

RUFFORTH with KNAPTON NEIGHBOURHOOD PLAN

APPENDIX IX

Rufforth with Knapton Housing Site Selection Criteria (SSC)

SITE REF.	SITE NAME	COMMENTS	WITHIN INTERIM DRAFT VILLAGE ENVELOPE?	REJECT/PROGRESS TO SSC
1	Wheatlands (See Figs a & x below)	<p>Bordering the A59 and Trenchard Road area of the Parish. On the boundary and shared by Upper Poppleton Parish. The site was proposed in the City of York Draft Local Plan (2014) but opposed by both Parish Councils. Subsequently omitted from the City of York Local Plan Preferred Sites Consultation 2016 and we support this decision. Wheatlands is grade 2 agricultural land within the Draft Green Belt and as such should be protected for food production. Whilst not strictly a planning matter food production is recognised by Government as of strategic importance to the UK and accounts for the employment of some 5% of the population. Grade 2 is rated as very good land and if built on is lost to food production for ever.</p> <p>Both primary and secondary schools in the area are already over-subscribed. GP practices in the area are also struggling to cope with a high number of patients, with limited capacity to increase. Traffic congestion is an existing problem on the A59 Boroughbridge Road and onto the ring road. This must be viewed in conjunction with other proposed developments in the area which will account for approx. 1200 dwellings.</p>	NO	REJECT
2	Knapton H3 (See fig L) in Neighbourhood Plan and Fig x below)	The site RK H3 at the junction of Back Lane and Main Street has been included in the City of York Local Plan Publication Draft (February 2018). However, a planning application for the site has already been submitted and refused at the October 2016 planning committee meeting on the grounds of the site being in the Draft Green Belt. It seems likely that this site will remain in the emerging Local plan and the Draft Green Belt boundary redrawn accordingly. As the site is within the interim village envelope as defined in the Neighbourhood Plan it is proposed to leave it in the Plan as an allocated site pending the outcome of a decision on the Green Belt Boundary in the York Local Plan.	YES	PROGRESS TO SSC

SITE REF.	SITE NAME	COMMENTS	WITHIN INTERIM DRAFT VILLAGE ENVELOPE?	REJECT/PROGRESS TO SSC
3	Wetherby Rd Knapton (see Fig x below)	The site was proposed as a site for Show People (Site ref. 220) in the City of York Draft Local Plan (2014) but was opposed the Parish Council. This site has been omitted from the City of York Local Plan Preferred Sites Consultation 2016.	NO	REJECT
4	Chapelfields (See Figs b & x below)	Proposals were considered for a site for approximately 80 homes on land adjacent to the Chapelfields area of York. This site is on Draft Green Belt land which has the primary purpose of preventing the outward urban sprawl of the City of York and contributes significantly to the openness of the area. It is considered that any agreement to build here would create a precedent and potentially allow future development up to the ring road boundary. This site has not been included in the City of York Local Plan Preferred Sites Consultation 2016 and we support this decision. However, of the potential sites in the Draft Green Belt, it is the least damaging in terms of outlook and access to services and if City of York requires additional land to the west of the City to meet housing requirements we may be prepared to reconsider this site subject to very strong safeguards against any other Green Belt development in the Parish.	NO	REJECT
5	Southfield Close / Rufforth Airfield (See Figs c & y below)	The site (ref. 676) was proposed in the City of York Draft Local Plan (2014) but not allocated and does not feature in the City of York Local Plan Preferred Sites Consultation 2016. It is sited along Bradley Lane adjacent to Southfield Close. Being adjacent to the Gliding Club runway it has resultant potential safety issues.	NO	REJECT
6	Victoria Farm, Rufforth (See Fig y below)	This site in the centre of the village (behind the chestnut tree and village garden) access to which would necessitate the removal of the tree which is the subject of a preservation order and is viewed as being central to the character of the village.	YES	REJECT
7	Maythorpe, Rufforth (See Fig y below)	At the end of Maythorpe, with scope for approximately 30 houses. There are some potential issues of deliverability with this site. It is just outside the interim village envelope as defined in the Plan	NO	REJECT

