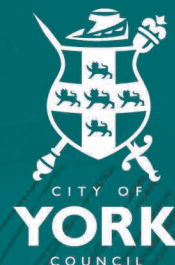


Annex 5



YORK

CITY OF YORK Officers Assessment of Other Sites following PSC

Annex 5: Officers Assessment of Other Sites following PSC

Allocation Reference	Site Name	Officer Commentary
SH1	Heworth Croft	<p>Response received from planning agents on behalf of York St John University reiterating their desire to see this site allocated for Student Housing.</p> <p>Sport England have confirmed they have no objection to re-development of site and confirmed that as the new Synthetic Outdoor Pitches at Mille Crux will be accessible by public transport they will provide a quantitative replacement for the facilities to be lost also will be better quality with improved management arrangements.</p> <p>Development needs to be restricted to land in FZ 3a and sequential/exceptions test submitted. The development footprint of the scheme also needs to be set back from River Foss to create an increased buffer but subject to detailed design in line with the Initial Flood Risk Assessment the flood risk management issues can be addressed.</p> <p>Whilst a Landscape Principles plan has been submitted and it is acknowledged that development of the site has the potential to improve environmental aspects of the space, it still constitutes an overall loss of open space along the Foss corridor (regional GI) and the impact needs carefully considering in detail through any planning application.</p> <p>The site is adjacent to the River Foss, within the River Foss Regional Green Infrastructure Corridor. The Extended Phase 1 Habitat Survey has provided information about the habitats on sites which were found to be of moderate interest, in particular the semi-improved grassland in the northern corner of the site which supports a colony of marbled white butterfly. The survey confirms that the River Foss is considered to be excellent commuting and foraging habitat for bats and suitable for otters, therefore the original comments are still valid with regard to providing a buffer which retains the existing trees and the design of any buildings and lighting on site. This would include any proposed bridge across the river.</p> <p>Further surveys still need to be undertaken to establish how bats are using the corridor (and site) in order to inform site design.</p> <p>Officers consider that the site should remain as an allocation for Student Housing in the emerging Local Plan. See map 137 on page 5 .</p>

Annex 5: Officers Assessment of Other Sites following PSC

Site 883	Wheatlands Woodland Site of Local Interest 131.	<p>A representation received from Planning Agents on behalf of the landowner proposes de-allocation of Site of Local Interest to nature conservation (SLI)</p> <p>Wheatlands Woodland was established approx. 20 years ago as a community woodland with permissive access to the public and managed for nature conservation.</p> <p>Wheatlands Woodland is noted as a 'Site of Local Interest' (Ref: 131) as a young-mature broadleaved woodland with sown wildflower grassland. Sites of Local Interest are sites that do not fulfil the criteria for the local designation as a Site of Importance for Nature Conservation (SINC), but on which there is some interest and they do have significant value in helping to maintain the network of biodiversity across York. The woodland is connected to a local green infrastructure corridor '12 The Ring Road'.</p> <p>Young plantations may not have accumulated the ecological value of ancient woods, but they still support a range of wildlife. For example bat activity in the 2015 survey although low was focused around the woodland and connecting hedgerows, and the ecology report draws the conclusion that in the context of the wider area which is largely devoid of significant foraging resources, the hedgerow on site, and the woodland along its eastern boundary represent relatively high value foraging habitat. It will also provide habitat for nesting birds, invertebrates and small mammals.</p> <p>Officers consider that the site should remain as a designated site of Local Interest to Conservation in the emerging Local Plan. See map 883 on page 6.</p>
Site 139	BioRad	<p>The BioRad site has been considered in the past for its potential as a housing allocation as well as for openspace in conjunction with the adjacent Mille Crux Sports Pitches managed by the University of York St John.</p> <p>The site (ref 139) was analysed for its potential for residential use against our site selection methodology. The overall conclusion stated that the site was rejected for residential use as it failed criteria 1, due to being within a regional green corridor.</p> <p>The site was included as openspace in conjunction with York St John University under policy U5 in earlier revisions of the plan. One of the requirements of the NPPF however is to understand whether the site has a willing landowner for a particular use and thus that the site is available.</p> <p>The Tees, Esk and Wear Valleys NHS Foundation Trust have identified the Biorad site as their preferred location for a new hospital. Our initial analysis against criteria 1-3 of the methodology</p>

