

Ref.	CYC	BDW/TWF Option 1	BDW/TWF Option 2	BDW/TWF Option 3
1. Site Size	55Ha	65.36Ha	77.56Ha	101.53Ha
2. Site Capacity	1,348 Homes (1,200 Plan Period)	1,350 Homes (All within the plan period)	1,725 Homes (All within the plan period)	2,200 Homes (Potential for up to 2,200 homes within the plan period)
3. Density	Strategic Site – 70% net site area at 35dph	Garden Village – Approximately 60% to 70% net developable area – 42.32Ha net site area at 32dph	Garden Village – Approximately 60% to 70% net developable area - 53.92Ha net site area at 32dph	Garden Village – Approximately 60% to 70% net developable area - 67.92Ha net site area at 32dph
		CYC	Planning Parameters	
4(i)	Garden Village	Approximately 60% to 70% net developable area at 32dph will ensure the delivery of a Garden Village.	Approximately 60% to 70% net developable area at 32dph will ensure the delivery of a Garden Village.	Approximately 60% to 70% net developable area at 32dph will ensure the delivery of a Garden Village.
4(ii)	Sustainable Housing Mix	Site can deliver a variety of housing needs including first time buyers, detached family homes, homes for senior citizens, build for rent and affordable housing.	Site can deliver a variety of housing needs including first time buyers, detached family homes, homes for senior citizens, build for rent and affordable housing. The site can also help to deliver additional homes should CYC's annual housing requirement increase.	Site can deliver a variety of housing needs including first time buyers, detached family homes, homes for senior citizens, build for rent and affordable housing. The site can also help to deliver additional homes should CYC's annual housing requirement increase.
4(iii)	Local Centre	2.3Ha of land for a Local Centre	2.3Ha of land for a Local Centre	2.3Ha of land for a Local Centre
4(iv)	Nursery/Primary Education	2.26Ha of land provided for Nursery and a two-form entry Primary Education.	2.26Ha of land provided for Nursery and a two-form entry Primary Education.	2.26Ha of land provided for Nursery and a three-form entry Primary Education.
4(v)	Education Contributions	Appropriate contributions will be delivered for secondary education.	Appropriate contributions will be delivered for secondary education.	Appropriate contributions will be delivered for secondary education.
4(vi)	New Access Roads East & South	Two access points are proposed from Wigginton Road (east) and from the existing roundabout junction at Clifton Moor (south). For the avoidance of any doubt, no access is being proposed from the Wigginton Road/A1237 roundabout. For the avoidance of any doubt, there will be no access/egress from Moor Lane.	Two access points are proposed from Wigginton Road (east) and from the existing roundabout junction at Clifton Moor (south). For the avoidance of any doubt, no access is being proposed from the Wigginton Road/A1237 roundabout. For the avoidance of any doubt, there will be no access/egress from Moor Lane	Two access points are proposed from Wigginton Road (east) and from the existing roundabout junction at Clifton Moor (south). For the avoidance of any doubt, no access is being proposed from the Wigginton Road/A1237 roundabout. For the avoidance of any doubt, there will be no access/egress from Moor Lane



