

Issues for Visioning

The following bullet points are intended to identify questions and expectations in respect of visioning and place making and this document will be used as a background document such that any application would be anticipated to demonstrate how these topics will be addressed or considered:

- Describe/clarify what is in the wider area now. How by working together can opportunities be maximised/ common infrastructure requirements be addressed. Make specific reference to how the scheme could contribute to/ be influenced by the Church Fenton proposal for a digital and media industries employment park, the existing Sherburn Enterprise Park (SEP)/ the commenced S2, HS2 and Transport for the North (TfN)(consultation until 18/4/18)
- Describe/clarify what is on the site now – who uses the site/ how/ and what for...what is missing
- What is the preferred mix of employment opportunities that are linked to the unique rail infrastructure that is of strategic importance– how will it contribute to the Economic Development Framework...is it just B1, B2, B8 and /or sui generis uses... what are the exceptional circumstances that define the use(s) with specific reference to the rail freight interchange
 - I. Address all forms of integration with Sherburn Enterprise Park and S2
 - II. Link the employment opportunities to training needs of the defined employment pool and not prejudice the ambitions of TfN
- What is the USP, how do we ensure strategic advantage is realised/ capitalised. How do we address the isolation against the long term potential for uses uniquely related to rail freight
- Providing options and working together to facilitate alternative forms of transport and priority for public transport (for e.g. rail based Park and Ride/ Wheels to Work, ride home, connections with substantial new housing areas) of benefit to the wider area and manage traffic generation. The Masterplan to be the vehicle to show how these opportunities might be realised, including that
 - I. The site layout must not preclude future improvements to rail connectivity/ rail based P&R taking account of land opportunities and likely rail stop requirements on and off site
- Taking account of what is on the site/ who uses the site now. Actively explore physical linkages in the layout to SEP and S2/ movements within the site and between sites/ linked spaces/movement patterns across the site – sustainable

cycle and pedestrian links using existing linkages and exploring new opportunities

I. The parties will work together to ensure the site layout must not preclude future improvements to or the creation of such linkages

- Specific access issues/ what do the applicants control/ what rights
- In order to reinforce attractiveness positively explore opportunities for appropriate facilities for employees on site including catering/child care/leisure/ exercise/community access
- Whole site Landscape, biodiversity, community access, management and maintenance Strategy. Explore the establishment of footpath and public access
- (Waste) Water strategies/ management
- Sustainable energy generation/ waste management strategies
- The application will work to an agreed format for Landscape and Design Guidance for the site which may include: minima and maxima parameters taking account of constraints and opportunities both inside and outside of the site, codes for new buildings/ minimum stds and materials palettes
This will become a part of any consent controlled through the reasonable imposition of condition(s)
- Community consultation will engage with the residents of Sherburn in Elmet, the LEP, all Parish/Ward and County Councillors of Sherburn, South Milford and Church Fenton.

Final 22/2/18