Annex 5: Officers Assessment of Other Sites following PSC

	Bio-Rad Continued	<p>would support the site being suitable for this use as the requirements for hospital use differ to the requirements for residential development.</p> <p>Officers propose to remove this land from Policy U5 and allocate it as a site for Health Care Facilities in the form of a new Mental Health Hospital for York. See map 139 on page 77.</p>
OS1	Land North of Manor CE Academy	<p>A planning application by Manor CE Academy was approved in January 2014 (13/03354/FULM) for: <i>'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'</i>.</p> <p>Consequently the land to the north west of the Manor CE Academy has been 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> <p>NYCC are still in the process of acquiring this land for the use of Manor School</p> <p>Officers propose no change for this site, and that it should remain allocated as Openspace/Education OS1. See map 230 on page 8.</p>
OS2	Land South West of Heslington Playing Fields	<p>This site was (Site 232) was originally submitted through the 2012 Call for sites by the Council Sports Department as the Playing Fields Association were in negotiation with the landowner and farmer in the interest of creating new playing fields for the community however there has been no advancement from the Parish Council or other bodies in bringing the site forward as open space.</p> <p>Officers propose to remove this site (OS2) as there is no certainty over its delivery. See map 232 on page 9.</p>
OS3	Land to North of Poppleton Juniors, Millfield Lane, Poppleton	<p>This site was (Site 237) was originally submitted through the 2012 Call for sites by the Council Sports Department. It was proposed that the site could be accessed through the adjacent sports club and that the site could provide Cricket pitch facilities for the community once the existing agricultural tenancy had expired.</p> <p>Officers propose no change for this site (OS3) and that it should remain allocated as Openspace OS3. See map 237 on page 10.</p>

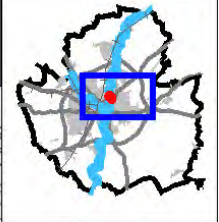
Annex 5: Officers Assessment of Other Sites following PSC

OS4	Land at Temple Road, Copmanthorpe	<p>This site was to be brought forward through the funding of housing allocation ST12 and initially intended to be used in conjunction with Copmanthorpe Sports Club, although Janet O'Neill argued that the sites open space provision would be provided for in the strategic green space to the west of ST12).</p> <p>As ST12 is no longer proposed a housing allocation this parcel of land is no longer thought to have a willing landowner for the purpose of developing the site as openspace and would no longer have the funding to enable its delivery.</p> <p>Concerns have also been raised as to the accessibility of the site from the existing village given the speration of the railway line.</p> <p>Officers propose to remove of this site (OS4). See map 206 on page 11.</p>
-----	--------------------------------------	--

