

Site Selection Technical Paper (June 2013)

Annex 16 - Deloitte Assessment of Employment Sites (Stage 1 and Stage 2)



Real Estate

Site Selection Key:

Sites Suitable for Employment (Shortlisted)



Sites Unsuitable for Employment



Pending further information



Annex 16 Contents:

- Employment Stage 1 - (Sites Scoring a minimum of 9 points for access to transport criteria) Analysis
- Employment Stage 2 - (Vacant plots within existing Business and industrial Parks) Analysis
- Large Strategic Sites Employment/Mixed Use Potential

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
7	Our Lady's RC Primary School	This site is located within an established residential area and not suited to an employment allocation.	N/A	
8	Land North of Church Lane	This site lies to the north eastern edge of the village of Skelton. This site would be better suited to residential development to allow for expansion of the village. This is not an employment site.	N/A	
25	Sessions of York	This former factory would be better suited to residential redevelopment given that the site is in an established residential area and the market is more likely to look for opportunities in the established business parks or City Centre.	N/A	
30	Land at Intake Lane Dunnington	This is a greenfield site outside of the development limit. The location of this site would make it unattractive for commercial development given that it does not form part of a wider employment area or strategic site.	N/A	
35	Land Adj Hull Road - Grimston Bar	This site is in a good location for B1(b) use associated with York Science City due to its location close to Heslington East	7.5	Strategic Site
37	Ford Garage Jockey Lane	This presents a good location for B1 (a) development. The site benefits from good road frontage and accessibility to Monks Cross Retail Park.	1.6	Monks Cross
45	Grain Stores	This site has an expired planning permission for a mixed use development. The site has been extensively marketed over the past few years with no developer coming forward. The site sits between established residential and employment areas, and as such, this site could be brought forward as a mixed use development site to include residential and employment (B1(a) with appropriate ancillary uses including budget hotel (C1).	3.0	Strategic Site
58	Askham Bar Park and Ride Site	This site sits in an established residential area. This is not an employment location.	N/A	
59	Heworth Lighthouse	This former social services building is best suited for residential redevelopment given it's location within the heart of an established residential area. This is not an employment location.	N/A	
64	Land at Layerthorpe and James St	This is an existing employment area and should be retained for small scale owner-occupier and small scale business demand including B1 (c) and B2 uses.	0.22	
72	Water Tower Land Dunnington	This site includes the former Dunnington Water Tower which has since been converted to a dwelling house. This is not an employment site, and would be more suited to residential with employment uses focussed at the Chessingham Industrial Estate.	N/A	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
80	Land off Woodland Chase, Clifton Moor, York	Given the direct access to this site from Tribune way, including a spur road up to the edge of the site, this site is better suited to employment B1 (a) use. A residential developer is unlikely to access a site through a business park.	0.366	
87	Wills & Ellis Garage	This is an operational garage with a petrol filling station in a gateway location. The site is too small to warrant a specific employment allocation, particularly as B Class uses will be focussed on the land allocated to provide expansion land at Northminster Business Park. The site should remain unallocated (white land). If an application for redevelopment comes forward during the plan period this should be dealt with on wider DM policies.	N/A	
98	Grove House EPH	This site sits within an established residential area. This is not an employment site.	N/A	
99	Woolnough House EPH	This site sits within an established residential area. This is not an employment site.	N/A	
