employment, journeys to work being heavily dependant on private car. Limited facilities for walk/cycle, however environment unlikely to generate trips by these modes, other then single figures.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Amber

Noise: Due to the potential impact the development could have upon noise sensitive receptors in the area a noise impact assessment would be required.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1. A rising main runs through the site.

Green

Ecology: Site is arable land- of very limited interest.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological evaluation of the site has been carried out. An archaeological desk based assessment will be required to identify features and deposits that will affect development.

Amber

Landscape/ Design: The site is isolated and comes tight up against 3 major routes. The site would have a negative impact upon the setting of the city.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

This site is not considered suitable for employment use as it is considered that the site is difficult to access .

Red

CONCLUSIONS

Summary: The site is isolated and comes tight up against 3 major routes. The site would have a negative impact upon the setting of the city. There is a requirement for direct access to A1079 or A166 which would be likely to generate an objection for the highway authority on both operational and safety grounds. Unsustainable location for employment, journeys to work being heavily dependant on private car. Site is not considered a suitable location for employment use.

Red

Outcome: **Failed technical officer comments**

Red

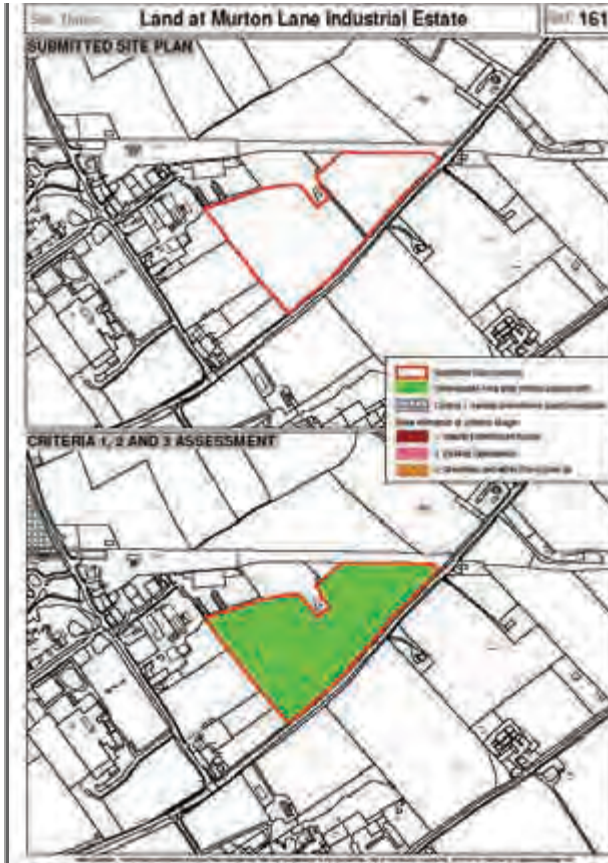
Criteria 1 to 4 Analysis

Site: 161

Land at Murton Lane Industrial Estate

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 5.043288150

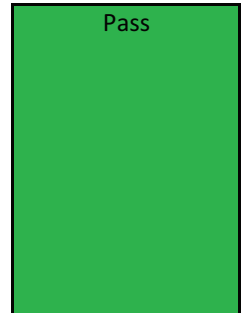
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	5.043288150

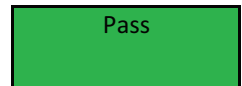
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	5.043288150

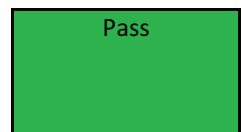
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

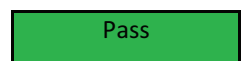
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	5.043288150

Floodrisk Evidence:	N/A
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Criteria 4 - Employment Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 161

Land at Murton Lane Industrial Estate

Submitted For: Employment

TRANSPORT

The site is not readily accessible by foot or cycle. Absence of infrastructure and nature of highways (pour example A166) would result in very few trips by these modes, meaning the site cannot be considered sustainable. Limited bus services along A166 but no immediate stops. Good access to principle and strategic highway network, however this does not overcome the absence of credible options for sustainable travel. Potential impacts on Grimston Bar requiring mitigation.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure.

Green

Noise: Due to the location of the science park to the West of the site a noise impact assessment may be required for properties located towards the park.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology: Arable land of limited interest but northern boundary may have some interest. (Part of old Derwent Light Railway.) This should be surveyed to assess impact of any development on adjacent land.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is potential for survival of late prehistoric and Romano British deposits on this site.

Amber

Landscape/ Design: The site comes tight up against Stamford Bridge Road. The site would be perceived as a significant urban extension and would impact on the setting of the city from the arterial road.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

Site is considered suitable for B2/B8 uses as an expansion to the existing industrial estate and is considered to be in an attractive location for these type of businesses.

Green

CONCLUSIONS

Summary: The site comes tight up against Stamford Bridge Road. The site would be perceived as a significant urban extension and would impact on the setting of the city from the arterial road. The site is not readily accessible by foot or cycle. Absence of infrastructure and nature of highways (four example A166) would result in very few trips by these modes, meaning the site cannot be considered sustainable. Limited bus services along A166 but no immediate stops. Good access to principle and strategic highway network, however this

Red

does not overcome the absence of credible options for sustainable travel.
Potential impacts on Grimston Bar requiring mitigation



Outcome:

Failed technical officer comments

Red

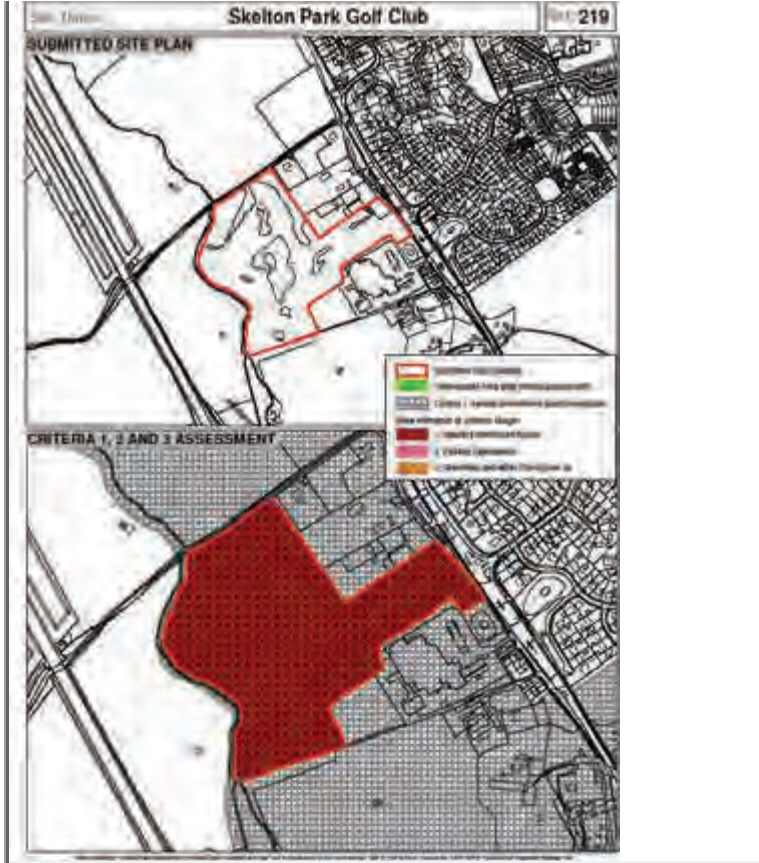
Criteria 1 to 4 Analysis

Site: 219

Skelton Park Golf Club

Source:
Previously
Rejected Site

Submitted For: Employment



Submitted Size: 8.623405357

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Part
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	0.029924518

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.029924518

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.029924518

Floodrisk Evidence:	No
---------------------	----

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

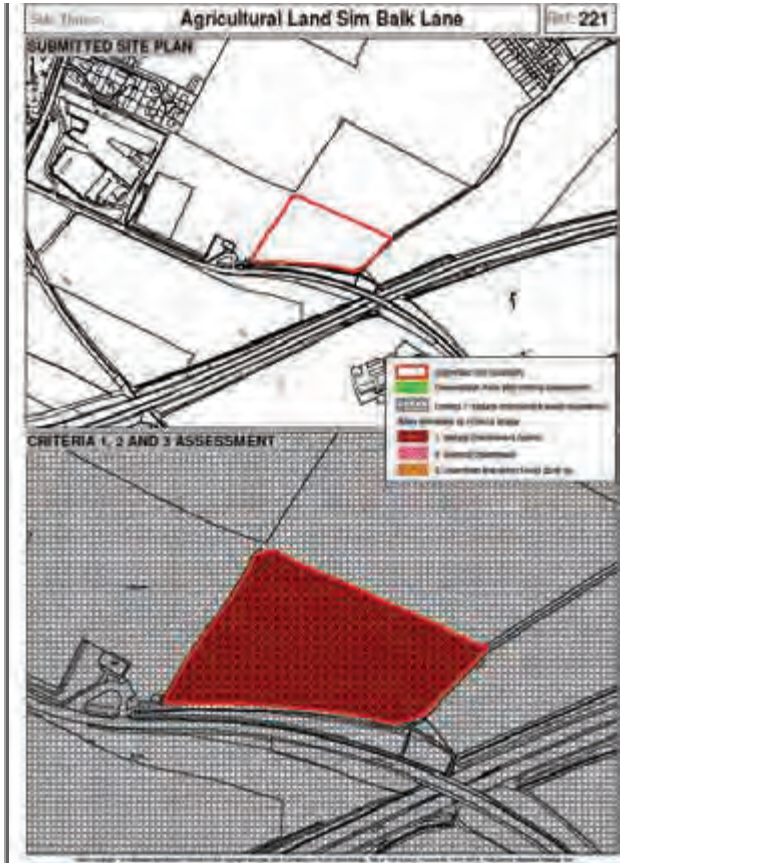
Criteria 1 to 4 Analysis

Site: 221

Agricultural Land Sim Baulk Lane

Source:
Previously
Rejected Site

Submitted For: Employment/
Leisure



Submitted Size: 2.162582701

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

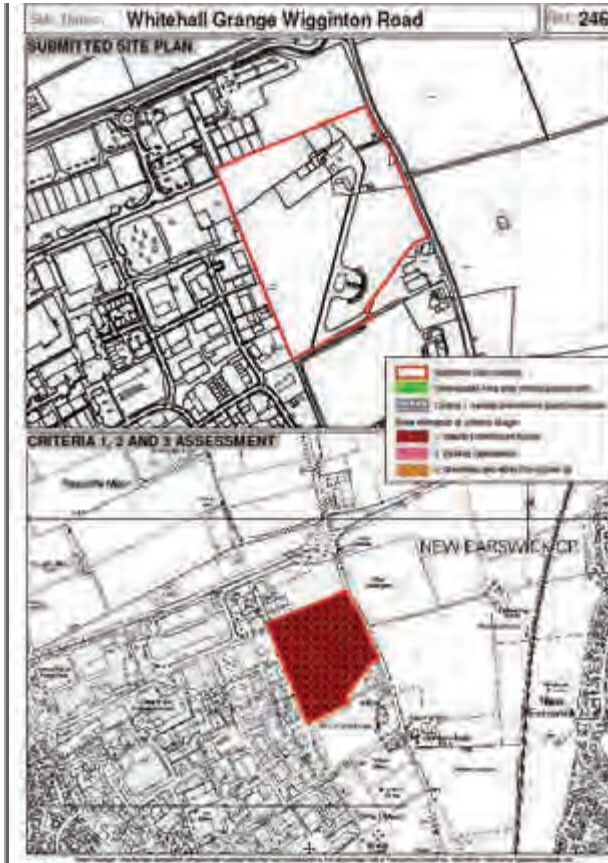
Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 246

Whitehall Grange

Source:
Previously
Rejected Site



Submitted For: Employment

Submitted Size: 10.245508284

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

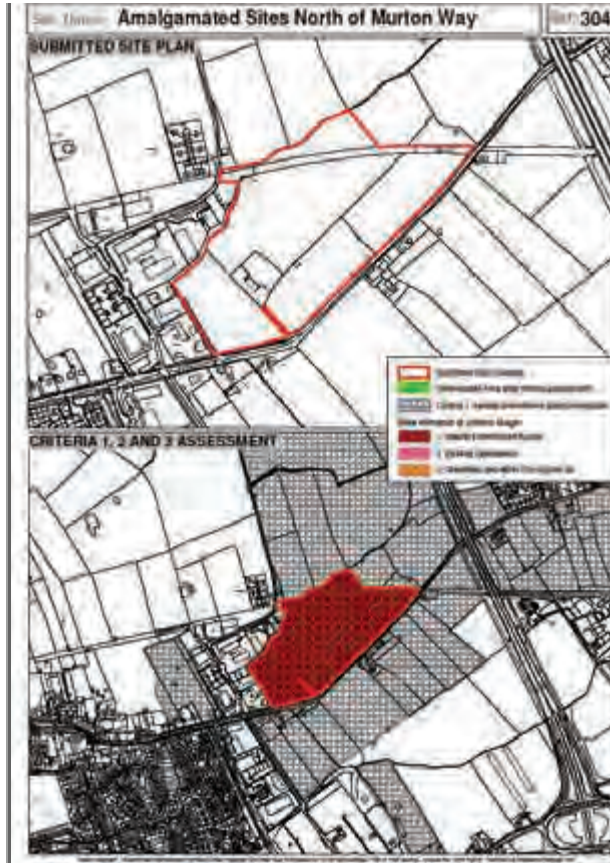
Failed Criteria 1

Criteria 1 to 4 Analysis

Site: 304

Amalgamated sites north of Murton Way

Source:
Previously
Rejected Site



Submitted For: Employment

Submitted Size: 9.964850006

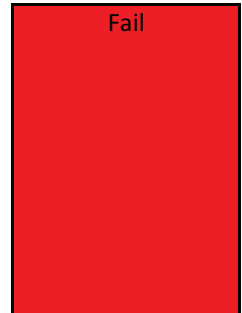
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.030573994

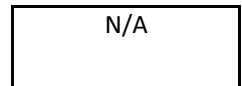
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.030573994

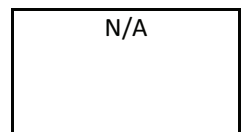
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

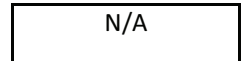
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.025243153

Floodrisk Evidence:	N/A
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Criteria 4 - Employment Access to Services

Stage 1 Pass



Failed Criteria 1

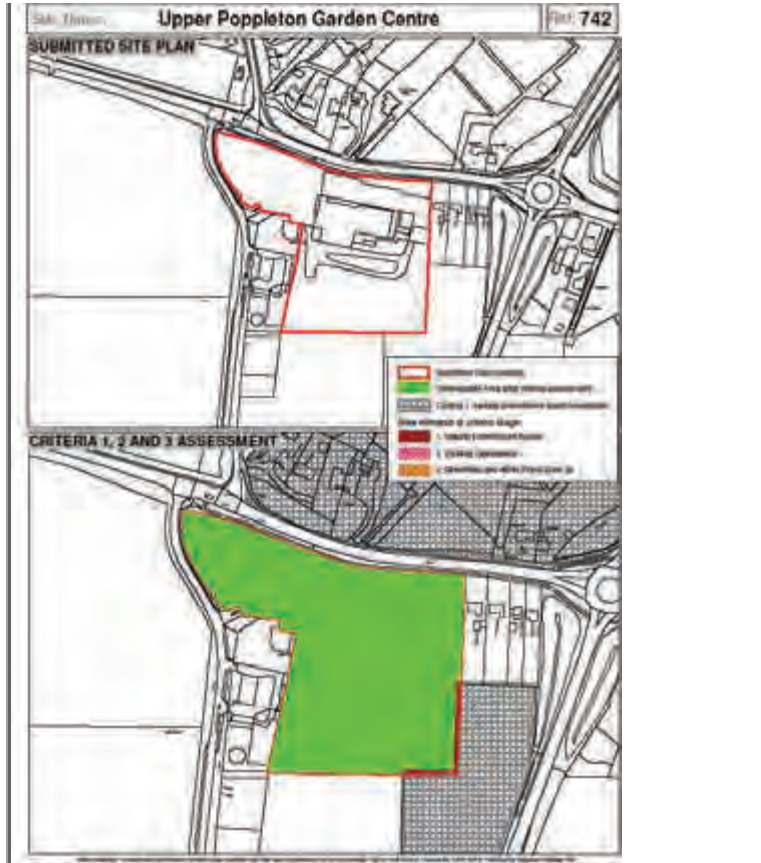
Criteria 1 to 4 Analysis

Site: 742

Poppleton Garden Centre, Northfield Road

Source:
New Site

Submitted For: Employment/
Retail/Leisure



Submitted Size: 2.758686935

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	2.733587790

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	2.733589677

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	2.733589677

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment
Poppleton Garden centre, Northfield Road

Site: **742**

Submitted For: Employment/Retail

TRANSPORT

The site would be more preferable as an employment or retail site due to its location. Alternative uses would be isolated. This site has the potential to back trips to the Park & Ride and may provide facilities to the business park.	Amber
--	-------

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:	No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.	Green
Air Quality:	Requirements including EVR infrastructure would be applicable.. Not within existing area of AQ concern but as the sites adjoin the A59 careful consideration will need to be given to the site design. Should the site be considered for residential use then careful design would be required to minimise noise from the carriageway. Orientation of habitable rooms away from the carriageway facades, may also need to be considered. In addition, cumulative traffic impacts alongside P&R may also need to be considered in terms of air quality.	Amber
Noise:	Noise will not be an issue if retained for similar use (retail, leisure or employment). However, should other uses be considered such as a residential use, noise from the A59 and new park and ride site may result in issues and a noise assessment would be required. However a noise impact assessment may still be required to assess the impact on the surrounding existing residential dwellings.	Amber
Flood Risk:	This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1.	Green
Ecology:	This site is of limited ecological interest	Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	There is an area of undeveloped green space close to the Romano British Site identified on the he Park and Ride site to the west of this site. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.	Amber
Landscape/ Design:	This site is of limited interest as it is an existing garden Centre. However, commercial use would be more appropriate than housing. Any frontage onto the A59/A1237 would need to be reasonable in terms of landscape to match that being provided at the Park and Ride (to the north) in order to create a suitably attractive approach to the city and pay regard to the setting of Poppleton.	Green
Openspace/ Recreation:	There is concern regarding access to community amenity and openspace.	Amber

ECONOMY AND RETAIL

This site is supported as a suitable location for B1a office. The site is close to the existing Northminster Business Park and has a sustainable location close to the new Park and Ride with potential for back trips from the City Centre.	Green
After reading the submitted representations WYG advise that there is not sufficient evidence to support a retail allocation on this out of town site, and any retail development should be subject to development control policies and	Red

not allocated.

CONCLUSIONS

Summary:

Passed Technical Officer Comments for B1a Office. Not considered suitable for retail use.

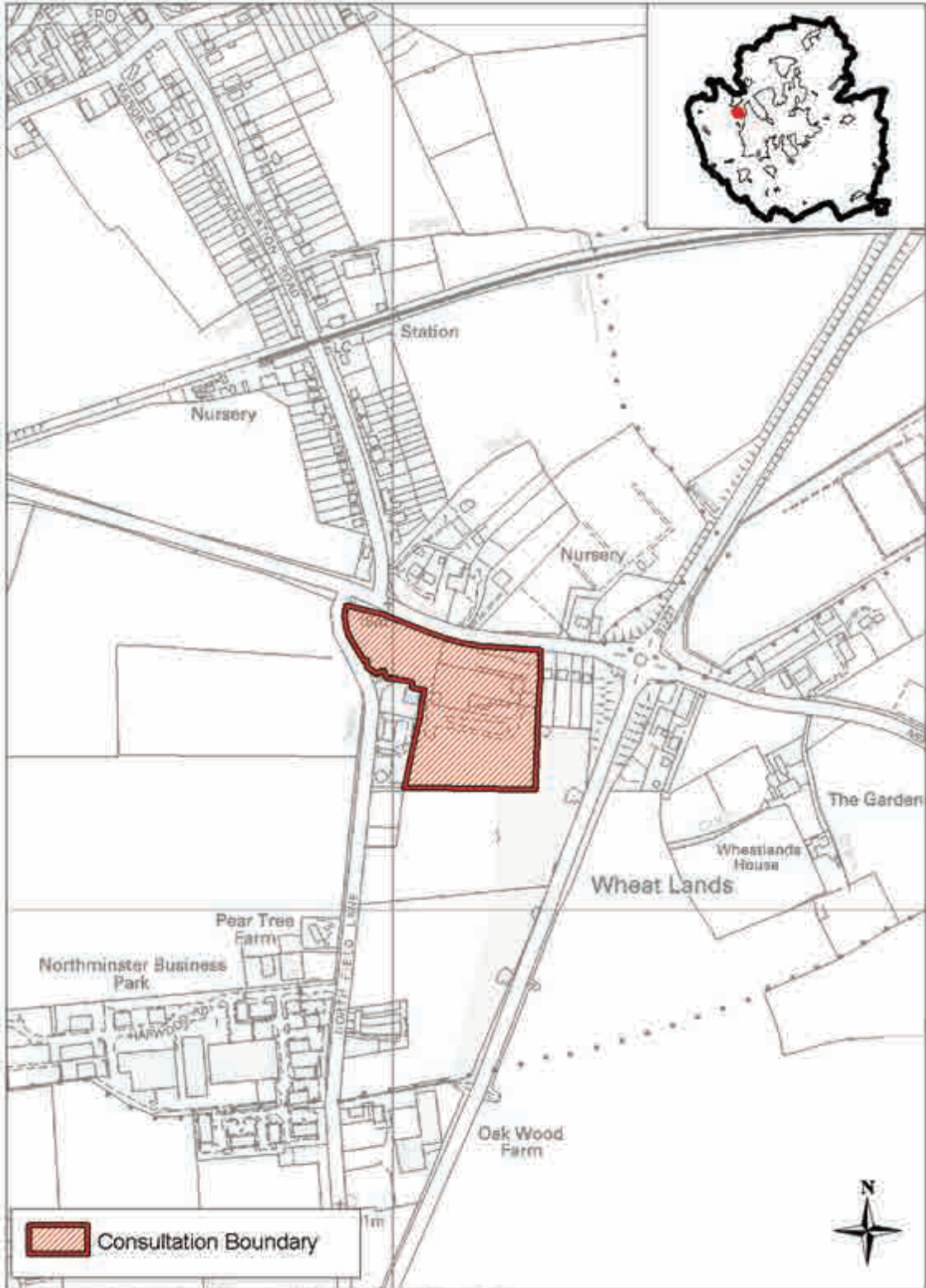
Amber

Outcome:

Passed Technical Officer Comments for B1a Office. Not considered suitable for retail use.

Amber

Site ref: 742	Site Name:
Allocation Ref : N/a	Poppleton Garden Centre



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Site Size:	2.8 ha
Recommendation:	To include this site for employment use (B1b/B1c/B2/B8) within the Local Plan.

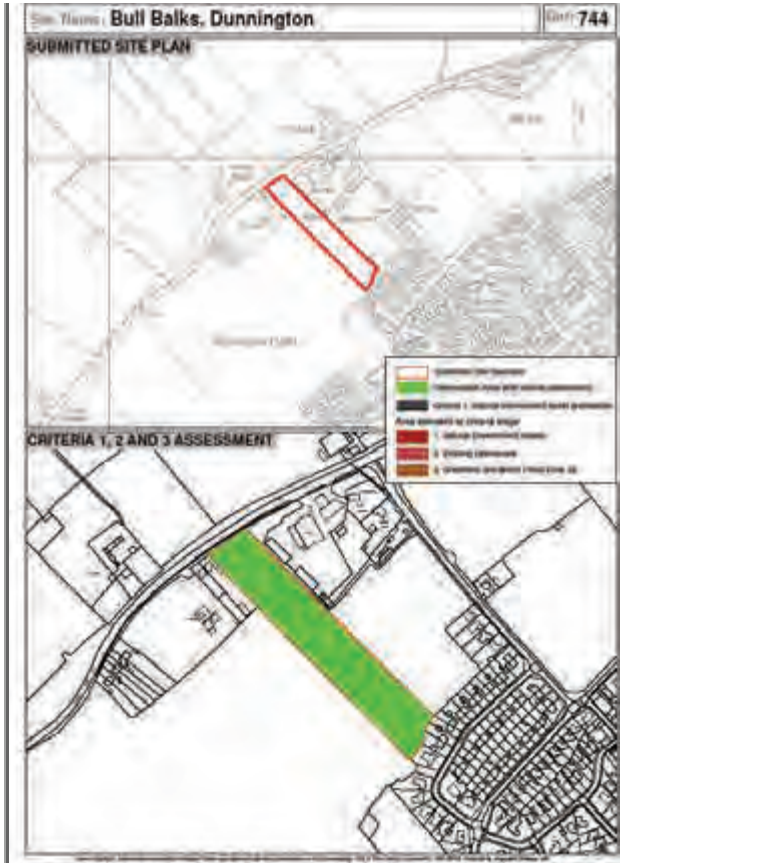
Criteria 1 to 4 Analysis

Site: 744

Bull Balks, Dunnington

Source:
New Site

Submitted For: Employment



Submitted Size: 1.593329375

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.593329375

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.593329375

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.593329375

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **744**

Bull Balks, Dunnington

Submitted For: Employment

TRANSPORT

Would struggle with access to public transport. Less preferable to other sites for employment to be located.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements. The type of employment would have to be assessed in terms of potential air quality impact.

Amber

Noise: There will be a noise impact from A166 so noise assessment required.

Amber

Flood Risk: This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Amber

Ecology: Site is mainly arable/improved grassland. Site has no known issues.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site.

Amber

Landscape/ Design: Dunnington village needs to retain a distance from the main arterial road. This site compromises the setting of the village.

Red

Openspace/ Recreation: N/A

N/A

ECONOMY AND RETAIL

It is considered that there are better established locations for employment development.

Amber

CONCLUSIONS

Summary: Dunnington village needs to retain a distance from the main arterial road. This site would compromise the setting of Dunnington village.

Red

Outcome: **Failed Technical Officer Comments**

Red

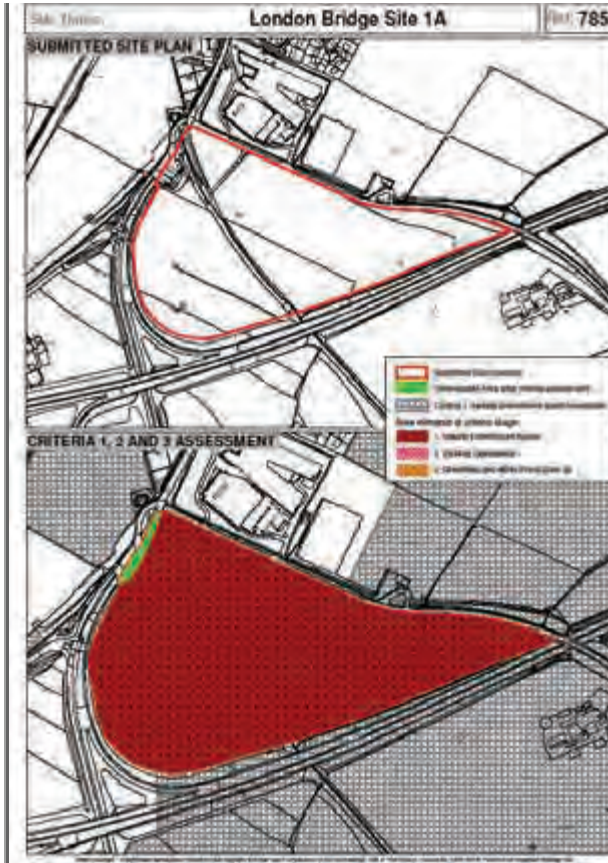
Criteria 1 to 4 Analysis

Site: 785

Land adj A64 (London Bridge) Site 1A

Source:
New Site

Submitted For: Employment,
Hotel,
Health and
Fitness



Submitted Size: 17.490775423

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.189354236

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.189354236

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.189354236

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

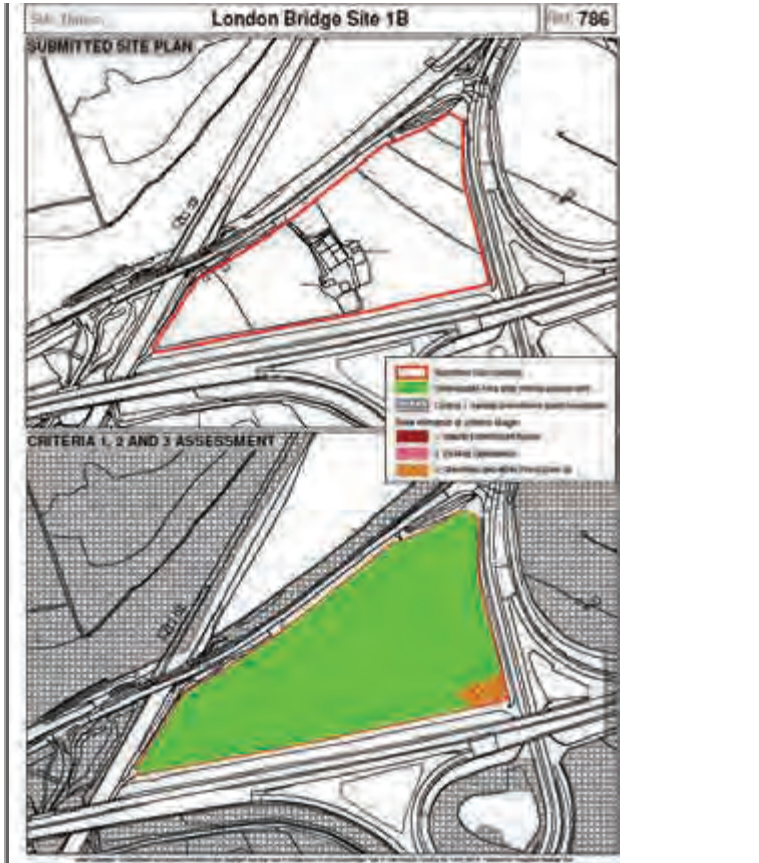
Criteria 1 to 4 Analysis

Site: 786

land adj A64 (London Bridge) Site 1B

Source:
New Site

Submitted For: Employment,
Hotel,
Health and
Fitness



Submitted Size: 6.940116533

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	6.940116533

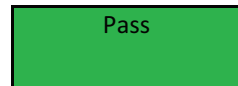
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	6.940116533

Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

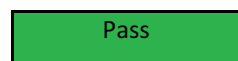
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	6.796113469

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Employment Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 786

land ad A64 (London Bridge) Site 1B

Submitted For: Employment, Hotel, Health and Fitness

TRANSPORT

Not supportable from a sustainable transport perspective; question over availability of access to public highway, in accordance with standards.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. Potential for wider air quality impacts on existing city centre AQMA (cumulative impacts with site 696, 308, 129 etc) As the site adjoins the outer ring road, careful consideration will need to be given to the site design to ensure that residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facade, may also need to be considered.

Amber

Noise:

No noise issues. However, noise from the traffic will need to be considered if hotel use is provided.

Amber

Flood Risk:

This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zones 1, 2 and 3a (3a to south eastern part of the site)

Amber

Ecology:

Improved grassland but some of these fields had significant wildflower interest (hay meadows) before they were reseeded - may still have some interest. Hedges are good and may also have bat interest. The fields that belong to the Council have some floristic interest. Would need phase 1 habitat appraisal to consider but development at this location on a roundabout is not really conducive to the setting of York.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Development of this site would go against the heritage Topic Paper characteristic compactness.

Red

Landscape/
Design:

The land provides valuable separation between urban edge and ring road thereby retaining the characteristic setting of the city. This site prevents coalescence between Copmanthorpe and Dringhouses.

Red

Openspace/
Recreation:

No site specific comments.

Green

ECONOMY AND RETAIL

Potentially suitable for employment but question market demand for office development in this location.

Amber

N/A

CONCLUSIONS

Summary:

The land provides valuable separation between urban edge and ring road thereby retaining the characteristic setting of the city. This site prevents coalescence between Copmanthorpe and Dringhouses. Not supportable

Red

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from a sustainable transport perspective; question over availability of access to public highway, in accordance with standards. Potentially suitable for employment but question market demand for office development in this location.



Outcome:

Failed Technical Officer Comments

Red

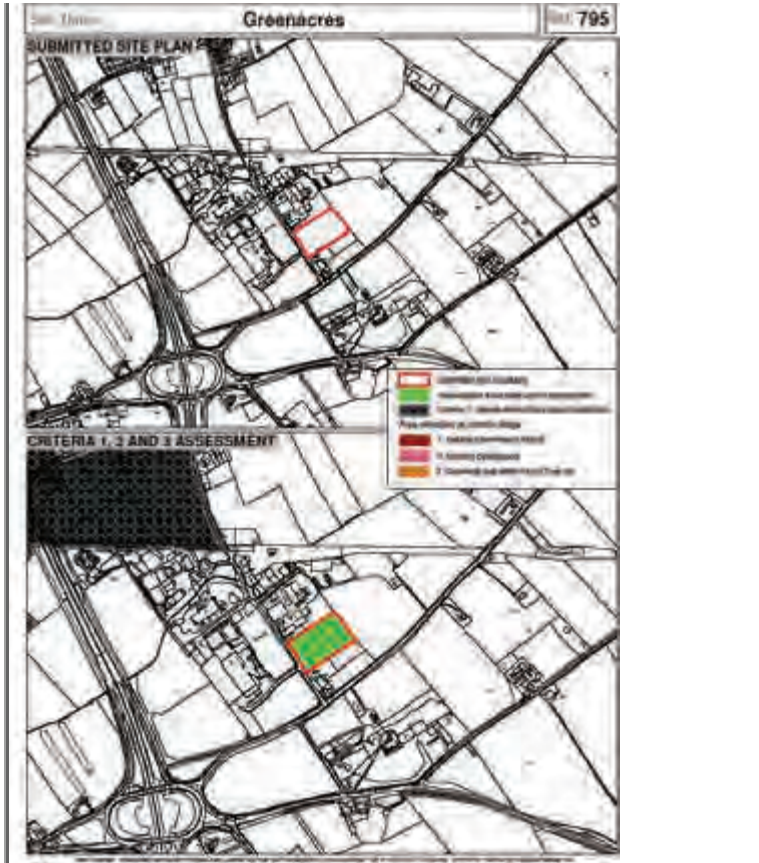
Criteria 1 to 4 Analysis

Site: 795

Greenacres, Murton

Source:
New Site

Submitted For: Employment



Submitted Size: 1.353117314

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.353117314

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.353117314

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	1.353117314

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 795

Greenacres, Murton

Submitted For: Employment

TRANSPORT

Site is not highly sustainable and as such a transport assessment is required to assess the viability of travelling to work by bus, bike and walking.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements and electric vehicle recharge infrastructure.

Green

Noise: Due to the potential impact the development could have upon existing noise sensitive receptors and residential dwellings in the area a noise impact assessment would be required for this site. For industrial or employment sites the combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.
This site is located in flood zone 1.

Green

Ecology: No known ecological issues on the site.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The site is surrounded by ridge & furrow.

Amber

Landscape/ Design: This site is currently green field that provides an openness that can be observed from the A166 although the site is viewed against a backdrop of sheds, warehouses etc. associated with Friars Close and the Livestock centre. A landscape and visual appraisal should be conducted to investigate these aspects.

Red

Openspace/ Recreation: Not applicable

ECONOMY AND RETAIL

EDU support the allocation of this site in principle for B2/B8 use which reflects the uses there currently. Although it is difficult to articulate demand, it is supported in this area for businesses already there that may wish to expand or for other businesses of this type to enter the area.

Green

CONCLUSIONS

Summary: This site is currently green field that provides an openness that can be observed from the A166 although the site is viewed against a backdrop of

Red

Page 40

sheds, warehouses etc. associated with Friars Close and the Livestock centre. A landscape and visual appraisal should be conducted to investigate these aspects.



Outcome:

Failed technical officer comments

Red

Criteria 1 to 4 Analysis

Site: 798

Land to East of Designer Outlet

Source:
Previously
Rejected Site

Submitted For: Employment/L
eisure



Submitted Size: 34.026400000

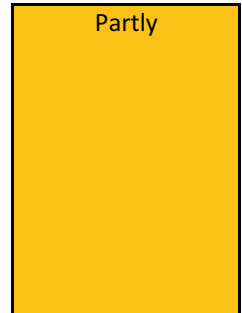
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.916637000

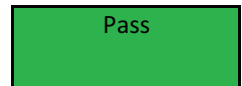
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.916637000

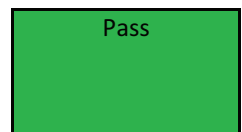
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

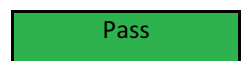
Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.916637000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Employment Access to Services

Stage 1 Pass



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **798**

Land to East of Designer Outlet

Submitted For: Employment/Leisure

TRANSPORT

Unsure that expansion at this site and retail offer would benefit public transport services/operations. Significant infrastructure concerns regarding ability of A19 and A64 to accommodate additional trips; envisage a requirement for substantial infrastructure upgrades to A19 north/south; availability of 3rd party land to deliver such is unknown? Additional impact on strategic road network needs to be raised with Highways Agency. Some benefits may be feasible from back trips (using P&R) to this site.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. It should be noted that the whole of the A19 corridor is designated an Air Quality Management Area (AQMA). The air quality impacts of additional traffic movements from the site will need to be assessed. The impacts on Fulford Main Street (south-bound from the junction with Heslington Lane) are of particular interest / concern. Whilst the site is adjacent to the A19, retail/leisure uses are unlikely to introduce new opportunities for public exposure.

Amber

Noise: Whilst the impact of the existing noise level on the development is not of concern generally, noise from the traffic will need to be considered if hotel use is provided. In addition a noise impact assessment of the proposals on the existing environment amenity will need to be carried out. The impact of any additional lighting should also be considered.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. Mainly Flood Zone 1, part Flood Zone 2 and 3a to the south.

Amber

Ecology: Site is adjacent to Naburn Marsh SSSI wetland habitat - need to be careful with drainage. Residential development may be detrimental, though leisure/retail less so. May require advice from Natural England with regard to impact upon SSSI and breeding waders.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Alien to the character of York - land forms a green wedge and close to river corridor. Lighting already intrudes on the area. Uncharacteristic of the city and the heritage aspects it affords.

Red

Landscape/ Design: The site would bring development up to the ring road and the A19, thereby having a significant negative impacting on the setting of the city and Fulford. The designer outlet is currently tightly contained and set away from the main arterial routes. The open countryside currently presents a rural approach to the city and Fulford, as well as a separation between the outlet and Fulford village. This site would result in a change in landscape character that would bring the built form closer to Fulford from the south. The quadrants of fields around the A64/A19 junction play an essential role in providing an appropriate flavour for the setting of the city, which should not be compromised.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

The site may offer an attractive location based on commercial demand for B1a office use as it is located in the south of the City close to A64/A19 corridor however there are concerns regarding the scale of what is proposed.

Amber

Consultants who are undertaking the emerging Retail Study Update for York (White Young Green) do not believe that there is any compelling evidence provided to justify the York Designer Outlet for further retail floorspace and that such extension could be contrary to the NPPF criteria as it could erode the virility and viability of York City Centre (and other centres) as well as absorb any further capacity beyond the study period which would be better placed to focus initiatives on the city centre.

Red

CONCLUSIONS

Summary:

The site would bring development up to the ring road and the A19, thereby having a significant negative impacting on the setting of the city and Fulford. The designer outlet is currently tightly contained and set away from the main arterial routes. The open countryside currently presents a rural approach to the city and Fulford, as well as a separation between the outlet and Fulford village. This site would result in a change in landscape character that would bring the built form closer to Fulford from the south.

Red

Outcome:

Failed technical officer comments

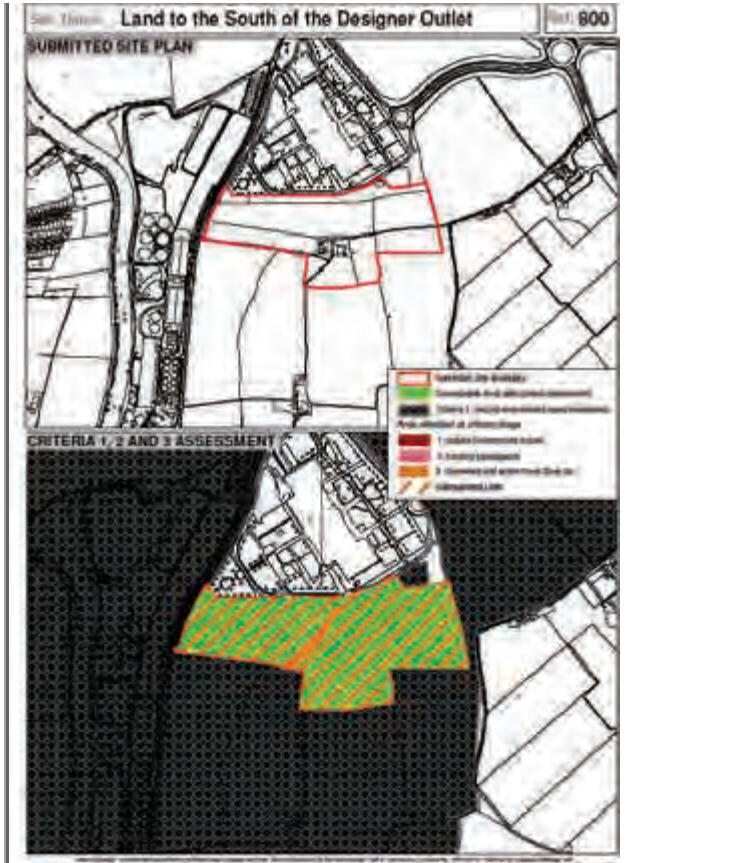
Red

Criteria 1 to 4 Analysis

Site: 800

Safeguarded Land SF7 to the south of Designer Outlet

Source:
Previously
Rejected Site



Submitted For: Employment/L
eisure

Submitted Size: 15.136767358

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Removed 2013
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	15.136767358

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	15.136767358

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	14.531307613

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Employment Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **800**

Safeguarded Land SF7 to the South of the Designer Outlet

Submitted For: Employment/Leisure

TRANSPORT

The site could, depending on the extent of the site developed for B2/B8 use and the ratio of B2 to B8 use within the site, potentially generate a two-way traffic flow of approximately 120-180 car trips in the am peak hour (assuming 7.5ha B2/B8 use) onto sections of the A19 that are already congested in the peak hour, although this may be reduced if more use is made of existing public transport services (including the Designer Outlet Park & Ride) that operate nearby. The site could complement retail at the existing Designer Outlet to the north of the site. The likely increase in traffic will exacerbate existing peak-hour congestion on the A19. An employment allocation in this location will by its nature be heavily reliant upon peak hour car journeys, as sustainable travel options will be restricted. Also additional impacts to the strategic road network which would require consideration by the Highways Agency. Further detailed assessment is required

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: The traffic generation figures for the development should be reviewed and assessed against the thresholds for requiring AQ assessments (to determine the level of assessment appropriate). The impacts on the A19 Fulford Road corridor are of particular interest due to the corridor forming part of CYC's Air Quality Management Area, where exceedences of health based objectives for nitrogen dioxide have been observed in recent years. In line with the Council's Low Emission Strategy, developers must show how they are making all reasonable efforts to minimise total emissions from the site. This will include requirements to promote and incentivise the use of low emission vehicles and fuels. In addition, and specifically with reference to the relocation of the Park and Ride, the operation of electric buses from this site should be explored.

Amber

Noise: The site is located immediately to the south of the existing designer outlet on an area of land which currently appears to be agricultural land. There are a few isolated farm houses and properties which are located within the proposed development site or nearby. In view of this and the potential for loss of amenity due to noise from any proposed development EPU would recommended the following: For industrial or employment sites the combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB(A) below the background noise level at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 1997, including any acoustic correction for noises which contain a distinguishable, discrete, continuous note (whine, hiss, screech, hum, etc.); noise which contain distinct impulses (bangs, clicks, clatters, or thumps); or noise which is irregular enough to attract attention. In addition an assessment of the impact of any additional vehicle movement on the noise level and locality would need to be assessed.

Amber

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Amber

This site is located in flood zone 2, and 3a.

Ecology: This site is all improved grassland but may have a bit of ecological interest. Site

GreenPage 46

is also in proximity to Naburn Marsh SSSI wetland habitat - need to be careful with drainage. Residential development may be detrimental, though leisure/retail less so. May require advice from Natural England with regard to impact upon SSSI and breeding waders but the site is thought small enough to be able to mitigate any effects.



HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation consisting of a geophysical survey and archaeological trenches will be required to identify archaeological features and deposits. The historic environmental record indicates there is late prehistoric and Romano British archaeological features and deposits presented in the area to the south of the Designer Outlet.

Amber

Landscape/
Design:

Development of this site would impact upon the openness of the Green Belt as well as the setting of the city and the approach to Fulford. Development would be detrimental to the compactness of the city. Further detailed landscape appraisal is required.

Amber

Openspace/
Recreation:

ECONOMY AND RETAIL

The site would offer a good location for B1c/B1c/B2/B8 particularly for warehouse/distribution type uses as it is located in the south of the City close to A64/A19 corridor. EDU support the allocation to the B2/B8 not least because of the transport links it offers to the A64/A19 and the potential for additional P&R facilities.

Amber

CONCLUSIONS

Summary:

Subject to further detailed assessment of landscape, heritage and transport impacts the site could offer a potential strategic employment site for B2/B8 use

Amber

Outcome:

Passed Technical Officer Comments

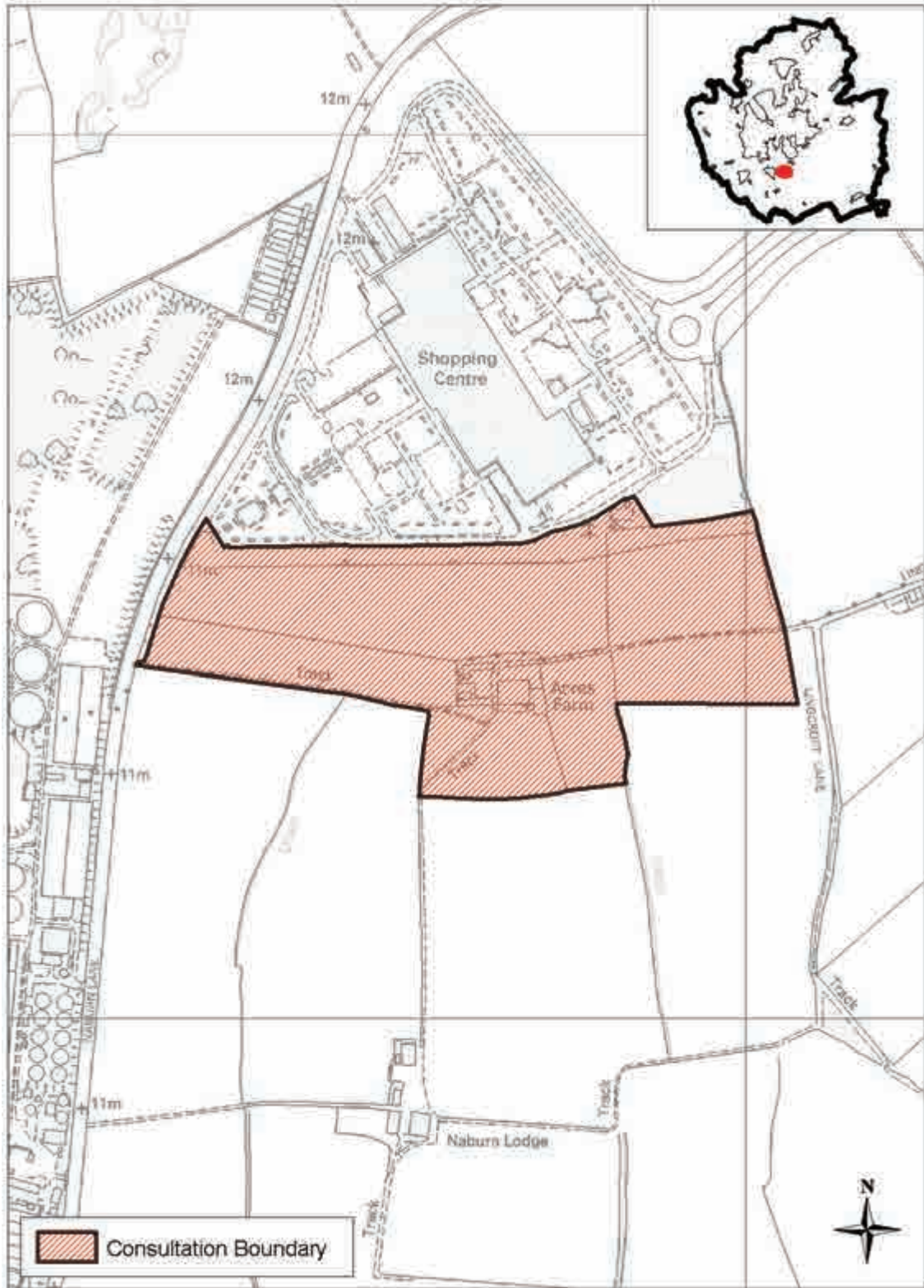
Amber

Site ref: 800

Site Name:

Allocation Ref : SF7

Land to South of Designer Outlet



Green Copyright City of York Council Licence No. 1000 208/18 Produced by Forward Planning

Site Size:

15.1 ha

Recommendation:

To include this as a strategic site for employment use (B1b/B1c/B2/B8) within the Local Plan.

Criteria 1 to 4 Analysis

Site: 801

Clifton Gate Business Park Built footprint

Source:
Previously
Rejected Site



Submitted For: Major
Developed
Site in the
Greenbelt

Submitted Size: 1.470608305

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	1.470608305

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

N/A For Major
Developed Sites

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.470608305

Openspace Evidence:	N/A
---------------------	-----

N/A For Major
Developed Sites

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	1.470608305

Floodrisk Evidence:	N/A
---------------------	-----

N/A For Major
Developed Sites

Criteria 4 - Employment Access to Services

Stage 1 Pass

N/A

Major Developed Sites Submissions - Technical Officer Comments

Technical Officer Assessment

Site: **801**

Clifton Gate Business Park

Submitted For: Major Developed Site in the Greenbelt

TRANSPORT

An assessment of traffic impacts is required, with particular regard to be given to public transport routes and access by foot and bike.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard Air Quality requirements (noting proximity to outer ring road.) EVR infrastructure.

Green

Noise: No noise issues as a large part of this site has already been developed as commercial/industrial use.

Green

Flood Risk: This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology: No known significant ecological issues. However, there could be Great Crested Newts on the site should there be water courses. Also forms part of the Green Corridor.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/ Design: The proposed change is to put Clifton Gate Business Park as a Major Developed Site in the Greenbelt. However, the site lacks connectivity back to the city and is currently an isolated employment/recreational development. Whilst this site currently has a mix of uses, it would be preferential not to develop more in this location.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

The Clifton Gate Business Park contains approx 3,453 sq m of built footprint for a range of business and general industrial uses. The site has been resubmitted to be considered as a major developed site in the green belt with a proposed boundary which reflects the built footprint of the site and excludes the land to the north which was originally included in the Call for Sites Submission and the open land to the east which is used at present as a children's play facility (Creepy Crawlies). The site has a mix of uses via current planning consents and designation as a major developed site could offer more effective control over future uses.

Amber

CONCLUSIONS

Summary: The proposed change is to put Clifton Gate Business Park as a Major Developed Site in the Greenbelt. However, the site lacks connectivity back to the city and is currently an isolated employment/recreational development. Whilst this site currently has a mix of uses, it would be preferential not to develop more in this location. Developing the site further would be a further

Red

intrusion on the green wedge.



Outcome:

Failed Technical Officer Comments

Red



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 4: Changes to Allocated Sites
June 2014

Appendix 4: Changes to Allocated Sites

Contents

A4.1 INTRODUCTION.....	2
A4.2 ALLOCATED SITES – DETAILED PROFORMAS AND MAPS.....	2

Site Ref	Allocation Ref	Site Name	Appendix Page Number
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55	H26	Land at Dauby Lane, Elvington	12
64	E5	Land at Layerthorpe and James Street	16
64	E5	Land at Layerthorpe and James Street	19
72	H33	Water Tower Lane, Dunnington	22
121	H3	Burnholme School (existing building footprint)	25
127	H5	Lowfield School	28
197	H24	Former Bristow's Garage, Fulford Road	32
202	H4	St Joseph's monastery	35
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258	H30	Land to the South of Strensall Village	42
627	H11	Land at Frederick House, Fulford Road	46
639	E11	Annamine Nursery, Jockey Lane	49
651	H25	Heworth Green North (remaining land)	52
654	H19	Land at Mill Mount	55
696	H2	Sites by the Racecourse, Tadcaster Road	58
791	H9	302 Amalgamated site west of Chapelfields 1 217 Amalgamated sites north of moor lane woodthorpe	62
792	H9	Land off Askham Lane	66
799	ST21 ¹	Designer Outlet	70

¹ ST21 refers to Leisure allocation at the Designer Outlet.

A4.1 Introduction

The Preferred Options Local Plan included forty five Housing Allocations and thirteen Employment Allocations.

Further representations were submitted in relation to these sites as part of the Preferred Options Consultation (Summer 2013). Any proposed change has been considered by our technical officer group, the detailed outcomes of which are presented in section A4.3 of this appendix.

A4.2 Allocated Sites – Detailed Proformas and Maps

The following section presents any allocated site at the Preferred Options stage which has been reconsidered as part of this consultation, why it has been reconsidered, their assessment and outcome.

Indicative amounts of development

Indicative amounts of development have been calculated for the changes to allocated sites. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The detail is provided in **Appendix 13**.

The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow

comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.²

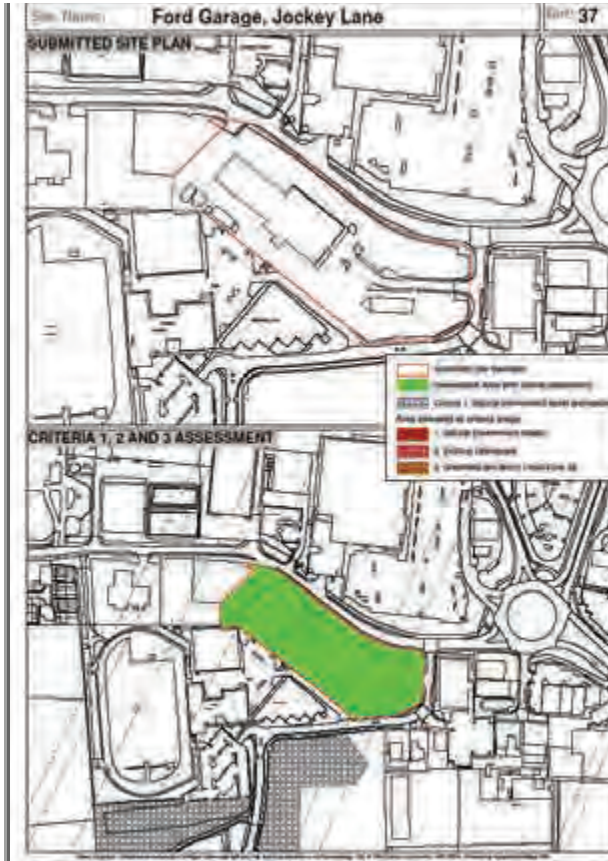
² Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

Criteria 1 to 3 Analysis

Site: 37

Ford Garage, Jockey Lane

Source:
Allocation -
Alternative Use (
Also Rep 3024)



Submitted For: Retail

Submitted Size 1.665217354 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.665217354

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.665217354

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	1.665217354

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Technical Officer Assessment

Site: 37

Ford Garage, Jockey Lane

Submitted For: Retail

TRANSPORT

No site specific comments.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as a vehicle repair garage, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements but unlikely to require air quality assessment. EVR infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1. Foul and surface water drainage along Kathryn Avenue and Surface Water Drain in Jockey Lane.

Green

Ecology:

No site specific comments.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

No site specific comments.

Green

Landscape/
Design:

There are protected trees along the road frontage which would pose a restriction on the developable area.

Green

Openspace/
Recreation:

Amenity openspace would be required for employees.

Green

ECONOMY AND RETAIL

The site is supported for B1a Office use but does not have a willing landowner

Red

The site is in an out-of-centre location and the emerging Retail Study Work being undertaken by consultants for the Council shows that the role and performance of the general Monks Cross area has improved significantly since 2007, especially in the clothing and footwear, small household goods, recreation and furniture sectors. There is concern that conversely the city centre has seen decline in its market share in these sectors and that there is concern that further new retail floorspace beyond that already permitted is likely to lead to further decline of the city centres role. This is compounded by the emerging findings of the new household survey undertaken as part of the Retail Study work which indicates that there is no additional capacity (based on retention of the current market share) up to 2028 and therefore any further retail development before this period is likely to have more impact as there is no growth to offset any impact (as well as gains in Special Forms of Trading i.e. Internet Shopping). It is not considered that there is any justification to allocate this site and that any further retail floorspace at Monks Cross should be controlled by the criteria in the NPPF rather than through plan led allocation.

Red

CONCLUSIONS

Summary:

The site is currently allocated for B1a Office which is not supported by the landowner. The site has been put forward for retail use which is not considered suitable given its out of centre location and the results of the emerging Retail Study which show the City Centre has a declining market share. The emerging study also shows little or no capacity for additional retail in the period up to 2028.

Red

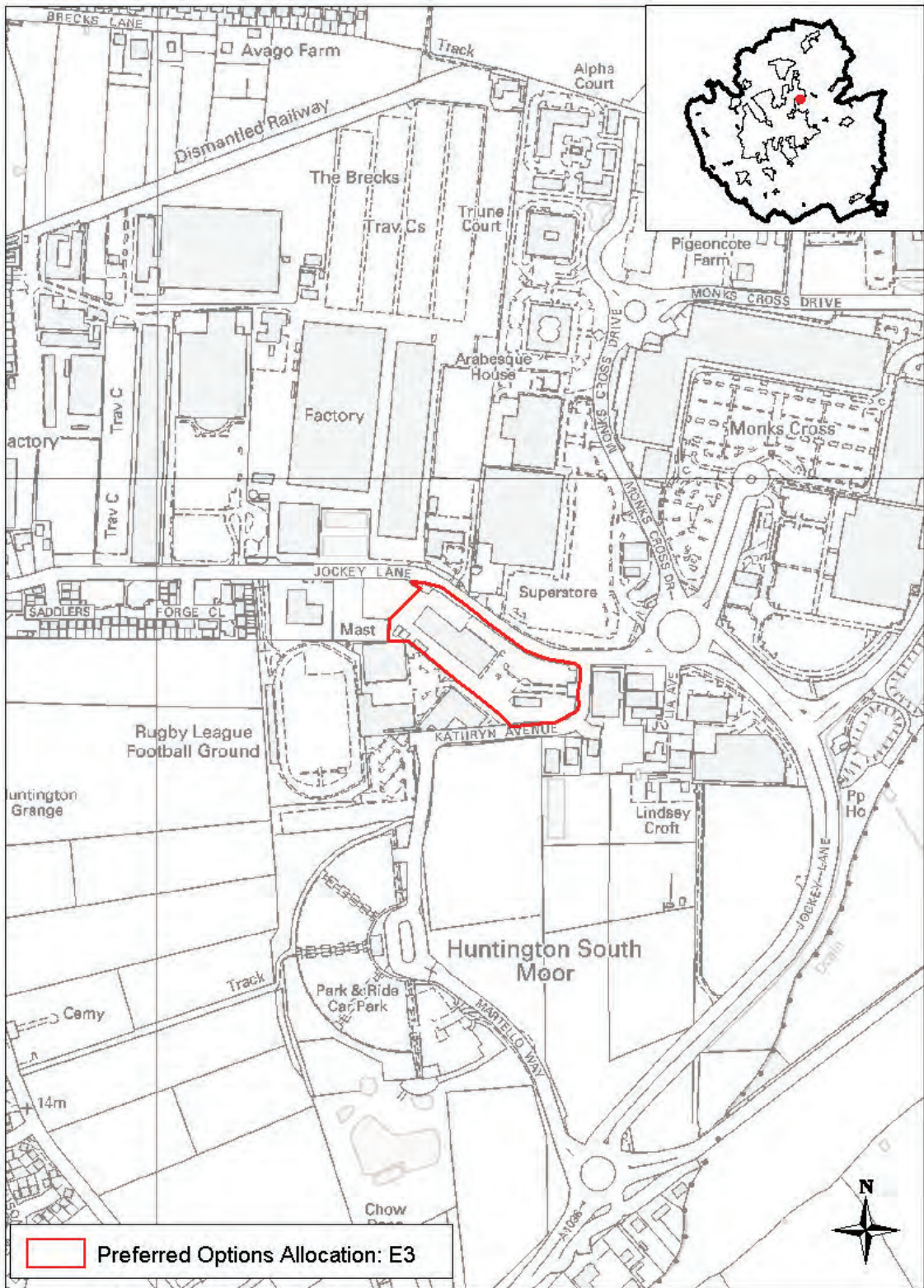
Outcome:

Failed Technical Officer Comments.

Red

Site ref: 37
Allocation Ref : E3

Site Name:
Ford Garage, Jockey Lane



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Site size:

1.67 ha / 13,300 sq.m

Recommendation:

The site should not be changed but remain as current allocation.

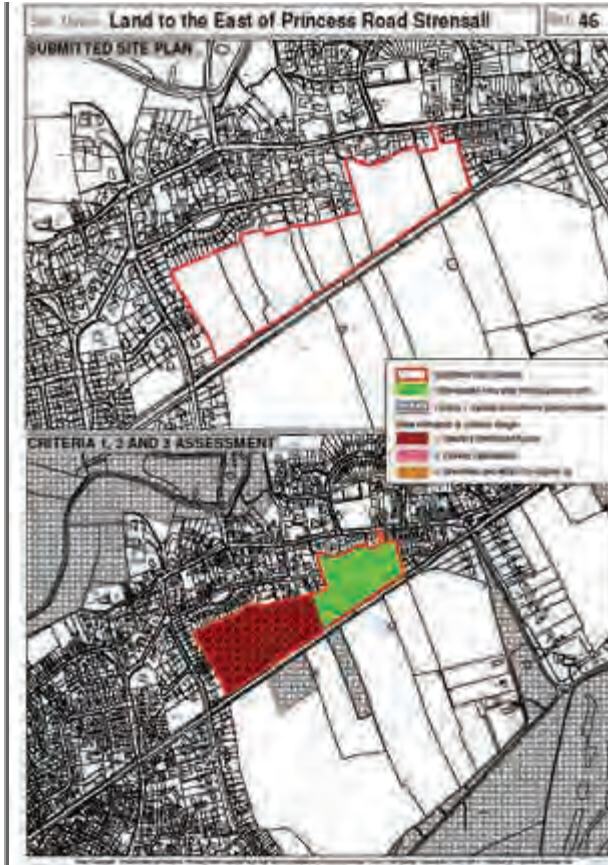
Criteria 1 to 3 Analysis

Site: 46

Land to the South of Strensall Village (amalgamated sites south of Strensall)

Source:
Allocation-
Alternative
Boundary

Submitted For: Housing



Submitted Size: 6.274104330

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	Part
Site Size Remaining:	2.536955025

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	2.536955025

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	2.536955025

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 46

Amalgamated sites south of Strensall

Submitted For: Housing

TRANSPORT

There are issues regarding Rail Halt aspiration at Strensall. Technical study required regarding access to the main street and the cumulative impact this may have.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Potential impact on air quality from locomotive emissions if ever idling in this location (locomotives idling at rail halt, which is a potential proposal through the plan). Standard Air Quality requirements including EVR infrastructure would be required.

Amber

Noise: No noise issues.

Green

Flood Risk: This is an extremely wet site, which would need to be mitigated through any development. It is a greenfield site and therefore runoff rates must comply with the 1.4 l/sec/ha. The site is located in flood zone 1.

Amber

Ecology: There is a grassland SINC site in the whole of the middle section. There is a large Great Crested Newt population in this area and it is unlikely that a license to migrate this amount could be obtained or the effects of development mitigated. The amount of developable land is limited outside of this. Site boundary should not be extended

Red

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: Site has a historic and distinctive enclosure landscape. There is well preserved ridge and furrow, which also assists in the understanding of the village and enhances its character. Extension to the existing allocation may harm this. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Red

Landscape/ Design: The landscape in this area is enhancing the historic character showing well preserved enclosure landscape and ridge and furrow. The proposed allocation should potentially be reduced to exclude the smaller field to the west to retain the landscape features. The full extent of the amalgamated sites should not be taken forward for development.

Red

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

Not applicable

Not applicable

CONCLUSIONS

Summary: The existing allocation should remain as existing boundary and may potentially need to be reduced due to ecological and landscape issues relating to the presence of Great Crested Newts and historic enclosure patterns. Further

Red

detailed assessment required.

