

Comments for Planning Application 18/02687/OUTM

Application Summary

Application Number: 18/02687/OUTM

Address: OS Fields 5475 7267 And 8384 Moor Lane Acomb York

Proposal: Outline planning permission (with all matters reserved except for means of access) for up to 516 residential units (Class C3) with local centre (Use Classes A1-A4, B1a, C3, D1) public open space with pavilion and associated infrastructure and full application for demolition of existing buildings and structures and creation of ecological protection and enhancement zone.

Case Officer: Alison Stockdale

Customer Details

Name: Dr David Fraser

Address: Fairfax House, 27 Castlegate, York YO1 9RN

Comment Details

Commenter Type: Consultee response

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: York Civic Trust's Planning Committee considered this application at its meeting on 31 January 2019. The Trust understands that a similar application for large-scale residential development was refused in 2008 (7/13/6628/PA).

We strongly object to this application for three reasons:

1. Unjustified development in the Green Belt
2. The likely adverse impact it would have on the nationally-important Askham Bog
3. Insufficient traffic capacity to serve a new estate

Green Belt

This site is situated in the city's Green Belt. The Trust favours development of brownfield sites in advance of using green space for housing. Furthermore, this site is not one of the city's 'preferred sites' for new development in the emerging Local Plan (2018). Consequently, development on this site is wholly unwarranted and would negatively impact the Green Belt and set an unwelcome precedent for further development of it.

Askham Bog

Askham Bog is of national importance due to its evidential value of the ancient fenlands of Yorkshire. It occupies the site of an ancient lake that was left behind by a retreating glacier 15,000 years ago. It enriches the environment and culture of the city of York for its inhabitants and those who visit. Whilst the proposed development site is not on Askham Bog itself, only adjacent to it, and there is an intention to create a 'buffer zone' between the site and the bog, the evidence

provided is insufficiently compelling to mitigate and offset the risk to such an important Site of Special Scientific Interest. It would have an adverse impact on it due to the 516 residential dwellings and infrastructure affecting the ground water dispersion and the water table level. This would unduly threaten the rich archaeological evidence and environmental attributes of Askham Bog.

Traffic Capacity

The Trust is concerned that Moor Lane would provide insufficient traffic capacity to serve a new estate of this size.

The Trust strongly objects to this proposal for these reasons.

Comment submitted: 13 February 2019