



# Planning Committee A

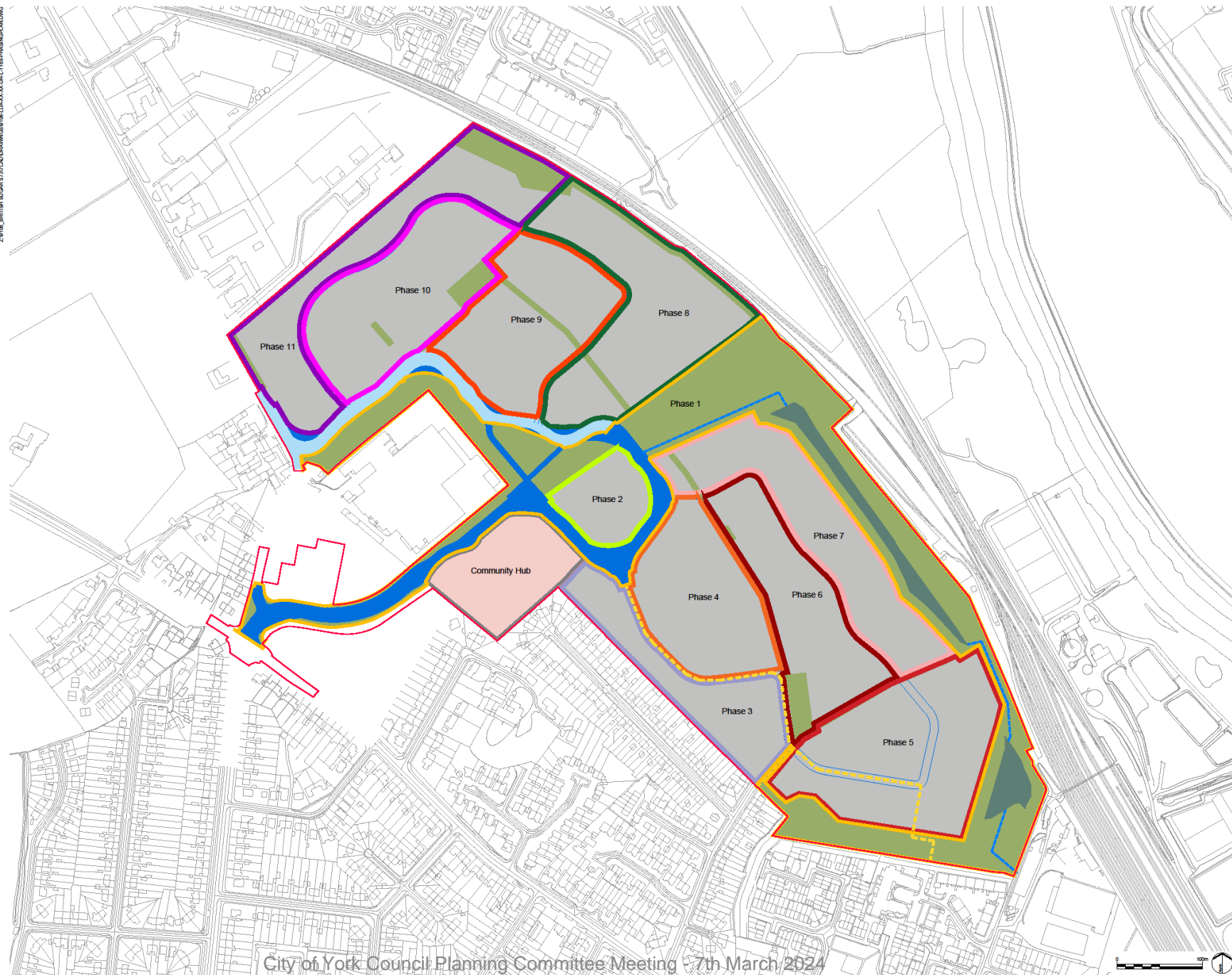
To be held on 7<sup>th</sup> March 2024

# 23/02302/FUL - British Sugar Corporation Ltd, Plantation Drive, York

Variation of conditions of permitted application 15/00524/OUTM to alter green infrastructure, increase building heights, updates to detailed configuration of proposed Main Street access road, alterations to the drainage strategy and updates to approved illustrative phasing plan

# Indicative Phasing Plan (Whole) and Site Location

2:0106\_007016\_BUGAR 07272024/04/08/08/18/LDA/XX/00/L1/165/P16/00/PLAN/02



- LEGEND**
- Site Boundary
  - Residential uses
  - Green Infrastructure
  - Community Hub (1.53ha)
  - Proposed Secondary Routes
  - Infrastructure: Storm Drain
  - Main Street Phase 1
  - Main Street Phase 2
  - Prior to the occupation of the 300th meeting
  - Phase 1
  - Infrastructure: Foul Drain (Phase 1)
  - Phase 2
  - Phase 3
  - Phase 4
  - Phase 5
  - Phase 6
  - Phase 7
  - Phase 8
  - Phase 9
  - Phase 10
  - Phase 11

Note:

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REV	DESCRIPTION	APP. DATE
1.0	Updated development area and GI	JHe 09/02/24
1.8	For Planning	HHa 26/11/23
1.7	Updated to new road	HHa 04/10/23
1.6	Updated to new plan	HHa 21/09/23
1.5	Update following route update	MFO 07/09/23
1.4	Update following comments	MFO 21/09/23
1.3	Update following comments	MFO 15/09/23
1.2	Update following comments	MFO 20/08/23
01	Update following comments	MFO 16/08/23

