

## COMMITTEE REPORT

**Date:** 22 March 2012                      **Ward:** Holgate  
**Team:** Major and                              **Parish:** Holgate Planning Panel  
                    Commercial Team

**Reference:** 11/02943/REMM  
**Application at:** Tarmac Limited Ouse Acres York  
**For:** Reserved matters application for erection of 57 dwellings following demolition of existing buildings following previous approval of outline application 07/00056/OUTM  
**By:** Andy Cramer  
**Application Type:** Major Reserved Matters Application (13w)  
**Target Date:** 31 January 2012  
**Recommendation:** Approve subject to Section 106 Agreement

### 1.0 PROPOSAL

1.1 This is a reserved matters application pursuant to outline planning permission for residential development granted in August 2009 (07/00056/OUTM). At the committee meeting of 19 January 2012 the committee deferred the application pending clarification by officers of the status of a possible sustainable transport route along the north-east (railway) boundary. The report of the 19 January meeting is attached for information.

1.2 There are no LDF Core Strategy or Access York commitments for a new public transport/bus corridor on the western (i.e. Ouse Acres) side of the railway. However, there are strategic policy requirements for future tram-train links and a possible rail halt on the British Sugar site. Section 15 of the Core Strategy, page 95, refers to tram-train and a new rail halt, which are also referred to in the York Northwest Transport Masterplan, February 2012. If tram/train were to be funded in the future it would operate on existing train lines, probably either the freight avoiding line or the Harrogate line. This would not require any land on the site of the current application, so there is no justification for safeguarding any of the application site for a widened rail transport corridor. In any event, using part of the application site for such a route could only be achieved through negotiation with the developer as the safeguarding of the route was not made a requirement of the outline consent. It could not therefore be lawfully imposed at this reserved matters stage.

1.3 Ouse Acres remains in the British Sugar SPD as an option for a local, all-purpose, limited-access route from the British Sugar site to Boroughbridge Road. The York Northwest draft SPD also continues to promote a strategic pedestrian/cycle route between the British Sugar site and Water End. The application before members makes provision for both of these proposals.

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