101	Land at Earswick	This site is not in an established commercial location. It is unlikely to be an attractive location for employment use given its isolated and residential/rural location, despite being close to the A1237. This site should not be allocated for employment use.	N/A	
111	Back Lane Wetherby Road Knapton	This is a greenfield site outside of the development limit. The location of this site would make it unattractive for commercial development given that it does not form part of a wider employment area or strategic site.	N/A	
120	Beckfield Lane former HWS	Given that this site sits within an established residential area, residential would be the most appropriate alternative use for this site.	N/A	
121	Burnholme School	The site of the former school is best suited for residential redevelopment given it's location within the heart of an established residential area. This is not an employment location.	N/A	
124	Oakhaven EPH	This is a small site in an established residential area, more suited to such a use and not an employment allocation.	N/A	
127	Lowfields former school site	This is an existing care home facility. Given this is an area identified as a growth sector for York, this site should not be allocated for employment purposes.	N/A	
130	Land at Acomb Waterworks	This site current forms part of the Yorkshire Water Treatment plant. It sits immediately adjacent to the river and shares an access with the RSPCA. Given the cost of site remediation associated with its current use a treatment plant, it is unlikely that commercial development would be viable in this location, particularly given the extent of flood elevation which would be required. This is not an established commercial location.	N/A	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
136	Land at Intake, Dunnington	This is a greenfield site outside of the development limit. The location of this site would make it unattractive for commercial development given that it does not form part of a wider employment area or strategic site.	N/A	
138	York St John University playing field	These fields are currently used by York St John University as playing fields. As such, they will be subject to protection by Sport England who would likely object to their loss. Notwithstanding this, the fields fall within an established residential area and if redevelopment is considered appropriate by Sport England, redevelopment would be better suited for housing. This is not an established employment area.	N/A	
148	The Moor Lane 'Zero Carbon' Partnership	The majority of this site has been eliminated at Criteria 1. If an allocation is to be made on the residual part of this site, the land would be more suited to residential development. This is not an employment location.	N/A	Strategic Site
160	Land at Grimston Bar	This site sits adjacent to the Murton Industrial Estate with excellent frontage onto the A64 and A1079. The site is greenfield and there will be infrastructure costs associated with this, however, given it's frontage this site could present an opportunity for B8 development.	4.71	
161	Land at Murton Lane Industrial Estate	This is an awkward site, and unlikely to appeal to large operators when compared to sites to the west of the city. However, the site offers potential expansion land for the existing business in this area and should be allocated for employment use (B2/B8).	5.04	Strategic Site
163	Hudson House	This is an existing office building located close to the City Centre with adjacent offices and hotels. This site which provides office accommodation in the short-term and in the longer-term, redevelopment opportunities during the plan period to provide Grade A office space in the city centre. The site offers a credible alternative for city centre office space to York Central and provides the market with variety and should be protected accordingly.	0.67	
170	Pond Field	This is an attractive site, but is divorced from the A64. This is not an established employment location and the natural features on the site (not least the pond) make this site an attractive green buffer.	N/A	Strategic Site

