

APPENDIX 5

SUMMARY OF COMMENTS ON BOUNDARY

York Northwest Area Action Plan Issues and Options

Summary of Comments on Boundary

Introduction

The November 2007 Issues and Options Report on the York Northwest Area Action Plan identified a developable area of around 75ha comprised of land at York Central and British Sugar, and, to prompt discussion, illustrated an indicative site boundary around the two sites.

The document stated that the exact boundary of the AAP had yet to be defined, and that it was possible that parcels of land in the surrounding area may need to be included within it to secure the areas comprehensive development. Comments were invited from consultees in respect of the areas boundary, which would be defined at the preferred options stage of the plan making process. This report summarises those comments made.

General Comments/ Methodology of delineating boundary

Consultees highlighted the importance of delineating a boundary for the site at the earliest opportunity in the plan making process. Some felt that greater detail would be required as to the reasoning behind land being included in the boundary, with others feeling that the boundary should not just incorporate land to be developed, but also ancillary areas that would be linked to the everyday functioning of the site, such as natural amenity spaces.

Site Specific Comments

Various sites were promoted for inclusion in the Area Action Plan boundary for the reasons set out below. A plan of these proposed additional sites is appended to this report.

Royal Mail sorting office was promoted as a potential location for a bridge over the river Ouse, linking the sites to the City Centre. It was also promoted as an alternative site for the proposed transport interchange, providing links to the station through an existing subterranean walkway.

The Monkhill Confectionary site was promoted by its then owners, Cadbury Trebor Basset to be included in the AAP boundary in order to “retain maximum flexibility in the planning process” for the site. Since submitting the representation, Cadbury Trebor Basset sold the site to Tangerine Confectionary, whose aspirations for the site are not known.

The Acomb Water Treatment Works will soon be improved by Yorkshire Water, resulting in an area of land becoming surplus. Though the exact extent of this surplus land is currently unknown, Yorkshire Water were supportive of its re-use as part of the York Northwest Area Action Plan.

Land Between South West of Freight Avoidance Line and British Sugar Site was promoted for inclusion in the AAP boundary to improve connectivity between through accommodating road and rail infrastructure.

Land between the East Coast Mainline and Scarborough Branch Access was promoted for development through providing access under the rail lines.

Part of Clifton Ings and various other open spaces around British Sugar, including Poppleton Lane Allotments, the Civil Service Sportsground and the current Manor Field Sports Ground, were promoted for inclusion in the AAP boundary to permit a range of amenity functions, including open space provision, landscaped buffers, and expansion of the York Woodland Strategy.