**LDADesign**

PROJECT TITLE  
British Sugar Site and Former Manor  
School Link Road Site, York

DRAWING TITLE  
Indicative Phasing Plan

ISSUED BY	Manchester	T: 0161 350 5664
DATE	15/09/2023	DRAWN BY JMan
SCALE/BA1	1:2,000	CHECKED BY STA
STATUS	Planning	APPROVED BY MFO

DWG. NO 9108-LDA-XX-DR-L-1165

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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Source: Ordnance Survey



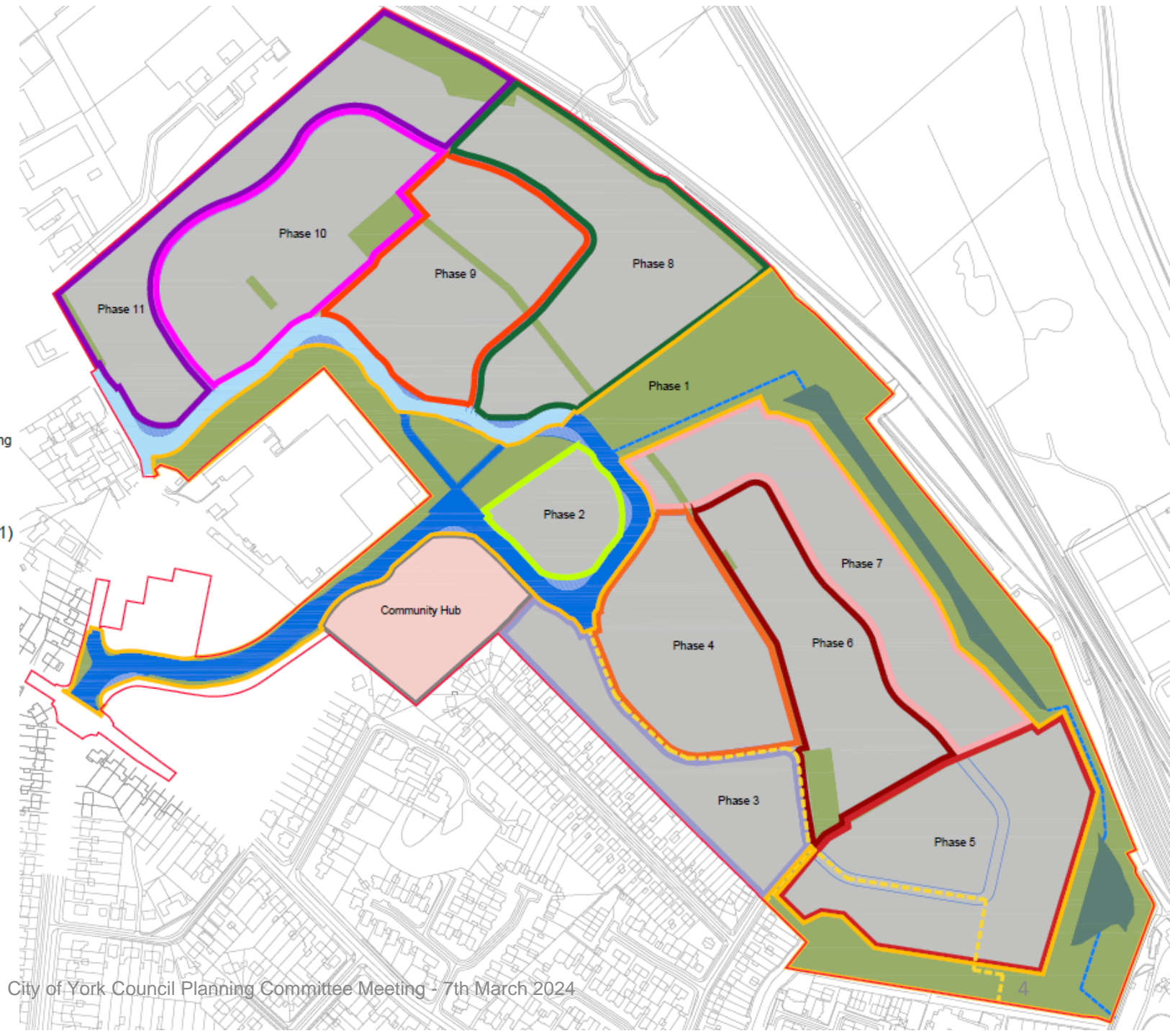
City of York Council Planning Committee Meeting 7th March 2024

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# Indicative Phasing Plan (Extract)

## LEGEND















-  Site Boundary
-  Residential uses
-  Green Infrastructure
-  Community Hub (1.53ha)
-  Proposed Secondary Routes
-  Infrastructure: Storm Drain
  
-  Main Street Phase 1
-  Main Street Phase 2  
Prior to the occupation of the 300th dwelling
  
-  Phase 1
-  Infrastructure: Foul Drain (Phase1)
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Phase 8
-  Phase 9
-  Phase 10
-  Phase 11