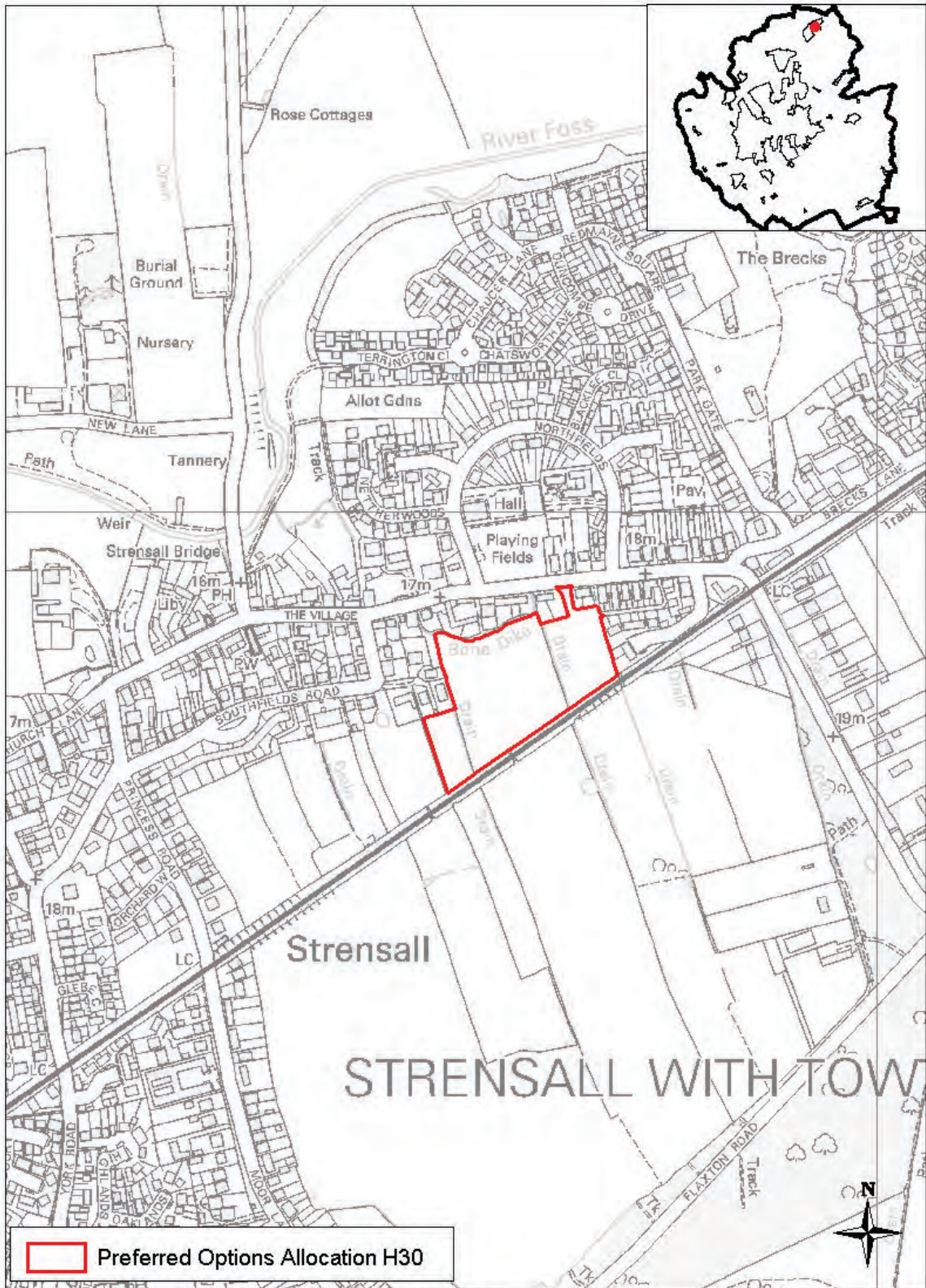
Outcome:

The site boundary (H30) should not be enlarged and should stay as current draft allocation pending further assessment.

Red

Site ref:
Allocation Ref: H30

Site Name:
 Land to the South of Strensall Village



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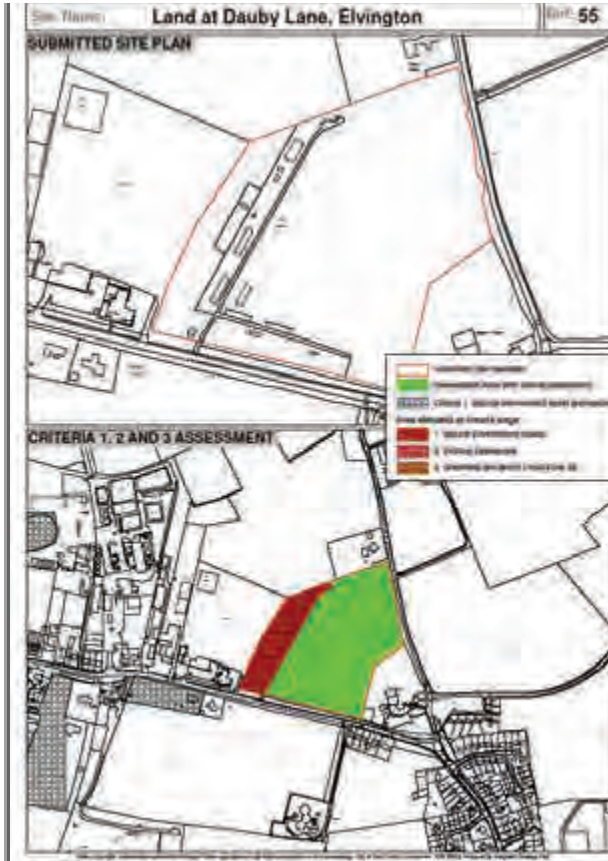
Site size:	2.53 ha	Indicative Amount:	61 dwellings
Recommendation:	The sites boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 55

Land at Dauby Lane, Elvington

Source:
Allocation -
Alternative
Boundary



Submitted For: Housing

Submitted Size 5.113041495 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservatio	No
Site Size Remaining:	4.054935686

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	4.054600069

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.054600069

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **55**

Land at Dauby Lane, Elvington

Submitted For: Housing

TRANSPORT

The site is within walking (cycling) distance of a range of local services, although assessment of infrastructure and need for upgrade (footways and crossings) is likely. Assessment of bus services would be required with potential to increase frequency/destinations and stops within 400 metres. Some limited access to Dauby Lane is feasible (subject to assessment) although some improvements would be required including footway provision and lighting.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: Part of this site has previously been used as military land, so land contamination is likely to be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality: Standard air quality requirements including electric vehicle recharge infrastructure. Odour from the sewage plant to the South East would need to be considered.

Amber

Noise: No Noise Issues

Green

Flood Risk: Site is at risk of surface water flooding. The Environment Agency recently released a sensitivity to surface water flooding map which needs checking.

Amber

This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Ecology: Part is Elvington Wood SINC and WW II huts whilst the rest is arable. No issue with developing arable but need WW II camp area retained as buffer for woodland. Track along this woodland edge would form a good footpath link to connect to Public Right of Way off Kexby Lane. Site should remain as allocated

Red

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There is potential ridge and furrow under woodland on the site.

Amber

Landscape/ Design: The site forms a break between Elvington village and the industrial estate, though housing does exist and is proposed to the west of the village proper. Trees along the western and southern boundary will pose a restriction on developable area.

Amber

Openspace/ Recreation: If the woodland is used as openspace it would be multifunctional openspace and could be challenged in terms of accessibility. More recreation space would be required.

Amber

ECONOMY AND RETAIL

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CONCLUSIONS

Summary:

Alternative larger boundary to include land designated as SINC is not supported. Site boundary to remain as draft allocation (H26). Additional site contains woodland (SINC), World War 2 huts and potential ridge and furrow. Site would not function as multi-functional openspace as heavily wooded

Red

Outcome:

The site boundary (H26) should not be enlarged and should stay as current draft allocation

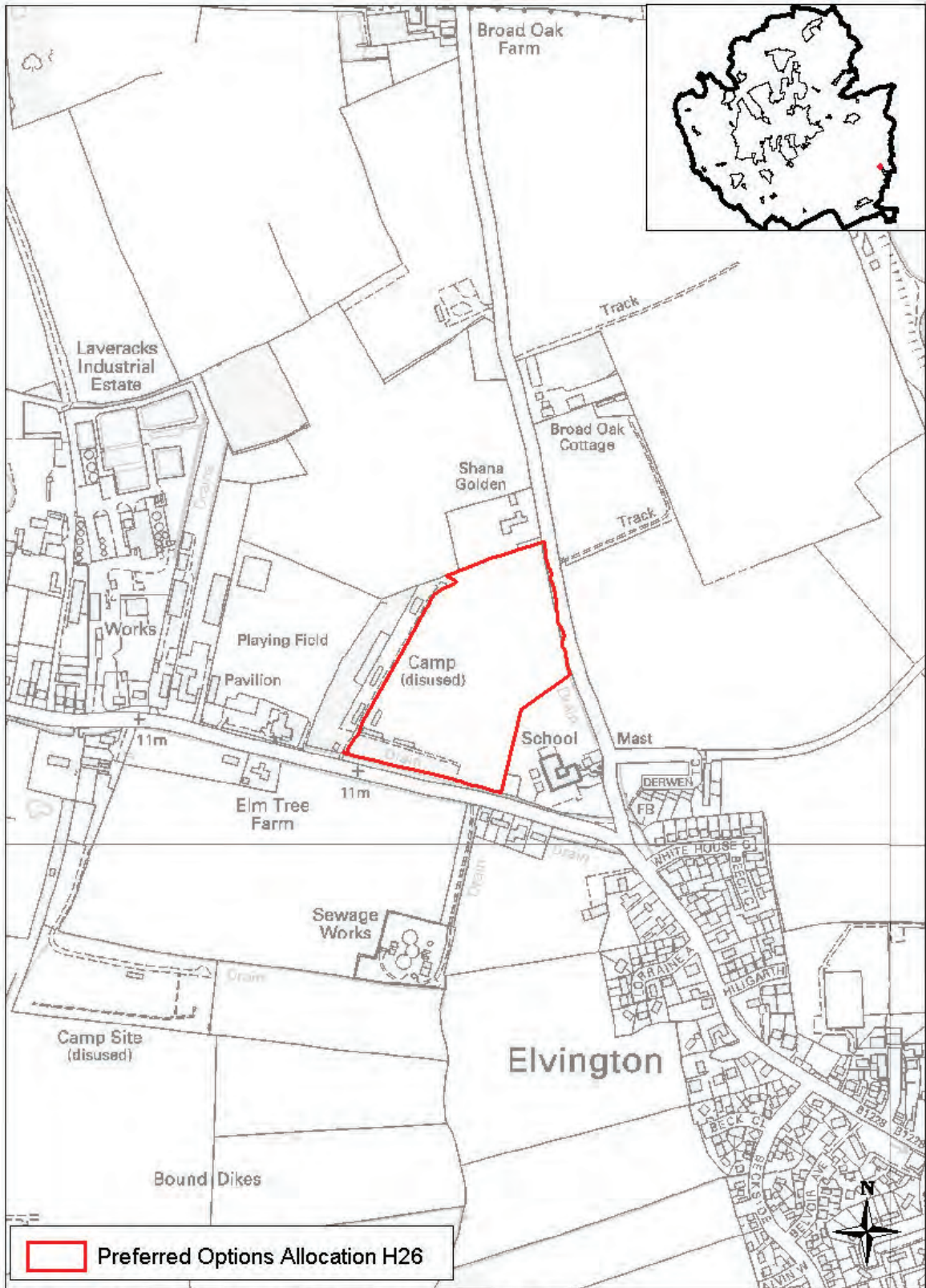
Red

Site ref:

Site Name:

Allocation Ref: H26

Land at Dauby lane, Elvington



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Site size:	4.05 ha	Indicative Amount:	97 dwellings
Recommendation:	The sites boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 64

Land at Layerthorpe and James Street

Source:
Allocation -
Alternative Use



Submitted For: Employment/Retail

Submitted Size 0.228034787 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.228034787

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.228034787

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.228034787

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Technical Officer Assessment

Site: **64**

Land at Layerthorpe and James Street

Submitted For: Employment/Retail

TRANSPORT

No site specific comments.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

Part of this site has previously been used for landfill, so land contamination is likely to be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements and electric vehicle recharge infrastructure.

Green

Noise:

There will be a noise impact from A166 so noise assessment required.

Amber

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1.

Green

Ecology:

No site specific comments. May need bat survey.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits.

Green

Landscape/
Design:

No site specific comments.

Green

Openspace/
Recreation:

No specific comments.

Green

ECONOMY AND RETAIL

The site is currently allocated for B1b, B2, B8 uses (Site E4) within the Preferred Options Local Plan. This is considered to be a suitable allocation and supported by Economic Development Unit. Site could be suitable for a wider mix of uses subject to further detailed evaluation and assessment.

Amber

The site is located in a out-of-centre location and could compete with defined centres and therefore there is no evidence to allocate this site for retail, however it could form part of a wider mixed use area, but should be controlled through NPPF criteria and development control policies.

Red

CONCLUSIONS

Summary:

The site should be kept as a B1b/B2/B8 allocation. The site is not considered suitable for retail allocation as the site is in an out of centre location and could compete with defined centres including York City Centre. Should be kept as original allocation B1b, B2, B8

Red

Outcome:

Failed Technical Officer Comments for wider mix of uses including retail

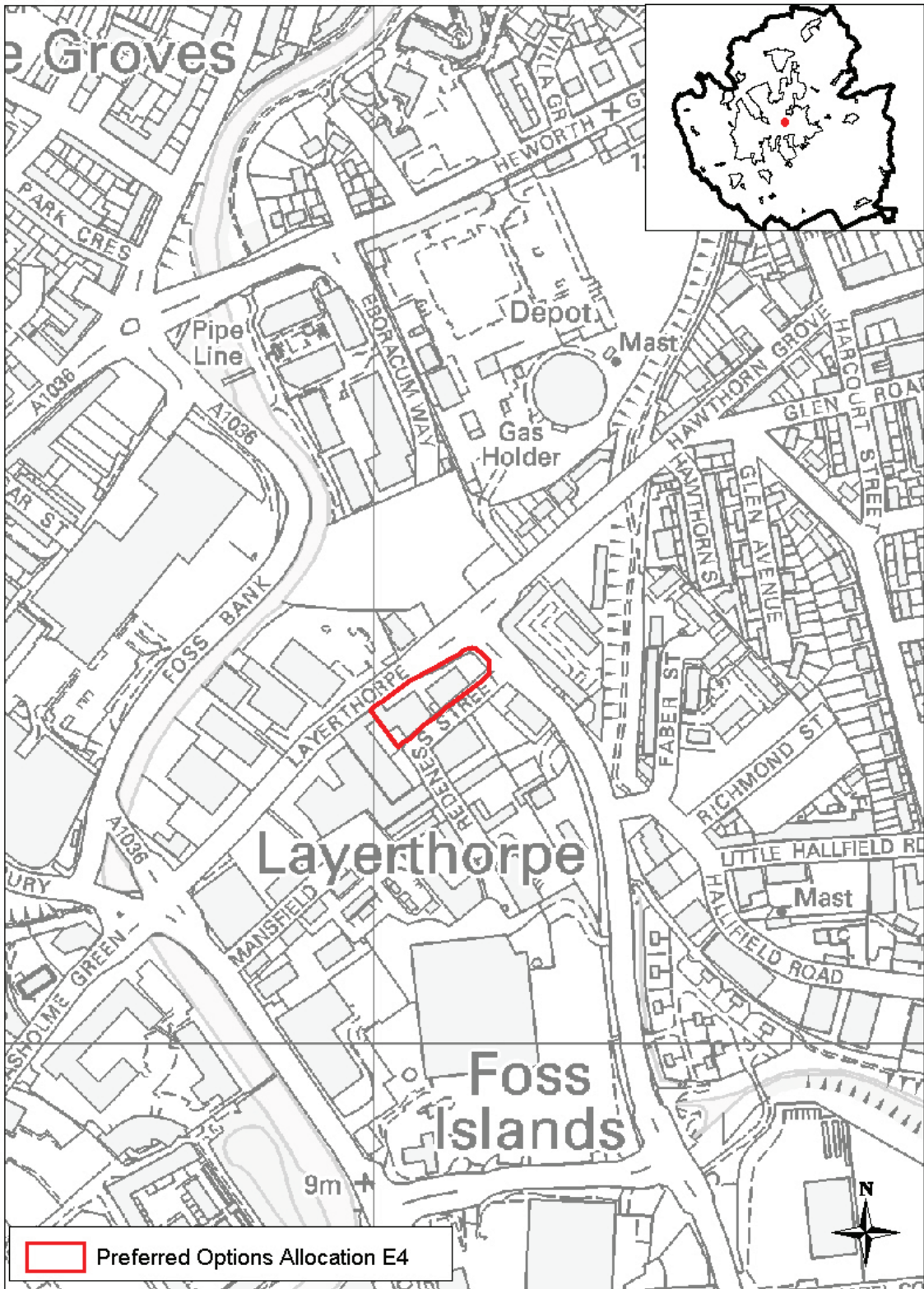
Red

Site ref:

Allocation Ref: E4

Site Name:

Land at Layerthorpe and James Street



 Preferred Options Allocation E4

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Site size:

0.2 hectares / 900 sq.m

Recommendation:

The site should not be changed but remain as current draft allocation (as above).

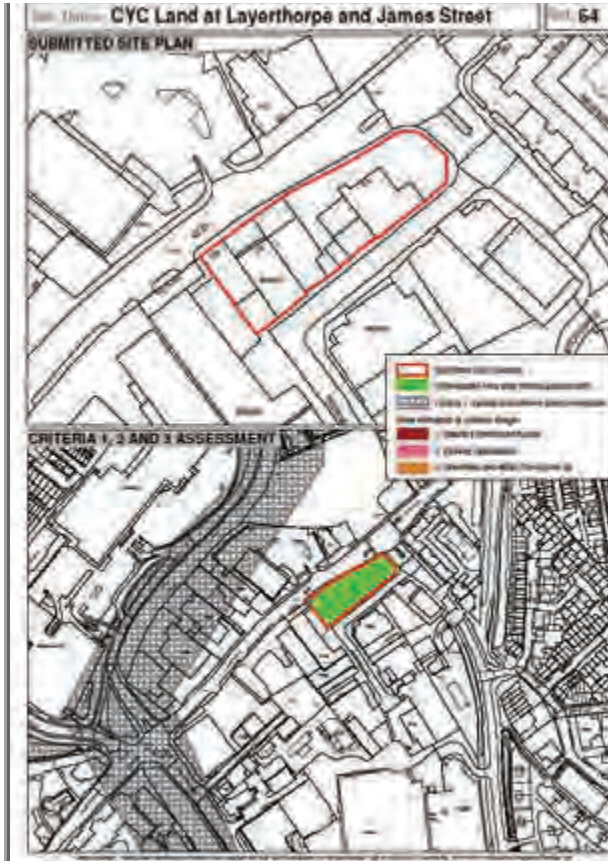
Criteria 1 to 3 Analysis

Site: 64

Land at Layerthorpe and James Street

Source:
Allocation -
Alternative Use

Submitted For: Housing



Submitted Size 0.228034787 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.228034787

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.228034787

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.228034787

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 64

Land at Layerthorpe and James Street

Submitted For: Housing

TRANSPORT

No site specific comments.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

Part of this site has previously been used for landfill, so land contamination is likely to be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements and electric vehicle recharge infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1.

Green

Ecology:

No site specific comments. May need bat survey.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits.

Green

Landscape/
Design:

No site specific comments.

Green

Openspace/
Recreation:

No specific comments.

Green

ECONOMY AND RETAIL

The site is currently allocated for B1b, B2, B8 uses (Site E4) within the Preferred Options Local Plan. This is considered to be a suitable allocation and supported by Economic Development Unit. Site could be suitable for a wider mix of uses subject to further detailed evaluation and assessment.

Amber

Not applicable

CONCLUSIONS

Summary:

The site should be kept as a B1b/B2/B8 allocation. Site could potentially be suitable for student residential given other planning consents in the area but the site is surrounded by existing commercial uses and may be preferable for this use. Should be kept as original allocation B1b, B2, B8

Red

Outcome:

Failed Technical Officer Comments for alternative use

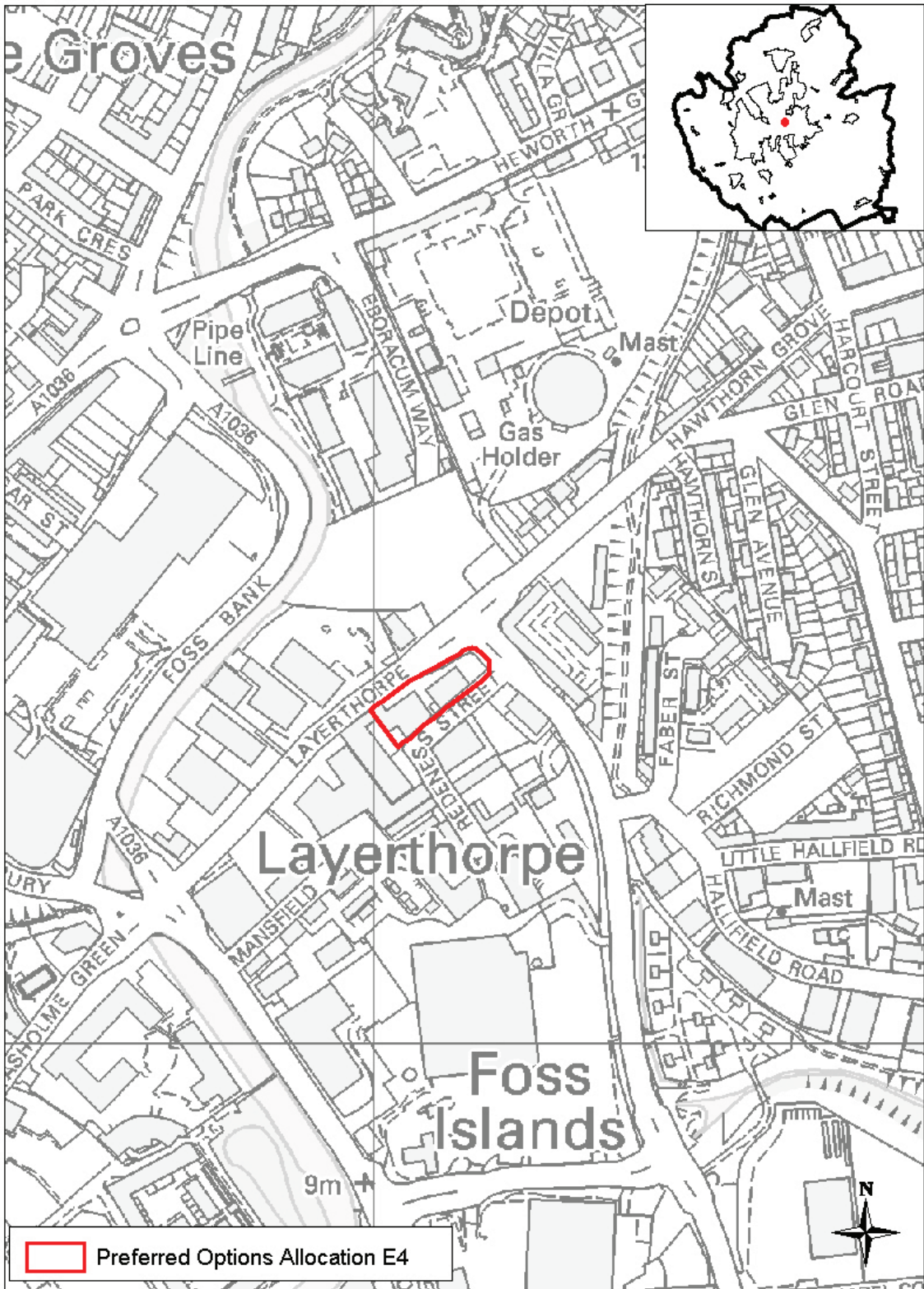
Red

Site ref:

Allocation Ref: E4

Site Name:

Land at Layerthorpe and James Street



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Site size:

0.2 hectares / 900 sq.m

Recommendation:

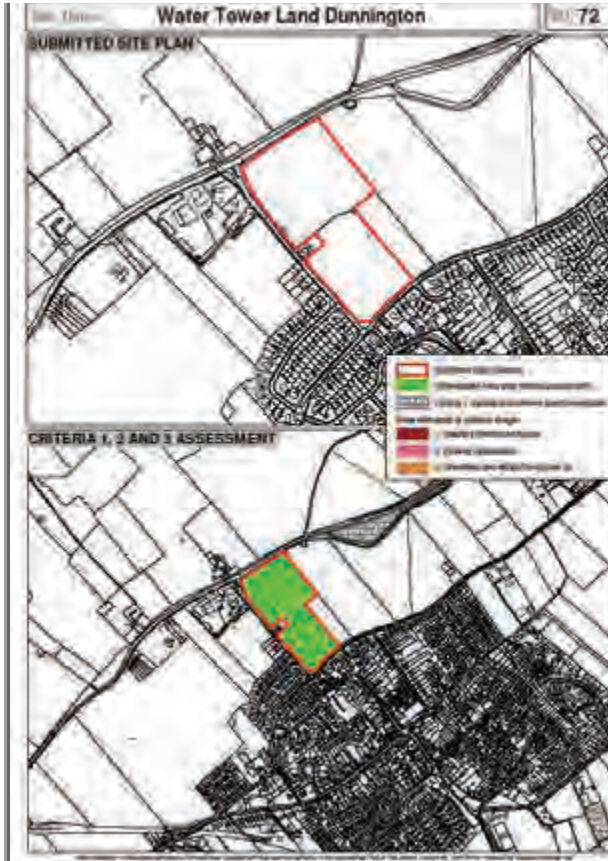
The site should not be changed but remain as current draft allocation (as above).

Criteria 1 to 3 Analysis

Site: 72

Water Tower Lane, Dunnington

Source:
Allocation -
Alternative
Boundary



Submitted For: Housing

Submitted Size 4.584824165 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	4.584824165

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	4.584824165

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	4.584824165

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **72**

Water Tower land, Dunnington

Submitted For: Housing (Alternative Boundary)

TRANSPORT

The extended site is further removed from the village and services and is on the borderline for ticking boxes of sustainable travel. Public transport is available but would benefit from an upgrade to services. Access would be onto Church Balk.	Amber
---	-------

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:	No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.	Green
Air Quality:	Standard air quality requirements including electric vehicle recharge infrastructure. Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered.	Amber
Noise:	Due to the potential impact the extension of the site could have upon noise sensitive receptors in the area a noise impact assessment would be required.	Amber
Flood Risk:	This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.	Green
Ecology:	Site is mainly arable/improved grassland. Site has no known issues.	Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. A Roman road (separate from the A166) runs SW/NE within the site. Good to keep separation of village from Stamford Bridge Road- over development would affect the character of village and road leading into Dunnington.	Red
Landscape/ Design:	Dunnington village needs to retain a distance from the main arterial road. Extending the site beyond the existing allocation would compromise the setting of the village.	Red
Openspace/ Recreation:	No site specific comments but openspace will be required on site.	Green

ECONOMY AND RETAIL

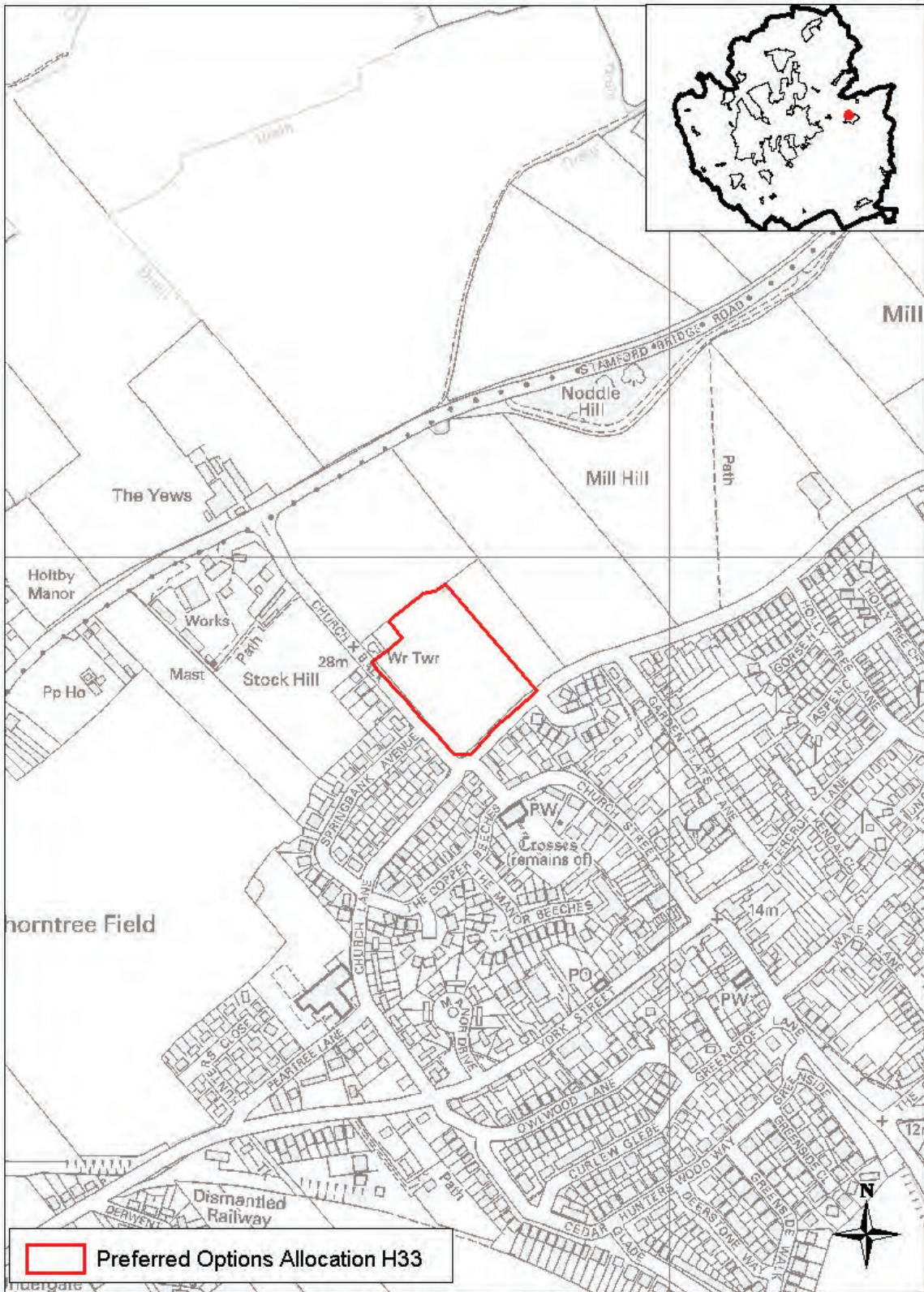
Not applicable	
not applicable	

CONCLUSIONS

Summary:	Site size should remain as that previously allocated and not extended. This would help to provide separation from the Stamford Bridge Road (A166) and prevent encroachment on the character and setting of Dunnington.	Red
Outcome:	The site boundary (H33) should not be enlarged and should stay as current draft allocation	Red

Site ref:
Allocation Ref: H33

Site Name:
Water Tower Land, Dunnington



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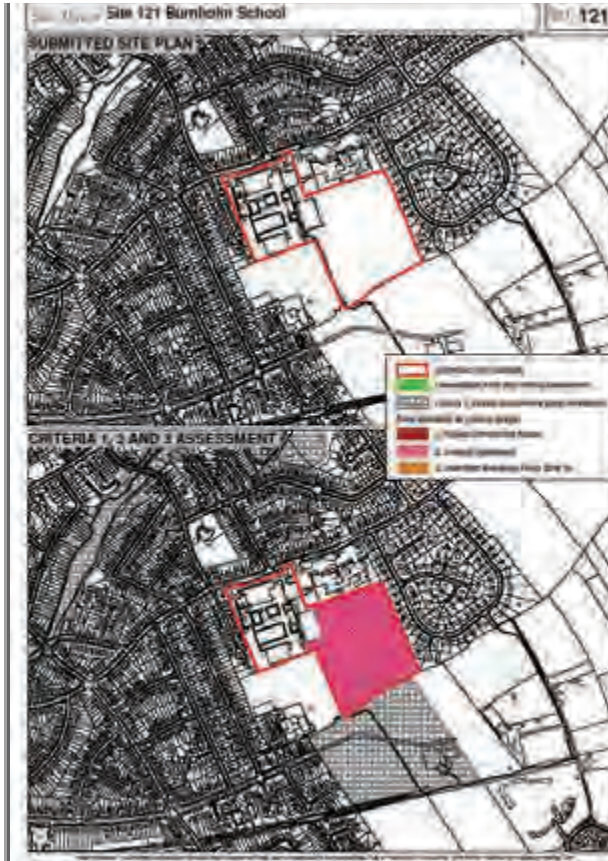
Site size:	1.80 ha	Indicative Amount:	43 dwellings
Recommendation:	The site boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 121

Burnholme School (existing building footprint)

Source:
Allocation -
Alternative
Boundary



Submitted For: Mixed Use

Submitted Size 6.794073677 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	Adjacent
Site Size Remaining:	6.780989688

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	2.699410780

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	2.699410780

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Technical Officer Assessment

Site: 121

Burnholme School

Submitted For: Mixed Use

TRANSPORT

No site specific comments.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard air quality requirements and electric vehicle recharge infrastructure.

Green

Noise:

Noise could be an issue even if development was set back.

Amber

Flood Risk:

This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology:

Site is school land therefore there are limited issues, however will require a bat survey.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits.

Green

Landscape/
Design:

No landscape showstoppers.

Green

Openspace/
Recreation:

A more detailed masterplan is needed. Sport England would object to the loss of playing field. Secretary of State would need to approve loss of playing fields. This site is in the section 106 for Derwenthorpe as community sport provision.

Red

ECONOMY AND RETAIL

CONCLUSIONS

Summary:

A more detailed masterplan is needed to show land uses and location. Sport England would object to the loss of playing fields and Secretary of State would need to approve loss of playing fields. This site is in the section 106 for Derwenthorpe as off-site contribution for community sport provision. It is not considered suitable to extend the housing allocation boundary to include the whole extent of the site including the playing fields. Site boundary should remain as existing building footprint

Red

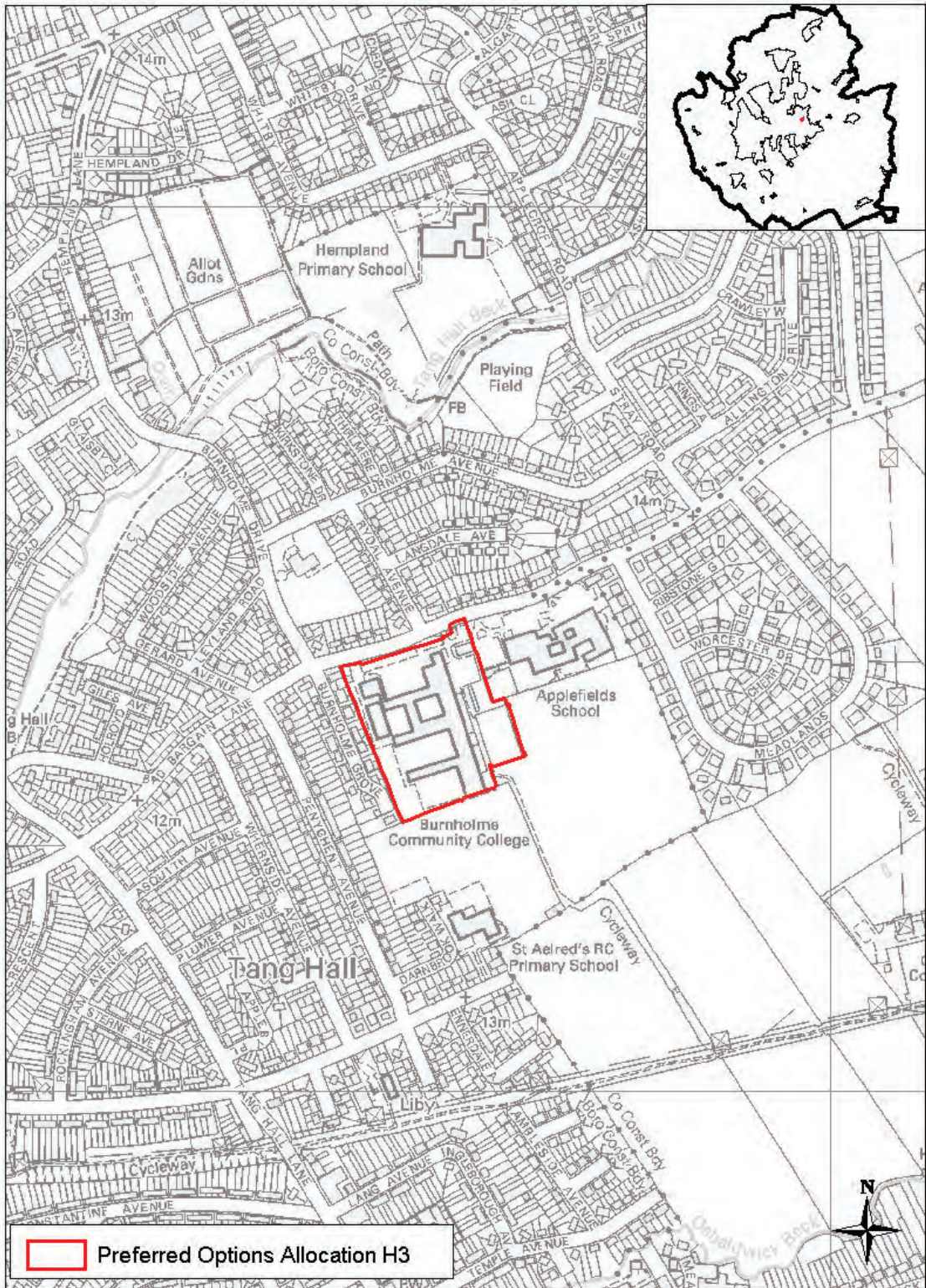
Outcome:

The site boundary (H17) should not be enlarged and should stay as current draft allocation

Red

Site ref:
Allocation Ref: H3

Site Name:
 Burnholme School (existing Building Footprint)



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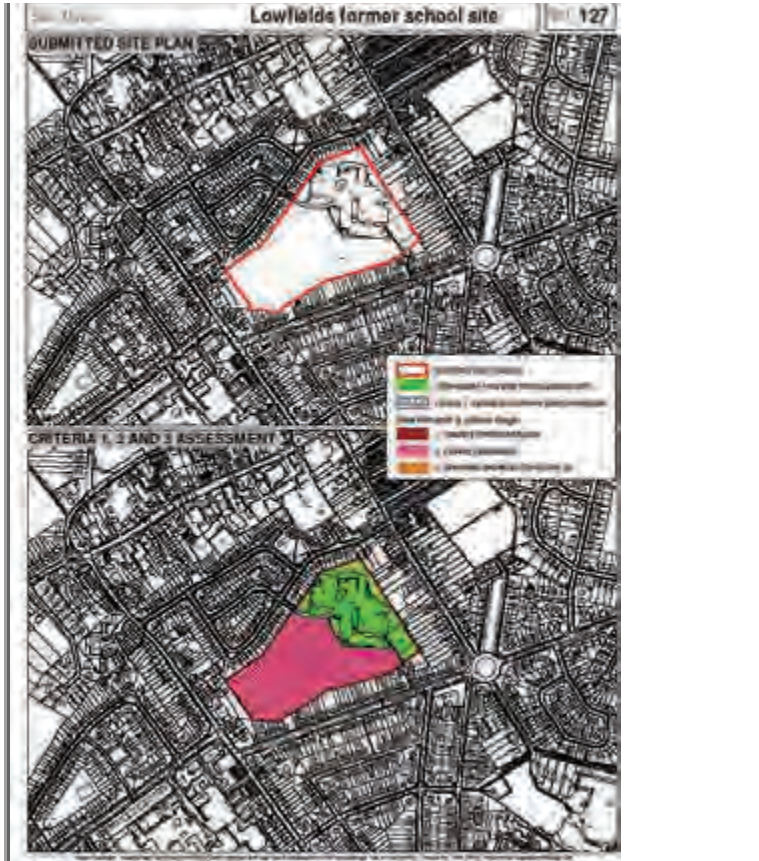
Site size:	2.7 ha	Indicative Amount:	108 dwellings
Recommendation:	The sites boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 127

Lowfield School

Source:
Allocation -
Alternative
Boundary



Submitted For: Housing

Submitted Size 5.550994669 Ha

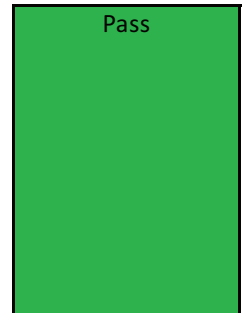
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	5.550994669

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	2.235993349

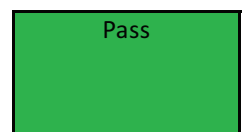
Openspace Evidence:	No
---------------------	----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Mixed
Greenfield Within 3a:	No
Site Size Remaining:	2.235993349

Floodrisk Evidence:	N/A
---------------------	-----



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 127

Former Lowfields School

Submitted For: Housing

TRANSPORT

The site is in a sustainable location for development. It is accessible to local residences and has a frequent bus stopping alongside the site. No specific concerns relating to highways.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Standard air quality requirements including EVR infrastructure would be applicable for any development in this location.

Green

Noise: No noise issues.

Green

Flood Risk:

Green

Ecology: The current openspace forms part of the acomb wildlife corridor and should be retained for this. There is opportunities for the site to consider corridor enhancement.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/ Design: Development of this entire site would make for dense massing in this area. The open space provides an important openness and relief for the surrounding residents; it has also been identified as a green infrastructure stepping stone within the wider Acomb area.

Amber

Openspace/ Recreation: The openspace that is already there is actively and regularly used, therefore there is no reason to justify losing these playing fields to development when they are already building on more than the building footprint by developing the land with freestanding classrooms on. There is a long term plan to lease this site to a sports club. It has been suggested that pitches will be re-provisioned behind Northfield School (off Beckfield Lane). However, there has been no effort to enquire if the land owner of that site would let his land go for openspace or consideration for the fact that these playing pitches are accessible and used by existing residences.

Red

ECONOMY AND RETAIL

Not applicable

Not applicable

CONCLUSIONS

Summary: Loss of this openspace is likely to have impacts on the urban landscape and wildlife. It is actively used and its relocation would be in a less accessible location. Extended boundary to include the existing playing fields is not supported

Red

Outcome: **The site boundary (H5) should not be**

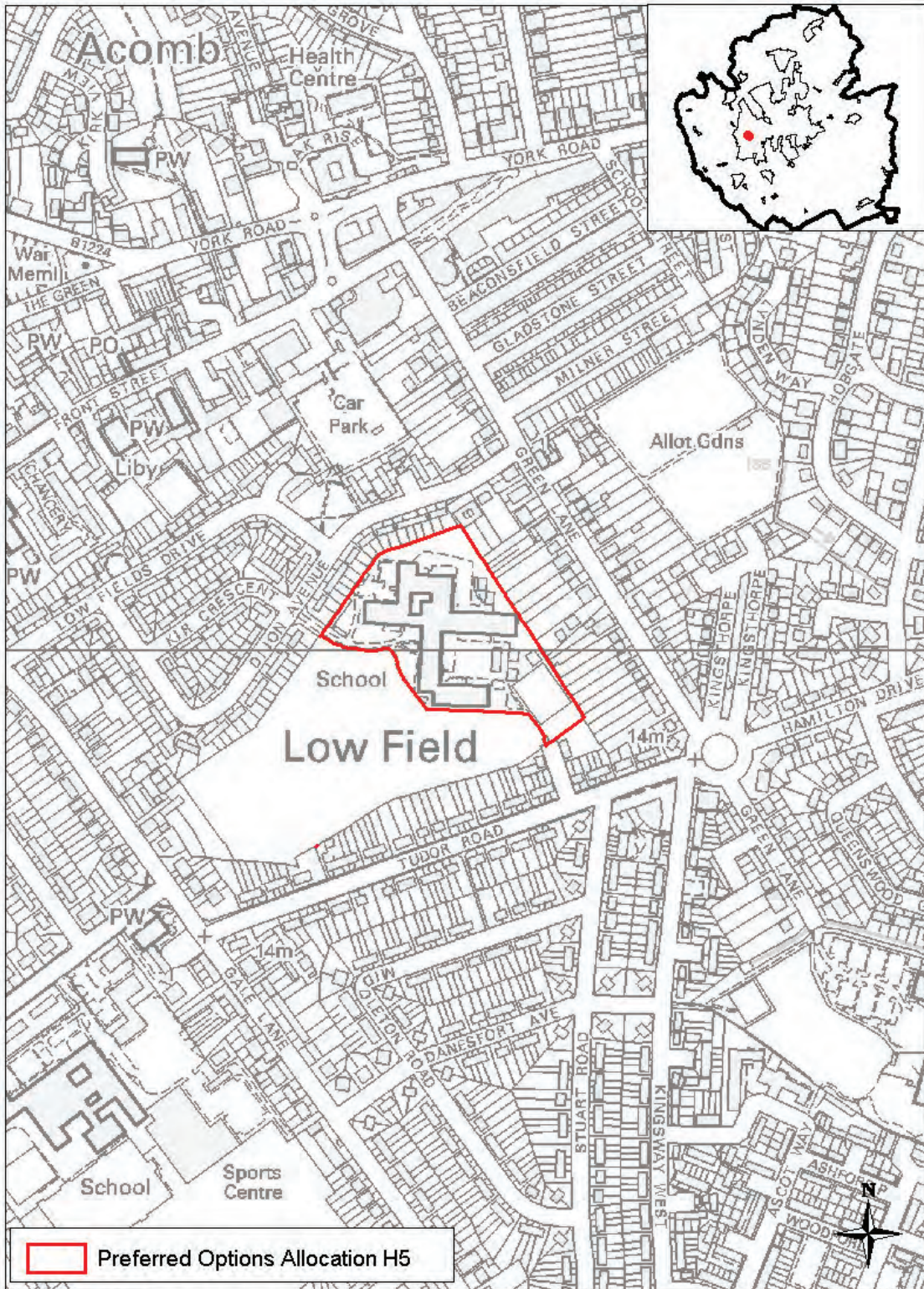
Red

**enlarged and should remain as current draft
allocation**



Site ref:
Allocation Ref: H5

Site Name:
 Lowfield School (existing Building Footprint)



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Site size:	2.24 ha	Indicative Amount:	72 dwellings
Recommendation:	The sites boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 197

Former Bristow's Garage, Fulford Road

Source:
Allocation -
Alternative Use



Submitted For: Retail (Petrol Station)

Submitted Size 0.216811046 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.216811046

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.216811046

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.216811046

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Unwilling Land Owner

Technical Officer Assessment

Former Bristow's Garage, Fulford Road

Site: 197

Submitted For: Retail (Petrol Station)

TRANSPORT

No Comments Collected

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as a vehicle repair garage, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements. Additional traffic arising from the site will need to be screened to determine the level of AQ assessment required.

Amber

Noise:

A noise impact on the potential increase in noise from the site on existing residential dwellings may be required for this site.

Red

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas).

Green

Ecology:

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Green

Landscape/
Design:

No site specific comments.

Green

Openspace/
Recreation:

No site specific comments.

Green

ECONOMY AND RETAIL

The site is located in a out-of-centre location and could compete with defined centres, depending on the scale of retail proposed. There is no evidence to allocate this site for retail but should be controlled through NPPF criteria and development control policies.

CONCLUSIONS

Summary:

The landowner objects to this site being brought forward for housing and wants it for a petrol filling station with ancillary retail. As such there is no willing landowner for residential use. The site is located in a out-of-centre location and could compete with defined centres, depending on the scale of retail proposed. There is no evidence to allocate this site for retail but should be controlled through NPPF criteria and development control policies.

Red

Outcome:

Failed technical officer comments for retail use

Red

Site ref: 197
Allocation Ref: H24

Site Name:
 Former Bristow's Garage, Fulford Road



Preferred Options Allocation H24

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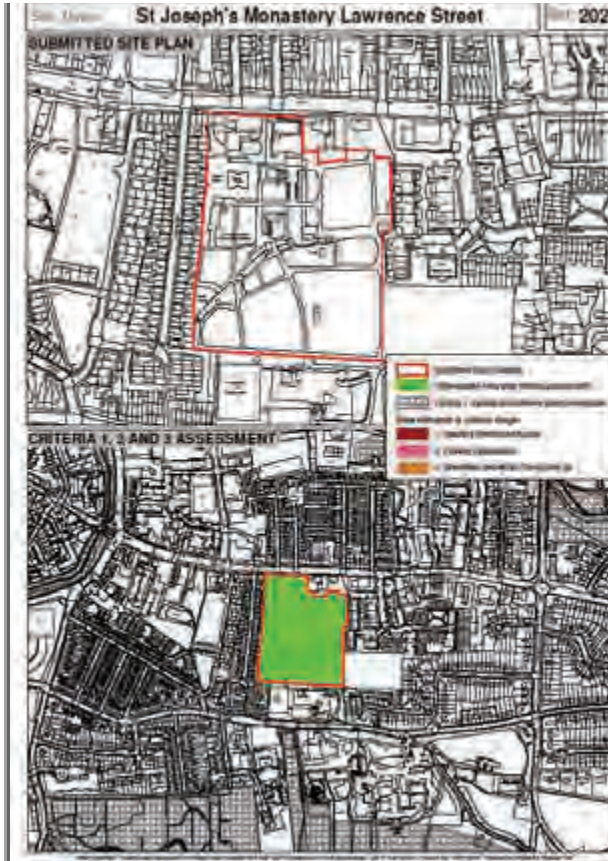
Site size:	0.22 ha	Indicative Amount:	10 dwellings
Recommendation:	The site should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 202

St Joseph's monastery

Source:
Allocation -
Alternative
Boundary



Submitted For: Housing

Submitted Size 2.615309416 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	2.615309416

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	Yes

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	2.615309416

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	2.615309416

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 202

St Joseph's monastery

Submitted For: Housing

TRANSPORT

No Comments Collected

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No Comments Collected

Air Quality: No Comments Collected

Noise: No comments Collected

Flood Risk: No Comments Collected

Ecology: No Comments Collected

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: No Comments Collected

Landscape/
Design: No Comments Collected

Openspace/
Recreation: No Comments Collected

ECONOMY AND RETAIL

No Comments Collected

CONCLUSIONS

Summary: Alternative boundary submitted to remove area containing burial ground which is to be retained by the Monastery.

Green

Outcome: **Amend boundary to remove burial ground**

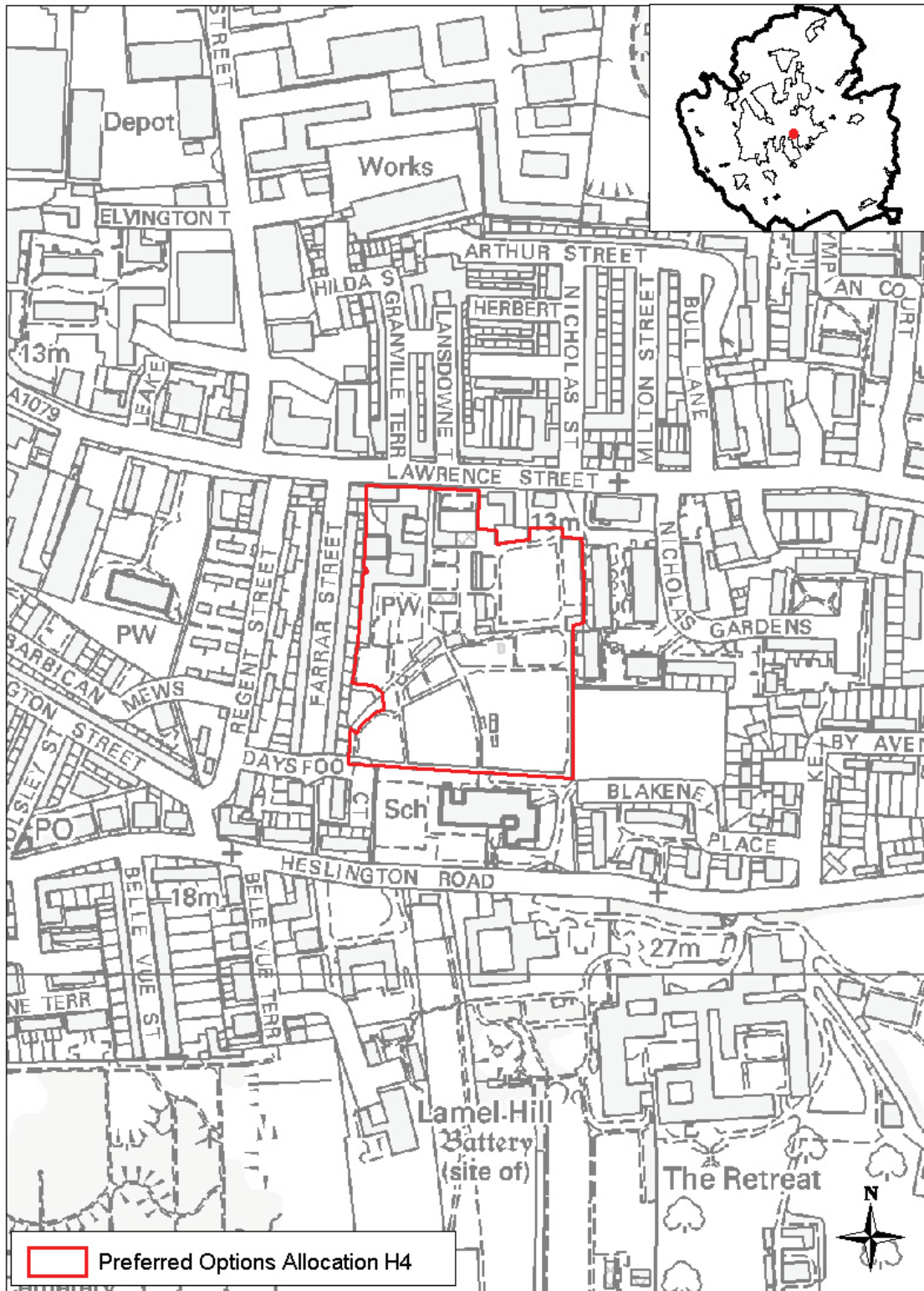
Green

Site ref: 202

Site Name:

Allocation Ref : H4

St Josephs Monastery



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Site size:	2.62 ha	Indicative Amount:	141 dwellings
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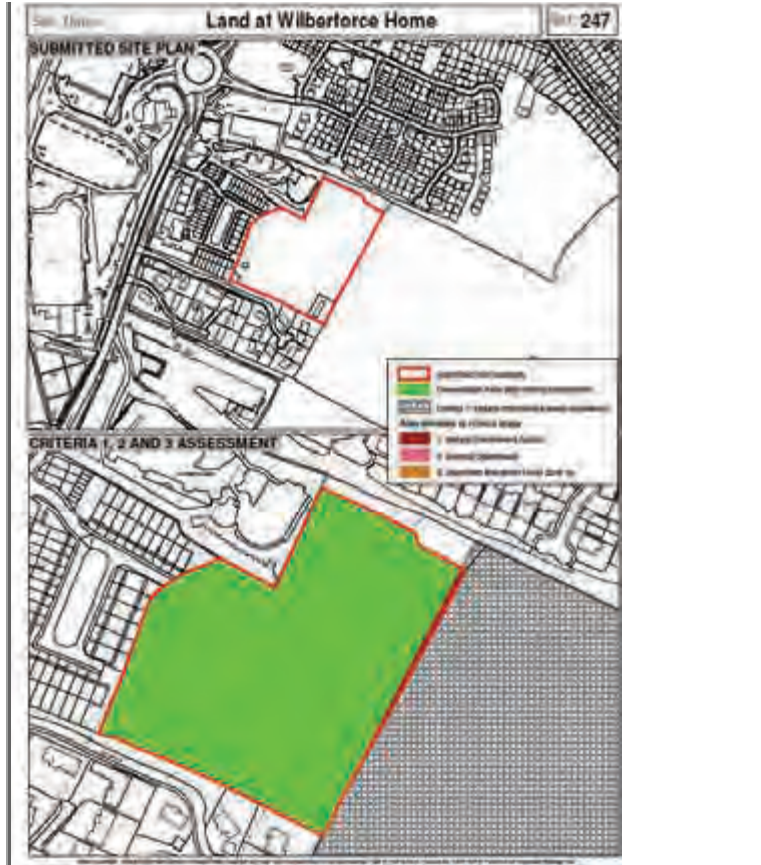
Recommendation:	The site boundary should be amended to exclude the burial ground (as above).		
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Criteria 1 to 4 Analysis

Site: 247

Land at Wilberforce House

Source:
Allocation -
Alternative
Boundary



Submitted For: Housing

Submitted Size: 2.048522171

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	2.048522171

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	2.048513277

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	2.048513277

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Stage 1 Pass

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **247**

Land RO the Square, Tadcaster Road / Land at Wilberforce House

Submitted For: Housing

TRANSPORT

Potential for cumulative traffic impacts on A1036 corridor.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. Potential for wider air quality impacts on existing city centre AQMA (cumulative impacts with site 696, 129, 786, 185 etc)

Green

Noise:

Due to the proximity of York College and the A64 a noise impact assessment should be provided for this site.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.
This site is located in flood zones 1 and 2.

Green

Ecology:

The site is arable land. Great crested newts nearby - an assessment would be needed, although this shouldn't unduly affect any proposals if allocated. Good hedgerow corridors, some bat interest.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. View from hospice elevated community room should be retained.

Amber

Landscape/
Design:

Mature trees on site are of amenity value. Trees to the eastern boundary provide a good edge and are a valuable landscape asset. The landscape has a parkland quality. It is important that the views from the hospice are retained to provide an open aspect to the rear of the hospice. The developable area should therefore be reduced to reflect this.

Amber

Openspace/
Recreation:

No issues with the site however any openspace would be more appropriately situated to the South of the Site and opportunities to create linkages to other openspaces should be maximised

Green

ECONOMY AND RETAIL

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CONCLUSIONS

Summary:

There are mature trees within site and a valuable line of trees to eastern boundary provide good landscape asset which should be retained. It is considered that the developable area of site H6 should be reduced in order to maintain views from St Leonards Hospice rooms including the elevated community room. This land should be removed from Local Plan Preferred Options Allocation H6 to preserve the setting of the Hospice for residents.

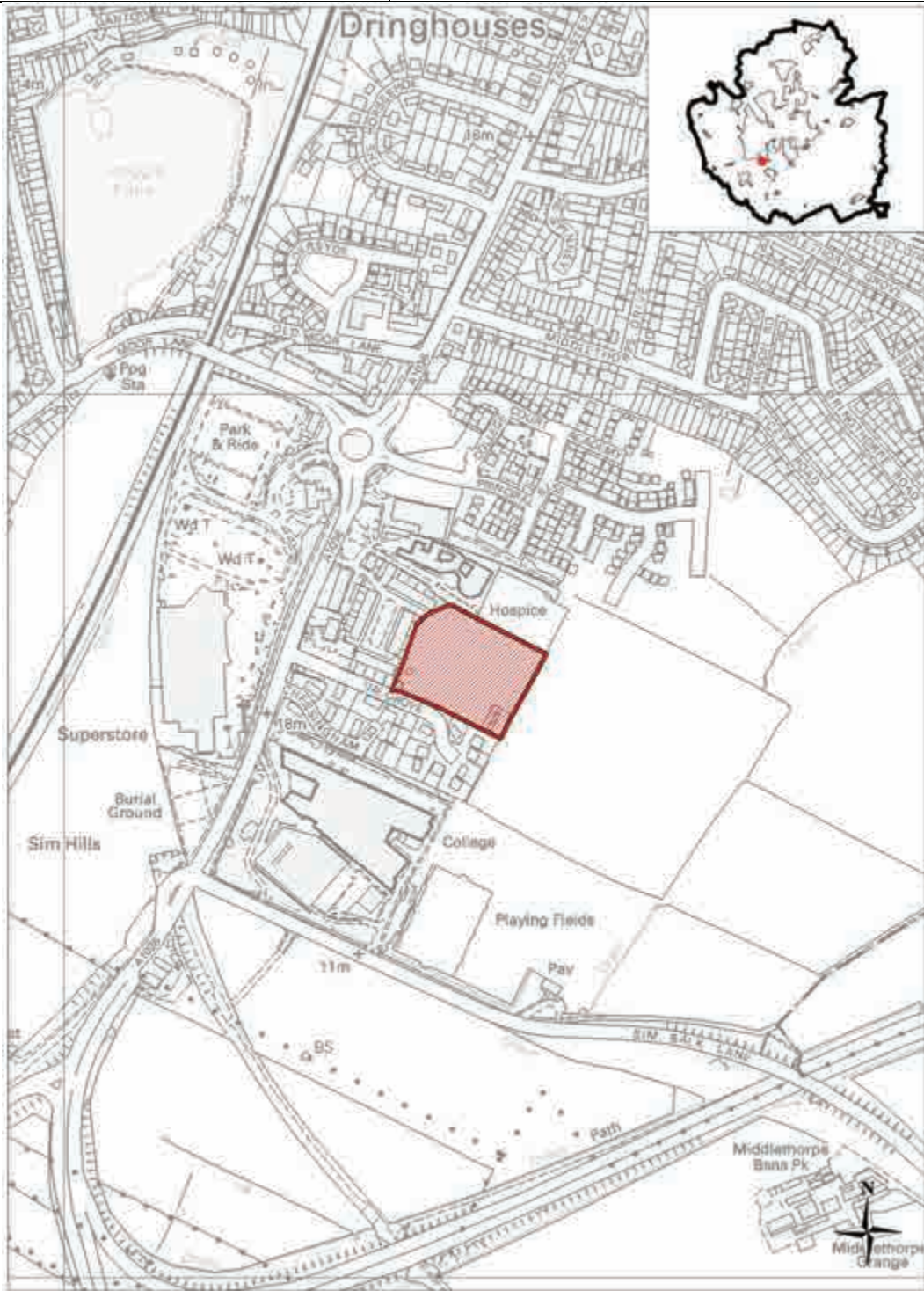
Amber

Outcome:

Passed Technical Officer Comments with

Page 39

Site ref: 247	Site Name: Land Rear Of The Square, Tadcaster Rd
Allocation Ref: H6	



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Site size:	2.04 ha	Indicative Amount:	10 dwellings
Recommendation:	To reduce the site boundary for Site H6 previously allocated in the Preferred Options to protect the land adjacent to St Leonard's Hospice		

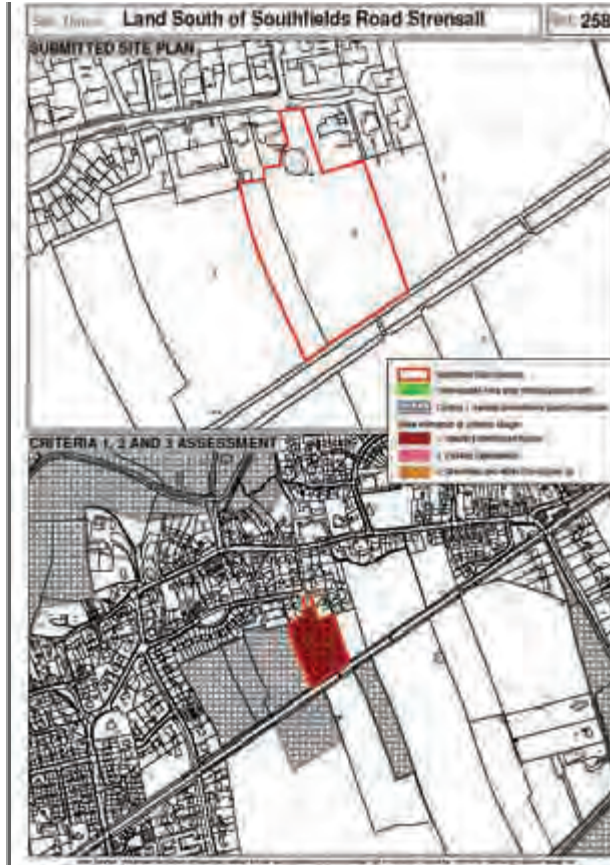
Criteria 1 to 4 Analysis

Site: 258

Land to the South of Strensall Village

Source:
Allocation

Submitted For: Housing



Submitted Size: 0.925125537

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	No
Site Size Remaining:	0.034648584

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.034648584

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.034648584

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Criteria 4 - Residential Access to Services

Stage 1 Pass

N/A

Failed Criteria 1

Technical Officer Assessment

Site: 258

Amalgamated sites south of Strensall

Submitted For: Housing

TRANSPORT

There are issues regarding Rail Halt aspiration at Strensall. Technical study required regarding access to the main street and the cumulative impact this may have.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Potential impact on air quality from locomotive emissions if ever idling in this location (locomotives idling at rail halt, which is a potential proposal through the plan). Standard Air Quality requirements including EVR infrastructure would be required.

Amber

Noise: Further investigation into the noise and vibration issues associated with the railway. This would require a full noise and vibration assessment. Development would need to be set back from the railway to mitigate any effects.

Amber

Flood Risk: This is an extremely wet site, which would need to be mitigated through any development. It is a greenfield site and therefore runoff rates must comply with the 1.4 l/sec/ha. The site is located in flood zone 1.

Amber

Ecology: There is a grassland SINC site in the whole of the middle section. There is a large Great Crested Newt population in this area and it is unlikely that a license to migrate this amount could be obtained or the effects of development mitigated. The amount of developable land is limited outside of this.

Red

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: Site has a historic and distinctive enclosure landscape. There is well preserved ridge and furrow, which also assists in the understanding of the village and enhances its character. Extension to the existing allocation may harm this. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/ Design: The landscape in this area is enhancing the historic character showing well preserved enclosure landscape and ridge and furrow. The proposed allocation should potentially be reduced to exclude the smaller field to the west to retain the landscape features. The full extent of the amalgamated sites should not be taken forward for development.

Amber

Openspace/ Recreation: No site specific comments.

Green

ECONOMY AND RETAIL

CONCLUSIONS

Summary: The existing allocation should be unchanged or potentially made smaller due to ecological and landscape issues relating to the presence of Great Crested

Red
Page 43

Newts and historic enclosure patterns.



