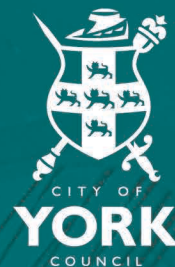


# Annex 4



## CITY OF YORK Officers Assessment of Employment Sites following PSC



**Annex 4: Officers Assessment of Employment Sites following PSC**

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## Annex 4: Officers Assessment of Employment Sites following PSC

**Table 1 - Officer assessment of technical evidence - No or minor changes suggested to PSC position**

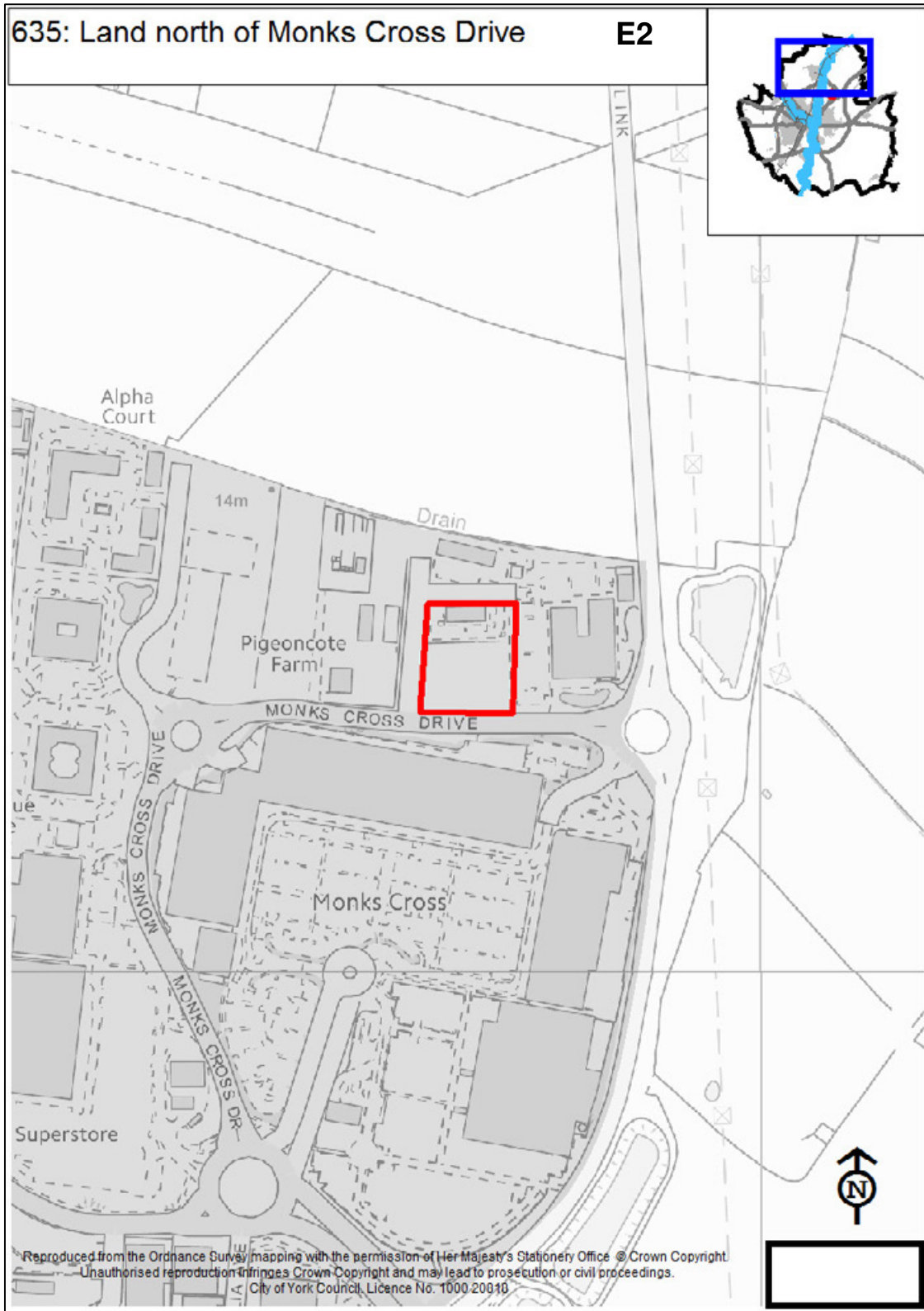
Allocation Ref	Site Name	Officer Commentary
<b>Non Strategic Sites</b>		
E2 (Site 635)	Land North of Monks Cross Drive	<p><b>Total Representations: 7</b>  <b>Supports: 2</b>  <b>Objections: 3</b>  <b>Comments: 2</b></p> <p>General supports for the site based on it being a brownfield site and infill development in an existing commercial area.</p> <p>Objections relate to the increase in traffic congestion in an area that has already seen significant development over recent years.</p> <p>Planning application (16/00665/FULM) granted and now part complete for electrical retail store, remainder of the site has consent for a drive thru restaurant which is not yet complete.</p> <p><b>Officers suggest that the site is removed from the Plan as it is currently under construction.</b></p>
E8 (site 600)	Wheldrake Industrial Estate	<p><b>Total Representations:5</b>  <b>Supports: 0</b>  <b>Objections: 5</b>  <b>Comments: 0</b></p> <p>Objection to the site state that the proposed expansion would have an adverse impact on this primary gateway to village as it will be dominated by industrial type buildings. The Wheldrake Conservation area is close to proposed site. This area of grassland greatly enhances the main</p>

Allocation Ref	Site Name	Officer Commentary
		<p>approach to the village and makes industrial estate less intrusive. Development of the site would degrade the value of historic village street &amp; Conservation Area.</p> <p>The site is located at the entrance to the industrial estate and would provide an infill site suitable for commercial uses. Whilst the Employment Land Review (ELR) ranks the site fairly lowly in terms of market attractiveness the site is a vacant plot within an existing business park and it is considered appropriate to retain as an employment allocation.</p> <p><b>Officers suggest that the site is retained as an employment site as per PSC.</b></p>
E9  (Site 602)	Elvington Industrial Estate	<p><b>Total Representations:13</b>  <b>Supports: 6</b>  <b>Objections: 7</b>  <b>Comments: 1</b></p> <p>Number of supports including from the Parish Council. Correction that site is Greenfield rather than brownfield as quoted in PSC. Inclusion of this site is sensible but development should be limited to small units for small, high value businesses.</p> <p>Developer/landowner offers support to the allocation of the site. Strongly support its inclusion as it forms a natural extension to the existing business parks at Elvington Airfield. There is already interest in the site. Therefore the site may be developed and occupied before the Local Plan process has been completed. We believe that further land should be allocated to for development to respond to the on going demand for land in this location.</p> <p>Objections to the site concern residential amenity issues. They state that there are already noise and air pollution in the area and huge volumes of traffic. This proposal will only add to the problems with more noise, pollution etc. Suggest proposal be dismissed on these grounds as well as on safety to children walking this route to school and playground and doctors surgery.</p>

Allocation Ref	Site Name	Officer Commentary
		<p>The site would provide an infill opportunity and it is considered that objections raised regarding residential amenity could be dealt with through the detailed planning process for any proposal. It is considered appropriate to retain this site as an employment allocation within the plan.</p> <p><b>Officers suggest that the site is retained as an employment site as per PSC.</b></p>
<p>E10 (Site 706)</p>	<p>Chessingham Park, Dunnington</p>	<p><b>Total Representations:4</b>  <b>Supports: 3</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Supports from the Parish Council and members of the public as this develops a currently derelict site which is infill development.</p> <p>Objection states that there are empty units already so why build more.</p> <p>The site is located within the existing business park and would provide a small infill site suitable for employment uses.</p> <p><b>Officers suggest that the site is retained as an employment site as per PSC.</b></p>
<p>E11 (Site 639)</p>	<p>Annamine Nurseries, Jockey Lane, Huntington</p>	<p><b>Total Representations:3</b>  <b>Supports: 1</b>  <b>Objections: 1</b>  <b>Comments: 1</b></p> <p>Support for the re-development of brownfield land</p> <p>Objection relates to the traffic growth along Brockfield Road and Brockfield Park Drive. Must be a traffic alleviation plan to prevent the residential area becoming inhabitable.. Dualling of the ring road would be the favoured option and/or a new road linking H146 through to the head of</p>

Allocation Ref	Site Name	Officer Commentary
E11 cont.. (Site 639)		<p>New Lane with Huntington Road.</p> <p>Representation received from planning agent on behalf of landowner/developer. Support the proposed allocation of E11 in the Local Plan but object to the range of employment uses being restricted to B1c, B2 and B8 (including an element of B1a if associated with existing uses) only. Request that the range of suitable land uses appropriate on the site be amended to include all of the traditional employment uses B1a/b/c B2 and B8.</p> <p><b>Officers consider that the site should be retained as an employment site and that the proposed uses could be widened to include B1(a) office to offer greater flexibility.</b></p>
E12 (Site 684)	York Business Park	<p><b>Total Representations:1</b> <b>Supports: 1</b> <b>Objections: 0</b> <b>Comments: 0</b></p> <p>Support for infill development in existing built-up area.</p> <p>Application 16/00179/FULM granted for erection of motor vehicle dealership with associated parking and display. Currently under construction.</p> <p><b>Officers suggest that the site is removed from the Plan as it is currently under construction.</b></p>

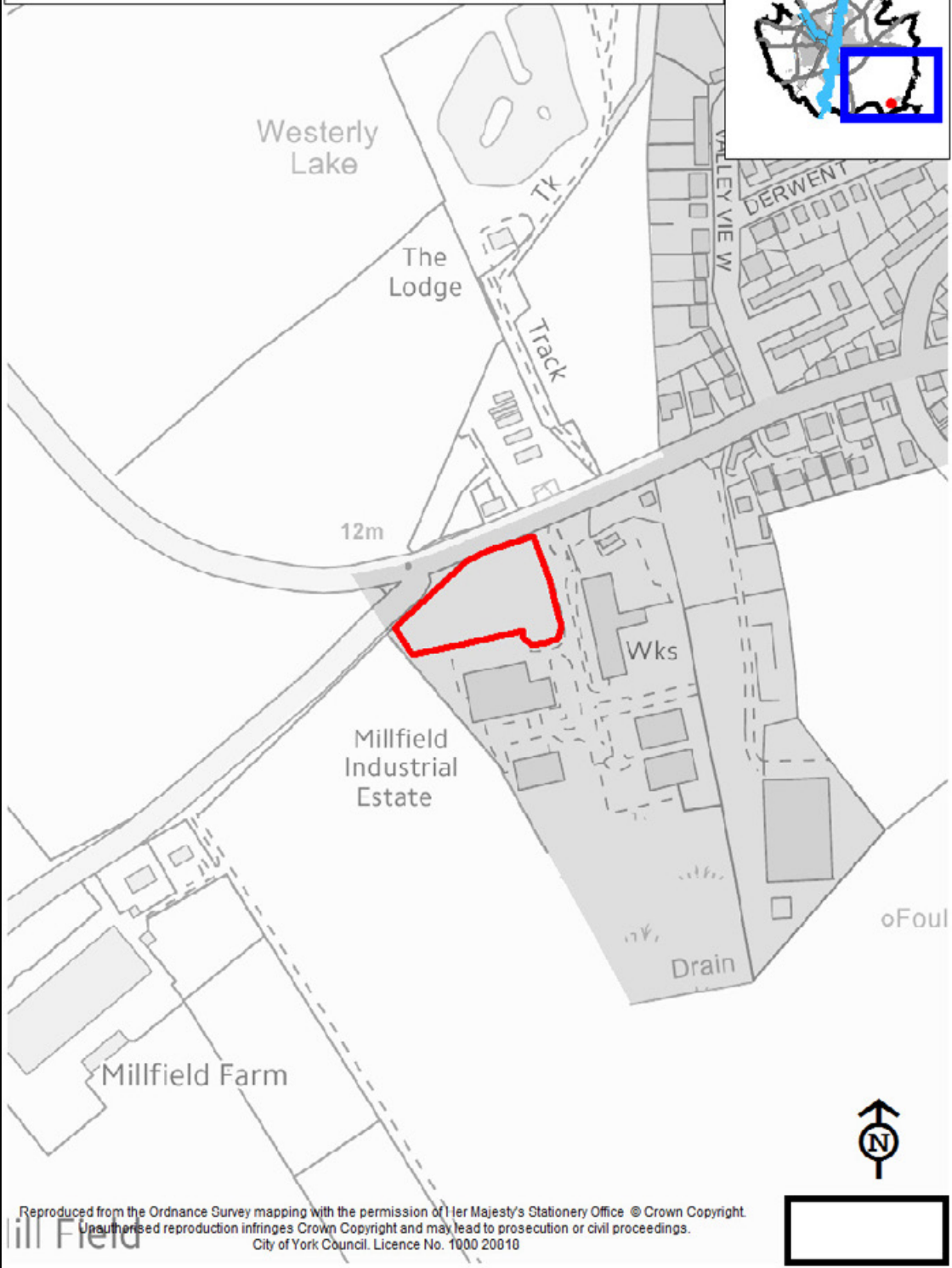
# Annex 4: Officers Assessment of Employment Sites following PSC





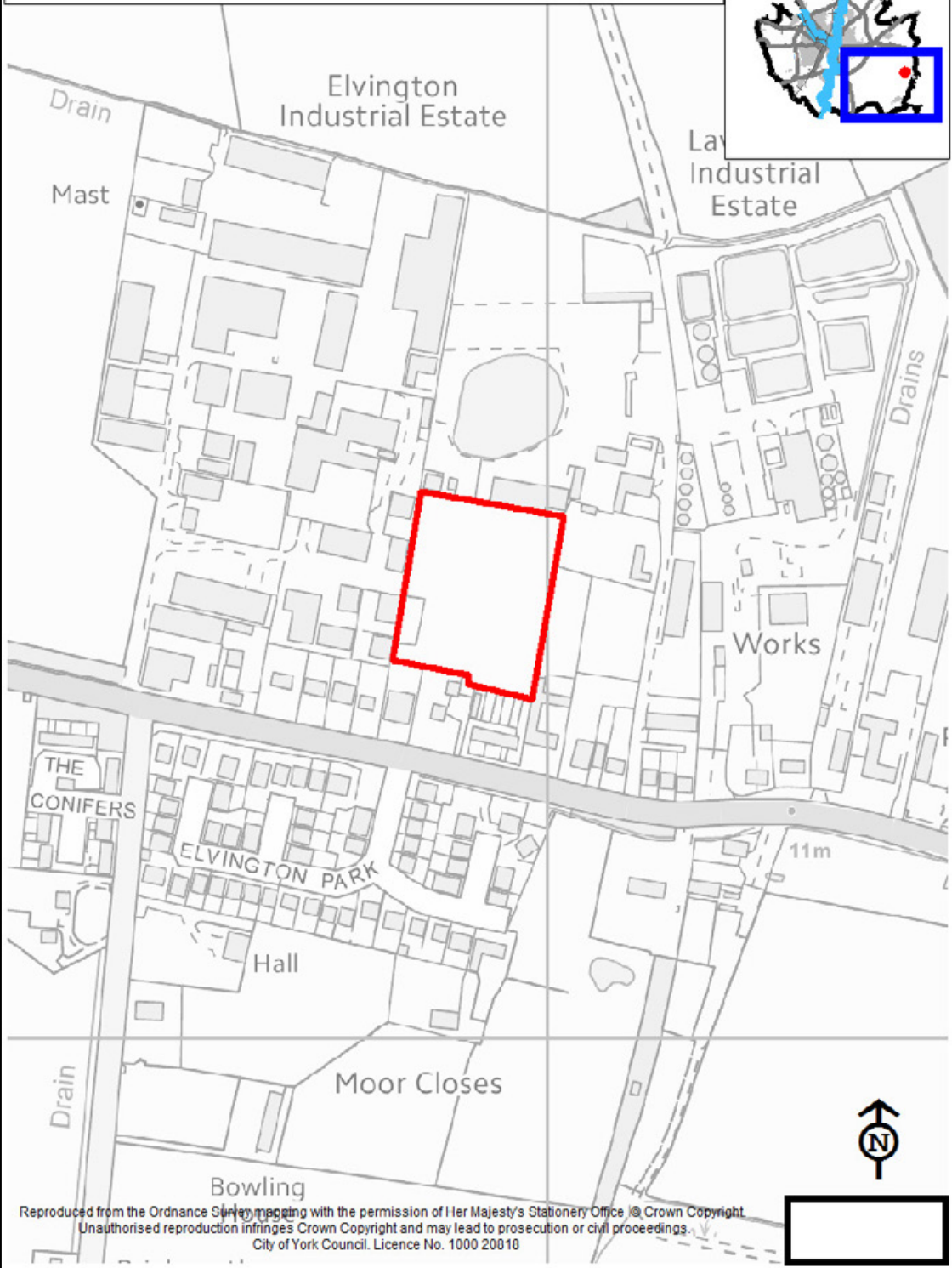
600: Wheldrake Industrial Estate

E8



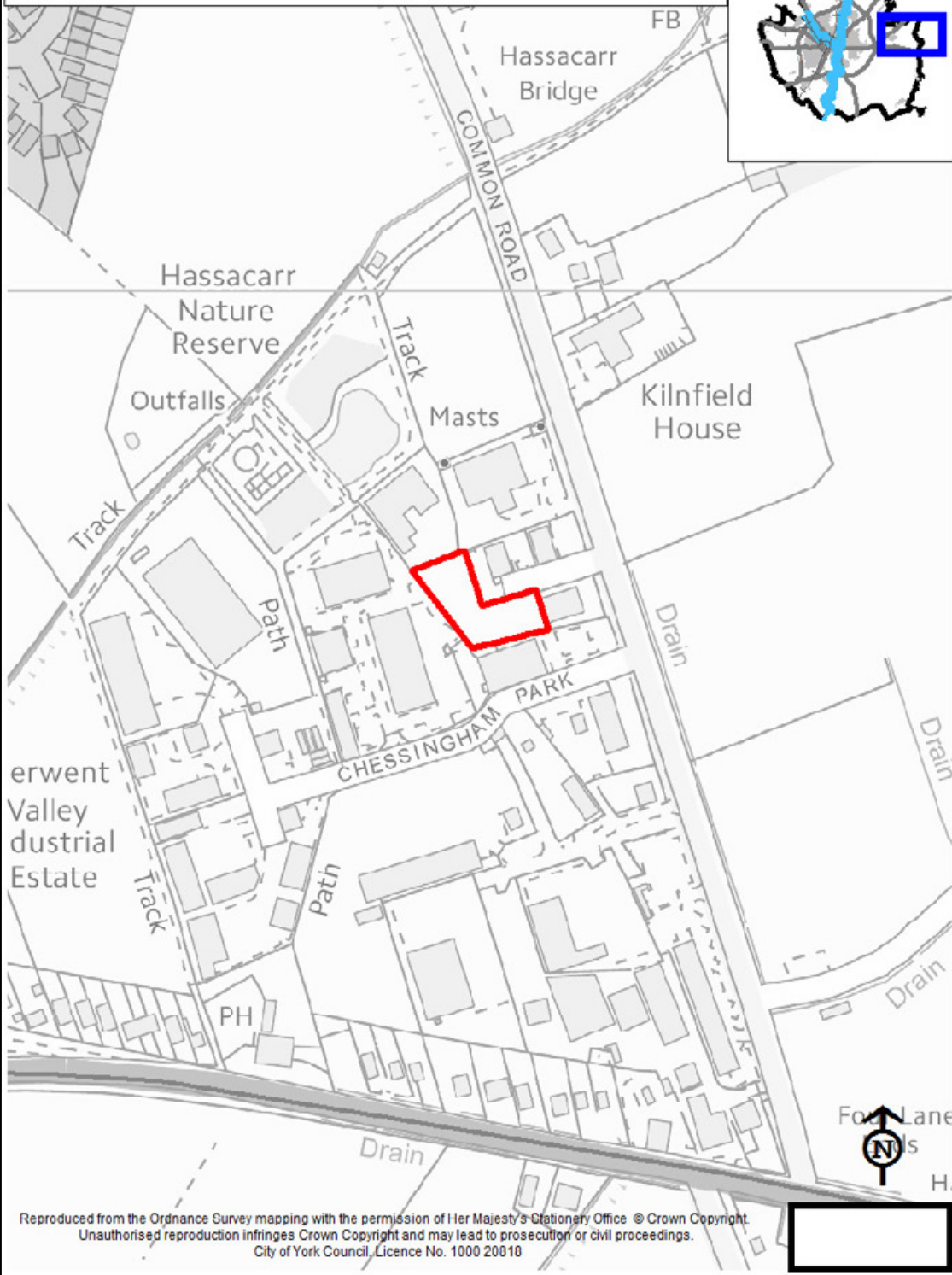
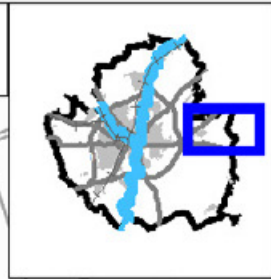
602: Elvington Industrial Estate