Annex 5: Officers Assessment of Other Sites following PSC

137: Land at Heworth Croft

SH1



Annex 5: Officers Assessment of Other Sites following PSC

883: Wheatlands Woodlands

SLI 131

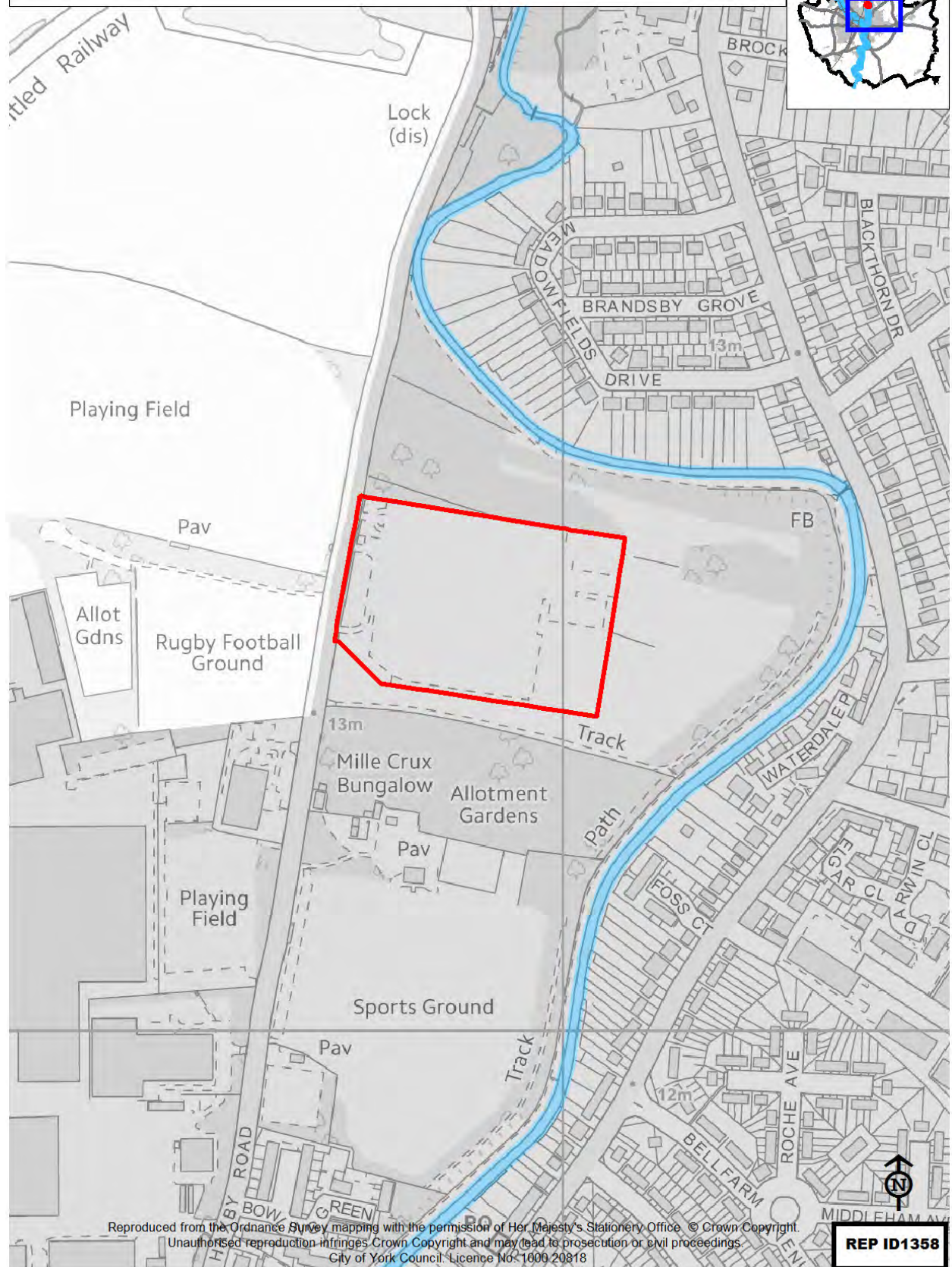


Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright.
Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
City of York Council. Licence No. 1000 20818

REP ID9883

Annex 5: Officers Assessment of Other Sites following PSC

139: Bio-Rad



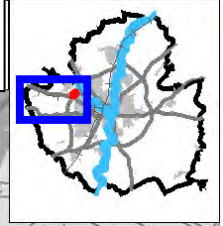
Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright.
Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
City of York Council. Licence No: 1000 20818

