

TADCASTER ROAD, COPMANTHORPE

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

WHO ARE MILLER HOMES

Miller Homes was established in 1934 and is one of the UK's largest, privately owned national homebuilders with a focus on building new homes in attractive regional markets.

Miller Homes purpose is to 'create great places where people and planet prosper'. This is achieved by building homes and developments that create communities with an emphasis on placemaking and design.

We are proud of our reputation for delivering desirable high-quality homes and delighting our customers throughout their homebuying journey with an award-winning personalised customer experience, both digitally and in-person. We operate in a number of suburban and edge of urban locations in our chosen regional markets and build homes to meet housing demand.

BACKGROUND

The site has been allocated within the DLP at policy SS16 and shown on the policies map as site ST31. The policies map shows the site as a triangular area of land with the eastern third of the site, closest to the city centre, being shown as open space. Development would be focussed around the western side of the site closest to Copmanthorpe.

The site benefits from Outline planning permission under reference 18/00680/OUTM, as described below:

Outline planning application with all matters reserved except for means of access for the erection of 158no. dwellings with public open space, landscaping and drainage.

Miller are now proposing to take this site forward, developing the detailed design proposals for the site.

SITE CONTEXT

The site is located on the north-eastern edge of Copmanthorpe, City of York, and covers an area of 7.56 hectares in size currently used as arable farmland.

The site is bounded to the north by Tadcaster Road and the embankment of the A64 beyond, to the east by a railway line, and by a short section of hedgerow to the south. Residential development at Copmanthorpe bounds the site to the west and south-west.

Most of the site's boundaries consist of wooden fencing, trees and hedgerows. The southeastern boundary consists of metal fencing. There are no internal boundaries on the site. The topography of the site is such that it undulates gently with the highest part being the existing village boundary and, in particular, the North West corner around Tadcaster Road. Copmanthorpe has historically grown outwards from the historic village centre and development nearest the site is more recent and suburban in its character.



York Local Plan - Housing Allocation ST31



Location Plan



Aerial Plan

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CONSTRAINTS

This diagram shows the analysis of the local area and the constraints of the site. The following issues have been identified:

- Careful consideration of the existing landscape features and ensuring sufficient distance to existing dwellings.
- Noise Impact from the existing railway and Tadcaster Road to be considered.
- Network Rail application for the proposed new Footbridge to be considered and monitored.
- Vehicle access position into the site has been approved under application 18/00680/OUTM and cannot be altered as part of this detailed application.

OPPORTUNITIES

The scheme provides many opportunities to enhance existing features of the area and the wider environment. The following priorities have been identified:

- Respond to the scale, grain and character of the local area
- Enhance existing connections for pedestrians and cyclists, particularly considering the existing PROW of Yorkfield Lane
- Maintain an open character and high quality area of open space to the eastern section of the site, focussing on development immediately adjacent the existing built form of Copmanthorpe
- Opportunity for enhanced biodiversity.



Large amount of open space to be created to the eastern section of the site in line with the outline approval and Site Allocation requirements. This will allow sustainable drainage solutions and areas of play for future and existing residents of Copmanthorpe.



Existing railway line - noise and vibration considerations to be given in respect of position and orientation of any new development.



Existing trees to be retained and landscape buffer to be provided along the western boundary as part of the development proposal. Amenity and privacy levels of existing residents to be considered.



Network Rail proposed new Footbridge location in line with current application.



Vehicular access into the site was approved during the outline consent and must be followed as part of any development proposals. This access cannot be re-positioned.



Opportunity to continue the existing form of development with dwellings facing towards Tadcaster Road.



Pedestrian and cycle connections into and out of the development site.



Connections required to the existing crossing along Tadcaster Road to ensure cycle and pedestrian linkages through the site and beyond the site.



Public Right of Way - Connections to be provided from within the site for both pedestrians and cyclists - improvements to be made in line with the outline approval.

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PROPOSED LAYOUT

It is anticipated that the proposed housing scheme will incorporate:

- 140 new homes (Mix of 2, 3, 4 and 5 bedrooms).
- Mix of detached, semi detached and short terraces.
- 30% affordable housing provision.
- High Quality Public Open Space.
- Tree planting and landscaping.
- Peripheral walkway around the site and connections to the wider cycle / pedestrian links and Yorkfield Lane.
- Significant opportunity for biodiversity enhancements.
- 7 no. Self Build Properties to be provided.