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4(vii)	Individual &	BDW/TWF will work alongside CYC and	BDW/TWF will work alongside CYC and	BDW/TWF will work alongside CYC and
	Cumulative	other developers where necessary in order	other developers where necessary in order to	other developers where necessary in order
	Transport	to ensure that the individual and cumulative	ensure that the individual and cumulative	to ensure that the individual and cumulative
	Impact	highways impact on the City is mitigated.	highways impact on the City is mitigated.	highways impact on the City is mitigated.
		Detailed discussions have already taken	Detailed discussions have already taken	Detailed discussions have already taken
		place with CYC to agree the site-specific	place with CYC to agree the site-specific	place with CYC to agree the site-specific
		access solutions for the development	access solutions for the development	access solutions for the development
		proposals.	proposals.	proposals.
4(viii)	Local Highways	Appropriate contributions will be delivered	Appropriate contributions will be delivered for	Appropriate contributions will be delivered
	Upgrades	for local highways upgrades linked to the	local highways upgrades linked to the	for local highways upgrades linked to the
		development of the site. Land can also be	development of the site. Land can also be	development of the site. Land can also be
		made available for potential future widening	made available for potential future widening	made available for potential future widening
		of the A1237.	of the A1237.	of the A1237.
4(ix)	Dedicated	A bus route will be provided through the	A bus route will be provided through the site,	A bus route will be provided through the
	Public Transport	site, via the A1237 and Wigginton Road	via the A1237 and Wigginton Road access	site, via the A1237 and Wigginton Road
	Routes	access points. Pedestrian/Cycle	points. Pedestrian/Cycle connections will be	access points. Pedestrian/Cycle
		connections will be delivered to existing	delivered to existing links via new proposed	connections will be delivered to existing
		links via new proposed subway link to	subway link to Clifton Moor at the request of	links via new proposed subway link to
		Clifton Moor at the request of CYC. The	CYC. The cost of which is circa £1.5m.	Clifton Moor at the request of CYC. The
		cost of which is circa £1.5m. Which	Which provides further weight to the need to	cost of which is circa £1.5m. Which
		provides further weight to the need to	expand the size of the allocation to ensure	provides further weight to the need to
		expand the size of the allocation to ensure	that it remains viable.	expand the size of the allocation to ensure
		that it remains viable.		that it remains viable.
4(ix)	Public Transport	Masterplan designed to accommodate a	Masterplan designed to accommodate a bus	Masterplan designed to accommodate a
	Services	bus route through the site, via the A1237	route through the site, via the A1237 and	bus route through the site, via the A1237
		and Wigginton Road access points.	Wigginton Road access points. Discussions	and Wigginton Road access points.
		Discussions will take place with operators	will take place with operators to ensure that	Discussions will take place with operators
		to ensure that the new route connects the	the new route connects the site to the City	to ensure that the new route connects the
		site to the City and surrounding Villages.	and surrounding Villages.	site to the City and surrounding Villages.
4(x)	Pedestrian &	Provided throughout the site with	Provided throughout the site with connectivity	Provided throughout the site with
יעא)	Cycle Links	connectivity to existing links and Clifton	to existing links and Clifton Moor via a new	connectivity to existing links and Clifton
		Moor via a new proposed subway.	proposed subway.	Moor via a new proposed subway.
				meet ha a new proposed cabway.



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4(xi)	Coalescence with	Key views to York Minster are preserved.	Key views to York Minster are preserved.	Key views to York Minster are preserved.
		Positioning of open space on western	Positioning of open space on western	Positioning of open space on western
	Surrounding	boundary; substantial landscaping on all of	boundary; substantial landscaping on all of	boundary; substantial landscaping on all of
	Settlements	the site's boundaries; and retention of	the site's boundaries; and retention of	the site's boundaries; and retention of
		existing woodland areas ensures delivery of	existing woodland areas ensures delivery of	existing woodland areas ensures delivery of
		permanent future boundaries to the site.	permanent future boundaries to the site.	permanent future boundaries to the site.
		Distance from the site's western boundary	Distance from the site's western boundary to	Distance from the site's western boundary
		to Skelton is 1km; eastern boundary to	Skelton is 1km; eastern boundary to	to Skelton is 1km; eastern boundary to
		Wigginton Road is 0.6km; and southern	Wigginton Road is 0.6km; and southern	Wigginton Road is 0.6km; and southern
		boundary to Clifton Moor is 0.46km	boundary to Clifton Moor is 0.42km	boundary to Clifton Moor is 0.25km
4(xii)	Protect/Enhance	All of the site's existing green assets are	All of the site's existing green assets are	All of the site's existing green assets are
, , ,	Green Assets	sought to be maintained and enhanced	sought to be maintained and enhanced	sought to be maintained and enhanced
		where possible.	where possible.	where possible.
4(xiii)	Green Space on	16.52Ha of Open Space within the site and	Increased areas of 17.12Ha of Open Space	Significantly increased areas of 27.09ha of
	Western	substantial areas of green space on the	within the site and substantial areas of green	Open Space within the site, including
	Boundary	site's western boundary. Distance from the	space on the site's western boundary.	substantial areas of green space adjacent
		site's western boundary to Skelton is 1km.	Distance from the site's western boundary to	to the site's western boundary. Distance
		,	Skelton is 1km.	from the site's western boundary to Skelton
				is 1km. Additional open space is also to be
				provided to the site's northern edge in order
				to provide a robust green wedge between
				the site and Moor Lane. It is envisaged that
				the open space in this location will be in the
				form of new accessible areas of woodland
				planting and also land available for the
	I			expansion of the existing cemetery.