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
172	Bootham Crescent Football Stadium	The existing York City Football Ground sits within an established residential area. Access to the site is best suited to its residential setting and access for employment uses would be difficult and unattractive to the market. This site is best suited to redevelopment for residential purposes.	N/A	
180	Malton Road site, york	This site contains a number of natural features including a pond. The site sits adjacent to an established residential area and would be better suited to residential development, with appropriate open space. This is not an employment site.	N/A	Strategic Site
181	Land East of Grimston Bar	This site would be attractive to uses associated with Heslington East and would provide additional land if demand required this. Suitable uses would include B1 (b) B1 (c) and B8 together with ancillary uses associated with this location including C1. Much of this site has been omitted from the site analysis process owing to a number of archaeological issues associated with this site resulting in a substantially smaller net developable area. This site should be subject to a wider, site specific policy.	5.5	Strategic Site
192	Land RO Stockton lane off Greenfield Park Drive	Given that this site sits within an established residential area, residential would be the most appropriate alternative use for this site.	N/A	
197	Bristows Garage	This site sits within an established residential area and is more suited to residential development.	N/A	
200	Severus Hill	This is the site of the Acomb Water Tower. The site is complicated in shape and sits within an established residential area. This is not an employment area and should not be allocated for employment purposes.	N/A	
202	St Joseph's Monastery	Although there are existing employment uses within the immediate vicinity of this site, this site does not meet either market requirement of city centre site, large enough to deliver B1(a) development or grow on space, nor is it out of town with sufficient land to ensure adequate parking. This site would be better suited to residential development.	N/A	
220	Land at Wetherby Road, Knapton	Whilst this site enjoys direct access from the A1237, it is a greenfield site in an established employment area. Infrastructure costs would make this site commercially unattractive when compared to existing locations such as Northminster Business Park.	N/A	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
226	Site A – Land off Main Street, Nether Poppleton	The majority of site 226 was discounted at the criteria 1 assessment leaving very little land for development. Notwithstanding this, the site is not in an established employment location.	N/A	
227	Site B – Land off Ouse Moor Lane, Nether Poppleton	The majority of site 227 was discounted at the criteria 1 assessment leaving very little land for development. Notwithstanding this, the site is not in an established employment location.	N/A	
253	Greenfield site	This site sits adjacent to the A1437 and close to Askham Bryan College. Development of this site would conflict with the wider rural setting and is not in an established employment location. The site does not form part of a wider strategic location and as such, the cost associated with infrastructure would not be economically viable in isolation.	N/A	
271	Land alongside A64	This is not an established employment location and the site is too small to warrant an employment allocation.	N/A	
293	York Central	York Central - B1(a) and A1 use as part of a new Central Business Area where the priority use will be high quality Grade A office space. This site should be subject to a separate strategic policy and a detailed masterplan/SPD which sets out the detailed planning framework for bringing this site forward during the plan period and beyond.	2.2	Strategic Site
295	Amalgomated Sites at British Sugar	This is the former British Sugar site which should come forward under its own strategic policy. This is not an employment site, given the already established employment locations of York Business Park and Northminster Business Park which are both in very close proximity.	N/A	Strategic Site
296	Amalgomated sites East of Earswick	The site is divorced from the settlement limit and would likely be unattractive to the market for employment use when compared to other, more suitable sites.	N/A	
298	Amalgomated Sites at Connaught Court Care Home	This site sits within an established residential area, and although the site has good links to the A19, it is not in an established employment area. Residential amenity would preclude B2 use. Existing road infrastructure would make B8 use difficult. The site would be unattractive for B1 use compared to competing sites, not least because of the awkward shape of the site and its distance from established employment locations.	N/A	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
300	Amalgomated sites Eastfield Lane, Dunnington	This site presents an opportunity for residential redevelopment providing an extension to Dunnington Village. It is not an employment site, with employment uses in the area likely to focus on the established Chessingham Business Park.	N/A	
302	Amalgomated site west of Chapelfields	Whilst this site enjoys direct access from the A1237, it is a greenfield site in an established employment area. Infrastructure costs would make this site commercially unattractive when compared to existing locations such as Northminster Business Park.	N/A	Strategic Site
307	Amalgomated sites at James Street	This should be included within the wider employment uses associated with Site 64.	0.22	
308	Amalgomated sites RO Wilberforce Home/York College	This site presents an opportunity to extend the existing Nixon Home's development off Tadcaster Road.	N/A	
318	Amalgomated Sites at Layerthorpe	This is not a natural employment site and would be more suited to retail.	N/A	
321	Amalgomated sites at Millfield lane/A59	This is the former Sport Ground owned by the Civil Service. The site may be protected by Sport England policies associated with the redevelopment of playing fields, but the site could form an extension to the existing Millfield Land Industrial site and be suitable for B8/B2 uses.	11	Strategic Site
322	Amalgomated sites South of Strensall	Stensall Village is not an established employment location and this site would be better suited to residential development.	N/A	
327	Amalgomated sites between Knapton and Westfield	This site has no previous planning history. The site would require full infrastructure upgrade (utilities/spine road etc) at significant cost which is likely to impact on scheme viability and therefore deliverability. This is not an established location for B1 uses and sits adjacent to an established residential area. On the assumption that site 689 is deliverable (ownership/willing seller) than the site should be discounted, particularly as the site acts as a green buffer between the start of the existing development limit and the A1237. However, we have marked this AMBER until the outcome of the Preferred Options Document, and matters concerning ownership are confirmed.	32.4	Strategic Site