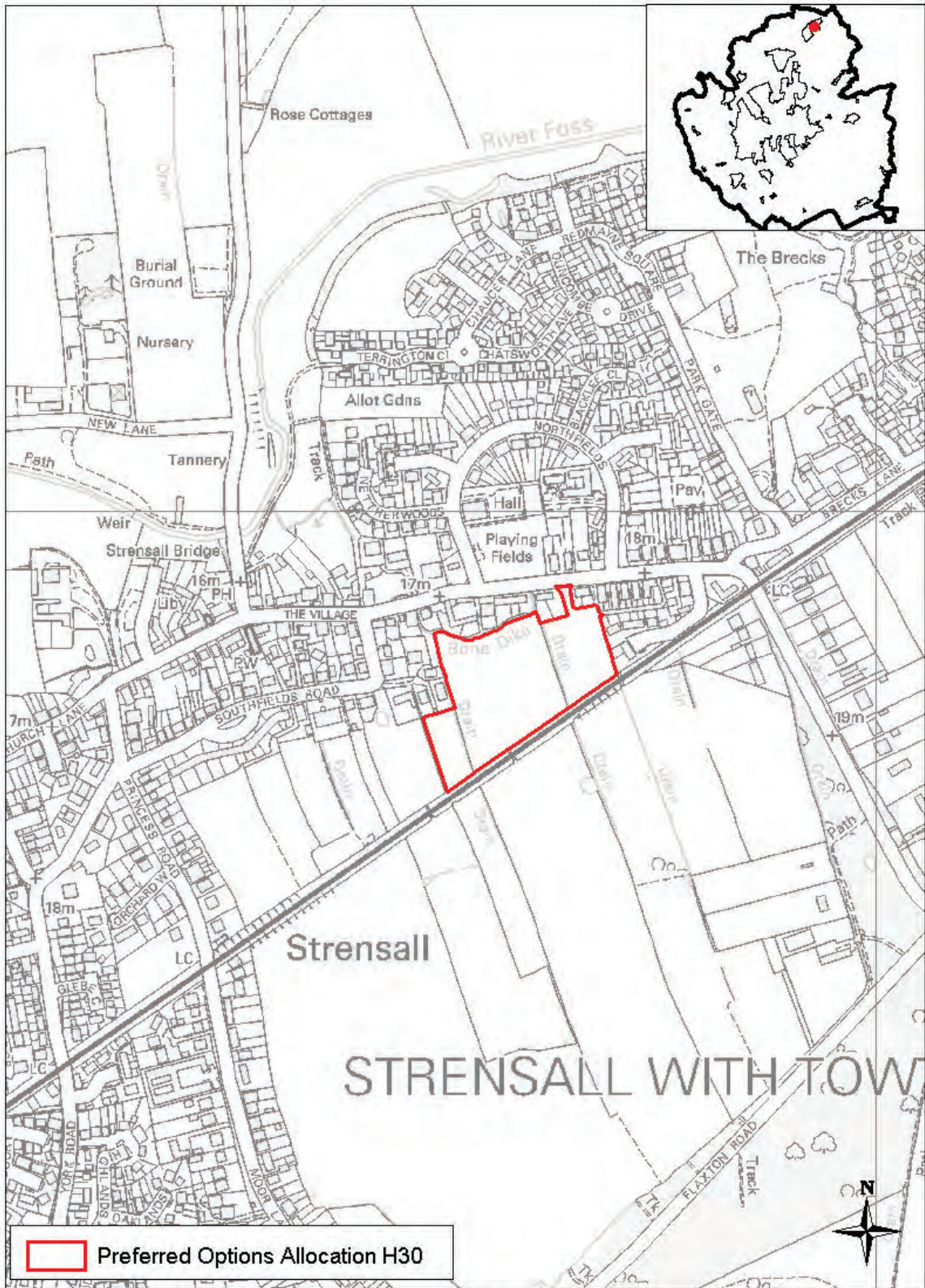
Outcome:

The Site Boundary (H30) should not be enlarged and should stay as current draft



Site ref:
Allocation Ref: H30

Site Name:
Land to the South of Strensall Village



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Site size:	2.53 ha	Indicative Amount:	61 dwellings
Recommendation:	The sites boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 627

Land at Frederick House, Fulford Road

Source:
allocation
support and
wider use

Submitted For: Housing,
Mixed Use



Submitted Size 0.777259009 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.777259009

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.777259009

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.777259009

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 627

Land at Frederick House, Fulford Road

Submitted For: Community Use

TRANSPORT

Need to determine whether the new use generates more traffic than previous/current use does

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site has previously been used as military land, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure.

Amber

Noise:

Due to the proximity of the Police Station (siren and vehicle noise) a noise assessment should be carried out.

Amber

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas). This site is located in flood zone 1.

Green

Ecology:

No significant interest.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Frontage is within the Fulford Road Conservation Area. Opportunity to bring back some of the special character of Fulford Road

Green

Landscape/
Design:

No site specific comments.

Green

Openspace/
Recreation:

No site specific comments.

Green

ECONOMY AND RETAIL

No issues over loss of B1a in this location. Questions over suitable access and also design constraints due to location. Considered that site is more suitable for residential as currently allocated. Would need to be more specific about the future use of the site

Amber

CONCLUSIONS

Summary:

The existing allocation for residential is supported and should remain. In addition to residential it is considered that additional community uses could be suitable on the site such as medical (GP surgery) or educational uses subject to demand being established.

Amber

Outcome:

Passed Technical Officer comments.

Amber

Site ref: 627	Site Name:
Allocation Ref : H11	Land at Fredrick House



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Site size:	0.78 ha	Indicative Amount:	33 dwellings
Recommendation:	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan		

Criteria 1 to 3 Analysis

Site: 639

Annamine Nursery, Jockey Lane, York

Source:
Allocation
Support and
Wider Use

Submitted For: Employment (Inc B1a)



Submitted Size 1.038116656 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	1.038116656

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	1.038116656

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	1.038116656

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 639

Annamine Nursery, Jockey Lane, York

Submitted For: Employment (Inc B1a)

TRANSPORT

No site specific comments

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

There is unlikely to be any air quality issues. EVR infrastructure would be required with any development.

Amber

Noise:

Site located next to Industrial park so noise from units will be an issue depending on the end use. Noise and BS4142 assessment needed. Also there is the potential for an adverse impact on housing located in Saddler's Close (opposite the site).

Amber

Flood Risk:

This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas).

Green

Ecology:

No known significant issues.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

A desk based archaeological assessment and evaluation of the site has been carried out. Archaeological features and deposits that will affect development have been identified and mitigation measures agreed.

Green

Landscape/
Design:

The open frontage along Jockey Lane should be maintained.

Green

Openspace/
Recreation:

No site specific comments.

Green

ECONOMIC DEVELOPMENT

The site is currently allocated for B1b, B2, B8 uses (Site E11) within the Preferred Options Local Plan. The site owners are seeking the addition of B1a

CONCLUSIONS

Summary:

The site is currently allocated for employment use (E11) for B1b, B1c, B2, B8 use). It is considered that the site would be suitable for B1a use in addition if this was connected directly to the existing PortaKabin operation to allow expansion of the existing PortaKabin business.

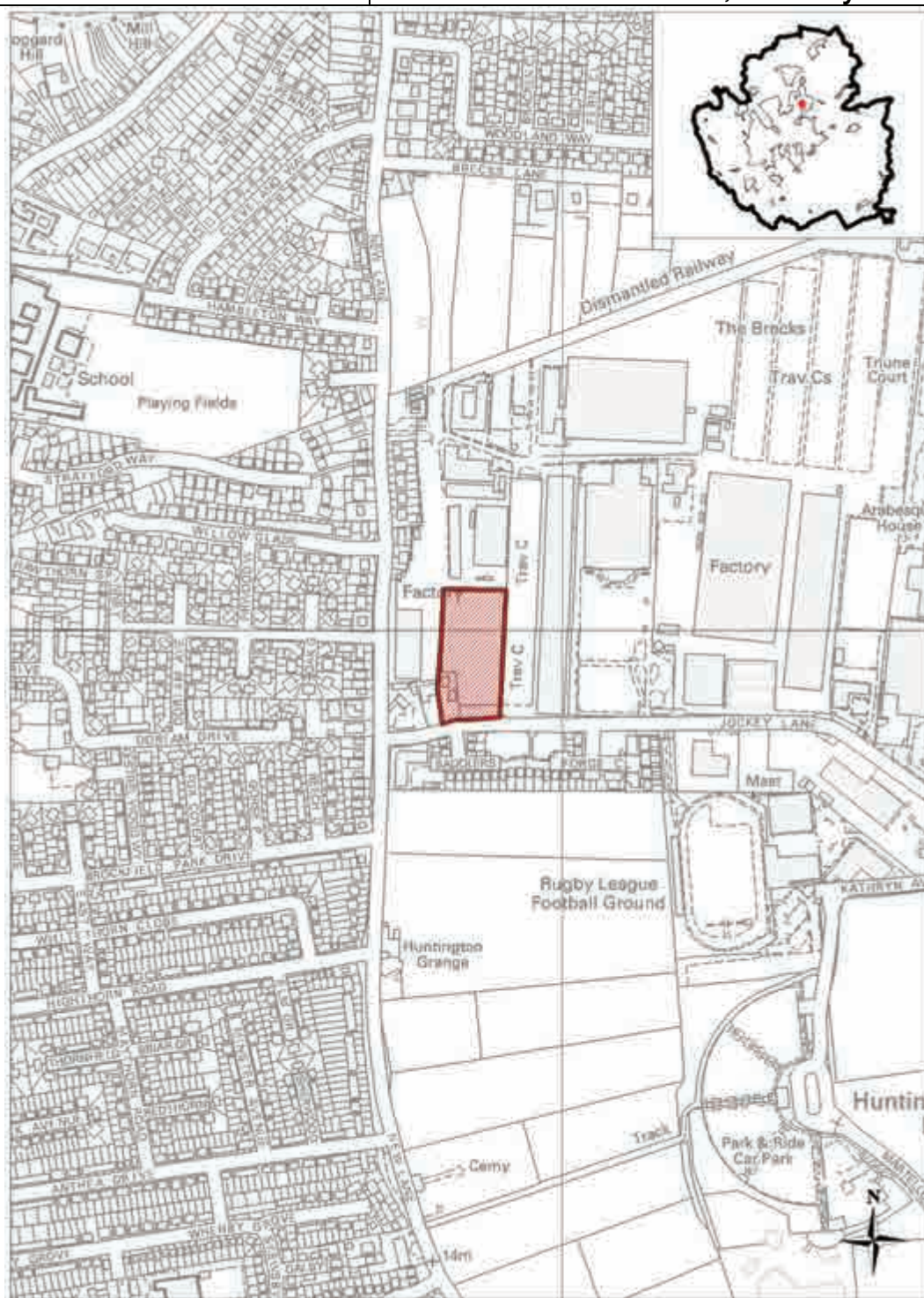
Green

Outcome:

Passed Technical Officer comment

Green

Site ref: 639	Site Name:
Allocation Ref : E11	Annamine Nurseries, Jockey lane



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Site Size:	1 ha / 4,150 sq.m
Recommendation:	To include this site for B1a Office Use as well as other employment within the Local Plan where this is connected to the adjacent use.

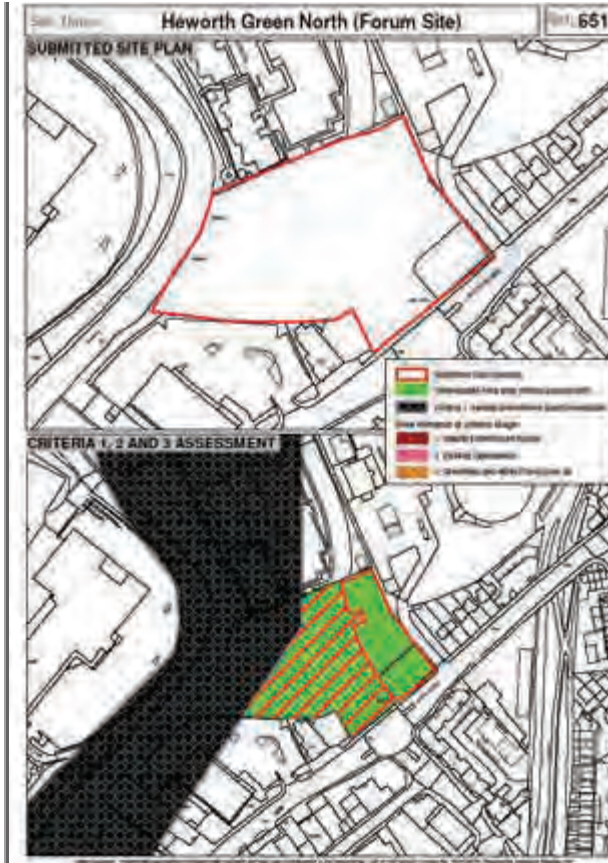
Criteria 1 to 3 Analysis

Site: 651

Heworth Green North (remaining land) -

Source:
Allocation
Support and
Wider Use

Submitted For: Mixed Use



Submitted Size: 0.215514813

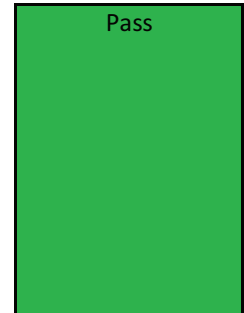
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.215514813

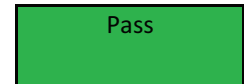
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.215514813

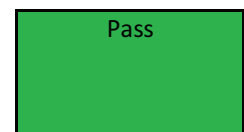
Openspace Evidence:	N/A
---------------------	-----



Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.215514813

Floodrisk Evidence:	N/A
---------------------	-----



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **651**

Heworth Green North

Submitted For: Housing, Education, Medical, Hotel

TRANSPORT

No site specific comments.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site previously formed part of the city gasworks, so significant land contamination is likely to be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements and electric vehicle recharge infrastructure. Odour may be an issue during development due to previous uses and likely contamination and remediation required.

Amber

Noise:

Due to the proximity of the site to existing industrial/commercial units and Layerthorpe/Hallfield Road a noise assessment would be required.

Amber

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zones 1,2 and 3a.

Amber

Ecology:

No site specific comments but need to consider enhancement of Foss corridor.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment will be required to identify features and deposits.

Green

Landscape/
Design:

Green corridor along the Foss to be preserved. A tree's frontage to new link road would be required.

Green

Openspace/
Recreation:

No site specific comments. On site play provision required.

Green

ECONOMY AND RETAIL

Mixed use across the whole site is supported from a commercial perspective subject to further consideration of a revised scheme.

Green

Although the site is located in a out-of-centre location, it is located adjacent to the existing Foss Island commercial retail area, however, despite part of the wider site area benefiting from planning permission for mixed use development including retail, WYG would advise not to allocate the site for further retail as part of a mixed use site. The site should remain as currently allocated in the Local Plan to reflect the current planning permission boundary. Any further retail development would need to be considered against the key criteria of the NPPF.

Red

CONCLUSIONS

Summary:

The site should remain as allocated with the existing consent for mixed use development and the remaining land as a potential residential site (H25). Further detailed assessment including Retail Impact Assessment would be required for any further retail use on the site

Red

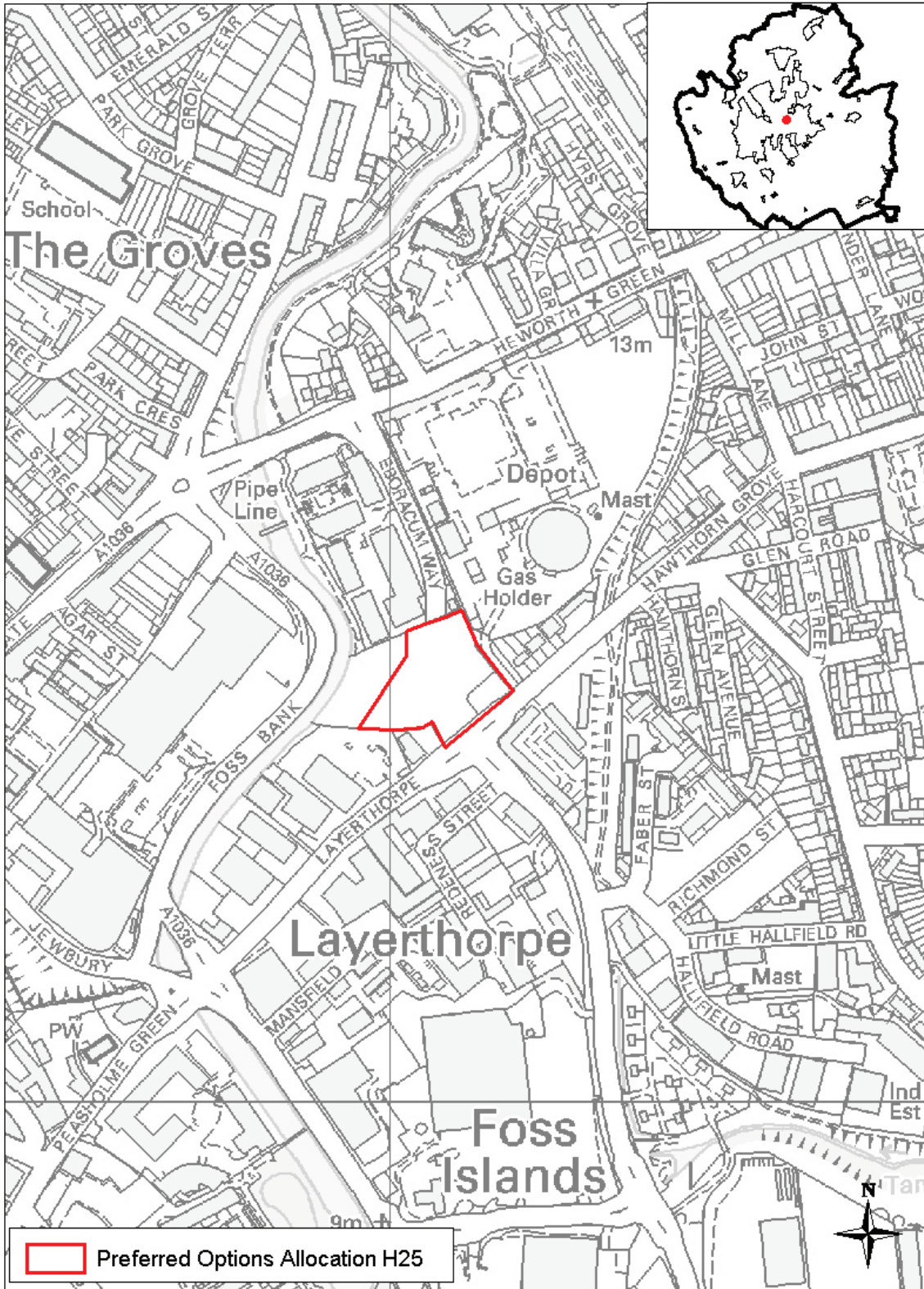
Outcome:

Fails technical officer comments for alternative use. Allocation H25 should remain unchanged

Red

Site ref:
Allocation Ref: H25

Site Name:
 Heworth Green North (remaining land)



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Site size:	0.22 ha	Indicative Amount:	20 dwellings
Recommendation:	The site should not be changed but remain as current draft allocation (as above).		

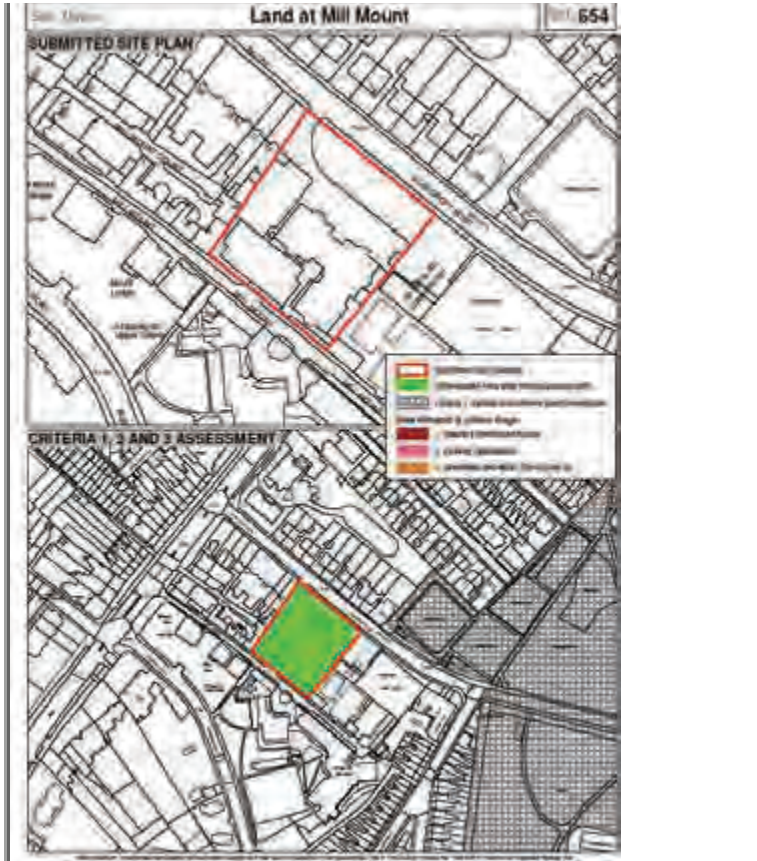
Criteria 1 to 3 Analysis

Site: 654

Land at Mill Mount

Source:
Allocation
Support

Submitted For: Housing



Submitted Size 0.362590886 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.362590886

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

Pass

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.362590886

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.362590886

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 654

Land at Mill Mount

Submitted For: Community Use

TRANSPORT

No site specific comments

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No Comments Collected

Air Quality: No Comments Collected

Noise: No Comments Collected

Flood Risk: No Comments Collected

Ecology: No site specific comments

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: No site specific comments

Green

Landscape/
Design: No site specific comments

Green

Openspace/
Recreation: No site specific comments

Green

ECONOMY AND RETAIL

Small site. Could be suitable for wider range of uses than current residential allocation. Unsure of commercial demand in this area. Would need to be more specific about the future use of the site

Amber

CONCLUSIONS

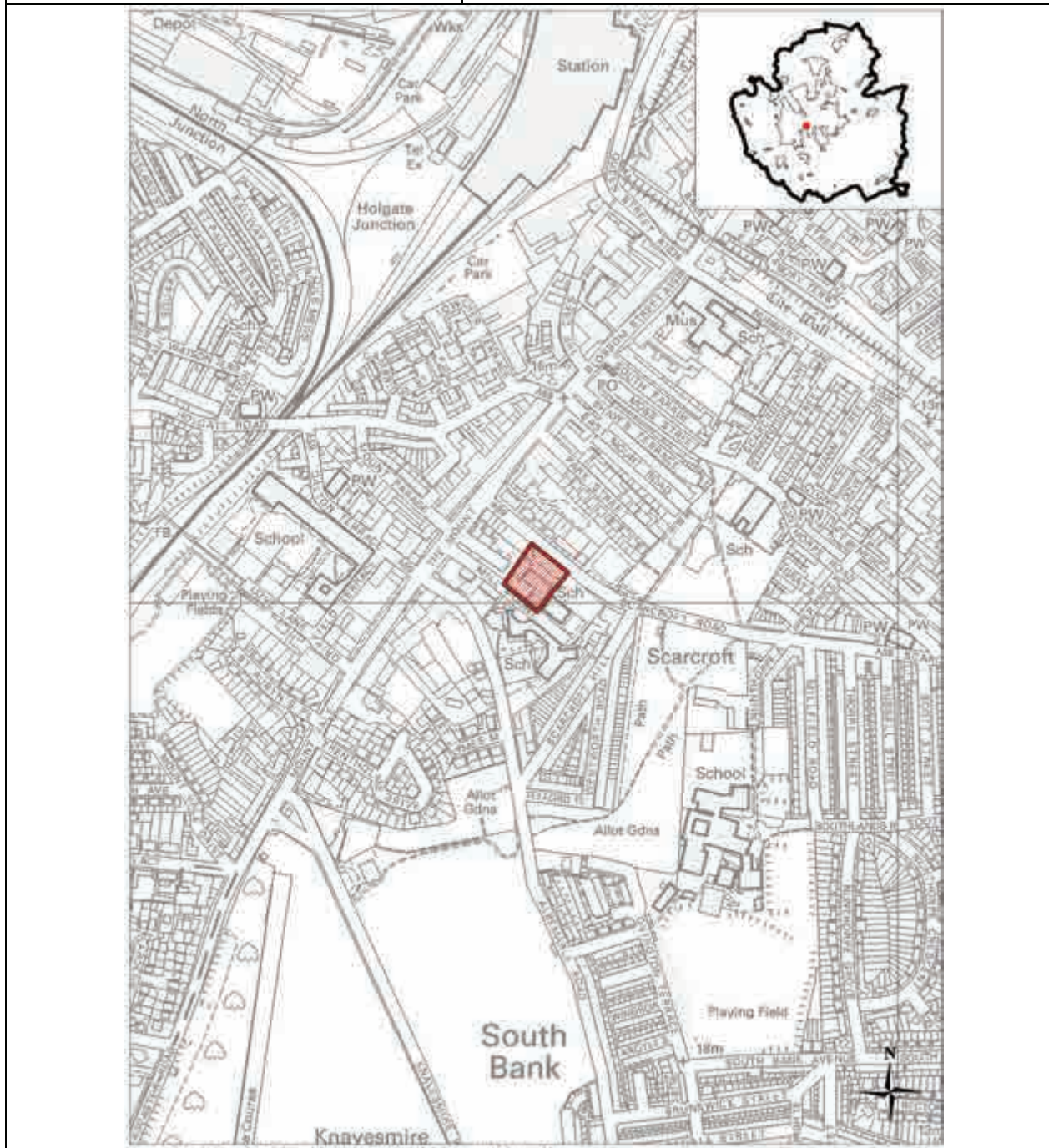
Summary: The existing allocation for residential is supported and should remain. In addition to residential it is considered that additional community uses could be suitable on the site such as medical (GP surgery) or educational uses in connection with the adjacent All Saints School subject to demand being established.

Amber

Outcome: **Passed Technical Officer Comments**

Amber

Site ref: 654	Site Name: Land at Mill Mount
Allocation Ref: H19	



Site size:	0.36 ha	Indicative Amount:	16 dwellings
Recommendation:	To include the site for residential development and/or community uses (including medical, education or local retail) within the Local Plan		

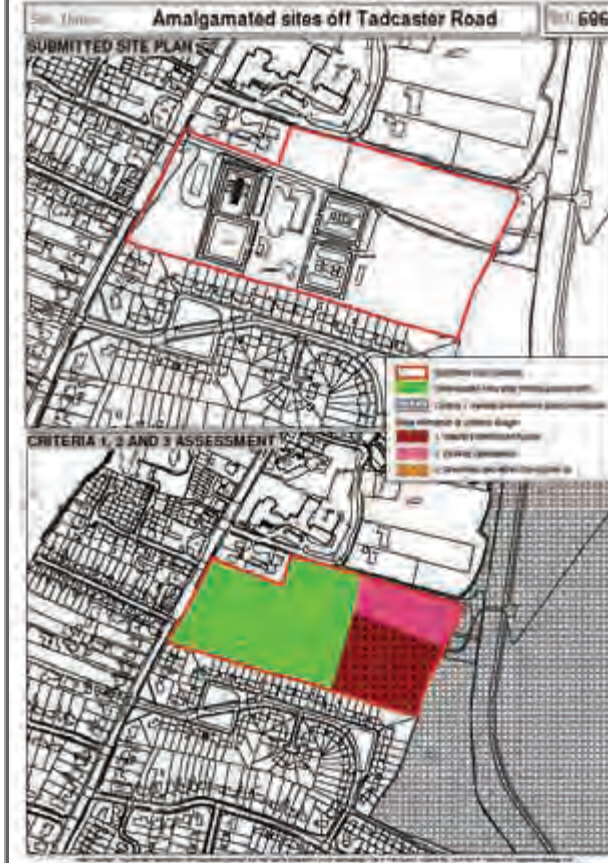
Criteria 1 to 3 Analysis

Site: 696

Amalgamated sites of Tadcaster Road

Source:
Allocation -
Alternative
Boundary

Submitted For: Housing



Submitted Size: 4.906154150

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	Part
Local Nature Conservation	Adjacent
Site Size Remaining:	3.625025618

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No

Partly

Criteria 2 - Openspace

Openspace:	Part
Site Size remaining:	2.882514223

Openspace Evidence:	No
---------------------	----

Partly

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	2.882514223

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 696

Amalgamated sites off Tadcaster Road

Submitted For: Housing

TRANSPORT

Potential for cumulative traffic impacts on A1036 corridor.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality:

Standard air quality requirements including electric vehicle recharge infrastructure. Additional traffic arising from the site will need to be screened to determine the level of Air Quality assessment required. Potential for wider air quality impacts on existing city centre AQMA (cumulative impacts with site 308, 129, 786, 185 etc)

Amber

Noise:

For the majority of the site noise will not be an issue. However, any frontage onto the A1036 may be affected by noise and so an assessment will be needed here.

Amber

Flood Risk:

This site is split between greenfield and brownfield. Change in this location would require the applicable run-off rates. This site is located in flood zone 1.

Green

Ecology:

Part of the site is important grassland SINC (Knavesmire Stable meadow). Cherry Lane is also hedgerow SINC. Any development in the proposed extended site (Cherry Lane) could significantly affect the grassland value.

Red

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

Stables for racecourse are being considered for listing. Frontage of the site is within Tadcaster Road Conservation Area. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.

Amber

Landscape/
Design:

It is important to retain the rural character of Cherry Lane and its setting of openness and the open aspect of the Knavesmire. The extended boundary of the site to include the area previously designated as open space is not considered suitable for development due to an adverse impact on the character of Cherry Lane and the open aspect it provides to the Knavesmire

Red

Openspace/
Recreation:

There is a bowling green on site with a resident club. This land should be allocated as open space. If development is to go ahead the bowling green should be re-provided elsewhere. The amenity greenspace designation on Cherry Lane which was previously included within the PPG17 Study is no longer considered to form an AGS function as it is in private ownership and not publically accessible.

Amber

ECONOMY AND RETAIL

CONCLUSIONS

Summary:

The existing allocated site (H2) is considered suitable for development on the premise that if the bowling green is developed this should be re-provided elsewhere. It should be noted that the racing stables on the site are being

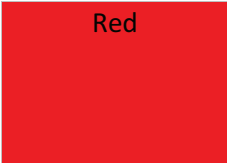
Red
Page 59

considered for listing. The larger boundary proposed through the Preferred Options consultation to include the Cherry Lane AGS is not supported. It is agreed that that site should be removed as an open space designation as it does not form publically accessible openspace however, the land performs an important function in terms of protecting the rural character of Cherry Lane, protecting the SINC quality hedgerows and providing an open aspect to the Knavesmire.



Outcome:

The site boundary (H2) should not be enlarged and should stay as current draft allocation

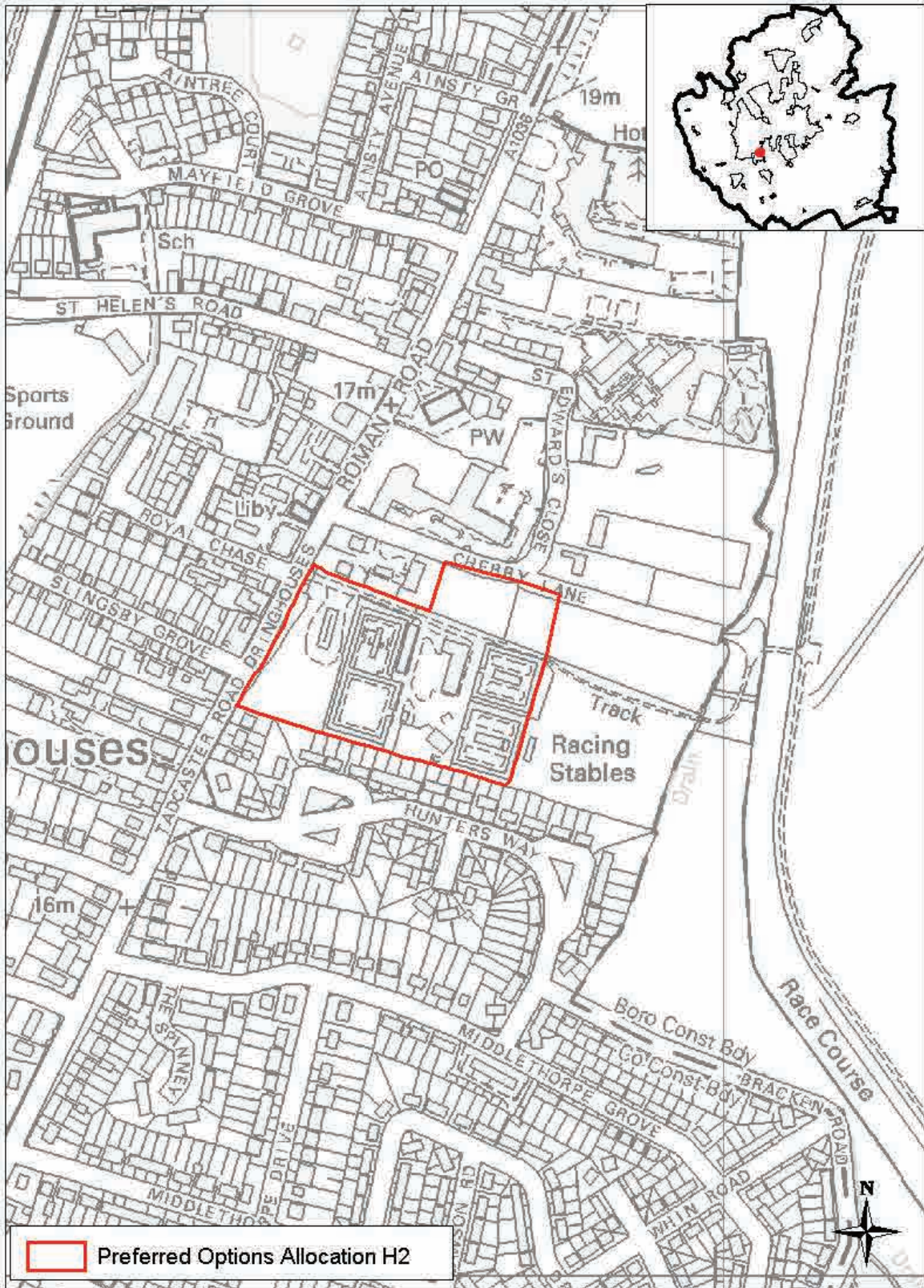


Site ref:

Allocation Ref: H2

Site Name:

Sites by Racecourse, Tadcaster Road



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Site size:

2.88 ha

Indicative Amount:

115 dwellings

Recommendation:

The site boundary should not be changed but remain as current draft allocation (as above).

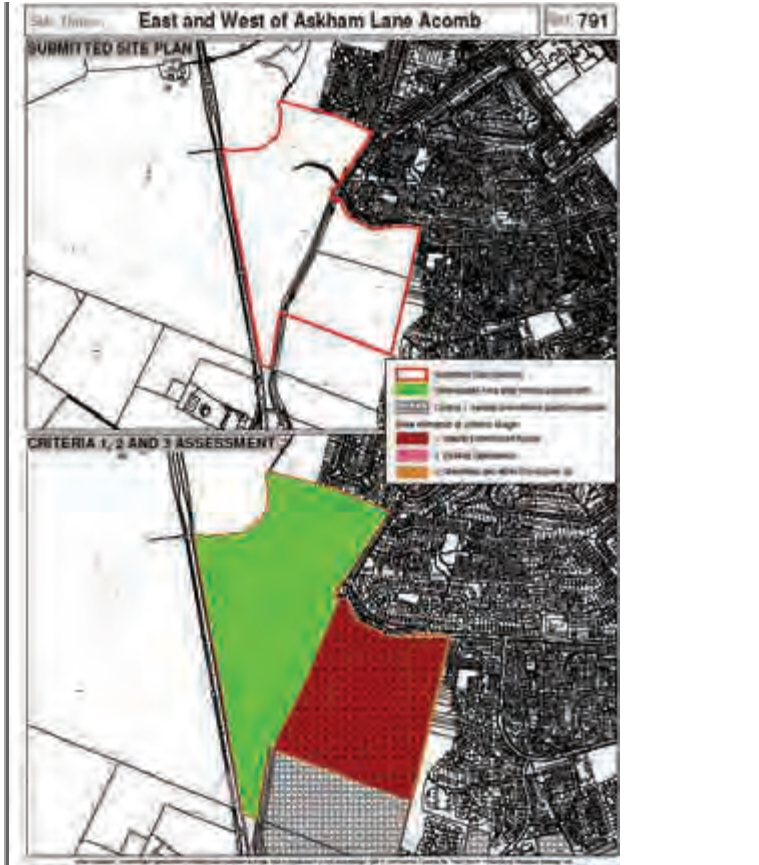
Criteria 1 to 3 Analysis

Site: 791

ed site west of Chapelfields 1217 Amalgamated sites north of moor lane

Source:
New Site

Submitted For: Housing



Submitted Size: 33.089596828

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	20.066748297

Floodrisk Evidence:	No
Landscape Evidence:	Yes
Habitat Evidence:	N/A

Partly

Criteria 2 - Openspace

Openspace:	Adj
Site Size remaining:	20.066686058

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	20.066686058

Floodrisk Evidence:	No
---------------------	----

Pass

Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: 791

Amalgamated site west of Chapelfields

Submitted For: Housing

TRANSPORT

There is concern regarding the impact of development on the Moor Lane junction of the A1237 as well as capacity issues at the existing. The site is not considered sustainable due to location and distance from services. Would also need to confirm the sites access to public transport given its location. In terms of traffic/access overall the site is not sustainable- Acomb's local centre is over 1km away and there is no suggestion of providing facilities.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

This site is located within 250m of a closed landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Air Quality: Standard air quality requirements including EVR infrastructure would be required. Site is not within existing area of air quality concern but as the site adjoins the outer ring road, careful consideration will need to be given to the site design to ensure any residential uses are set back from the carriageway. Orientation of habitable rooms, away from the carriageway facade, may also need to be considered to minimise potential impacts.

Amber

Noise:

Noise: Due to the proximity of A1237 and potential for noise affecting any housing, a noise assessment will be required. Barriers potentially needed bordering the roads to mitigate but it would create new receptors closer to the source of noise.

Amber

Flood Risk:

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.
This site is located in flood zone 1.

Green

Ecology:

This site is all arable land of limited ecological interest. However, it also forms part of the ecological corridor on this side of the city and any development would require enhancement of this.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Any archaeological evidence found on the site might influence the masterplan and would need to be done prior to that process.

Amber

Landscape/
Design:

Comments given previously on site still stand. Development of this site would compromise the setting of the city. The rural edge of the city would be lost as a result of development which is experienced on the approach from Askham Lane and the A1237. The ring road has a tall hedge but new landscaping would not provide sufficient mitigation for loss of openness, landscape character and setting. The boundary to H9 should remain unchanged

Red

Openspace/
Recreation:

There is no mention of providing, improving or enhancing any of the open space/recreational facilities/infrastructure. Development here would not improve people's quality of life. Questions raised over whether facilities are only a 15 minute walk away.

Amber

ECONOMY AND RETAIL

CONCLUSIONS

Summary:

This site is not supported due to the landscape impacts of development in this location, Furthermore, the evidence presented does not consider the delivery of facilities which makes it unsustainable. It is also considered that an extension to allocation H9 should not be permitted.

Red

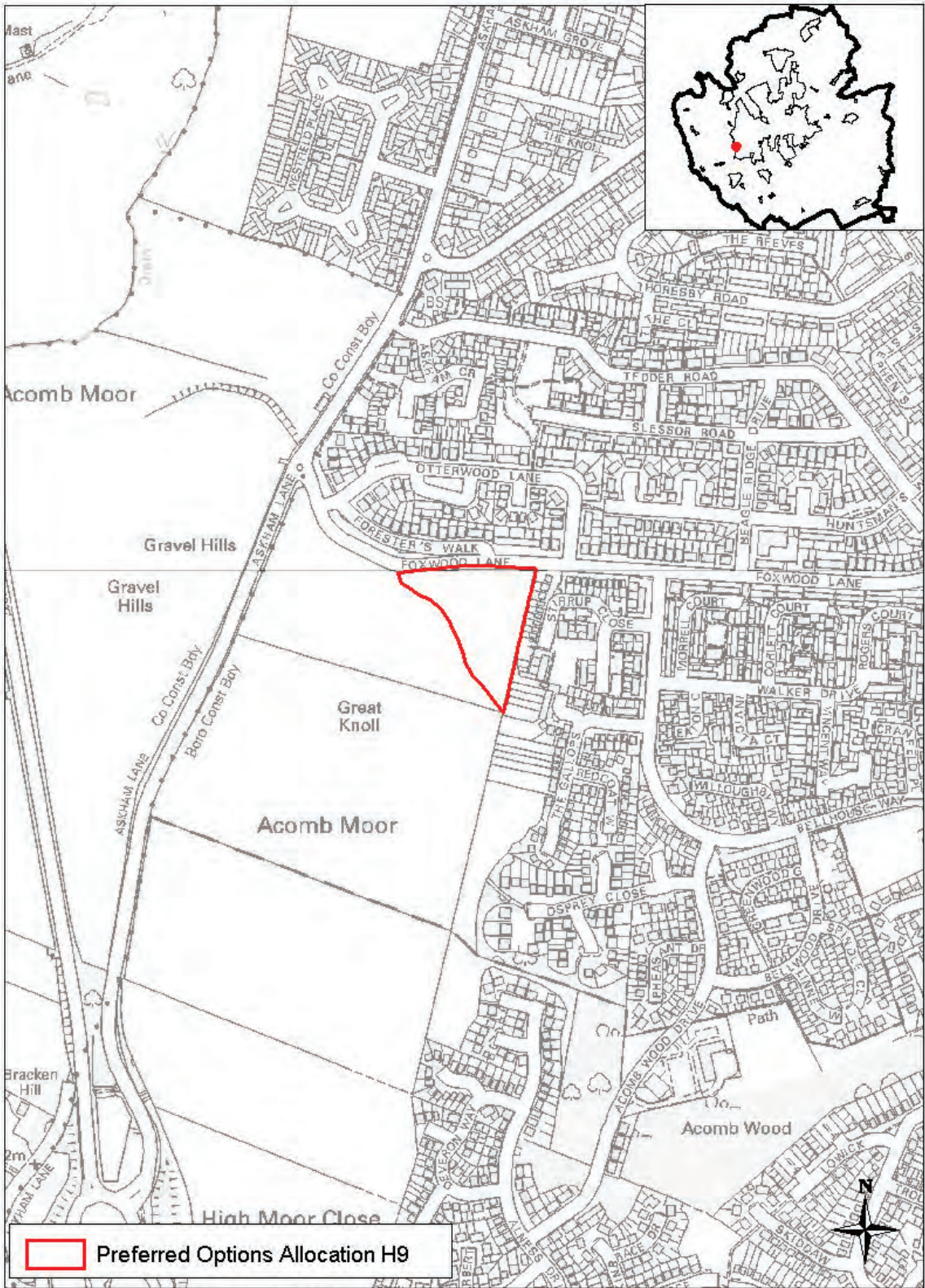
Outcome:

The site boundary (H9) should not be enlarged and should remain as current draft allocation

Red

Site ref:
Allocation Ref: H9

Site Name:
 Land off Askham Lane



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Site size:	1.3 ha	Indicative Amount:	42 dwellings
Recommendation:	The site boundary should not be changed but remain as current draft allocation (as above).		

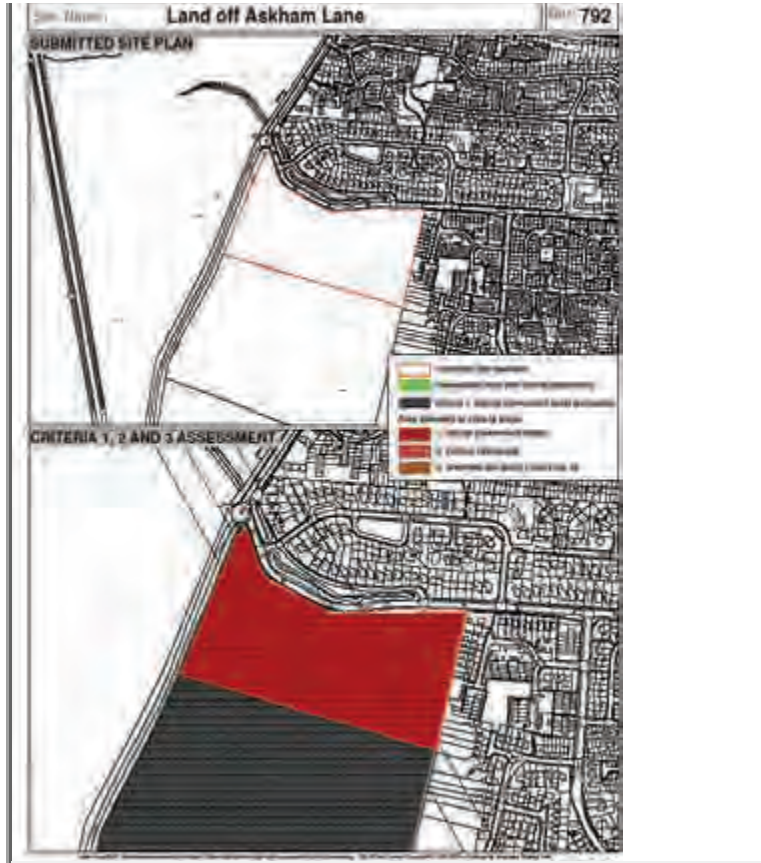
Criteria 1 to 3 Analysis

Site: 792

Land South of Foxwood Lane, Acomb

Source:
New Site

Submitted For: Housing



Submitted Size 4.530898740 Ha

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservatio	No
Site Size Remaining:	0.120156844

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.120156844

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.120156844

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Failed Criteria 1

Technical Officer Assessment

Site: 792

Land off Askham Lane/ South of Foxwood Lane, Acomb

Submitted For: Housing

TRANSPORT

There is concern regarding the impact of development on the Moor Lane junction of the A1237 as well as capacity issues at the existing. The site is not considered sustainable due to location and distance from services. Would also need to confirm the sites access to public transport given its location. In terms of traffic/access overall the site is not sustainable- Acomb's local centre is over 1km away and there is no suggestion of providing facilities.

Red

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Air Quality: Standard air quality requirements including EVR infrastructure would be applicable for any development in this location.

Green

Noise: No noise issues.

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.
This site is located in flood zone 1.

Green

Ecology: This site is all arable land of limited ecological interest. However, it also forms part of the ecological corridor on this side of the city and any development would require enhancement of this.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. Any archaeological evidence found on the site might influence the masterplan and would need to be done prior to that process.

Amber

Landscape/ Design: Previous landscape comments still stand. Extension of allocation H9 would undermine the setting of the city in this location, especially given the gentle topography of the site. Further development would therefore not be suitable.

Red

Openspace/ Recreation: There is no mention of providing, improving or enhancing any of the open space/recreational facilities/infrastructure. Development here would not improve people's quality of life. Questions raised over whether facilities are only a 15 minute walk away.

Amber

ECONOMY AND RETAIL

CONCLUSIONS

Summary: This site is not supported due to the landscape impacts of development in this location. Furthermore, the evidence presented does not consider the delivery of facilities which makes it unsustainable. It is therefore considered that an

Red

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extension to allocation H9 should not be allocated.



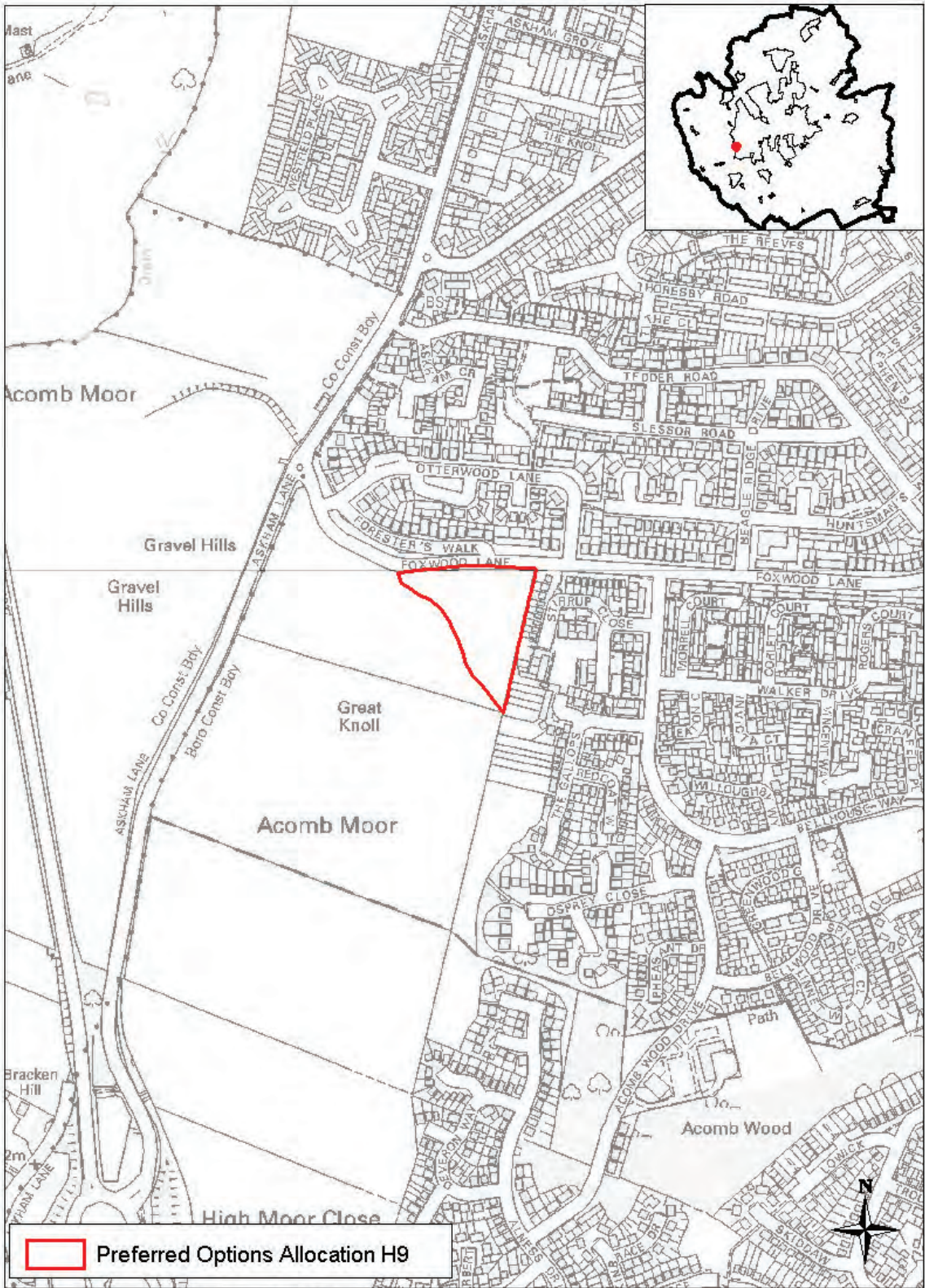
Outcome:

The site boundary (H9) should not be enlarge and should stay as current draft



Site ref:
Allocation Ref: H9

Site Name:
 Land off Askham Lane



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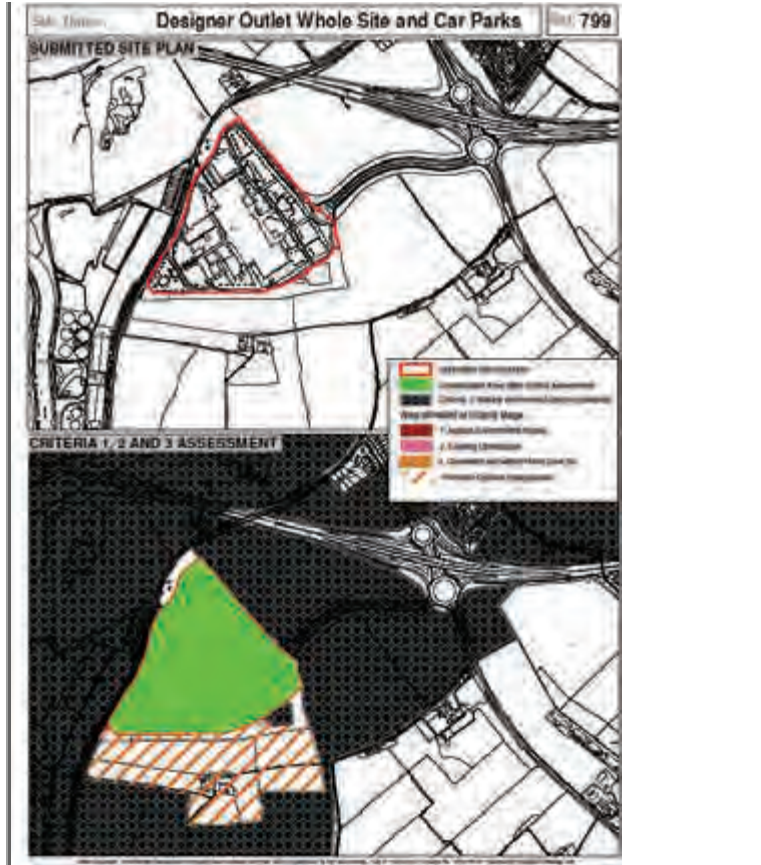
Site size:	1.3 ha	Indicative Amount:	42 dwellings
Recommendation:	The site boundary should not be changed but remain as current draft allocation (as above).		

Criteria 1 to 3 Analysis

Site: 799

Designer Outlet

Source:
Allocation
Support and
Alternative Use



Submitted For: Retail/Leisure

Submitted Size: 18.482154625

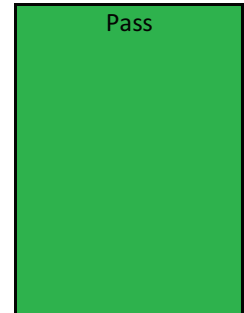
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	18.482154625

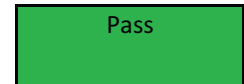
Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	18.482154625

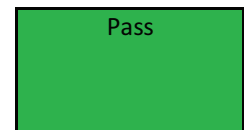
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	18.482154625

Floodrisk Evidence:	N/A
---------------------	-----



Pass Criteria 1234 - Move to Technical Officer Comments Stage

Technical Officer Assessment

Site: **799**

Designer Outlet Existing Site

Submitted For: Retail/Leisure

TRANSPORT

Expansion within existing footprint - not applicable

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: Expansion within existing footprint - not applicable

Air Quality: Expansion within existing footprint - not applicable

Noise: Expansion within existing footprint - not applicable

Flood Risk: Expansion within existing footprint - not applicable

Ecology: Expansion within existing footprint - not applicable

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology: Expansion within existing footprint - not applicable

Landscape/
Design: Expansion within existing footprint - not applicable

Openspace/
Recreation: Expansion within existing footprint - not applicable

ECONOMY AND RETAIL

Expansion within existing footprint - not applicable

The emerging Retail Study Update shows that the market share of YDO has doubled since 2007 in the clothing and footwear, small household goods sectors showing that the current format is successful, this is in the context that the city centre's market share has declined markedly in these two sectors since 2007, although White Young Green accept that this decline cannot be attributed purely to the YDO as other out-of-centre destinations (Monks Cross and Clifton Moor) have compounded the decline. Furthermore the emerging Retail Study Update has also identified that after extant planning commitments are taken into account there is no capacity for new floorspace across the city until after 2028, and therefore given the lack of capacity, any new floorspace is likely to impact on other existing destinations in the city, including the city centre. With the significant increase in floorspace being built at Monks Cross and given the uncertainty around the impact of this on the city centre, WYG believe that given that the city centre is the city's jewel in the crown then this should be protected against further expansions of retail floorspace until such impacts are understood. Only after such time should the position of YDO be reconsidered. Whilst WYG recognise that YDO brings economic benefits to the city and contributes to the overall city's economic success this is not justification on its own to expand the facility further. From review of the representation made there is no compelling evidence to confirm that the YDO acts a complementary role to the city centre, as stated above there is more evidence from the emerging evidence from the Retail Study Update that shows the role of the city centre is diminishing in terms of the sectors that both destinations act within. The results from the Retail Study

Red

demonstrates that nearly 25% of the trade draw from the Study Area is from Zones 1 to 3 which covers the main urban area of York, with 60% of its trade coming from Zone 1 to 8, showing that the YDO is dependent on trade from within 20 minutes drive.

WYG do not believe that there is any compelling evidence provided to justify the allocation of the extension of the YDO and such extension could be contrary to the NPPF criteria as it could erode the vitality and viability of York city centre (and other centres) as well absorb any further capacity beyond the study period which would be better placed to focus initiatives on the city centre.



CONCLUSIONS

Summary:

Consultants who are undertaking the emerging Retail Study Update for York (White Young Green) do not believe that there is any compelling evidence provided to justify the allocation of the extension of the York Designer Outlet for up to 10,000 sq m of further retail floorspace and that such extension could be contrary to the NPPF criteria as it could erode the vitality and viability of York city centre (and other centres) as well absorb any further capacity beyond the study period which would be better placed to focus initiatives in York city centre. The existing Preferred Options allocation for strategic leisure (ST21) is supported subject to detailed impact assessment.

Red



Outcome:

Fails technical officer comments for retail expansion

Red





YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 5: Changes to Strategic Sites
June 2014

Appendix 5: Changes to Strategic Sites

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A5.1 Introduction

The Preferred Options Local Plan comprises twenty four Strategic Sites (those over 5 hectares in size) for a number of uses including, residential, employment and retail.

Following ongoing work in relation to strategic sites delivery, a number of boundary revisions were submitted to the Council for consideration. Any proposed change has been considered by the Technical Officer Group, the detailed outcomes of which are set out in section 2.3 of this appendix. The strategic sites where changes have been requested are:

- ST1: British Sugar/Manor School
- ST2: Former Civil Service Sports Ground, Millfield Lane
- ST6: Land East of Grimston Bar
- ST7: Land to the East of Metcalfe Lane
- ST9: Land North of Haxby
- ST10: Land at Moor Lane, Woodthorpe
- ST11: New Lane, Huntington
- ST12: Manor Heath Road, Copmanthorpe
- ST14: Land North of Clifton Moor
- ST15: Whinthorpe
- ST19: Northminster Business Park

A5.2 Methodology

A5.2.1 Site identification for Preferred Options consultation

The Strategic Sites identified within the Preferred Options Local Plan were submitted to the council for consideration for development as part of a previous citywide 'call for sites' in 2012.

The assessment methodology for sites proposed for Housing, Employment and Retail followed a 4 stage process, which is set out in the bullet points below:

- Criteria 1: Environmental Assets protection
- Criteria 2: Openspace retention
- Criteria 3: Flood Risk
- Criteria 4a: Access to facilities and services

- Criteria 4b: Access to Transport

NB: The size threshold for sites is over 0.2 hectares. Any site over 5 hectares is considered a Strategic Site.

All of the sites which made it through the assessment criteria were then scored according to the scoring methodology illustrated in **Appendix 1**. In order to select the most sustainable site options, a minimum site score based on access to essential services and transport was applied.

Any sites which passed the criteria and scoring were then taken to our Technical Officer Group for more detailed consideration regarding their potential for development¹. The method for identifying the sites followed the 4 stage criteria methodology as presented in Appendix 1.

Any sites submitted over 100ha were considered separately to the minimum scoring criteria as there was a presumption that, due to their size, they would be able to provide facilities commensurate to the scale of development and residing population. It is considered that these sites could provide a minimum of 3,000 dwellings which would be enough to provide all the local services required to make a sustainable community including a primary school, local shops and services, openspace and sustainable transport routes.

A5.2.2 Strategic Sites Delivery Framework

The setting of strategic priorities within the Local Plan is set out within the National Planning Policy Framework (NPPF) (para 156). This advocates strategic policies to deliver the homes and jobs needed in the local authority area and broad locations for strategic development as well as additional specific site allocations for promoting development (para 157). In addition, the NPPF requires proportionate evidence base to be submitted to support the plan (para 158). In particular, the NPPF requires that Local Plans' pay careful attention to viability to ensure that

¹ It should be noted that retail sites were not subject to Criteria 4 assessment given that a sequential test approach would be taken upon any application in line with the retail policy set out in the Local Plan.

the plan is deliverable. With regards to this, paragraph 173 of the NPPF states:

“The sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing standards, infrastructure contributions or other requirements should when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

What is this Framework?

In order to achieve the requirements of the NPPF, City of York Council want to ensure that the Strategic Sites within the Local Plan are viable and deliverable. A framework was devised for the Council to work with developers/landowners, which sets out key milestones leading up to the submission of the Local Plan for examination and the proportionate evidence base that is required to prove that the site should be contained within the Plan.

The Level of detail required to meet the checklist is influenced by when the site will be delivered – for sites proposed for delivery within the first five years, confidence on delivery will need to be greater. The framework is intended to give a general understanding of what we will need by when and will also assist in future discussions and negotiations with the Council during the plan preparation to ensure that we are able to provide a robust evidence base to support the Local Plan.

This Framework was presented to the Local Plan Working Group on 4th November 2013 and agreed as an approach for taking forward Strategic Sites.

Stage 1	Stage 2	Stage 3	Stage 4
<p>Confirming the principle</p> <p>We need a general understanding of what your site will deliver and for you to confirm that this site should be included within the plan.</p> <p>We need to know that the landowner/developer is willing</p>	<p>Review</p> <p>We need to have confidence that the site can stay in the Local Plan.</p> <p>We need to understand and agree when the site can potentially be delivered</p> <p>We need to know how any 'showstoppers' can be dealt with</p>	<p>Pre-submission</p> <p>Where the site is to be delivered early on in the plan period, we will need to know the site is deliverable and viable. In other cases, we will need to know how we will work towards delivery</p> <p>We need to know when and what you are going to deliver</p>	<p>Submission and beyond</p> <p>We need you to submit your evidence to prove deliverability. For early deliverable sites we will need to demonstrate site viability and for others, an indication of what issues are outstanding</p> <p>Preparation of an outline application / early delivery</p>
<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ Set out the vision and aims for your site ✓ Explain the relationship to the Local Plan Vision ✓ Confirm that the Landowner/ developer is proved to be willing and working together for delivery ✓ Demonstrate you are aware of any Potential 'showstoppers' or critical issues affecting deliverability, inc. viability ✓ Set out potential levels and timescale of delivery; i.e. indicative numbers, phasing, density 	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ Likely trajectory for delivery inc. phasing and delivery ✓ An understanding of general, key infrastructure requirements for the site ✓ An understanding of key constraints and potential 'showstoppers' and critical issues ✓ Addressing issues raised through Local Plan Preferred Options Consultation 	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ 'Showstoppers' are capable of being addressed within the timescales set out for delivery ✓ Delivery trajectory and phasing is understood ✓ Where sites are coming forward early in the plan period: <ul style="list-style-type: none"> ○ An indication of high level viability. ○ An indicative concept plan ✓ For sites proposing delivery later in the period: we will need a general 'route map' to delivery of how key issues will be addressed 	<p>Checklist for this stage:</p> <ul style="list-style-type: none"> ✓ Evidence to include: <ul style="list-style-type: none"> ○ Aims and objectives ○ Identification and mitigation of show-stoppers ○ Land-uses and proposals ○ Infrastructure needs ○ Phasing and delivery ○ Implementation route map and key milestones <p>NB: the level of detail required in relation to the above will depend on when the site is likely to come forward.</p>

Figure A5.1: Strategic Sites Delivery Framework

A5.3 Strategic Sites – Detailed Proformas and Maps

This section reflects the work undertaken to assess changes to the Strategic sites as requested through the Preferred Options Local Plan Consultation and any subsequent work undertaken in relation to evidence submitted as part of the ongoing Strategic Site Delivery Framework.

Strategic Greenspace:

Some of the sites presented show strategic green space representing ongoing technical work in relation to the sites. It should be noted that this would not be the extent of all open space and landscaping.