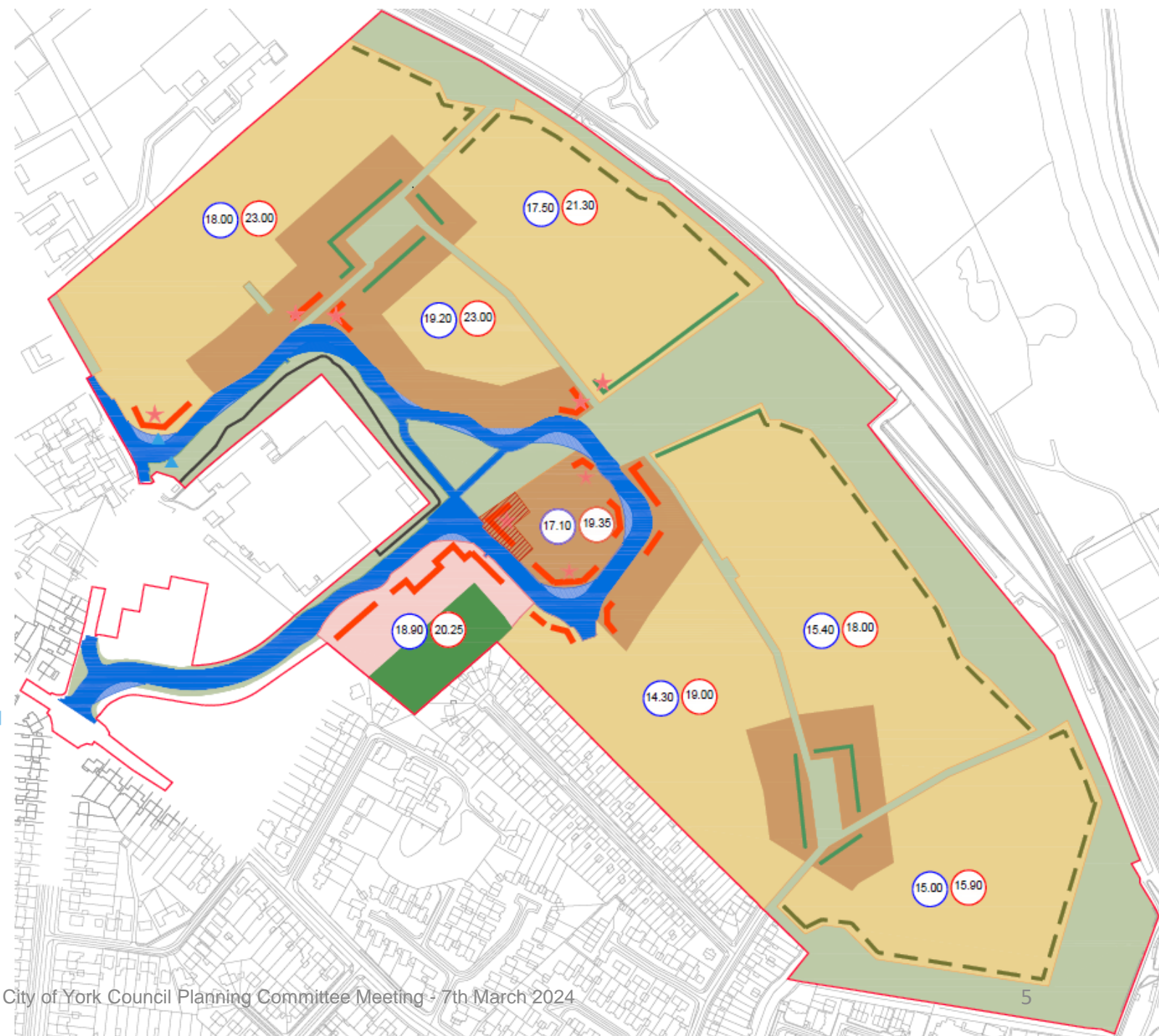




# Parameter Plans Building Heights (Extract)

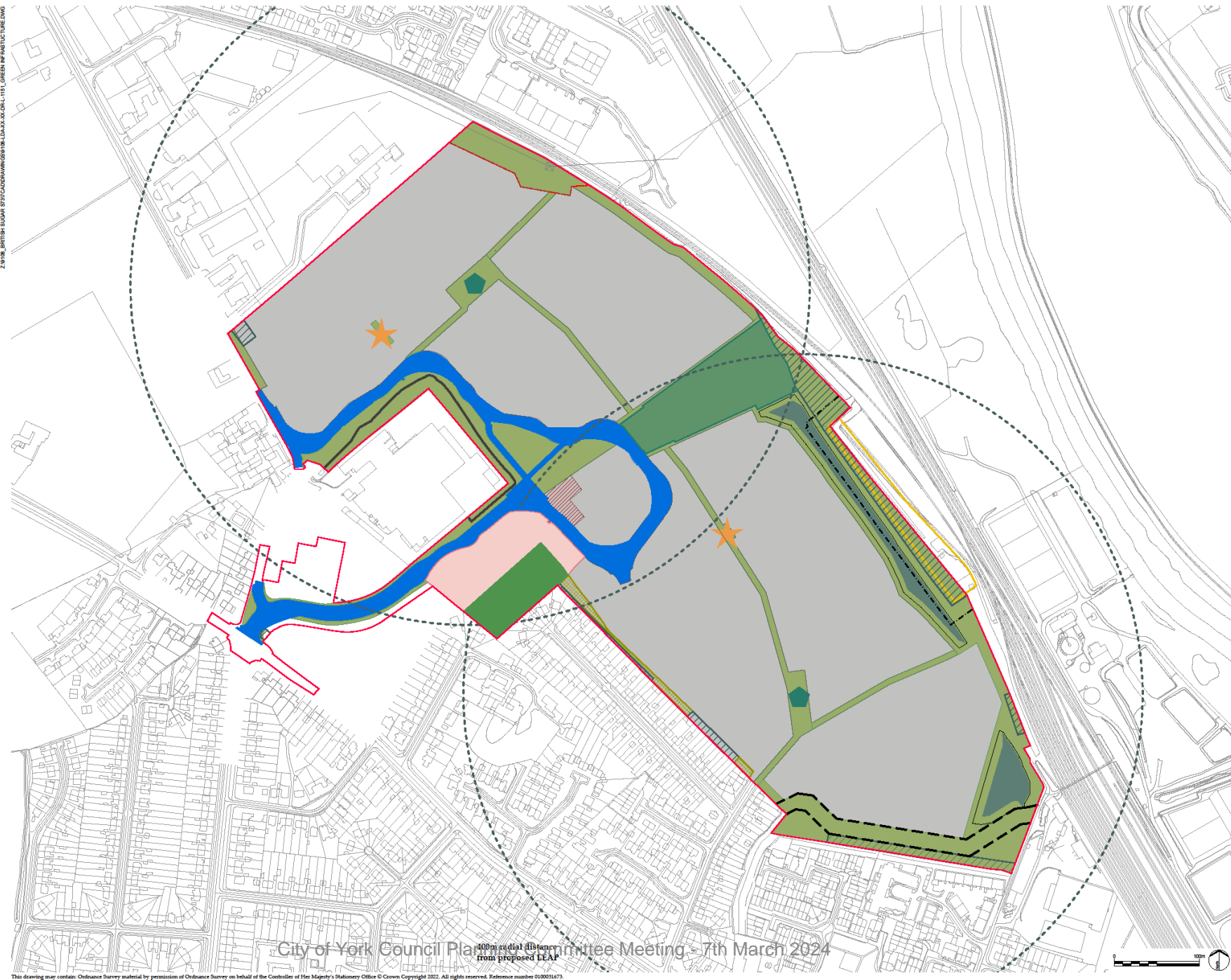
## LEGEND

-  Application site boundary
-  Primary Frontage
-  Houses overlooking formal green space
-  Houses overlooking natural green space
-  Acoustic barrier
-  Minimum floor level (AOD tolerance of +/- 0.5m)
-  Maximum floor level (AOD tolerance of +/- 0.5m)
-  Predominantly 2 storey
-  Focus for 3 storey
-  Green Infrastructure
-  Community Area
-  Corner Articulation
-  Entrance Feature
-  Zone to be confirmed by acoustic modelling at detailed design stage to check compliance with Planning consent conditions
-  Primary access
-  Visibility splays area



# Parameter Plan – Green Infrastructure (Whole Plan)

Z:\108\_1071181\_SUGAR\_SFT\CAD\DWG\108\_LDA\_XX-DR-L-115\_GREEN INFRASTRUCTURE.DWG



- LEGEND**
- Application site boundary
  - Green infrastructure (approximately 0.19 Ha, excluding 0.60 Ha of open space within community area).
  - All areas below indicative:**
    - Parks & gardens as key central space: 0.88 Ha
    - Natural & semi-natural green space along the development boundary: 2.97 Ha
    - Amenity greenspace through and linking development areas: 2.15 Ha. Green corridors to be a minimum of 7 metres wide.
    - Provision for children's play - equipped play areas and areas for natural play: 1.41 Ha
    - Allotments: 0.40 Ha