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
329	Amalgomated sites North of Monks Cross	This site sits to the north of site 724 which offers an opportunity to deliver further expansion of Monks Cross North over the plan period for B1(a) B1 (c) B8 (together with ancillary supporting uses D2/C1/A3/A4). This site therefore provides sufficient employment land within the vicinity of 329 which should be residential led.	N/A	
472	Former Gas Site 24 Heworth Green	This is the site of the former gas works. The site sits within an established residential area close to the River Foss. The site is in walking distance of the city centre and Foss Island retail park. This site should be allocated for residential redevelopment, not employment use.	N/A	
556	Former Citroen Garage 32 Lawrence Street	Although this is the site of the existing Lawrence Street Citroën garage, the most appropriate alternative use on this site would be residential given its setting and neighbouring uses.	N/A	
562	The Tannery	Strensall Village is not an established employment location and this site would be better suited to residential development. This site benefits from a planning permission for 53 units (Ref:12/03149/FULM).	N/A	
569	Foss Bank Farm	Much of this site has been discounted at Stage 1 leaving an elongated strip of land which presents little opportunity for redevelopment. It would be unrealistic to allocate this site for employment purposes.	N/A	
579	Land adj. 131 Long Ridge Lane	This is an in-fill residential site. An employment allocation would be inappropriate.	N/A	
580	Land at Blairgowrie House, Main Street	The Old Manor House presents an ideal residential-led redevelopment opportunity of this heritage asset. This is not an employment site.	N/A	
581	Land at Pansy Field, West of Station Road, Upper Poppleton	Development of this site would detract from the open nature of this approach into York from Harrogate on the A59. With sufficient land allocated at Northminster Business Park there is no need to allocate this site.	N/A	
596	Land adj. 26 & 38 Church lane	Given that this site sits within an established residential area, residential would be the most appropriate alternative use for this site.	N/A	
598	South of Moor Lane	This site is a functioning business and should not be allocated for employment purposes. If the current business does close during the plan period, redevelopment opportunities for the site can be dealt with by DM policies.	N/A	
618	Land RO Surgery & 2a/2b Petercroft Lane		N/A	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
620	Land north of Sledmere Crossing, Dunnington	This site is divorced from the main Dunnington Industrial Estate. The site could be safeguarded for future expansion of the industrial estate but the site should not be allocated for specific B Use Classes.	N/A	
621	To the Rear of Blue Coat	This site is better suited as an extension to the existing residential area in Murton. Murton Business park should remain the focus for employment uses.	N/A	
623	Land Adjacent to Grimston Bar and A1079	The site sits adjacent to Grimston bar with good access to the A1079. The site could be attractive to B8 operators with appropriate landscaping/buffer and subject to access to the A1079.	13.47	Strategic Site
624	MOD Land Fulford	Given that this site sits within an established residential area, residential would be the most appropriate alternative use for this site.	N/A	
626	Land at Brear Close	This site sits in an established residential area. This is not an employment location.	N/A	
627	Land at frederick House East of Fulford	Further Information Required.	N/A	
629	The Retreat, Heslington Road	This is not an established employment location. Given the comments made during the city conversations and, together with the projected growth in the health and care sector, this should be preserved for D1 uses.	N/A	
631	Burnholme WMC, Burnholme Drive	This site sits within an established residential area. This is not an employment site.	N/A	
635	Land north of Monks Cross Drive	This is an attractive B1(a) development opportunity adjacent to the existing Aviva Monks Cross Office. The site has excellent access to the wider Monks Cross Facilities and should be allocated for employment use.	0.4	
639	Annamine Nurseries	This site sits within a wider employment area and should be reserved for potential future expansion of the adjacent factory, or to meet other small scale owner-occupier demand with use classes B1(a) B1 (c) and B2.	0.9	
645	Land west of Haxby Road	This site sits within an established residential area. This is not an employment site.	N/A	
648	Carparks at Nuffield Hospital	This is the operational car park of the Nuffield Hospital and is required for the commercial operation of the facility.	N/A	
649	Car park, High Newbiggin Street	This is the site of the existing St John's car park (off Monkgate), a popular city centre car park which is often at maximum capacity. This is not an employment site.	N/A	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