Indicative amounts of development

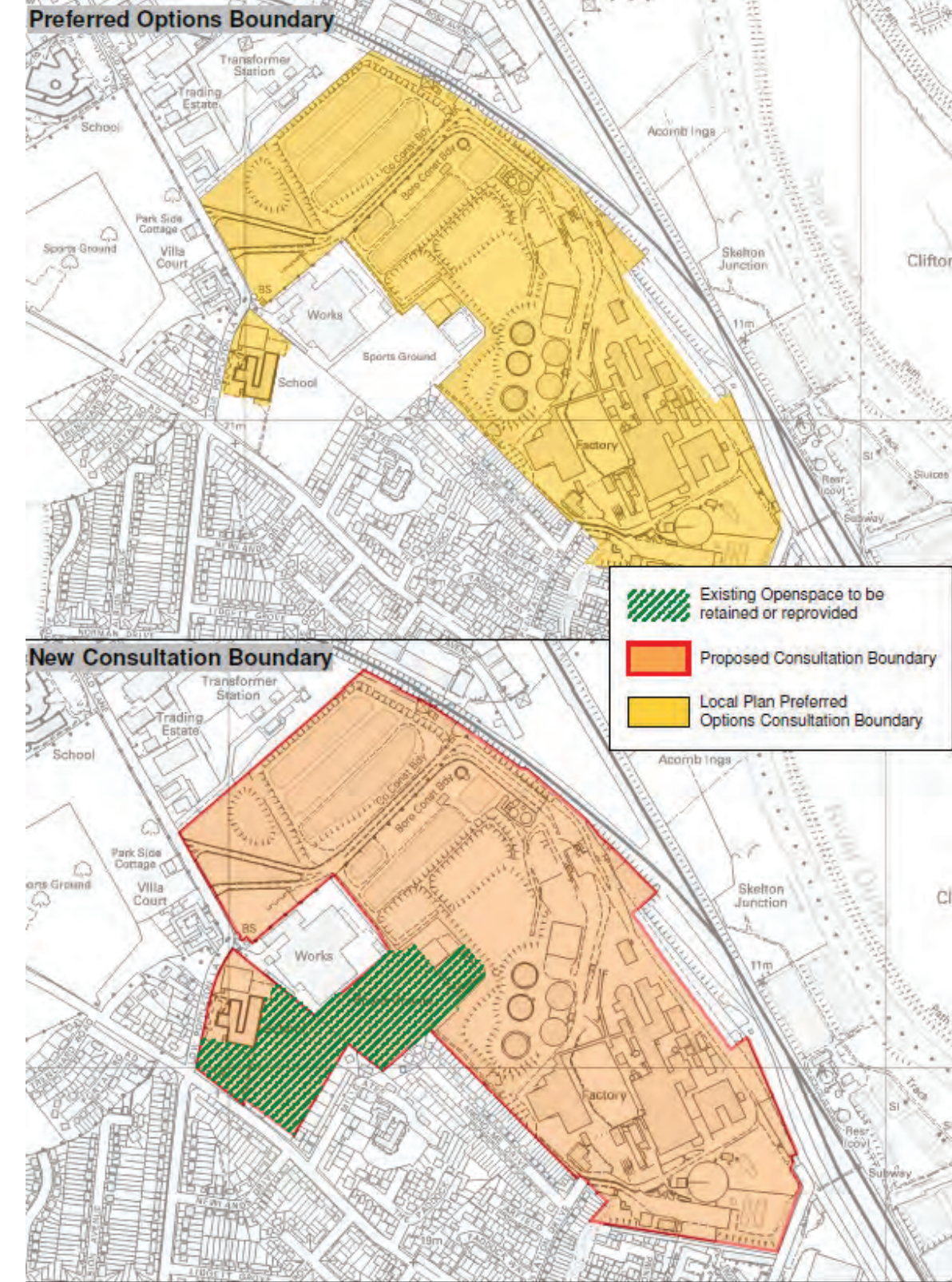
Indicative amounts of development have been calculated for any revisions made to Strategic Sites. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The detail is provided in **Appendix 13. The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.**²

² Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

Site Reference / Site Name
ST1: British Sugar/ Manor School



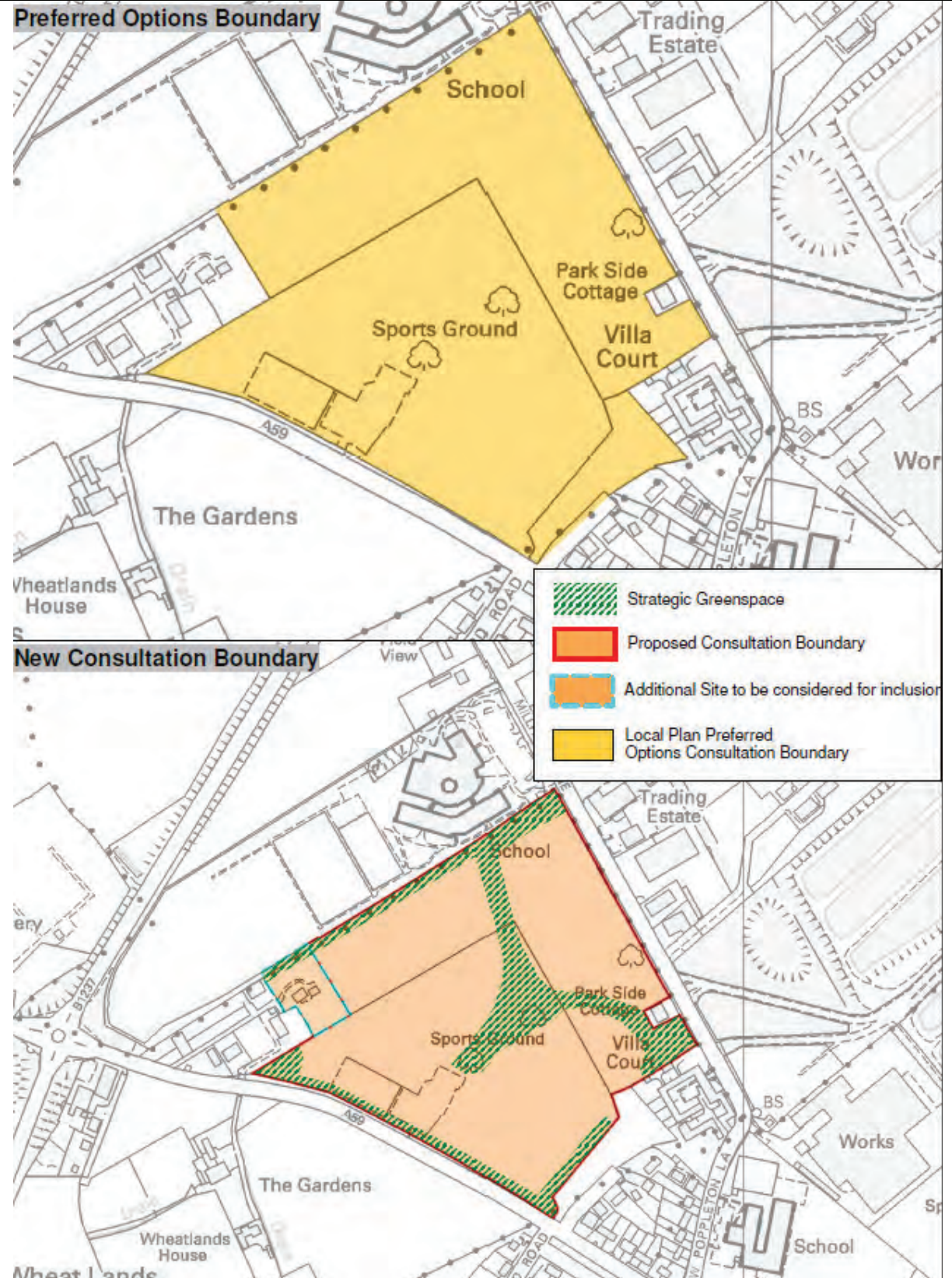
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New Consultation Boundary Site Size

Site boundary: 40.7ha
existing openspace: 5.2ha

<p>Proposed Boundary Change Description</p> <p>The proposed allocation boundary has been extended to include the whole of the former Manor School site (previously just the building footprint was included) as well as sports facilities associated with the former British Sugar site.</p>	
<p>Proposed Boundary Change Justification</p> <p>The revised boundary reflects the comprehensive masterplan approach being pursued by site promoters to include the former Manor School site, and all of the land in their ownership. It should be noted that significant levels of open space will be provided as part of the redevelopment, and these could include both new and retained spaces, dependent on masterplan approach - inclusion of existing and former open spaces within the site allocation boundary does not mean that these will be lost.</p>	
<p>Technical Officer Assessment of Boundary changes</p> <p>The increased site boundary does not give rise to any additional technical comments from officers. Provision of open space within the site will be negotiated with developers through the site masterplan and planning application process to include a range of typologies including sports provision.</p>	
<p>Recommendation:</p>	<p>To consider this revised boundary for ST1 within the Local Plan to reflect the comprehensive masterplan approach which includes the former Manor School site and the existing and former open spaces.</p>

Site Reference / Site Name:
ST2: Former Civil Service Sports Ground, Millfield Lane



New Consultation Boundary Site Size

Site boundary: 10.9ha
Strategic green space: 2.3ha

Proposed Boundary Change Description

Inclusion of a small area of land to west of previous site boundary (ref. 733), and;
Exclusion of small area of land to south eastern preferred options site boundary.

Proposed Boundary Change Justification

New land to the west of the previous site was submitted for residential development through the last round of public consultation on the preferred options plan, and is potentially suitable as an extension to ST2 as part of a comprehensive development approach.

Land excluded at Westview Close has recently been granted planning approval for residential development, and has therefore been removed from the strategic site boundary

Technical Officer Assessment of Boundary changes

The importance of providing open space/ landscape buffering to sites boundaries, including retention of landscape features such as trees, was highlighted. Retaining perceptions of openness and preserving separation between York and Poppleton is a key issue here. Whilst not relevant to the proposed boundary changes, part of the site was formerly used as a sports ground, prior to relocation to a new facility nearby, and redevelopment proposals will need to respond to this issue.

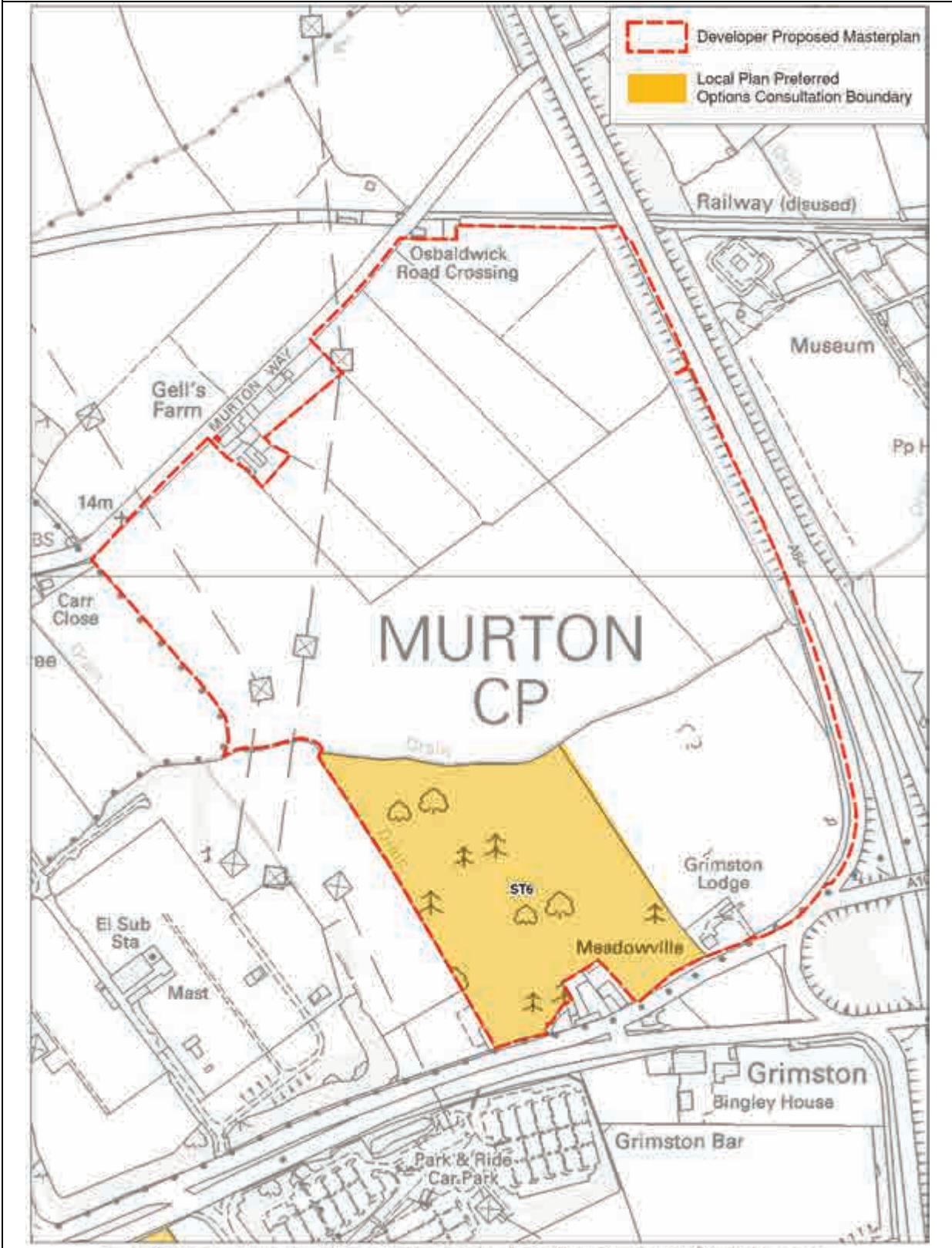
Biodiversity offsetting and habitat creation off-site may be required.

Setting back development from Boroughbridge road is likely to be desirable/ essential in terms of managing noise and air quality impacts. The potential allocation extension should be accessed through the main ST2 development site only if taken forward.

Recommendation:

To include the revised boundary to ST2 to reflect the planning consent now granted at Westview Close and additional land submitted in the north west corner for inclusion within the Local Plan (subject to resolving issues regarding an existing covenant on the property)..

Site Reference / Site Name
ST6: Land East of Grimston Bar



**New Consultation
Boundary Site Size**

No Change proposed

Proposed Boundary Change Description

No Change Proposed

Proposed Boundary Change Justification

The site boundary submitted through the original 2012 Call for Sites was reduced to the boundary shown in the Preferred Options Local Plan (5.5ha) to reflect the existing constraints such as pylons, the proximity of the A64, landscape impact, setting of the city, preventing coalescence, and to protect 'ridge and furrow' historic agricultural uses.

Developers believe that delivery of a larger site (circa 29ha) is viable and deliverable whilst taking into account these constraints and will provide a more sustainable site with better linkages and a wider range of uses.

They have put forward the area with pylons to the north west of the larger site for light industrial units and the areas containing ridge and furrow for multifunctional open space. They consider that the openspace in this area would perform the function of an area preventing coalescence. The site promoter has argued that the land to the east and north of the proposed allocation should be included within the site boundary as it does not fulfil any of the 5 purposes of Green Belt (NPPF) or the characteristics identified in the York Green Belt Appraisal (2003) criteria to any significant degree.

Technical Officer Assessment of Boundary changes

Officers consider that the landscape quality and character is of local significance, and it is felt that the presence of the pylons does not negate this. The wider area of land is perceived not only as contributing to the setting of Murton, but also as preventing coalescence between Murton and Dunnington and the city centre (part of the proposed extension to the allocation is in an 'area preventing coalescence' in the green belt appraisal). The landscape character should not be considered in isolation. This is a sensitive site location, particularly when experienced cumulatively and sequentially as part of the wider landscape along the A64 (and Hull Road) due to the rural hinterland location, and the rising topography up to Grimston, which increases its prominence. It is considered that conscious development in this location would remove sense of openness. The development of the A64 has opened up views of the city and shows the scale of the Minster

comparative to the local landscape. Loss of land towards it would cause a narrowing of the edge of the city with the ring road and a change in scale, which may lead to altered perceptions around the compactness of the City and its rural setting.

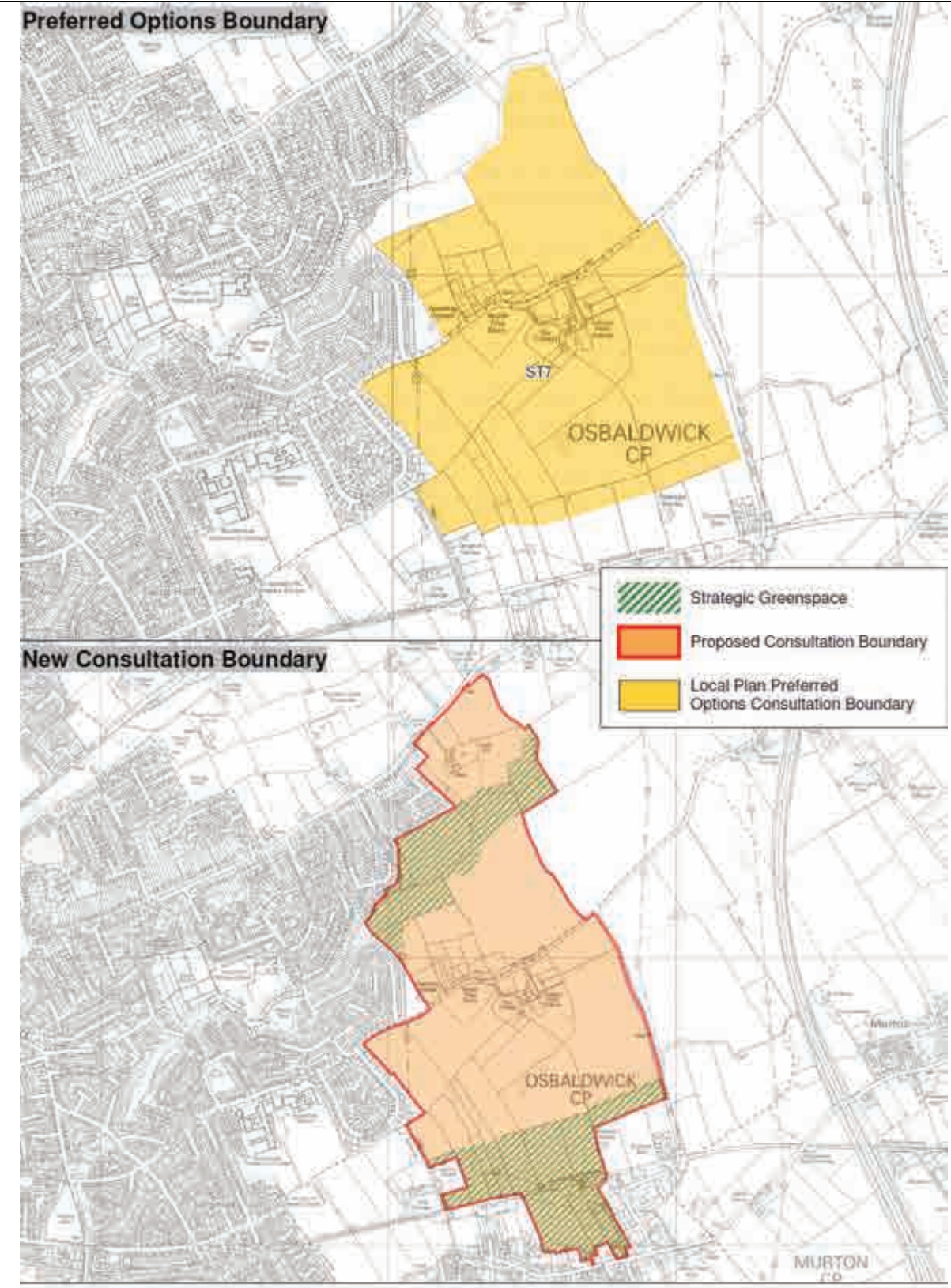
Development of the wider area would result in a loss of remaining linear field boundaries and remnant ridge and furrow associated with the medieval township of Murton.

Noise from the A64 and A1079 is a significant constraint to development and is likely to required mitigation measures to ensure satisfactory living conditions are provided from any proposed dwellings. There is the potential to build noise protection barriers but this is not an ideal solution due to potential impacts on the openness of the site.

The A1079 access options put forward in the transport assessment are unlikely to be acceptable given the impact of a signalised junction on the flow of traffic on the A1079 and Grimston Bar gyratory. Serious concerns exist around the extent of trips being made by foot, cycle or public transport, and sustainability of this location. Further detailed analysis would be needed to evidence the proposal.

Recommendation:	No proposed change to Local Plan Preferred Options allocation boundary
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Site Reference / Site Name
ST7: Land to the East of Metcalfe Lane



**New Consultation
Boundary Site Size**

Site boundary: 113.3ha
Strategic greenspace: 34ha

Proposed Boundary Change Description

Additional land to the south and north of the Preferred Options draft allocation boundary and addition of strategic green space.

Proposed Boundary Change Justification

The revised boundary would allow the masterplan to incorporate additional access points to the north and south. The preferred options allocation boundary site could not be developed via a single access from Bad Bargain Lane. These amendments aim to address issues raised by statutory consultees and are based on updated evidence base work undertaken by the site promoters.

Technical Officer Assessment of Boundary changes

Access points are required to the north and south for the site to be developed, in addition to a restricted access from Bad Bargain Lane. It is considered that Bad Bargain Lane only has limited potential to serve as a vehicular route. Bus routes that permeate the site will be required. Any north – south route through the site would not be envisaged as being for all traffic.

The revised eastern site boundary generally aligns with that proposed in the Preferred Options and facilitates the retention of the tract of open countryside between the development and the A64, an area defined in the green belt appraisal as an 'area retaining rural setting'. The proposed changes do not result in the development extending beyond the general framework formed by the existing extent of the urban area and the west to east radial highways.

Development of this site would bring the urban edge closer towards the ring-road. Therefore, the relationship of the site to the existing city needs to be considered in relation to experiencing the site in sequence and in terms of creating its own sense of city. There are existing green corridors which should be retained in the development.

The strategic green space included within the proposed boundary to the north would protect the corridor of South Beck, and broadly aligns with flood zone 3a, and provide a 'green wedge' that would help to maintain a distinction between Heworth and Tang Hall and development would read

as extensions to both.

The inclusion of a green infrastructure corridor following the water courses/ Becks would be supported. This site provides an opportunity for ecological enhancement along the water course which is evident elsewhere in the city but currently lacking in this area.

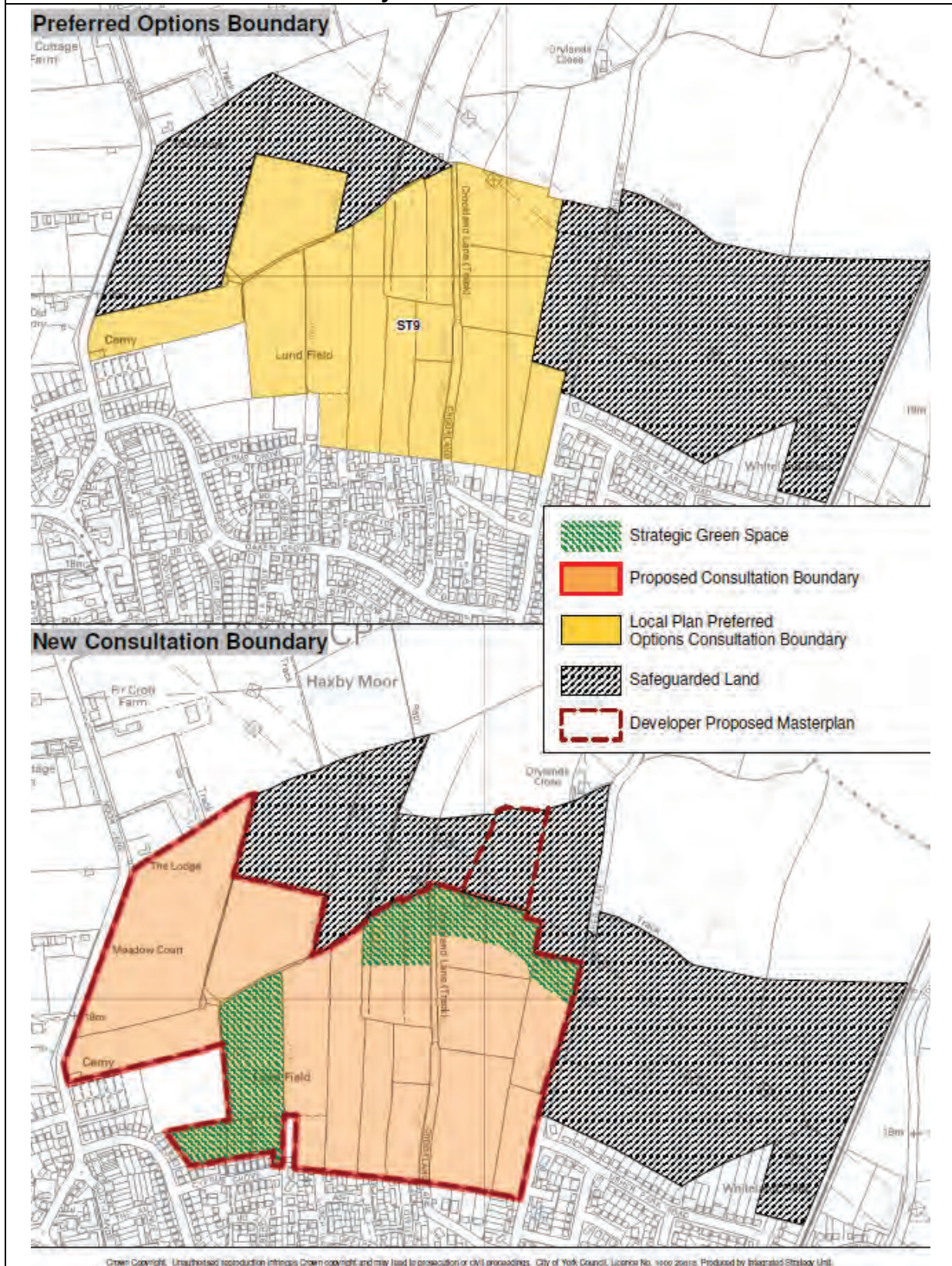
The strategic green space to the south would maintain the setting of Osbaldwick Conservation Area and help to protect the remnant medieval field pattern and ridge and furrow in this area, as well as creating a 'green wedge'.

The larger site boundary includes land to north of Murton Way which is allocated as a SINC site for its grassland interest. Access from the south would be required to be designed to limit impact on the SINC. There may be scope to reduce impact through an alternative access alignment, or alternative point of access. Offsetting would not be a desirable approach to mitigating this impact.

Recommendation:

To consider the revised boundary to ST7 to reflect the need for appropriate greenspace to provide a setting to Osbaldwick village and create a green wedge and ensure appropriate options for highways access for inclusion within the Local Plan.

Site Reference / Site Name:
ST9: Land North of Haxby



**New Consultation
Boundary Site Size**

Site boundary: 33.5ha
Strategic green space: 6.4ha

Proposed Boundary Change Description

The site developer proposes that around 7.33ha of land previously shown as 'safeguarded land' (reserved for housing development beyond the plan period) in the Local Plan Preferred Options consultation to the West and East of the allocated site should form part of allocation ST9.

The developer also proposes that around 1.1ha of new land North of Cyprus Grove (to the southern boundary of the site) form part of the allocation.

A further parcel of around 1.55ha of new land to the north of the site was proposed by site promoters to form part of the allocation and comprise strategic green space. This area, whilst not included in the consultation boundary for the allocation, has been incorporated with other land north of the site in a proposed revised safeguarded land boundary.

Proposed Boundary Change Justification

The boundary changes are proposed by the developers to allow the development to be built at lower densities than those proposed at Local Plan Preferred Options, which developers view as more appropriate and consistent with surrounding densities, and also to allow sufficient land within the site for landscaping and surface water attenuation measures (balancing ponds) to be provided. Revised site boundaries are said to comprise a logical and defensible solution to these issues.

Technical Officer Assessment of Boundary changes

Earthworks on the site are well preserved, including Ridge and Furrow related to the township of Haxby. Detailed archaeological work will be required to ensure significant archaeology is taken into account within the masterplan, though archaeology is unlikely to be a showstopper.

Extension of the site into safeguarded land at the east of the site is likely to be acceptable in landscape terms, as is inclusion of new land south of the original allocation. Inclusion of land previously safeguarded in the Preferred Options Local Plan, to the north of the allocation will need careful treatment in landscape terms, and will need to provide an appropriate relationship with open countryside to the north, this is likely to mean that provision of open space in this area as opposed to built development.

An appropriate amount and type of open space should be provided on site, informed by an assessment of existing provision; Haxby has the

greatest deficiency in formal sports space provision, including football and cricket pitches. It is also important to consider the integration of proposed open spaces with existing communities.

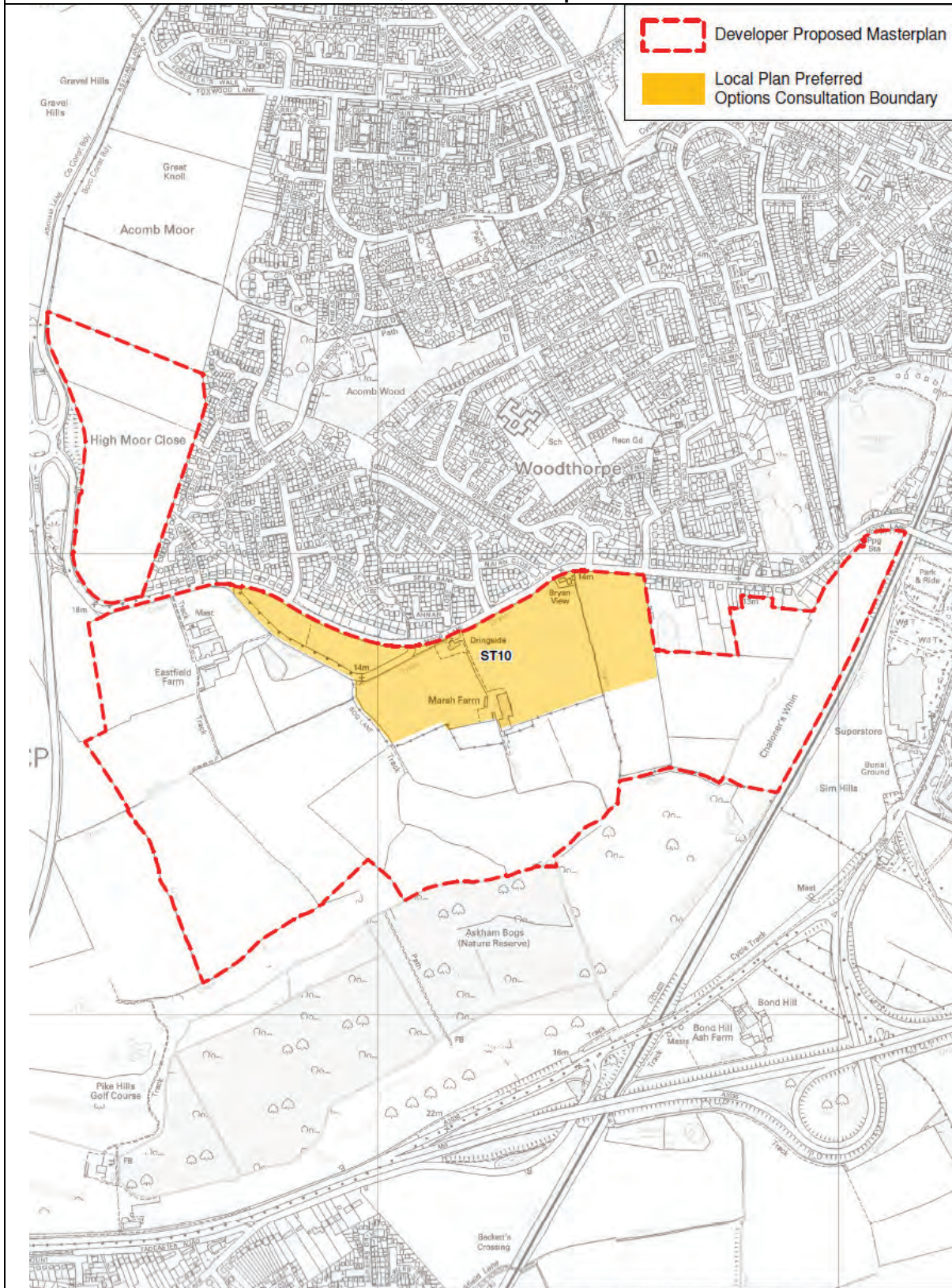
Two surface water outfalls feed into the site from the south and drain the northern catchment of Haxby, a 9 metre easement is likely to be required for these and any subsequent watercourse. Since the site will drain south to north, inclusion of water attenuation measures to the northern edge of the site, within strategic landscaping represents a logical approach

Revised site boundaries do not present additional transport or highways issues. Site access should be provided from the east and west and vehicular links to roads south of the site should not be provided.

The site could generate 180-200 primary age children which it is considered would generate a need for a new primary school within the site although further assessment will be required.

Recommendation:	To include this revised boundary to reflect the need to build at lower densities and drainage for inclusion within the Local Plan.
------------------------	--

Site Reference / Site Name:
ST10: Land at Moor Lane, Woodthorpe



**New Consultation
Boundary Site Size**

No Change proposed

Proposed Boundary Change Description/ Justification

A larger site allocation was proposed by site promoters, extending the site area to the west, south and east of the original Preferred Options site, but including strategic green space provision. A separate 12ha parcel of land to the northwest of the allocation was also put forward by the sites promoters.

Site promoters contended that a more strategic housing opportunity exists in the wider site boundary, without causing material harm to the greenbelt, given the land's self containment and strong physical features to its boundaries. They state that a long-term defensible greenbelt boundary can be created in the wider site, whilst delivering more housing to meet city needs.

As part of the new boundary, developers would also investigate the potential for providing a new pedestrian and cycle link from the site over rail lines to Park and Ride services to the east.

The proposed revised site boundary also included a linear greenway to the southern edge of the site, to provide amenity space, accommodate flood storage, and define a landscaped edge with impermeable barrier to manage the relationship with the adjacent SSSI. A buffer of around 150m width was proposed by the site promoters to manage the complex relationship between the resultant development site and the SSSI.

The informal views of Natural England and the Yorkshire Wildlife Trust are that a 150m buffer will be inadequate to satisfactorily manage the relationship between the development site and SSSI.

The proposed boundary extensions would also have landscape and heritage impact issues, and are on land identified within the Cities greenbelt appraisal evidence base as being an important character area retaining the rural setting of the City. The proposed extensions to the west of the original boundary would have a particularly severe heritage impact, as a result of their proximity to the Outer Ring Road and impact on the setting of the city and key views of the minster and city – bringing development into the foreground of these views.

For this combination of reasons, and for additional reasons set out in the technical officer assessment below, the proposed boundary extensions to the west and south have been rejected at this stage by CYC.

The remaining boundary extensions to the east, were proposed, (due to their location within flood zones and green corridors), to form part of the

strategic open space provision within the larger proposed allocation. In the context of decisions to reject the southern and western extensions, and given the constraints in these eastern areas, these boundary extensions have also been rejected, and it is proposed that the original preferred options site boundary is kept.

Technical Officer Assessment of Boundary changes

The wider proposed development area surrounding the Preferred Options allocation would have landscape and greenbelt impacts and whilst the principle of providing a green wedge between the site and Askham bog in order to mitigate impacts is supported, the extent of this strategic green space buffer and development area would require very careful consideration, and robust evidencing as part of the masterplanning process. Strategic green space will have an important function in terms of setting of the City as well as the landscape setting of Askham Bog - the countryside setting of this important landscape asset for existing and new residents. Land to the south of the preferred options allocation is identified as greenbelt character area 'retaining rural setting', and was proposed to form part of the greenbelt in the Preferred Options draft plan given it's landscape quality and the sensitive nature of this area in terms of establishing the setting of the city. Development along Moor Lane would reduce views across the rural landscape, including Askham Bogg. From this perspective alone, although the depth of development is less critical than at the western site boundary, it would still compromise the landscape setting of the city.

The principle of providing a green buffer will broadly help to reduce ecological impacts on the adjacent Askham Bog SSSI (through hydrological changes or disturbance impact). A buffer of around 150m is currently proposed but this is felt by stakeholders to be inadequate given the sensitivity of the SSSI site and the complex relationship it will have with the development. Irrespective of the scale of buffer, there is also likely to remain an ecological impact on the site that will need to be assessed and control/ mitigation measures proposed in detailed masterplanning.

The masterplan approach should reduce 'disturbance' impacts by not allowing direct access to the SSSI, and creating a barrier to the movement of people and domestic pets. Use of any green buffer for recreational purposes will reduce its effectiveness in terms of

disturbance impact mitigation, and therefore would require a wider buffer than that proposed. Any Askham Bog visitor facility funded through the development should be provided on land to the east of the Bog, served by the Park and Ride, along with a controlled public access point.

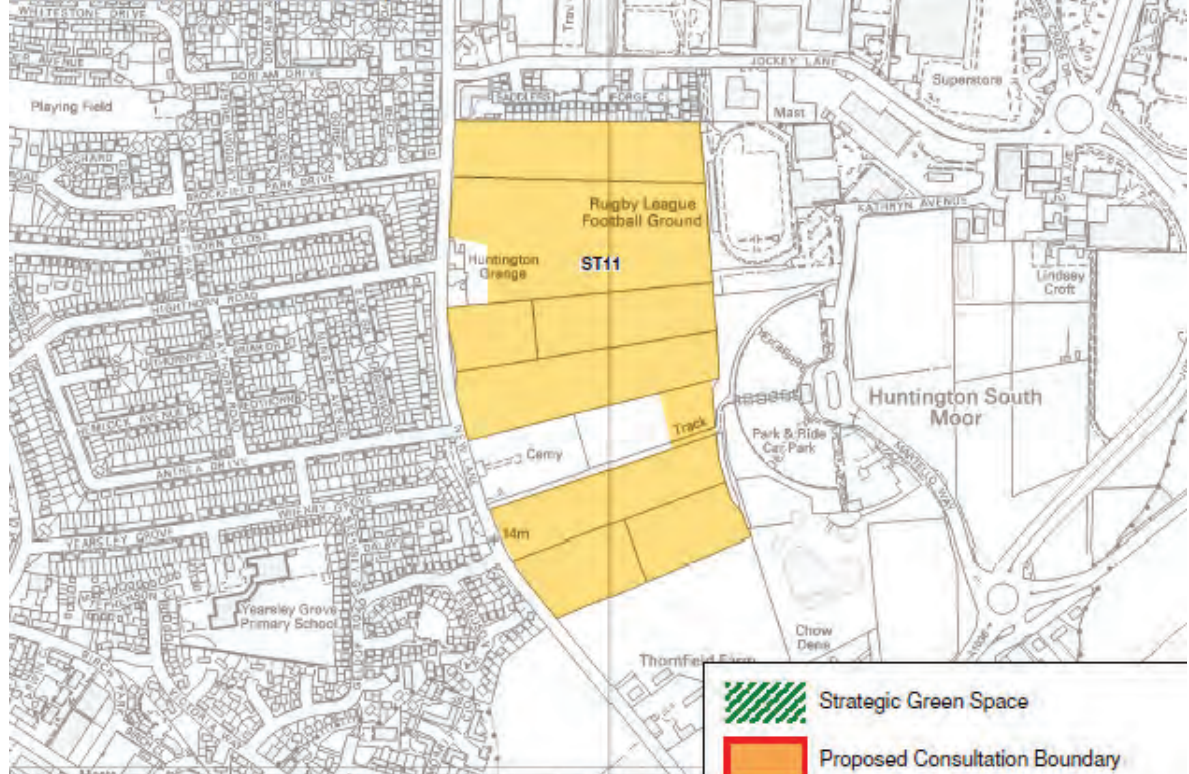
The hydrological relationship between the development site and SSSI is of critical importance and is subject of ongoing technical assessment. Flood and surface water storage measures that may be required to manage the hydrological relationship with Askham Bog should not be classed as open space in terms of meeting site needs, and may therefore also increase the extent of green buffer if included within it. Similarly areas of the green buffer that are not publically accessible (in order to reduce disturbance impacts) may have little function in terms of meeting open space requirements generated by the site.

Archaeological assessment of the site is required in order to establish the extent of constraint this will present – the location and extent of archaeological remains within the site is currently unknown, though ground conditions would indicate that remains may be well preserved. Archaeological interest may preclude provision of flood storage and attenuation measures in parts of the site, and dependent on their scale and location, could significantly impinge on the developable site area.

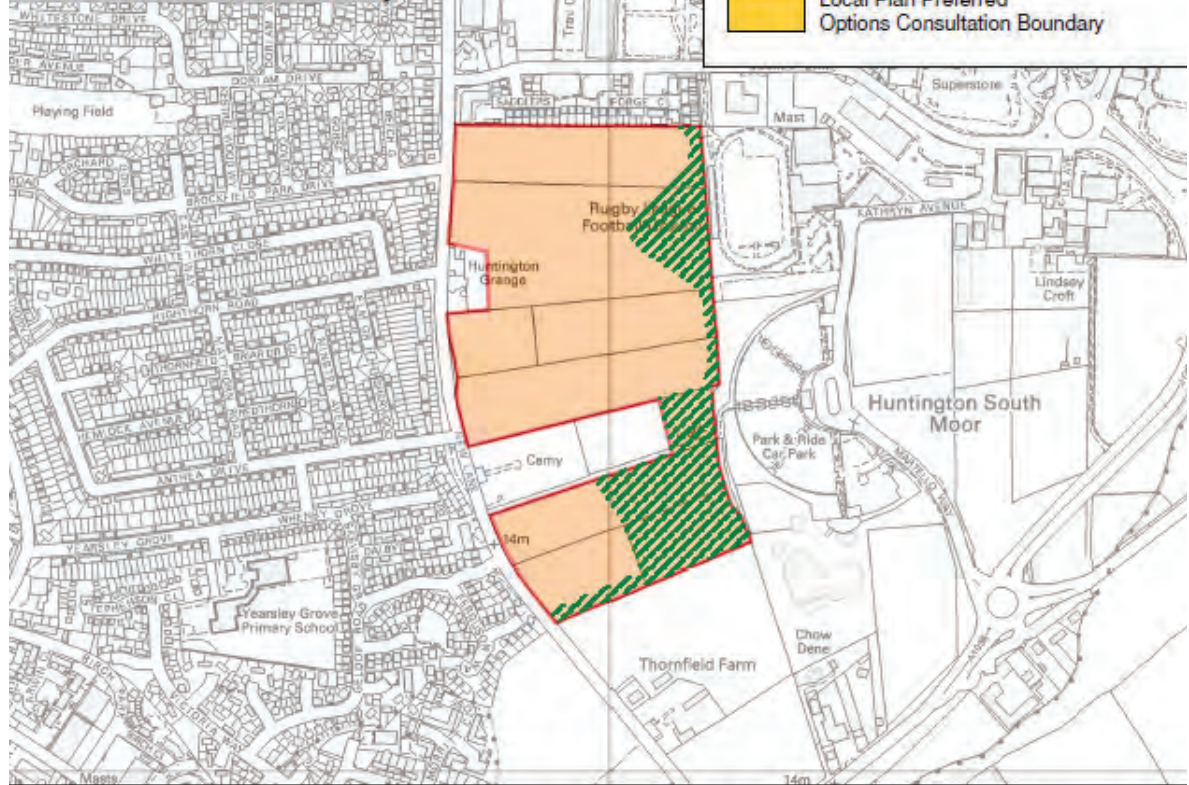
Recommendation:	No change to original Strategic Site boundary
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Site Reference / Site Name:
ST11: Land at New Lane, Huntington

Preferred Options Boundary



New Consultation Boundary



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**New Consultation
Boundary Site Size**

Site boundary: No change
Strategic green space: 2.4ha

Proposed Boundary Change Description

Although the site boundary has not changed, strategic green space has been identified within the allocation site, including the area around a Scheduled Ancient Monument.

Proposed Boundary Change Justification

The strategic green space has been identified to allow retention of and appropriate setting for heritage assets within the site, as well as providing a green corridor to the site boundaries for ecological and landscape purposes.

Technical Officer Assessment of Boundary changes

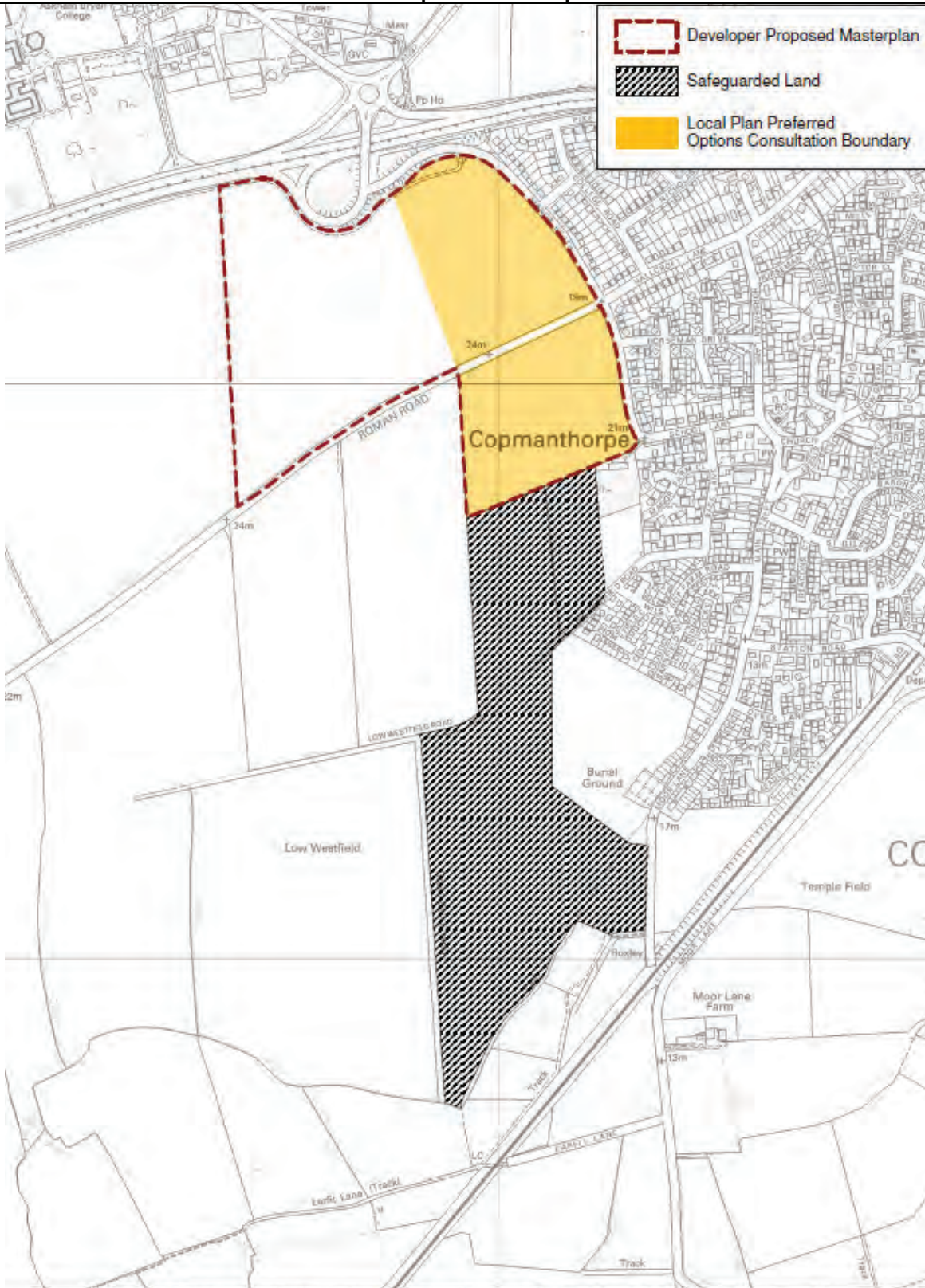
The site contains 1 Scheduled Ancient Monument (SAM). An evaluation of how the development and loss of space affects their setting will be required. Particular concerns were raised over adequate buffers to the SAM within the site. Currently, the SAM is in an open field setting. Development will constrain this setting.

The proposed allocation also contains a Site of Local Interest for nature conservation (SLI) to its south east corner, which has now been included in calculating site area. This designation is primarily for semi improved neutral grassland, though the site is also within 100m of a known great crested newt site. Although not identified in plans as strategic openspace, the approach to development around this area will need careful consideration and ecological retention, mitigation, management and enhancements may be required, both for the wildlife interest and in order to maintain a natural green space around Monks Cross with connectivity to the open space and countryside in the wider area.

Recommendation:

To include within the boundary of ST11 green space to reflect the setting of the Scheduled Ancient Monument within the Local Plan.

Site Reference / Site Name:
ST12: Manor Heath Road, Copmanthorpe



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New Consultation

No change proposed

Boundary Site Size	
Proposed Boundary Change Description No change proposed	
Proposed Boundary Change Justification The site promoter has proposed a larger boundary of 29 hectares for these reasons: <ul style="list-style-type: none"> • Land to the west of allocation and forming the larger site is said to be free of technical constraint but owned by Askham Bryan college, who have no use for it; • would result in a more sustainable and inclusive development; to contribute to meeting the city's housing needs; • to respond to site context, landform and vegetation and to provide a softer edge to Copmanthorpe whilst not attempting to "hide" the village; • to generate higher commuted payments towards off-site sports pitches and, potentially, off-site highway improvements; • to assist in promoting non-car travel by improvements to public transport services and robust Travel Plan initiatives; • to provide meaningful areas of on-site open space and landscaping, together with generous provision for SUDS which will also provide an ecological resource. 	
Technical Officer Assessment of Boundary changes The proposed extension to the site would not create a logical rounding off of the settlement that would be achieved through development of the site proposed in the Preferred Options. Housing within the western extension would be located at a distance that is considered too far from Copmanthorpe village centre and the masterplan provided does not include any facilities, other than open space, within the site. The preferred options allocation covers large fields typical of west Copmanthorpe, punctuated by trees and hedgerows. Use of open space to form the western boundary of the site would need careful treatment to preserve impressions of openness that are characteristic of the area, use of floodlighting or MUGA etc would be more intrusive than say allotments.	

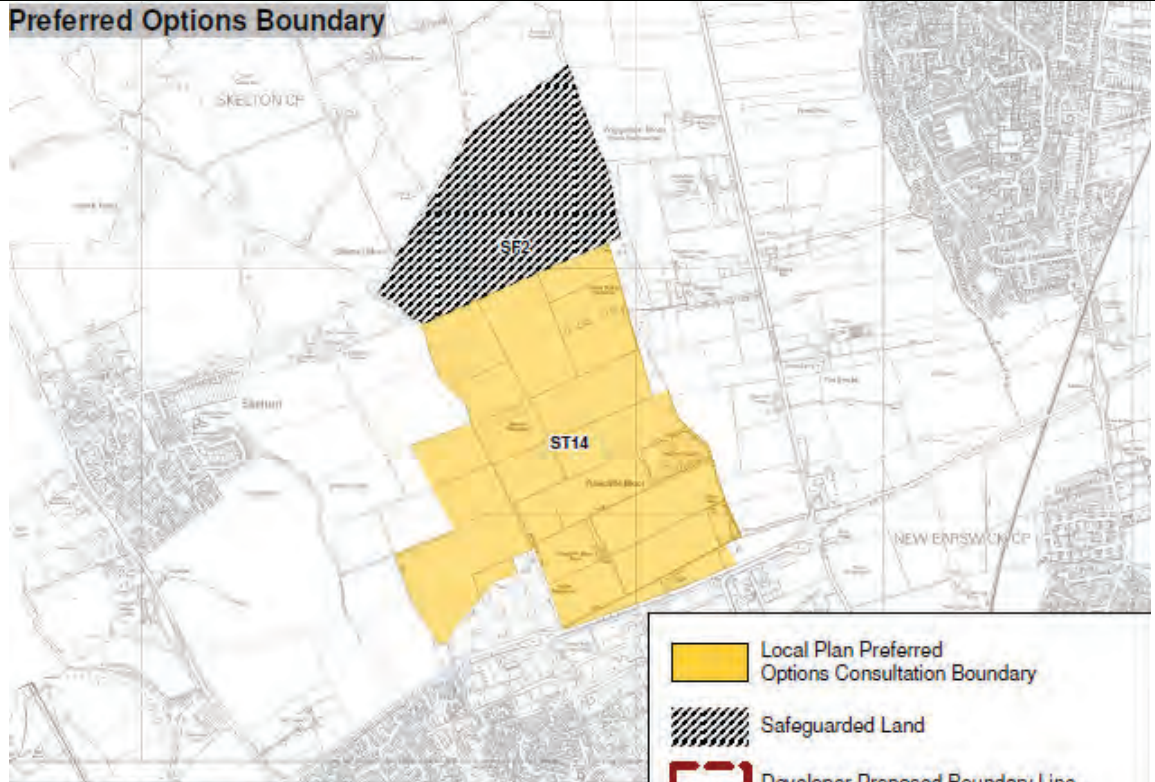
Development would need to soften the currently very hard interface between the village of Copmanthorpe and the greenbelt. Need to protect trees and hedgerows within the development and preserve character of Copmanthorpe.

As the site is close to the A64 and slip roads, careful consideration will need to be given to the site design to ensure any residential uses are set back from the carriageway in order to manage noise and air quality impacts.

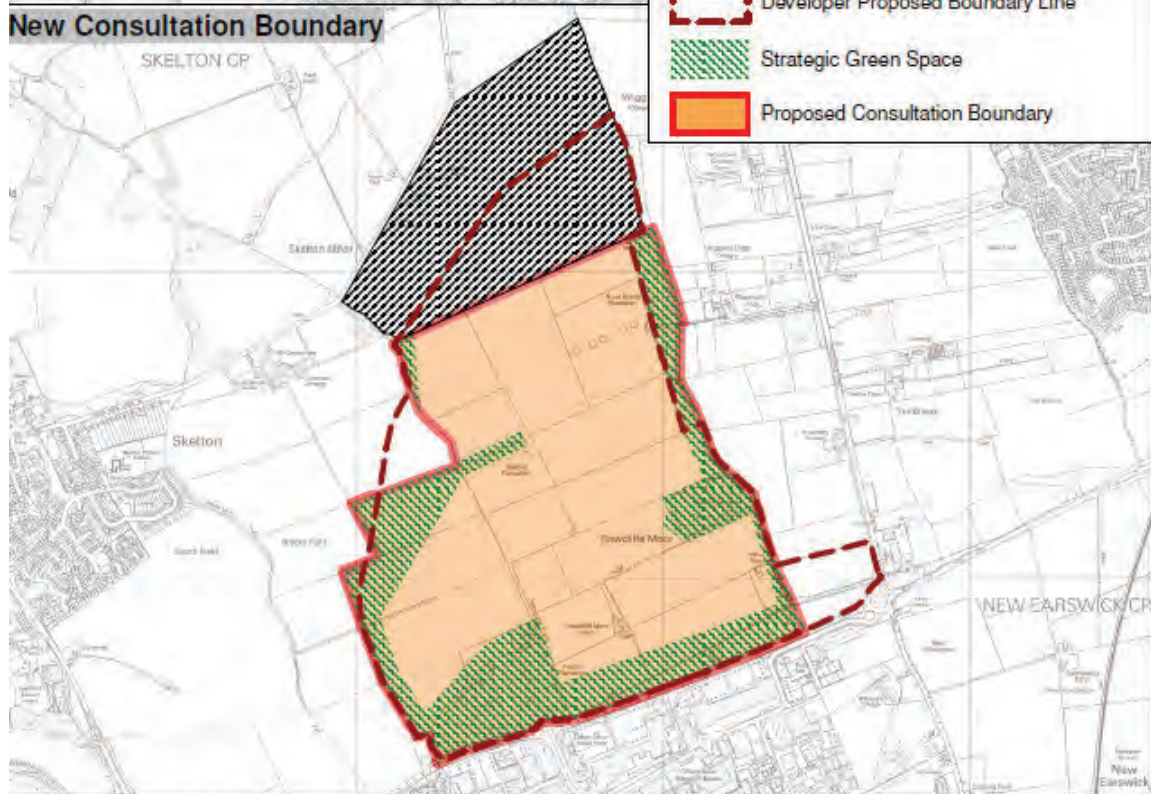
Recommendation:	No change proposed to the original Strategic Site boundary
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Site Reference / Site Name:
ST14: Land to the North of Clifton Moor

Preferred Options Boundary



New Consultation Boundary



-  Local Plan Preferred Options Consultation Boundary
-  Safeguarded Land
-  Developer Proposed Boundary Line
-  Strategic Green Space
-  Proposed Consultation Boundary

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**New Consultation
Boundary Site Size**

Site boundary: 157ha
Strategic green space: 47.3ha

Proposed Boundary Change Description

Site promoters proposed a revised 178 hectare site, with a masterplan boundary which extended the site by around 12 hectares to the west, incorporated around 22ha of the former safeguarded land allocation to the north, and included a new 3.4 hectare parcel of land to the east at the junction of the A1237 and B1363. The proposed site boundary also included strategic greenspace to the southern and eastern boundaries.

Whilst the eastern and part of the western extensions have been included for consultation purposes in this paper, the proposed northern site extension into proposed safeguarded land was considered to be inappropriate. The extent of western boundary extension has also been reduced in the plan opposite to around 6.8ha (as opposed to the 12 hectares originally proposed) in order to explore options to mitigate heritage and landscape impacts.

Proposed Boundary Change Justification

Proposed changes were put forward by site promoters in order to establish appropriate and robust boundaries that secure the setting of York and adjacent settlements, whilst providing sufficient land to support a sustainable and viable community.

The 12 hectare western boundary extension was proposed to 'present a softer edge rather than following field boundaries'.

The 22ha northern extension was proposed to:

1. Achieve a well-balanced, contained and self-sustainable proposal of 3500 dwellings.
2. Retain the existing historic woodlands on site.
3. Provide a setback zone on the southern boundary along the Outer Ring Road to accommodate any future highways improvement works and mitigate impacts of noise and improve air quality'

The eastern site extension was proposed 'as an alternative location for a Clifton Moor park and ride'.

Those areas proposed by site promoters but excluded from consultation in this document have been removed in order to manage the greenbelt and heritage impacts of the proposed development, within the context of the sites ability to deliver housing in the plan period, which is more likely to be

limited by build rates than by the physical capacity of the allocated site.

Technical Officer Assessment of Boundary changes

In greenbelt/ heritage impact terms, the eastern and western boundaries are sensitive due to the issues of setting of the City in a rural hinterland, and coalescence of settlements.

Adequate undeveloped and landscaped buffers must be retained east and west of the site in order to prevent coalescence with adjacent settlements and maintain the setting of the City, particularly in terms of views from the Outer Ring Road and PROW network. Pulling the western site boundary proposed by site promoters away from Skelton reduces the greenbelt impact of the development, and produces a development area that is more capable of being screened by existing landscape features. In considering the final allocation and strategic open space boundaries, significant landscaping on this boundary would reduce the physical and visual proximity of the development area to Skelton; a woodland buffer would integrate well with existing landscape features and perform this screening/ distancing function.

Migration of the site northwards to create a substantial landscape buffer could be beneficial in making the development more legible in terms of the York narrative of City within rural hinterland, though given the existing built up nature of the Clifton Moor area, development to the A1237 would be less sensitive here than in other locations. The landscape and development approach should be capable of accommodating eventual dualling of the outer ring road in the vicinity of the site, without harm to any screening.

Although the principle of development on safeguarded land north of the original site was set out in the Preferred Options plan, this area has a sensitive relationship with Skelton Moor. Given anticipated lead in times and delivery rates at the site, it is considered that, with the western boundary changes proposed, the allocation area will be sufficient to optimise site build-out in the plan period.

The council has an aspiration for sports, allotments and play space amongst other open space typologies on the site, there may also be opportunities for provision on adjacent land outside site.

Proposed boundary changes do not appear to present major flooding and drainage showstoppers, though implications for existing watercourses will

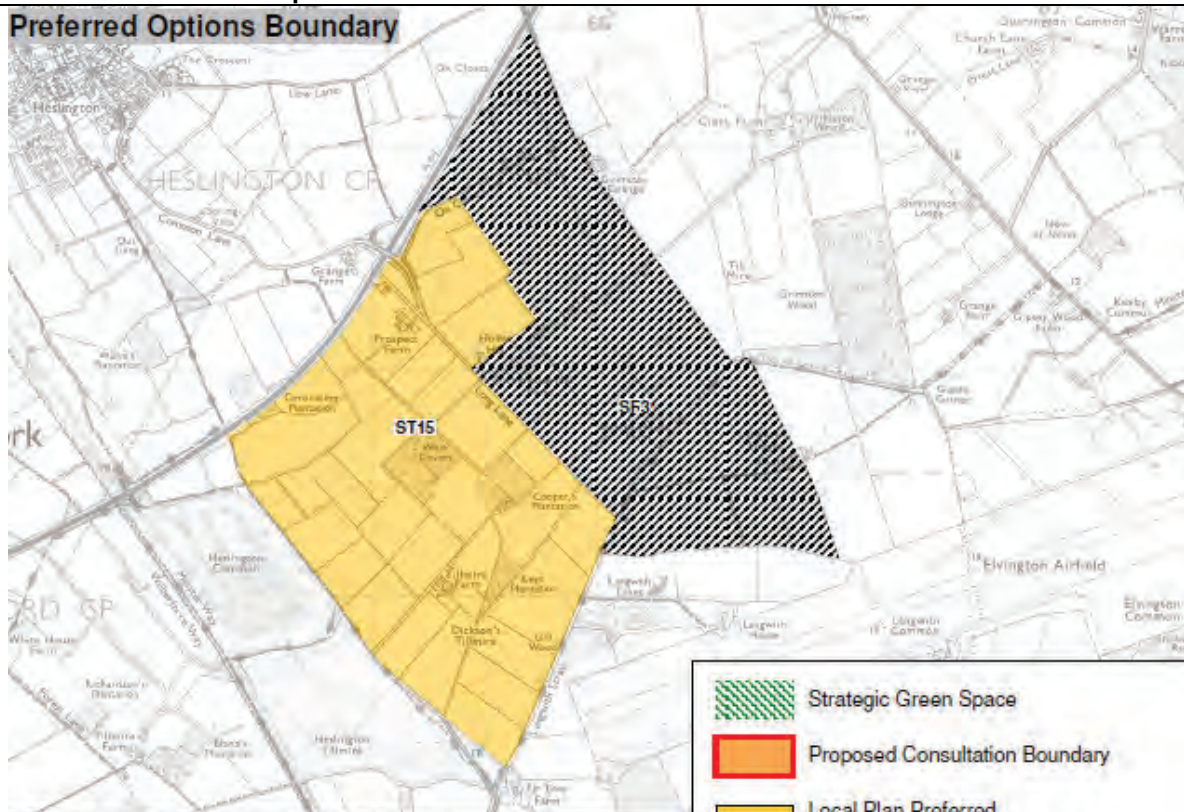
require close liaison with the drainage board.

Recommendation:

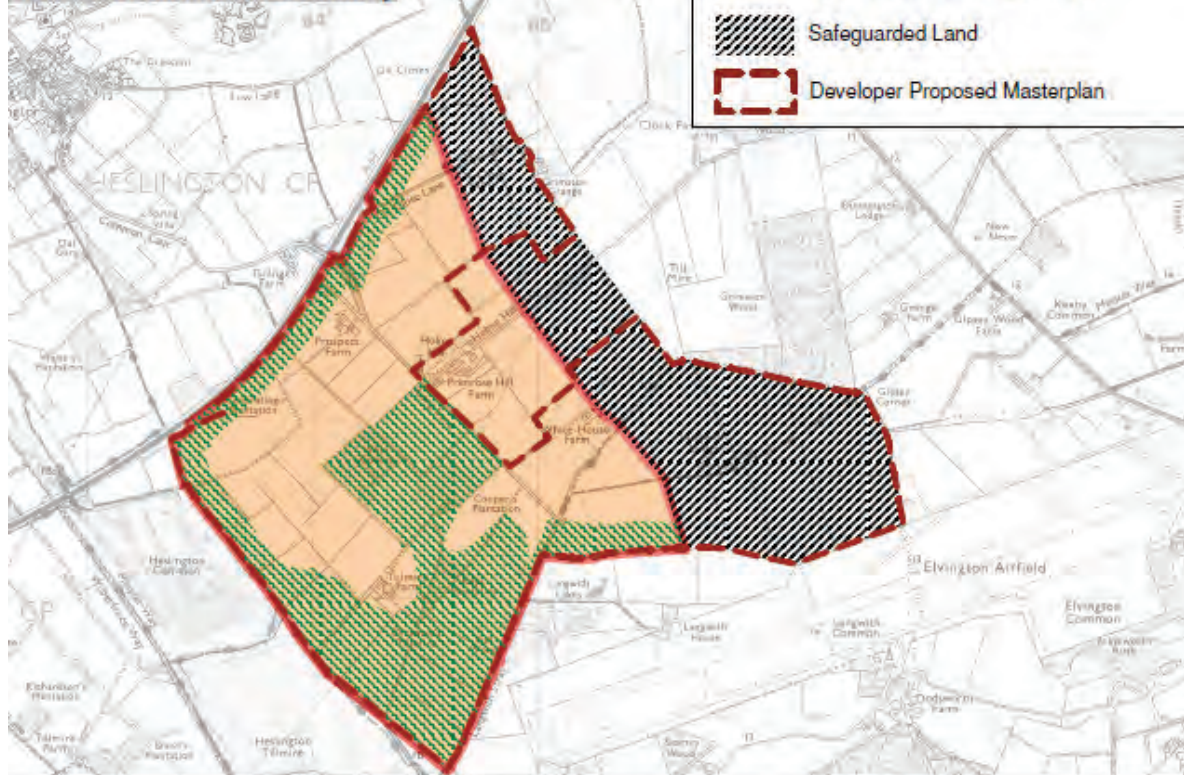
To include the revised boundary to ST14 to reflect the need for a strategic landscape buffer around the site for inclusion within the Local Plan.

Site Reference / Site Name:
ST15: Whinthorpe

Preferred Options Boundary



New Consultation Boundary



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**New Consultation
Boundary Site Size**

Site boundary: 301ha
Strategic green space: 132.4ha

Proposed Boundary Change Description

The revised boundary would extend the allocation from 216ha to 301ha. This would include 132ha of strategic green space. The amended boundary incorporates part of the area shown as Safeguarded Land (SF3) in the Preferred Options plan. The Safeguarded Land has also been amended and incorporates an area to the south east (which was shown as green belt in the Preferred Options). SF3 has reduced from 174ha to 141ha.

Proposed Boundary Change Justification

The revised and enlarged boundary and strategic green space reflects the need to address a range of site constraints including buffers to the adjacent Tillmire SSSI and other ecological designations, a set back from the A64 and on-site water management. These amendments aim to address issues raised by statutory consultees and Officers and are based on updated evidence base work undertaken by the site promoters. The revised boundary incorporates land that is not within the ownership or control of the site promoters which it may be necessary to compulsory purchase to enable the comprehensive masterplanned approach to the new settlement including managing impacts.

Technical Officer Assessment of Boundary changes

Any development must preserve the impression of York being set in a rural hinterland, and should minimise urbanisation of land around the development. Development needs a significant buffer to the A64 in order to read as a settlement that is separate from York and sits within its own landscape context. Swathes of landscape should be retained open through the site to promote recreation, access to countryside and preserve views to Heslington. Impacts on landscape character and quality are key to assessing acceptability of proposals. Impact of the new A64 junction(s) on landscape needs careful assessment.