    - Outdoor sports: 1.40 Ha
  - Outdoor sports area
  - Local Equipped Area for Play (LEAP)
  - 400m radial distances from areas of play
  - ★ Pocket park location
  - Attenuation area
  - Residential uses
  - Zone to be confirmed by acoustic modelling at detailed design stage to check compliance with Planning consent conditions
  - Community Area (to include 0.6ha of open space)
  - Primary access
  - Visibility plays area
  - Bee Bank SINC
  - 20m no build buffer zone from bee bank
  - Areas of Retained Trees (based on Survey)
  - Proposed tree planting (exact layout subject to detailed review)
  - Acoustic barrier
  - Overhead electricity cable easement (25m)
  - Culvert easement (19.5m)

**Note:**  
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REV	DESCRIPTION	APP. DATE
07	Amends to developable area and GI. JHe	16.02.24
06	For Planning	HHa 29.11.23
05	Minor amends to key and road layout	HHa 04.10.23
04	Updated Primary access layout	KRa 05.09.23
03	Updated GI strategy	HHa 30.08.23
02	Updated main road alignment and hatched development zone included	MFO 15.09.23

**LDA DESIGN**

PROJECT TITLE  
British Sugar Site and Former Manor School Link Road Site, York

DRAWING TITLE  
Parameter Plan:  
Green Infrastructure

ISSUED BY	DATE	SCALE	STATUS	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
Breal	07/06/2023	1:250	Planning	JHe	JHe	JHe	MFO