E9



706: Chessingham Park remaining land

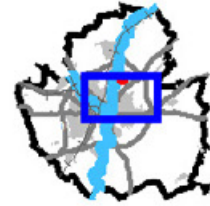
E10



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639: Annamine Nurseries

E11



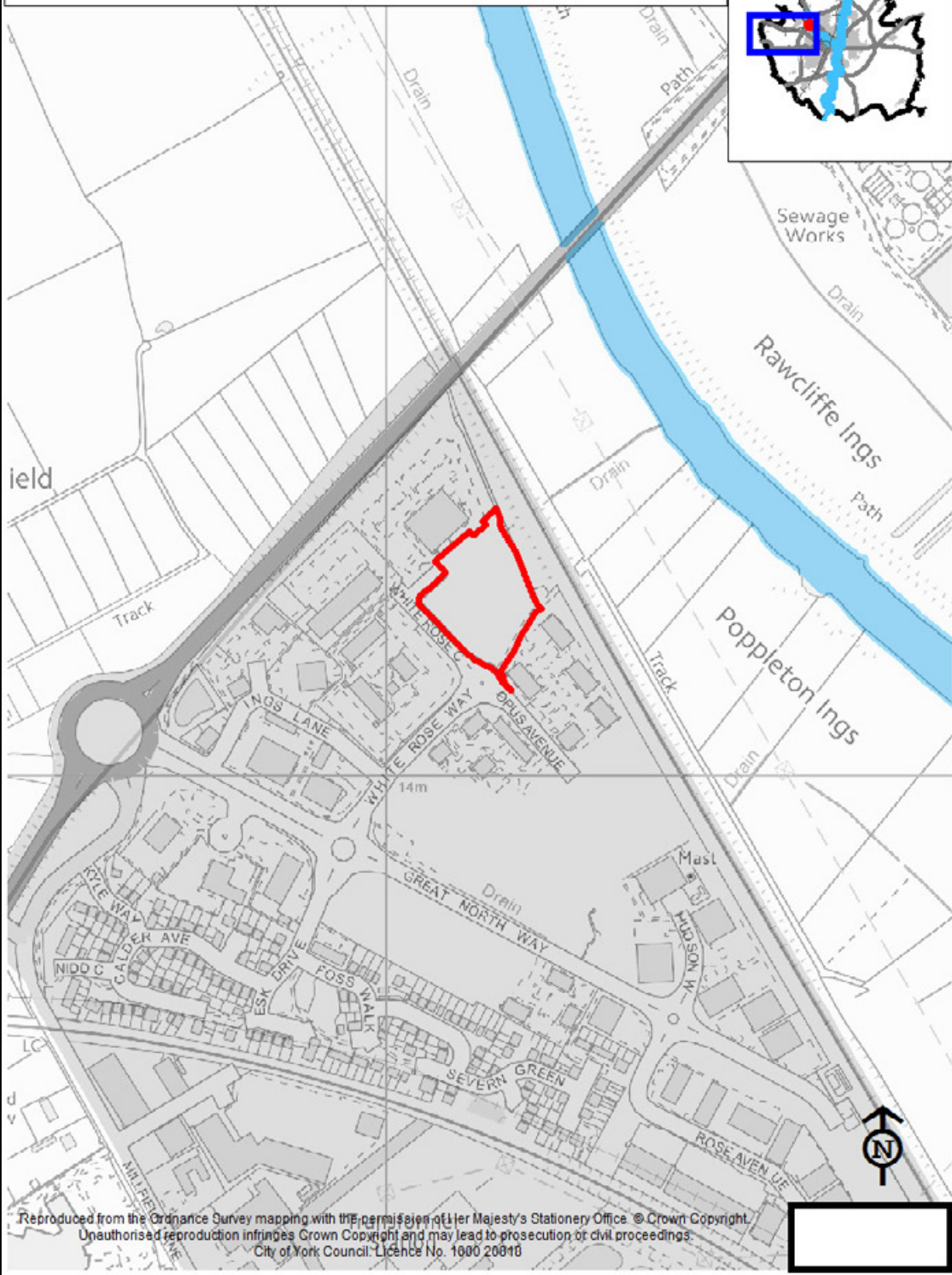
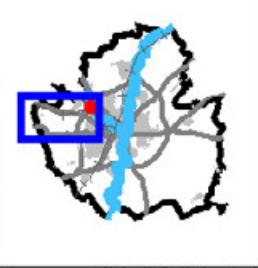
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684: York Business Park

E12



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## Annex 4: Officers Assessment of Employment Sites following PSC

**Table 2 – Officer assessment of technical evidence where addition or deletion of sites or boundary changes could be beneficial**

Allocation Reference	Site Name	Officer Commentary
<b>Strategic Sites</b>		
ST5  (Site 906)	York Central	<p><b>Total Representations:103</b>  <b>Supports: 16</b>  <b>Objections: 38</b>  <b>Comments: 52</b></p> <p>A number of comments support the principle of delivering development on this large brownfield site, including from York and North Yorkshire Chamber of Commerce, Historic England, the York, North Yorkshire and East Riding LEP and Make-it York.</p> <p>Comments raised in support include that the site will enable the creation of a new Central Business District to replace Grade A office losses but that critical infrastructure must be developed alongside (and details made available for consultation); and to the principle of phasing brownfield sites ahead of Greenfield.</p> <p>Some of those writing in support of the scheme query whether the access options proposed are the most appropriate solution, particularly in relation to the loss of Holgate community garden.</p> <p>Although supportive of the principle of development on this brownfield site, Historic England remains unconvinced that the quantum of development proposed is deliverable in a manner that will safeguard the numerous heritage assets in its vicinity, and without harm to the historic core of York. The risk of a development strategy focused on tall buildings and its impact on the historic skyline is also raised by a number of other respondents, including Shepherd Group and Linden Homes.</p>

Allocation Reference	Site Name	Officer Commentary
ST5 Cont... (Site 906)		<p>A number of objections query the site's assumed delivery, stating that there is considerable doubt about the viability and deliverability of the site and its lead-in time. There are concerns that the over-reliance on housing delivery from York Central could undermine the potential for the Plan to provide sufficient land to accommodate projected housing need over the Plan period.</p> <p>The cumulative impact of the site on the city's already congested road network is seen as a significant threat, and the lack of detail regarding sustainable transport options inadequate. There are concerns raised that the prospective route for access to the York Central site crosses the community garden, citing the loss of productive and creative gardening and loss of amenity space. They note further significant impacts including from additional traffic/pollution on local resident's health and quality of life.</p> <p>Several objections question the basic tenets underpinning the scheme – rather that the site should work for the public benefit, by delivering an appropriate housing mix/density and affordable quota.</p> <p>Further general issues raised regarding the lack of information presented to help people understand the scheme, specifically around transport access and sustainable transport options, housing mix and type, supporting services and amenities and how development could create a new place within an existing community.</p> <p>Since the time of the consultation undertaken in July 2016 the Partnership has been progressing further site masterplan and viability work with City of York Council agreeing to the draw down of funds from the West Yorkshire Transport fund for the site access. The outcome of this work to date is suggesting that the site can deliver a minimum of 61,000 sq m of B1a office floorspace (GEA). This is a reduction to the position in PSC which included up to 80,000 sqm B1a office.</p>





Allocation Reference	Site Name	Officer Commentary
(Site 181/847)		<p>promoting larger mixed use site. Propose an alternative site boundary, returning to previously submitted boundary (Site reference 181). Landowners remain willing to discuss the appropriate extent and mix of development in the context of the need for the Local Plan to provide more housing land, a greater range of small and medium sized housing sites and options for employment development to meet future as yet identified development needs. In the alternative, the site should be excluded from the green belt and identified as safeguarded land to provide flexibility in the longer term. They state that they have removed the northern part of site from the proposal due to prominence to A64. A1079 already heavily influenced by built and other commercial development and provides a good opportunity for a viable mixed use site.</p> <p><b>The site has been considered by the technical officer group and this has confirmed that access to the site could be a showstopper. It would be difficult to introduce a new signalised junction given the distance to Grimston Bar roundabout. The site would therefore require a new access off A64 which may make development of this scale unviable. It is not considered that the site could be made larger to potentially increase the viability of the site due to the significant landscape/heritage concerns given prominence of views from A64 and the topography of the site.</b></p> <p><b>Officers consider that the site should be removed as an employment allocation given the transport showstopper identified.</b></p>
ST19 (Site 857)	Northminster Business Park	<p><b>Total Representations:31</b>  <b>Supports: 3</b>  <b>Objections: 23</b>  <b>Comments: 6</b></p> <p>A small number of responses support the principle of the allocation, including Northminster</p>

Allocation Reference	Site Name	Officer Commentary
ST19 Cont...  (Site 857)		<p>Ltd who states that the existing internal infrastructure is capable of being extended to allow immediate further development. The area is suitable for all types of use class/ occupiers Access will be via the existing site entrance. The park is well screened and extensions will be integrated into this environment. Works will take place to help deliver a sustainable and integrated transport system helping to ease the traffic burden. The proposed allocation and safeguarding of additional land on surrounding land to the South, North and West of the Park could provide further capacity to meet employment needs for the future. All surface and foul water run- off is privately managed on site and controlled at agreed rates with the IDB and Yorkshire water. Proposes that the site is allocated for use class B1 (b), B1 (c) B2 and B8.</p> <p>Amongst others, Nether Poppleton Parish Council, Upper Poppleton Parish Council, and Historic England object to the scale of development proposed and its likely impact on the openness of the green belt, historic character and setting of the city and villages of Poppleton and Rufforth. Historic England Advises that, to retain separation between Northminster and nearby villages, the southern extent of the site should extend no further than the existing car park to the south of Redwood House.</p> <p>Amongst many others, the Parish Councils note a number of further concerns, including:</p> <ul style="list-style-type: none"> <li>• the impact of transport access and egress on residents, stating that it would further impact on their quality of life and increase problems at an already congested junctions;</li> <li>• whether employment expansion in this area is justified given that office space elsewhere remains vacant;</li> <li>• amenity impacts – Northfield Lane is use by walkers, cyclists, horse-riders etc;</li> <li>• loss of agricultural land.</li> </ul> <p>One objection states that the site should be instead used for residential development.</p> <p>Rufforth and Knapton Parish Council does not object to the proposed business park</p>

Allocation Reference	Site Name	Officer Commentary
ST19 cont... (Site 857)		<p>expansion, but suggests that conditions are attached to any future consent to control access, hedging, building height, employment type and potential buffer zones. Other comments, including from Rufforth and Knapton Neighbourhood Planning Group, recognise that it does offer significant opportunities for the wider area although raise concerns over the scale/type/density of development proposed, and its impact on traffic, local amenity and green belt character.</p> <p>The PSC included an allocation of 15ha to the south of the existing business park. This allocation is supported by the landowners/developers. The representation from the landowners/developers includes an illustrative masterplan showing a 2.5ha parcel to the south of existing park as the first phase and then further phases across the remaining land. Officers consider that the split of use classes should reflect the existing split of 40/60 B1 to B2/B8. The existing internal infrastructure is capable of being extended for further phases incl. internal roadways, drainage, planting and utilities.</p> <p>As per the planning principles for the site it will be important for the site masterplan to adequately consider landscaping of the site particularly to its southern boundary in order to mitigate impacts and screen the development providing an appropriate relationship with the surrounding landscape. The site will need to include a high quality landscape scheme to ensure an appropriate relationship with the surrounding countryside particularly to the west of the site and to the south including the relationship with Moor Lane (bridleway) and the village of Knapton.</p> <p>Access to the site would be via the existing Northminster Business Park entrance to the A59 and detailed consideration will need to be given through a detailed transport assessment and Travel Plan to promote sustainable transport choices and ensuring good pedestrian and cycle links.</p> <p>Initial transport modelling of residential and employment allocations has shown that excessive queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at</p>

Allocation Reference	Site Name	Officer Commentary
ST19 cont...  (Site 857)		<p>Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.</p> <p><b>Officers suggest that the 15ha allocation at PSC could be retained to provide approximately 49,500 sqm of floorspace across the B1, B2, B8 uses based on a split of approximately 40/60 B1a to B2/B8 which is the current ratio at the existing business park. Given the potential transport issues raised this would need to be subject to a more detailed assessment.</b></p> <p><b>The ratio of land (ha) to floorspace (sqm) has been reduced from the PSC position (15ha/60,000 sqm) to reflect further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</b></p>
Site 907	Land to the north of Northminster Business Park	<p><b>New site submitted through PSC</b></p> <p>Land to the North of Northminster Business Park has been submitted by the landowners for consideration. This could provide 20 ha of employment land to the west of the city for B1a, B2 and B8 uses close to the park and ride.</p> <p>Technical officer assessment confirms site passes criteria 1 to 4 and there are no showstoppers for development. The site could help to increase flexibility over the Local Plan period in an attractive location for employment uses as well as providing a potential alternative to York Central for B1a uses in the earlier part of the plan period. The site is well contained on three sides by Park and Ride, Northfield Lane and existing business park.</p> <p>It would be important for the site masterplan to adequately consider landscaping of the site providing an appropriate relationship with the surrounding landscape and to the A59.</p>

Allocation Reference	Site Name	Officer Commentary
Site 907 cont...		<p>Access to the site would be via Northfield Lane entrance to the A59 and detailed consideration will need to be given through a detailed transport assessment and Travel Plan to promote sustainable transport choices and ensuring good pedestrian and cycle links.</p> <p>Initial transport modelling of residential and employment allocations has shown that excessive queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.</p> <p><b>Officers consider that this site could either be considered as an additional allocation or as an alternative allocation to that to the south of Northminster Business Park (ST19) of 20ha to provide approximately 66,000 sqm of floorspace across the B1, B2, B8 uses (based on a ratio of 40/60 B1 to B2/B8. Given the potential transport issues raised this would need to be subject to a more detailed assessment.</b></p> <p><b>The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</b></p>
ST26 (Site 97)	Land at Elvington Airfield Business Park	<p><b>Total Representations:19</b>  <b>Supports: 9</b>  <b>Objections: 6</b>  <b>Comments: 5</b></p> <p>Amongst others, Elvington Parish Council support the principle of developing the site. Conditions on support include:</p>

Allocation Reference	Site Name	Officer Commentary
ST26 cont...  (Site 97)		<ul style="list-style-type: none"> <li>• That development should be conditional on archaeological/ecological assessment;</li> <li>• restricted B1/B8 use;</li> <li>• weight limits on Main Street.</li> </ul> <p>The developer/landowner supports the allocation of the site and confirm that there is already interest in the site. Therefore the site may be developed and occupied before the Local Plan process has been completed. They believe that further land should be allocated to for development to respond to the on going demand for land in this location. The density assumptions used suggest more land will be required to deliver the amount of development envisaged for the site. We believe the whole site is required because this is the only basis on which we understand all identified demand will be met. There is demand for the land within a much shorter time period than the council envisages. The Council should consider allocating the remaining part of the previously safeguarded land for development within the plan period.</p> <p>Objectors to the scheme cite the impact of development on agricultural land/open countryside, increased volumes of heavy goods vehicles and impact on Elvington Lane and Village as significant concerns. Comments reflect concerns above.</p> <p>Yorkshire Wildlife Trust also comments that there is potential for considerable ecological interest on site and adaptation measures must be included through very well designed green space.</p> <p>The PSC included an allocation of 7.6ha as an extension to the existing business park. The representation received on behalf of the landowner/developer supports the allocation but asks for the land to the west to be considered. Demand evidence submitted by the landowner/developer shows demand for new space over plan period and a shortage of B2/B8 provision in south and east of the city. Lower density assumptions than those included in the PSC (2016) would mean a need for the original site plus additional land.</p> <p>The site is attractive to both indigenous companies wanting to expand and new companies</p>

Allocation Reference	Site Name	Officer Commentary
ST26 cont...  (Site 97)		<p>relocating. The current business park is fully occupied except 1ha with extant consent for B2/B8.</p> <p>Technical officer assessment supports the larger allocation in principle to meet the identified demand and to provide choice and flexibility in the provision of employment land across the city.</p> <p>The site will require detailed ecological assessment to manage and mitigate potential impacts. The site is adjacent to two site of local interest (SLI) and candidate SINC sites and previous surveys have indicated that there may be ecological interest around the site itself. The site is also within the River Derwent SSSI risk assessment zone and will need to be assessed through the Habitat Regulation Assessment process required to accompany the Plan.</p> <p>The proposal would result in material impacts on the highway network particularly on Elvington Lane and the Elvington Lane/A1079 and A1079/A64 Grimston Bar junctions. A detailed Transport Assessment and Travel Plan would be required.</p> <p><b>Officers suggest that consideration could be given to increasing the allocation to 15 ha in total to provide approximately 10ha net of employment land equating to 33,000 sqm of floorspace over the plan period. The ratio of land to floorspace has reduced from the PSC position to reflect further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</b></p>
ST27  (Site 852)	University of York Expansion	<p><b>Total Representations: 27</b>  <b>Supports: 5</b>  <b>Objections: 12</b>  <b>Comments: 12</b></p> <p>Supports comment that vehicular access from the A64 would be essential to protect</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont..  (Site 852)		<p>sustainable transport priority access into Heslington East northern access points. Managing cumulative impact of traffic generation will need significant investment in sustainable transport solutions (light rail/tram link) to join site to city centre, university campuses and ST15.</p> <p>Generally, where members of the public supported the allocation, it was suggested that certain criteria are met – such as no direct access from Heslington, uses should only be for University use rather than general employment, public rights of way are protected, and the historic views of the City are not compromised, it reflects evidence that well connected locations close to knowledge base are a significant driver for investment in the science / technology sectors.</p> <p>Heslington Village Trust comment that provided the planning principles set out in PSC document are adhered to it should be possible to develop the site without compromising the setting of Heslington and historic views of York.</p> <p>Land is good agricultural land and classified as green belt. The proposal would compromise setting of the village and views. Village will be used as main thoroughfare between new development and Heslington West (Heslington PC).</p> <p>Where members of the public objected, the comments were generally based on loss of Green Belt, loss of open space, adverse effect on historic character and setting / visual impact, over development in this location, access / traffic concerns, parking pressures, and that the University should be providing more on-site student accommodation. Also concerns that Heslington should be protected from becoming a direct route between the two campuses, land at the western campus should be developed before the eastern side and any associated housing should be subject to an Article 4 Direction.</p> <p>Other objections stated that the site highly visible from A64 and would intrude into open land, development would be contrary to green belt purposes, new junction off A64 would have landscape impacts, even with new A64 junction, development would have serious traffic</p>