REP ID1358

Annex 5: Officers Assessment of Other Sites following PSC

230: Land to North West of Manor School

OS1

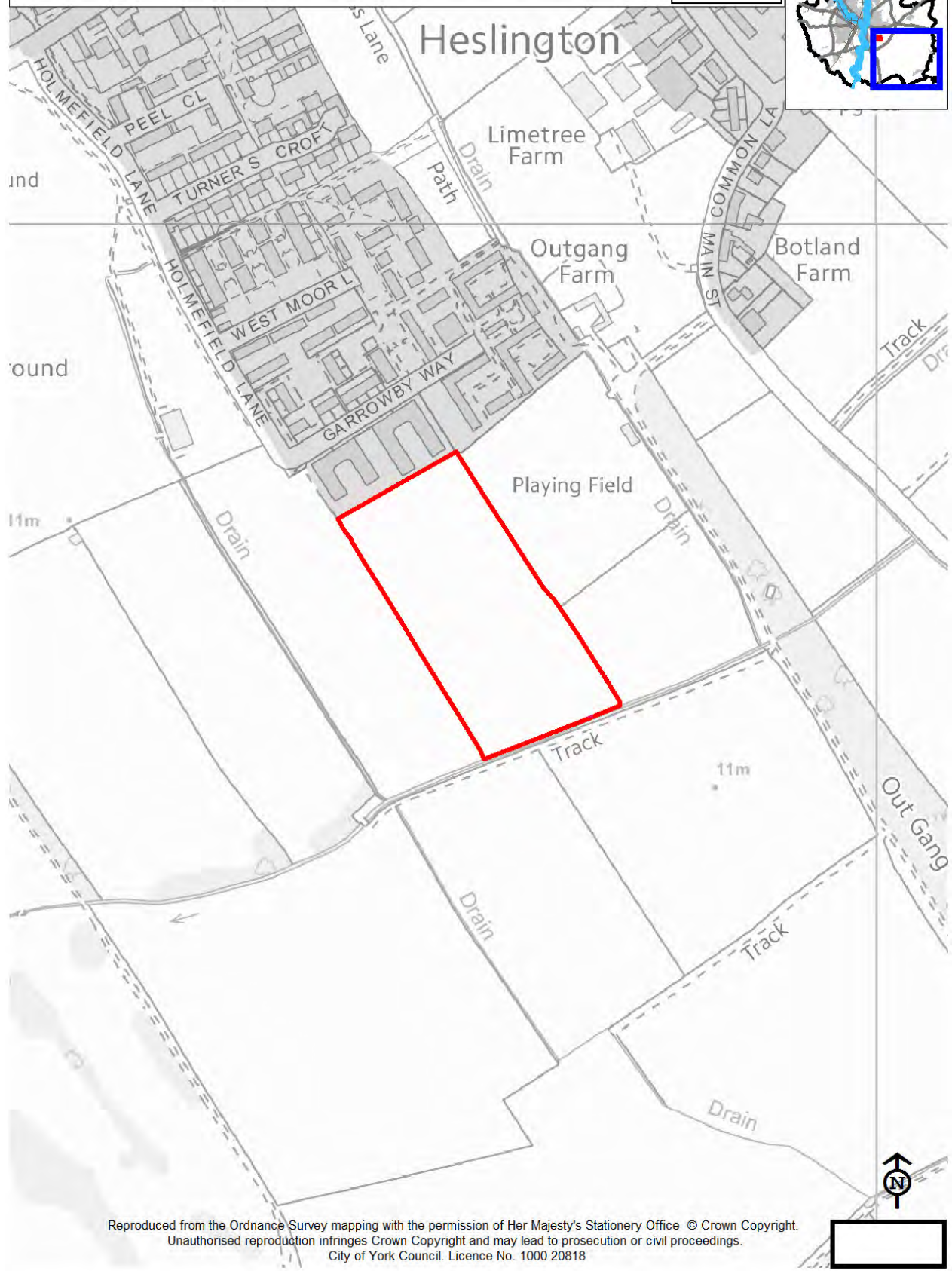
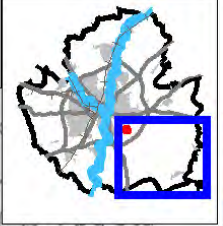


Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
City of York Council. Licence No. 1000 20818