DWG. NO 9108-LDA-XX-XX-DR-L-1151

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Source: Ordnance Survey



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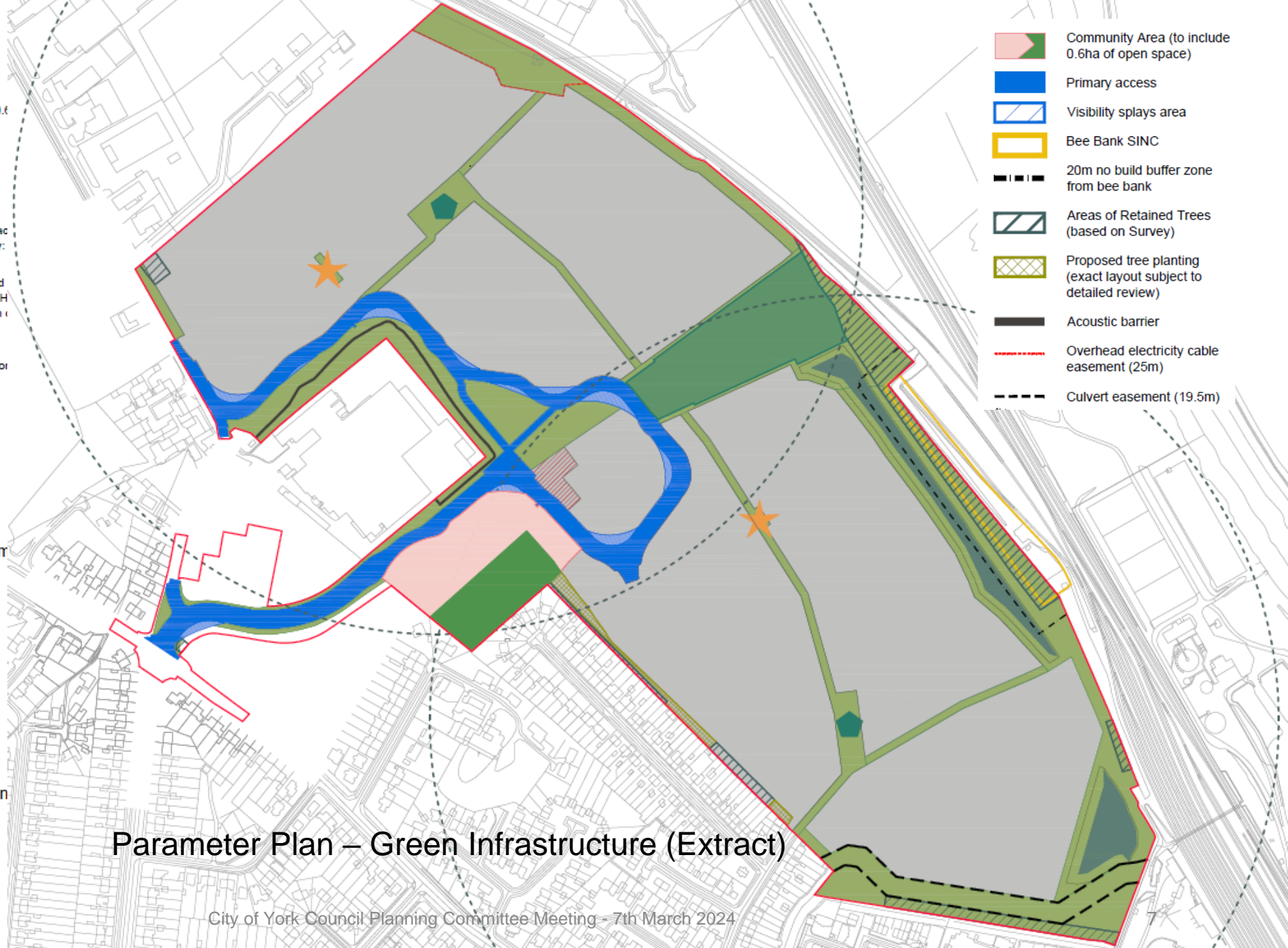
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LEGEND

-  Application site boundary
-  Green infrastructure  
(approximately 9.19 Ha, excluding 0.6 Ha of open space within community area).
- All areas below indicative:**
  - Parks & gardens as key central space: 0.86 Ha
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  - Amenity greenspace through and linking development areas: 2.15 Ha  
Green corridors to be a minimum of 7 metres wide.
  - Provision for children's play - equipped play areas and areas for natural play: 1.41 Ha
  - Allotments: 0.40 Ha
  - Outdoor sports: 1.40 Ha
-  Outdoor sports area
-  Local Equipped Area for Play (LEAP)
-  400m radial distances from areas of play
-  Pocket park location
-  Attenuation area
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-  Zone to be confirmed by acoustic modelling at detailed design stage to check compliance with Planning consent condition