Allocation Reference	Site Name	Officer Commentary
ST27 cont..  (Site 852)		<p>consequences.</p> <p>York Ornithological Trust comments that this is a potential SINC site, but the PSC document does not mention the wildlife value of the southern part of this site. As a result there is no discussion of mitigation measures and without these it is likely there would be a significant negative impact on the wildlife value of the site.</p> <p>Historic England considers that the proposal could harm two elements which contribute to special character of the historic city. Prominent views of site from A64 very close to ring road and expansion would change relationship between York and countryside to south. The proposed landscape buffer could be damaging if it adds 'alien' features to flat landscape. Site could damage relationship between York and its villages, reducing the gap.</p> <p>The University supports the principle of allocation, providing expansion space guaranteeing the University's future contribution to the need for education and research, and to the local, regional and national economies. Comment references the Publication draft Local Plan 2014, which states 'without the campus extension, the University will not be able to continue to grow beyond 2023'. The University appreciates the benefits of exploiting synergies with the proposed new settlement (ST15) to the west of Elvington Lane, in terms of servicing including transport, energy and waste. Of major benefit would be a direct access to A64 from the campus extension, if this is provided by the promoters of ST15.</p> <p>The University object to the proposed ST27 boundary in the PSC 2016 consultation. They state that the development potential of the proposed allocation is significantly reduced by the need to incorporate a substantial landscape buffer to A64 and the exclusion of land east of Green Lane, which is outside the control of the University. The remainder of the allocation would be only 21.5ha.s, providing for less than 50% of the University's expansion needs within the plan period to 2032, and could not cater for compliance with Council policy on the provision of student housing and knowledge based business facilities. See supporting 'Assessment of Visual effects' for further appraisal. Note that to not provide for the University's future development needs would impact on the City's ability to confirm a</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont..  (Site 852)		<p>permanent green belt for the first time.</p> <p>The site was reduced in PSC from 25ha at Publication Draft to 21.5ha to remove field to west to help to protect the setting of Heslington</p> <p>Representation received on behalf of University of York states that the needs analysis undertaken concludes 32.5ha gross site area is required to meet needs of University to 2032. In addition 3 boundary alternatives were included in the submission.</p> <p>Option1 is the preferred option which is the previous Publication Draft boundary. This would give a net development area of 22.5ha with a substantial landscaping buffer to the south. The western boundary of the site would also require suitable boundary treatment which would be provided within the allocation. This allocation would meet the identified need to 2032. This would also deliver the planning principles for the site, which would ensure no vehicle access to Heslington, a low density development to reflect campus 3, access to the southern side of lake (potentially shared with new junction of A64 for the ST15 site), 3 x 650 bed colleges, economic activity linked to University and an academic research facility.</p> <p>Alternative options showing development further south could work given the infrastructure required for the potential new A64 junction for ST15 which would introduce built development. Campus 3 has already changed to a degree the nature of the landscape and has 'urban influences' particularly at night when lit. There is the opportunity for an innovative masterplan that works with the landscape setting and creates a new part of city.</p> <p>Historic England continues to object to the allocation. They recognise the importance of the university to the city but consider that expansion needs to be delivered in a manner which best safeguards the elements which contribute to the setting of the city.</p> <p>The University of York is a key component of the long term success of the city and it is important to provide a long term opportunity for the University to expand. It offers a unique opportunity to attract businesses to the city that draw on the Universities applied research and there is lots of evidence across the country showing the benefits of co-locating such</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont.. (Site 852)		<p>businesses with a University. The University proposal is a priority in the Local Economic Plan (LEP) and within the Council’s Economic Strategy which recognises the need to drive the University and research led growth in high value sectors. The site will also facilitate the re-configuration of the existing Campus 3 site to provide additional on-campus student accommodation helping to reduce the impacts on the private rented sector.</p> <p><b>Officers suggest that consideration is given to increasing the allocation to 26 ha in total to provide approximately 26,000 sqm of employment floorspace based on an approximate 10% employment use along with the provision of 3 x 650 bed student colleges and an academic research facility to meet the needs of the University over the plan period.</b></p>
Site 864	Land to the north of Elvington Industrial Estate	<p><b>New site submitted through PSC</b></p> <p>New site submitted through PSC for consideration as an additional employment site to the north of the existing Elvington Industrial Estate. Site is 5.4ha and is currently in agricultural use (Grade 3). The site can be accessed from the north of the existing industrial estate. The existing industrial estate benefits from a very high level of occupancy which demonstrates that this location is sound commercially and evidence from local estate agents suggests there is an unmet demand for additional employment floorspace in this area.</p> <p>The site passes the site selection methodology and technical officers consider that there are no showstoppers to the potential development of this site.</p> <p>The site could provide additional employment land to help to increase flexibility over the Local Plan period in an attractive location for employment uses. The site boundaries are clearly defined by mature hedgerows and the site is well screened.</p> <p><b>Officers suggest that consideration is given to this potential new allocation of 5.4ha to provide approximately 17,820 sqm of floorspace for B2, B8 uses. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios</b></p>

Allocation Reference	Site Name	Officer Commentary
		<b>across the city. These are approximately 3,300 sqm of floorspace per ha.</b>
Site 246	Whitehall Grange, Autohorn, Wigginton Road	<p><b>Site not included in PSC (2016)</b></p> <p>Planning permission (16/01446/OUTM) has been granted for the demolition of existing buildings and the use of the land as a car storage facility for up to 2000 cars. A 2-storey, 3000sqm office building for approximately 200 staff would be located at the northwest corner of the site.</p> <p><b>Officers suggest that the Whitehall Grange site is allocated as a strategic employment site within the Local Plan to reflect the planning consent granted.</b></p>
<b>Non Strategic Sites</b>		
E5  (Site 201)	Land at Layerthorpe/ James Street	<p><b>Total Representations: 2</b> <b>Supports: 1</b> <b>Objections: 1</b> <b>Comments: 1</b></p> <p>Support for the principle of infill development.</p> <p>Representation received from planning agent on behalf of company who have a long leasehold interest in part of site. Consider this is an inappropriate allocation, not required for employment use and unlikely to be made available to accommodate the proposed re-development. Site is only 0.2ha and has a planning application pending (15/01571/FULM) on part of site for student accommodation. This application was deferred at planning committee pending further information on flood risk. Confirms that there are a number of long lease holders who do not want to be constrained by employment allocation. Gradual loss of employment to other uses in the area including leisure, student accommodation and residential. Removing part of site covered by pending planning app will take site under threshold.</p>

Allocation Reference	Site Name	Officer Commentary
		<b>Officers suggest that the site is removed as an employment allocation given the lack of a willing land owner and application pending for student housing.</b>
Site 742	Bull Commercial Centre, Stockton on the Forest	<p><b>Site not included in PSC (2016)</b></p> <p>Representation received for reconsideration as an extension to the existing employment site to allow for indigenous companies to expand.</p> <p>The site is a former meat/livestock centre that was given consent as a light industrial employment site in 1987 and contains approximately 3,000 sqm of light industrial small scale workshops/units. The extension would provide a further 3ha providing up to 10,000 sqm of floorspace. The site has existing access onto Stockton Lane. The site currently provides a number of relatively low cost starter and nursery units for small businesses housed in self contained small units.</p> <p>The proposed extension to the existing site is well screened by existing trees and hedgerows and would provide a logical extension to the existing site to allow for the expansion/reconfiguration of existing premises and/or the provision of additional starter units for new occupiers.</p> <p><b>Officers suggest that consideration is given to this site as a potential new allocation of 3ha to provide approximately 10,000 sqm of floorspace for light industrial units. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</b></p>
Site H57 (Previous E16)  Site 885	Poppleton Garden Centre  Minster Equine Veterinary Clinic,	<p><b>Total Representations: 38</b> <b>Supports: 2</b> <b>Objections: 26</b> <b>Comments: 11</b></p> <p>The supports consider that the proposed allocation of the site for residential purposes in the</p>

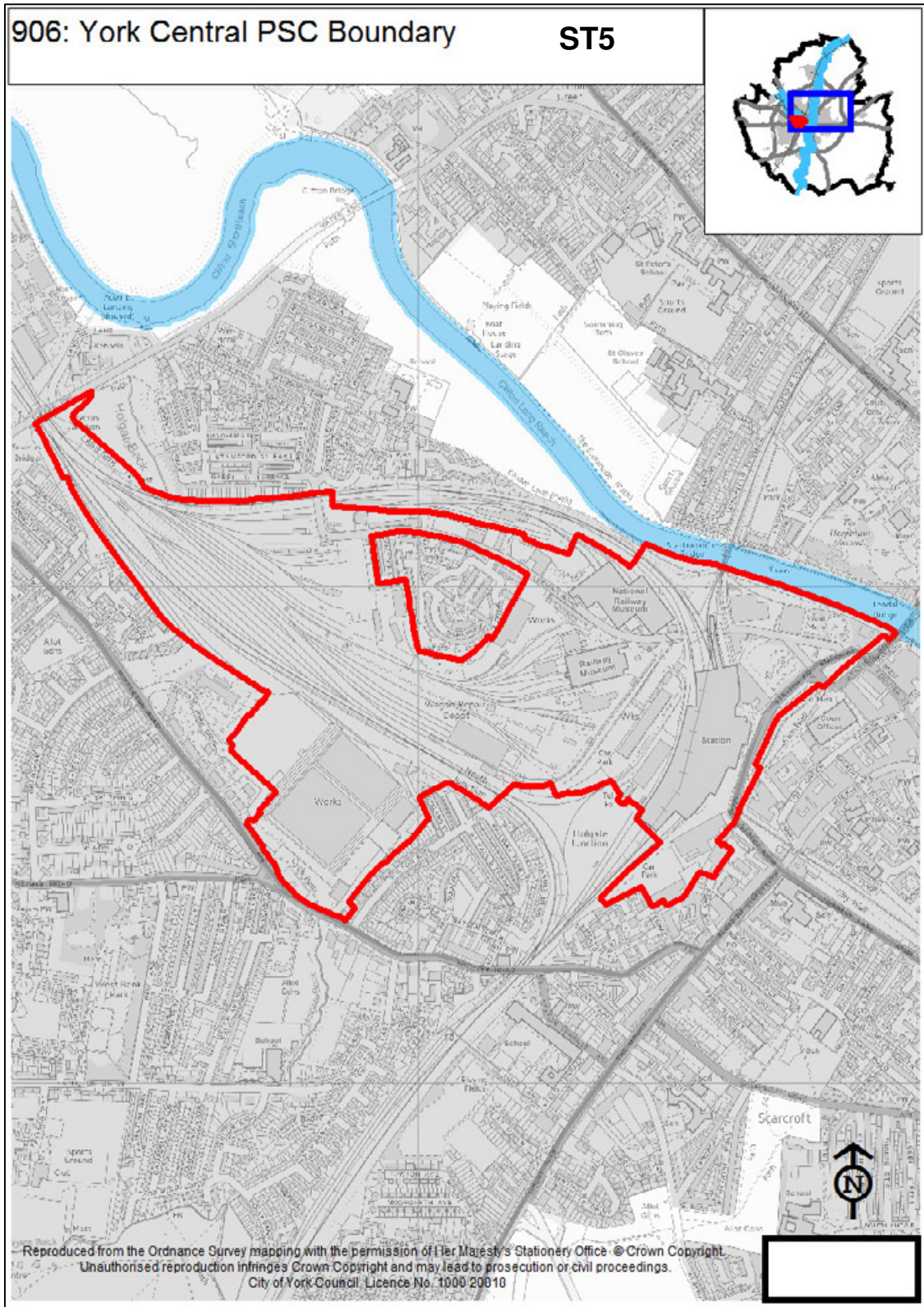
Allocation Reference	Site Name	Officer Commentary
Site 890	Northfield Lane  Luigis Restaurant, Northfield Lane	<p>PSC (2016) Will make a positive contribution towards meeting the Council's identified housing need. Housing on this site is consistent with one of core planning principles of NPPF that local authorities should encourage re-use of brownfield sites provided not of high environmental value. Pressure would be removed from green field development. Accessibility is excellent due to proximity of P&amp;R and is well located in relation to Poppleton village, whilst recognised that connectivity to existing community can be improved as a result of development of site.</p> <p>Both Nether and Upper Poppleton Parish Council's comments that there is a need for houses but also for sustainable employment, which is currently provided by the existing garden centre. Concern is raised about the impact of urban sprawl on this rural area. At present there is severe flood risk on the road created by paving and large non-porous surfaced areas. Carr Dyke runs at capacity, increasing the risk of flooding to York. Increased housing in this area will only add to the risk of flooding. Sustainable transport using the P+R scheme is unrealistic as it is time-limited and not routed through the village where services are located.</p> <p>Other objections to the site as a residential allocation comment that the existing garden centre is well used, that the site lies outside the village settlement line, concern of urban sprawl, use of park and site unrealistic, Must be looked at alongside ST19 in terms of impact on access to A59. Sustainable transport using the P+R scheme is unrealistic as it is time-limited and not routed through the village where services are located. There will be a lack of school places at local primary and secondary schools along with pressure at medical facilities. Houses at this site break the separation between houses on A59 and those at other side of ring road. The current garden centre is in keeping with the green belt area and separates the current developments. Other brownfield sites should be developed first.</p> <p>Historic England object to the sites inclusion as a residential allocation stating that It is likely</p>

Allocation Reference	Site Name	Officer Commentary
Site 890 cont...		<p>that this allocation would cause harm to a number of elements identified as contributors to the historic character and setting of York - reducing the gap between Northminster Business Park and the perceived southern boundary of Poppleton. Mitigation measures should include reducing the scale of the site to remove land to the south of the existing buildings. Historic England have no objection to redevelopment of the part of the site currently occupied by existing buildings.</p> <p>The site has been reconsidered by technical officers and it is considered that the Poppleton Garden Centre site along with two smaller newly submitted sites adjacent to the existing garden centre (Minster Equine (0.35ha) and Luigis restaurant (0.21 ha)) could be combined to provide an employment allocation of approximately 3.4ha. This could provide approximately 11,000 sqm of floorspace across the range of employment use classes. It is considered that employment uses would be more suitable than residential given the surrounding uses along Northfield Lane, which are largely commercial except for a small terrace of existing residential properties.</p> <p>The site provides good accessibility to the city given its proximity to Poppleton Bar Park and Ride and is located within a reasonable distance to Poppleton village although it is recognised that connectivity would need to be improved through the development of the site.</p> <p>Initial transport modelling of residential and employment allocations has shown that excessive queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.</p>

Allocation Reference	Site Name	Officer Commentary
Site 890 cont...		<p><b>Officers suggest that consideration is given to the re-allocation of Poppleton Garden Centre along with the newly submitted Minster Equine Centre and Luigis restaurant for 3.4ha to provide approximately 11,000 sqm of floorspace for employment uses. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha. Given the potential cumulative transport issues raised in the initial transport modelling this would need to be subject to a more detailed assessment.</b></p>
Site 795	Greenacres, Murton	<p><b>Site not included in PSC (2016)</b></p> <p>Site resubmitted for consideration as B2/B8 employment site. Site previously passed criteria 1 to 4 of SSP but failed technical officer assessment on landscape grounds:</p> <p><i>“The current site provides 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. <b>A Landscape and visual appraisal should be conducted to investigate these aspects</b>”</i></p> <p>A landscape assessment has been submitted through the PSC alongside a transport assessment. It is considered that the site may be appropriate for some employment development. The site would represent a logical extension to the adjacent commercial land uses subject to an appropriate scale/density of development and adequate landscape treatment.</p> <p><b>Officers suggest that consideration is given to the inclusion of a new allocation of 1.95ha to provide approximately 6,000 sqm of floorspace for light industrial units. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</b></p>