The revised and enlarged boundary and strategic green space approach has been formulated to help reduce impact on Heslington Tillmire SSSI. The SSSI is designated for both its wetland communities and its wading/ground nesting bird interest. An iterative approach to masterplanning is needed to define appropriate buffers and reduce any visual interactions between developed (and ancillary) areas and the SSSI. A strong network of green linkages is needed throughout the site that will assist in mitigating any ecological impact. The approach needs

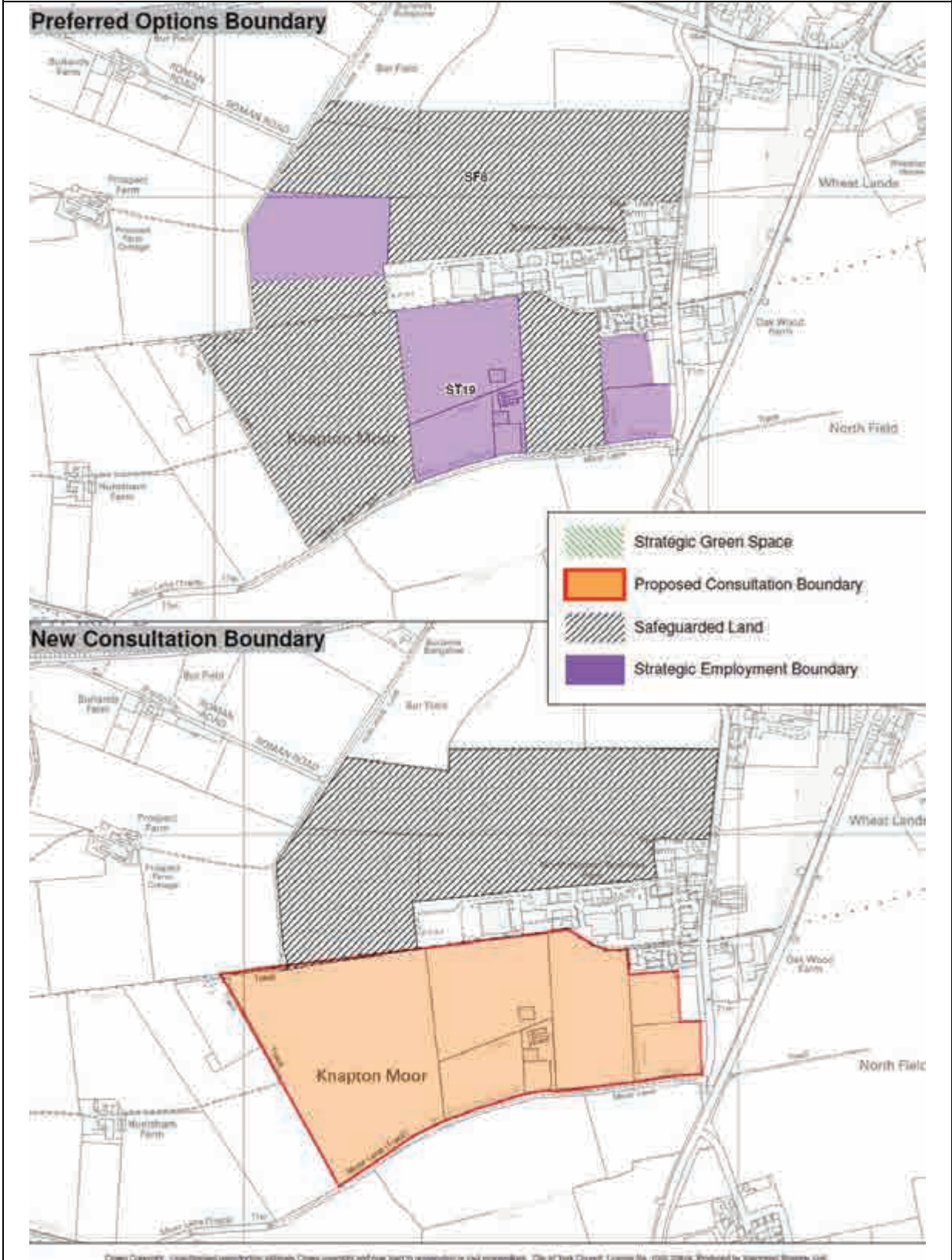
to be informed by survey work. Any impacts on the ecology and accessibility of Grimston Wood, Elvington Airfield, and links to the wider Lower Derwent Valley corridor, also need to be considered. The habitat of the SSSI is enhanced by the surrounding land in agricultural management.

Given publically accessible nature of the SSSI, impact through disturbance will be hard to mitigate. There will be a need to minimise accessibility to the SSSI and provide alternative and more attractive recreational opportunities. The new parkland can provide an alternative location to the SSSI for recreation.

The revised site boundaries do not present additional transport or highways issues. Access to the A64 will be required, an all-purpose access link to and from Common Lane to the A64 will not be acceptable, secondary vehicular access options need to be considered. New access to the A64 has been approved in principle by the Highways Agency. Provision of public transport links is essential.

<p>Recommendation:</p>	<p>To include the revised boundaries to ST15 to reflect the need for appropriate levels of Strategic Greenspace in proximity to the Tillmire and create a workable site boundary (this, including the creation of suitable access, may require compulsory purchases as it brings in land outside the site promoters control).</p>
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Site Reference / Site Name:
ST19: Northminster Business Park



<p>New Consultation Boundary Site Size</p>	<p>28.5 ha</p>
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Proposed Boundary Change Description

A revised site boundary was put forward for employment allocation, which broadly reflected the employment land and safeguarded land allocations in preferred options plan, but excluded a small and peripheral parcel of around 0.9ha of land to the north of safeguarded land SF8. It is proposed that a contiguous parcel of 28.53ha of this land is allocated for employment uses within the plan period, with the remainder forming a safeguarded land allocation.

Proposed Boundary Change Justification

The revised site boundary was submitted to better reflect willing land ownerships in the area, and allow a more rational approach to the allocating and safeguarding of land for employment purposes.

The quanta of land proposed for allocation is reflective of anticipated needs in the identified use classes across the plan period and in the context of other proposed allocations and the need for a range of sites in order to promote choice and spread delivery risk. The proposed decision to allocate the southerly portion of submitted land, and safeguard the northerly one related to the likely means of access and logical phasing of the business parks expansion.

Technical Officer Assessment of Boundary changes

Given the slightly smaller nature of the allocation and safeguarding envelope, no further technical issues have been flagged by officers. Any development approach should include strategic green space to provide an appropriate relationship with countryside setting, and should be phased in order to develop those least sensitive areas first. The area is seen as a potentially attractive location for businesses to locate to, with good transport connectivity. The site would provide choice for occupiers, as part of a range of locations across the city.

Recommendation:

To include this revised boundary to ST19 for employment use (B1b/B1c/B2/B8) for inclusion within the Local Plan.



YORK

CITY OF YORK
LOCAL PLAN

Further Sites Consultation
Appendix 6: Safeguarded Land Assessment
June 2014

Appendix 6: Safeguarded Land

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A6.1 Introduction

This annex relates to safeguarded land and provides further detail to section 7 of the main report. It describes what safeguarded land is, the Local Plan Preferred Options approach to safeguarded land and the choice of sites that are being proposed as safeguarded land in this Local Plan pre-submission further sites analysis consultation.

A6.2 Context

Safeguarded land is a term used in the National Planning Policy Framework (NPPF) for land which is excluded from the green belt to provide a reserve of sites that can be considered for development when a Plan is reviewed. Such sites help to ensure that the green belt endures

beyond the Plan period and is not subject to incremental change each time the Plan is reviewed. Sites identified as Safeguarded Land can only be considered for development through a Plan review. The designation of a site as safeguarded land should not be assumed to mean that the site will be brought forward for development at plan review. The deliverability and suitability of the site for development will be judged in detail at that time.

The Local Plan preferred options consultation identified a number of sites that were designated as safeguarded land. There have been a number of boundary changes proposed to several strategic sites put forward in the Local Plan preferred options document and safeguarded land lost to sites being proposed as allocated sites. These changes have reduced the amount of safeguarded land and will need to be replaced to ensure flexibility.

The preferred options consultation responses included a number of suggestions for new sites that could be designated as safeguarded land. These sites have been tested in the same way as the sites that were included in the preferred options consultation Local Plan. This process assessed sites against the primary constraints used in the selection of sites for development. These criteria are designed to; protect the city's heritage and environmental assets, and ensure flood risk is properly managed.

A6.3 Approach to Selecting Safeguarded Land Sites

The Local Plan preferred options document included 397 ha of safeguarded land, 97 ha of safeguarded land will be lost due to revised site boundaries and previous safeguarded land being proposed for allocations if the proposals included in City of York Local Plan Further Sites document were to go forward. Table A6.1 below sets out the preferred options safeguarded land sites including their original size in hectares and the revised site sizes. Two sites SF6 and SF7 are proposed to be removed. In the case of SF6 a different proposal is now being made and the is addressed in table 2. SF7 has been is proposed as an allocation of land for development in the Plan period (see section 2.3 of the Local Plan Further Sites Main document).

Table A6.1: Preferred options safeguarded land site sizes and their revised sizes.

Site Name	Policy	Site Size at Preferred Options	Remaining Site Size
Land south of Strensall Village	SF1	29ha	29ha
Land north of Clifton Moor	SF2	79ha ¹	54ha
Whinthorpe	SF3	174ha	140ha
Land north of Haxby	SF4	29ha	30ha
Land to west of Copmanthorpe	SF5	22ha	22ha
South of Airfield Business Park, Elvington	SF6	15ha	0ha ²
Land adjacent to Designer Outlet	SF7	16ha	0ha ³
Land at Northminster Business Park	SF8	40ha	25ha
Total		397ha	300ha

A6.4 New Sites with potential for safeguarded land

A number of new safeguarded land sites have been proposed. The sites are set out in Table A6.2 and a site analysis for each of these proposals can be found on the pages that follow the table. They have passed the assessment against primary constraints and would provide 112ha of safeguarded land. If all these proposals are included in the publication Local Plan this would give a safeguarded land total of. 423ha.

¹ The Local Plan Preferred Options included a site size for SF2 of 79ha. The site boundary was shown correctly but the size of the site is actually 54ha not 79ha.

² Part of this site is proposed as a new employment allocation (B1b, B1c, B2, B8) within the Local Plan Further Sites Main Report (Site 97)

³ This site is proposed as a new employment allocation (B1b, B1c, B2, B8) within the Local Plan Further Sites Main Report (Site 800)

Table A6.2: New Safeguarded Land Sites

Site Name	Site Policy / Number	Site Size
Earswick	Site 810	88ha
Land at Intake Lane East of Dunnington	Site 811	5ha
Land at Elvington Village	Site 802	4ha
South of Elvington Airfield Industrial Estate	Site 815 (SF6)	7ha
East Field, Wheldrake	Site 752	5ha
Land to the North of Escrick	Site 183	3ha
Total		112ha

A6.5 Safeguarded Land Site Assessment Proformas

The following section contains the detailed assessment proformas and individual site maps in reference order.

Indicative amounts of development

Indicative amounts of development have been calculated for revisions/new Safeguarded land. These amounts have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning

completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The detail is provided in **Appendix 13**.

The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only to allow comparison with the Preferred Option Local Plan site allocations and are liable to change subject to further work.⁴

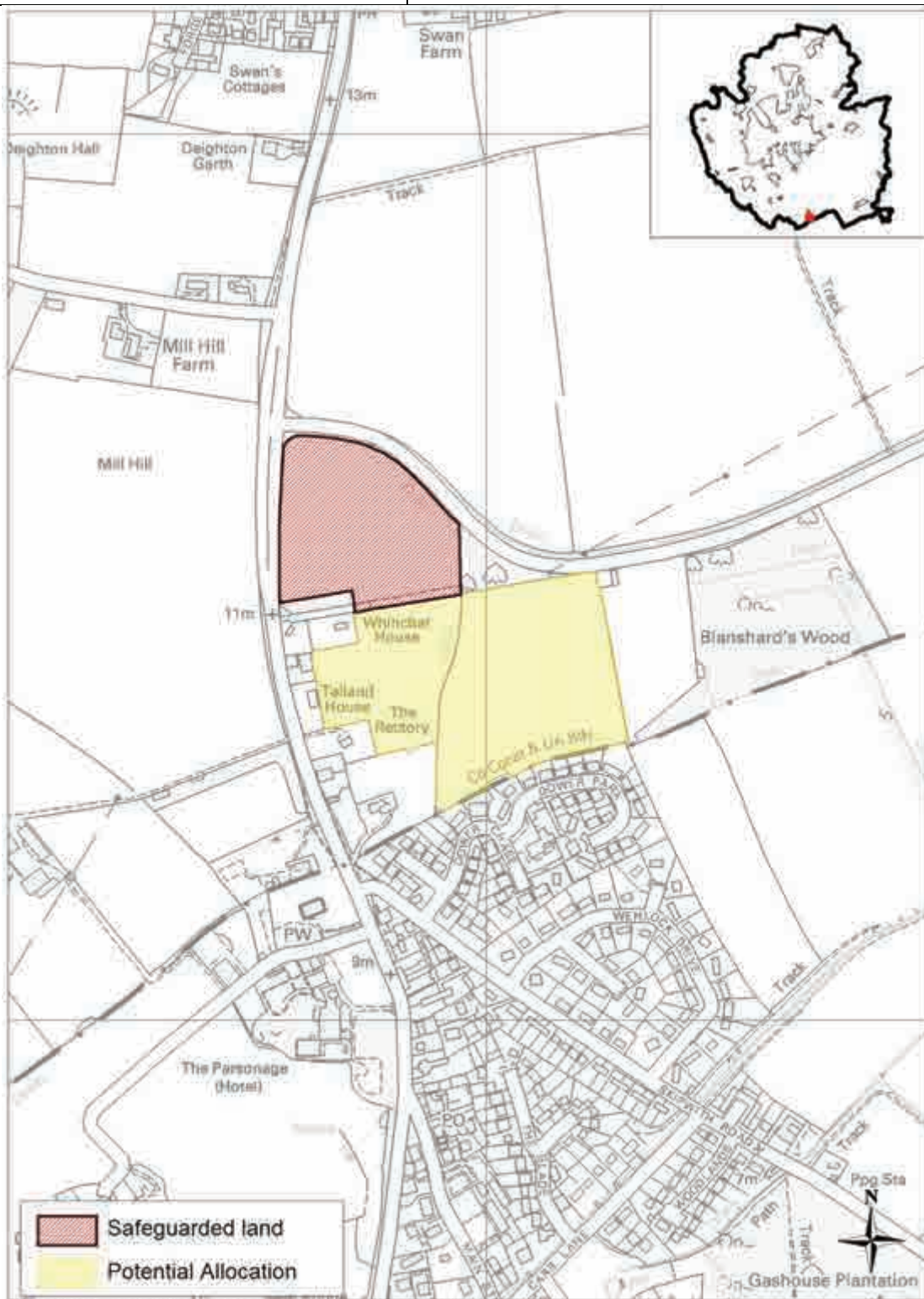
⁴ Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

Site ref: 183

Site Name:

Allocation Ref: N/a

Land to the North of Escrick



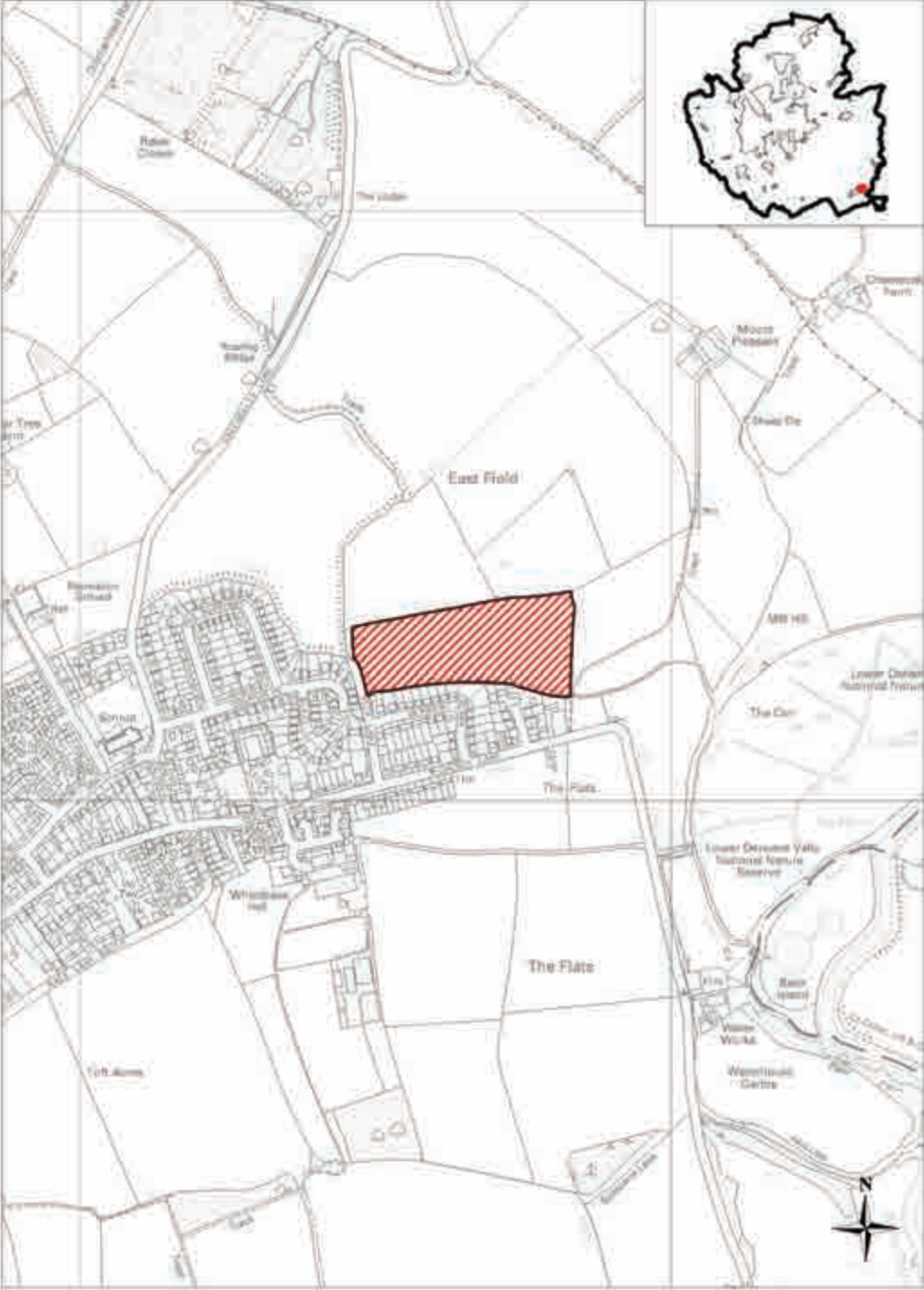
Site size:

3.0 ha

Officer Comments:

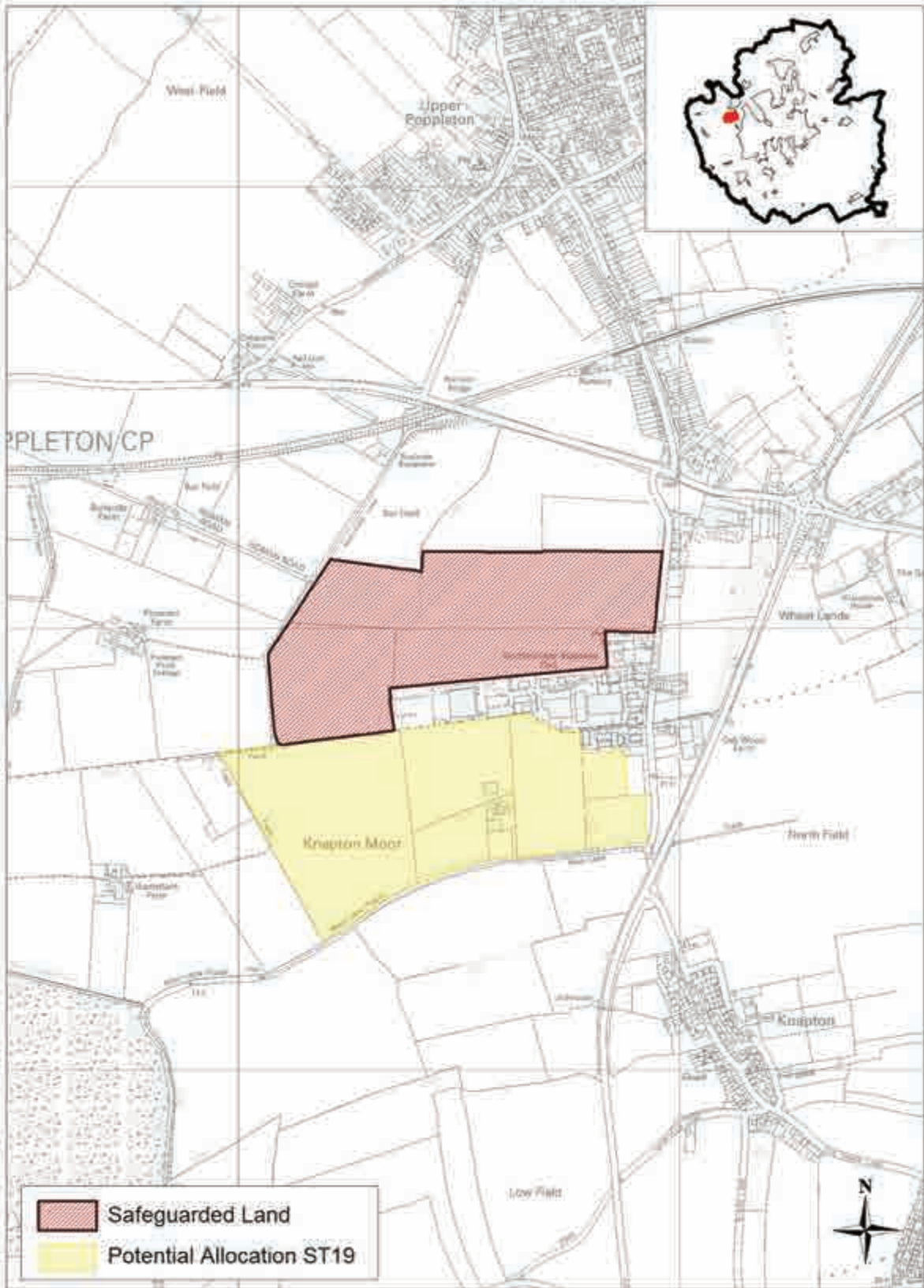
This site was submitted in response to the original 2012 Call for sites.

	<p>Escrick is a designated service village in the adopted Selby Core Strategy. The outer boundary of the York green belt lies to the south of the village within Selby District.</p> <p>The proposed site is predominantly in agricultural use and lies on the northern edge of the village within the City of York District. The administrative boundary between Selby and York lies to the south of the site. This land provides an opportunity to enable the consideration of limited long term expansion of the village.</p> <p>The site boundaries are Whinchat House to the south, the A19 to the west, and new road to the north and east.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 752	Site Name:
Allocation Ref: N/a	East Field, Wheldrake
	
Site size:	4.9ha
Officer Comments:	<p>Wheldrake has one draft housing allocation that was proposed in the preferred options consultation. This site was submitted as a new potential housing site in the Local Plan Preferred Options Consultation. The site is not within any of the areas of primary constraints which are designed to; protect the</p>

	<p>districts heritage and environmental assets, and ensure flood risk is properly managed.</p> <p>The safeguarded land site proposed will provide an opportunity to consider limited growth of the village in the longer term.</p> <p>The site does not fulfil the five purposes for including land in the green belt. The shape and form of the allocation is within the grain of the existing settlement</p> <p>The southern and western boundaries of the site are the existing developed edge of the village at Derwent Park. The north and east boundaries are existing field boundaries with some hedgerows.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 793	Site Name:
Allocation Ref: SF8	Northminster Business Park



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Site size:	25ha
Officer	In the preferred options Local Plan we consulted on

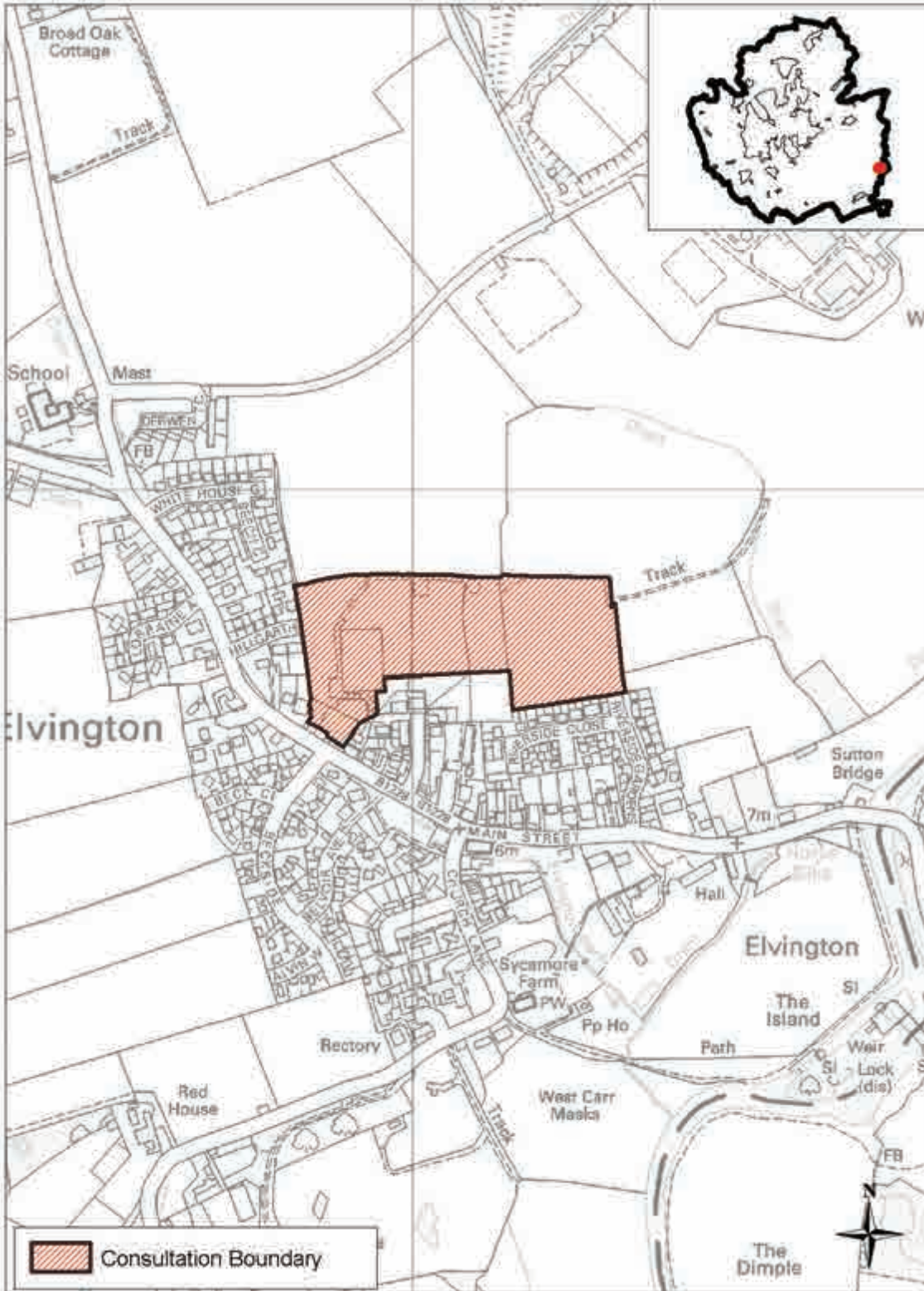
Comments:	<p>a proposed mix of allocated land and safeguarded land at Northminster Business park. In response to the comments we received we have looked again at the mix of allocations and sought to simplify it. By creating a more flexible site allocation within the plan period in the southern area of the original proposal and a safeguarded land allocation to the north which will provide long term expansion land should it be required.</p> <p>The western boundary of the safeguarded land is a farm track, the southern boundary is field boundaries and the northern boundary of the exiting business park. The eastern boundary is Northfield Lane and the northern boundary is field boundaries. A separation with, and setting for, Poppleton which lies to the north of the site is maintained.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 802

Site Name:

Allocation Ref: N/a

Land at Elvington Village



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Site size:

4ha

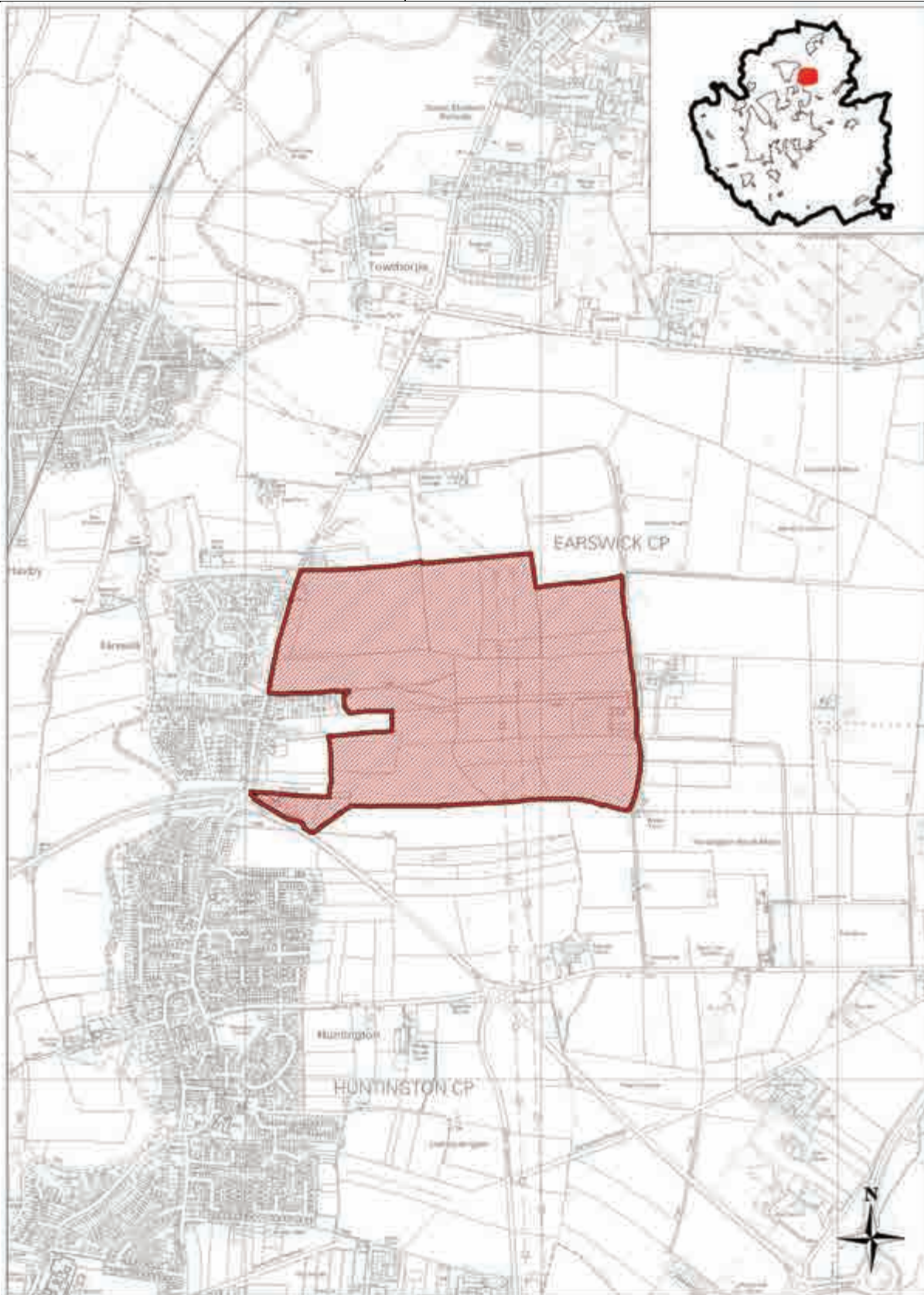
Officer Comments:

This proposal to safeguard land can provide an opportunity to enable Elvington to accommodate limited further development in the longer term. This

	<p>site reflects sites submitted through the Local Plan Preferred Options Consultation.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. The existing business on a portion of the western part of the site will not be affected by the designation as planning policy will support its continued operation.</p> <p>The boundaries of the site are the existing housing areas to the south and west. The northern and eastern boundaries are existing field boundaries.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: 810
Allocation Ref: N/A

Site Name:
Earswick



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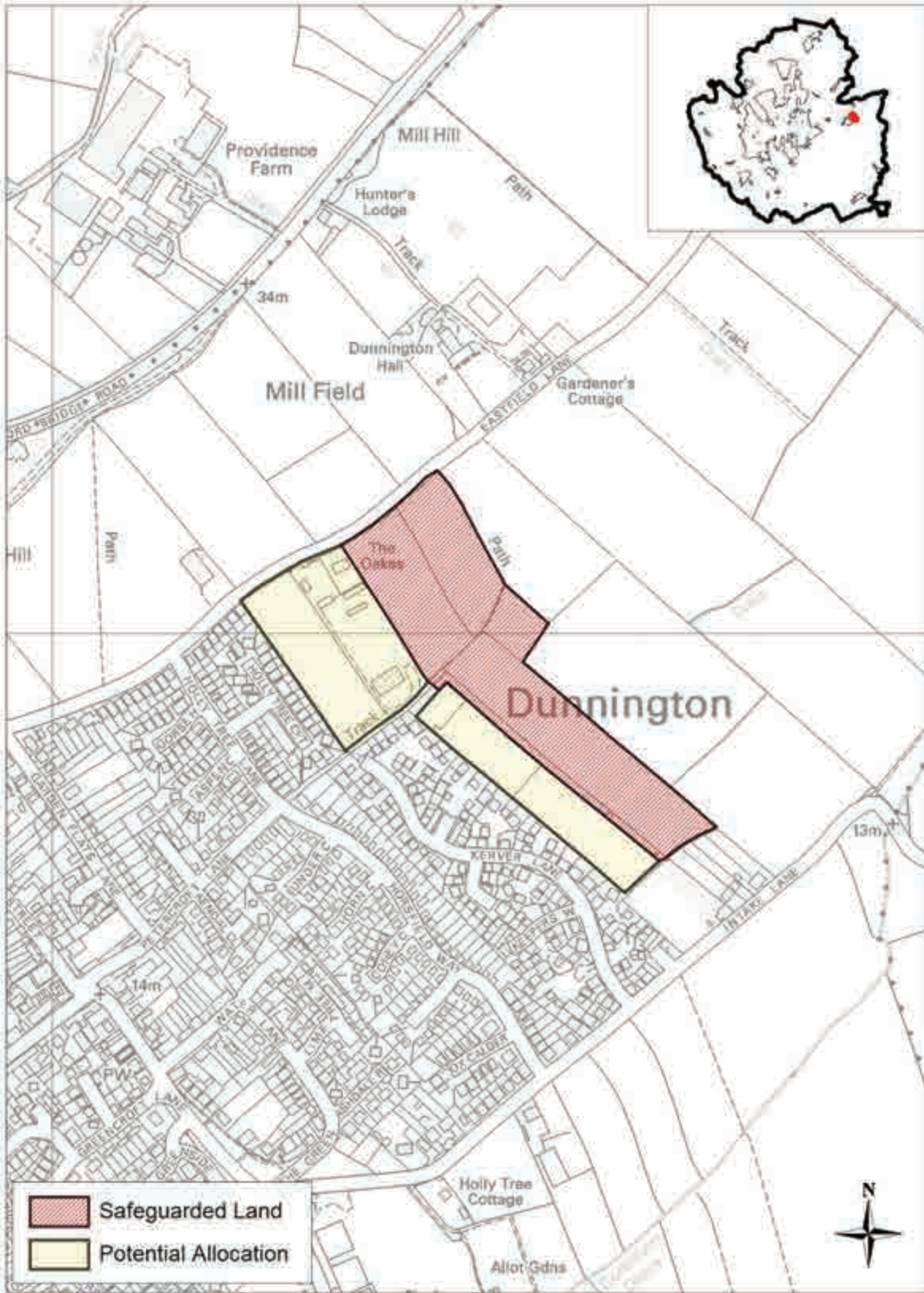
Site size:

88ha

<p>Officer Comments:</p>	<p>Part of this area of land to the east of Earswick came forward through the 'call for sites' process in 2012 and a revised site boundary was put forward through the Local Plan Preferred Options Consultation. The site presents an opportunity to consider the longer term size and shape of Earswick and the possibility of enhancing/reinforcing service provision in the village.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. Currently the site does not meet the requirements set in the site selection methodology to ensure sustainable access to services such as schools, shops and health facilities. It may be that over time these matters can be addressed and the site could be considered as an allocation for years 1-15 of the Plan if concerns over access and the creation of a sustainable neighbourhood can be addressed adequately. In these circumstances the most appropriate designation for the site is that of safeguarded land.</p> <p>The western boundary of the site is Strensall Road and the rear of current development that fronts onto Strensall Road. The southern boundary field boundaries, some with hedgerows. The eastern boundary is a tree lined lane, the northern boundary is formed by field boundaries.</p>
<p>Recommendation:</p>	<p>To include this site as safeguarded land within the Local Plan. This reflects concerns over access and the creation of a sustainable neighbourhood. If these concerns can be overcome part of this land could potentially be considered as an allocation for years 1-15 of the Plan.</p>

Site ref: 811
Allocation Ref: N/A

Site Name:
Land at Intake Lane East of Dunnington



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Site size: 5ha

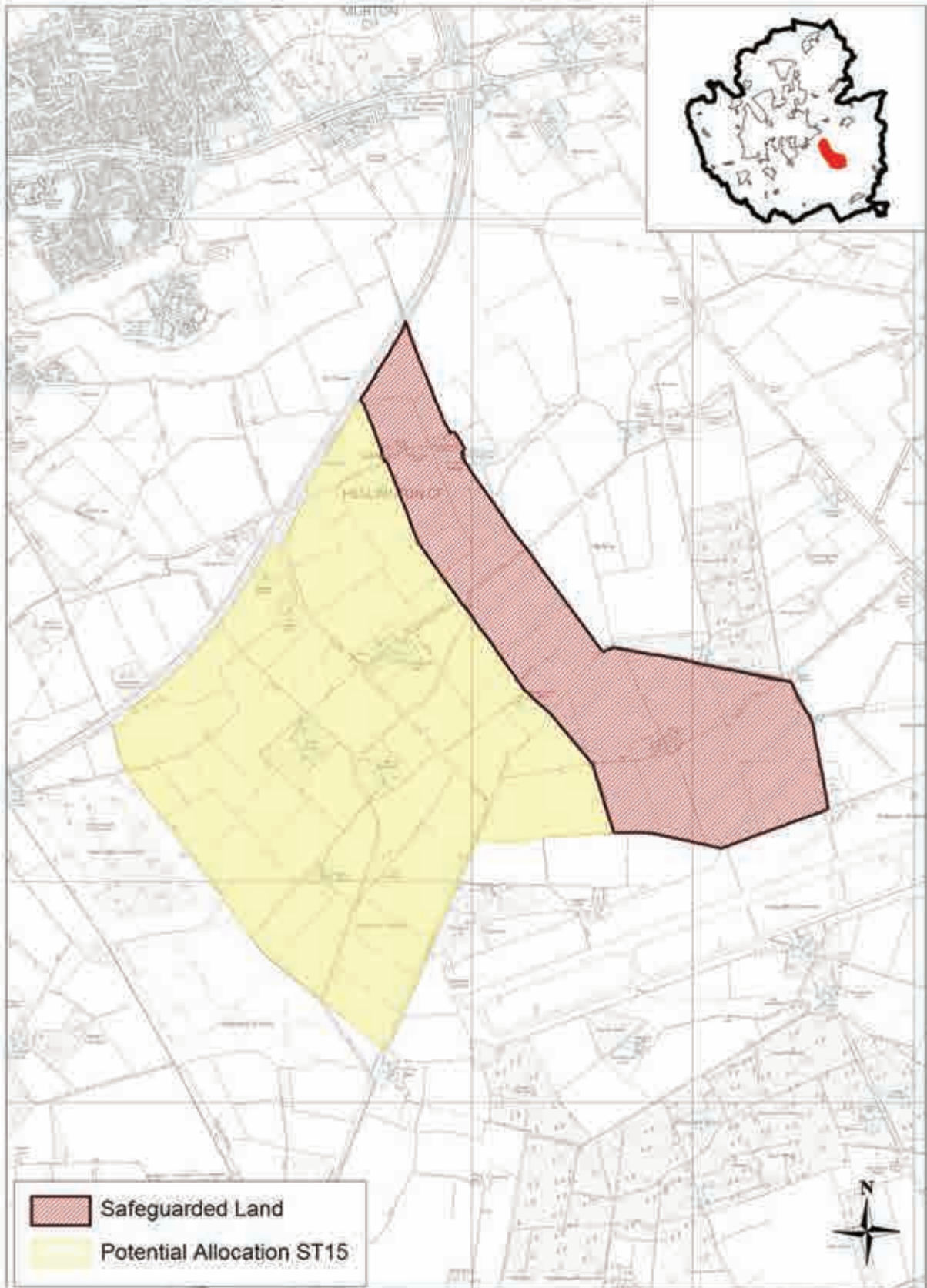
Officer Comments:	<p>The site is bounded on the west by the housing allocations that adjoin the Kerver Lane housing estate and on the south by the rear of the properties that front Intake Lane. The northern boundary is Eastfield Lane and the eastern boundary is formed by existing field boundaries that are predominantly hedgerows.</p> <p>The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. The shape and form of the allocation is within the grain of the existing settlement and it provides a long term opportunity to consider limited expansion of the village</p>
Recommendation:	To include the site as safeguarded land within the Local Plan

Site ref: SF3

Site Name:

Allocation Ref : N/A

Whinthorpe



Site size:

140ha

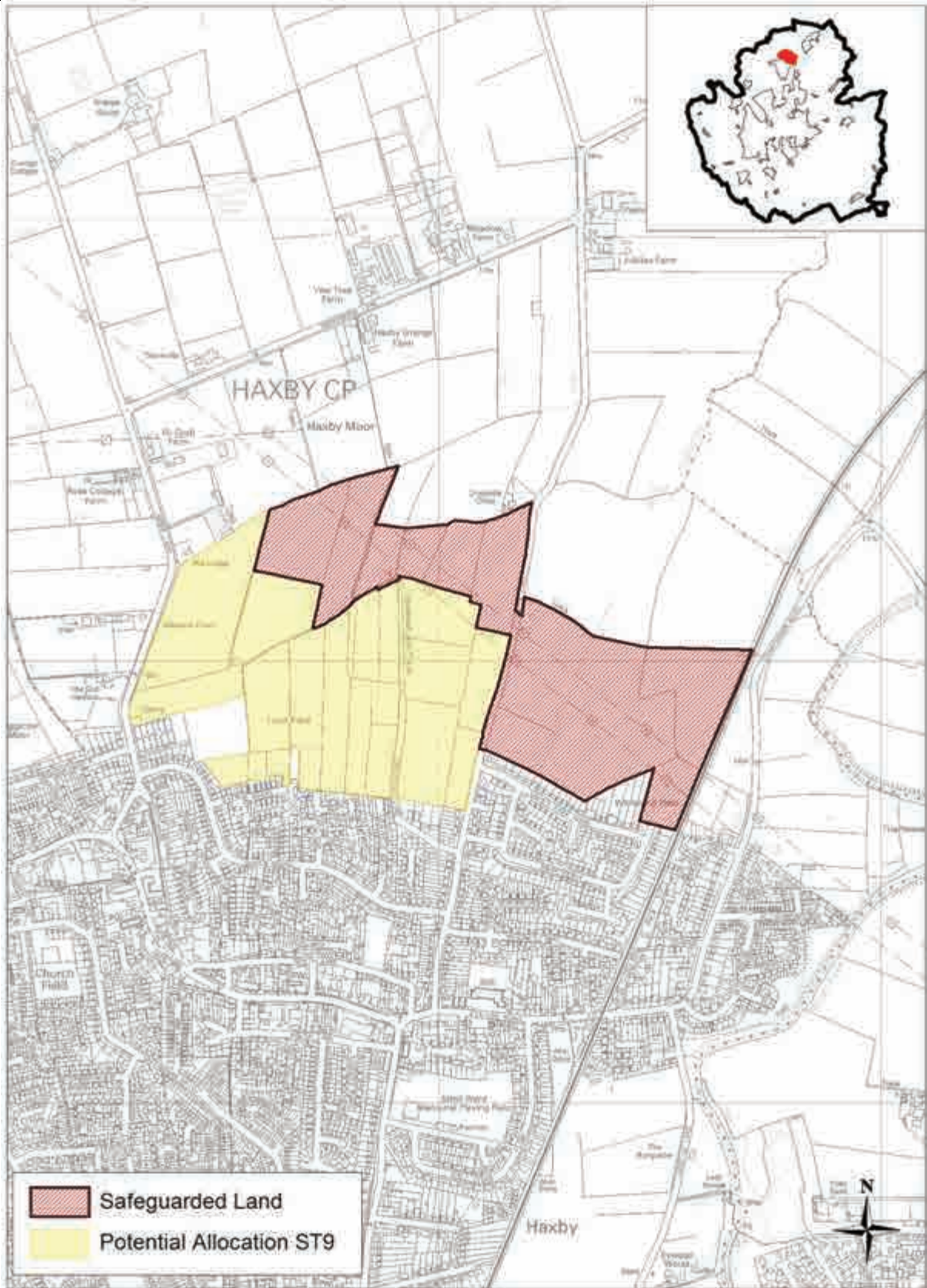
<p>Officer Comments:</p>	<p>The Whinthorpe development is both extensive and complex. Detailed discussion have taken place since the preferred options consultation to determine the most appropriate configuration of development and the safeguarding of valuable environmental assets. This has led to a re-examination of the combination of allocated land for development in the plan period and the safeguarding of further land that would give opportunity to consider further growth in this location beyond the plan period.</p> <p>The revised master plan for the development is now proposing an area of safeguarded land to the east of the proposed development. Further information on the broad configuration of development can be found in the section of the document that addresses changes to the sites allocated for development.</p> <p>The proposed area of safeguarded land is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt. The boundaries of the site are the proposed allocation to the west and field boundaries to the south and east. The A64 forms the northern boundary.</p>
<p>Recommendation:</p>	<p>To include the revised boundary as safeguarded land within the Local Plan</p>

Site ref: 814

Site Name:

Allocation Ref: SF4

Land North of Haxby



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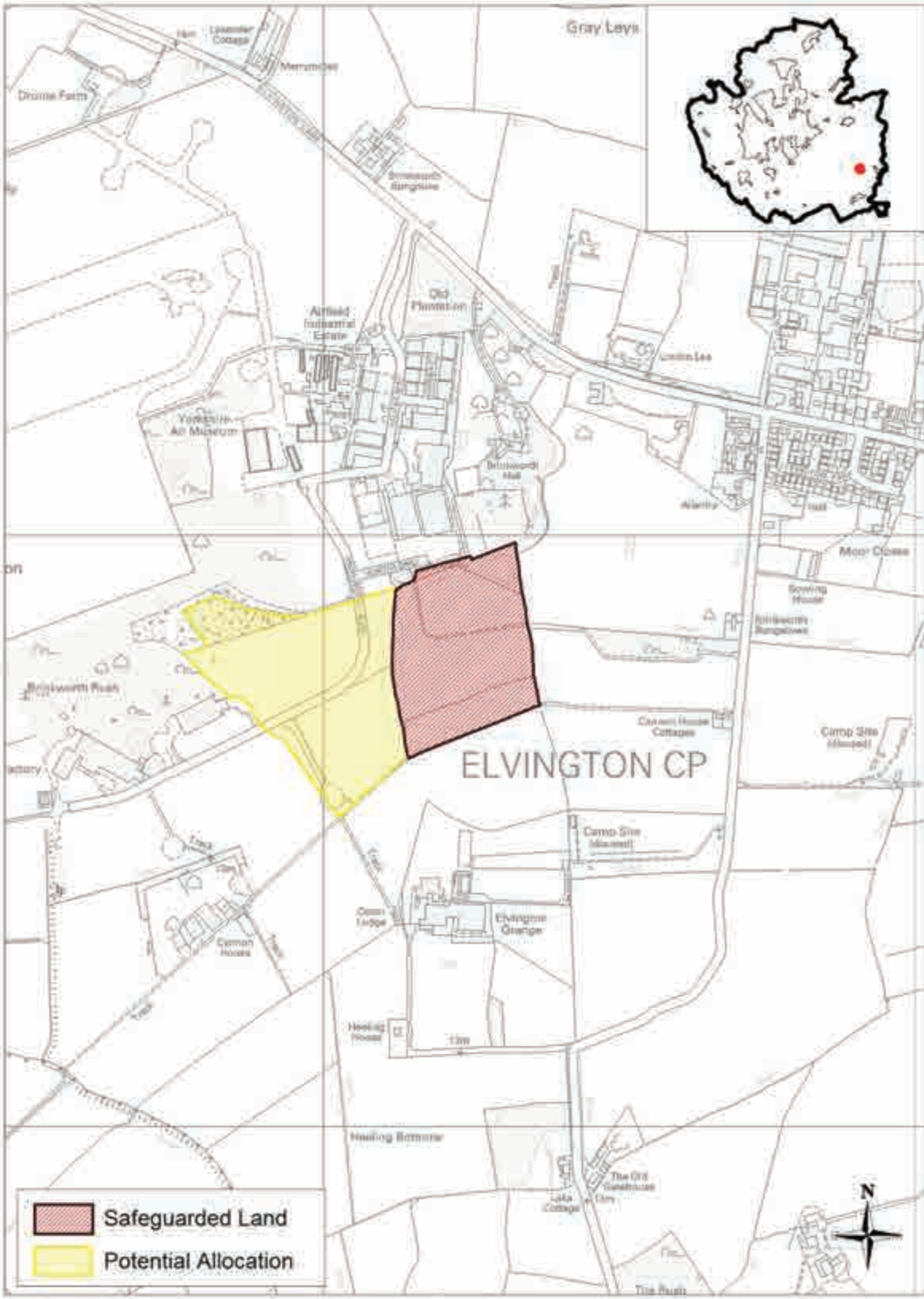
Site size:

30ha

<p>Officer Comments:</p>	<p>This site is an extension to the existing safeguarded land site SF4 that is proposed following discussions with the site's promoter about the overall scheme for the land to the south which is a proposed housing site. The proposal along with land to the east which was included in the preferred options consultation Local Plan as safeguarded land will provide an opportunity to consider some development of the village at a future date without incursion into the green belt.</p> <p>The eastern boundary of the site is the railway line to Scarborough and the southern boundary is the proposed housing allocation and existing housing development to the east of Usher Lane. The western and northern boundary follow existing field boundaries. The site is not within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt and forms a logical addition to the form of the settlement</p>
<p>Recommendation:</p>	<p>To include the revised boundary as safeguarded land within the Local Plan</p>

Site ref: 815
Allocation Ref: N/A

Site Name:
**South of Elvington Airfield
Industrial Estate**



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Site size: 7ha

Officer Comments:	<p>The Elvington Business Park is well established and successful, consideration should be given to the possibility of longer term modest expansion of the Park. In light of this it is proposed to identify an area of safeguarded land to the south of the existing business park.</p> <p>The site proposed does not lie within any of the areas of primary constraints which are designed to; protect the districts heritage and environmental assets, and ensure flood risk is properly managed. The site does not fulfil the five purposes for including land in the green belt.</p> <p>The boundaries of the site are the existing business park to the north, a small wooded area and field boundary to the west. A track forms the southern boundary and field boundaries form the eastern boundary.</p>
Recommendation:	To include the site as safeguarded land within the Local Plan



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Assessment Proformas
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Appendix 7: Openspace

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A7.1 Introduction

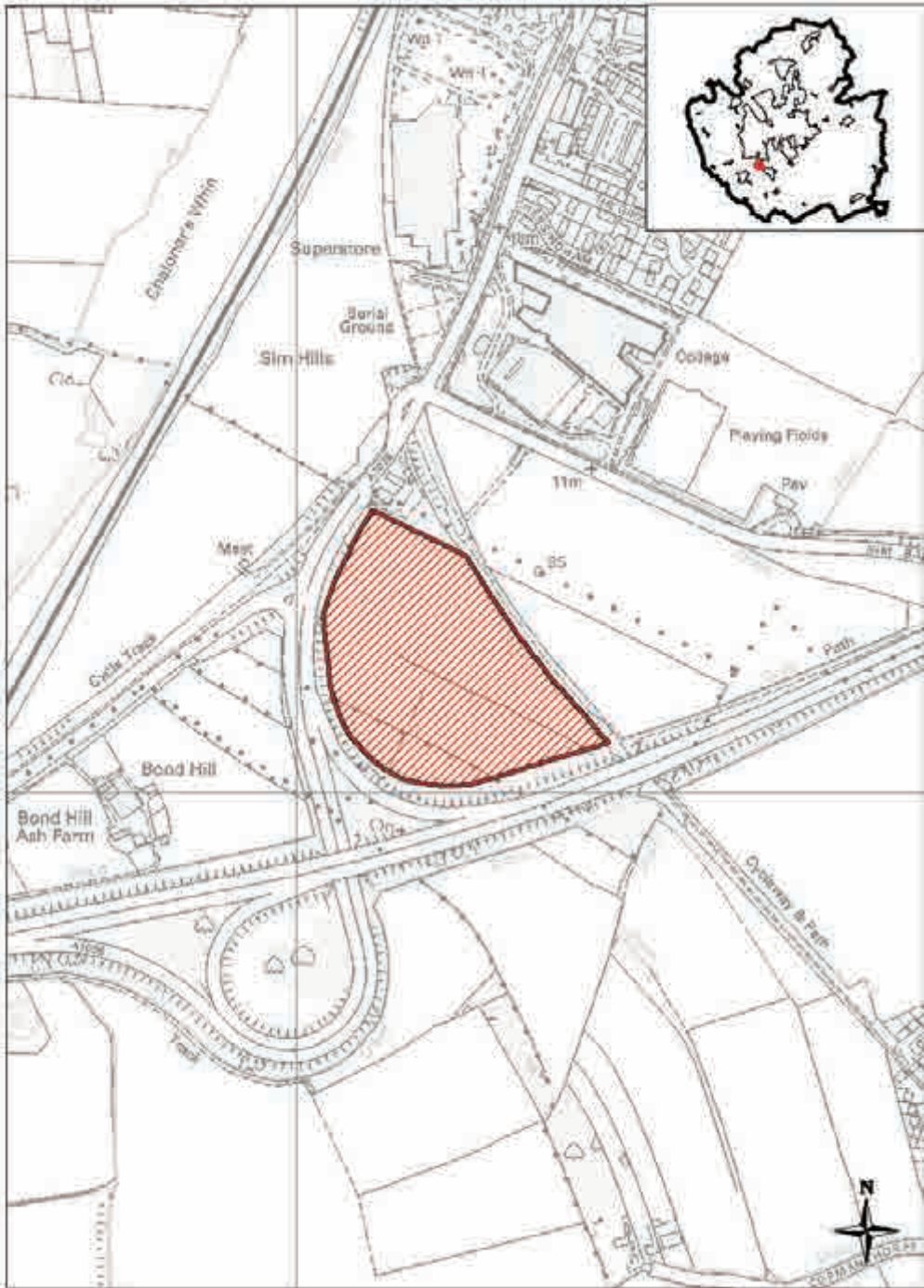
The sites that were submitted specifically for open space uses through the preferred options consultation have been assessed for their suitability. This assessment has been undertaken through the technical officer assessment which included officers from the Council's Sport and Active Leisure team.

A7.2 Open Space Provision

A7.2.1 Potential New Open Space Provision

The following sites were submitted through the Local Plan preferred options consultation for open space use.

Site Ref:	129
Site Name:	Land alongside A64



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Submitted for:	Open space.
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Assessment:
 The site is not in an accessible location in sustainable transport terms. The land provides an important separation between the urban edge and the ring road and it contributes to the city’s compact character. The site is mainly improved grassland/arable but the rough fields by the roundabout are of interest and would be of value for corridor enhancement. Hedges look to be interesting. There are wet areas and

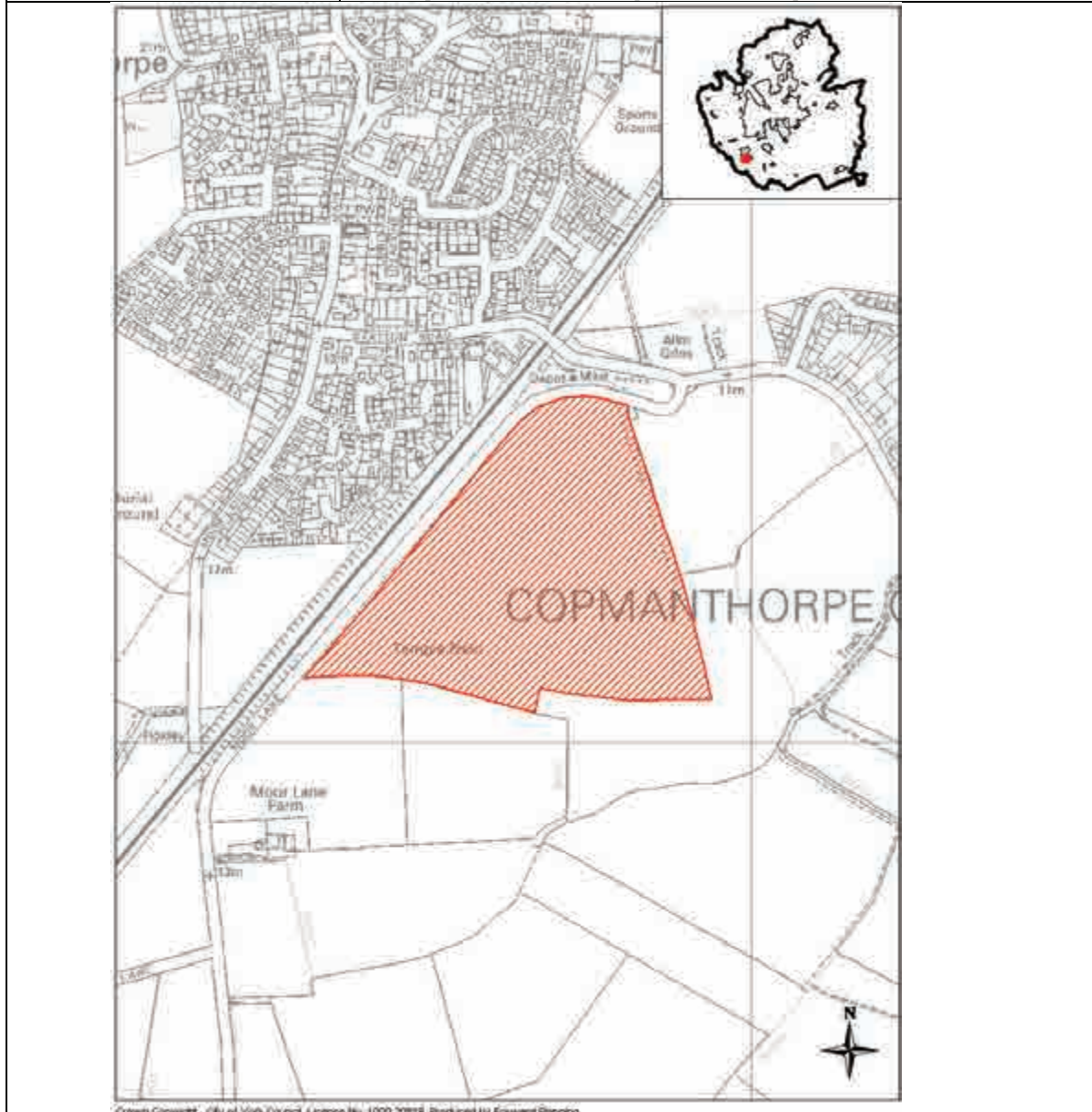
ponds and there would need to be a Great Crested Newt assessment carried out.

Recommendation:	The site is not considered suitable as an openspace designation within the Local Plan
------------------------	---

Site Ref:	141
Site Name:	Northfields, Haxby Road
Submitted for:	Openspace (Removal from the Draft Greenbelt)
Assessment:	The site is supported as continued green open space as currently shown on the Local Plan Preferred Options Proposals Map. The proposed open space uses are appropriate uses in the Green Belt and therefore, it is not deemed necessary to remove the site from the Green Belt.
Recommendation:	To continue to include the site as openspace

	within the Local Plan.
--	------------------------

Site Ref:	206
Site Name:	Temple Road, Copmanthorpe




Submitted for:	Sport and Recreation/Open Space
-----------------------	---------------------------------

Assessment:
There is a significant shortage of sport pitches and open space in Copmanthorpe. The football club needs additional pitches and the leisure team would support any additional grass pitches. There are no landscape concerns and the land will be suitable for open space. Subject to continuous connections with the rest of the village being created for walking and cycling, it would be suitable from a highways perspective.

Recommendation:	To include as new openspace in the Local Plan
------------------------	---

	(this open space is linked to the delivery of site ST12).
--	---

Site Ref:	756
Site Name:	Burt Keech Bowling Green, Sycamore Place
	
Submitted for:	School netball/Tennis courts
<p>Assessment: Site is currently derelict after bowling club was relocated and conservation consent (11/03341/CAC) was permitted for demolition of clubhouse. A current planning application 13/03727/FUL for housing indicates that there is not a willing landowner for this site. The site has no public access currently and this is likely to be the case if it were used for courts for a school. A use agreement would need to be in place for it to have any community recreational benefit.</p>	
Recommendation:	The site is not considered suitable as an openspace designation within the Local Plan

A7.3 Any Changes to Preferred Options Sites

OS1: Land North West of Manor School

<p>A planning application (by Manor CE Academy) was approved in January 2014 (app No. 13/03354/FULM) for the 'Change of use of agricultural land to sports pitches, allotments, and informal landscaped open space, construction of hard surfaced recreational area, excavation of pond and associated footpaths, car parking and a 6m high ball fence'. The part of the site adjacent to the school will be for sports pitches / informal social area and the northern part of the site (adjacent to the railway line) will be for allotments.</p>

<p>Consequently, it is considered that this land to the north west of the Manor CE Academy should be shown on the Proposals Map as both Educational Establishment and New Open Space (complimenting the existing Educational Establishment allocation on the existing Manor CE Academy site).</p>

OS2: Land South West of Heslington Playing Fields
--

No change

OS3: Land to North of Poppleton Juniors, Millfield Lane, Poppleton

No Change



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Further Sites Consultation
Appendix 8: Renewable Energy Methodology
and Site Assessment Proformas
June 2014

Appendix 8: Renewable Energy

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Site Ref	Site Name	Appendix Page Number
772	Knapton Moor, Wetherby Rd	7
750	Hermitage Farmland, Towthorpe Moor Lane	10
178	North Selby Mine	13

A8.1 Introduction

The Council is undertaking further work, in conjunction with consultants, on renewable energy to assess the potential of sites for renewable energy use. This Appendix sets out the methodology and results of the assessment undertaken for identifying sites with potential for renewable energy where they were submitted specifically for this use through the 2012 Call for Sites or the Local Plan Preferred Options consultation.

A8.2 Renewable Energy- Site Selection methodology

The following methodology has been used for assessing the sites:

A8.2.1 Solar Photovoltaics (Solar PV)

Table A8.1 sets out the evaluation criteria used for assessing sites. In addition to these criterion, there are other general issues that need to be considered when looking at solar PV development.

- Security of a solar farm is an important consideration. Sites are generally surrounded by security fencing with CCTV installed. Natural features such as hills, rivers etc can assist in securing a site as can the avoidance of an isolated site.
- Delivery of solar panels and associated equipment is done by standard vehicles with no abnormal loads required.
- Grid capacity and proximity. Should a development be considered, there are two important factors to be considered: the distance of the nearest grid connection point and the capacity of the local network to accept the additional electricity generated by the solar farm.

Table A8.1: Evaluation criteria for Solar

Category	1	2	3	Description
Unconstrained area available	>10 ha	<10 ha	<2 ha	An area >10 ha would provide enough space for a solar farm >5MW
Land use	Brownfield land previously used for industrial/commercial use	Low value land/low grade agricultural	High value agricultural land/ecologically valuable or land value to community	It is preferable to develop on non-agricultural land to retain valuable land for agricultural/ecological/community purposes
Topography	Flat	Some gradient	Undulating/ slopes	Solar arrays require flat ground, gradients may require levelling prior to installation which adds costs
Sensitivity	Low sensitivity/designations nearby	Medium sensitivity/designations nearby	High sensitivity/designations nearby	Is the area valued by people, community or visitors? Is there any landscape, ecological, historic designations? Is it recognised locally, regionally or nationally?
Flood Risk	Low/None	Moderate	Significant	As identified using Flood maps provided by the Environment Agency. Brief definitions are as follows: <ul style="list-style-type: none"> • <u>None</u>: No flood risk assessment information available as it is outside the floodplain or due to insufficient information. • <u>Low</u>: unlikely to flood except in extreme conditions. • <u>Moderate</u>: Moderate chance of flooding, between 0.5%-1.3% chance of flooding each year. • <u>Significant</u>: Significant change of flooding >1.3% chance each year.
Glint and Glare	Not likely to be an issue	Potential to effect some receptors	Sensitive receptors nearby, could be an issue	Glint and glare results from reflection of sunlight off solar panels. Solar panels are designed to absorb light however there is potential for visual impact and effects on aircraft safety.
Landscape and Visual	Low visual impact	Medium visual impact	High visual impact likely	The visual impact is measured by how well screened the development could be and how many sensitive receptors are likely to be effected by the development.

A8.3 Outcomes of the Assessment – Solar PV Sites

Table A8.2 sets out the assessment of the two sites submitted for Solar PV use and their associated scoring between 1 and 3 based on the criteria in Table A8.1.

Table A8.2: Sites outcomes for Solar PV sites

Site Ref	772		750	
Strategic Site	Knapton Moor, Wetherby Rd		Hermitage Farmland, Towthorpe Moor Lane	
	Assessment	Score	Assessment	Score
Area Available	1.9 ha	3	8.8 ha	2
Land Use	Agricultural	3	Agricultural	3
Topography	Flat	1	Mostly flat, small hill in western area	2
Sensitivity	No designation apparent	1	Towthorpe Dam hill Area of Local interest located directly south. Strensall Common Nature reserve and Special Area of Conservation (SAC) is located directly north.	2
Flood risk	Low	1	None	1
Glint and Glare	Passing drivers	2	No receptors	1
Landscape and Visual	Isolated areas, no designations	3	Quite isolated location, no designations within site boundary, passing traffic and nature reserve directly to north.	2
Overview	Agricultural land located southwest of Knapton village		Site is split in two parts, agricultural land in east, unknown land use in west. Forested area	

		between both.
Overall score	13 points	13 points
Conclusion	Medium potential for Solar PV	Medium potential for Solar PV
Recommendation	To include the site in the Local Plan for solar renewable energy generation.	To include the site in the Local Plan for solar renewable energy generation.

A8.4 Detailed Site Assessment Proformas

Criteria 1 to 3 Analysis

Site: 772

Land at Wetherby/Knapton Moor

Source:
New Site

Submitted For: Renewable
Energy



Submitted Size: 3.285835327

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	No
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	3.285835327

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

N/a

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	3.285835327

Openspace Evidence:	N/A
---------------------	-----

N/a

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	3.285835327

Floodrisk Evidence:	N/A
---------------------	-----

N/a

Technical Officer Assessment

Site: 772

Land at Wetherby/Knapton Moor

Submitted For: Renewable Energy

TRANSPORT

With the exception of construction vehicle traffic the site is not expected to generate much traffic once operational. As such there are no significant transport impacts.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Air Quality: Standard air quality requirements would be necessary for any development.