-  Community Area (to include 0.6ha of open space)
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-  Visibility splays area
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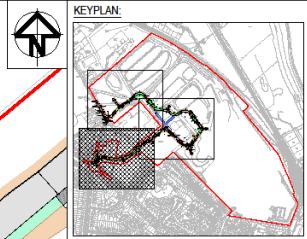
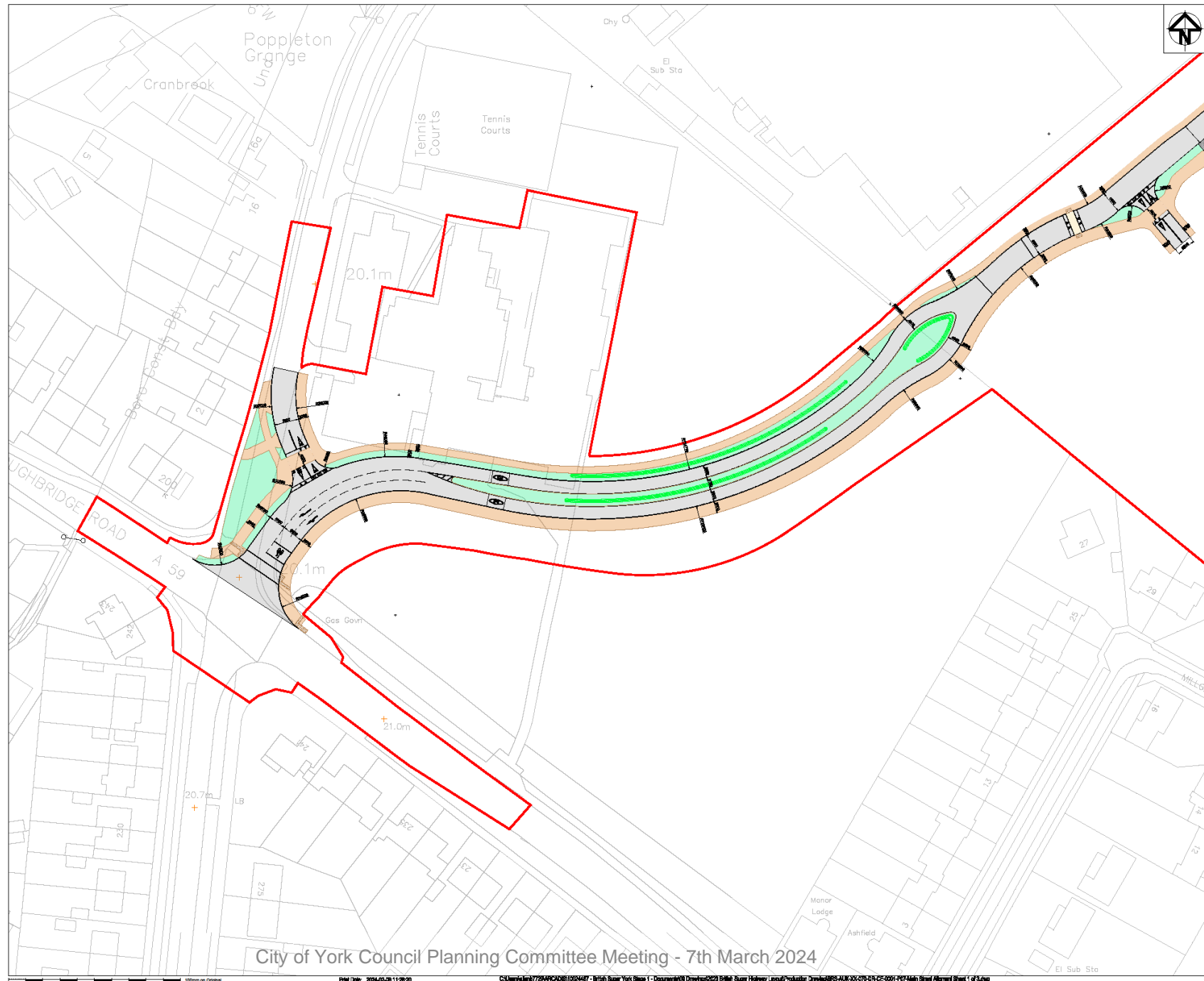


## Parameter Plan – Green Infrastructure (Extract)

City of York Council Planning Committee Meeting – 7th March 2024



# Main Street Alignment – Sheet 1 of 3



**NOTE:**  
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

**LEGEND:**  
— PROPOSED PROJECT BOUNDARY

Rev	Date	Description	Drawn	Check	Apprv
P07190224		ROAD LAYOUT UPDATES	DD	TF	MD
P07190223		ROAD LAYOUT UPDATES	DD	TF	MD
P07190223		ROAD LAYOUT UPDATES	DD	TF	MD
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P07190223		ROAD LAYOUT UPDATES	RR	TF	MD
P07190223		ROAD LAYOUT UPDATES	RR	TF	MD
P07190223		FIRST ISSUE	RR	TF	MD

**Client**  
British Sugar

**PROJECT:**  
British Sugar

**Site**  
Soroughips Road  
York  
Yorkshire  
YO2 0AG

**Client**  
British Sugar

**ARCADIS**

Registered office:  
Arcadis House  
24 York Way  
London  
N1 1AB

Coordinating office:  
2 Glass Wharf  
Bristol  
BS2 0PR  
Tel: 44 (0)117 922 1200

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**TITLE**  
MAIN STREET ALIGNMENT  
SHEET 1 OF 3

Designed	R.REYES	Rev	07/06/2023
Drawn	R.REYES	Rev	07/06/2023
Checked	T.FAIRLIE	Rev	07/06/2023
Approved	M.DAVIES	Rev	07/06/2023
Scale	1:500	Colour	ACD
Original Size	A1	Grid	OS
Subsidiary Code	S2	Project Number	-