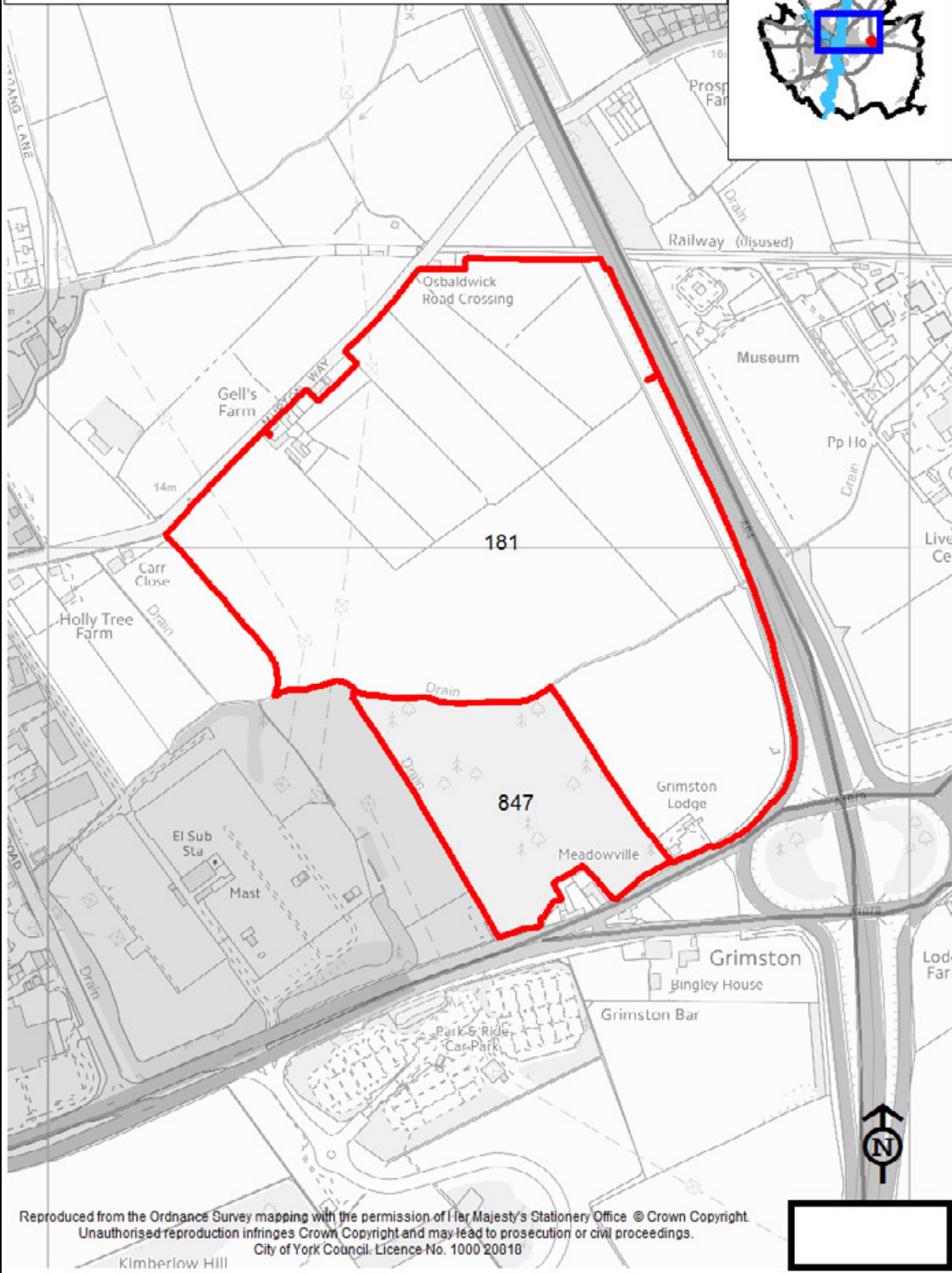


# Annex 4: Officers Assessment of Employment Sites following PSC



181/847: Land East of Grimston Bar

ST6



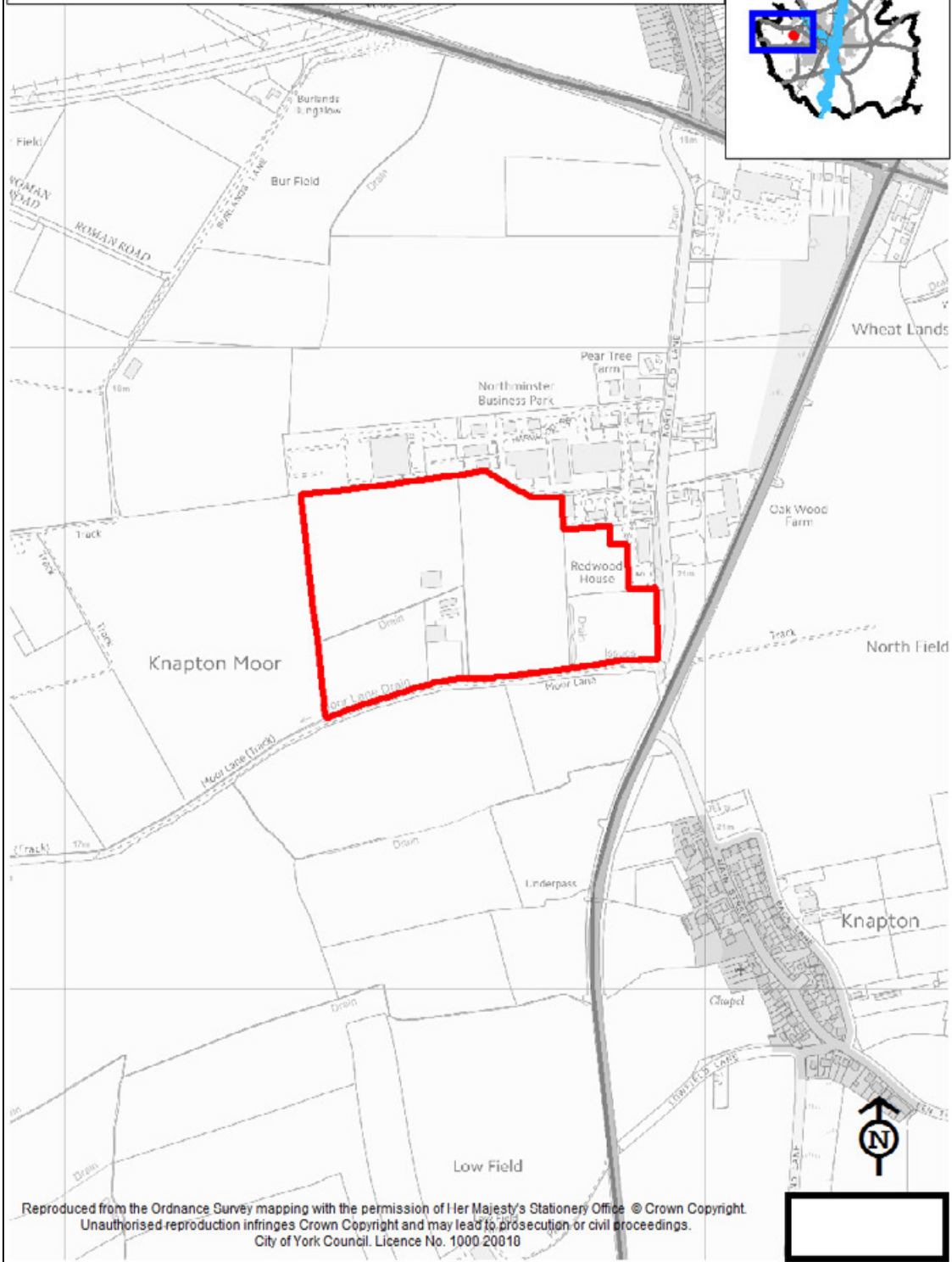
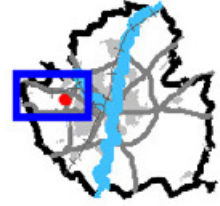
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Kimberlow Hill

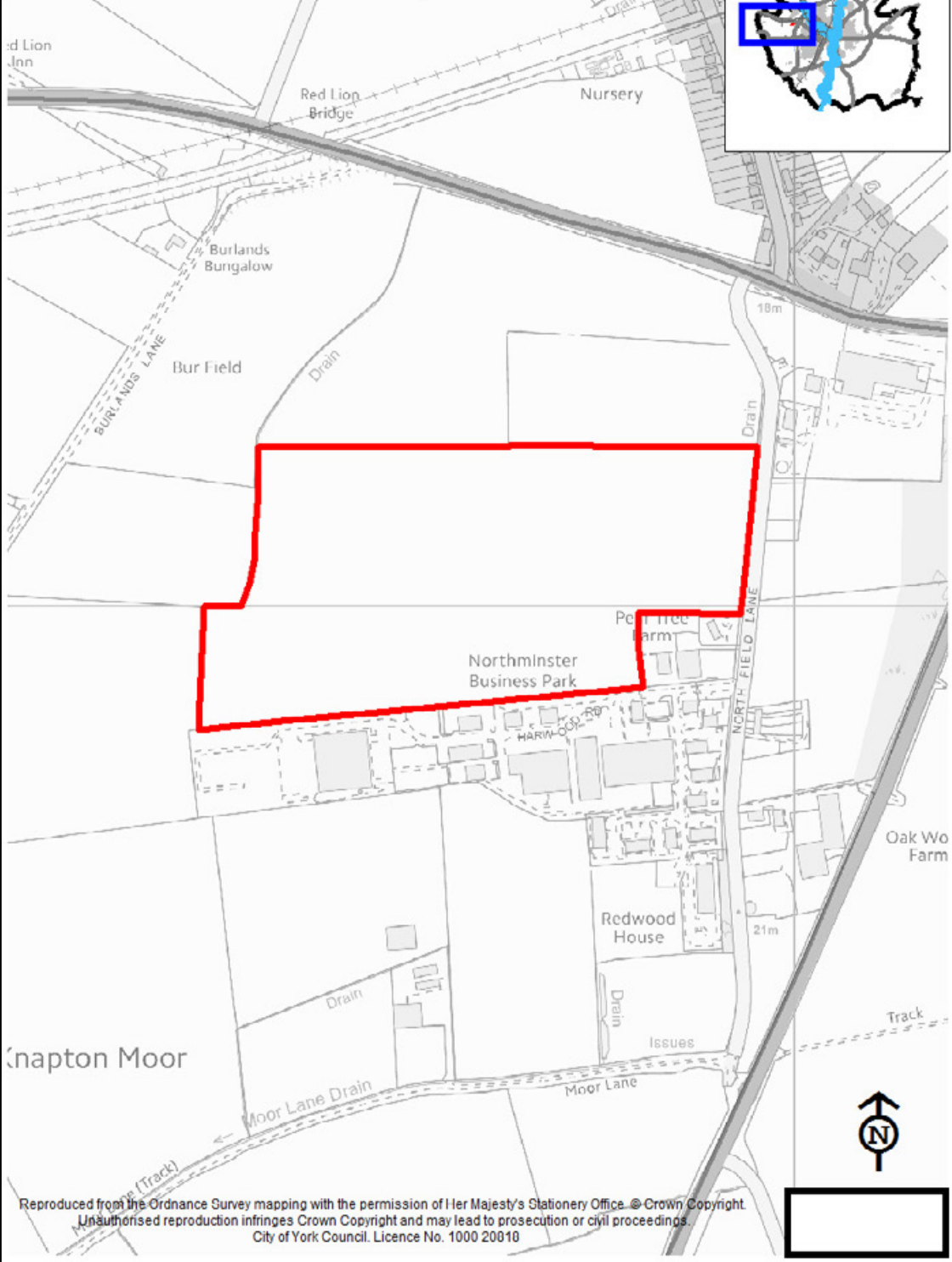
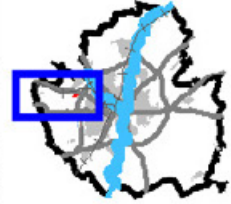




857: Northminster Business Park (South) ST19

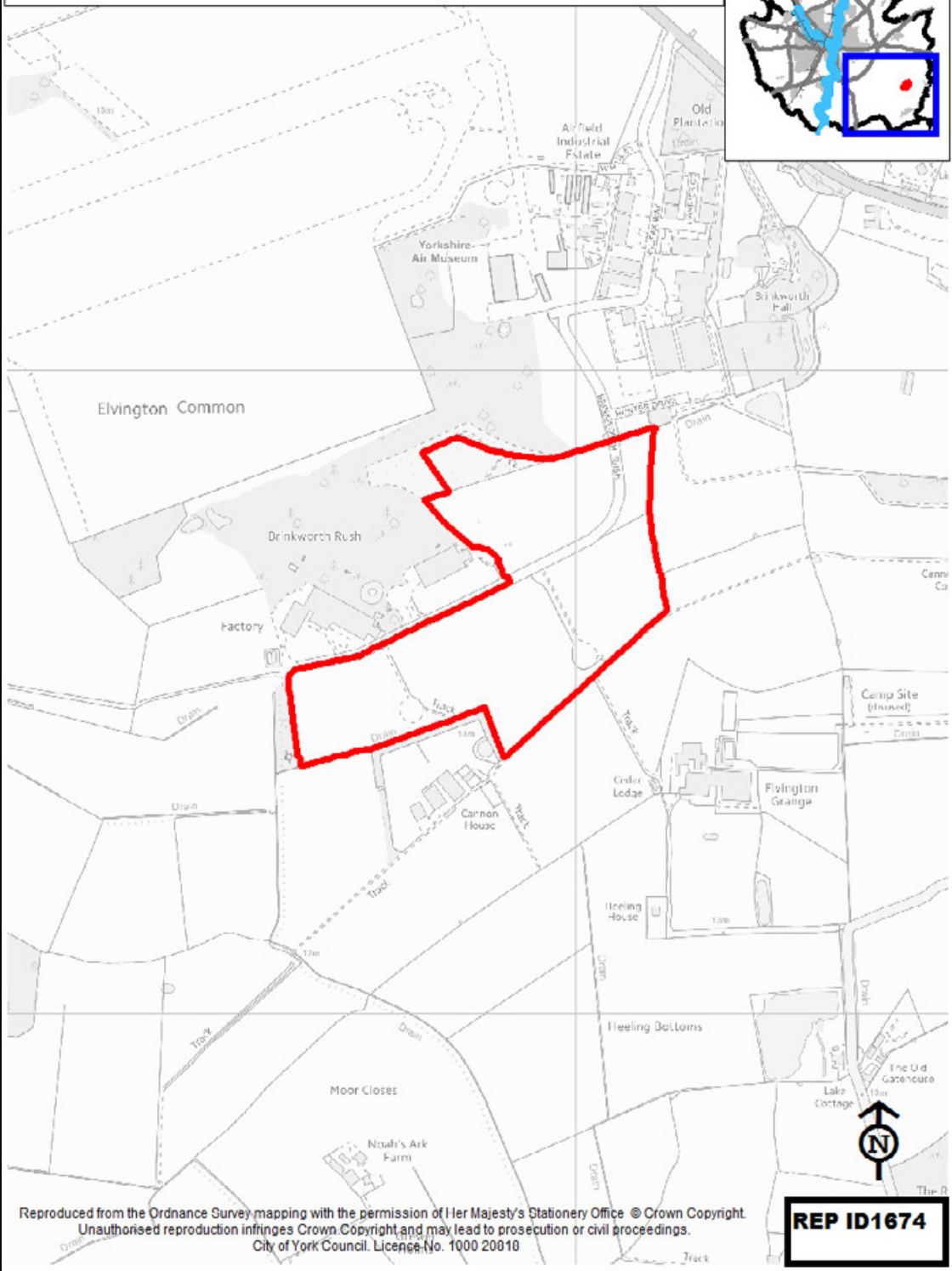
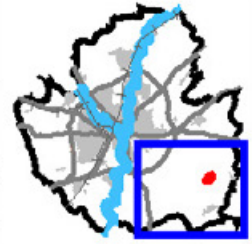


# Land North of Northminster Business Park Post PSC Officer Proposal



97: South of Airfield Business Park

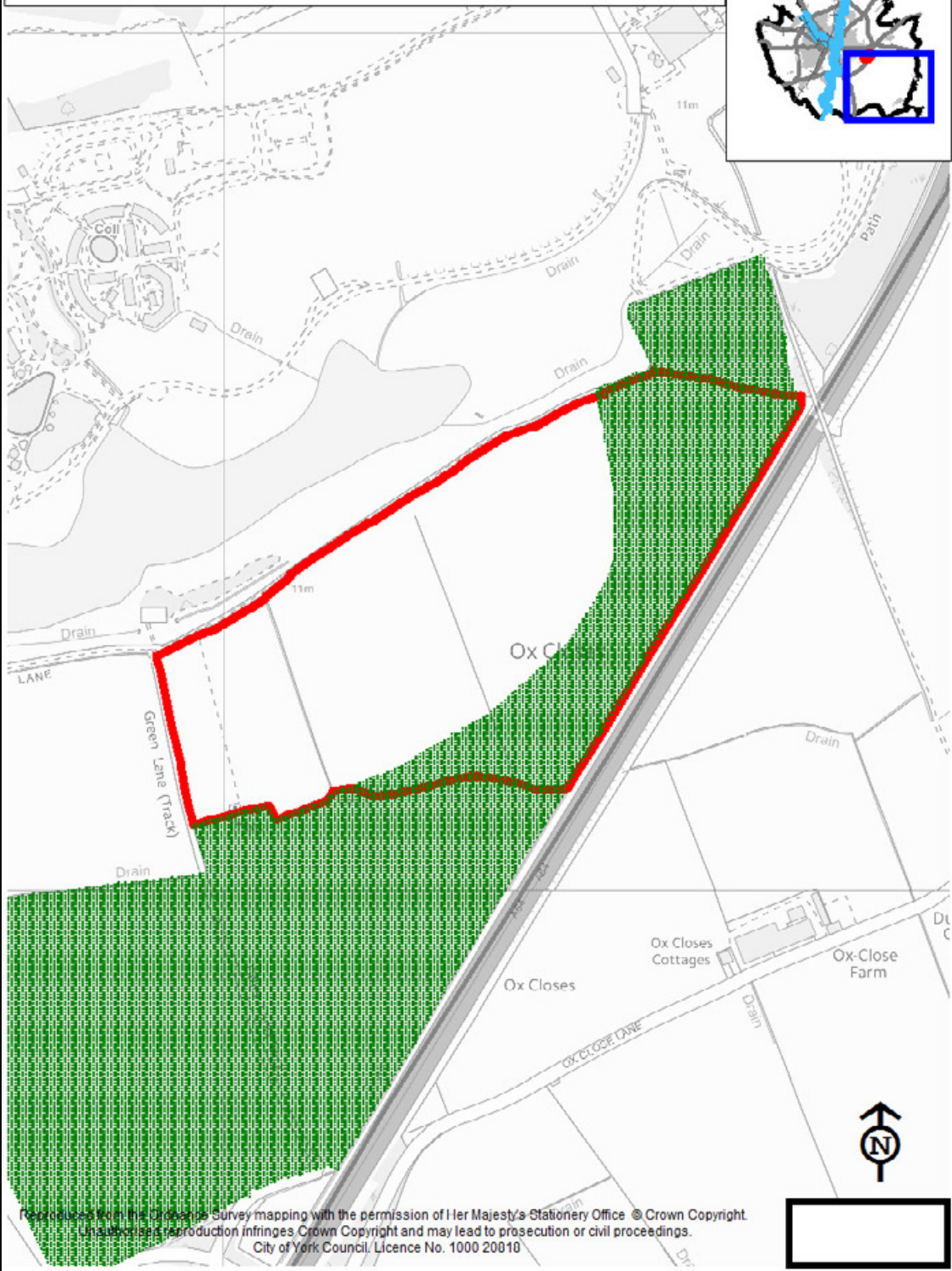
ST26





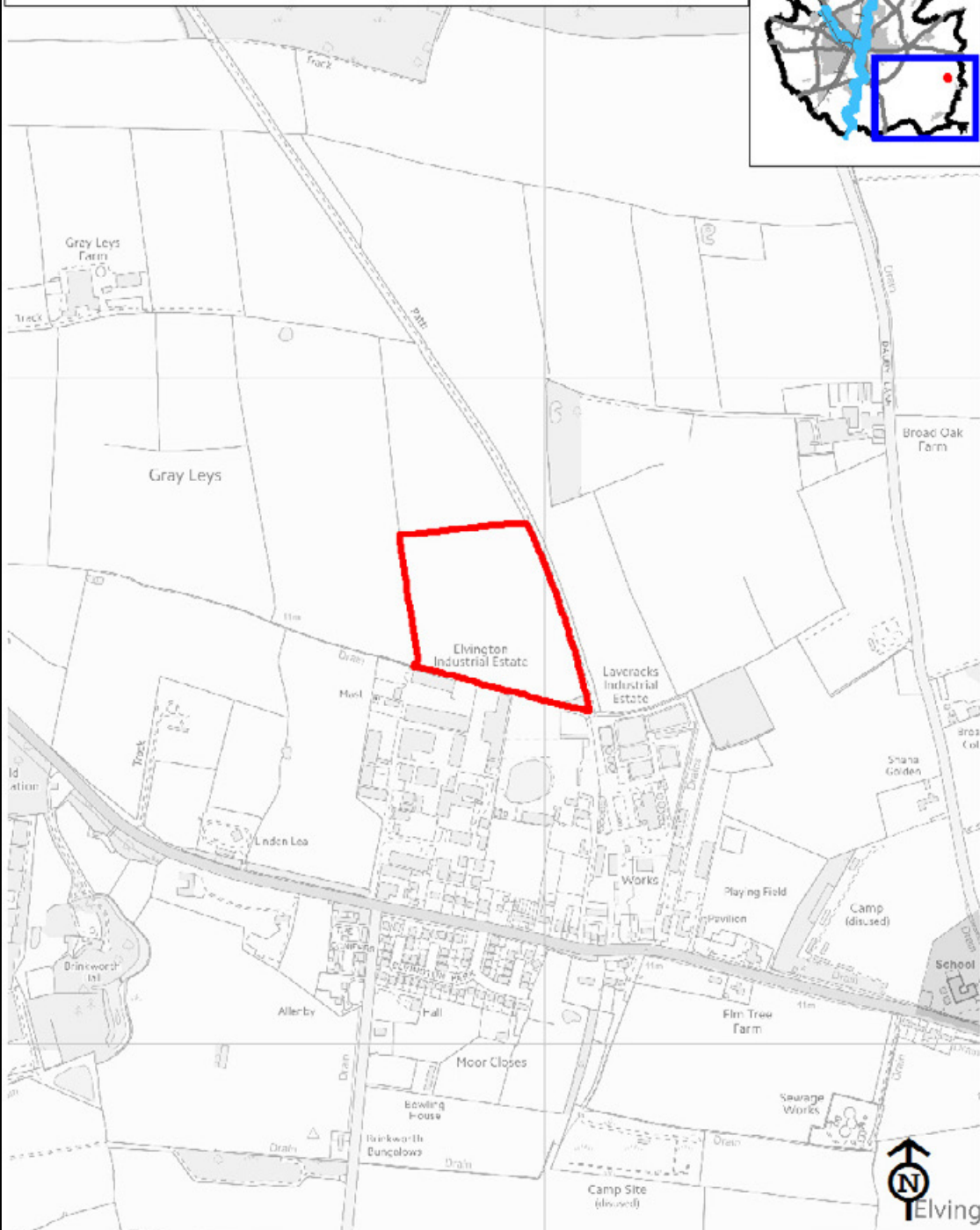
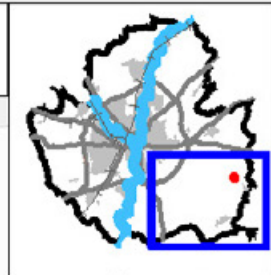
852: Revised University Expansion