SITE REF.	SITE NAME	COMMENTS	WITHIN INTERIM DRAFT VILLAGE ENVELOPE?	REJECT/PROGRESS TO SSC
8	Middlewood Close, Rufforth (see Fig j in N'hood Plan & Fig y below)	The site (ref. 677) was proposed in the City of York Draft Local Plan (2014) and remains in the City of York Local Plan Publication Draft (February 2018). The proposal is for a mix of 2, 3 and small 4 bedroom houses with the benefit a rear pedestrian entrance to the school to alleviate the current parking pressure at school opening and closing times in Middlewood Close and Yew Tree Close.	YES	PROGRESS TO SSC
9	Milestone Ave, Rufforth Avenue (see Fig k in N'hood Plan & Fig y below)	The proposal is of approximately nine properties on land at the end of Milestone Avenue, comprising approx. 9 properties of 3 terraced cottages, 2 three-bedroom detached houses and 4 bungalows and will also provide land to complete the Knapton to Rufforth cycle path amenity and improve safety.	YES	PROGRESS TO SSC

Site Selection Criteria (SSC)

The criteria have been adapted from CYC. It was agreed that the school and nursery in Rufforth are in walkable distance from any part of the village, which is why the distances have been increased.

Any site within Knapton would be unable to score enough to meet the threshold. However, it was felt that an entire village could not be excluded from development, so criteria in the design and housing policies would be used to decide if a development was appropriate.

		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
1. Is the site within the Interim Village Envelope?				
Yes = Development not acceptable No = Proceed to question 2		Yes	Yes	Yes
Service Accessibility				
2. Nursery Care provision within:				
400m with minor roads to cross	5			
800m with minor roads to cross or 400m with main road to cross	4			
800m with main road to cross	2	4	2	0
1000m with main road to cross	1			
Over 1000m	0			
3. Primary school within:				
400m with minor roads to cross	5			
800m with minor roads to cross or 400m with main road to cross	4			
800m with main road to cross	2	5	4	0
1000m with main road to cross	1			
Over 1000m	0			
4. Secondary school within:				
400m with minor roads to cross	5			
800m with minor roads to cross or 400m with main road to cross	4			
800m with main road to cross or	2	0	0	0
1000m with main road to cross	1			
Over 1000m	0			

		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
5. Higher and Further Education within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2	0	0	0
800m with main road to cross	1			
Over 800m	0			
6. Shop within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2	2	2	0
800m with main road to cross	1			
Over 800m	0			
7. Range of shops within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2	0	0	0
800m with main road to cross	1			
Over 800m	0			
8. Doctors within:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2			
800m with main road to cross	1			
Over 800m	0	0	0	0

		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
9. Number of open spaces within 15-minute walk:				
<i>Open spaces defined as: publicly accessible woodlands, scrub grasslands, wetlands and wastelands; informal recreational greenspace; equipped play facilities for children under 12; facilities for young people over 12 e.g. skate park, bike track; outdoor sports facilities e.g. tennis, bowls, football, golf, playing fields; allotments; cemeteries and churchyards.</i>				
5-8	5	5	5	4
2-4	4			
1	2			
0	0			
Service Accessibility Min Score	13/40	16	13	4
Transport Accessibility				
10. Non-frequent (every 15mins or more) bus route within:				
400m	5			
800m	3	5	5	5
Over 800m	0			
11. Frequent bus route (max every 15 mins) within:				
400m	5			
800m	3	0	0	0
Over 800m	0			
12. Park and Ride bus stop:				
400m with no roads to cross	5			
800m no roads to cross or 400m with minor road to cross	4			
800m with minor road to cross or 400m with main road to cross	2			
800m with main road to cross	1	0	0	0
Over 800m	0			

		Middlewood Site RK H1	Milestone Site RK H2	Knapton Site RK H3
13. Railway station within walking distance:				
5 mins	5			
10mins	3	0	0	0
15mins	1			
Over 15mins	0			
14. Railway station within cycling distance:				
5 mins	5			
10mins	3	0	0	1
15mins	1			
Over 15mins	0			
15. Safe access to highway:				
Access onto existing road, wide enough for 2 cars	5			
Access onto existing narrow road, footpath	4			
Access directly onto main road, no restriction to view	3	5	5	3
Access onto existing narrow road, no footpath	2			
Access directly onto main road, restricted view	1			
No direct access to adopted highway	0			
16. Cycle route for commuting:				
On or adjacent to site	5			
Within 50m	3	0	0	3
Within 530m	1			
Over 530m	0			
Transport Accessibility Min Score	9/35	10	10	12
Total	75	26	23	18