**FOR INFORMATION**

Drawing Number: BRS-AUK-XX-070-DR-CE-0001  
Revision: P07

City of York Council Planning Committee Meeting - 7th March 2024

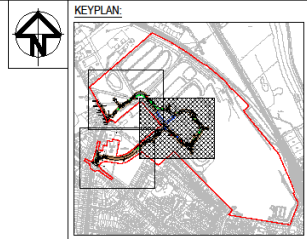
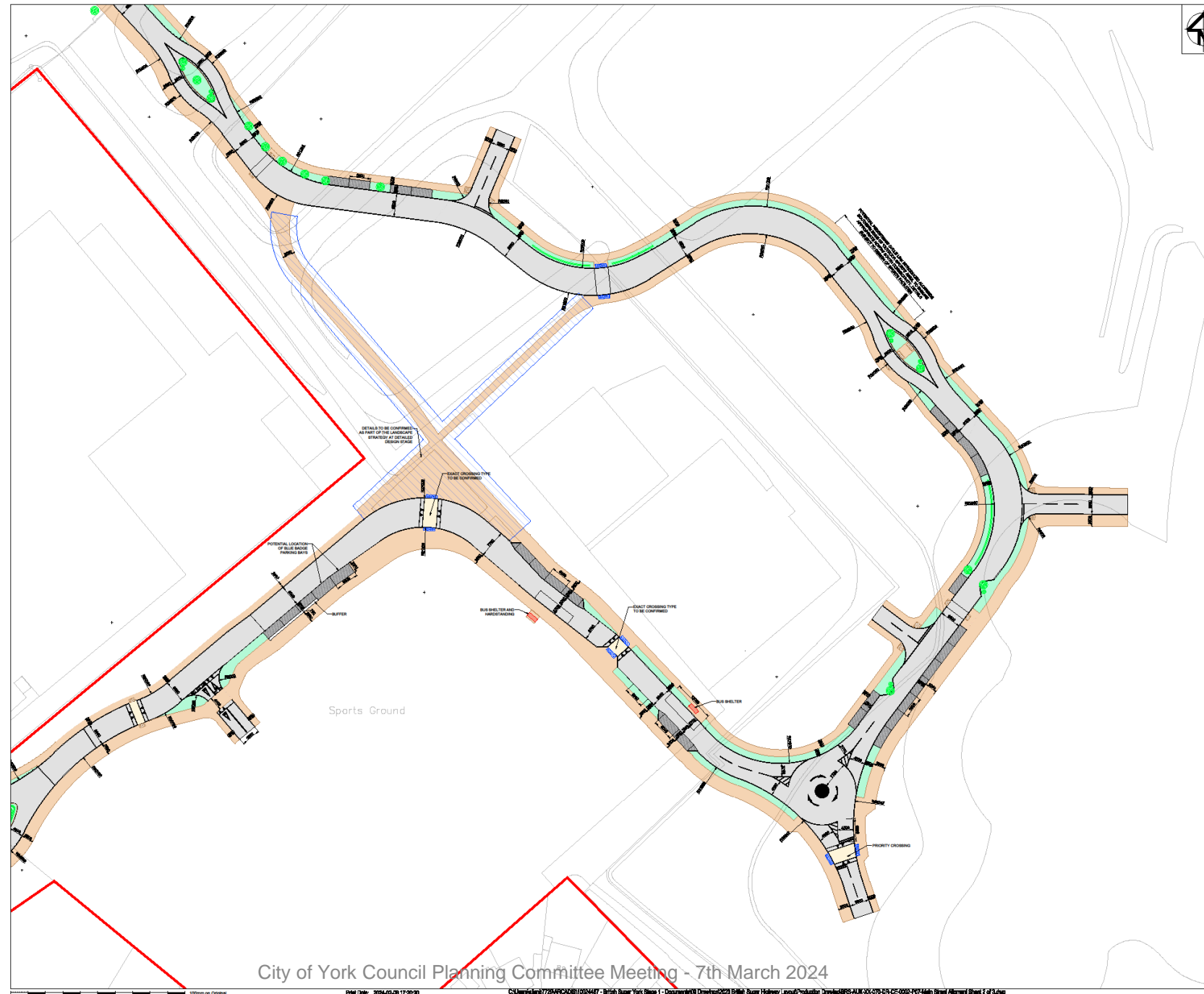
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# Main Street Alignment – Sheet 2 of 3



**NOTE:**  
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**LEGEND:**  
— PROPOSED PROJECT BOUNDARY

Rev	Date	Description	Drawn	Check	Apprv
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PO8	25/06/23	ROAD LAYOUT UPDATES	DO	TF	MD
PO9	19/06/23	ROAD LAYOUT UPDATES	DO	TF	MD
PO10	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO11	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO12	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO13	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO14	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO15	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
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PO18	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
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PO20	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO21	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO22	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
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PO24	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
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PO49	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD
PO50	19/06/23	ROAD LAYOUT UPDATES	RR	TF	MD

**Client**  
British Sugar

**PROJECT:**  
British Sugar

**Site**  
Brough/Ape Road  
York  
Yorkshire  
YO21 5AQ

**Client**  
British Sugar

**ARCADIS** Infrastructure

Registered office:  
Arcadis House  
34 York Way  
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Bishop  
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London  
E14 6EJ (T: 020 722 1200)

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**TITLE**  
MAIN STREET ALIGNMENT  
SHEET 2 OF 3

Designer	R.REYES	Rev	01/06/2023
Drawn	R.REYES	Rev	01/06/2023
Checked	T.FAIRLIE	Rev	01/06/2023
Approved	M.DAVIES	Rev	01/06/2023
Scale	1:200	Datum	AD0
Original Size	A1	Grid	OS
Subsidiary Code	S2	Project Number	-
Subsidiary Description:			