ST27



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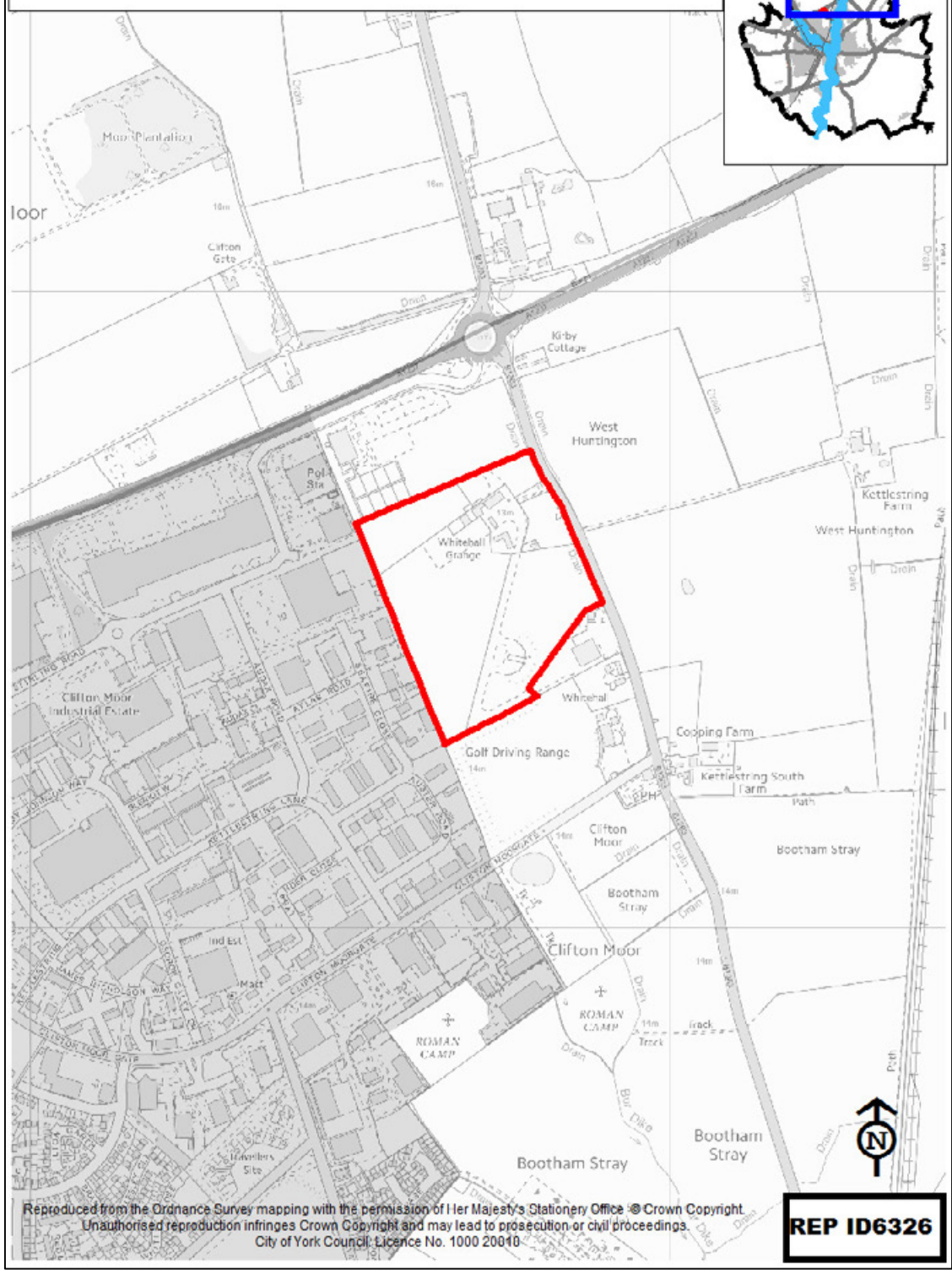
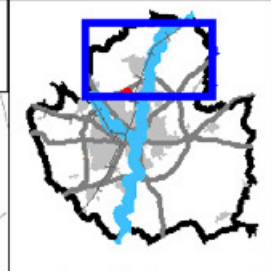
# 864: Extention to Elvington Industrial Estate



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**REP ID12581**

# 246: Whitehall Grange

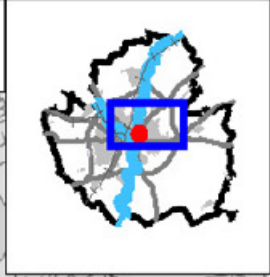


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**REP ID6326**

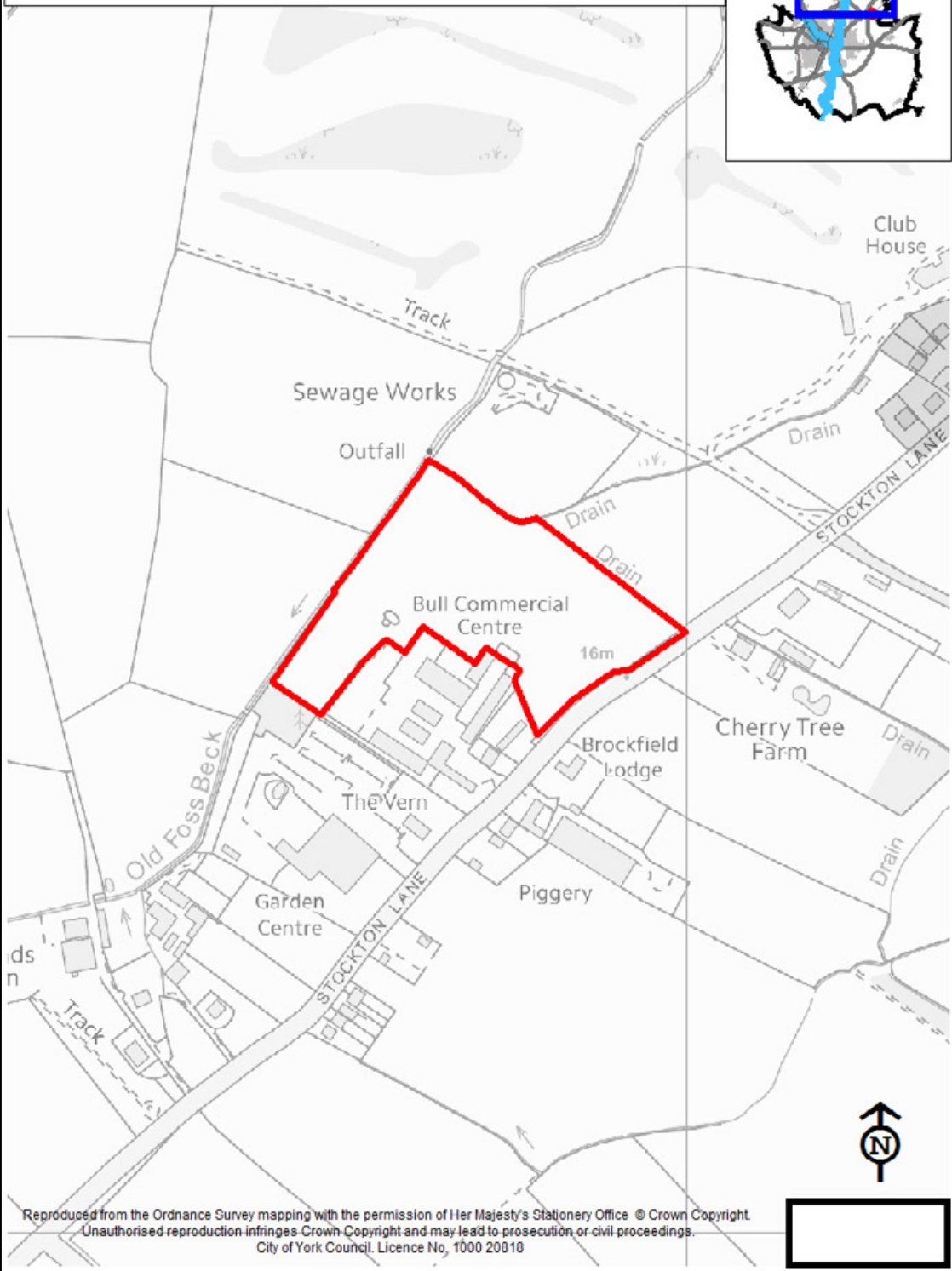


201: Horwell Brothers Ltd

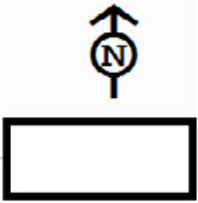


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# 940: Remaining Land at Bull Commercial Centre

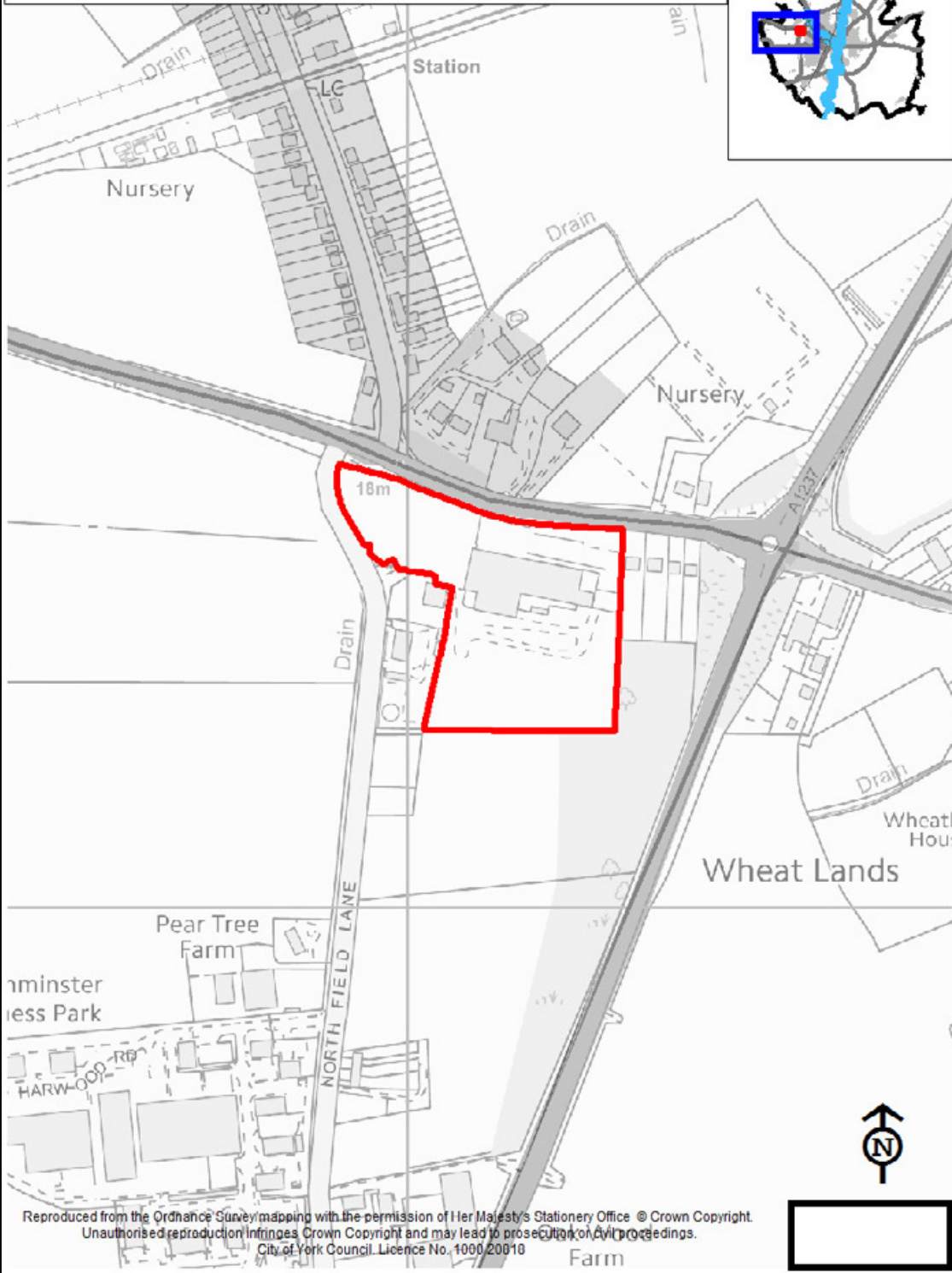
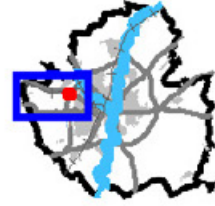


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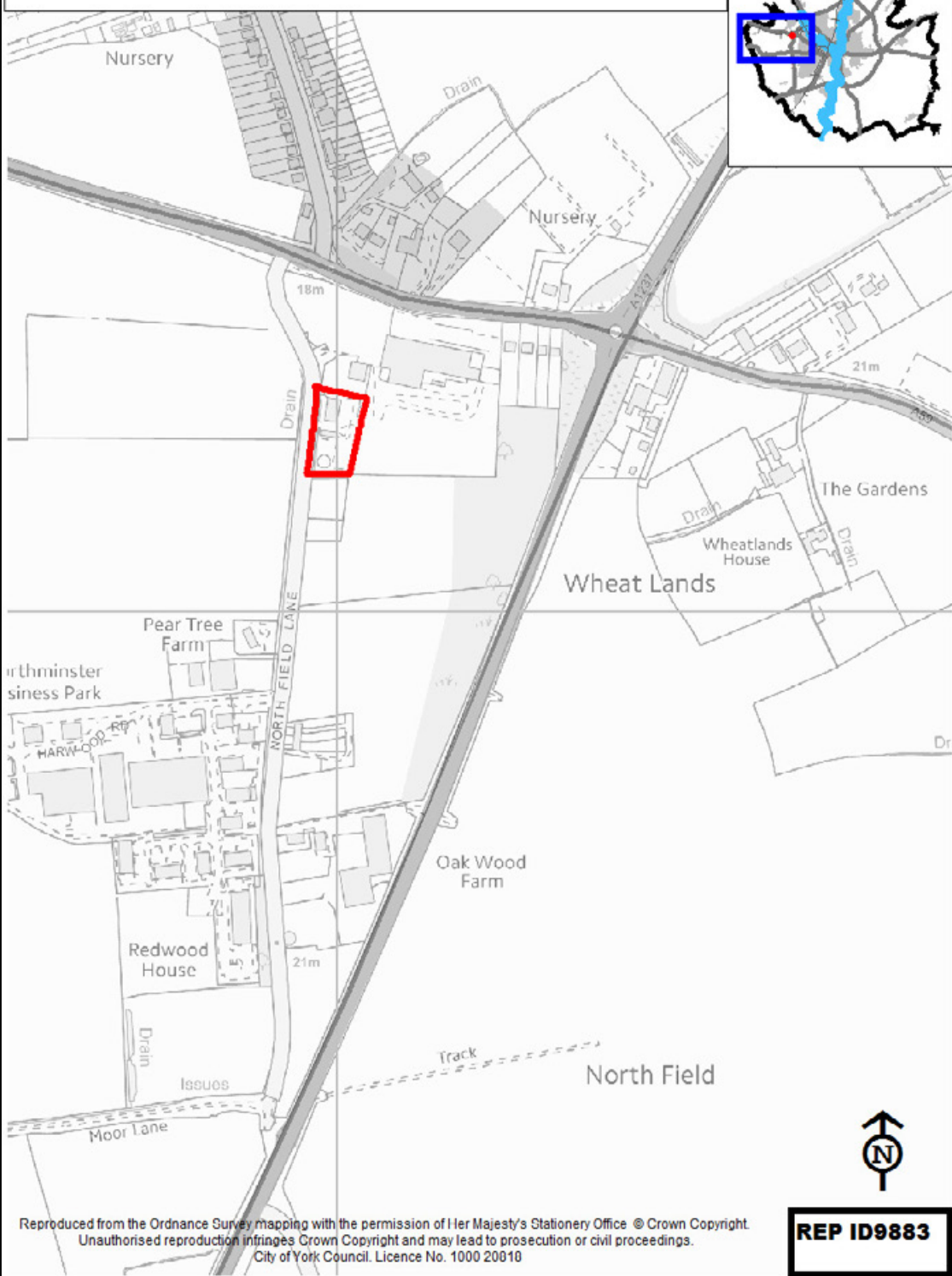
742: Upper Poppleton Garden Centre

