

### 3 CONSULTATION REVIEW

#### 3.1 Consultation Outcomes

3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

#### 3.2 Summary of Comments and Responses

3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Issue: Highways	
Summary of Comments	Response
<p>Traffic</p> <ul style="list-style-type: none"> <li>Recommend that you include in your proposal, a condition that as part of the permission agreement, your company and all sub-contracted companies and all supplier companies and all drivers of delivery vehicles, construction vehicles and plant must agree to only approach the site from the north-east (Tadcaster Road North) and not drive via Hallcroft Lane and Top Lane or Temple Lane and Station Road.</li> <li>There will be increased traffic and congestion at key junctions, especially for commuters heading to Leeds via the A64 and those heading into York under the A64 in the direction of Tadcaster Road.</li> <li>Road access to the school is an issue, The Main Street can barely cope.</li> </ul>	<ul style="list-style-type: none"> <li><i>The construction restrictions will be dealt with through a condition, if the scheme gets approved.</i></li> <li><i>A Travel Assessment has been completed for this site and there was found to be no substantial impacts from the scheme onto the road network.</i></li> </ul>
<p>Sustainable Transport</p> <ul style="list-style-type: none"> <li>Will there be just one footpath link into the existing estate, near the railway or will this be a road link?</li> <li>Will you extend the off-road cycle path from the pond area to the new estate,</li> </ul>	<ul style="list-style-type: none"> <li><i>Pedestrian and vehicular access will be available through our access on Tadcaster Road.</i></li> <li><i>.</i></li> <li><i>The cycle and pedestrian linkages are outlined in the TA.</i></li> <li><i>Parking near the NEAP (neighbourhood Equipped Area of Play) will be considered.</i></li> </ul>

<p>through the new estate, and into the old estate (SW corner of new development)?</p> <ul style="list-style-type: none"> <li>• Are people going to be able to park on the link road near the new play area? They may want somewhere to park, if the play area is nice.</li> <li>• Will there be a footpath from Learmans Close that will join up with the suggested new pedestrian path that leads to the access point on Tadcaster Road.</li> <li>• Could you incorporate the proposed off-road cycle path from Copmanthorpe to Bishopthorpe which is part of the strategic cycle network improvements from the City of York Council, into your traffic planning?</li> </ul>	<ul style="list-style-type: none"> <li>• <i>We will take into consideration comments concerning the proposed off cycle path between Copmanthorpe and Bishopthorpe.</i></li> </ul>
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<b>Issue: Facilities and Services</b>	
<b>Summary of Comments</b>	<b>Response</b>
<p>Local services</p> <ul style="list-style-type: none"> <li>• You might like to make a contribution to our Sink or Swim fundraising for a local community swimming pool.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Contributions will be made where the local authority deem them appropriate. This can be discussed with the LPA.</i></li> </ul>
<p>School</p> <ul style="list-style-type: none"> <li>• The Primary School is already oversubscribed.</li> <li>• Create a link via path from the estate to the school.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Currently, both the primary and secondary school have capacity. However, the local education authority will be consulted concerning the application and if any contribution to education is needed it will be dealt with in the Section 106 agreement.</i></li> </ul>
<p>Parking</p> <ul style="list-style-type: none"> <li>• Please consider that most households have 2 cars and create enough parking.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Parking will be considered in the design of the site.</i></li> </ul>
<p>Bus Service</p> <ul style="list-style-type: none"> <li>• Will there be an extra bus stop on that road?</li> </ul>	<ul style="list-style-type: none"> <li>• <i>The site is within walking distance from an existing bus stop on Tadcaster Road.</i></li> </ul>

<b>Issue: Housing and Affordable Housing</b>	
<b>Summary of Comments</b>	<b>Response</b>

<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li><i>The application is inline with the City of York's guidelines on affordable housing requirements. The local authority will decide how the affordable housing is most needed in the area.</i></li> <li><i>30% affordable homes will be provided on site.</i></li> </ul>
<ul style="list-style-type: none"> <li>"Up to 30%" low cost housing. How low is low cost? and up to 30% implies a maximum, so it could therefore be just one house.</li> <li>We need more houses and we need houses which first time buyers can afford.</li> </ul>	

<b>Issue: Design and Layout</b>	
<b>Summary of Comments</b>	<b>Response</b>
Site Size	<ul style="list-style-type: none"> <li><i>The site will provide 160 homes at 35 dwellings per hectare. This has been explored further in our Design and Access Statement, and concludes that the density of the development will mirror other built development in Copmanthorpe.</i></li> <li><i>The application gives a significant buffer between the site and the existing built development to the west of the site. An offset of 20 metres has been provided, and due to the sloping topography away from the existing residential area, new housing will have little encroachment.</i></li> </ul>
<ul style="list-style-type: none"> <li>Do not pack loads of houses onto the site. Design the site to suit the location.</li> <li>How close to the current house on Bowyers Close would the new houses be? It says 'set back'.</li> </ul>	
Environmental Impact	<ul style="list-style-type: none"> <li><i>Foul drainage will drain to a mains sewer and we are now in discussions with the drainage authority at present to finalise our plans.</i></li> <li><i>We are currently undergoing a Flood Risk Assessment, to finalise plans to deal with surface water drainage.</i></li> </ul>
<ul style="list-style-type: none"> <li>Build a flatter, better drained site – the lower end floods every year.</li> <li>As a resident of Sawyers Crescent in Copmanthorpe I would like to know where all of the drainage will discharge to? Both surface and foul drainage. The residents of Sawyers Crescent have had to put up with raw sewerage flooding. the street due to the capacity of the drain and the present volume of the pipes.</li> </ul>	

<b>Issue: Environment and Ecology</b>	
<b>Summary of Comments</b>	<b>Response</b>
TPOs	<ul style="list-style-type: none"> <li><i>The site has undergone an arboricultural assessment, where the TPOs in question were identified. The scheme will provide a 20m set back from the Oak Trees. Furthermore, a Veteran</i></li> </ul>
<ul style="list-style-type: none"> <li>The field itself is skirted with oak trees with preservation orders on them.</li> </ul>	

	<i>Ash tree was identified on site and this will also require a buffer to ensure its protection.</i>
Greenfield	<ul style="list-style-type: none"> <li><i>The emerging City of York local plan has identified Copmanthorpe as a settlement to take some housing numbers. Currently, York has under delivered on its housing target consistently. In order to meet the housing target it is essential to release Green Belt land that does not contribute to its designation to meet the growing housing need, this cannot be achieved through brownfield sites alone.</i></li> </ul>
<ul style="list-style-type: none"> <li>Why not build on brownfield sites around York instead?</li> <li>You should not build on the Green Belt.</li> </ul>	
Species	<ul style="list-style-type: none"> <li><i>An ecology report was undertaken by our consultants. It was found that the development would not have a negative impact on the wildlife, and would increase biodiversity of the area.</i></li> </ul>
<ul style="list-style-type: none"> <li>Local Wildlife live on the field.</li> </ul>	

<b>Issue: Miscellaneous</b>	
<b>Summary of Comments</b>	<b>Response</b>
Number of dwellings	<ul style="list-style-type: none"> <li><i>The application site is for 160 dwellings. The City of York emerging plan allocates the site for 158 dwellings. We believe the site and settlement can sustain 160 dwellings, and this will significantly contribute to York's unmet housing need.</i></li> </ul>
<ul style="list-style-type: none"> <li>170 homes - ridiculous! 50 homes realistic</li> </ul>	