**FOR INFORMATION**

Drawing Number: BRS-AUK-XX-070-DR-CE-0002  
Revision: P07



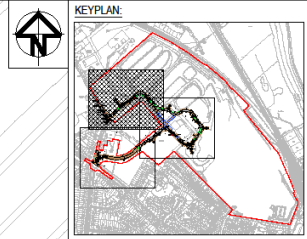
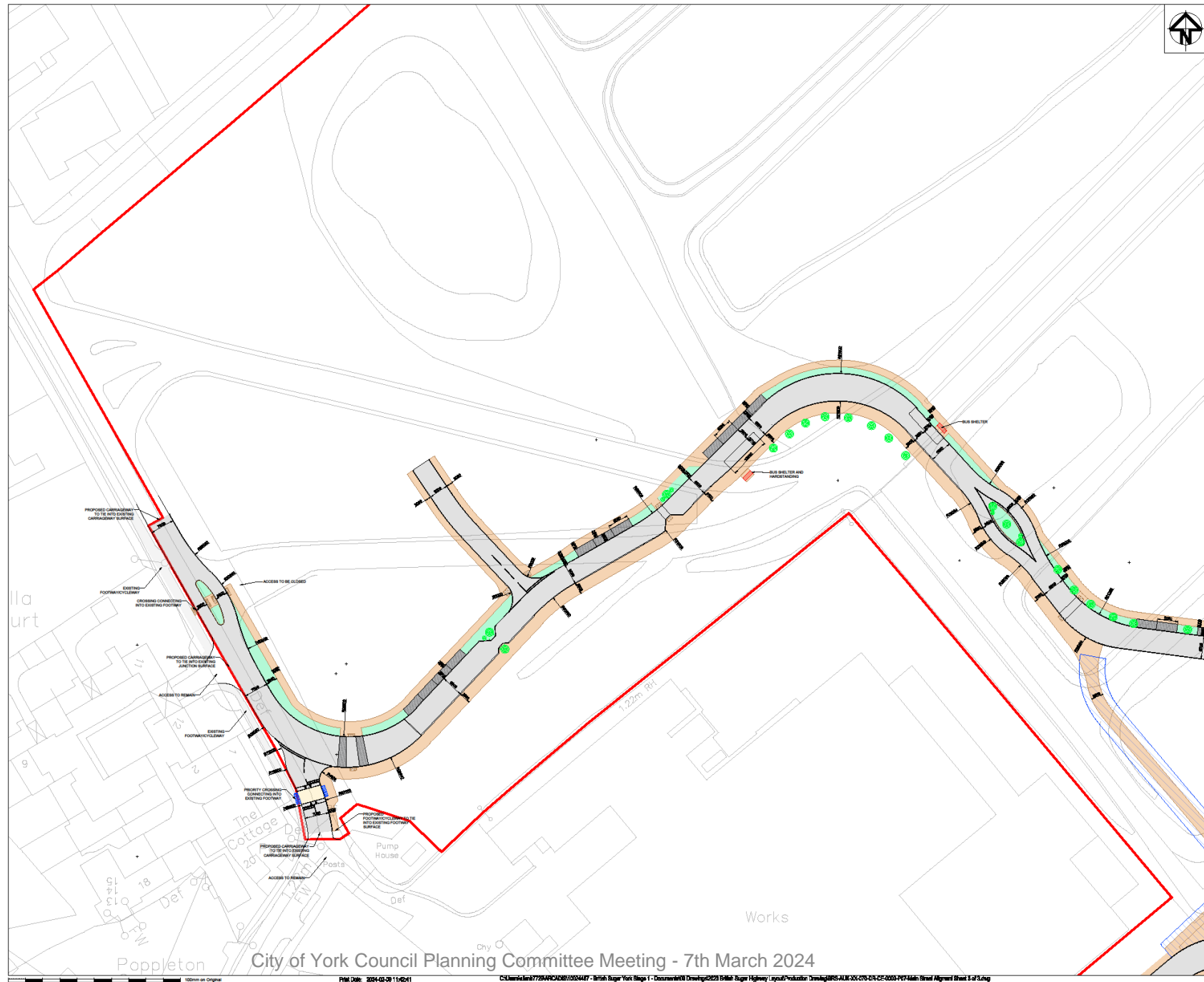
City of York Council Planning Committee Meeting - 7th March 2024

PM Date: 2024-03-28 17:20:20

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# Main Street Alignment – Sheet 3 of 3



**NOTE:**  
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**LEGEND:**  
— PROPOSED PROJECT BOUNDARY

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PO2	20/06/2023	ROAD LAYOUT UPDATES	DO	TF	MO
PO3	20/06/2023	ROAD LAYOUT UPDATES	DO	TF	MO
PO4	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO
PO5	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO
PO6	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO
PO7	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO
PO8	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO
PO9	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO
PO10	20/06/2023	ROAD LAYOUT UPDATES	RR	TF	MO

**Client**  
British Sugar

**PROJECT:**  
British Sugar

**Site**  
Boroughgate Road  
York  
Yorkshire  
YO26 0AQ

**Client**  
British Sugar

**ARCADIS** Infrastructure & Environment

Registered office:  
Arcadis House  
34 York Way  
London  
N1 8AB

Coordinating office:  
2 Old Wind  
Briarley  
B&S  
Tel: 44 (0)117 922 0200

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**TITLE**  
MAIN STREET ALIGNMENT  
SHEET 3 OF 3

Designed	R. REYES	Rev	20/06/2023
Drawn	R. REYES	Rev	20/06/2023
Checked	T. FAIRLIE	Rev	20/06/2023
Approved	M. DAVIES	Rev	20/06/2023
Scale:	1:500	Datums:	AOO
Original Size:	A1	Grid:	OS
Subsidiary Code:	S2	Project Number:	-
Subsidiary Description:			

**FOR INFORMATION**

Drawing Number: BRS-ALM-XX-070-DR-CE-0003  
Revision: P07