H57 / E16



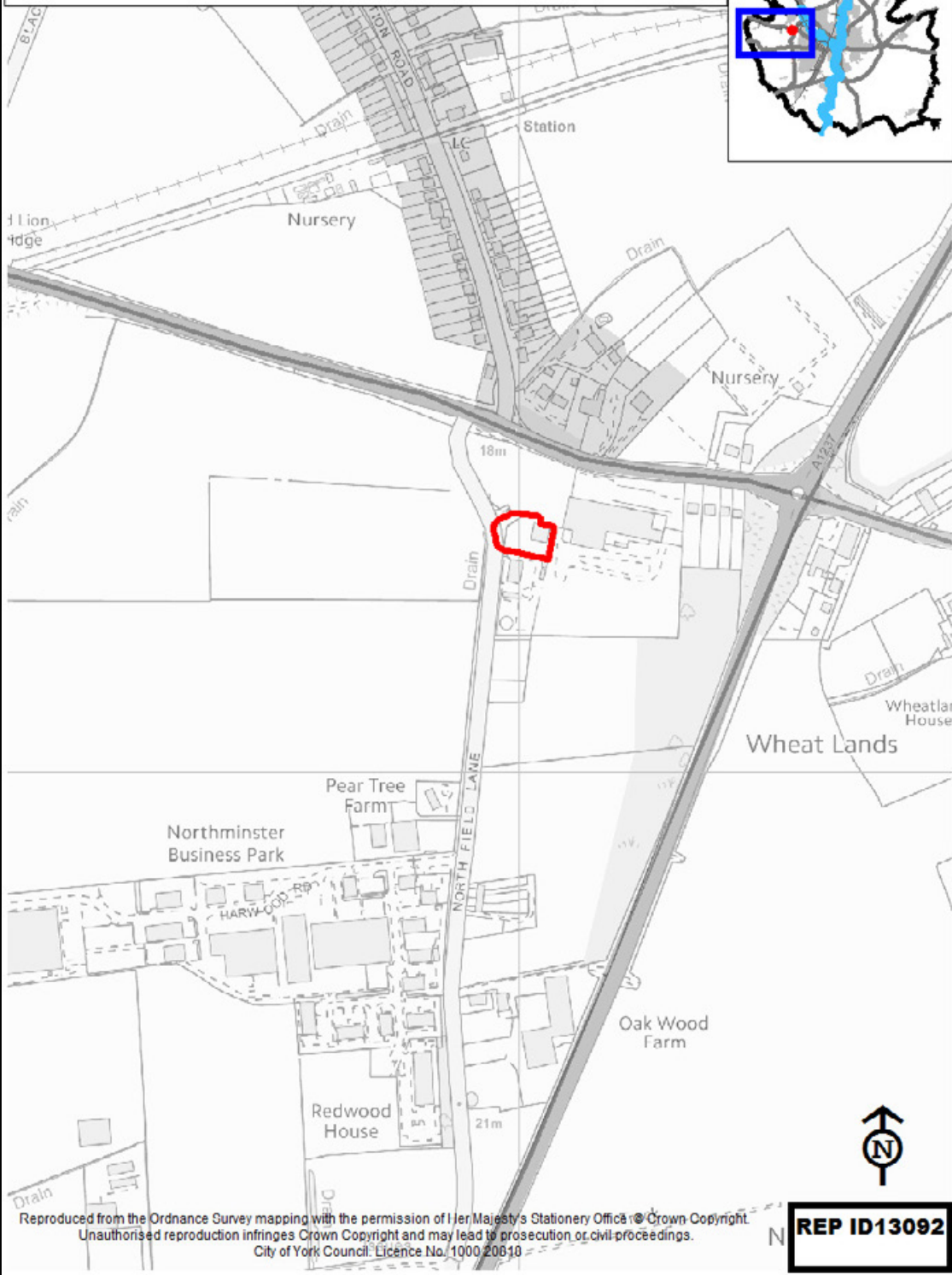


# 885: Minster Equine Veterinary Clinic



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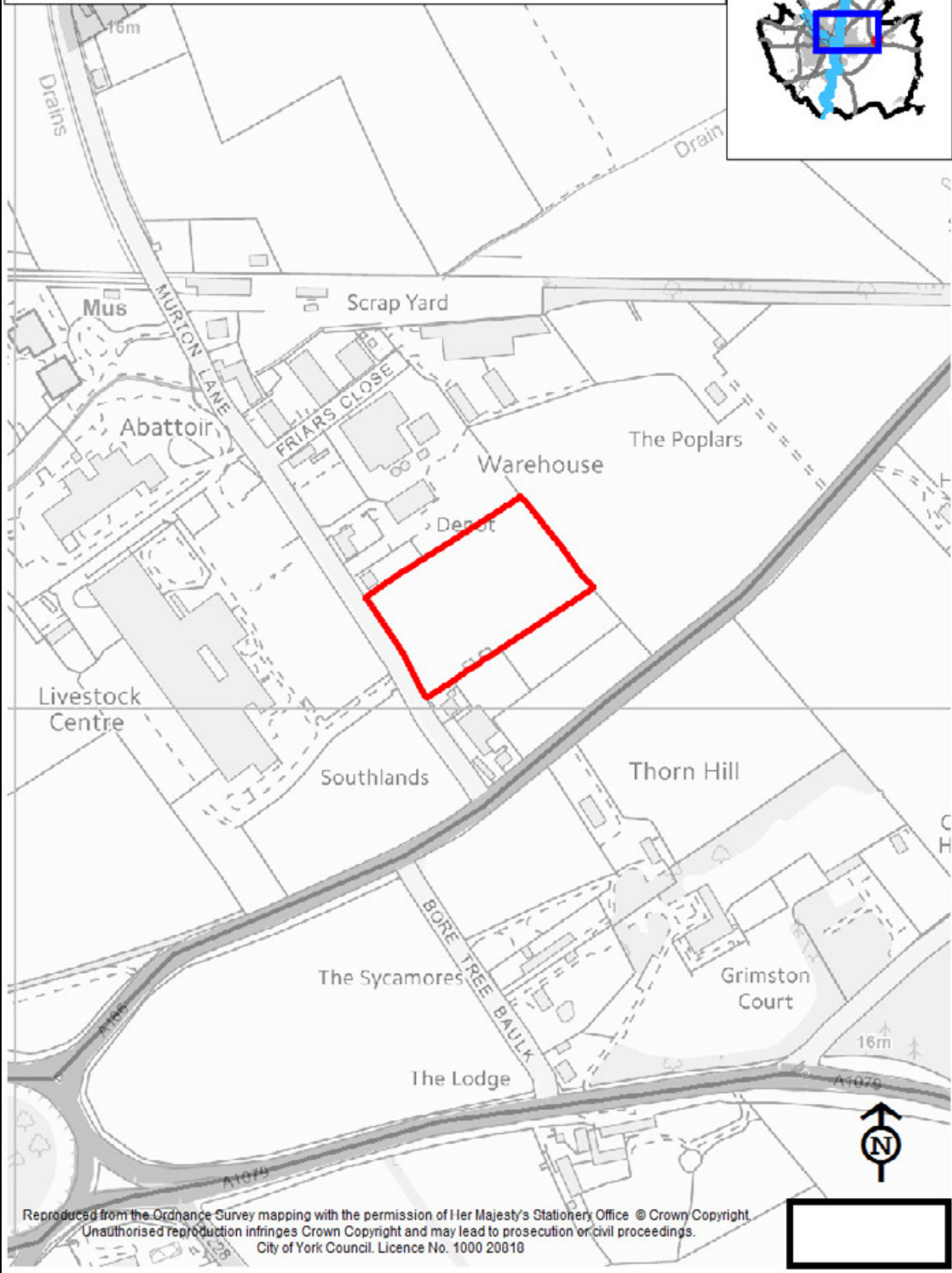
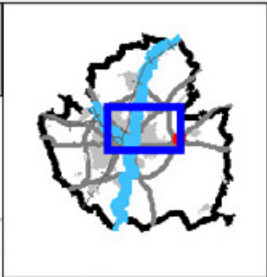
# 890: Luigis



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**REP ID13092**

# 795: Greenacres



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## Annex 4: Officers Assessment of Employment Sites following PSC

**Table 3 – Officer assessment of technical evidence where addition of sites or boundary changes not accepted**

Allocation Reference	Site Name	New Site/ Previously Considered Site
<b>Strategic Sites</b>		
ST21	Designer Outlet	<p><b>Total Representations: 2</b>  <b>Supports: 1</b>  <b>Objections: 1</b>  <b>Comments: 0</b></p> <p>Comment notes that the removal of the site will help protect Fulford Community Orchard, a much valued local facility.</p> <p>York Designer Outlet supports the removal of the Designer outlet from the green belt, but strongly object to the removal of the strategic leisure allocation. Deletion of the allocation fails to recognise the importance of the YDO which provides 1,500 full and part time jobs and is one of the largest employers in the area. The deletion fails to acknowledge that without an allocation on the Site or an acknowledgement of its importance in the Local Plan, the future of the YDO as a driver of sustainable economic growth in York remains uncertain. Rep states that the site should be reinstated as a Strategic Economic development site rather than a Strategic Leisure Location.</p> <p>Site was previously identified as a 12,000 sqm leisure development subject to a detailed retail impact assessment to assess any potential adverse impacts on York city centre and other sequentially preferable sites. Whilst the role of the site in York’s economy is recognised the site is in an out of centre location and therefore any future proposals should be assessed through the planning application process against relevant policies in the NPPF and the emerging Local Plan rather than through a specific allocation.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 51.</b></p>

Allocation Reference	Site Name	New Site/ Previously Considered Site
ST25	Land south of Designer Outlet	<p><b>Total Representations: 2</b>  <b>Supports: 1</b>  <b>Objections: 0</b>  <b>Comments: 1</b></p> <p>Comment notes that the removal of the site will help protect Fulford Community Orchard, a much valued local facility.</p> <p>Mc Arthur Glen's aspiration for the land south of the YDO is to support the additional development on the site by providing an opportunity for additional car parking/enhanced park and ride facilities. They do not object to the removal of the Strategic Site for Employment, but request that the Local Plan recognises the important role that this Green Belt site has in providing an opportunity for Park and ride facilities, an appropriate use in the Green Belt.</p> <p>The site was previously identified as a strategic employment allocation however further assessment of the site confirmed that the existing boundary treatment to the south of the existing site which consists of a belt of mature trees provides a strong defined green belt boundary and helps to screen the existing site from the surrounding open countryside.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 52.</b></p>
Site 873	Land East of Designer Outlet	<p>Boundary change to previously considered site (site reference 798).</p> <p>Representation from planning agent on behalf of landowner/developer. 18ha land to east of Designer outlet proposed for B1a/B1b employment allocation. Site is easily accessible with adjacent P&amp;R and existing road infrastructure to Designer Outlet which could accommodate additional traffic. Would balance employment supply both in terms of deliverability issues with YC and lack of alternative/additional B1a locations and also is located to the south of City which lacks employment provision. Close to A64/A19 and attractive location for inward</p>



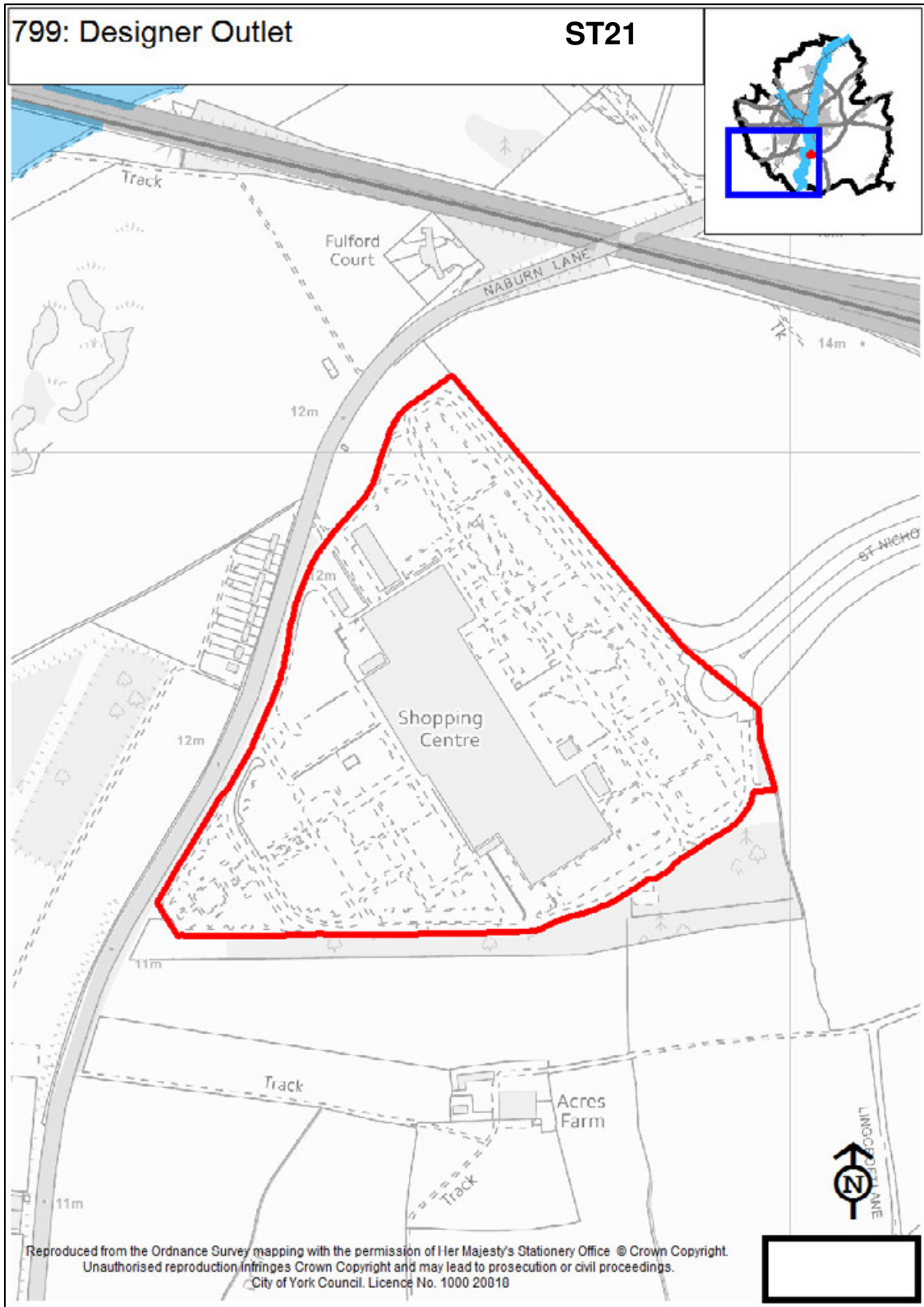
Allocation Reference	Site Name	New Site/ Previously Considered Site
Site 873 cont...		<p>investors. Clear and defensible boundaries. Would create 'campus style' business park with extensive landscaping and restrict height to that of the existing Designer Outlet to reduce impacts on the surrounding landscape.</p> <p>Additional evidence submitted including Employment Needs Report (Regeneris), Heritage Settings Assessment, Interim Landscape &amp; Visual Briefing and Sustainability Appraisal.</p> <p>The site falls entirely within a green wedge designated as part of the historic character and setting Appraisal (2003, 2011, 2013) and therefore fails criteria 1 of the site selection methodology (environmental assets).</p> <p>The further landscaping evidence has been reviewed and it is still considered that the scheme would have a negative impact on the setting of the city as it would bring development right up to the A19 on a key approach to the city. It is acknowledged that the proposed landscaping scheme and the reduced height/density of this revised proposal could help to mitigate some impacts however there would still remain a solid development within what is currently a fluid landscape creating a visual impact on what are currently open fields viewed from the A19. The surrounding open countryside currently presents a rural approach to the city and to Fulford village.</p> <p>There are also significant transport constraints on the A19 which would be exacerbated through the further expansion of the Designer Outlet and the introduction of B1a (office) use and the associated trips. Whilst it is recognised that the adjacent Park and Ride would offer a sustainable alternative to car use there would still be a significant amount of peak hour trips created through the development of this site as proposed.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging</b></p>

Allocation Reference	Site Name	New Site/ Previously Considered Site
		<b>Local Plan. See map on page 53.</b>
Site 892	Land at Grange Farm, Strensall Road, Towthorpe	<p><b>New Site submitted through PSC (2016)</b></p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 54.</b></p>
Site 894	Land at Cross Moor Lane and Usher Lane, Haxby	<p><b>New Site submitted through PSC (2016)</b></p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 55.</b></p>
<b>Non Strategic Sites</b>		
Site 112	Brook Nook, Osbaldwick	<p>Previously rejected site. Site fails criteria 1 of the site selection paper methodology (environmental assets) as it within an area of importance for the historic character and setting of the City - Area preventing coalescence (G2). Part of the site also falls within flood zone 3a/3b.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 56.</b></p>
Site 160	Land at Grimston Bar	<p>Previously rejected site. Representation from planning agent on behalf of landowner asking for the land to be re-considered as an employment allocation. No new technical evidence submitted.</p> <p>The site previously failed technical office comments on both transport and landscape grounds. In relation to transport the site would need a new direct access either off the A166</p>

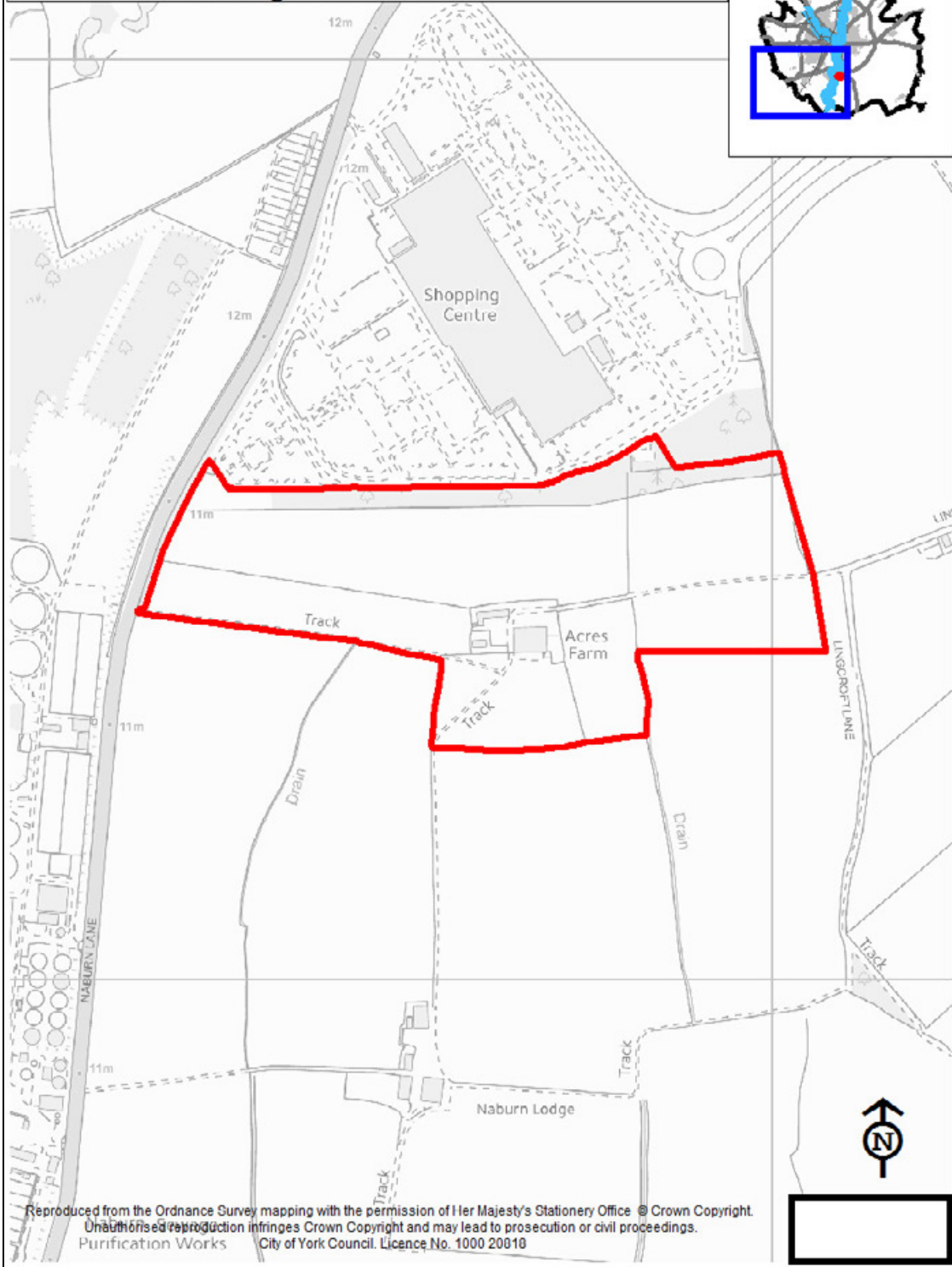
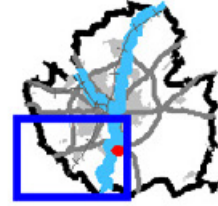
Allocation Reference	Site Name	New Site/ Previously Considered Site
Site 160 cont...		<p>or the A1079 and is also not well connected by either pedestrian, cycle or public transport routes. In terms of landscape the site is isolated and is tight against three main arterial roads into the city. The site would have a negative impact on the setting of the city.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 57.</b></p>
Site 161	Land at Murton Lane Industrial Estate	<p>Previously rejected site. Representation from planning agent on behalf of landowner asking for the land to be re-considered as an employment allocation. No new technical evidence submitted.</p> <p>The site previously failed technical office comments on both transport and landscape grounds. In relation to transport the site is considered unsustainable and is not well connected by either pedestrian, cycle or public transport routes. In terms of landscape the site is tight against the A166 (Stamford Bridge Road) and would create a significant extension to the urban area. The site would have a negative impact on the setting of the city.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 58.</b></p>
Site 865	Four Alls Public House, A64	<p><b>New Site submitted through PSC (2016)</b></p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 59.</b></p>
Site 895	Meadow Farm Crossmoor Lane,	<p><b>New Site submitted through PSC (2016)</b></p>

