

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
<b>CYC Planning Parameters</b>				
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



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

4(xi)	Coalescence with Surrounding Settlements	Key views to York Minster are preserved. Positioning of open space on western boundary; substantial landscaping on all of the site's boundaries; and retention of existing woodland areas ensures delivery of permanent future boundaries to the site. Distance from the site's western boundary to Skelton is 1km; eastern boundary to Wigginton Road is 0.6km; and southern boundary to Clifton Moor is 0.46km	Key views to York Minster are preserved. Positioning of open space on western boundary; substantial landscaping on all of the site's boundaries; and retention of existing woodland areas ensures delivery of permanent future boundaries to the site. Distance from the site's western boundary to Skelton is 1km; eastern boundary to Wigginton Road is 0.6km; and southern boundary to Clifton Moor is 0.42km	Key views to York Minster are preserved. Positioning of open space on western boundary; substantial landscaping on all of the site's boundaries; and retention of existing woodland areas ensures delivery of permanent future boundaries to the site. Distance from the site's western boundary to Skelton is 1km; eastern boundary to Wigginton Road is 0.6km; and southern boundary to Clifton Moor is 0.25km
4(xii)	Protect/Enhance Green Assets	All of the site's existing green assets are sought to be maintained and enhanced where possible.	All of the site's existing green assets are sought to be maintained and enhanced where possible.	All of the site's existing green assets are sought to be maintained and enhanced where possible.
4(xiii)	Green Space on Western Boundary	16.52Ha of Open Space within the site and substantial areas of green space on the site's western boundary. Distance from the site's western boundary to Skelton is 1km.	Increased areas of 17.12Ha of Open Space within the site and substantial areas of green space on the site's western boundary. Distance from the site's western boundary to Skelton is 1km.	Significantly increased areas of <b>27.09ha</b> of Open Space within the site, including substantial areas of green space adjacent to the site's western boundary. Distance 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 expansion of the existing cemetery.