Green

Noise: No noise issues

Green

Flood Risk: Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha.

Green

This site is located in flood zone 1.

Ecology: No known ecological issues on this site as it is not close to any designated site that could be affected and nothing on the site that would be significantly affected by such proposed development. The area is not renowned for birds which are the most likely group to be affected by such a development and the field itself is not suitable for ground nesting species such as skylark so the impact is likely to be minimal.

Green

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. There are no known archaeological showstoppers.

Green

Landscape/ Design: The site very visually exposed to the Wetherby Road – approach to Rufforth and the city. There is an accumulative visual impact with Harewood Whin and other recent development consents/applications. Suitable landscape mitigation may compromise feasibility.

Amber

Openspace/ Recreation: No requirement for open space with this proposed use.

Green

CONCLUSIONS

Summary: Site submitted for consideration as a Renewable Energy site. Site has been assessed by consultants Amec who the Council has commissioned to undertake a piece of Local Plan evidence base work on Renewable Energy Viability. The results of this emerging piece of work suggest that the site has good technical potential to be considered suitable for solar PV use with the potential capacity for 1.3 MWp and an estimated annual energy output of 1,100 MWh.

Green

Outcome: **Passed technical officer comments**

Green

Site Ref:	772
Site Name:	Knapton Moor, Wetherby Road
Submitted for:	Renewable Energy – Solar
Site Size:	2.4 ha
Potential Capacity:	1.3 MWp
Estimated Annual Energy Output:	1,103 MWh
Recommendation:	To include the site in the Local Plan for solar renewable energy generation.

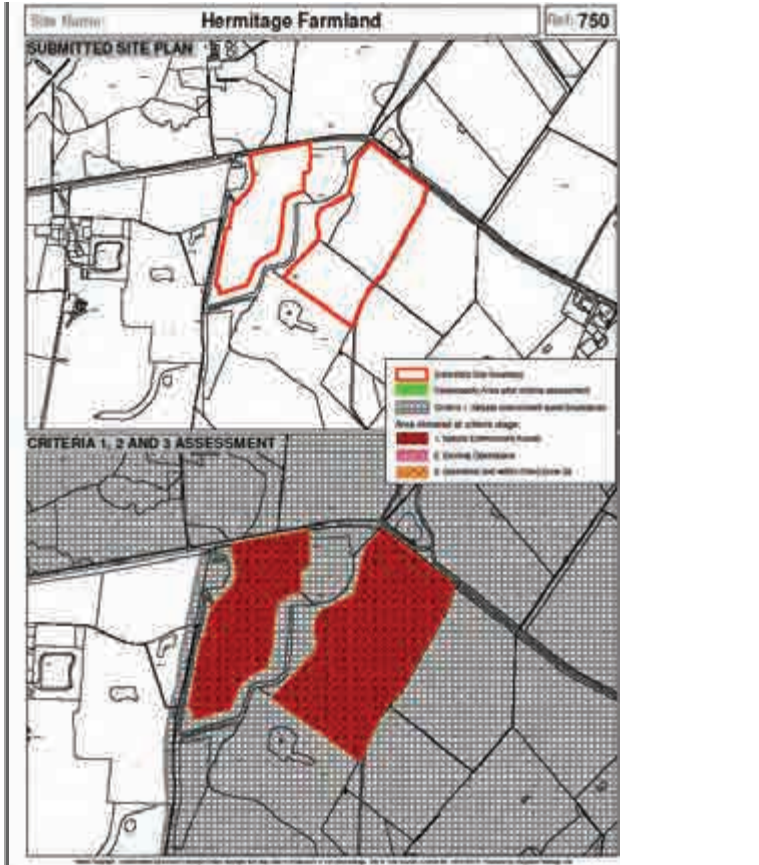
Criteria 1 to 3 Analysis

Site: 750

Hermitage Farmland, Malton Road

Source:
New Site

Submitted For: Renewable
Energy



Submitted Size: 11.007451509

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	Adjacent
Site Size Remaining:	0.010034720

Floodrisk Evidence:	N/A
Landscape Evidence:	N/A
Habitat Evidence:	N/A

N/A

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.010034720

Openspace Evidence:	N/A
---------------------	-----

N/A

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	No
Site Size Remaining:	0.010034720

Floodrisk Evidence:	N/A
---------------------	-----

N/A

Technical Officer Assessment

Site: 750

Hermitage Farmland, Malton Road

Submitted For: Renewable Energy

TRANSPORT

There are no concerns regarding highways for this site with regards to its use as a solar farm.

Green

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:

Part of this site has previously been used as a landfill site, so land contamination could be present. The developer must undertake an appropriate assessment of the ground conditions and remedial work if necessary. This will ensure that the land is safe and suitable for its proposed use.

Amber

Air Quality:

Standard air quality requirements including EVR infrastructure.

Green

Noise:

No noise issues.

Green

Flood Risk:

This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zone 1.

Green

Ecology:

The majority of this site is arable. There is potential ecological interest. Further investigation is required to establish this. Particular interest is in relation to bats (light from solar panels) and proximity/impact on Strensall Common (SAC). This would require a full Environmental Impact Assessment to assess the impacts of solar panels on wildlife and heathland corridor.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/
Archaeology:

An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits on the eastern part of the site.

Green

Landscape/
Design:

This site is located within the Green Wedge as designated in the historic Character and Setting Assessment. Development for solar energy in this location would probably be considered suitable.

Green

Openspace/
Recreation:

No site specific comments.

Green

CONCLUSIONS

Summary:

The solar opportunity is generally supported although environmental impacts need to be explored more fully. It is considered that this site is suitable for Photo Voltaic use with the historic character and setting area.

Green

Outcome:

Passed Technical Officer Comments (for renewable energy use)

Green

Site Ref:	750
Site Name:	Land Northwest of Hermitage farmland
Submitted for:	Renewable Energy – solar
Site Size:	9.7 Ha
Potential Solar Farm Capacity:	6 MWp
Estimated Annual Energy Output:	5,110 MWh
Recommendation:	To include the site in the Local Plan for solar renewable energy generation.

Site Ref:	178
Site Name:	North Selby Mine
Submitted for:	Anaerobic digestion (energy from waste) and horticultural glass house.
Site Size:	23.3 ha
Officer comment:	Detailed comments given as part of the planning application process (12/03385/FULM). Considered that if planning permission is granted (subject to

	Sectary of States decision), this site could be accommodated within the general extent of the Greenbelt and it is therefore not necessary to allocate the site within the Local Plan.
Recommendation:	To reflect the decision of the Secretary of State in relation to the current planning application (12/03385/FULM). Site can be accommodated within the general extent of the Greenbelt and therefore allocation in the Local Plan is not required.



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Further Sites Consultation

Appendix 9: Gypsy, Roma, Traveller and Travelling
Showpeople Accommodation Assessment

June 2014



Opinion Research Services

Excellent research for the public, voluntary and private sectors

CITY OF YORK COUNCIL

GYPSY, ROMA, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION ASSESSMENT



April 2014



CITY OF
YORK
COUNCIL



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Appendix A: Gypsy, Roma and Traveller Sites in York 40

 Gypsy, Roma and Traveller Sites in York 40

1. Introduction

The Survey

- 1.1 Opinion Research Services (ORS) were commissioned by City of York Council (CYC) to undertake a Gypsy, Roma, Traveller and Travelling Showpeople Accommodation Assessment.
- 1.2 The main objective of this study was to provide the Council with robust, defensible and up to date evidence about the accommodation needs of Gypsies, Roma, Travellers and Showpeople in York during the period until 2030 in five year sections covering 2015-2020, 2020-2025 and 2025-2030.
- 1.3 The study also had a number of other objectives, including;
 - To propose targets for future provision in York to address the identified need;
 - To provide the Council with the means to explain this evidence, and these proposed targets clearly, simply and effectively to a range of audiences, including the local community.

Definitions

- 1.4 For the purposes of the planning system, Gypsies and Travellers means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such. (Planning Policy for Traveller Sites, CLG, March 2012)

- 1.5 Within the main definition of Gypsies and Travellers, there are a number of main cultural groups which include:
 - » Romany Gypsies;
 - » Irish Travellers; and
 - » New Travellers.

- 1.6 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Equalities Act 2010.

- 1.7 Alongside Gypsies, Roma and Travellers, a further group to be considered are Travelling Showpeople. They are defined as:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family's or dependent's more localized pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above. (Planning Policy for Traveller Sites, CLG, March 2012)

Legislation and Guidance for Gypsies, Roma & Travellers

- 1.8 Decision making for policy concerning Gypsies, Roma, Travellers and Showpeople sits within a complex legislative and national policy framework and this study must be viewed in the context of this legislation and guidance. For example, the following pieces of legislation and guidance are relevant when constructing policies relating to Gypsies, Roma & Travellers and Showpeople:
- » Planning Policy for Traveller Sites 2012;
 - » National Planning Policy Framework 2012;
 - » Gypsy and Traveller Accommodation Needs Assessments Guidance October 2007;
 - » Environmental Protection Act 1990 for statutory nuisance provisions;
 - » The Human Rights Act 1998, when making decisions and welfare assessments;
 - » The Town and Country Planning Act 1990 (as subsequently amended);
 - » Homelessness Legislation and Allocation Policies;
 - » Criminal Justice and Public Order Act 1994 (sections 61, 62);
 - » Anti-social behaviour Act 2003 (both as victims and perpetrators of anti-social behaviour);
 - » Planning and Compulsory Purchase Act 2004;
 - » Housing Act 2004 which requires local housing authorities to assess the accommodation needs of Gypsies, Roma & Travellers and Showpeople as part of their housing needs assessments. This study complies with this element of government guidance ;
 - » Housing Act 1996 in respect of homelessness.
- 1.9 The Criminal Justice and Public Order Act 1994 (Sections 61, 62) is particularly important with regard to the issue of planning for Gypsy, Roma and Traveller site provision. This repealed the duty of local authorities to provide appropriate accommodation for Gypsies, Roma & Travellers. However, Circular 1/94 did support maintaining existing sites and stated that appropriate future site provision should be considered.
- 1.10 The previous Labour Government guidance focused on increasing site provision for Gypsies, Roma & Travellers and encouraging local authorities to have a more inclusive approach to Gypsies, Roma & Travellers within their housing needs plans. The Housing Act 2004 required local authorities to identify the need for Gypsy, Roma and Traveller sites, alongside the need for other types of housing, when conducting Housing Needs Surveys. Therefore all local authorities were required to undertake accommodation assessments for Gypsies, Roma & Travellers either as a separate study such as this one, or as part of their main Housing Needs Assessment.
- 1.11 Local authorities were encouraged rather than compelled to provide new Gypsy, Roma & Traveller sites by central government. Circular 1/06 'Planning for Gypsy and Traveller Caravan Sites', released by the DCLG in January 2006, replaced Circular 1/94 and suggested that the provision of authorised sites should be encouraged so that the number of unauthorised sites would be reduced.
- 1.12 The Coalition Government announced that the previous government's thinking contained in Planning for Gypsy and Traveller Caravan Sites (Circular 01/06) was to be repealed, along with the Regional Spatial

Strategies which were used to allocate pitch provision to local authorities. This happened in 2012 with the publication of the CLG document ‘Planning Policy for Traveller Sites’ in March 2012.

Planning Policy for Traveller Sites

1.13 The document ‘Planning Policy for Traveller Sites’ sets out the direction of government policy. Among other objectives, the new policy’s aims in respect of Traveller sites are (Planning Policy for Traveller Sites Page 1-2) :

- » that local planning authorities should make their own assessment of need for the purposes of planning;
- » to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites;
- » to encourage local planning authorities to plan for sites over a reasonable timescale;
- » that plan-making and decision-taking should protect Green Belt from inappropriate development;
- » to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites;
- » that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;
- » for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies;
- » to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- » to reduce tensions between settled and traveller communities in plan-making and planning decisions;
- » to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure;
- » for local planning authorities to have due regard to the protection of local amenity and local environment.

1.14 In practice the document states that (Planning Policy for Traveller Sites Page 3):

‘Local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for travelling Showpeople which address the likely permanent and transit site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities.

Local planning authorities should, in producing their Local Plan:

- » identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets;
- » identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years eleven to fifteen;

- » consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries);
- » relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density;
- » protect local amenities and environment.

1.15 A key element to the new policies is a continuation of previous government policies. This is that, while local authorities now have a duty to ensure a 5 year land supply to meet the identified needs for Traveller sites, if no need is identified they should set criteria based policies to assess potential sites which may arise in the future. Planning Policy for Traveller Sites notes on Page 3-4 that:

'Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.'

1.16 Therefore, criteria based planning policies sit at the heart of the new guidance, irrespective of whether need is identified or not.

Tackling Inequalities for Gypsy, Roma & Traveller Communities

1.17 In April 2012, the government issued a further document relating to Gypsies & Travellers in the form of 'Progress report by the ministerial working group on tackling inequalities experienced by Gypsies and Travellers (CLG April 2012)'.

1.18 This report contains 28 commitments to help improve the circumstances and outcomes for Gypsies & Travellers across a range of areas including (Page 6) :

- Identifying ways of raising educational aspirations and attainment of Gypsy, Roma and Traveller children;
- Identifying ways to improve health outcomes for Gypsies and Travellers within the proposed new structures of the NHS;
- Encouraging appropriate site provision; building on £60m Traveller Pitch Funding and New Homes Bonus incentives;
- Tackling hate crime against Gypsies and Travellers and improving their interaction with the criminal justice system;
- Improving knowledge of how Gypsies and Travellers engage with services that provide a gateway to work opportunities and working with the financial services industry to improve access to financial products and services;
- Sharing good practice in engagement between Gypsies and Travellers and public service providers.

Funding for New Sites

- 1.19 The Coalition Government policies also involve financial incentives for new affordable pitch provision in the form of the New Homes Bonus. For all new annual supply of pitches on Local Authority or Registered Provider owned and managed sites, Local Authorities receive a New Homes Bonus equivalent to council tax (based on the national average for a Band A property), plus an additional £350 per annum for six years. This equates to around £8,000 pounds per pitch.
- 1.20 Direct grant funding is also available for Gypsy, Roma and Traveller sites. The Homes and Communities Agency (HCA) took over delivery of the Gypsy and Traveller Sites Grant programme from CLG in April 2009. Since then they have invested £16.3m in 26 schemes across the country to provide 88 new or additional pitches and 179 improved pitches. The HCA welcomes bids from Local Authorities, housing associations and traveller community groups working with Registered Providers.
- 1.21 The HCA has now confirmed allocations for all of its £60m of future funding which will support 96 projects around the country for the provision of new Gypsy, Roma and Traveller sites and new pitches on existing sites, as well as the improvement of existing pitches.
- 1.22 While all HCA funds for Gypsy, Roma and Traveller pitches have now been allocated, further funding may become available as a result of slippage over the course of the programme. Providers are advised to continue to work closely with HCA area teams to develop their proposals should any funding become available.

Research Methodology

- 1.23 This section sets out the methodology we have followed to deliver the outputs for this study. Over the past 10 years ORS have developed a methodology which provides the required outputs from a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment and this has been updated in light of Planning Policy for Traveller Sites.
- 1.24 The stages below provide a summary of the process undertaken by ORS, with more information on each stage provided in the appropriate section of the report.

Stage 1: Background

- 1.25 At the outset of the project we sought to understand the background to the Gypsy, Traveller and Travelling Showpeople population in York. The study sought to identify the location of all known sites in the study area and the number of pitches or plots on each one. The study also gathered information from recent caravan counts provided and information held by City of York on unauthorised encampments and also waiting lists for public sites which are managed by the Council.

Stage 2: Household Survey

- 1.26 For most Gypsy, Roma & Traveller studies we seek to interview all known households in a study area using a detailed questionnaire. However, in York a high level of preliminary work had already been undertaken by the Council. Therefore, instead of conducting interviewer facilitated detailed personal interviews, all sites were visited by ORS researchers. They conducted qualitative interviews with the households to determine if they have any current or likely future needs and how these may be addressed.

- 1.27 These interviews had a number of objectives. One objective was to analyse the provision of services on existing sites to assess if more, or improved, service provision was required within the existing sites. Another main objective was to view travelling patterns and likely future household formation to analyse the future need for extra site provision.

Stage 3: Stakeholder Engagement

- 1.28 This study also included extensive stakeholder engagement with council officers from York and neighbouring councils, members and other stakeholders. The aim of this engagement was to help understand the current situation in the study area, particularly in relation households not on known existing sites, and also to discuss Duty to Cooperate issues with neighbouring Local Authorities, and any issues regarding education, health and community cohesion.

Stage 4: Future Pitch and Plot Requirements

- 1.29 The methodology used by ORS to calculate future pitch and plot requirements has been developed over the past 10 years and has drawn on lessons from both traditional housing needs assessments and also best and worst practice from Gypsy, Traveller and Travelling Showpeople Accommodation Assessments conducted across the country.
- 1.30 The overall principles behind assessing future needs are relatively simple. The model assesses the current backlog of need for pitches based upon unauthorised sites, concealed households and the net movement of households from bricks and mortar. It then adds in future arising need in the form of newly forming households (at a rate informed by the results of the household survey), households on sites with temporary planning permissions and net migration to the area. From this figure any empty or undeveloped pitches with planning permission are then subtracted to provide for a final net pitch requirement. The residential and transit pitch requirements for Gypsies, Roma and Travellers are identified separately from those for Travelling Showpeople and for each group the requirements are identified in 5 year periods to 2030 in line with the requirements of Planning Policy for Traveller Sites.

Stage 5: Conclusions

- 1.31 This stage draws together the evidence from Stages 1 to 4 to provide an overall summary of the requirements for Gypsies, Roma, Travellers and Travelling Showpeople in York.

2. Gypsy, Roma & Traveller Sites and Population

Sites in York

- 2.1 A Strategic Housing Market Assessment focuses upon the number of dwellings required in an area, and how many of these should each be provided by the public and private sector. The central aim of this study was to follow a similar format for Gypsy, Traveller and Travelling Showpeople accommodation requirements.
- 2.2 One of the main considerations of this study is the provision of pitches and sites for Gypsies, Roma and Travellers. A **pitch** is an area which is large enough for one household to occupy and typically contains enough space for one or two caravans, but can vary in size. A **site** is a collection of pitches which form a development exclusively for Gypsies, Roma and Travellers. For Travelling Showpeople the most common descriptions used are a **plot** for the space occupied by one household and a **yard** for a collection of plots which are typically exclusively occupied by Travelling Showpeople. Throughout this study the main focus is upon how many extra pitches for Gypsies, Roma and Travellers and plots for Travelling Showpeople are required in York.
- 2.3 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy, Roma and Traveller accommodation. One common form of Gypsy, Roma and Traveller sites is the **publicly-provided residential site**, which is provided by the Local Authority, or by a Registered Provider (usually a housing association). Pitches on public sites can be obtained through signing up to a waiting list, and the costs of running the sites are met from the rent paid by the licensees (similar to social housing).
- 2.4 The alternative to public residential sites is **private residential sites** for Gypsies, Roma and Travellers and Travelling Showpeople. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on existing private sites. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing.
- 2.5 The Gypsy, Traveller and Travelling Showpeople population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a maximum period of residence which can vary from a few days or weeks to a period of months. An alternative is an emergency stopping place. This type of site also has restrictions on the length of time for which someone can stay on it, but has much more limited facilities. Both of these two types of site are designed to accommodate, for a temporary period, Gypsies, Travellers and Travelling Showpeople whilst they travel.
- 2.6 Further considerations for the Gypsy, Roma and Traveller population are unauthorised developments and encampments. **Unauthorised developments** occur on land which is owned by the Gypsies, Roma and Travellers, but for which they do not have planning permission to use for residential purposes. **Unauthorised encampments** occur on land which is not owned by the Gypsies, Roma and Travellers.

UK Census of Population 2011

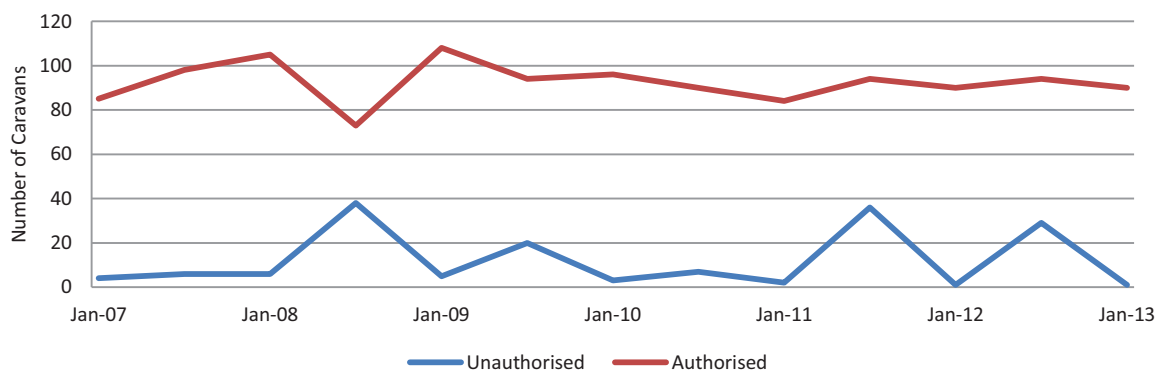
- 2.7 The UK Census of Population 2011 included Gypsy and Travellers as a distinct ethnic category for the first time. Across the whole of England, around 55,000 people identified themselves as being Gypsies and Travellers, with a population of 269 Gypsy and Traveller persons in York. The figure of 269 persons is likely to be an under-estimate of the total population due to some Gypsies and Travellers not declaring their ethnic status or completing the Census at all.

Caravan Count

- 2.8 The best quantitative information available on the Gypsy, Roma & Traveller communities derives from a bi-annual survey of Gypsy, Roma & Traveller caravans, which is conducted by each local authority in England on a specific date in January and July of each year. This count is of caravans and not households which makes it more difficult to interpret for a study such as this. It must also be remembered that the count is conducted by the local authority on a specific day and that any unauthorised encampments which occur on other dates will not be recorded. The count also only features those caravans the local authority is aware of. Therefore, it may not reflect all of the Gypsy, Roma & Traveller caravans in the authority.
- 2.9 York contains three public sites with permanent planning permission and two long-term tolerated sites. The area also sees periodic encampments on unauthorised sites (please see Appendix A).

Figure 1

Gypsy Caravan Count for York: January 2007 – January 2013 (Source: CLG Bi-annual Local Authority Caravan Count)



3. Stakeholder Consultation

Introduction

- 3.1 In order to provide thoughtful consideration of the issues by a wide range of key stakeholders involved with Gypsy, Roma and Traveller issues, ORS conducted a total of 19 semi-structured interviews during October and November 2013.
- 3.2 A list of stakeholders was compiled by The City of York Council at the outset of the project. ORS reviewed this list for consistency with other studies to ensure it was comprehensive and fair. Each stakeholder received an email outlining the aims and objectives of the project and the interview timetable, which was followed up with a telephone call to arrange a suitable time to undertake the interview. The interviews were conducted via telephone and face to face and typically lasted between 30 and 90 minutes.
- 3.3 To inform the study ORS:
- » Interviewed three Council Officers with responsibility for or interest in Gypsy, Roma and Traveller issues
 - » Contacted 36 Elected Members and interviewed seven with a specific interest in Gypsy, Roma and Traveller Issues (three who sit on the Cross Party Planning Committee, one who sits on the cross-party Local Plan Working Group and three who have a site in their Ward).
 - » Met with a representative of York Travellers Trust. The Trust was set up in the 1990s to work with Travellers, in a support and advice capacity, empowering individuals and the community to make the most of their opportunities. The ethos of the Trust is to support York's Gypsy, Roma and Traveller community and they run a number of courses designed to improve Travellers education (including literacy and numeracy skills) and employability (including E Learning, food hygiene, health and safety) as well as providing various support services.
 - » Had several discussions with a representative of the Showman's Guild of Great Britain (Planning and Education Section) who has been involved and is in contact with Travelling Showpeople in the City of York.
 - » Interviewed a Travelling Showperson with temporary planning permission and another who lives outside the City of York.
- 3.4 As stated in 'Planning Policy for Traveller Sites', Local Authorities have a Duty to Cooperate (S.110 Localism Act 2011) on strategic planning issues that cross administrative boundaries. In order to explore issues relating to cross border working, a summary of the issues in neighbouring local authorities have also been provided (ORS have completed the GTAA in the areas marked with a*, study findings which are deemed useful to the City of York have also been captured in this study):
- » Craven District Council*
 - » Doncaster Metropolitan Borough Council
 - » East Riding of Yorkshire Council
-

- » Harrogate Borough Council*
- » Selby District Council*
- » Ryedale District Council.

- 3.5 Themes covered in the interviews included: the need for additional accommodation provision and facilities; travelling patterns; accessing services; and work being done to meet the needs of Gypsies, Travellers and Travelling Showpeople.
- 3.6 Interviews allowed interested parties to reflect and feedback on the general situation - as well as how matters relating to Gypsies, Roma and Travellers and Travelling Showpeople are currently handled and perceived within the study and surrounding areas. Qualitative research of this type attempts to gain a deeper understanding of the issues and is used to supplement the information gathered visits to Gypsy, Traveller and Travelling Showpeople sites.
- 3.7 Importantly, this element of the study provided an opportunity for the research team to speak to stakeholders who are likely to be in contact with housed Gypsy, Travellers and Travelling Showpeople with the aim of identifying accommodation needs resulting from this group. ORS also advertised the aims of the study on the Friends and Families of Travellers Facebook page, Travellers Times website and in the World's Fair publication. Using these methods, ORS spoke to one Travelling Showperson who currently lives in Scunthorpe and has an interest in purchasing land in the City of York. ORS also contacted Horton Housing who manage the GaTEWAY Traveller support service across North Yorkshire who explained that they do not work in the area and therefore have no contacts.
- 3.8 The views expressed in this section of the report represent a balanced summary of the views expressed by Council Officers and Elected Members. In all cases they reflect the views of the individual concerned, rather than the official policy of their Council. Due to issues surrounding data protection, and in order to protect the anonymity of those who took part, this section is a summary of the views expressed by interviewees and verbatim comments have not been used.

Accommodation for Gypsies, Roma and Travellers

Public Sites

- 3.9 Officers confirmed there are three public sites: Water Lane, Clifton; Outgang Lane; Osbaldwick; and James Street, York. In total, there are 55 individual pitches which can accommodate two caravans and one or two vehicles. Each pitch has its own service block which includes a kitchen and bathroom.
- 3.10 Officers who make weekly visits to the Osbaldwick site, Elected Members and Travellers Trust confirmed the existence of overcrowding on the site and were aware of five concealed households on the site:
- » A couple with two small children under five and three couples without children living together on one pitch
 - » An adult living with parents and sibling living together on one pitch
 - » A couple living on an unauthorised encampment behind the site.
- 3.11 The majority of interviewees agreed that further pitches were required to meet the accommodation needs of Gypsy, Roma and Travellers. The City of York has been awarded money from the Homes and

Community Agency to meet the needs of these households and is looking to utilise this funding by extending the current site by six pitches.

- 3.12 Site residents do have concerns about the proposed extensions and relayed these to the ORS research team, however, Officers explained that much of these concerns were based upon a fear that the pitches would be made available to newcomers and officers were of the opinion that residents have been assured that the pitches would only be for families already on site.
- 3.13 Officers, Elected Members and the Travellers Trust were in agreement that Clifton Site and James Street Site are meeting the needs of its residents; however, they expressed concern about particular issues (in addition to overcrowding) on one part of the Osbaldwick site. Issues included:
- » Rubbish and fly tipping
 - » Abandoned vehicles
 - » Anti-Social Behaviour
 - » A lack of basic social skills
 - » A large number of animals, in particular horses and dogs, on site.
- 3.14 Fewer issues were reported about the James Street Site, and included:
- » Stables present on site
 - » The construction of a site wall has made the site compact with little space to expand
 - » Problems with water pressure.
- 3.15 Housing Officers currently provide support to Gypsy, Roma and Travellers but are also responsible for site enforcement. It was agreed that these roles should be separated and all interviewees felt there should be greater enforcement on the sites (particularly on the Osbaldwick) and supported the employment of a site warden. A warden would primarily be responsible for enforcement on site which would involve managing the aforementioned issues. Officers revealed the City of York are considering the employment of a warden as part of the extension of the Osbaldwick site. One Elected Member was of the opinion that it may be an idea to look at the Council handing the site management role to the Gypsy Council.
- 3.16 Housing Officers supported proposals to have a site office on Osbaldwick to provide a meeting place for Travellers and would allow services to hold drop in sessions.
- 3.17 Officers were aware that the use of a 'pay as you go' meter combined with an electric, not gas, supply can increase the cost of heating. However, an officer explained that the high cost can be contributed to the Travellers behaviour and they are currently being advised to: turn off the heaters when they are not in their properties and to make sure they do not leave windows and doors open when the heating is on. Loft insulation has been removed on some properties at the request of the tenants as they were concerned that it would attract rats.
- 3.18 Officers explained that, in comparison to other Council-owned properties, a greater amount of repairs and general maintenance is carried out. The Council runs a monthly repair day on each site which includes very basic repairs including light bulb changes. When asked why these particular tenants were receiving greater assistance it was argued that, unlike housed tenants, other family members are not willing to help them with painting and general repairs.

Waiting List

- 3.19 The current waiting list has been managed according to the findings of a consultation in 2005 which found that site residents wanted additional pointage for family members. As a result, Travellers on the Council waiting list will be placed in the following bands according to the amount of 'points' they have been awarded:
- A:** Emergencies e.g. medical needs (low number because this band are for those who cannot manages the stairs, but sites don't have stairs).
 - B:** Lack of facilities – e.g. roadside for at last 6 months without access to facilities toilet etc. And you also have family residency so living on site with family for at least 6 months.
 - C:** Lack a bedroom (overcrowding) and concealed households
 - D:** Adequately housed (i.e. those in houses);
 - E:** Living out of area.
- 3.20 Therefore, priority has been given to those who have previously lived on site over someone outside of the area. So, someone living on a family pitch for at least six months would be placed in a higher priority banding. This system has caused conflict because families have moved onto the site to obtain additional pointage. For those in bricks and mortar they will automatically have fewer points. It is felt that for those who are homeless and have the opportunity to alleviate their immediate situation by trying housing, they are now stuck in a lower band on the waiting list with no real opportunity to get back onto a site.
- 3.21 Officers are in the process of gathering policies from other areas to inform how the City of York could improve its waiting list system so it deters people from moving onto sites and stops discriminating against those in housing.

Private Sites

- 3.22 Council Officers and Elected Members were aware of a long standing private site in the area but were not in contact with the residents and, as a result, were not aware of any issues.

Bricks and Mortar

- 3.23 Council Officers were in contact with two sets of housed Travellers but were aware of others who want to back on the sites. Officers were made aware of the results of the drop in group with housed Travellers who suggested that there are at least 40 families who would like to move back onto a site. Officers expressed some surprise and doubt over this figure as they explained there are not even that many on the waiting list.
- 3.24 Although Elected Members were aware of housed Traveller families, they do not have personal contact with any.

Travelling Showpeople

- 3.25 There is one Travelling Showperson site in the area which received temporary permission in 2011. The family is made up of a husband and wife, two children and mother in law. Currently, the family use under one acre for living and storing equipment. The rest of the four acres is being landscaped and additional

screening has been installed. The Showpeople would like to add to the attractiveness of the land but would not consider investing any more money if they continue to have temporary permission.

- 3.26 The family are settled in the area, the children attend the local school and they contribute to village activities including providing a bouncy castle for the school fete. The family want to continue to live on the site and are not interested in a land swap. Generally, residents of the village are said to be accommodating and supportive of the family. The Showperson spoke of the stress that was placed on the family when, as part of the planning application, personal details about the family and children were made publically available on the internet.
- 3.27 After several discussions with the representative of the Showman's Guild it was established that the need requirement in the previous study was based upon regional distribution rather than need within York and is not as high. The representative was aware of only one extended family (six adults) living in York who are hoping that land will be made available for them to rent or lease in the future.
- 3.28 The representative supported the provision of transit plots for Travelling Showpeople. It was argued that no separate provision was required as this would be best provided on a permanent site with space for transit.
- 3.29 One Showman responded to the advert in the World's Fair publication. The Showman is currently living with his spouse and two children (one under and one over 16) on their own land in Scunthorpe. The Showman explained that time is running out on this land but previous attempts to find land has failed. The Showman operates within the area of the City of York and is currently 30-40 miles away from his home

Health, Education and Community Cohesion

- 3.30 Officers confirmed that the majority of site residents have access to GPs and dentists. One officer working with families on sites explained that occupational therapy and adult services were also working with some of the families and they were also in the process of involving social services to help address some issues. An on-site office on Osbaldwick could be made available for agencies and health services to provide on-site drop-in sessions.
- 3.31 Officers and Elected Members supported the role of the Traveller and Ethnic Minority Support Service which provides holistic support in addition to helping parents access education for children on site and in bricks and mortar. The Service employs an early year's person who works with parents and children on the sites and a connections worker who supports children when they leave school to access further education or training or employment.
- 3.32 The representative of the Traveller and Ethnic Minority Support Service confirmed that the majority of children transfer to secondary school and the Officer was only aware of two or three families who opted out straight away at the end of Key Stage Two. However, there has been an increase in children dropping out in years nine and ten.
- 3.33 Positively, there has been an increase in the uptake of post -16 provision (even with some of those that dropped out at Key Stage three or four) who want to attend a vocational college course in building, horticulture, hair and beauty.

- 3.34 As a result of this work it was felt that more children are accessing education than previously. However, there was still some concern around the drop off in education once children (in particular girls) reach secondary school age.
- 3.35 Considering the positive developments, an Officer expressed concern that funding for this service has already been reduced and argued against any future cuts which would have a negative effect on the service offered to Traveller children.
- 3.36 When asked about community cohesion one Elected Member felt there had been little progress toward integrating the travelling and settled communities but was of the opinion that the travelling community does not want to integrate but wants to maintain their own lifestyle, culture and lifestyle.
- 3.37 There are incidences of friction between the settled and traveller communities. Horse grazing has been an on-going issue and it was suggested that although some members of the travelling community had arrangements with local landowners, others were using land to graze their horses without their permission. This tension has come to the fore in the past when a call for sites was undertaken by the City of York. The proposed extension of the Osbaldwick site has also led to some community angst.
- 3.38 One Elected Member felt strongly about the need to work with the settled community to gain more acceptance of Travellers and mixing between the communities and argued that despite being one of the oldest ethnic groups in the City the Traveller continues to be vilified by members of the settled community.
- 3.39 Officers stressed the importance of working with the community and educating people about Travellers, their culture and heritage. It was felt that the Council could undertake a positive media campaign to dispel some of the myths and negative perceptions held by members of the settled community. One Elected Member argued that the Traveller community is one of the oldest ethnic groups in the City, yet it is still vilified by members of the settled community and hoped for improved acceptance and mixing between communities.
- 3.40 Alternatively, another Elected Member felt that parts of the Traveller community are clearly responsible for bad behaviour such as rubbish dumping and was of the view that tougher enforcement which would prevent this behaviour would have a greater impact on community cohesion than dispelling myths and education.

Unauthorised Encampments

- 3.41 Council Officers and the Travellers Trust have regular contact with an unauthorised encampment made up of ten members of the same family. They previously lived on a site in Ryedale, however, when it was demolished they chose not to be accommodated on an alternative site and for the past decade the group have travelled around the North Yorkshire area and live on the roadside. After taking legal action the group have to abide by a number of rules: they have to clean up their rubbish; move every four weeks and can't stop in the same area; and some members of the group have Anti-Social Behaviour Orders. Interviewees expressed their concern that some of the group have special needs and mental health issues.
- 3.42 The City of York are currently looking at providing more permanent accommodation for the group, although when taking into consideration the size of the family and the amount of dogs and animals and the lack of available land then finding a suitable solution will be difficult.

3.43 York is a central point on the A19 through North Yorkshire connecting Selby and West Yorkshire and the north-east, York has good links to the A1 via the A69 and A64 and the connecting via the A64 up towards Scarborough and the A1 16 and A 1079 into East Yorkshire all making it an attractive place to stop at en route to Appleby and Scarborough Fairs. Popular stopping places are said to be:

- » Barbican Centre
- » Clifton field
- » Clifton Moor Industrial Estate
- » Elvington
- » Easingwold
- » Northern ring road car park.

3.44 In general, encampments are tolerated by the police unless they are particularly problematic and cause anti-social behaviour or leave rubbish which can have a negative effect on the way the settled community view the Traveller community as a whole. A small number of interviewees believed a temporary site could alleviate some of these issues.

Partnership Working

3.45 The City of York and the Travellers Trust have successfully worked on the production of the 'York Gypsy, Roma and Traveller Strategy 2013- 2018' which sets out the Council's priorities for the next five years. However, both felt that this relationship could be strengthened for the benefit of York's Travelling community.

3.46 A Council Officer was of the view that the Travellers Trust is currently more accessible to those living on the two closest sites but argued that Travellers on the Osbaldwick site are less likely to access Travellers Trust as they cannot afford the transport to get to the Trust. It is felt that the Trust should do more outreach work at the site. Indeed, having an on-site office could enable the Trust to pay visits to the site. However, the level of outreach work undertaken by the Trust is also dependent on funding.

3.47 The representative of the Traveller and Ethnic Minority Support Service felt it would be beneficial to have greater links with health services and revealed that good links had existed when there was a Traveller health visitor, unfortunately this position no longer exists.

3.48 In the cases where there is a vulnerable family, The Common Assessment Framework (CAF) is said to help bring service providers together from housing, health, social services and education.

Consultation with the Travelling Community

3.49 Housing officers visit the sites and engage with residents on a weekly basis. However, Elected Members felt they have had little interaction with the community which means that much of their views of the community are based upon second hand, anecdotal information.

3.50 Travellers Trust has been based in the City of York for 20 years and an Elected Member was of the view that they undertake consultation with Travellers and provide an essential link between the Council and the community. The Traveller and Ethnic Minority Support Service, because they have worked with the families

when children are in their early years until when they leave school, are also said to have a good relationship with the community and often act as advocates on Travellers' behalf.

- 3.51 Travellers Trust did set up an inter-agency forum which included officers and Travellers (one meeting was attended by 24 Travellers). This was said to have improved communication. However, as a result of a police raid, all of the Travellers did not want to attend the group. The Travellers Trust are eager to set up the forum again. They are running a management communication course with the intention that this forum will be run by Travellers without the involvement of the Travellers Trust.

Cross Border Issues and the Duty to Cooperate

- 3.52 The three Traveller sites in York have families who are connected to many of the sites in North Yorkshire, particularly Selby, Harrogate, Malton and Thirsk. York is thought to be a central point and is quite attractive for those who want to settle and have family members in the rest of the sub region.
- 3.53 From the interviews, a number of positive relationships have been formed by City of York Council Officers, representative groups and neighbouring authorities:
- » An Officer highlighted the relationship with Ryedale and Hambleton regarding the large unauthorised encampment and works with environment and health departments in various districts. As discussed, the City of York has taken a lead on trying to find a suitable piece of land for the group.
 - » An Officer explained working with Hull City Council to rehouse Traveller families.
 - » Travellers Trust work with neighbouring areas and other Traveller support/representative groups including Leeds GATE.
 - » The Traveller and Ethnic Minority Support Service have liaised with people in Lincoln, Doncaster and Leeds.

Neighbouring Authorities

- 3.54 The accommodation situations of the authorities surrounding the study areas and cross-border issues (as reported by their respective Council Officer) are summarised below. For some areas ORS had interviewed a representative as part of a previous GTAA. Representatives from four of the six neighbouring areas were happy for ORS to use notes taken from a previous interview or use the findings from the GTAA.

Craven District Council

- 3.55 ORS completed Craven District Council's GTAA in February 2013 and found the following:
- » There are no public sites in Craven. There are three private sites which make up approximately twenty pitches.
 - » The 2013 GTAA found that there is a requirement for one additional pitch. While unauthorised encampments do arise in Craven, there is no clear evidence of sufficient travelling through the area to justify the development of a permanent transit site. However, there is a particular issue around Gargrave at the time of the Appleby Horse Fair. Recently it appears that relationships between the local population and those travelling to the Appleby Horse Fair have become more strained and it may require a

more formal management of the situation with a higher level of involvement from the District Council to ensure that everyone's needs are met.

- » There was no evidence of extra provision being necessary for Travelling Showpeople in the future.
- » The only cross border movement was said to be between Hambleton and Craven.
- » The work of the North Yorkshire Gypsy and Traveller Steering Group was thought to have had a positive effect on local policy in terms of: training; distribution of guidance relating to dealing with encampments; and relevant legislation.

Doncaster Metropolitan Borough Council

^{3.56} Gypsies, Roma and Travellers make up a relatively large proportion of the population with estimates in the region of 4000 to 6000, around 2% of the population depending on the time of year. This is one of the largest populations of Gypsies, Roma and Travellers in England. Doncaster has an estimated 900 Gypsy, Roma and Traveller households who live in bricks and mortar housing.

Public Provision Sprotbrough (New Travellers), Armthorpe, Thorne, Long Sandall

Privately managed sites (~275 households) Armthorpe, Askern, Barnby Dun, Bentley, Duncroft, Hatfield, Kirkhouse Green, Intake, Mexborough Stainforth, Sutton, Sykehouse, Thorne, Tickhill, Toll Bar, Wheatley

Wintering sites (used by Fairground and other Travelling Showpeople) Branton, Blaxton, Hatfield, Mexborough, Stainforth, Tickhill

- » Doncaster's GTAA study (December 2013)¹ concluded that 41 pitches are required in the next five years.
- » In order to meet some of the aforementioned need, Doncaster has been awarded £1.44m and will expand the two of the existing public sites by 16 pitches to be completed before March 2015. No further expansion of council provision is expected and there are no plans to deliver an additional Council site, the Authority hopes to meet the need through private provision. The Authority has been working with the Traveller community to identify land and have produced a Sites Development Policy Document which is going to examination at the end of April.
- » Unauthorised encampments occur during the Summer period, particularly around the time of the race meeting times. However, it was thought that the majority of Travellers will 'double up' on existing permanent pitches with friends and family.
- » When asked about cross border issues the officer referred to the results of the previous RSS study which found that two thirds of all private pitches across Yorkshire and Humber were in Doncaster. The reason given for the concentration in Doncaster was that many of the other authorities in the region were not doing enough. It was argued that there is still a perception that Travellers continue to settle in Doncaster where: there is an existing

1

<http://www.doncaster.gov.uk/Images/D11%20%20Gypsy%20and%20Traveller%20Accommodation%20Needs%20Assessment%20Report37-106551.pdf>

concentration; they feel safe in numbers; there has been a policy of toleration; and because of a lack of pitches in neighbouring authorities.

- » The GTAA stated that there is a clear need across all South Yorkshire Authorities for an increase in Gypsy, Traveller and Travelling Showpeople pitch provision and noted that:

Whilst all authorities have an identified Gypsy and Traveller population, the requirement is skewed in the sub-region. Doncaster has a long history and significant ties with many Gypsy and Traveller families and as such has historically had the highest levels of need due to high levels of household growth, whereas level of need in the other authorities is mainly due to existing unmet need.

- » When asked about cross border working the officer referred to previous joint GTAA studies and current contact with the City of York, Kent, Essex and the Planning Officers Society. Sharing information was considered to be a priority particularly since regional assemblies no longer bring authorities together.

East Riding of Yorkshire Council

^{3.57} Instead of undertaking an interview, a Council Officer from East Riding referred ORS to the 2012 GTAA which concluded:

- » There are 3 socially rented sites which accommodate 55 households. It was estimated that there are at least 66 households living in bricks and mortar accommodation. There is one yard for Travelling Showpeople which accommodates a single household. There are two authorised private sites in the study area but it was not known whether these sites are still occupied. There are three unauthorised developments. It was estimated that these currently accommodate 2 households (two occupied and one unoccupied).
- » There is evidence of need for permanent accommodation arising from the presence of unauthorised encampments within the study area. The findings from this study indicate that the majority of need for additional pitches in East Riding arises from overcrowding and concealed households.
- » There to be a need for 63 Gypsy, Roma and Traveller pitches (2012-2029) and no additional need for Travelling Showpeople accommodation.

Harrogate Borough Council

^{3.58} ORS completed Harrogate Borough Council's GTAA in February 2013 and found the following:

- » There are two public sites which are owned by North Yorkshire County Council and are leased and managed by the Gypsy Council and a small number of private sites.
- » Roadside encampments occur infrequently but the majority happen during the summer months when travelling to and from Appleby. When dealing with unauthorised encampments the Council brings enforcement action as appropriate. Managing unauthorised encampments is said to be the responsibility of the Environmental Health department. If there was anyone on the site with particular needs, the Housing Needs team would undertake an assessment.

- » The GTAA study concluded that Harrogate Borough require seven pitches to address the needs of all identifiable households. This includes the existing households on temporary or unauthorised sites, and growth in household numbers due to household formation. We again wish to stress that we have allowed for no further needs arising on the public sites of Harrogate on the advice of the Gypsy Council.

North Yorkshire County Council (NYCC)

- 3.59 In order to develop a consistent approach across North Yorkshire, the County Council (NYCC) currently oversees:
- » A Corporate Group
 - » A Housing Steering Group
- 3.60 Currently, NYCC has two procedures for responding to Unauthorised Encampments which has led to inconsistent responses, wasted time and resource, and poor outcomes. NYCC is working toward a uniform policy on unauthorised encampments across the two-tiers of local government. The aim would be to use the most appropriate powers to remove unauthorised encampments in unacceptable locations or those which have out-stayed any agreed period. Any unified process would need to be trialled to identify whether this proved cost-effective and efficient for both tiers.
- 3.61 NYCC and the City of York Adults Social Services Departments are said to work closely together to support the family of Travellers who routinely travel between Ryedale and York. The two Social Services authorities share costs.
- 3.62 The three Traveller sites in York have families who are connected to many of the sites in North Yorkshire, particularly Selby, Harrogate, Malton and Thirsk. York as a central point is quite attractive as a place to settle for people with family members in the rest of the sub region.

Selby District Council

- 3.63 ORS completed Selby District Council's GTAA in March 2013 and made the following conclusions:
- » There are currently 24 pitches on public sites in Selby and a number of private sites which have temporary and permanent permission and three pitches on unauthorised developments.
 - » The study concluded that 33 pitches are required in the next 15 years. This represents 19 pitches in the period 2013-2017 and 7 pitches each in the periods 2018-2022 and 2023-2028.
 - » There are currently no sources of need for the provision of Travelling Showperson yards in Selby. Nonetheless, the GTAA recommended that Selby should ensure that criteria based policies are in place in order that any applications for sites received from Travelling Showpeople in the future can be evaluated effectively.

Ryedale District Council.

- 3.64 Instead of undertaking an interview, a Council Officer from Ryedale asked us to use information collected from Ryedale when ORS undertook the Selby GTAA.

- » There is one public site with thirteen pitches which is managed by a family from the Traveller community. The Officer was not aware of any Travelling Showpeople in the District.
- » Roadside encampments occur between June and August when Travellers are en route to the Seamer horse fair, the Malton Show and the Pickering Traction Engine. A large encampment made up of members of the same family also occurs frequently as they move between Ryedale District and the City of York.

Conclusions and Areas of Consideration

^{3.65} Overall, no pressing cross border issues were reported but it was suggested that it would be beneficial if neighbouring areas and the City of York could work together to:

- » Share the methodologies and findings from their GTAAs
- » Establish a greater understanding of travelling patterns
- » Regularly exchange Information
- » Share best practice on site management, and
- » Develop a common protocol for managing unauthorised encampments.

4. Gypsy, Roma & Traveller Interviews

Introduction

- 4.1 Face to face interviews were conducted with representatives of the Gypsy, Roma & Traveller community who are currently residing in York. The interviews were conducted within the interviewee's place of residence in October 2013. All known sites in York were visited and the outcome of this process is detailed below.

Clifton Site

- 4.2 The site has 23 pitches and most amenity blocks have been fitted with new doors, showers and heaters and most residents are happy with it. However, there are a number of issues for residents:
- » One person has concerns about their amenity block which has not been replaced like others.
 - » A few residents also complained that their utility blocks are too small;
 - » There were two skips on-site for rubbish and these are normally full;
 - » Additional street lighting is required around some pitches;
 - » There is a lack of a play area;
 - » There are two entrances to the site- to the rear there is a footpath which leads onto an estate and people walk through the site from the estate. Some people thought it would be safer to have a locked gate which only residents can access;
 - » The verges around the site are overgrown.
- 4.3 There is no on-site warden but a housing support officer makes a weekly visit to the site. However, no resident supported the provision of a site warden
- 4.4 There is no evidence of overcrowding or concealed households on any pitch. Most residents would not want the site extended. Many residents referred to relatives living in bricks and mortar and all said they would not want to move back onto a site. One resident is seeking to leave the site for bricks and mortar.

Osbaldwick Site

- 4.5 The site has 12 pitches. Pitches 1-4 are occupied by one family while pitches 5-11 are occupied by another family. Pitch 12 is vacant having been abandoned by its former occupant, while a member of the family living on pitches 5-11 is living on an unauthorised pitch at the rear of the site and is on the waiting list.
- 4.6 Issues raised by site residents include:
- » Electricity can cost up to £80 per week;

- » Drainage, uneven concrete and a lack of parking are all a problem;
- » The utility blocks have recently been renovated, but some recent work is still unfinished;
- » General site management and in particular the control of animals on the site.

4.7 There is one household on the site who is currently sharing with the occupier, but wishes to have their own pitch and hence would be a concealed household.

James Street Site

4.8 The site has 20 pitches and is well maintained by the tenants. Issues raised by site residents include:

- » More active management is required;
- » No play area – space at one end of the site with the potential to be used as a play area – currently being used as a car park
- » Flooding on part of the site
- » One resident was of the opinion that many Travellers would want to purchase land and develop private sites and thinks the Council should explore this with residents.

4.9 The site has two residents with children living roadside who wish to move to the site and another household has a current resident on the site waiting list. One household wishes to move to bricks and mortar.

Long-term Unauthorised Site

4.10 The private site has one pitch. The owner reports that the site meets their needs.

Unauthorised site

4.11 The site contains nine adults (3 of which were present at the time of the visit). They were evicted from a site at Malton and have a court order which states they are to stay on a site for a period of no more than 28 days month before moving on to another site two miles (or over) away and do not return to any one site in less than a year.

4.12 The households have various health needs and would like to remain close to their health centre in York.

Transit Site at Love Lane (Fulford)

4.13 This site is 1.5 acres and has permission for 18 transit pitches which are open to anyone to use. The owner is in the process of building a shower and toilet block for shared use. The owner does not want anyone there on a permanent basis – people are allowed to stay anything between a day and a few months. The site is open to members of the Gypsy, Roma and Traveller community but the owner applies strict rules and regulations.

4.14 When ORS visited the site there was a large bungalow and 6 vans. The site was in development and had recently been landscaped to a high standard.

Bricks and mortar Drop-in Session

- 4.15 With the aid of the York Travellers Trust, ORS held a drop-in session attended by 8 families primarily from the bricks and mortar accommodation who were given an opportunity to voice their views, with regard to assessment needs in the City.
- 4.16 It was considered that in excess of 40 families who are either in Bricks and Mortar or living in over occupation on sites or unauthorised occupation are in need of site provision over the next 12 months. They were able to verbally verify this by named families.
- 4.17 Families in bricks and mortar contradicted those on-sites by stating that they have been forced to live there because of a lack of site provision By York Council. The families in bricks and mortar are spread across the city in available accommodation, but would prefer to live together. They feel there is a lack of support from City of York Council Housing Department.
- 4.18 It was felt that the Council are pro-active in gaining opinion from the Gypsy, Roma and Traveller community, but failing to deliver a solution to need. They feel the Council do not listen to their views and as such a level of distrust has developed.
- 4.19 It is felt that there is a lack of available funding or capital within the community to develop their own sites and although the council have identified land for sites there is no funding to build.

5. Future Site Provision

Pitch Provision

- 5.01 This section focuses on the extra pitch provision which is required in the York area currently and over the next 17 years to 2030 by 5 year segments. This includes both current unmet needs and needs which are likely to arise in the future.
- 5.02 We would note that this section is based upon a combination of the survey, planning records and waiting list information. In many cases, the survey data is not used in isolation, but instead is used to validate information from planning records or other sources.
- 5.03 This section concentrates not only upon the total extra provision which is required in the area, but whether there is a need for any transit sites and/or emergency stopping place provision. The calculation will be firstly provided for Gypsies, Roma and Travellers, before being repeated for Travelling Showpeople.
- 5.04 Before commencing on the identification of future needs we would wish to note some key points. The Yorkshire and Humberside Regional Spatial Strategy identified required pitch provision for each local authority. However, with the Coalition Government announcing the planned abolition of all Regional Spatial Strategies and the advent of the Localism Act 2011, National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012 it should be the case that Local Plans rapidly replace the RSS as material consideration in planning decisions. It is also the case that we have not considered provision made in the period 2006-2013 and instead we are taking October 2013 as a baseline position for our estimates.
- 5.05 To identify future need, the March 2012 CLG document 'Planning Policy for Traveller Sites', requires an assessment for future pitch requirements, but does not provide a suggested methodology for undertaking this calculation. However, as with any housing assessment, the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue for residential pitches is to compare the supply of pitches available for occupation with the current and future needs of the households. The key factors in each of these elements are set out below:

Supply of pitches

- 5.06 Pitches which are available for use can come from a variety of sources. These include:
- » Currently vacant pitches;
 - » Any pitches currently programmed to be developed within the study period;

Current Need

- 5.07 There are four key components of current need. Total current need (which is not necessarily need for additional pitches because they may be able to be addressed by space available in the study area) is simply:
- » Households on unauthorised developments (i.e. unauthorised pitches on land owned by the Travellers themselves) for which planning permission is not expected;

- » Concealed households; and
- » Households in brick and mortar wishing to move to sites;

Future Need

5.08 There are three key components of future need. Total future need is simply the sum of the following:

- » Households living on sites with temporary planning permissions;
- » New household formation expected during the study period; and
- » Migration to sites from outside the study area.

5.09 We will firstly provide the model as set out above for Gypsies, Roma and Travellers within York. We will then separately analyse the possible need for additional transit provision in the study area before repeating the calculation for Travelling Showpeople.

Current Gypsy, Roma and Traveller Site Provision

5.10 Planning records indicate that there are approximately 55 permanent pitches across York. There are also 12 concealed households, 8 households on unauthorised sites and a net 10 households in bricks and mortar which adds to the likely number of future households.

5.11 The next stage of the process is to assess how much space is, or will become available on existing sites. The main ways of finding this is through:

- » Current empty pitches;
- » Any pitches currently programmed to be developed within the study period;

5.12 Currently, there are no vacant pitches on any public site. York has recently granted planning permission for 6 additional pitches at the Osbaldwick site. Therefore, we have counted these 6 permanent pitches as being part of the future supply.

Additional Site Provision: Current Need

5.13 The next stage of the process is to assess how many households are currently seeking pitches in the area. Groups of people who are likely to be seeking pitches will include those:

- » Households on unauthorised developments for which planning permission is not expected;
- » Concealed households; and
- » Households in bricks and mortar wishing to move to sites.

Current Unauthorised Developments

5.14 A problem with many Gypsy and Traveller Accommodation Assessments is that they have counted all caravans on unauthorised sites as requiring a pitch in the area when in practice many are simply visiting. In order to remedy this, ORS' approach is to treat as need only those households on unauthorised sites already in the planning system i.e. sites/pitches for which a planning application has been made), those

otherwise known to the local authority as being resident in the area or those identified through the household survey as requiring pitches.

- 5.15 For unauthorised sites, evidence from the household survey indicates that there are 6 households in York who require a pitch. A further 2 pitches have been occupied for over 10 years and are therefore not subject to potential enforcement action and hence have not been counted as need.

Concealed Households

- 5.16 The household survey sought to identify concealed households who require a pitch immediately. A concealed household is one who is living within another household and would wish to form their own separate family unit, but are unable to do so because of a lack of space on public or private sites.
- 5.17 The findings of the household survey and feedback from interviewers indicated that there are a number of concealed households, particularly at the Osbaldwick site, with the on-site survey and waiting list confirming 12 concealed households in total who require their own pitch.

Bricks and Mortar

- 5.18 Identifying households in bricks and mortar has been frequently highlighted as an issue with Gypsy and Traveller Accommodation Assessments. The 2011 UK Census of Population identified a population of 269 Gypsy and Traveller persons in York. Figure 2, below, shows the population by ward. The figure of 269 persons is likely to be an under-estimate of the total population due to some Gypsies and Travellers not declaring their ethnic status or completing the Census at all, but it does still indicate a relatively low population in bricks and mortar. The York Traveller Trust estimate that there are around 300 families in bricks and mortar in York.

Figure 2
Gypsy and Traveller Population by Ward (Source: UK Census of Population 2011)

Ward	Number of People
Acomb	13
Bishopthorpe	1
Clifton	16
Derwent	1
Dringhouses and Woodthorpe	9
Fishergate	7
Fulford	1
Guildhall	56
Haxby and Wigginton	6
Heslington	3
Heworth	28
Heworth Without	0
Holgate	3
Hull Road	31

Huntington and New Earswick	3
Micklegate	19
Osbalwick	2
Rural West York	4
Skelton, Rawcliffe and Clifton Without	48
Strensall	2
Westfield	16
Total	269

- 5.19 As noted earlier, ORS worked with the York Travellers Trust to hold a drop-in session attended by 8 families from the bricks and mortar accommodation. They all wished to move back on to sites, and so have been counted as need. The site waiting list also contains 4 households in bricks and mortar. There is no mechanism to ensure that these are not the same households due to data protection issues, but given the relatively limited of households involved we have counted them as need. The York Traveller Trust feel that these 12 households may be an underestimate of all households who wish to move from bricks and mortar to housing, but without further evidence it is difficult to count additional households.
- 5.20 It should be remembered that movement between housing and sites runs in both directions. The on-site survey contained two interviews with households who wished to move from sites to bricks and mortar. Therefore the net movement between sites and bricks and mortar is 10 households moving to sites.

Additional Site Provision: Future Need

- 5.21 The next stage of the process is to assess how many households are likely to be seeking pitches in the area in the future. Groups of people who are likely to be seeking pitches will include:
- » Households living on sites with temporary planning permissions;
 - » New household formation expected during the study period; and
 - » Net migration to sites from outside the study area.

Temporary Planning Permissions

- 5.22 York currently has no sites with temporary planning permissions.

New Household Formation

- 5.23 It is recognised that an important group for future pitch provision will be children from existing households who will wish to form their own households. Many studies of Gypsy, Roma and Traveller populations, including the (now abolished) Yorkshire and Humberside Regional Spatial Strategy, assume a net growth in the population of around 3% per annum. However, long-term trends indicate that the number of Gypsy, Roma and Traveller caravans on site has grown by 134% nationally in the past 34 years, which equates to a net growth of around 2.5% per annum. Unfortunately no figures are available for Gypsy, Roma and Traveller households. However, UK Census of Population 2011 and ORS own national survey data both

indicate the population of Gypsies and Travellers doubles approximately every 50 years, giving an annual growth of around 1.5%-per annum. Evidence for this is covered in a technical appendix available on request.

- 5.24 While previous studies have used a net growth figure of 3%, ORS firmly believe that any evidence base, including the present study should use the most accurate information available, rather than simply relying on precedent. Practice Guidance notes on Page 25, footnote 6 that:

The 3% family formation growth rate is used here as an example only. The appropriate rate for individual assessments will depend on the details identified in the local survey, information from agencies working directly with local Gypsy and Traveller communities, and trends identified from figures previously given for the caravan count

- 5.25 The household survey for York indicates an age profile for the population which is very typical of those obtained elsewhere by ORS. Given that the age demographic of York's Gypsy, Roma and Traveller community appears to be roughly representative of the wider Gypsy, Roma and Traveller population, we consider it appropriate to allow for future projected household growth to occur in line with the long-term national trends identified above. Therefore, an annual growth rate of 2.5% has been used in this assessment. Given that the evidence for population growth is around 1.5% per annum, we consider that this relatively high rate will provide enough pitches to accommodate all newly forming households in York. When including the impact of compound growth, a 2.5% growth per annum provides for 13% growth over 5 years, 28% growth over 10 years, 45% growth over 15 years and 52% over 17 years.
- 5.26 In terms of the total number of household formations there are 63 occupied pitches, 12 concealed households, 12 households seeking to move from bricks and mortar and 2 seeking to move to bricks and mortar leaves 85 households in total (63 + 12 + 12 - 2). Given a growth rate based upon 52% over 17 years this equates to 44 household formations. It is assumed that each forming household requires a pitch of their own.

In-migration from Other Sources

- 5.27 The most complicated area for a survey such as this is to estimate how many households will require accommodation from outside the area. Potentially Gypsies, Roma and Travellers could move to the York area from anywhere in the country. The number of households seeking to move to York is likely to be heavily dependent upon pitch provision elsewhere. It has been noted that a weakness of many Gypsy and Traveller Accommodation Assessments conducted across the country has been that they either allowed for out-migration without in-migration which led to under-counting of need, or they over-counted need by assuming every household visiting the area required a pitch.
- 5.28 Overall the level of in-migration to York is a very difficult issue to predict. The household survey indicates that no respondents reported that they wanted to move to a new permanent base outside of York. While it would be possible to extrapolate migration trends from within the household survey we would suggest that this would not be a robust position to adopt.
- 5.29 We have allowed for a balanced level of migration on to existing sites. The advantage of allowing for net migration to sum to zero is that it avoids the problems seen with other Gypsy and Traveller Accommodation Assessments where the modelling of migration clearly identified too low or high a level of total pitch provision. An assumption of net nil migration implies that the net pitch requirement is driven by

locally identifiable need. This is also consistent with the findings from the stakeholder consultation on the Duty to Co-operate, where neighbouring local authorities identified that they were seeking to address their own needs, but were not making provision for more than this figure.

- 5.30 Beyond this, rather than assess in-migrant households seeking to develop new sites in the area, we would propose that each case is assessed as a desire to live in the area and that site criteria rules are followed for each new site. It is important for York to have clear criteria based planning policies in place for any new potential sites which do arise.

Overall Needs for the City of York

- 5.31 The estimated extra site provision that is required now and in the near future will be 66 pitches to address the needs of all identifiable households. This includes the existing households on unauthorised sites, concealed households, those in bricks and mortar and growth in household numbers due to household formation.

Figure 3
Extra Pitches which are Required in the City of York from 2014-2030

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	6	
Total Supply		6	
Current Need			
Current unauthorised developments or encampments and seeking to stay in the area	6	-	
Concealed households	12	-	
Net movement from bricks and mortar	10	-	
Total Current Need	28		
Future Needs			
Currently on sites with temporary planning permission	0	-	
Net migration	0	-	
Net new household formation	44	-	
Total Future Needs	44		
Total	72	6	66

Split to 2030 in 5 year Time Period

- 5.32 In terms of providing results by 5 year time periods we have assumed that all unauthorised sites, concealed households and bricks and mortar needs are addressed in the first 5 years. Any supply from undeveloped sites is assumed to be developed in the first 5 years. Household formation is apportioned over time. Using this method, a total of 33 pitches are required in the period 2015-2020, 12 in the period 2020-2025 and 21 in the period 2025-2030.

Transit/Emergency Stopping Site Provision

- 5.33 Transit sites serve a specific function of meeting the needs of Gypsy, Roma and Traveller households who are visiting an area or who are passing through on the way to somewhere else. A transit site typically has a restriction on the length of stay of around 13 weeks and has a range of facilities such as water supply, electricity and amenity blocks. They do not have a function in meeting local need which must be addressed on permanent sites.
- 5.34 An alternative to a transit site is an emergency stopping place. This type of site also has restrictions on the length of time for which someone can stay on it, but has much more limited facilities with typically only a source of water and chemical toilets provided.
- 5.35 York current has an 18 pitch private transit site under development, which is available for all travelling communities to use. As well as facilitating the accommodation needs of household visiting an area, the presence of a transit site or emergency stopping place in an area can speed up enforcement on unauthorised encampments, with households facing committing an offence if they do not move on to the site, or leave the area. However, we would note that local authorities are not able to use transit provision on private sites as part of their enforcement action policies and therefore while it does provide an option for visiting households it is at the discretion of the site owner who is allowed on to the site. It should also be noted that strengthened Police powers can only be triggered if a transit site or temporary stopping place is made available within a specific local authority area. The legislation does not currently allow the direction of Travellers across local authority boundaries. York would therefore need to plan for a separate site within its local authority area or accept some limitations to Police powers.

Needs for Plots for Travelling Showpeople

- 5.36 There is one Travelling Showperson family in York, who have a temporary planning permission for one plot. The Showmen's Guild is also aware of one other extended family of 6 adults who are currently living within York on an unauthorised yard, but would like to rent or lease a permanent yard in the area.
- 5.37 ORS also placed an advert in the World's Fair publication which alerted the Travelling Showpeople community of the GTAA study and invited those with an interest in the area to come forward. In response one Travelling Showperson family who are currently based in Scunthorpe contacted ORS to express their interest in obtaining land in York as it would fit in with their business activities.
- 5.38 This group has not identified any potential land in the area and would not wish to do so without pre-planning discussion with the Council. However, we would note that Planning Policy for Traveller Sites places the duty to identify a land supply on the local authority rather than on the household seeking to move to an area.
- 5.39 It could be argued that the wishes of the additional households represent a desire rather than a need to move to York and that potentially other areas could meet their needs. However, similar arguments have been made on other applications such as a recent case in Selby and the planning inspectorate has found in favour of the Travelling Showpeople. If an area currently contains little or no population than any needs must arise from in-migration and Planning Policy for Traveller Sites requires local authorities to address the needs of in-migrant households. Planning Policy for Traveller Sites paragraph 22 states:

Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

the existing level of local provision and need for sites

the availability (or lack) of alternative accommodation for the applicants

other personal circumstances of the applicant

that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites

that they should determine applications for sites from any travellers and not just those with local connections

Overall Needs for Travelling Showpeople in the City of York

^{5.40} The estimated extra plot provision that is required now and in the near future will be 8 plots to address the needs of all identifiable households. This includes the existing households on unauthorised sites, those with a temporary planning permission, in-migrants and growth in household numbers due to household formation.