“Development of 140 high quality family homes”



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Landscape Design

Miller Homes understand the importance of high quality open spaces within their developments and therefore the plans below demonstrate proposals for the key areas of open space within the development.

Detention basins at the low point of the development will create an attractive landscape feature. The basins will store water during periods of persistent or heavy rainfall in order to maintain run-off from the site to present day conditions.

Green corridors will run along the boundaries of the Site providing a peripheral pedestrian and cycle route for existing and proposed residents. Direct connections will be created to the existing cycle crossing and Yorkfield Lane.

Existing vegetation will be retained, managed and enhanced on all boundaries where possible.

Cherry trees will be incorporated into the proposed landscaping as they have a particular significance to Copmanthorpe as part of the landscape strategy.



Recreation

The proposed development includes a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents.

It is proposed to provide a Neighbourhood Equipped Area for Play (NEAP) within the large area of public open space to the eastern section of the site. The development has been designed to provide a strong frame and backdrop to this space whilst allowing the necessary buffer to avoid future conflicts.

The NEAP will be designed to offer play opportunities for a variety of ages, and to offer disabled children the same play opportunities as other children.

The areas of open space and new landscaping shown follow the principles of the Illustrative Masterplan, providing new community asset for informal recreational activities, including walking, picnic areas and informal play.

The proposals also include recreational footways, connecting the various areas of open space with the new development.

The open space as indicated on the landscape strategy plan is considered sufficient to provide mitigation and divert dog walkers away from Askham Bog, providing recreation opportunities for residents of the site and existing residents of Copmanthorpe.

New tree and hedgerow planting within the open space and at the boundaries will be undertaken to further add to the tree cover and biodiversity of the area.

A 20m buffer will be created to the south western boundary in order to respect and ensure sufficient distance between any development and the existing TPO trees.



New areas of public open space will provide a landscape corridor along the north western and south western boundaries as demonstrated with formal footpaths created throughout.

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TECHNICAL CONSIDERATIONS

Miller Homes recognise the concerns of local residents in relation to proposals for large scale new development. To date, we have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

Transport and Access

- Vehicle access was approved at the outline application stage and is proposed from Tadcaster Road. An additional emergency access link is also provided as demonstrated on the layout.
- Pedestrian connectivity with the wider area including a peripheral walkway around the development. Clear pedestrian cycle and pedestrian linkages are also created to Yorkfield Lane.
- Travel Assessment and Plans have been completed and help to assist sustainable travel choices.

Ecology and Trees

- Comprehensive surveys have been undertaken.
- The principal arboricultural feature is the line of mature oak trees along the south-west boundary of the Site. The majority of these trees are protected by a single Tree Preservation Order. In addition, there is large, open grown, mature common ash in the southern half of the Site; which, based on an assessment at the outline stage has been agreed for removal subject to new tree planting within the wider site. Retention of existing trees will serve to provide a level of maturity and maintain landscape and amenity value of this Site.
- Opportunities for ecological enhancement have been adopted within the scheme. New habitat creation will include boundary planting, nectar-rich grasslands and incorporation of bat and bird boxes within new dwellings.
- Habitat mitigation and enhancement areas proposed include planting new native hedgerows throughout the development, create green buffers along the southern boundary, create wildflower meadows within the areas of open space and develop ecologically designed SUDS.
- Based on the successful delivery of the proposed mitigation, compensation and enhancement, the scheme will see a Biodiversity Net Gain on site.

Noise

- A Noise and Vibration Assessment has been completed and will accompany the application.
- Based on the results of the assessment, it has been demonstrated that with appropriate consideration to noise mitigation measures, a commensurate level of protection can be afforded to future noise sensitive receptors on Site.

Flood Risk and Drainage

- The site is not located in an area of flood risk however the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy
- The development will incorporate a Sustainable Drainage System (SUDS) with new detention basins to efficiently drain surface water from the site. The basins will provide improved habitat and amenity areas for wildlife and recreation.



HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns
- Completing a form at the consultation
- Emailing us via info@jrpassoc.co.uk
- Commenting through the website - www.jrpassoc.co.uk/consultation
- Writing to us at JRP Associates Ltd, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

Comments will be accepted until 15th November 2023

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Miller Homes will review all comments received at the exhibition as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit a Reserved Matters planning application to York Council in November 2023.