Allocation Reference	Site Name	New Site/ Previously Considered Site
Site 895 cont...	Haxby	<p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 60.</b></p>
Site 898	Land at the Old Slip Inn, Malton Road	<p>Previously rejected site. Site fails criteria 1 of the site selection paper methodology (environmental assets) as it within a green wedge (C2). No further technical evidence submitted.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 61.</b></p>
Site 899	York Road Dunnington Reduced Boundary	<p>Alternative boundary of previously considered site (Site reference 74)</p> <p>Site is not considered suitable for employment development. The site is outside of the existing settlement limits of the village and its development would impact on the character and setting of Dunnington Village particularly on the approach to the village via York Road.</p> <p><b>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 62.</b></p>

# Annex 4: Officers Assessment of Employment Sites following PSC

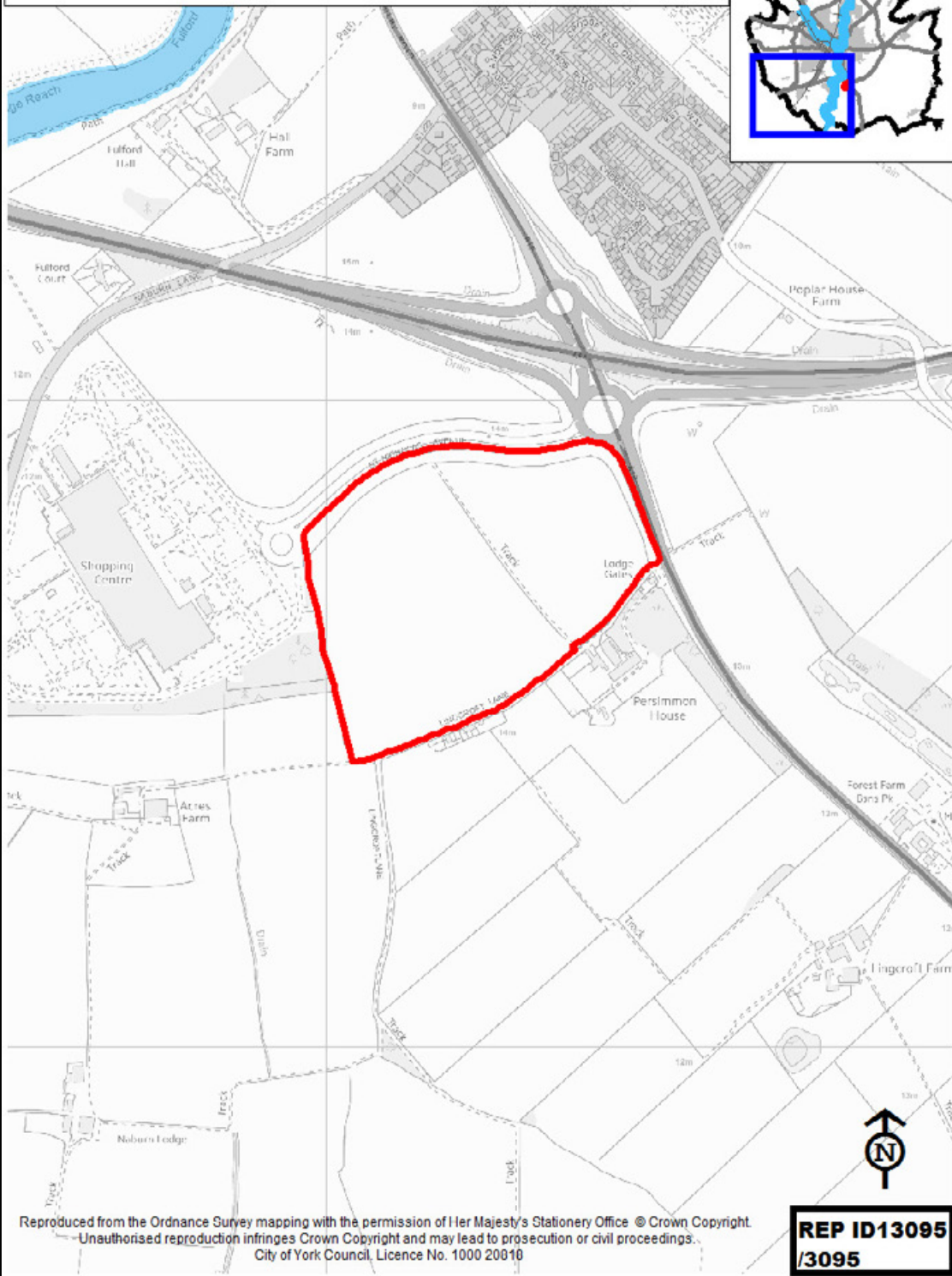
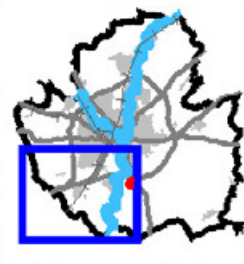


800: Safeguarded Land SF7 Land South ST25  
of Designer Outlet



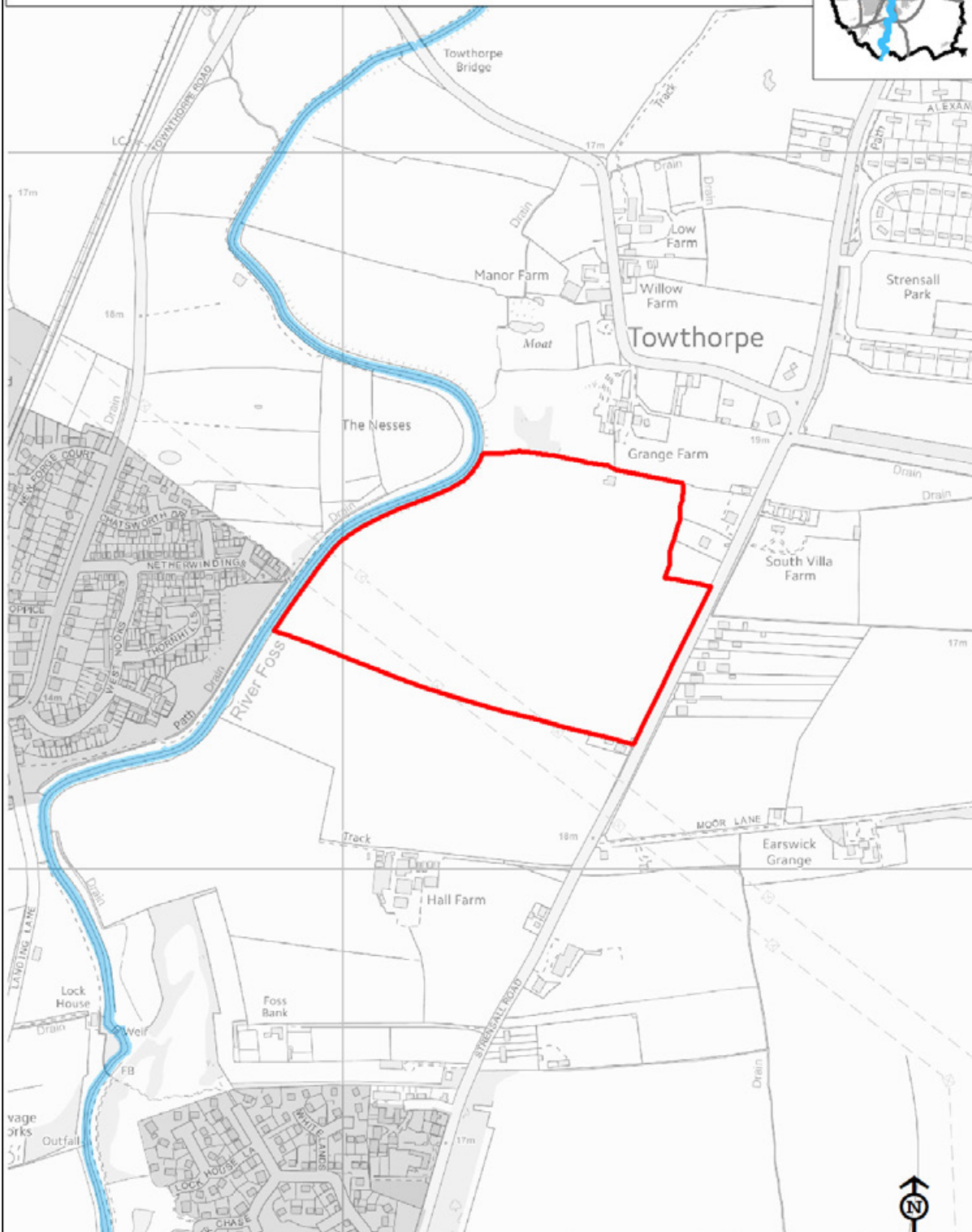
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# 873: Land to the East of the Designer Outlet





# 892: Land at Grange Farm Strensall Road

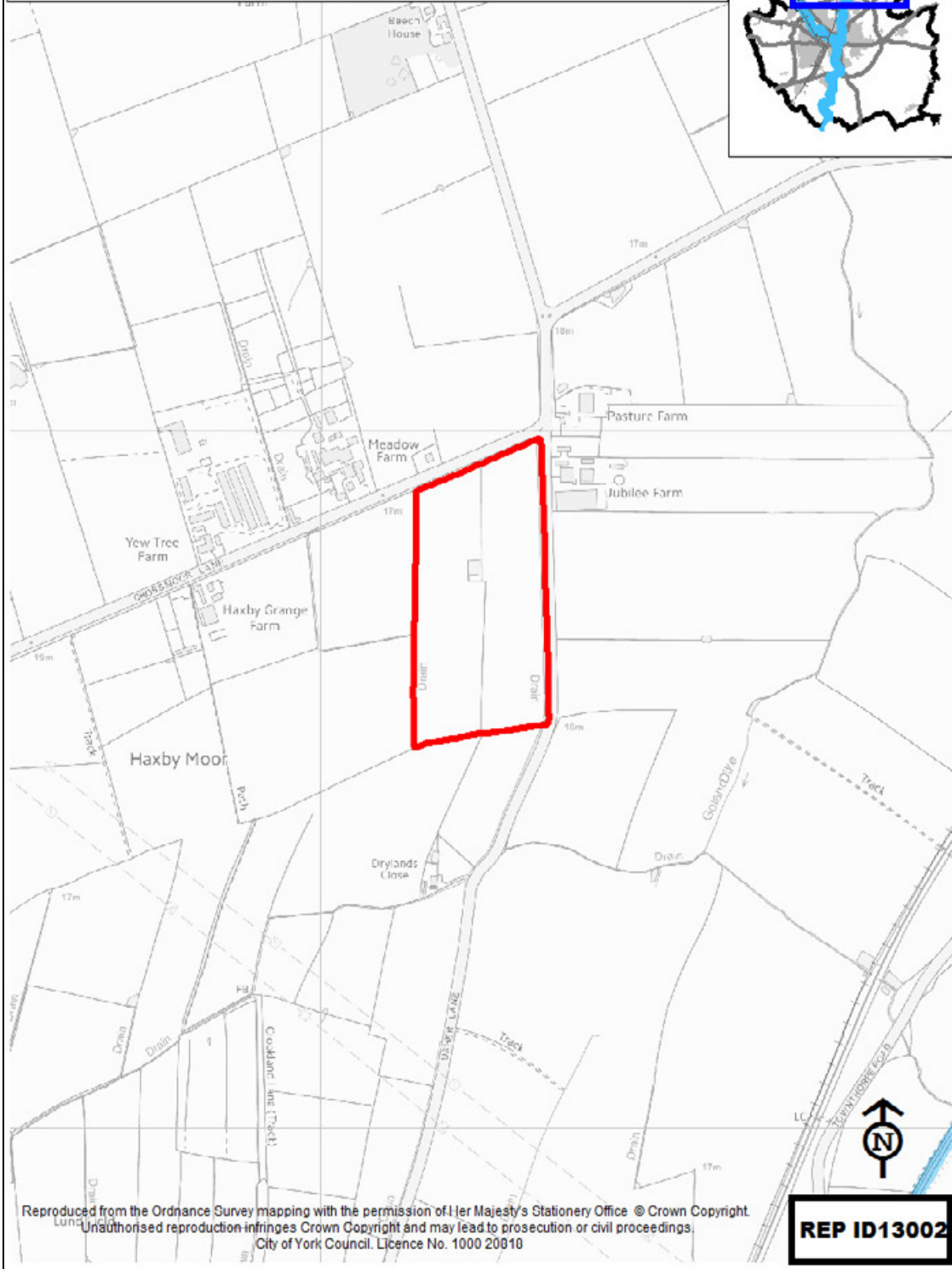


arswick  
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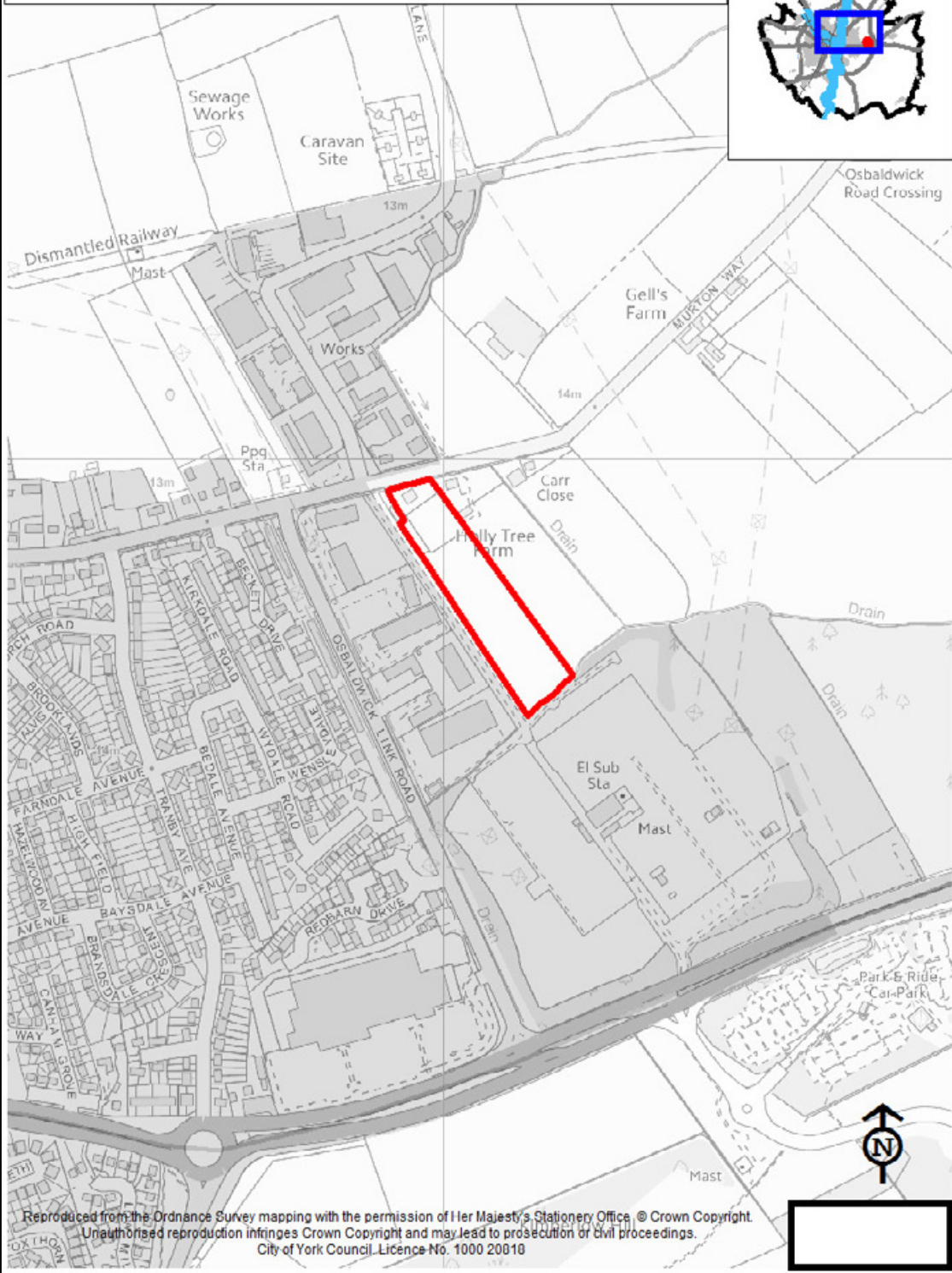
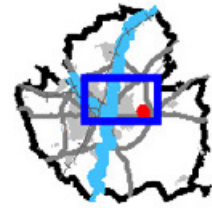
REP ID13000