Figure 4
Extra Plots which are Required in the City of York from 2014-2030

Reason for Requirement/Vacancy	Gross Requirement	Supply	Net Requirement
Supply of Pitches			
Additional supply from empty pitches	-	0	
Additional supply new sites	-	0	
Total Supply		0	
Current Need			
Current unauthorised developments or encampments and seeking to stay in the area	3	-	
Concealed households	0	-	
Net movement from bricks and mortar	0	-	
Total Current Need	3		
Future Needs			
Currently on sites with temporary planning permission	1	-	
Net migration	1	-	
Net new household formation	3	-	
Total Future Needs	5		
Total	8	0	8

Split to 2030 in 5 year Time Period

^{5.41} In terms of providing results by 5 year time periods we have assumed that all unauthorised sites, in-migration and temporary permissions are addressed in the first 5 years. Household formation is apportioned over time. Using this method, a total of 5 plots are required in the period 2014-2018, 1 in the period 2019-2023 and 2 in the period 2024-2030.

6. Conclusions

Introduction

- 6.1 This chapter brings together the evidence presented earlier in the report to provide some key policy conclusions for York. It focuses upon the key issues of future site provision for Gypsies, Roma & Travellers and also Showpeople.

Gypsy, Roma and Traveller Future Pitch Provision

- 6.2 Based upon the evidence presented in Chapter 5, the estimated extra pitch provision that is required for Gypsies, Roma and Travellers to 2030 in York is 66 pitches. These figures should be seen as the projected amount of provision which is necessary to meet the statutory obligations towards identifiable needs of the population arising in the area.
- 6.3 In terms of providing results by 5 year time periods we have assumed that all unauthorised sites, concealed households and bricks and mortar needs are addressed in the first 5 years. Any supply from undeveloped sites is assumed to be developed in the first 5 years. Household formation is apportioned over time. Using this method, a total of 33 pitches are required in the period 2014-2018, 12 in the period 2019-2023 and 21 in the period 2024-2030.

Transit Sites

- 6.4 York current has an 18 pitch private transit site under development (at Love Lane, Fulford), which is available for all travelling communities to use. As well as facilitating the accommodation needs of household visiting an area, the presence of a transit site or emergency stopping place in an area can speed up enforcement on unauthorised encampments, with households facing committing an offence if they do not move on to the site, or leave the area. However, we would note that local authorities are not able to use transit provision on private sites as part of their enforcement action policies and therefore while it does provide an option for visiting households it is at the discretion of the site owner who is allowed on to the site. It should also be noted that strengthened Police powers can only be triggered if a transit site or temporary stopping place is made available within a specific local authority area. The legislation does not currently allow the direction of Travellers across local authority boundaries. York would therefore need to plan for a separate site within its local authority area or accept some limitations to Police powers.

Travelling Showperson Requirements

- 6.5 There are 4 sources of requirements for the Showperson population in York, namely households on an unauthorised yard, those with a temporary planning permission, a group of Travelling Showpeople who are seeking accommodation in the area and the growth in the population over time. In total the area requires 8 extra plots to 2030 with 5 plots required in the next 5 years.

Appendix A: Gypsy, Roma and Traveller Sites in York

Gypsy, Roma and Traveller Sites in York

Site	Number of Pitches
Local Authority Sites	
James Street	20
Osbalwick	12
Clifton	23
TOTAL PITCHES ON LOCAL AUTHORITY SITES	55
Private Sites with Permanent Permission	
TOTAL PITCHES ON PRIVATE SITES WITH PERMANENT PERMISSION	0
Sites with Temporary Permission	
-	-
TOTAL PITCHES ON SITES WITH TEMPORARY PERMISSION	0
Tolerated Sites – Long-term without planning permission	
Outgang Lane	1
Fulford Road	1
TOTAL PITCHES ON LONG-TERM TOLERATED ENCAMPMENTS/ SITES	2
Unauthorised Developments/Encampments	
Behind Osbalwick	1
Flaxton	5
TOTAL PITCHES ON UNAUTHORISED DEVELOPMENTS	6
TOTAL PITCHES	63



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 10: Education Site
Assessment Proformas
June 2014

Appendix 10: Education Site Assessment Proformas

Contents

Site Ref	Site Name	Appendix Page Number
794	Revised University Expansion	2
230	Land to north west of Manor School	6
719	Terry's carpark and land to south	8
720	Land to the East of Terrys	12

A10.1 Introduction

The Council received a number of sites for consideration for educational purposes through the Preferred Options Local Plan. These sites have been subject to technical analysis to understand the suitability of the site for its proposed use.

A10.2 Education Site Assessment Proformas

The following proformas provide detailed technical suitability analysis of the sites submitted.

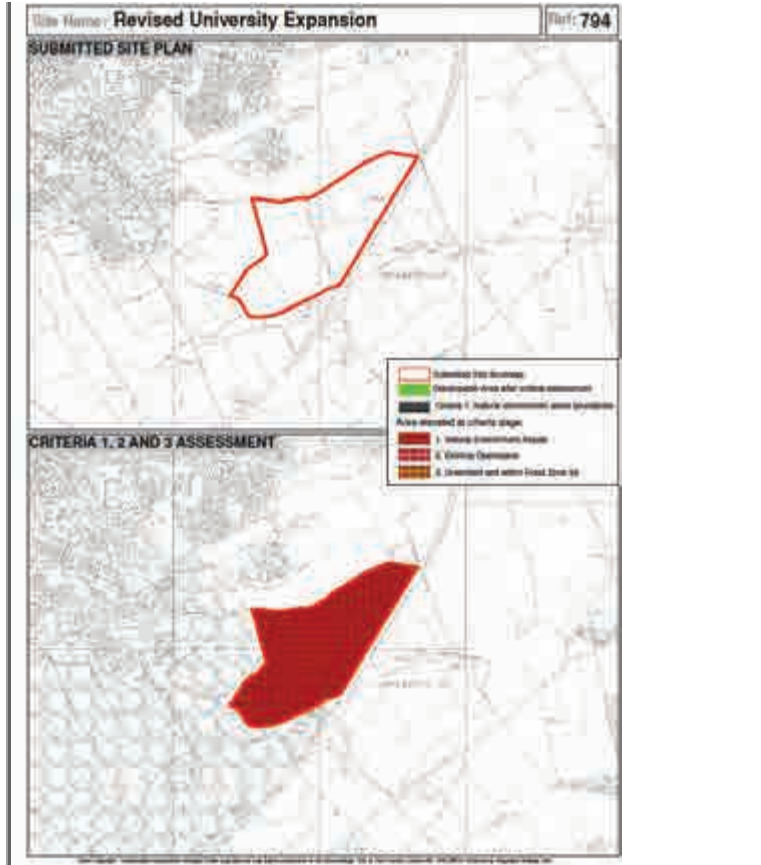
Criteria 1 to 4 Analysis

Site: 794

Amalgamated sites south of Heslington

Source:
New Site

Submitted For: Education



Submitted Size: 66.628738190

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Adjacent
Historic Character:	Part
Ancient Woodland:	No
Regional GI Corridor :	No
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.474483514

Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	

Part

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.474483514

Openspace Evidence:	N/A
---------------------	-----

Pass

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Par
Site Size Remaining:	0.474481915

Floodrisk Evidence:	N/A
---------------------	-----

Pass

Criteria 4 - Residential Access to Services

Failed Criteria 4

Fail

Technical Officer Assessment

Site: **794**

Amalgamated sites south of Heslington

Submitted For: Education

TRANSPORT

Heslington East is designed and established on offering and generating healthy proportions of journeys by walk, cycle and public transport. There is a question mark over development southwards as this will limit the potential for such travel patterns to be sustained given the distances and increasing remoteness from facilities outside of the campus. It would therefore be dependant upon the ability to continue existing provision such that it permeated southwards (including bus services) and also assess the need for increasing facilities on campus to prevent a drift of trips outside the site with the potential that the car becomes the mode of choice. Detailed Transport Assessment and Travel Plan required as evidence base to support this allocation. The provision of increasing car parking stock on campus would be contrary to the established approach and likely to erode what has been achieved to date. Additionally this would impact on local and strategic highway network and likely need to mitigate. Access to the A64 would require approval of the Highway Agency.

Amber

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination: No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

Green

Air Quality: Residential development may lead to the potential for exposure next to carriageway, orientation of rooms and set-back of buildings may need to be considered. Standard air quality requirements including electric vehicle recharge infrastructure.

Amber

Noise: Noise impact from the A64 would need to be considered and could result in parts of the site being undevelopable for university uses. A noise assessment would be required to identify suitable parts of the site to be developed.

Amber

Flood Risk: Germany Beck runs through the middle of the site so drainage would feed into there with some draining into the Tillmire drain. Further investigation of surface water drainage would be required. This site is greenfield land therefore runoff rates must be 1.4 l/sec/ha. This site is located in flood zones 1 and 2.

Amber

Ecology: Mostly arable land with good hedges on site. No major showstoppers. Development of campus 3 has changed the character of the eastern part of the site. Land to the south of campus 3 and Heslington Village is therefore very important to the setting of the city. The outgang to the south creates an important link out to the countryside. This is an SLI with acidic grassland/heath interest. In wildlife terms this is one of the better locations for development with the A64 providing a strong boundary reducing likely impacts on the Tillmire. The eastern section of the site has more potential as it isn't as close to the village however it would still be encroaching on the enclosed landscape. Reducing the area would make it less attractive for development. Relic common land should be retained. Low Lane provides important access to the countryside and existing campus 3 is designed to preserve this. This should not be compromised. Would need general phase 1 habitat assessment and design that establishes future green wedges into the City.

Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology: An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The archaeological investigation undertaken on Campus 3 have demonstrated that interesting and important

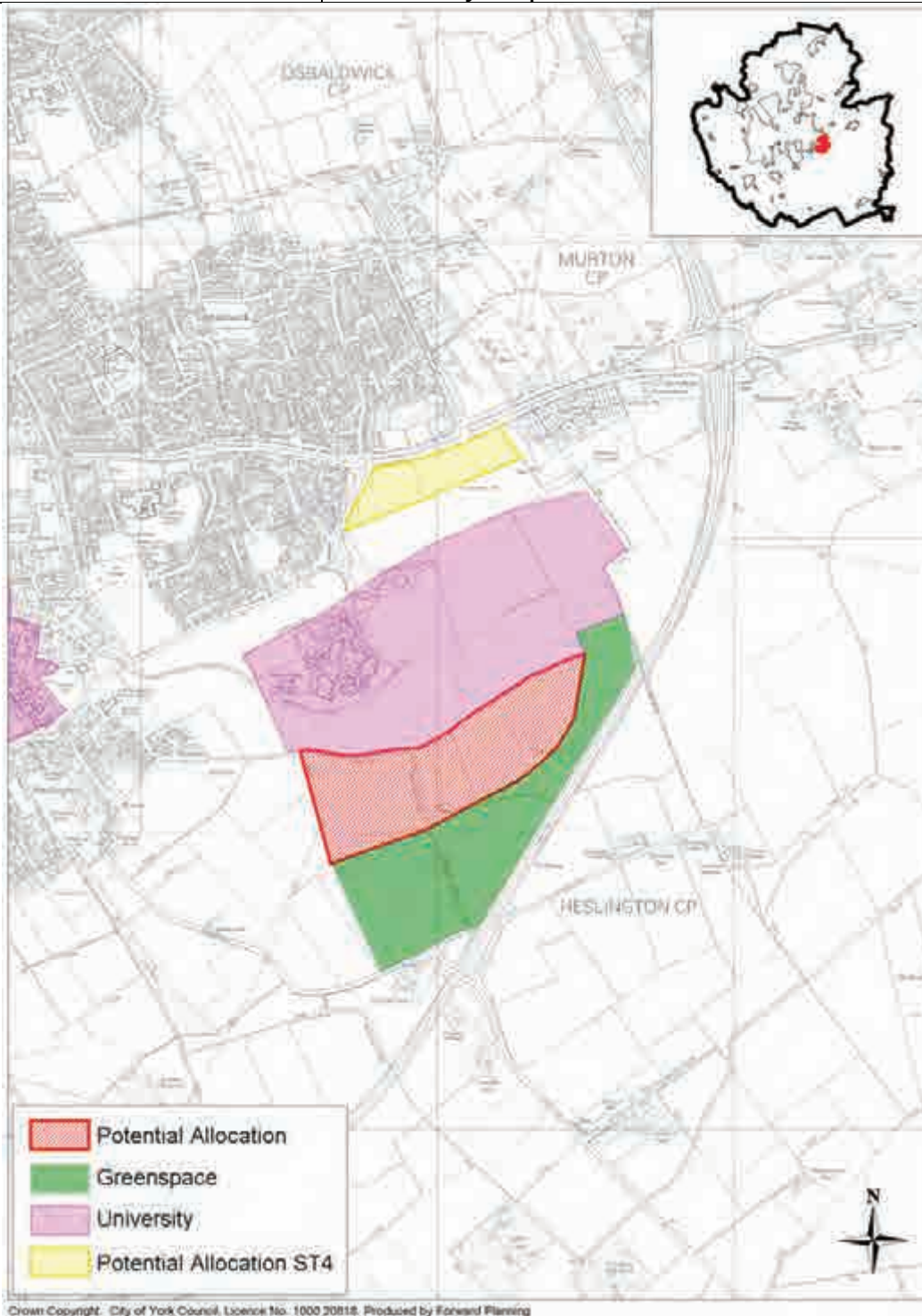
Amber

	archaeological deposits survive within this area.	
Landscape/ Design:	The site plays a critical part in the attractive setting of the city and Heslington village. It has a distinctive landscape quality and provides accessible countryside to a significant portion of the population. The land to the west is particularly important for maintaining the setting of Heslington village and key views. Land to the east may offer more potential subject to a suitable buffer from the A64 to maintain the landscape setting.	Amber
Openspace/ Recreation:	There is concern over community recreational value of Love Lane being retained. Additional recreational amenity would be required as part of this development.	Green

CONCLUSIONS

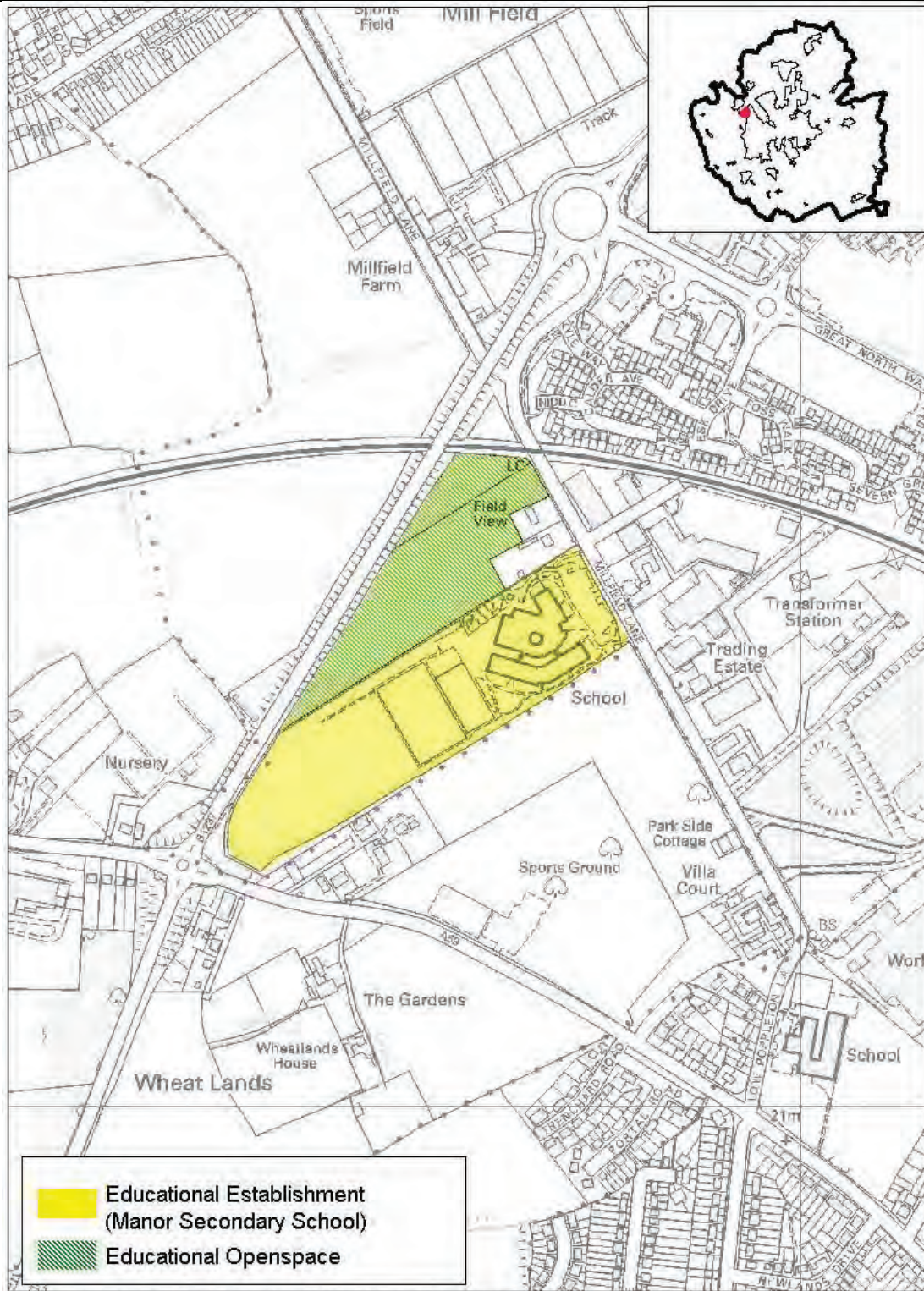
Summary:	The site plays a critical part in the attractive setting of the city and Heslington village. It has a distinctive landscape quality and provides accessible countryside to a significant portion of the population. The land to the west is particularly important for maintaining the setting of Heslington village and key views. Land to the east may offer more potential subject to a suitable buffer from the A64 to maintain the landscape setting. The University of York is a key component of the long term success of the city and it is important to provide long term opportunity for the University to expand. The original decision to approve the Heslington East campus recognised that there may well be further growth in the campus and the associated business park. It is therefore considered that land should be allocated within the Plan period to provide for University expansion.	Amber
Outcome:	Passed Technical Officer Comments	Amber

Site Ref:	794
Site Name:	University Expansion



Submitted for:	Education
Recommendation:	To include this site for expansion at the University of York and for related Science City uses. Existing Strategic Site ST4 is also shown on the map and is considered to have potential for student housing linked to the University of York.

Site Ref:	230
Site Name:	Land to the North of Manor School



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Submitted for:	Education
Assessment:	A planning application (by Manor CE Academy) was approved in January 2014 (app No. 13/03354/FULM) for the 'Change of use of

	<p>agricultural land to sports pitches, allotments, and informal landscaped open space, construction of hard surfaced recreational area, excavation of pond and associated footpaths, car parking and a 6m high ball fence'. The part of the site adjacent to the school will be for sports pitches / informal social area and the northern part of the site (adjacent to the railway line) will be for allotments.</p> <p>Consequently, it is considered that this land to the north west of the Manor CE Academy should be shown on the Proposals Map as both Educational Establishment and New Open Space (complimenting the existing Educational Establishment allocation on the existing Manor CE Academy site).</p>
Recommendation:	To link the site currently identified as openspace with the existing Manor School designation.

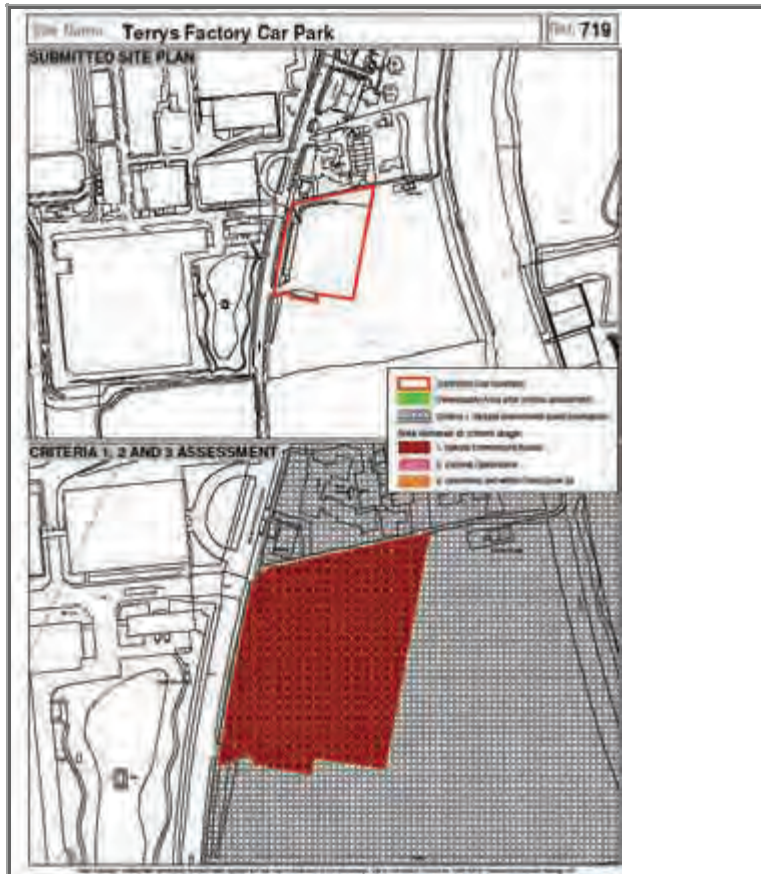
Criteria 1 to 4 Analysis

Site: 719

Terry's car park and land to south

Source:
Previously
Rejected Site

Submitted For: Education



Submitted Size: 0.865570338

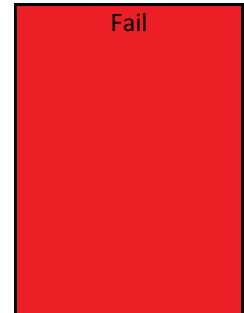
Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	No
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

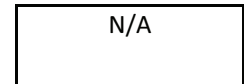
Floodrisk Evidence:	N/A
Landscape Evidence:	No
Habitat Evidence:	No



Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

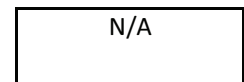
Openspace Evidence:	N/A
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Criteria 3 - Greenfield 3A

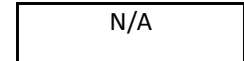
Greenfield/Brownfield:	Brownfield
Greenfield Within 3a:	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	N/A
---------------------	-----



Criteria 4 - Residential Access to Services

Stage 1 Pass



Technical Officer Assessment

Site: **719**

Terry's Car Park

Submitted For: Education

TRANSPORT

As part of the planning permission for the redevelopment of the Terry's factory, the decked car park to the east of Bishopthorpe Road was related to the non residential uses proposed on the factory site. It is feasible that the development on the factory site could be self sufficient and not need parking on the east, however a detailed submission would be required.

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:	Land to the south of the car park is an historic landfill site, so land contamination is likely to be present. An appropriate assessment of the ground conditions would be required and remedial work if necessary. This will ensure that the land is safe and suitable.	Amber
Air Quality:	No Comments Collected	
Noise:	No Comments Collected	
Flood Risk:	This is a brownfield site and would therefore require a 70% of the existing rate through any re-development (based on 140 l/s/ha of proven connected impermeable areas).	Green
Ecology:	Bats will likely even value the car park for foraging around the landscaping so should be considered.	Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits. The decked car-park would safeguard residents parking areas and create a less car orientated development within the main site. The additional capacity provided by the decked car park would reduce the pressure for parking around the listed buildings on the main site, thus contributing to an improved setting for the buildings and conservation area. Significant increases to parking within the factory site are likely to lead to unacceptable impact on the setting of the listed buildings and conservation area. A detailed submission is required to assess the impact.	Green
Landscape/ Design:	The planning permission for redevelopment of the Terry's factory included the car park which has permission for a (single) decked car park. The potential impact on the landscape setting of changing the car park to an alternative use needs to be carefully considered. The original permission took into consideration views of the city and the listed buildings on site through allowing only a single decked car park. It is unlikely that development that would be higher than the permitted decked car park would be acceptable in visual impact/green belt openness terms, if it had a significant detrimental impact on the setting and views of the Terry's factory complex and on the landscape character of the lngs. There is a need to consider views of Terry's from the riverside and across the lngs as part of a detailed visual impact assessment. The approved scheme for the decked car park includes retention of all existing vegetation to be supplemented with additional offsite tree planting along the southern and eastern boundaries to mitigate any perceived adverse visual impacts. The decked car park would not be visible and as such there would be unlikely to be any significant adverse impacts upon the character of the landscape or the openness and functioning of the green belt in this area	Red
Openspace/	No Comments Collected	

CONCLUSIONS

Summary:

The planning permission for redevelopment of the Terry's factory included the car park which has permission for a (single) decked car park. The potential impact on the landscape setting of changing the car park to an alternative use needs to be carefully considered. The original permission took into consideration views of the city and the listed buildings on site through allowing only a single storey decked car park. It is unlikely that development that would be higher than the permitted decked car park would be acceptable in visual impact/green belt openness terms. The site is unlikely to be suitable for residential development. There would be a need to consider views of Terry's from the riverside and across the Ings as part of a detailed visual impact assessment. The approved scheme for the decked car park includes retention of all existing vegetation to be supplemented with additional offsite tree planting along the southern and eastern boundaries to mitigate any perceived adverse visual impacts. The decked car park would not be visible and as such there would be unlikely to be any significant adverse impacts upon the character of the landscape or the openness and functioning of the Green Belt in this area. As part of the planning permission for the redevelopment of the Terry's factory, the decked car park to the east of Bishopthorpe Road was related to the non residential uses proposed on the factory site. It is feasible that the development on the factory site could be self sufficient and not need parking on the east, however a detailed submission would be required. The decked car-park would safeguard residents parking areas and create a less car orientated development within the main site. The additional capacity provided by the decked car park would reduce the pressure for parking around the listed buildings on the main site, thus contributing to an improved setting for the buildings and conservation area. Significant increases to parking within the factory site are likely to lead to unacceptable impact on the setting of the listed buildings and conservation area. A detailed submission is required to assess the impact.

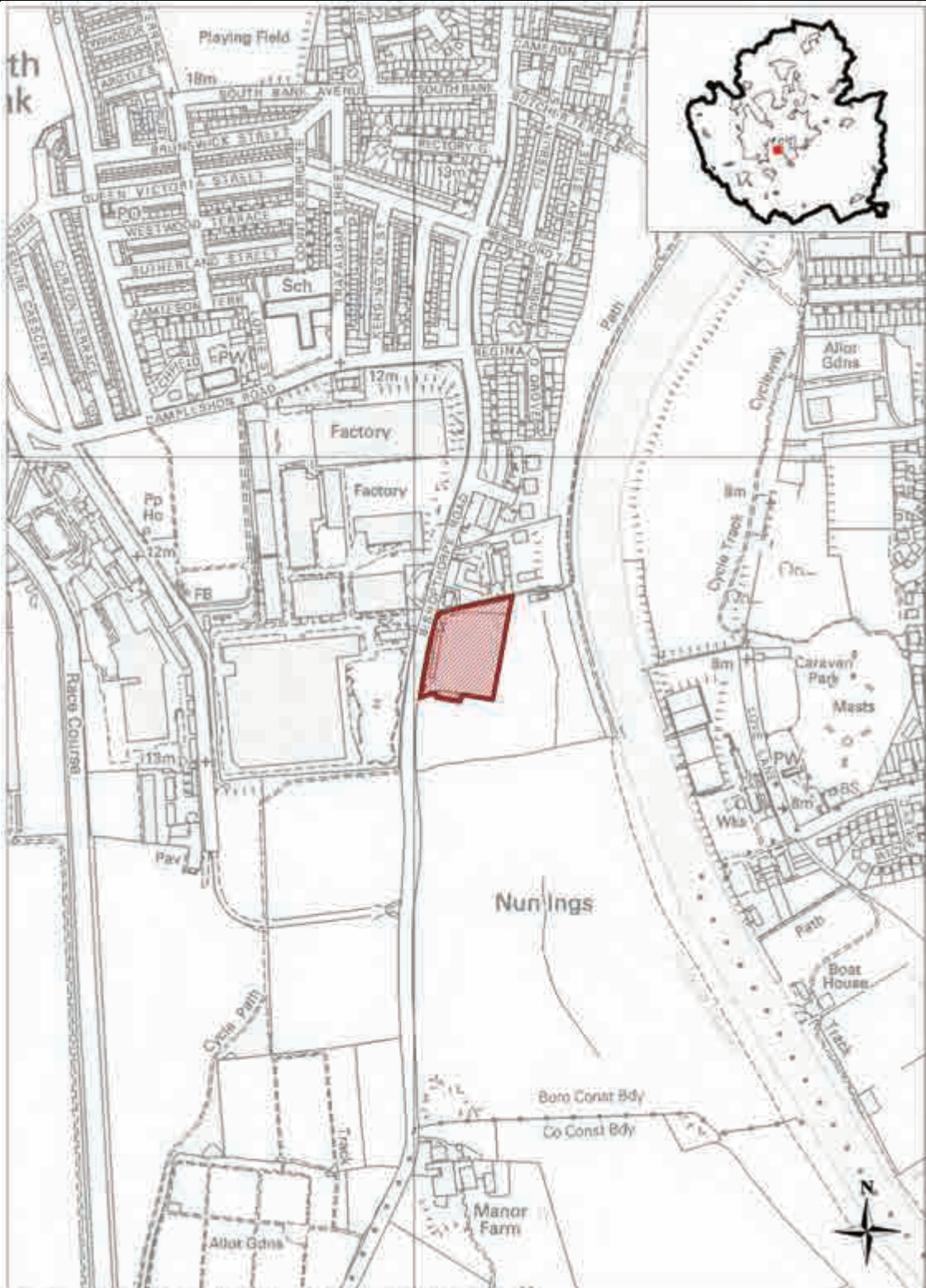
Red

Outcome:

Failed Technical officer comments

Red

Site Ref:	719
Site Name:	Land at Terrys Carpark



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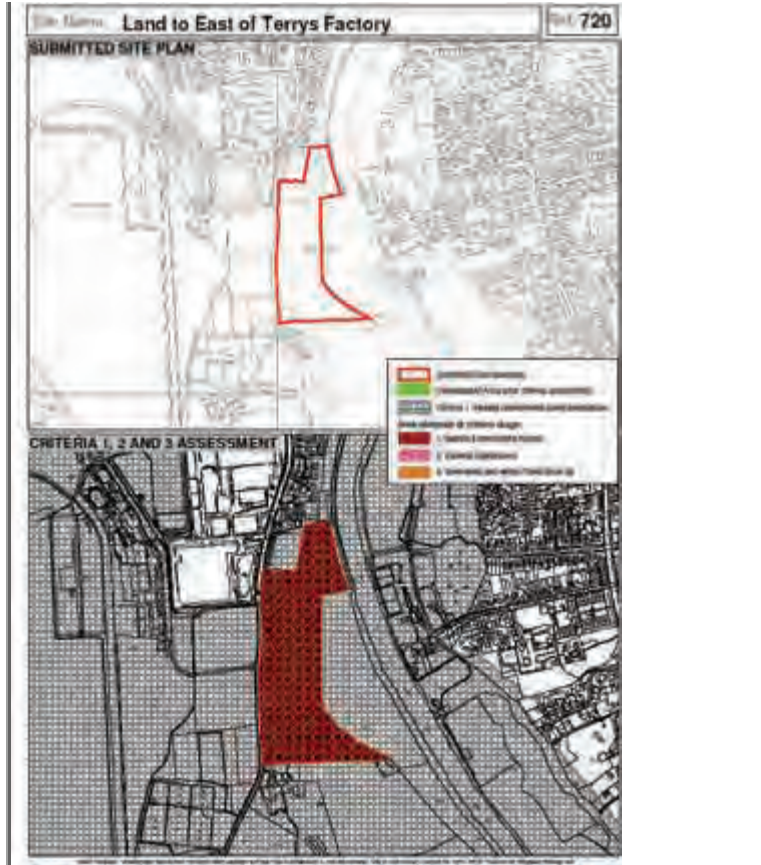
Submitted for:	Education
Recommendation:	Not to include the site in the Local Plan for educational use

Criteria 1 to 4 Analysis

Site: 720

Land to the East of Terry's

Source:
Previously
Rejected Site



Submitted For: Education

Submitted Size: 9.440000000

Technical Analysis

Evidence/Mitigating Factors

Criteria 1 - Primary Constraints

Flood Zone 3b:	Yes
Historic Character:	Yes
Ancient Woodland:	No
Regional GI Corridor :	Yes
National Conservation:	No
SINC:	No
Local Nature Conservation	No
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
Landscape Evidence:	No
Habitat Evidence:	No

Fail

Criteria 2 - Openspace

Openspace:	No
Site Size remaining:	0.000000000

Openspace Evidence:	N/A
---------------------	-----

N/a

Criteria 3 - Greenfield 3A

Greenfield/Brownfield:	Greenfield
Greenfield Within 3a:	Part
Site Size Remaining:	0.000000000

Floodrisk Evidence:	No
---------------------	----

N/a

Criteria 4 - Residential Access to Services

Not Scored

Technical Officer Assessment

Site: 720

Land to the East of Terry's

Submitted For: Education

TRANSPORT

No Comments Collected

GEO-ENVIRONMENTAL CONSIDERATIONS

Contamination:	Land to the south of the car park is an historic landfill site, so land contamination is likely to be present. An appropriate assessment of the ground conditions would be required and remedial work if necessary. This will ensure that the land is safe and suitable.	Amber
Air Quality:	No Comments Collected	
Noise:	No Comments Collected	
Flood Risk:	Part of the site within the Ings lies within flood zones 3a and 3b and will need to be excluded from the developable area.	Amber
Ecology:	The Ouse is of great value for bats and otters. Any reduction in the regional green corridor is therefore of concern.	Amber

HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN

Heritage/ Archaeology:	There is well preserved medieval ridge and furrow in this area reflecting the largely agricultural character of the area during the medieval period. The ridge and furrow would be lost even if used as playing fields and needs to be evaluated. An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.	Amber
Landscape/ Design:	The planning permission for redevelopment of the Terry's factory included the car park which has permission for a (single) decked car park. The potential impact on the landscape setting of changing the car park to an alternative use needs to be carefully considered. The original permission took into consideration views of the city and the listed buildings on site through allowing only a single decked car park. It is unlikely that development that would be higher than the permitted decked car park would be acceptable in visual impact/green belt openness terms, if it had a significant detrimental impact on the setting and views of the Terry's factory complex and on the landscape character of the Ings. There is a need to consider views of Terry's from the riverside and across the Ings as part of a detailed visual impact assessment. The approved scheme for the decked car park includes retention of all existing vegetation to be supplemented with additional offsite tree planting along the southern and eastern boundaries to mitigate any perceived adverse visual impacts. The decked car park would not be visible and as such there would be unlikely to be any significant adverse impacts upon the character of the landscape or the openness and functioning of the green belt in this area	Red
Openspace/ Recreation:	No Comments Collected	

CONCLUSIONS

Summary:	The site is not suitable for the size of school proposed. Any development, including for playingfields, on Nun Ings would be unacceptable. The site falls within 'primary constraints' in the local plan site search methodology - in a green belt green wedge and a Regional Green Corridor. There is also Ridge and Furrow in this area.	Red
Outcome:	Failed Technical officer comments	Red

Site Ref:	720
Site Name:	Land to the East of Terrys
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Submitted for:	Education
Recommendation:	Not to include the site in the Local Plan for educational use



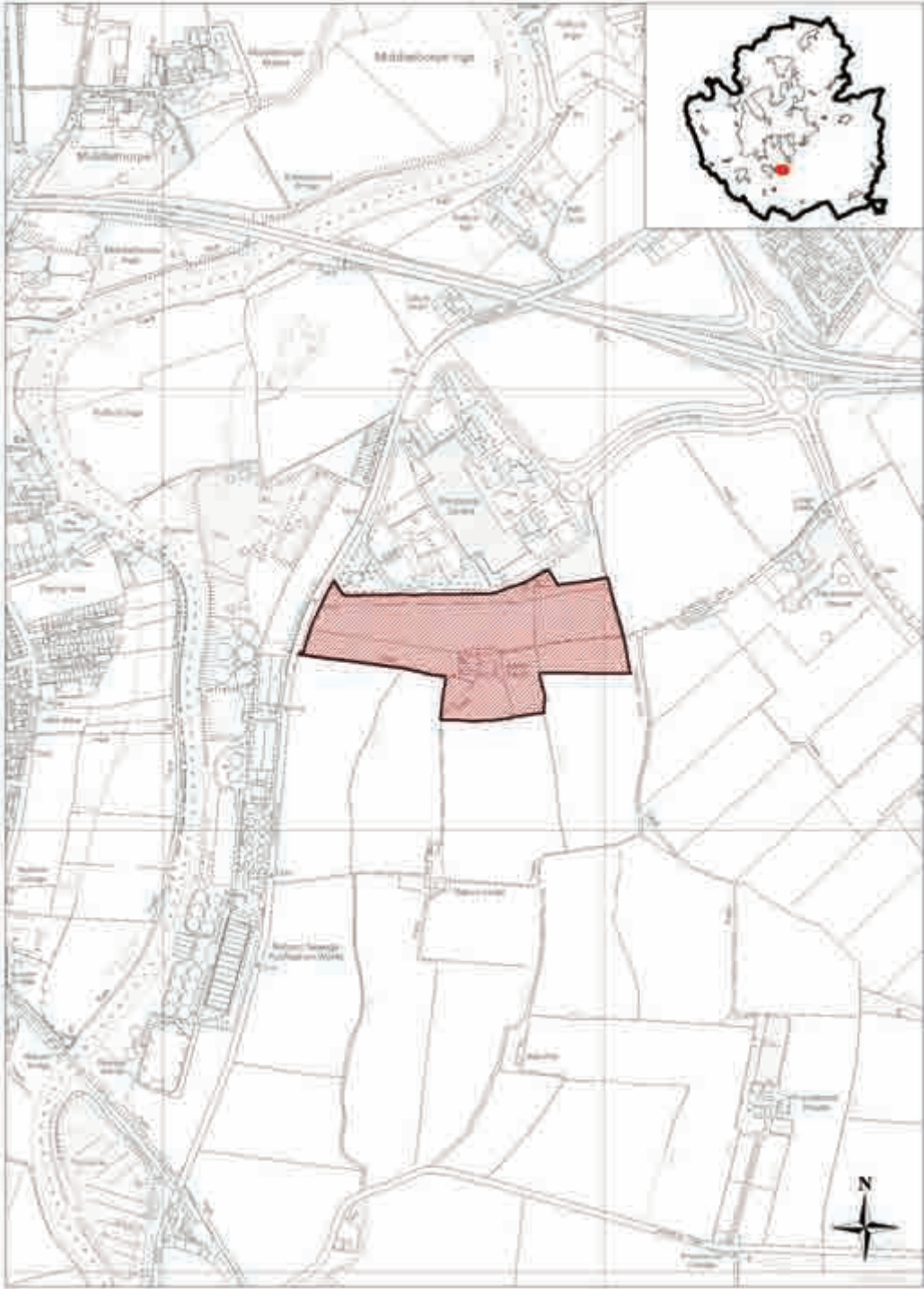
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Appendix 11: Transport Site
Assessment Proformas
June 2014

Appendix 11: Transport Site Assessment Proformas

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SITE NEAR ASKHAM BRYAN.....	9

Site Ref:	800
Site Name:	Land to the south of Designer Outlet.
	
Submitted for:	Potential Relocation of existing P&R
Site Size:	15.1Ha
Assessment:	The Local Plan Preferred Options Policy T2 : Strategic Public Transport Improvements states that the Plan will pursue in the long-term, further expansion of Park & Ride services in the city (e.g.

relocation and expansion of the ‘Designer Outlet’ Park & Ride facility). In addition the Proposals map shows the existing Designer Outlet Park & Ride site as one of five ‘Existing Park & Ride Sites which may be expanded (T2)’.

Need to ensure sufficient land is assembled to provide suitable primary access off St Nicholas Avenue (including the southern leg of the Designer Outlet Car park loop, upgraded as necessary) to the expanded / relocated Park & Ride site and a possible bus access off Naburn Lane. Cycle access to the local cycle network should also be provided.

Implementation of the proposed bus priority measures on the A19 in (2014/15) will reduce journey times and improve journey time reliability for bus services including the Park & Ride service, thus making the Designer Outlet Park & Ride more attractive as a more sustainable mode of transport.

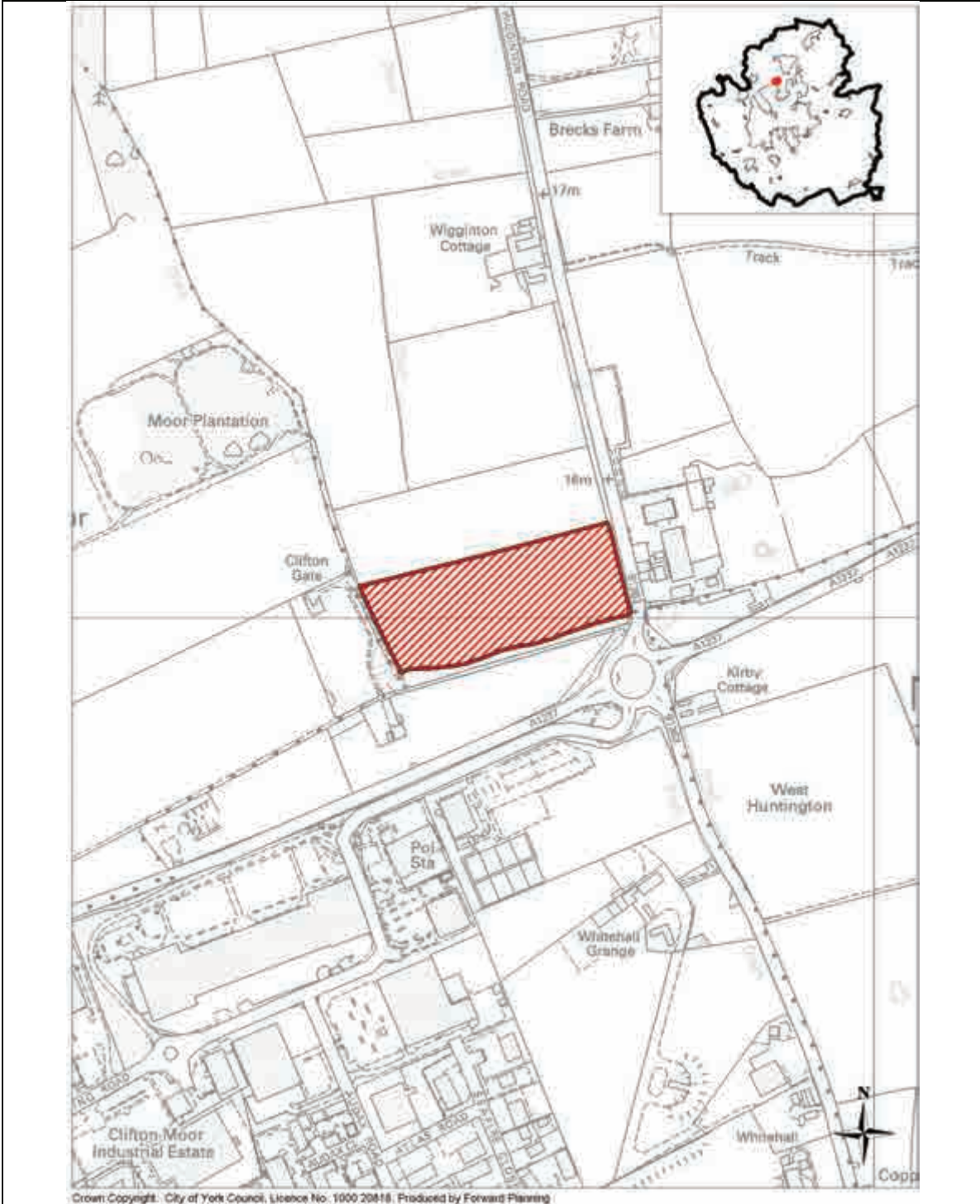
The site appears to be larger than would be required solely for a Park & Ride site, but other uses in addition to a Park & Ride site may be suitable within the overall site.

Park and Ride facilities are urban in nature and provision within the greenbelt may cause harm. Further detailed landscape and visual appraisal would be required.

An archaeological desk based assessment and evaluation consisting of a geophysical survey and archaeological trenches will be required to identify archaeological features and deposits. The historic environmental record indicates there is late prehistoric and Romano British archaeological features and deposits presented in the area to the south of the Designer Outlet.

Conclusion:	This site offers the opportunity to realise the further expansion of Park & Ride in the long term as set out in Policy T2. This site also offers the opportunity to realise this in the short-to-medium term.
Recommendation:	To include the site in the Local Plan as a potential Park and Ride Site subject to addressing landscape concerns.

Site Ref:	241
Site Name:	Land North & West of A1237/Wigginton Rd roundabout



Submitted for:	Potential New P& R
Site Size:	3.6Ha
Assessment:	The public transport network in the northern part of York is in need of improvement and would benefit from the introduction of bus services

of equivalent quality to Park & Ride services.

The Local Plan Preferred Options Policy T2 : Strategic Public Transport Improvements states that the Plan will support the provision of a new Park & Ride site at Clifton Moor (B1363 Wigginton Road) in the Medium Term (2019-24). In addition the Proposals map shows an area of land to the south west of the A1237/B1363 junction as a 'Park and Ride opportunity Area'.

A new Park & Ride to the south-west of the A1237/B1363 junction was included in an early version of the Access York Phase 1 project, but was not included in the Best and Final Funding (BAFF) submission for Access York Phase 1.

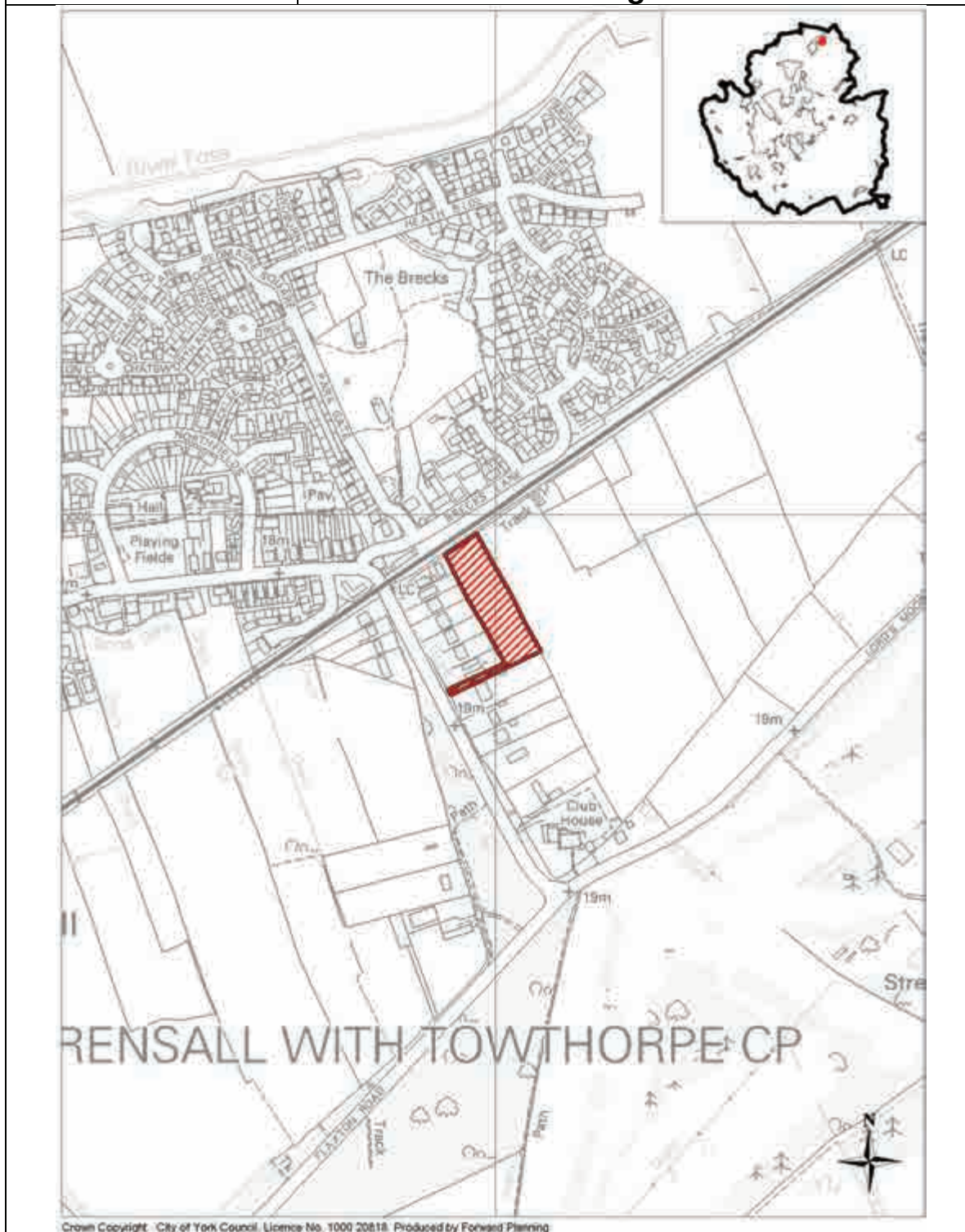
Both of the potential locations for a Park and Ride site (to the north-west or south-west of the A1237/B1363 junction) have advantages and disadvantages relative to each other and further work including an investigation of the impacts of the site NW of the A1237/B1363 on traffic queues at the junction and its approaches will be necessary to determine which one should be progressed.

The Development of Strategic Site ST14 provides an opportunity to 'help' the delivery of the Park & Ride on this site. However further work will need to be undertaken to determine more precisely how much 'help' development of Strategic site ST14 provides.

Park and Ride facilities are urban in nature and provision within the greenbelt may cause harm. Further detailed landscape and visual appraisal would be required.

Conclusion:	This site offers the opportunity to deliver (in conjunction with development of Strategic Site ST14) a Park & Ride facility in an area of York that requires a significant improvement in public transport.
Recommendation:	Include the site in the Local Plan as a potential Park and Ride site subject to addressing landscape concerns.

Site Ref:	260
Site Name:	South of Southfields Road Strensall and land South of the village



Submitted for:	Car Park (Strensall Rail Halt)
Site Size:	0.8Ha
Assessment:	Two locations for a potential rail station in Strensall (York Road and

Lords Moor Lane) have been considered in a previous study. It established that there is sufficient land available for a station and a relatively large car park at Lords Moor Lane, adding that with the acquisition of some adjacent agricultural land a larger Park and Ride facility would be feasible.

A later study stated that recent and expected future housing growth in Strensall, influenced the choice of station location which is to be on Lord's Moor Lane. The same report added that *'The Council are also considering providing additional car parking opposite the platform, with access off Lords Moor Lane.'*

If the station were to be built at Lords Moor Lane the site would provide for this car park sufficiently close to it.

The site east of Lords Moor Lane backs on to the gardens of residential properties, so it could be visually intrusive to residents if it is used as a car park.

The proposed location of a station within a site south of Strensall Village (H30, extended to the south-west as put forward in a representation) is approximately 900m walking distance from Moor lane. If a new station were to be built in this site, as proposed, the potential car park off Lords Moor lane would be too far away for it to be attractive to rail passengers to use it.

Conclusion:

Lords Moor Lane remains the preferred location for a new station at Strensall. The site east of Lords Moor Lane would provide for this car park sufficiently close to a new station if the station were to be built here.

The distance between an alternative new station in the site South of Strensall Village (extended westwards) and a car park in the site east of Lords Moor Lane would make it unattractive to rail passengers.

Recommendation:

The site east of Lords Moor Lane could be a suitable location for car parking, provided that the landowner is willing to provide the land for this purpose without a condition that the site south of Strensall Village (H30) is extended to the south west, and subject to suitable

	landscaping/screening being provided to the adjacent residential properties. Further assessment is required before the site can be included within the Local Plan.
--	--

Site Ref:	253
Site Name:	Site near Askham Bryan
Submitted for:	Compressed Natural Gas (CNG) Station (and B8 Freight Consolidation Centre).
Site Size:	4.5 Ha
<p>Assessment : An archaeological desk based assessment and evaluation will be required to identify archaeological features and deposits.</p> <p>The site has strategic views of the Minster and provides a panoramic</p>	

view of the city from its approach. Views of the Minster would need to be protected, which the developers have committed to doing. The scale and massing of any development would be critical to ensuring no significant landscape impact, if single storey building then this would reduce impact. Suitable screening of the site would be required to further reduce impacts. It is recognised that this site is a unique location in the City given the high pressure gas pipeline surfacing at ground level and if suitable building design and screening is provided then it could be supportable in landscape impact terms.

This site is an old arable field which is now reverting back to woodland. Similar sites have proved good bird habitats but it would be feasible to carry out mitigation elsewhere to re-establish habitats. A bird survey should be undertaken to check for breeding and migration. There may be an issue with the ditch on the northern side of the site. This feeds directly into Askham Bog Nature Reserve and therefore has the potential for contamination and influence hydrological flows which are extremely important to the Reserve. Any development will require an assessment to be made on the impact to the SSSI.

Site is greenfield therefore runoff rates must comply with the 1.4 l/sec/ha. This site is located in flood zone 1. Adjacent Pike Hills Drain runs into Askham Bogg.

A noise impact assessment would be required to consider the implications of the freight transshipment centre on nearby receptors.

Standard air quality requirements would be necessary for any development. Need to consider nearest 'residential' receptor and impact of possible additional HGV movements from the proposed freight transshipment use. This may not be an issue but would need to review access arrangements.

No particular concerns regarding land contamination at this site. However, the developer must undertake an appropriate assessment of the ground conditions.

The use of this site confined to a B8 Freight Consolidation Centre (with the CNG station) is supportable in principle from a transport strategy and highway network performance perspective, subject to:

- a) Provision of an evidence base (e.g. a business plan) to

<p>demonstrate the financial viability of the proposed use over the plan period. The evidence base is expected to:</p> <ol style="list-style-type: none"> 1. Include a development phasing plan, which shows how construction of the FCC is expected to match demand. 2. Demonstrate that the proposal is financially viable and that it neither relies on other development on the site nor public sector funding to support its operation. <p>b) Detailed Transport Assessment demonstrating that the implications of traffic distribution arising from the transfer of traffic to particular routes does not generate detrimental impacts for which it is not feasible to mitigate,</p> <p>c) Provision of an evidence base to substantiate anticipated reductions in freight (and emissions), particularly in the city centre,</p> <p>d) Presentation of achievable traffic management proposals which will 'lock in', the anticipated benefits,</p> <p>e) Transport Assessment demonstrating impacts on both the local and strategic highway network are manageable and can be mitigated,</p> <p>f) Travel Plan demonstrating realistic opportunities for journeys to work being undertaken by sustainable modes, and</p> <p>g) Appropriate Access to A1237, which it is expected will allow only limited turns (e.g. left in/left out).</p> <p>The development of the site is likely to cause traffic impacts due to use of existing access on A1237 and extent of traffic generation from the site. Therefore the developer will need to clearly demonstrate compliance with d) to f) above.</p>	
Recommendation:	To include the site in the Local Plan for a Compressed Natural Gas (CNG) refuelling Station and Freight Transshipment Centre (B8)



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Appendix 12: Sustainability Appraisal
Technical Note
June 2014

Appendix 12: Sustainability Appraisal Technical Note

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A12.1 Sustainability Appraisal (SA)

It is important to ensure that the development options and policies within the Local Plan contribute to the aims of sustainable development. This is commonly defined as ensuring that there is a better quality of life for everyone now and in the future. Sustainable development seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs whilst minimising the impact, nor compromising the ability of future generations to meet their needs.

The requirement for Sustainability Appraisal of Local Plans is set under Section 19(5) of the Planning and Compulsory Purchase Act 2004. In undertaking this requirement, planning authorities must also incorporate the requirements of the European Strategic Environmental Assessment (SEA) Directive 2001/42/EC regarding the assessment of the effects of plans and programmes on the environment. This is a law that sets out to integrate environmental considerations into the development of plans and programmes.

There are 5 key stages within the SA process. These are shown in **Figure A12.1** together with how they relate to the preparation of the Local Plan.

Stage A of the SA process has been completed through the production of a Scoping Report. The scoping report establishes the baseline data and sets the sustainability context for York. The Scoping report also establishes the framework for undertaking the Sustainability Appraisal through the production of a set of sustainable development objectives against which the performance of the plan can be measured and monitored.

Consultation on the Scoping Report took place in February –March 2013. The final scoping report is available to download from the Council's website at: www.york.gov.uk/localplan.

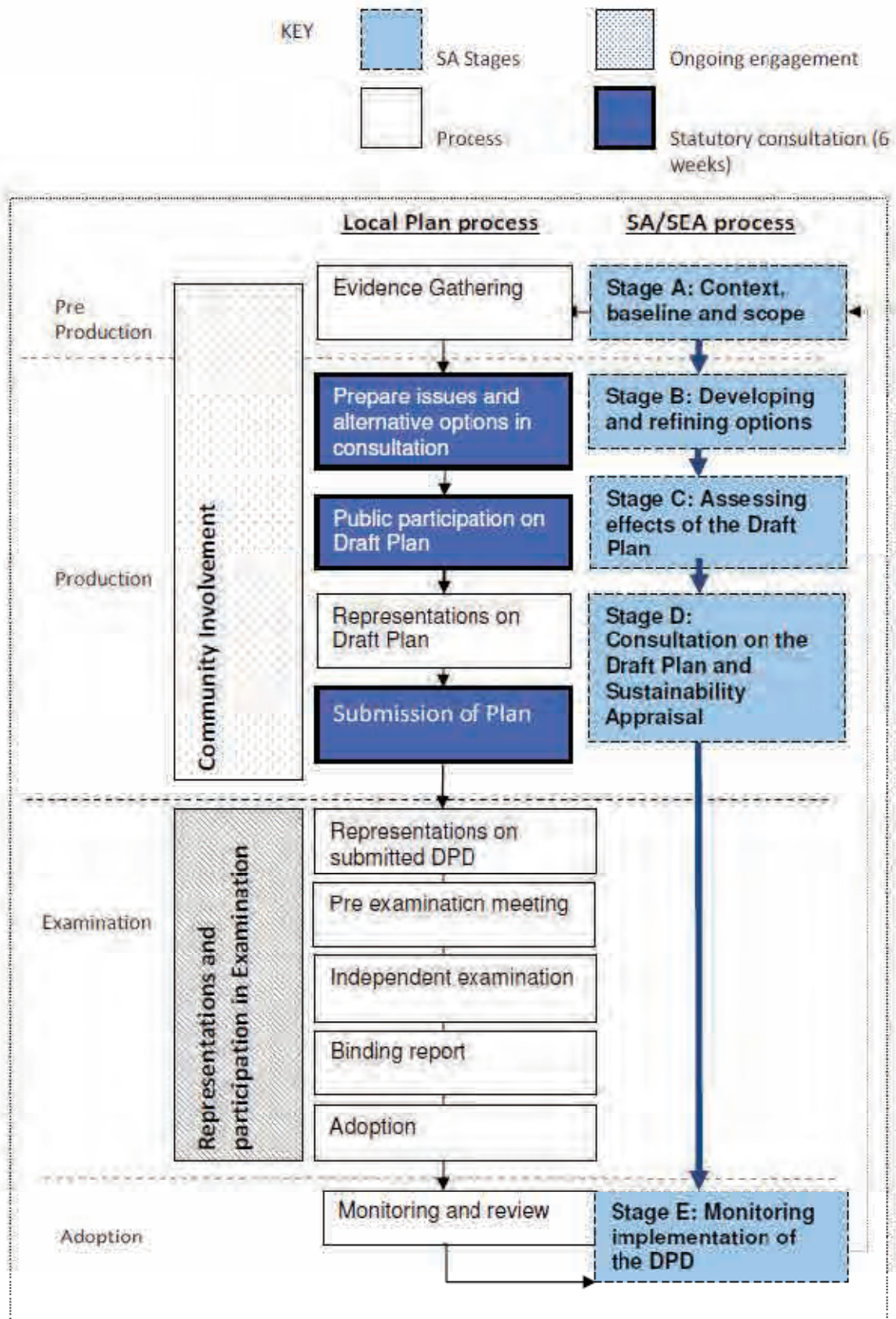
Stage B of the process is iterative and involves the development and refinement of the Local Plan by testing the sustainability strengths and weaknesses of the emerging objectives, policies and allocations. This helps to promote sustainable development through early integration of sustainability considerations into the preparation of the Local Plan. In addition, this stage considers which sites would be the most suitable to deliver the strategic ambitions of the plan.

The SA report produced alongside the Local Plan forms part of the iterative process in developing the final vision, objectives, policies and allocations. As part of this process, a draft SA report was produced to accompany the Local Plan Preferred Options in Summer 2013.

The findings of this technical report together with all of the consultation responses, emerging evidence base and previous SA findings will help to refine the package of policies and allocations included within the final Local Plan Submission (Publication) Report and SA Appraisal (Stages C and D).

This technical note is not intended to be a full Sustainability Appraisal but will feed into the iterative SA process. A final Sustainability Appraisal report will be produced to accompany the Submission (Publication) Local Plan in due course. This will document the audit trail of decision-making for each policy and site allocation within the plan.

Figure A12.1: The SA and Local Plan preparation process



A12.2 The SA framework

The SA Scoping Report sets out a framework that is used to carry out the appraisal. The Framework contains 15 objectives covering a range of social, environmental and economic factors. The objectives are supported by sub-objectives, which are more detailed guide questions to help the assessment of the Local Plan.

All of the Local Plan site allocations, policies and their reasonable alternatives will be evaluated against the 15 objectives set out in Figure 13.2 and presented within the final SA report¹.

Figure 12.2: SA Objectives

No	Sustainability Framework Objectives
1	To meet the diverse housing needs of the population in a sustainable way.
2	Improve the health and well-being of York's population
3	Improve education, skills development and training for an effective workforce
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy
5	Help deliver equality and access to all
6	Reduce the need to travel and deliver a sustainable integrated transport network
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment
9	Use land resources efficiently and safeguard their quality
10	Improve water efficiency and quality
11	Reduce waste generation and increase level of reuse and recycling
12	Improve air quality
13	Minimise flood risk and reduce the impact of flooding to people and property in York

¹ This will be available alongside the Local Plan Submission (Publication) later in 2014.

14	Conserve or enhance York's historic environment, cultural heritage, character and setting
15	Protect and enhance York's natural and built landscape

A12.3 Sustainable Location Assessment Methodology

The appraisal methodology for residential and employment sites is the same as for the Preferred Options consultation (Summer 2013) whereby the sites have been submitted to a desk-based analysis to evaluate and score accordingly how sustainable they are in terms of their location against a number of social, environmental and economic factors. Figure 13.3 summarises the key stages of this location assessment and its compatibility with sustainability objectives. The full methodology is set out in Appendix 1 of the Further Sites Consultation main report.

Figure 13.3: Sustainable Location Assessment Methodology Summary

Criteria Stage	Compatibility with SA/SEA objectives:		
	Environmental	Social	Economic
Criteria 1: Environmental Assets protection Is the site wholly or partly within: <ul style="list-style-type: none"> • Historic Character and Setting • High Flood Risk (Zone 3b) • Statutory Nature Conservation designations (SACs, SPAs, SSSIs, RAMSARs) • Regional Green Infrastructure Corridors • Sites of Special Interest for Nature Conservation (SINC) • Local Sites of Nature Conservations Interest (LNRs) • Ancient Woodland (Site boundary amended as appropriate)	☑		
Criteria 2: Openspace retention Is the site or does it contain existing openspace? (Site boundary amended as appropriate)	☑		
Criteria 3: Greenfield and high flood risk protection	☑		

Is the site greenfield and within flood zone 3a? (Site boundary is amended as appropriate)			
Size threshold Applied			
<ul style="list-style-type: none"> Sites under 0.2 hectares were considered as under threshold Sites 0.2 ha – 5 ha: considered for site allocations Sites over 5ha: considered for Strategic Sites 			
Criteria 4a: Access to facilities and services Is the site within distance of facilities and services? (NB: specific distances relate to facility or service)		<input checked="" type="checkbox"/>	
Criteria 4b: Access to Transport Is the site within distance of transport modes/routes? (NB: specific distances relate to mode of transport/routes)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Considerations	<input checked="" type="checkbox"/>		

All of the desk-based analysis undertaken will be used to inform the final SA/SEA appraisal of sites. It should be noted that where relevant criteria have been used to assess other types of sites, many of these overlap with the criteria set out in Figure 13.3. This analysis will also be used to inform the final appraisal of sites.

All sites, where they have been successful passing the criteria used, have been subject to a technical officer assessment to obtain more site specific suitability comments. Together with the desk-based appraisal the technical stages will help to inform the outcome of the site appraisal and will be documented in the audit trail to be presented in the final Sustainability Appraisal.

A12.4 Outcomes

Annex 1 to this appendix sets out the criteria assessment outcomes used to assess the potential of each site. The full appraisal findings will be presented within the final SA accompanying the Local Plan Submission (Publication) later in 2014.