Annex 5: Officers Assessment of Other Sites following PSC

232:Land South West of Heslington Playing Fields

OS2

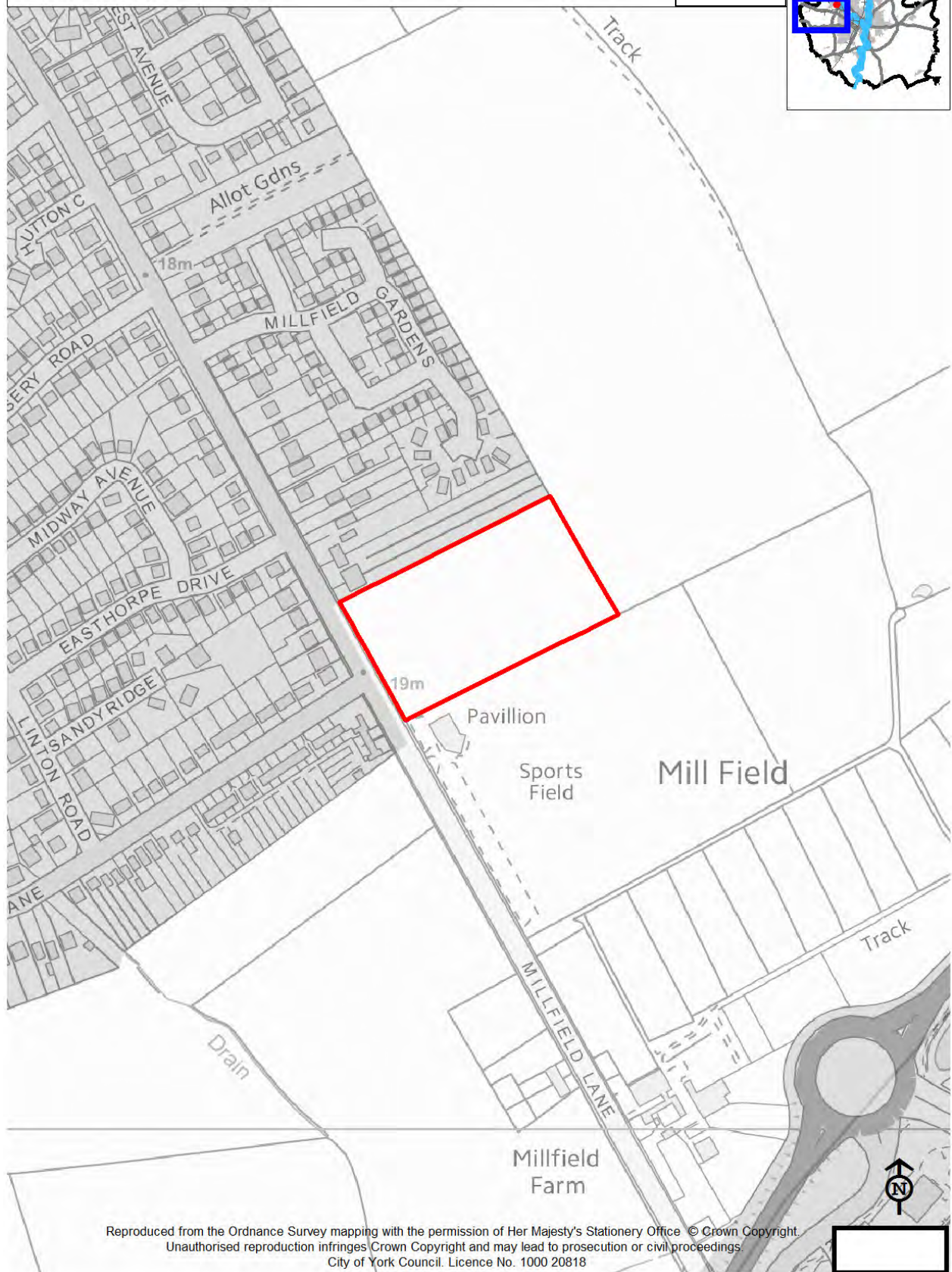
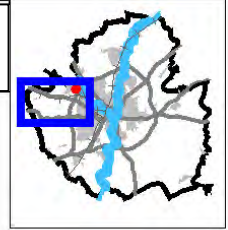


Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of York Council. Licence No. 1000 20818

Annex 5: Officers Assessment of Other Sites following PSC

67/237: Land at Millfield Lane

OS3



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of York Council. Licence No. 1000 20818

Annex 5: Officers Assessment of Other Sites following PSC

206: Land at Temple Road
Copmanthorpe

OS4