# 894: Land at Crossmoor Lane and Usher Lane Haxby



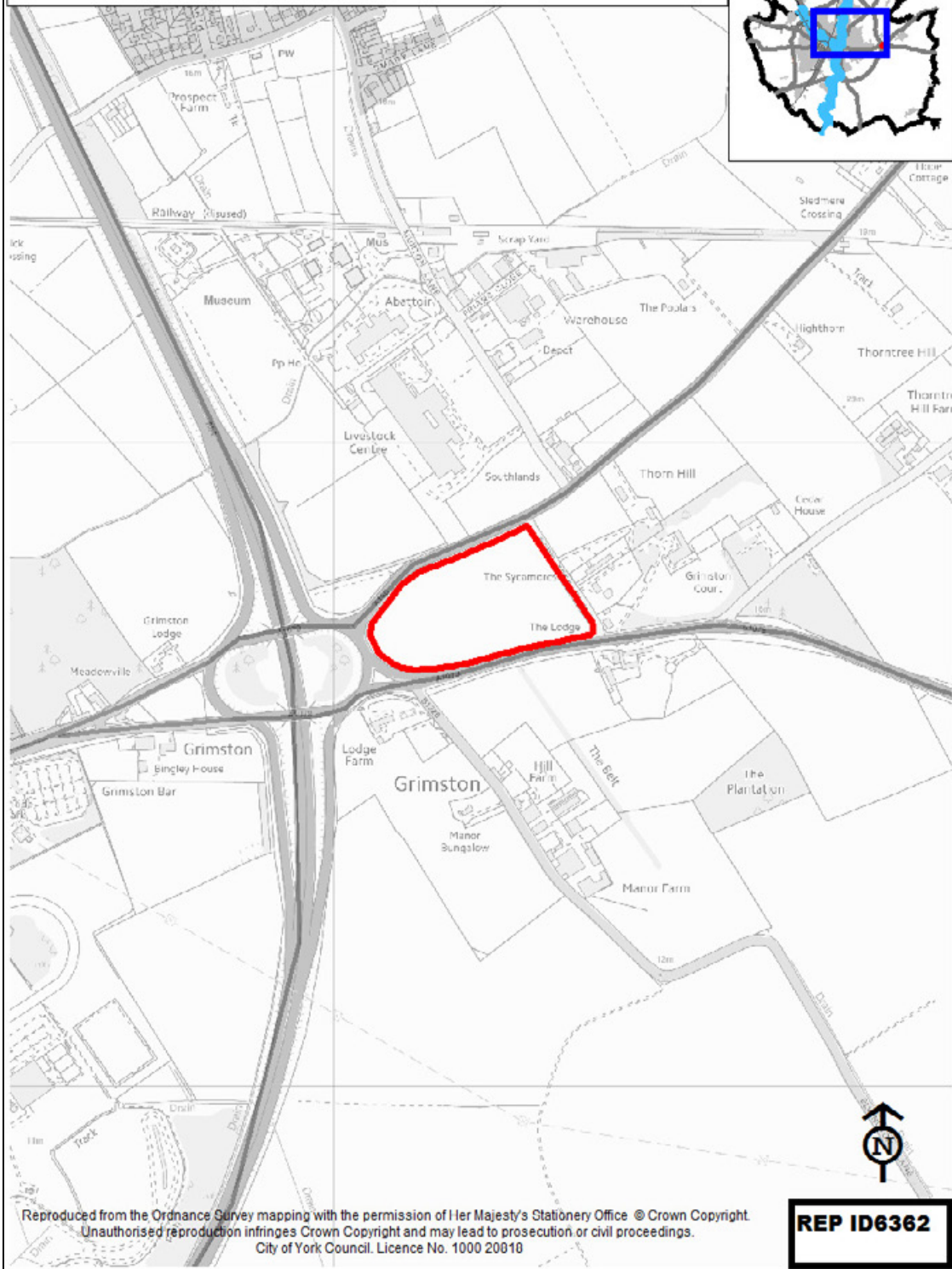
# 112: Brook Nook, Murton Way



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# 160: Land at Grimston Bar

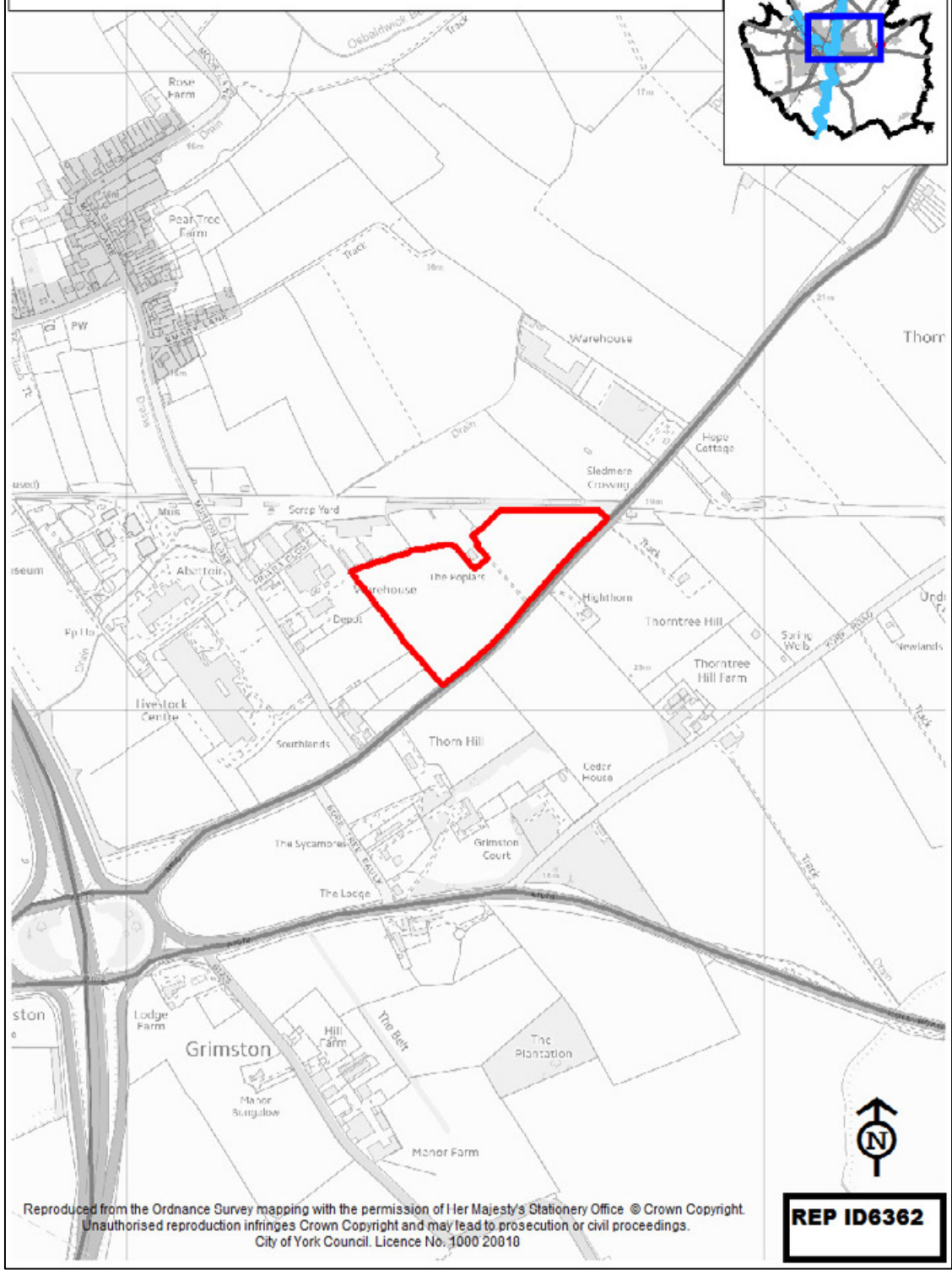
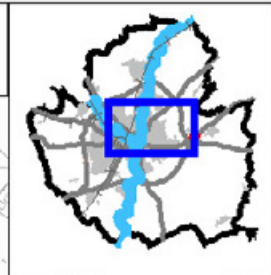


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**REP ID6362**



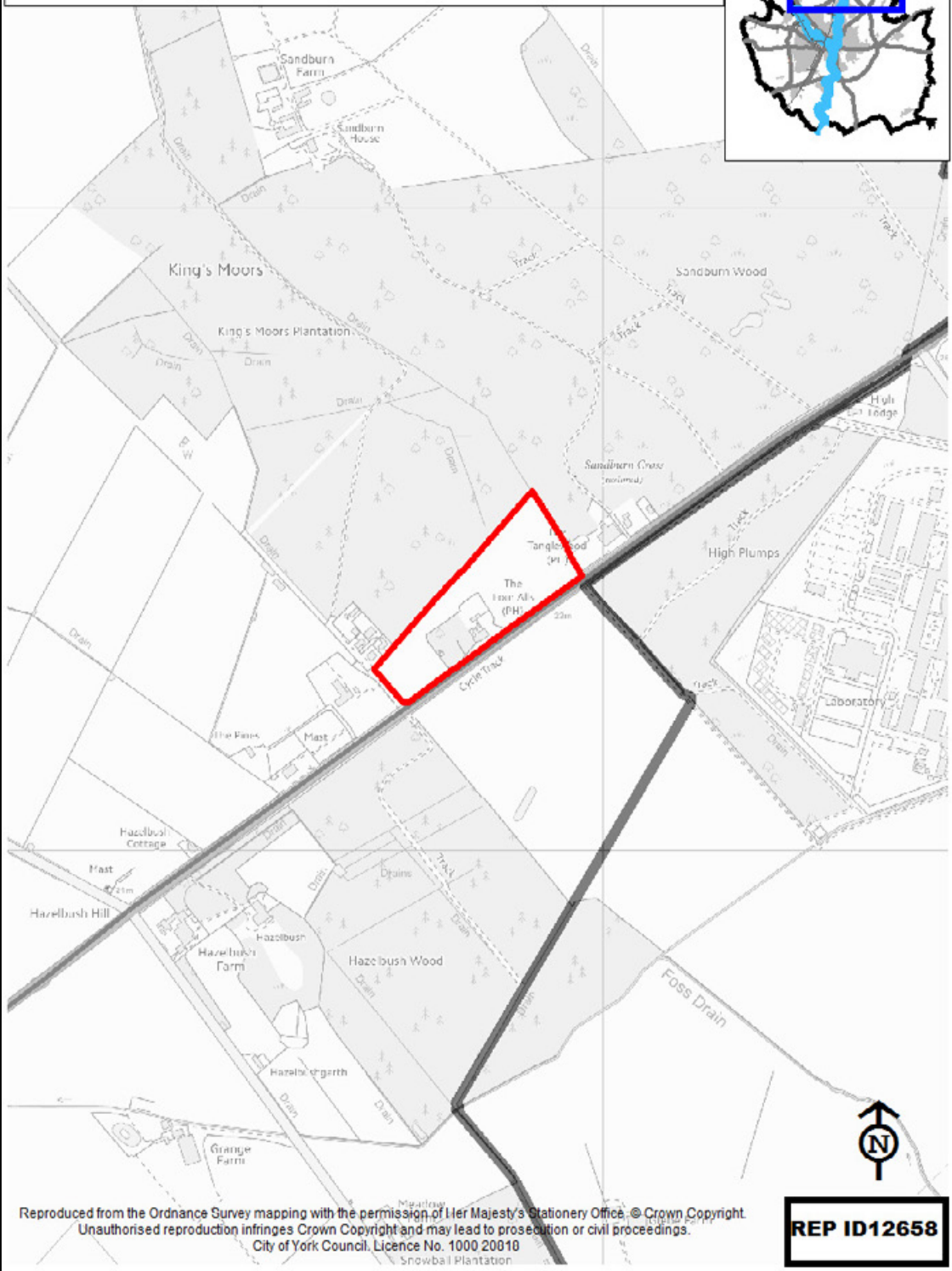
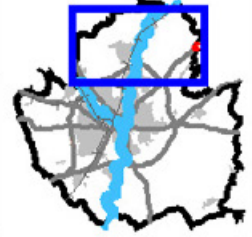
# 161: Land at Murton Lane Industrial Estate



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**REP ID6362**

# 865: Four Alls Pub Malton Road



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**REP ID12658**

# 895: Meadow Farm, Cross Moor Lane, Haxby



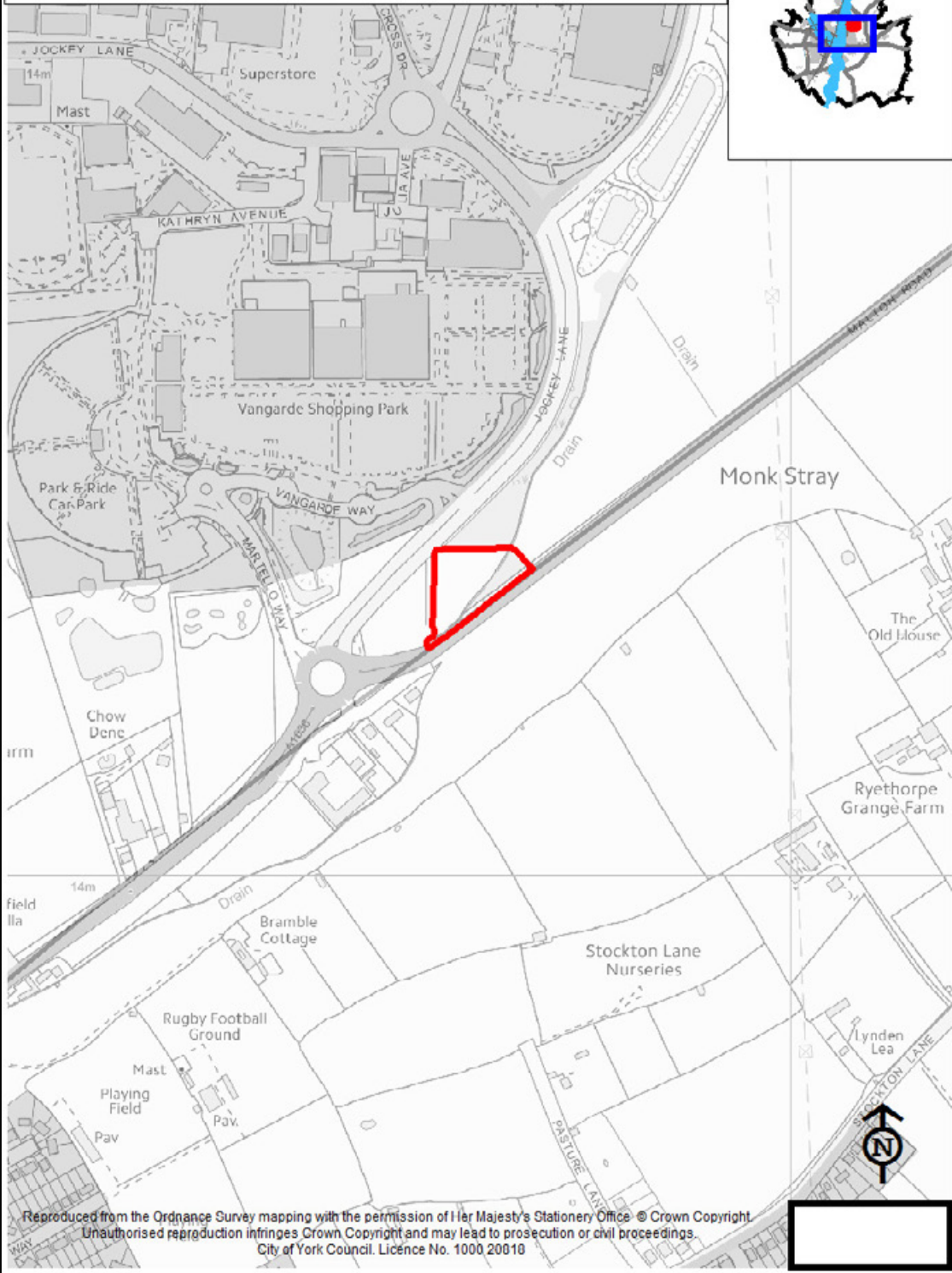
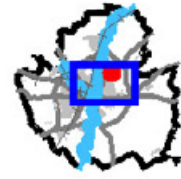
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**REP ID 13002**



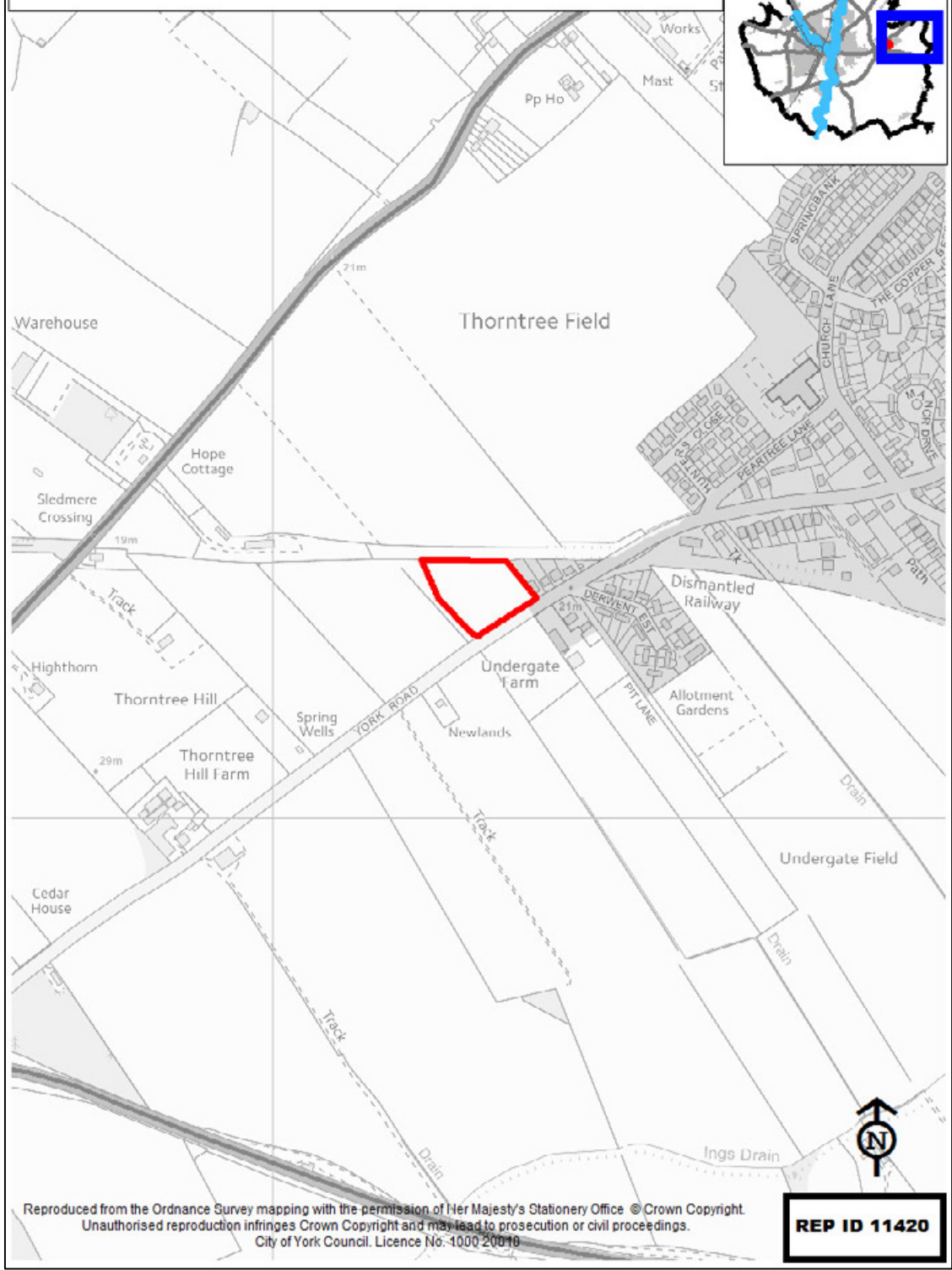
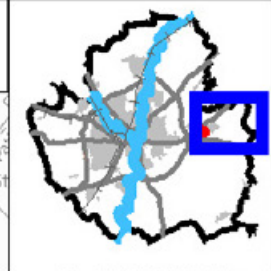
# 898: Site of Former Slip Inn Malton Road



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# 899 York Road Dunnington Reduced Boundary



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**REP ID 11420**