Appendix 12: Sustainability Appraisal Technical Note
ANNEX 1: MATRIX OF THE ASSESSMENT OUTCOMES

Site Ref	Site Name	Existing Allocation?	Allocation Ref	DOCTORS SCORE	NURSERY SCORE	PRIMARY SCHOOL SCORE	SECONDARY SCHOOL SCORE	HIGHER EDUCATION SCORE	NEIGHBOURHOOD PARADE SCORE	SUPERMARKET SCORE	OPENSOURCE SCORE	NON FREQUENT BUS ROUTE SCORE	FREQUENT BUS ROUTE SCORE	PARK AND RIDE SCORE	WALKING ACCESS TO RAILWAY STATION	CYCLING ACCESS TO RAILWAY STATION	ADOPTED HIGHWAY SCORE	ACCESS TO A CYCLE ROUTE SCORE
9	Land at corner of Common Road and Hassaccarr Lane, Dunnington	No	N/A	4	2	1	0	0	4	4	4	5	3	0	0	0	5	1
13	Land at Station Yard, Wheldrake	No	N/A	2	0	1	0	0	4	2	2	2	0	0	0	0	5	0
30	Land at Intake Lane Dunnington	No	N/A	3	0	0	0	0	4	0	5	2	0	0	0	0	5	3
37	Ford Garage, Jockey Lane	allocation	E3	0	0	0	0	3	5	5	4	3	5	5	0	0	5	3
43	Land at Hull Road Dunnington	No	N/A	0	2	0	0	0	0	0	4	3	0	0	0	0	5	0
44	Common Lane Dunnington	No	N/A	0	2	0	0	0	0	0	2	3	0	0	0	0	5	0
44	Common Lane Dunnington	No	N/A	0	2	0	0	0	0	0	2	3	0	0	0	0	5	0
46	Land to the South of Strensall Village (amalgamated sites south of Strensall)	allocation	H30	5	0	1	0	0	5	5	5	0	5	0	0	0	5	0
55	Land at Dauby Lane, Elvington	No	N/A	5	0	5	0	0	2	2	4	0	0	0	0	0	5	0
61	Salisbury Road former bowling Green.	No	N/A	0	0	5	0	0	5	5	5	3	5	5	0	3	5	3
64	Land at Layerthorpe and James Street	allocation	E4	3	4	3	0	3	5	5	5	3	5	5	0	3	5	3
64	Land at Layerthorpe and James Street	allocation	E4	3	4	3	0	3	5	5	5	3	5	5	0	3	5	3
67	Land at Millfield Lane	No	N/A	2	4	1	0	0	4	4	4	3	0	0	1	5	0	3
72	Water Tower Lane, Dunnington	allocation	H33	4	4	4	0	0	4	4	4	3	0	0	0	0	5	1
76	Duncombe Farm, Strensall	No	N/A	2	0	0	0	0	1	0	4	0	3	0	0	0	5	0
81	Horticulture Nursery site adjoining the Bull Commercial Center, Stockton on the Forest	No	N/A	4	0	0	0	0	4	4	0	3	0	0	0	0	5	0
83	Land at Main Street, Knapton	No	N/A	0	0	0	0	0	4	0	4	0	0	0	0	3	5	3
84	Land at Knapton Lane, Knapton	No	N/A	2	0	3	0	0	5	4	3	0	0	0	0	1	5	1
87	Wills & Ellis Garage, Boroughbridge Road	No	N/A	0	1	0	2	0	0	0	4	2	0	3	5	5	3	0
88	Land at Villa Pond, Wigington Road	No	N/A	0	0	0	0	0	0	2	3	3	0	0	0	0	0	3
97	South of Airfield Business Park	allocation	SF7	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0
112	Brook Nook, Osbaldwick Way	No	N/A	2	4	0	0	3	4	4	2	3	5	3	0	0	5	3
112	Brook Nook, Osbaldwick Way	No	N/A	2	4	0	0	3	4	4	2	3	5	3	0	0	5	3
114	Land at Crompton Farm	No	N/A	0	0	1	2	3	4	4	4	3	5	0	0	0	0	3
115	Crompton Farm	No	N/A	0	0	0	2	3	1	0	3	3	5	0	0	0	5	3
121	Burnholme School (existing building footprint)	allocation	H3	2	4	5	5	0	5	5	5	3	3	0	0	1	5	5
127	Lowfield School	allocation	H5	4	4	4	4	0	5	4	5	0	3	0	0	1	5	1
129	Land alongside A64	No	N/A	0	0	0	0	3	0	5	4	3	3	2	0	0	0	3
137	Land at Heworth Croft	No	N/A	4	1	4	0	3	4	4	5	3	5	4	0	3	0	5
137	Land at Heworth Croft	No	N/A	4	1	4	0	3	4	4	5	3	5	4	0	3	0	5
138	York St John University playing field, Hull Road	No	N/A	2	4	4	4	4	5	4	4	4	3	5	3	0	1	5
139	BIORAD, Haxby Road	No	N/A	2	1	0	0	0	1	1	4	3	5	0	0	1	5	1
141	Northfields playing pitches	No	N/A	2	0	0	0	0	1	1	4	2	1	4	0	0	1	5
160	Land at Grimston Bar	No	N/A	0	0	0	0	3	0	0	0	3	0	0	0	0	5	3
161	Land at Murton Lane Industrial Estate	No	N/A	0	0	0	0	0	0	0	0	3	0	0	0	0	0	1
165	Westfield Lane, Wigington	No	N/A	2	2	4	0	0	4	4	5	3	5	0	0	0	5	0
167	Shipton Road (Clifton Hospital)	No	N/A	0	0	0	0	0	4	4	4	5	4	0	0	1	0	2
170	Pond Field, Heslington	No	N/A	2	4	5	4	5	4	4	5	4	5	3	0	0	5	5
171	Lime Tree Farm, Heslington	No	N/A	4	4	4	0	3	5	2	5	3	5	0	0	0	5	1
173	Land at Bishopthorpe	No	N/A	4	0	3	0	0	5	4	4	3	3	0	0	0	5	1
175	Land at Askham Bryan	No	N/A	0	4	0	0	0	0	4	0	0	0	0	0	0	5	0
176	Land at South of Station Road, Haxby	No	N/A	0	4	5	0	0	4	4	4	3	5	0	0	0	0	0
178	Former North Selby Mine	No	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
179	Whiteland Field	No	N/A	0	0	3	0	0	2	0	4	3	0	0	0	0	5	0
180	Malton Road Site York	No	N/A	4	4	4	0	4	4	4	4	3	5	2	0	0	5	5
182	Old School Playing Field	No	N/A	2	4	4	4	5	4	4	5	4	5	0	0	0	5	3
183	Land to the north of Escrick	No	N/A	0	4	3	0	0	0	5	2	0	0	0	0	0	5	0
184	Land South of the A1237 (submission refers to site as land north of new earswick)	No	N/A	0	4	1	4	5	0	0	4	3	5	0	0	0	0	3
185	Land South of Tadcaster Road	No	N/A	2	2	1	0	0	0	4	3	0	0	0	0	0	0	3
187	Land N of Stockton Lane	No	N/A	4	0	4	0	0	0	4	4	3	0	0	0	0	5	1
191	Land off Avon Drive Huntington	No	N/A	3	0	0	0	0	4	4	4	0	4	0	0	0	5	3
197	Former Bristow's Garage, Fullford Road	allocation	H24	5	5	0	0	0	5	5	5	3	5	5	0	3	5	5
200	Severus Hill	No	N/A	4	2	3	0	0	5	5	5	3	5	0	3	5	3	0
202	St Joseph's monastery	allocation	H4	0	0	5	0	3	5	5	5	3	5	5	0	3	5	1
206	Land at Moor Lane, Copmanthorpe, Field No. 7222	No	N/A	0	1	0	0	0	1	0	4	3	0	0	0	0	5	0
206	Land at Moor Lane, Copmanthorpe, Field No. 7222	No	N/A	0	1	0	0	0	1	0	4	3	0	0	0	0	5	0
207	Land at Temple Lane North	No	N/A	0	1	0	0	0	0	1	4	3	0	0	0	0	5	0
207	Land at Temple Lane North	No	N/A	0	1	0	0	0	1	1	4	3	0	0	0	0	5	0
210	Land north of Askham Richard	No	N/A	0	0	5	0	0	0	4	0	0	0	0	0	0	5	0
215	Land at Manor Close Upper Poppleton	No	N/A	4	0	1	0	0	5	4	4	3	0	0	5	5	1	0
216	Land at Shipton Road, skelton	No	N/A	2	0	4	0	0	2	2	4	3	0	0	0	1	5	3
219	Skelton Park Golf Club	No	N/A	0	0	0	0	0	1	1	4	3	0	0	0	0	5	3
219	Skelton Park Golf Club	No	N/A	0	0	0	0	0	1	1	4	3	0	0	0	0	5	3
220	Land at Wetherby Road Knapton	No	N/A	0	0	0	0	0	2	2	4	3	0	0	3	5	1	0
221	Agricultural Land Sim Bauk Lane	No	N/A	0	0	0	0	0	5	2	4	4	3	2	0	0	0	3
221	Agricultural Land Sim Bauk Lane	No	N/A	0	0	0	0	0	5	2	4	4	3	2	0	0	0	3
230	Land to north west of Manor School	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
230	Land to north west of Manor School	OS1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
240	Clifton Gate Business Park	No	N/A	0	1	0	0	0	1	0	4	3	0	0	0	0	5	3
241	Land to North & West of A1237/Wigington Road roundabout	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
246	Whitehall Garage	No	N/A	2	4	0	0	0	5	4	4	3	0	3	0	0	5	1
246	Whitehall Grange	No	N/A	2	4	0	0	0	5	4	4	3	0	3	0	0	5	1
247	Land RO the Square, tadcaster Road	allocation	H6	0	1	0	0	0	5	4	4	3	3	4	0	1	5	5
248	Land at Wilberforce House	No	N/A	0	1	0	0	0	5	4	4	3	0	3	4	0	1	5
250	Gem Holdings (York) Ltd for Mr D Lancaster and Mr R Burniston	No	N/A	0	0	1	0	0	4	2	4	2	0	4	0	3	5	5
253	Greenfield Site	No	N/A	0	4	0	0	0	0	0	4	3	0	0	0	0	5	1
253	Greenfield Site adj A1237, Askham Bryan	No	N/A	0	4	0	0	0	0	0	4	3	0	0	0	0	5	1
253	Greenfield Site adj A1237, Askham Bryan	No	N/A	0	4	0	0	0	0	0	4	3	0	0	0	0	5	1
258	Land to the South of Strensall Village (amalgamated sites south of Strensall)	allocation	H30	5	0	3	0	0	5	5	5	0	5	0	0	0	5	0
260	South of Southfields Road Strensall and land South of the village	No	N/A	0	0	0	0	0	2	1	4	0	5	0	0	0	0	0
262	Land at Acaster Lane	No	N/A	3	0	3	0	0	5	4	4	3	0	0	0	0	0	1

Site Ref	Site Name	RESIDENTIAL: SERVICE SCORE	RESIDENTIAL: TRANSPORT SCORE	RESIDENTIAL: OVERALL SCORE	RESIDENTIAL: PASS / FAIL CRITERIA 1, 2, 3	RESIDENTIAL: PASS FAIL CRITERIA 4	EMPLOYMENT TRANSPORT SCORE	EMPLOYMENT OVERALL SCORE	EMPLOYMENT: PASS / FAIL CRITERIA 4	Submitted For:	Other relevant appendix
9	Land at corner of Common Road and Hassaccarr Lane, Dunnington	20	9	29	Pass	Pass	9	11	Pass	Housing	Housing Analysis
13	Land at Station Yard, Wheldrake	11	8	19	Pass	Fail	8	8	Fail	Housing	Housing Analysis
30	Land at Intake Lane Dunnington	12	10	22	Pass	Pass	10	10	Pass	Housing	Housing Analysis
37	Ford Garage, Jockey Lane	17	21	38	Pass	Pass	21	21	Pass	Retail	Changes to Allocated Site
43	Land at Hull Road Dunnington	6	8	14	Pass	Fail	8	10	Fail	Employment	Employment Analysis
44	Common Lane Dunnington	4	3	7	Pass	Fail	3	5	Fail	Employment	Employment Analysis
44	Common Lane Dunnington	4	3	7	Pass	Fail	3	5	Fail	Housing	Housing Analysis
46	Land to the South of Strensall Village (amalgamated sites south of Strensall)	21	10	31	Pass	Pass	10	10	Pass	Housing	Changes to Allocated Site
55	Land at Dauby Lane, Elvington	18	5	23	Pass	Pass	5	5	Fail	Housing	Changes to Allocated Site
61	Salisbury Road former bowling Green.	20	19	39	Pass	Pass	19	19	Pass	Employment/Retail	Employment Analysis
64	Land at Layerthorpe and James Street	28	24	52	Pass	Pass	24	28	Pass	Employment/Retail	Changes to Allocated Site
64	Land at Layerthorpe and James Street	28	24	52	Pass	Pass	24	28	Pass	Housing	Changes to Allocated Site
67	Land at Millfield Lane	19	11	30	FAIL	N/A	11	15	N/A	Housing	Housing Analysis
72	Water Tower Lane, Dunnington	24	9	33	Pass	Pass	9	13	Pass	Housing	Changes to Allocated Site
76	Duncombe Farm, Strensall	7	8	15	Pass	Fail	8	8	Fail	Housing	Housing Analysis
81	Horticulture Nursery site adjoining the Bull Commercial Center, Stockton on the Forest	12	8	20	FAIL	N/A	8	8	N/A	Employment	Employment Analysis
83	Land at Main Street, Knapton	8	11	19	Pass	Fail	11	11	Pass	Housing	Housing Analysis
84	Land at Knapton Lane, Knapton	19	13	32	FAIL	N/A	13	13	N/A	Housing	Housing Analysis
87	Wills & Ellis Garage, Boroughbridge Road	7	15	22	Pass	Pass	15	16	Pass	Retail	Employment Analysis
88	Land at Villa Pond, Wigqinton Road	2	6	8	FAIL	N/A	6	6	N/A	Housing	Housing Analysis
97	South of Airfield Business Park	0	0	0	FAIL	Fail	0	0	Pass (stage 2)	Employment	Employment Analysis
112	Brook Nook, Osbalwick Way	19	19	38	FAIL	N/A	19	23	N/A	Employment	Employment Analysis
112	Brook Nook, Osbalwick Way	19	19	38	FAIL	N/A	19	23	N/A	Housing	Housing Analysis
114	Land at Crompton Farm	18	11	29	FAIL	N/A	11	11	N/A	Housing	Housing Analysis
115	Crompton Farm	10	16	26	FAIL	N/A	16	16	N/A	Housing	Housing Analysis
121	Burnholme School (existing building footprint)	31	17	48	Pass	Pass	17	21	Pass	Housing	Changes to Allocated Site
127	Lowfield School	30	15	45	Pass	Pass	15	19	Pass	Housing	Changes to Allocated Site
129	Land alongside A64	12	11	23	FAIL	N/A	11	11	N/A	openspace	Openspace
137	Land at Heworth Croft	25	20	45	Pass	Pass	20	21	Pass	Housing	Housing Analysis
137	Land at Heworth Croft	25	20	45	FAIL	N/A	20	21	N/A	Housing (Student Accommodation)	Housing Analysis
138	York St John University playing field, Hull Road	31	20	51	Pass	Pass	20	24	Pass	Housing	Housing Analysis
139	BIORAD, Haxby Road	9	15	24	Pass	Pass	15	16	Pass	Housing	Housing Analysis
141	Northfields playing pitches	8	16	24	Pass	Pass	16	16	Pass	Openspace	Openspace
160	Land at Grimston Bar	3	11	14	Pass	Fail	11	11	Pass	Employment	Employment Analysis
161	Land at Murton Lane Industrial Estate	0	9	9	Pass	Fail	9	9	Pass	Employment	Employment Analysis
165	Westfield Lane, Wigqinton	21	13	34	FAIL	N/A	13	15	N/A	Housing	Housing Analysis
167	Shipton Road (Clifton Hospital)	13	16	29	FAIL	N/A	16	16	N/A	Housing	Housing Analysis
170	Pond Field, Heslington	33	20	53	Pass	Pass	20	24	Pass	Housing	Housing Analysis
171	Lime Tree Farm, Heslington	27	14	41	Pass	Pass	14	18	Pass	Housing	Housing Analysis
173	Land at Bishopthorpe	20	12	32	FAIL	N/A	12	12	N/A	Housing	Housing Analysis
175	Land at Askham Bryan	8	5	13	FAIL	N/A	5	9	N/A	Housing	Housing Analysis
176	Land at South of Station Road, Haxby	21	8	29	FAIL	N/A	8	12	N/A	Housing	Housing Analysis
178	Former North Selby Mine	0	5	5	Pass	Fail	5	5	Fail	Renewable Energy	Renewable Energy
179	Whiteland Field	9	8	17	Pass	Fail	8	8	Fail	Housing	Housing Analysis
180	Malton Road Site York	24	20	44	Pass	Pass	20	24	Pass	Housing	Housing Analysis
182	Old School Playing Field	32	16	48	FAIL	N/A	16	20	N/A	Housing	Housing Analysis
183	Land to the north of Escrick	14	8	22	Pass	Pass	8	8	Fail	Housing	Housing Analysis
184	Land South of the A1237 (submission refers to site as land north of new earswick)	18	11	29	FAIL	N/A	11	11	N/A	Housing	Housing Analysis
185	Land South of Tadcaster Road	9	6	15	FAIL	N/A	6	8	N/A	Housing	Housing Analysis
187	Land N of Stockton Lane	12	12	24	Pass	Pass	12	12	Pass	Housing	Housing Analysis
191	Land off Avon Drive Huntington	15	13	28	Pass	Pass	13	13	Pass	Housing	Housing Analysis
197	Former Bristow's Garage, Fulford Road	25	26	51	Pass	Pass	26	31	Pass	Retail (Petrol Station)	Changes to Allocated Site
200	Severus Hill	24	19	43	Pass	Pass	19	21	Pass	Housing	Housing Analysis
202	St Joseph's monastery	23	22	45	Pass	Pass	22	22	Pass	Housing	Changes to Allocated Site
206	Land at Moor Lane, Copmanthorpe, Field No. 7222	6	8	14	Pass	Fail	8	9	Fail	Housing	Housing Analysis
206	Land at Moor Lane, Copmanthorpe, Field No. 7222	6	8	14	Pass	Fail	8	9	Fail	Openspace	Openspace
207	Land at Temple Lane North	7	8	15	FAIL	N/A	8	9	N/A	Housing	Housing Analysis
207	Land at Temple Lane North	7	8	15	FAIL	N/A	8	9	N/A	Housing	Housing Analysis
210	Land north of Askham Richard	9	5	14	FAIL	N/A	5	5	N/A	Housing	Housing Analysis
215	Land at Manor Close Upper Poppleton	18	14	32	FAIL	N/A	14	14	N/A	Housing	Housing Analysis
216	Land at Shipton Road, skelton	14	12	26	Pass	Pass	12	12	Pass	Housing	Housing Analysis
219	Skelton Park Golf Club	6	11	17	FAIL	N/A	11	11	N/A	Employment	Employment Analysis
219	Skelton Park Golf Club	6	11	17	FAIL	N/A	11	11	N/A	Housing	Housing Analysis
220	Land at Wetherby Road Knapton	8	12	20	Pass	Fail	12	12	Pass	Housing	Housing Analysis
221	Agricultural Land Sim Bauk Lane	15	11	26	FAIL	N/A	11	11	N/A	Employment/Leisure	Employment Analysis
221	Agricultural Land Sim Bauk Lane	15	11	26	FAIL	N/A	11	11	N/A	(Student Accommodation linked to Education)	Housing Analysis
230	Land to north west of Manor School	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Education	Education Analysis
230	Land to north west of Manor School	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Openspace	Openspace
240	Clifton Gate Business Park	6	11	17	FAIL	N/A	11	12	N/A	Employment (Major Developed Site)	Employment Analysis
241	Land to North & West of A1237/Wigqinton Road roundabout	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Car Park	Transport Analysis
246	Whitehall Garage	19	12	31	FAIL	N/A	12	16	N/A	Employment	Employment Analysis
246	Whitehall Grange	19	12	31	FAIL	N/A	12	16	N/A	Employment	Employment Analysis
247	Land RO the Square, tadcaster Road	18	21	39	Pass	Pass	21	24	Pass	Housing	Changes to Allocated Site
248	Land at Wilberforce House	18	21	39	Pass	Pass	21	22	Pass	Housing	Housing Analysis
250	Gem Holdings (York) Ltd for Mr D Lancaster and Mr R Burniston	9	15	24	Pass	Pass	15	15	Pass	Housing	Housing Analysis
253	Greenfield Site	8	9	17	Pass	Fail	9	9	Pass	Employment	Employment Analysis
253	Greenfield Site adj A1237, Askham Bryan	8	9	17	Pass	Fail	9	13	Pass	Gypsy & Travellers	G & T
253	Greenfield Site adj A1237, Askham Bryan	8	9	17	Pass	Fail	9	13	Pass	Renewable Energy	Renewable Energy
258	Land to the South of Strensall Village (amalgamated sites south of Strensall)	23	10	33	FAIL	N/A	10	10	N/A	Housing	Changes to Allocated Site
260	South of Southfields Road Strensall and land South of the village	7	5	12	Pass	Fail	5	5	Fail	Car Park	Transport Analysis
262	Land at Acaster Lane	19	4	23	FAIL	N/A	4	4	N/A	Housing	Housing Analysis

Site Ref	Site Name	Existing Allocation?	Allocation Ref	DOCTORS SCORE	NURSERY SCORE	PRIMARY SCHOOL SCORE	SECONDARY SCHOOL SCORE	HIGHER EDUCATION SCORE	NEIGHBOURHOOD PARADE SCORE	SUPERMARKET SCORE	OPENSOURCE SCORE	NON FREQUENT BUS ROUTE SCORE	FREQUENT BUS ROUTE SCORE	PARK AND RIDE SCORE	WALKING ACCESS TO RAILWAY STATION	CYCLING ACCESS TO RAILWAY STATION	ADOPTED HIGHWAY SCORE	ACCESS TO A CYCLE ROUTE SCORE
263	Land Rear of Hopgrove PH	No	N/A	0	0	0	0	0	5	0	4	2	0	0	0	0	5	0
294	Amalgamated sites north of Bishopthorpe	No	N/A	4	0	4	0	3	4	4	2	3	0	0	0	0	5	1
297	Land to the rear of Main Street, Elvington	No	N/A	2	0	4	0	0	4	4	4	0	0	0	0	0	5	0
298	Amalgamated sites at Connaught Court Care Home	No	N/A	5	2	0	0	3	5	4	5	3	5	4	0	1	5	3
304	Amalgamated sites north of Murton Way	No	N/A	0	2	0	0	0	2	0	2	3	3	2	0	0	5	3
304	Amalgamated sites north of Murton Way	No	N/A	0	2	0	0	0	2	0	2	3	3	2	0	0	5	3
311	Amalgamated sites south of Heslington	No	N/A	4	4	4	0	3	2	0	5	0	0	0	0	0	5	3
472	Former Gas Works, 24 Heworth Green	allocation	H1	4	4	4	0	3	5	4	5	3	5	4	0	3	5	3
607	Elvington Air Field	No	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
621	Rear of Bluecoat	No	N/A	0	0	0	0	0	0	0	0	3	0	0	0	0	5	1
627	Land at Frederick House, Fulford Road	allocation	H11	0	1	1	0	0	5	5	5	3	5	5	0	3	5	3
639	Annamine Nursery, Jockey Lane, York	allocation	E11	0	4	1	4	5	4	4	4	3	3	3	0	0	5	3
651	Heworth Green North (remaining land) -	allocation	H25	3	4	3	0	3	5	5	5	3	5	4	0	3	5	3
654	Land at Mill Mount	allocation	H19	3	2	0	5	5	5	5	4	3	5	5	1	5	5	1
654	Land at Mill Mount	allocation	H19	3	2	0	5	5	5	5	4	3	5	5	1	5	5	1
676	Rufforth Airfield south of Southfield Close	No	N/A	0	0	1	0	0	4	4	4	4	0	0	0	0	5	1
696	Amalgamated sites of Tadcaster Road	allocation	H2	0	1	0	0	0	4	5	4	3	3	0	0	3	5	3
719	Terry's carpark and land to south	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
719	Terry's carpark and land to south	No	N/A	4	0	4	0	0	2	3	5	3	2	0	0	3	5	3
720	Land to the East of Terry's	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
720	Land to the East of Terry's	No	N/A	4	0	4	0	3	1	3	5	3	2	0	0	1	5	3
733	The Old Vinery, Cinder Lane, Upper Poppleton	No	N/A	0	4	0	5	0	1	1	4	3	0	0	1	5	0	1
734	Hawthorn Farm, Wetherby Road, Rufforth	No	N/A	0	0	5	0	0	5	4	4	0	0	0	0	0	0	0
736	Land to RO of Hilbra Ave, Haxby	No	N/A	0	0	3	2	2	4	4	4	3	5	0	0	0	0	3
737	Stock Hill Field, West of Church Balk, Dunnington	No	N/A	3	4	4	0	0	4	4	4	3	0	0	0	0	5	1
739	Land on South side of Intake Lane, Dunnington	No	N/A	5	0	0	0	0	0	4	5	3	0	0	0	0	5	3
739	The Old Rectory, Moor Lane, Haxby	No	N/A	4	4	3	0	4	4	5	4	0	0	0	0	0	5	0
740	South of Yorkfield Lane at the end of Leamans Way, Copmanthorpe	No	N/A	2	2	3	0	0	0	0	4	3	0	0	0	0	5	1
741	Moor Villa Farm Paddock, Hessay	No	N/A	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0
742	Poppleton Garden Centre, Northfield Road	No	N/A	0	0	0	2	0	0	0	4	0	0	0	3	5	5	5
742	Poppleton Garden Centre, Northfield Road	No	N/A	0	0	0	2	0	0	0	4	0	0	0	3	5	5	5
743	Land south of Appleton Way, Bishopthorpe	No	N/A	2	0	4	0	0	4	4	4	3	0	0	0	0	5	3
743	Land SE of Moor Lane, Bishopthorpe	No	N/A	2	0	4	0	0	4	4	4	3	0	0	0	0	5	3
744	Bull Balks, Dunnington	No	N/A	3	4	4	0	0	4	4	4	3	0	0	0	0	5	1
744	Bull Balks, Dunnington	No	N/A	3	4	4	0	0	4	4	4	3	0	0	0	0	5	1
744	Bull Balks, Dunnington	No	N/A	3	4	4	0	0	4	4	4	3	0	0	0	0	5	1
745	Intake Lane, Acaster Malbis	No	N/A	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0
746	Temple Garth Hughes land Copmanthorpe	No	N/A	0	1	0	0	0	0	0	4	0	0	0	0	0	0	0
747	Elm Tree Farm Elvington	No	N/A	5	0	4	0	0	0	0	4	0	0	0	0	0	5	0
748	Adjacent Stamford Bridge Road Dunnington	No	N/A	2	4	4	0	0	4	4	4	3	0	0	0	0	5	1
749	North of Riverside Gardens	No	N/A	2	0	3	0	0	5	5	4	0	0	0	0	0	5	0
750	Hermitage Farmland, Malton Road	No	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
751	Off Fordlands Road Fulford	No	N/A	0	0	0	0	0	0	0	2	3	2	0	0	0	5	1
752	Wheldrake East Field	No	N/A	2	0	4	0	0	4	4	4	3	0	0	0	0	0	0
753	Behind Manor Farm Rufforth	No	N/A	0	0	4	0	0	4	4	4	4	0	0	0	0	5	0
754	Land to the West of Strensall Rd Earswick	No	N/A	0	0	0	0	0	0	0	4	2	0	0	0	0	5	0
755	Land to the East of Strensall Rd Earswick	No	N/A	0	0	0	0	0	0	0	4	2	0	0	0	0	5	0
756	Former Burt Keech Bowling Club Sycamore Place	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
757	Haxby Hall EPH	No	N/A	2	5	5	0	0	5	5	5	3	5	5	0	0	5	0
758	Broad Highway Wheldrake	No	N/A	4	0	5	0	0	4	5	4	3	0	0	0	0	5	0
759	Nirth of Vicarage Lane Naburn	No	N/A	0	0	4	0	0	0	0	4	2	0	0	0	0	5	3
760	Rear of the Walled Garden Naburn	No	N/A	0	0	5	0	0	0	0	4	2	0	0	0	0	0	0
761	Temple Lane Copmanthorpe	No	N/A	0	0	0	0	0	0	0	2	0	0	0	0	0	5	0
762	Sycamore Barn and Fir Tree Farm	No	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
763	Land West of Upper Poppleton	No	N/A	4	0	4	0	0	4	4	5	2	0	0	0	0	5	1
764	Land west of Millfield Lane Upper Poppleton	No	N/A	0	0	0	0	0	0	0	4	0	0	0	0	0	5	3
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest	No	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
766	112 Strensall Road, Earswick	No	N/A	0	0	0	0	0	1	0	5	0	0	0	0	0	0	1
767	Land East of A19 (Selby Road) Fulford	No	N/A	0	0	0	0	0	2	0	4	3	5	3	0	0	5	3
768	Land to the West of Moor Lane, Copmanthorpe	No	N/A	2	0	1	0	0	0	0	4	2	0	0	0	0	5	0
769	Oaktree Nursery, Upper Poppleton	No	N/A	0	0	0	3	0	1	0	4	2	0	0	3	5	5	3
770	Land at Deighton, York	No	N/A	0	0	0	0	0	0	0	3	0	0	0	0	0	5	0
771	South of Colton Lane, Copmanthorpe	No	N/A	2	0	0	0	0	2	0	0	2	0	0	0	0	5	1
772	Land at Wetherby/Knapton Moor	No	N/A	0	0	0	0	0	0	0	0	0	0	0	0	1	5	0
773	Land North of Skelton Village	No	N/A	4	0	4	0	0	0	0	4	2	0	0	0	0	5	1
774	North of Railway Line adj Millfield Lane	No	N/A	2	0	0	0	0	4	4	4	0	0	0	4	5	0	3
775	Land at Boroughbridge Road/Millfield Lane Site 1	No	N/A	0	0	0	0	2	1	1	1	4	2	0	0	5	0	1
776	Land located off Willow Grove	No	N/A	0	0	0	0	0	0	0	4	2	0	0	0	0	0	1
777	East of Earswick Village	No	N/A	0	0	0	0	0	0	0	5	0	3	0	0	0	5	1
778	Land West of Chapel Fields	No	N/A	2	2	4	0	0	2	4	4	0	3	0	0	1	5	0
779	Land at Boroughbridge Road /Millfield Lane Site 2	No	N/A	0	2	1	2	0	2	0	4	3	0	0	0	0	5	3
780	Site South of Knapton Open Space	No	N/A	0	0	0	0	0	2	0	4	0	0	0	0	3	5	1
781	Land to the West of Strensall Road	No	N/A	0	0	0	0	0	0	0	5	2	0	0	0	0	5	0
781	Fossbank Farm	No	N/A	0	0	0	0	0	0	0	5	2	0	0	0	0	5	0
782	Fossbank Farm	No	N/A	0	0	0	0	0	0	0	5	2	0	0	0	0	5	0
783	Land at Crompton Farm	No	N/A	0	1	1	0	2	2	4	3	0	1	0	0	0	5	3
784	Crompton Farm	No	N/A	0	1	0	2	2	0	0	4	3	0	0	0	0	5	3
785	Land adj A64 (London Bridge) Site 1A	No	N/A	0	1	0	0	4	0	5	4	3	2	0	0	0	5	5
786	land adj A64 (London Bridge) Site 1B	No	N/A	0	0	0	0	1	0	4	4	3	0	0	0	0	5	3
787	Land South of Stockton Lane, York	No	N/A	0	0	0	0	0	0	0	4	3	0	0	0	0	5	0
788	Westfield Lane, Wigginton	No	N/A	2	0	4	0	0	4	5	3	5	0	0	0	0	5	0
789	Land to the West of Beckside Elvington	No	N/A	2	0	4	0	0	5	4	4	0	0	0	0	0	5	0
790	Northfield, North of Knapton	No	N/A	0	1	1	2	0	2	4	4	2	0	0	0	0	5	3
791	302 Amalgamated site west of Chapelfields 1	No	N/A	2	2	1	0	0	2	4	4	2	5	0	0	0	5	1
791	302 Amalgamated site west of Chapelfields 1	No	N/A	2	2	1	0	0	2	4	4	2	5	0	0	0	5	1
792	Land off Askham Lane	allocation	H9	0	2	1	0	0	4	4	4	3	5	0	0	0	5	1
794	Revised University Expansion	No	N/A	0	0	1	0	4	0	4	4	0	0	0	0	0	5	0
795	Greenacres	No	N/A	0	0	0	0	0	0	0	0	3	0	0	0	0	5	3

Site Ref	Site Name	RESIDENTIAL: SERVICE SCORE	RESIDENTIAL: TRANSPORT SCORE	RESIDENTIAL: OVERALL SCORE	RESIDENTIAL: PASS / FAIL CRITERIA 1, 2,3	RESIDENTIAL: PASS FAIL CRITERIA 4	EMPLOYMENT TRANSPORT SCORE	EMPLOYMENT OVERALL SCORE	EMPLOYMENT: PASS / FAIL CRITERIA 4	Submitted For:	Other relevant appendix
263	Land Rear of Hopgrove PH	9	7	16	FAIL	N/A	7	7	N/A	Housing	Housing Analysis
294	Amalgamated sites north of Bishopthorpe	21	9	30	Pass	Pass	9	9	Pass	Housing	Housing Analysis
297	Land to the rear of Main Street, Elvington	18	5	23	Pass	Pass	5	5	Fail	Housing	Housing Analysis
298	Amalgamated sites at Connaught Court Care Home	24	21	45	Pass	Pass	21	23	Pass	Housing	Housing Analysis
304	Amalgamated sites north of Murton Way	6	16	22	FAIL	N/A	16	18	N/A	Employment	Employment Analysis
304	Amalgamated sites north of Murton Way	6	16	22	FAIL	N/A	16	18	N/A	Housing	Housing Analysis
311	Amalgamated sites south of Heslington	22	8	30	Pass	Pass	8	12	Fail	Education	Education Analysis
472	Former Gas Works, 24 Heworth Green	31	23	52	Pass	Pass	23	27	Pass	Housing	Changes to Allocated Site
607	Elvington Air Field	0	5	5	Pass	Fail	5	5	Fail	Housing	Housing Analysis
621	Rear of Bluecoat	0	9	9	Pass	Fail	9	9	Pass	Housing	Housing Analysis
627	Land at Frederick House, Fulford Road	17	24	41	Pass	Pass	24	25	Pass	Housing, Mixed Use	Changes to Allocated Site
639	Annamine Nursery, Jockey Lane, York	26	17	43	Pass	Pass	17	21	Pass	Employment (Inc B1a)	Changes to Allocated Site
651	Heworth Green North (remaining land) -	28	23	51	Pass	Pass	23	27	Pass	Housing, Education, Medical, Ho	Changes to Allocated Site
654	Land at Mill Mount	29	24	53	Pass	Pass	24	26	Pass	Housing, Education, Medical, Ho	Changes to Allocated Site
654	Land at Mill Mount	29	24	53	Pass	Pass	24	26	Pass	Housing	Changes to Allocated Site
676	Rufforth Airfield south of Southfield Close	13	0	13	Pass	Pass	0	0	Fail	Housing	Housing Analysis
696	Amalgamated sites of Tadcaster Road	14	17	31	Pass	Pass	17	18	Pass	Housing	Changes to Allocated Site
719	Terry's carpark and land to south	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Education	Education Analysis
719	Terry's carpark and land to south	16	9	25	FAIL	N/A	9	9	N/A	Housing	Housing Analysis
720	Land to the East of Terrys	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Education	Education Analysis
720	Land to the East of Terry's	21	7	28	FAIL	N/A	7	7	N/A	Housing	Housing Analysis
733	The Old Vinery, Cinder Lane, Upper Poppleton	15	9	24	Pass	Pass	9	13	Pass	Housing	Housing Analysis
734	Hawthorn Farm, Wetherby Road, Rufforth	18	0	18	FAIL	N/A	0	0	N/A	Housing	Housing Analysis
736	Land to RO of Hilbra Ave, Haxby	19	11	30	FAIL	N/A	11	11	N/A	Housing	Housing Analysis
737	Stock Hill Field, West of Church Balk, Dunnington	23	9	32	Pass	Pass	9	13	Pass	Housing	Housing Analysis
739	Land on South side of Intake Lane, Dunnington	18	11	29	Pass	Pass	11	11	Pass	Housing	Housing Analysis
739	The Old Rectory, Moor Lane, Haxby	24	12	36	FAIL	N/A	12	16	N/A	Housing	Housing Analysis
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe	11	9	20	FAIL	N/A	9	11	N/A	Housing	Housing Analysis
741	Moor Villa Farm Paddock, Hessay	2	0	2	Pass	Fail	0	0	Fail	Housing	Housing Analysis
742	Poppleton Garden Centre, Northfield Road	6	15	21	Pass	Fail	15	15	Pass	Employment/Retail/Leisure	Employment Analysis
742	Poppleton Garden Centre, Northfield Road	6	15	21	Pass	Fail	15	15	Pass	Housing	Housing Analysis
743	Land south of Appleton Way, Bishopthorpe	18	11	29	FAIL	N/A	11	11	N/A	Housing	Housing Analysis
743	Land SE of Moor Lane, Bishopthorpe	18	11	29	FAIL	N/A	11	11	N/A	Housing	Housing Analysis
744	Bull Balks, Dunnington	23	9	32	Pass	Pass	9	13	Pass	Employment	Employment Analysis
744	Bull Balks, Dunnington	23	9	32	Pass	Pass	9	13	Pass	Employment	Employment Analysis
744	Bull Balks, Dunnington	23	9	32	Pass	Pass	9	13	Pass	Housing	Housing Analysis
745	Intake Lane, Acaster Malbis	0	3	3	Pass	Fail	3	3	Fail	Housing	Housing Analysis
746	Temple Garth Hughes Land Copmanthorpe	5	2	7	FAIL	N/A	2	3	N/A	Housing	Housing Analysis
747	Elm Tree Farm Elvington	13	5	18	FAIL	N/A	5	5	N/A	Housing	Housing Analysis
748	Adjacent Stamford Bridge Road Dunnington	22	9	31	Pass	Pass	9	13	Pass	Housing	Housing Analysis
749	North of Riverside Gardens	19	5	24	Pass	Pass	5	5	Fail	Housing	Housing Analysis
750	Hermitage Farmland, Malton Road	4	5	9	FAIL	N/A	5	5	N/A	Renewable Energy	Renewable Energy
751	Off Fordlands Road Fulford	2	13	15	FAIL	N/A	13	13	N/A	Housing	Housing Analysis
752	Wheldrake East Field	18	3	21	Pass	Pass	3	3	Fail	Housing	Housing Analysis
753	Behind Manor Farm Rufforth	16	0	16	Pass	Pass	0	0	Fail	Housing	Housing Analysis
754	Land to the West of Strensall Rd Earswick	4	12	16	Pass	Fail	12	12	Pass	Housing	Housing Analysis
755	Land to the East of Strensall Rd Earswick	4	10	14	Pass	Fail	10	10	Pass	Housing	Housing Analysis
756	Former Burt Keech Bowling Club Sycamore Place	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Not scored	Openspace	Openspace
757	Haxby Hall EPH	27	13	40	Pass	Pass	13	18	Pass	Housing	Housing Analysis
758	Broad Highway Wheldrake	22	3	25	Pass	Pass	3	3	Fail	Housing	Housing Analysis
759	Nirth of Vicarage Lane Naburn	8	10	18	FAIL	N/A	10	10	N/A	Housing	Housing Analysis
760	Rear of the Walled Garden Naburn	9	2	11	FAIL	N/A	2	2	N/A	Housing	Housing Analysis
761	Temple Lane Copmanthorpe	2	5	7	FAIL	N/A	5	5	N/A	Housing	Housing Analysis
762	Sycamore Barn and Fir Tree Farm	0	5	5	Pass	Fail	5	5	Fail	Housing	Housing Analysis
763	Land West of Upper Poppleton	21	8	29	Pass	Pass	8	8	Fail	Housing	Housing Analysis
764	Land west of Millfield Lane Upper Poppleton	4	8	12	Pass	Fail	8	8	Fail	Housing	Housing Analysis
765	Plotspot Corner, Sandy Lane, Stockton-on-the-Forest	0	8	8	FAIL	N/A	8	8	N/A	Housing	Housing Analysis
766	112 Strensall Road, Earswick	6	6	12	FAIL	N/A	6	6	N/A	Housing	Housing Analysis
767	Land East of A19 (Selby Road) Fulford	6	19	25	FAIL	N/A	19	19	N/A	Housing	Housing Analysis
768	Land to the West of Moor Lane, Copmanthorpe	9	7	16	Pass	Fail	7	7	Fail	Housing	Housing Analysis
769	Oaktree Nursery, Upper Poppleton	8	15	23	FAIL	N/A	15	15	N/A	Housing	Housing Analysis
770	Land at Deighton, York	0	8	8	Pass	Fail	8	8	Fail	Housing	Housing Analysis
771	South of Colton Lane, Copmanthorpe	4	8	12	Pass	Fail	8	8	Fail	Housing	Housing Analysis
772	Land at Wetherby/Knapton Moor	0	6	6	Pass	Fail	6	6	Fail	Renewable Energy	Renewable Energy
773	Land North of Skelton Village	12	8	20	Pass	Fail	8	8	Fail	Housing	Housing Analysis
774	North of Railway Lane adj Millfield Lane	18	11	29	FAIL	N/A	11	13	N/A	Housing	Housing Analysis
775	Land at Boroughbridge Road /Millfield Lane Site 1	8	8	16	FAIL	N/A	8	8	N/A	Housing	Housing Analysis
776	Land located off Willow Grove	4	6	10	Pass	Fail	6	6	Fail	Notification of Unwilling Landdown	Housing Analysis
777	East of Earswick Village	5	9	14	Pass	Fail	9	9	Pass	Housing	Housing Analysis
778	Land West of Chapel Fields	18	9	27	Pass	Pass	9	11	Pass	Housing	Housing Analysis
779	Land at Boroughbridge Road /Millfield Lane Site 2	11	11	22	Pass	Pass	11	13	Pass	Housing	Housing Analysis
780	Site South of Knapton Open Space	6	9	15	Pass	Fail	9	9	Pass	Housing	Housing Analysis
781	Land to the West of Strensall Road	5	12	17	Pass	Fail	12	12	Pass	Housing	Housing Analysis
781	Fossbank Farm	5	12	17	Pass	Fail	12	12	Pass	Housing	Housing Analysis
782	Fossbank Farm	5	12	17	Pass	Fail	12	12	Pass	Housing	Housing Analysis
783	Land at Cromton Farm	16	16	32	FAIL	N/A	16	17	N/A	Housing	Housing Analysis
784	Crompton Farm	9	16	25	FAIL	N/A	16	17	N/A	Housing	Housing Analysis
785	Land adj A64 (London Bridge) Site 1A	14	18	32	FAIL	Pass	18	19	Pass	Employment, Hotel, Health and F	Employment Analysis
786	Land adj A64 (London Bridge) Site 1B	9	11	20	Pass	Fail	11	11	Pass	Employment, Hotel, Health and F	Employment Analysis
787	Land South of Stockton Lane, York	4	8	12	FAIL	Fail	8	8	Fail	Housing	Housing Analysis
788	Westfield Lane, Wigginton	19	13	32	Pass	Pass	13	13	Pass	Housing	Housing Analysis
789	Land to the West of Becksides Elvington	20	5	25	Pass	Pass	5	5	Fail	Housing	Housing Analysis
790	Northfield, North of Knapton	14	10	24	Pass	Pass	10	11	Pass	Housing	Housing Analysis
791	302 Amalgamated site west of Chapelfields 1	15	13	28	Pass	Pass	13	15	Pass	Housing	Housing Analysis
791	217 Amalgamated sites north of moor lane woodthorpe										
792	Land off Askham Lane	15	14	29	FAIL	N/A	14	16	N/A	Housing	Changes to Allocated Site
794	Revised University Expansion	9	8	17	Pass	Fail	8	8	Fail	Education	Education Analysis
795	Greenacres	0	11	11	Pass	Fail	11	11	Pass	Employment	Employment Analysis

Site Ref	Site Name	Existing Allocation?	Allocation Ref	DOCTORS SCORE	NURSERY SCORE	PRIMARY SCHOOL SCORE	SECONDARY SCHOOL SCORE	HIGHER EDUCATION SCORE	NEIGHBOURHOOD PARADE SCORE	SUPERMARKET SCORE	OPENSOURCE SCORE	NON FREQUENT BUS ROUTE SCORE	FREQUENT BUS ROUTE SCORE	PARK AND RIDE SCORE	WALKING ACCESS TO RAILWAY STATION	CYCLING ACCESS TO RAILWAY STATION	ADOPTED HIGHWAY SCORE	ACCESS TO A CYCLE ROUTE SCORE
796	Outskirt of Knaption Village	No	N/A	0	0	0	0	0	2	0	4	0	0	0	0	3	5	5
797	Linear field of Outgang Lane	No	ST7	0	4	0	0	0	0	0	2	2	3	0	0	0	0	1
798	Land East of Designer Outlet	No	N/A	0	0	0	0	0	1	0	4	3	3	4	0	0	5	5
799	Designer Outlet	Allocation	ST21	0	0	0	0	0	0	0	2	3	3	5	0	0	5	3
800	Safeguarded Land SF7 to the south of Designer Outlet	allocation	SF7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
800	Safeguarded Land SF7 to the south of Designer Outlet	allocation	SF7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
801	Clifton Gate Business Park Built footprint	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
125	Morell House EPH	No	N/A	0	4	5	0	0	4	4	5	3	5	0	0	1	5	1

Site Ref	Site Name	RESIDENTIAL: SERVICE SCORE	RESIDENTIAL: TRANSPORT SCORE	RESIDENTIAL: OVERALL SCORE	RESIDENTIAL: PASS / FAIL CRITERIA 1, 2,3	RESIDENTIAL: PASS FAIL CRITERIA 4	EMPLOYMENT TRANSPORT SCORE	EMPLOYMENT OVERALL SCORE	EMPLOYMENT: PASS / FAIL CRITERIA 4	Submitted For:	Other relevant appendix
796	Outskirt of Knaptown Village	6	13	19	Pass	Fail	13	13	Pass	Housing	Housing Analysis
797	Linear field of Outgang Lane	6	6	12	Pass	Fail	6	10	Fail	Housing	Housing Analysis
798	Land East of Designer Outlet	5	20	25	Pass	Pass	20	20	Pass	Employment/Leisure	Employment Analysis
799	Designer Outlet	2	11	13	Fail	N/A	11	11	Pass	Retail/Leisure	Changes to Allocated Site
800	Safeguarded Land SF7 to the south of Designer Outlet	N/A	N/A	N/A	N/A	Not Scored	Not Scored	Not Scored	Not Scored	Employment/Leisure	Employment Analysis
800	Safeguarded Land SF7 to the south of Designer Outlet	N/A	N/A	N/A	N/A	Not Scored	Not Scored	Not Scored	Not Scored	Car park	Transport Analysis
801	Clifton Gate Business Park Built footprint	N/A	N/A	N/A	N/A	Not Scored	Not Scored	Not Scored	Not Scored	Major Developed Site in the Green	Employment Analysis
125	Morrell House EPH	22	15	37	Pass	Pass	15	19	Pass	Housing	Housing Analysis



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 13: Potential Quantum
for Development
June 2014

Appendix 13: Potential Quantum's For Development

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A13.1 Introduction

This Appendix sets out the potential quantum of sites identified within the document should they come forward for residential development. The quantum's have been assessed on the same basis as the local plan preferred options sites as laid out in the methodology below.

A13.2 Methodology

Sites assessed for potential allocation within the Local Plan

Each of the site proformas show indicative amounts of development. These amounts are also summarised in the following tables. The quantum's have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only and are liable to change subject to further work¹.

¹ Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

Sites assessed for potential safeguarded options

Sites with potential for inclusion in the Local Plan for safeguarded land is set out in section A13.6 of this appendix. These include boundary changes to existing areas of safeguarded land identified in the Preferred Options Local Plan. In these cases the full site areas are shown. For those areas of safeguarded land which are considered suitable for potential residential use in the future, an indicative amount of development has been indicated and is for illustrative purposes only.

It should be stressed that safeguarded land is not identified for development and could only be brought forward with a review of the plan. Safeguarded land therefore may not come forward for development or may come forward in part. Consequently, for indicative purposes, we have presented 100% of the land coming forward and 50% of the land coming forward. The quantum's have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

A13.3 Potential Quantum of sites within Appendix 2



White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantum.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	Derwent	1.27	Village/Rural (Large)	0.80	30	30
13	Land at Station Yard, Wheldrake	Wheldrake	4.79	Village/Rural (Large)	0.80	30	115
30	Land at Intake Lane Dunnington	Derwent	0.75	Village/Rural (Medium)	0.90	30	20
43	Land at Hull Road Dunnington	Derwent	6.08	Village/Rural (Village Expansion)	0.70	30	128
44	Common Lane Dunnington	Derwent	0.95	Village/Rural (Large)	0.80	30	23
67	Land at Millfield Lane, Nether Poppleton	Rural West York	1.92	Village/Rural (Large)	0.80	30	46
76	Duncombe Farm, Strensall	Strensall	34.35	Major Village Expansion	0.70	30	721
83	Land at Main Street, Knapton	Rural West York	0.33	Village/Rural (Medium)	0.90	30	9
84	Land at Knapton Lane, Knapton	Acomb	0.71	Suburban (small)	0.90	40	26
88	Land at Villa Pond, Wigginton Road	Haxby and Wigginton	3.30	Village/rural (Large)	0.80	30	79
112	Brook Nook, Osbaldwick Way	Osbalwick	0.05	Suburban (small)	0.90	40	2
114	Land at Crompton Farm, South of Haxby	Huntington and New Earswick	3.20	Suburban (medium)	0.80	40	102
115	Crompton Farm, South of Haxby	Huntington and New Earswick	0.60	Suburban (small)	0.90	40	22
125	Morrell House EPH, Burton Stone Lane	Clifton	0.23	Urban (small)	0.90	50	10
137	Land at Heworth Croft	Heworth	1.69	Urban (large)	0.80	50	68
138	York St John University playing field, Hull Road	Hull Road	1.72	Urban (large)	0.80	50	69
139	Biorad, Haxby Road	Huntington and New Earswick	2.90	Urban (large)	0.80	50	116

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Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
165	Westfield Lane, Wigginton	Haxby and Wigginton	0.17	Suburban (small)	0.90	40	6
167	Shipton Road (Clifton Hospital)	Skelton, Rawcliffe and Clifton With	12.00	Suburban (Exceptional parcel of a major site)	0.70	40	336
170	Pond Field, Heslington	Heslington	5.71	exceptional (4ha parcel of maj)	0.70	40	160
171	Lime Tree Farm, Heslington	Heslington	0.78	Suburban (small)	0.90	40	28
173	Land at Bishopthorpe	Bishopthorpe	1.39	Village/Rural (Large)	0.80	40	44
175	Land at Askham Bryan	Rural West York	0.97	Village/Rural (Large)	0.80	40	31
176	Land at South of Station Road, Haxby	Haxby and Wigginton	0.81	Suburban (small)	0.90	40	29
179	Whiteland Field, Haxby	Haxby and Wigginton	1.39	Suburban (medium)	0.80	40	44
180	Malton Road Site York	Huntington and New Earswick	2.82	Suburban (medium)	0.80	40	90
182	Old School Playing Field, New Earswick	Huntington and New Earswick	4.20	Suburban (Exceptional parcel of a major site)	0.70	40	118
183	Land to the north of Escrick	Wheldrake	6.10	Village Expansion	0.70	30	128
184	Land South of the A1237 (submission refers to site as land north of new earswick)	Huntington and New Earswick	6.67	Suburban (Exceptional parcel of a major site)	0.70	40	187
185	Land South of Tadcaster Road	Rural West York	7.56	Village Expansion	0.70	30	159
187	Land N of Stockton Lane	Heworth Without	5.91	Suburban (Exceptional parcel of a major site)	0.70	40	165
191	Land off Avon Drive Huntington	Huntington and New Earswick	4.70	Suburban (Exceptional parcel of a major site)	0.70	40	132
200	Severus Hill	Holgate	1.13	Urban (large)	0.80	50	45
206	Land at Moor Lane, Copmanthorpe. Field	Rural West York	12.99	Major Village Expansion	0.60	50	390

No. 7222

A13.3 Potential Quantums of sites within Appendix 2



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Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantums.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
207	Land at Temple Lane North, Copmanthorpe	Rural West York	10.23	Major Village Expansion	0.60	50	307
210	Land north of Askham Richard	Rural West York	1.59	Village/Rural (Large)	0.80	30	38
215	Land at Manor Close Upper Poppleton	Rural West York	0.15	Village/rural(small)	0.90	30	4
216	Land at Shipton Road, Skelton	Skelton, Rawcliffe and Clifton With	0.67	Village/Rural (Medium)	0.90	30	18
219	Skelton Park Golf Club	Skelton, Rawcliffe and Clifton With	8.62	Village Expansion	0.70	30	181
220	Land at Wetherby Road Knapton	Rural West York	9.53	Village Expansion	0.70	30	200
221	Agricultural Land Sim Baulk Lane	Dringhouses and Woodthorpe	2.16	Village/rural (large)	0.80	30	52
250	North of Knapton/East of A1237	Rural West York	42.68	Extension to suburban area	0.60	50	1280
262	Land at Acaster Lane, Bishopthorpe	Bishopthorpe	0.28	Village/rural (medium)	0.90	30	8
263	Land Rear of Hopgrove PH	Huntington and New Earswick	1.88	Village/Rural (Large)	0.80	30	45
294	Amalgamated sites north of Bishopthorpe	Bishopthorpe	0.28	Village/Rural (Medium)	0.90	30	8
297	Land to the rear of Main Street, Elvington	Wheldrake	8.21	village expansion	0.70	30	172
298	Amalgamated sites at Connaught Court Care Home	Fulford	2.04	Suburban (medium)	0.80	40	65
304	Amalgamated sites north of Murton Way	Osbalwick	9.96	Extension to suburban area	0.60	50	299
607	Elvington Air Field	Heslington	24.65	Major Village Expansion	0.60	50	739
621	Rear of Bluecoat Farm, Murton	Osbalwick	0.43	Village/Rural (medium)	0.90	30	12
676	Rufforth Airfield south of Southfield Close	Rural West York	4.17	Village/rural (large)	0.80	30	100
719	Terry's carpark and land to south	Micklegate	0.85	Suburban (small)	0.90	40	31

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Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantums.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
720	Land to the East of Terry's	Micklegate	9.44	Suburban (Exceptional parcel of a major site)	0.70	40	264
733	The Old Vinery, Cinder Lane, Upper Poppleton	Rural West York	0.39	Village/rural (medium)	0.90	30	11
734	Hawthorn Farm, Wetherby Road, Rufforth	Rural West York	0.12	Village/rural (small)	0.90	30	3
736	Land to RO of Hilbra Ave, Haxby	Haxby and Wigginton	0.10	Suburban (small)	0.90	40	4
737	Stock Hill Field, West of Church Balk, Dunnington	Derwent	1.86	Village/Rural (Large)	0.80	30	45
738	Land on South side of Intake Lane, Dunnington	Derwent	0.83	Village/rural (medium)	0.90	30	22
739	The Old Rectory, Moor Lane, Haxby	Haxby and Wigginton	0.16	Suburban (small)	0.90	40	6
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe	Rural West York	0.49	Village/rural (medium)	0.90	30	13
741	Moor Villa Farm Paddock, Hessay	Rural West York	0.63	Village/rural (medium)	0.90	30	17
742	Poppleton Garden Centre, Northfield Road	Rural West York	2.73	Village/rural (large)	0.80	30	66
743	Land SE of Moor Lane, Bishopthorpe	Bishopthorpe	3.56	Village/rural (large)	0.80	30	85
744	Bull Balks, Dunnington	Derwent	1.59	Village/rural (large)	0.80	30	38
745	Intake Lane, Acaster Malbis	Bishopthorpe	0.45	Village/rural (medium)	0.90	30	12
746	Temple Garth Hughes land Copmanthorpe	Rural West York	0.18	Village/rural (medium)	0.90	30	5
747	Elm Tree Farm Elvington	Wheldrake	0.61	Village/rural (medium)	0.90	30	16
748	Adjacent Stamford Bridge Road Dunnington	Derwent	0.93	Village/rural (medium)	0.90	30	25
749	North of Riverside Gardens, Elvington	Wheldrake	1.47	Village/rural (large)	0.80	30	35
751	Off Fordlands Road Fulford	Fulford	12.00	Major Village Expansion	0.60	40	288

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Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
752	Wheldrake East Field	Wheldrake	4.90	Village Expansion	0.70	30	103
753	Behind Manor Farm Rufforth	Rural West York	5.14	Village Expansion	0.70	30	108
754	Land to the West of Strensall Rd Earswick	Strensall	0.47	Village/Rural (Medium)	0.90	30	13
755	Land to the East of Strensall Rd Earswick	Strensall	12.35	Major Village Expansion	0.60	40	296
757	Haxby Hall EPH	Haxby and Wigginton	0.42	Suburban (small)	0.90	40	15
758	Broad Highway Wheldrake	Wheldrake	0.67	Village/Rural (Medium)	0.90	30	18
759	North of Vicarage Lane Naburn	Wheldrake	3.06	Village/Rural (Large)	0.80	30	73
760	Rear of the Walled Garden Naburn	Wheldrake	0.57	Village/Rural (Medium)	0.90	30	15
761	Temple Lane Copmanthorpe	Rural West York	0.16	Village/Rural (Medium)	0.90	30	4
762	Sycamore Barn and Fir Tree Farm	Heslington	4.49	Village/Rural (Large)	0.80	30	108
763	Land West of Upper Poppleton	Rural West York	11.56	Major Village Expansion	0.60	40	277
764	Land west of Millfield Lane Upper Poppleton	Rural West York	116.98	Major Village Expansion	0.60	40	2808
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest	Strensall	0.13	Village/rural (small)	0.90	30	3
766	112 Strensall Road, Earswick	Strensall	0.15	Village/rural (small)	0.90	30	4
767	Land East of A19 (Selby Road) Fulford	Fulford	0.13	Village/rural (small)	0.90	30	3
768	Land to the West of Moor Lane, Copmanthorpe	Rural West York	15.34	Major Village Expansion	0.60	40	368
769	Oaktree Nursery, Upper Poppleton	Rural West York	2.84	Village/Rural (Large)	0.80	30	68
770	Land at Deighton, York	Wheldrake	1.06	Village/Rural (Large)	0.80	30	26
771	South of Colton Lane, Copmanthorpe	Rural West York	9.59	Village Expansion	0.70	30	201
773	Land North of Skelton Village	Skelton, Rawcliffe and Clifton With	31.19	Major Village Expansion	0.60	40	748

A13.3 Potential Quantum of sites within Appendix 2

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Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantum.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
774	North of Railway Line adj Millfield Lane	Rural West York	4.01	Village/rual (large)	0.80	30	96
775	Land at Boroughbridge Road /Millfield Lane Site 1	Rural West York	0.11	Village/rural (small)	0.90	30	3
776	Land located off Willow Grove	No Willing Land Owner					
777	East of Earswick Village	Strensall	49.32	Major Village Expansion	0.60	40	1184
778	Land West of Chapel Fields	Rural West York	12.94	Extension to suburban area	0.60	50	388
779	Land at Boroughbridge Road /Millfield Lane Site 2	Rural West York	5.75	exceptional (4ha parcel of maj	0.70	40	161
780	Site South of Knapton Open Space	Rural West York	4.08	Village/Rural (Large)	0.70	30	86
781	Land to the West of Strensall Road	Strensall	0.66	Village/Rural (Medium)	0.90	30	18
782	Fossbank Farm	Strensall	0.71	Village/Rural (Medium)	0.90	30	19
783	Land at Crompton Farm, South of Haxby	Huntington and New Earswick	0.07	Suburban (small)	0.90	40	2
784	Crompton Farm, South of Haxby		2.16	Suburban (medium)	0.80	40	69
788	Westfield Lane, Wigginton	Huntington and New Earswick	0.29	Village/rural (small)	0.90	30	8
789	Land to the West of Becksides Elvington	Wheldrake	5.75	Village Expansion	0.70	30	121
790	Northfield, North of Knapton	Rural West York	43.56	Major Village Expansion	0.60	40	1045
796	Outskirt of Knapton Village	Rural West York	0.81	Village/rural (medium)	0.90	30	22

A13.4 Potential Quantum of Sites within Appendix 4

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
37	Ford Garage, Jockey Lane (E3)	Huntington and New Earswick	1.67	N/A	Employment Site		
46	Land to the South of Strensall Village (H30)	Strensall	2.53	Village/rural (Large)	0.80	30	61
55	Land at Dauby Lane, Elvington (H26)	Wheldrake	4.05	Village/rural (Large)	0.80	30	97
64	Land at Layerthorpe and James Street (E5)	Heworth	0.23	N/A	Employment Site		
64	Land at Layerthorpe and James Street (E5)	Heworth	0.23	N/A	Employment Site		
72	Water Tower Lane, Dunnington (H33)	Derwent	1.80	Village/rural (Large)	0.80	30	43
121	Burnholme School (existing building footprint) (H3)	Heworth	2.70	Urban (Large)	0.80	50	108
127	Lowfield School (H5)	Westfield	2.24	Suburban (Medium)	0.80	40	72
197	Former Bristow's Garage, Fulford Road (H24)	Fishergate	0.22	Urban (small)	0.90	50	10
202	St Joseph's monastery (H4)	Fishergate	2.62	City Centre/City Centre extension (large)	0.60	90	141
247	Land RO the Square, Tadcaster Road (H6)	Dringhouses and Woodthorpe	1.50	Suburban (Medium)	0.80	40	48
258	Land to the South of Strensall Village (H30)	Strensall	See site 46 above				
627	Land at Frederick House, Fulford Road (H11)	Fishergate	0.78	Urban (Medium)	0.85	50	33

A13.4 Potential Quantum of Sites within Appendix 4

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
639	Annamine Nursery, Jockey Lane (E11)	Huntington and New Earswick	1.04		Employment Site		
651	Heworth Green North (remaining land) (H25)	Micklegate	0.22	City Centre/City Centre extension (small)	0.90	100	20
654	Land at Mill Mount (H19)	Dringhouses and Woodthorpe	0.36	Urban (small)	0.90	50	16
696	Sites by the Racecourse, Tadcaster Road (H2)	Heworth	2.88	Urban (Large)	0.80	50	115
791	302 Amalgamated site west of Chapelfields 1 (H9)	Rural West York	1.30	Suburban (Medium)	0.80	40	42
791	217 Amalgamated sites north of moor lane woodthorpe (H9)	Rural West York	1.30	Suburban (Medium)	0.80	40	42
792	Land off Askham Lane (H9)	Rural West York	1.30	Suburban (Medium)	0.80	40	42
799	Designer Outlet (ST21)	Fulford	0.00	N/A	Non-Residential uses		

Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

A13.5 Potential Quantums of Sites within Appendix 5

Site Name	Ward	Gross Site Size (ha)	Strategic Greenspace (ha)	Developable Area (Ha)	Archetype	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
ST1: British Sugar/Manor School	Acomb/ Rural West York	40.7	5.2	35.50	Exceptional (4ha parcel of a major site)	0.70	40	994
ST2:Civil Service Sports Ground, Millfield Lane	Rural West York	10.9	2.3	8.60	Exceptional (4ha parcel of a major site)	0.70	40	241
ST6: Land East of Grimston Bar	Osbalwick	5.5	TBC	5.50	Exceptional (4ha parcel of a major site)	0.70	40	154
ST7: Land to the East of Metcalfe Lane	Osbalwick/ Heworth Without	113.3	34	79.30	Extension to Suburban Area	0.6	50	2379
ST9: Land North of Haxby	Haxby & Wigginton	33.5	6.4	27.10	Extension to Suburban Area	0.6	50	813
ST10: Land at Moor Lane, Woodthorpe	Dringhouses and Woodthorpe	17.02	TBC	17.02	Extension to Suburban Area	0.6	50	511
ST11: Land at New Lane, Huntington	Huntington & New Earswick	16.3	4.1	12.20	Extension to Suburban Area	0.6	50	366
ST12: Manor Heath Road, Copmanthorpe	Rural West York	14.75	TBC	14.75	Major Village Expansion	0.6	40	354
ST14: Land to North of Clifton Moor	Skelton, Rawcliffe & Clifton Without	157	47.3	109.70	Extension to Suburban Area	0.6	50	3291
ST15: Whinthorpe	Heslington	301.5	132.4	169.10	New Settlement	0.6	50	5073

Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

A13.6 Potential Quantums of sites within Appendix 6

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	100% Developable Area (Ha)	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings) on 100% of site
183	Land to the North of Escrick	Wheldrake	3.00	Village expansion	3.00	0.70	30	63
752	East Field Wheldrake	Wheldrake	4.90	Village expansion	4.90	0.70	30	103
793	Northminster Business Park	Westfield	25.00	N/A	N/A	N/A	N/A	N/A
802	Land at Elvington Village	Wheldrake	3.99	Village expansion	3.99	0.7	30	84
810	Earswick	Strensall	88.00	Major Village Expansion	88.00	0.6	40	2112
811	Land at Intake Lane, East of Dunnington	Derwent	5.00	Village expansion	5.00	0.7	30	105
SF3	Whinthorpe	Heslington	140.00	New Settlement	140.00	0.6	50	4200
SF4	Land North of Haxby	Haxby & Wigginton	30.00	Extension to Suburban Area	30.00	0.6	40	720
815	South of Elvington Airfield Industrial Estate	Wheldrake	7.00	N/A	N/A	N/A	N/A	N/A

A13.6 Potential Quantums of sites within Appendix 6

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	50% Developable Area (Ha)	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings) on 50% of site
183	Land to the North of Escrick	Wheldrake	3.00	Village expansion	1.50	0.70	30	32
752	East Field Wheldrake	Wheldrake	4.90	Village expansion	2.45	0.70	30	51
793	Northminster Business Park	Westfield	25.00	N/A	N/A	N/A	N/A	N/A
802	Land at Elvington Village	Wheldrake	3.99	Village expansion	2.00	0.7	30	42
810	Earswick	Strensall	88.00	Major Village Expansion	44.00	0.6	40	1056
811	Land at Intake Lane, East of Dunnington	Derwent	5.00	Village expansion	2.50	0.7	30	53
SF3	Whinthorpe	Heslington	140.00	New Settlement	70.00	0.6	50	2100
SF4	Land North of Haxby	Haxby & Wigginton	30.00	Extension to Suburban Area	15.00	0.6	40	360
815	South of Elvington Airfield Industrial Estate	Wheldrake	7.00	N/A	N/A	N/A	N/A	N/A