651	Heworth Green North (remaining land)	This is the site should be considered as part of the wider allocation for Site Ref:472. The site sits within an established residential area close to the River Foss. The site is in walking distance of the city centre and Foss Island retail park but it is not a city centre employment site. The site sits adjacent the existing mix-use development of Ebocorum Way. Market demand for B1(a) is likely to be focussed on city centre i.e. sustainable location close to the railway station or it will want out of town with lots of car parking. This site is better suited to a residential led-mixed use scheme, particularly given the sites frontage onto the River Foss	N/A	
653	Carpark off Bishopthorpe Road	This car park, off Bishopthorpe Road is essential to the operation of the neighbourhood parade of shops in this area. This is not an employment site.	N/A	
654	Land at Mill Mount	Although this site accommodates the former Shepherd Homes office, the surrounding uses suggest that redevelopment for residential would be the most appropriate use for this site and will improve the character and appearance of the immediate area.	N/A	
656	Barbican Centre	This site has been subject to significant pre-application discussion for residential redevelopment. This is not an employment site and would be better suited to residential redevelopment.	N/A	
657	Peel St/ Margret St	This site is currently used as a car park which is used to capacity on a daily basis. If the site is ever closed the site could provide an appropriate location for employment uses.	N/A	
660	Land at Marygate	This site sits behind the Marygate Wall, there are therefore a number of heritage issues associated with this site. Notwithstanding this, this is not an employment location and would not be attractive to the market for such uses.	N/A	
661	Marygate Car Park, access from Hetherton's Street	This is the site of the existing Mary Gate visitor car park which is full to capacity on most days. There are no plans to close this facility, in any event, this is not an employment location, the most appropriate alternative use being residential.	N/A	
669	Site at Jame Street	Much of this site is already taken up by operations associated with the Foss Island Retail Park and should be discounted as an employment site.	N/A	
684	York Business Park	This is one of the remaining undeveloped plots within York Business Park. The site is currently for sale demonstrating the lack of requirements in the market at the present time. This should be treated as a long-term employment site for B1, B2 uses.	0.83	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
688	Land to the West of Knapton	This site is dissected by an area of land protected as open space. The location is not an attractive employment location and an employment allocation would be unrealistic for this site.	N/A	
689	Amalgamated Land around Northminster Business park	This amalgamated site forms the parcel of available land to facilitate future growth at Northminster business Park. The existing could accommodate a range of B class uses (B1 (a), B1(c) B2 and B8) and benefits from an established location, existing infrastructure and direct access to the A59 and wider road network. Ancillary uses C1/A3/A4/D2 could also be included within this new Business Park as it is developed over the plan period. Poppleton railway station is a 10 minute walk and connectivity improvements could be delivered with early phases of development. Northminster Business Park presents a natural location for future growth given that York Business Park has only 5 ha of land available.	55.27	Strategic Site
692	Amalgamated sites at New Lane Huntington	This site sits between the existing Monks Cross Retail Park and the established residential area of New Lane, Huntington. In terms of employment use, this site is divorced from the established B Use Class employment area of Monks Cross North. In relation to expansion land at Monks Cross for employment use, site 189 is considered more appropriate given it's relation to Monks Cross North and this site would be better suited to residential development.		Strategic Site
694	Amalgamated sites adj Designer Outlet	This site sits within an established residential area. This is not an employment site.	N/A	
695	Amalgamated extension sites to York Designer Outlet Centre	These sites sit within the existing York Designer Outlet development. The majority of the land put forward is currently used for car parking and could provide opportunities for extension to the existing outlet buildings. The sites put forward are too small to accommodate an out of town office block given the amount of land required to provide adequate parking provision.	N/A	
696	Amalgamated sites off Tadcaster Road	This site offers the potential to create a mixed use commercial (B1(a) led development opportunity. The sites proximity to York Racecourse, and easy access to the A64 would make this site an attractive location for a hotel/conference operator. Sufficient car parking would need to be included within any scheme to make it attractive to occupiers.	1	

Potential Employment Sites Analysis - Selection Stage 1 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)	Existing Business Park/strategic
700	Amalgamated Site Monks Cross Shopping Park	Monks Cross Retail Park. This site is not suitable for B use classes.	N/A	
724	Amalgamated sites North Monks Cross Inc Cement Works	This site offers an opportunity to deliver further expansion of Monks Cross North over the plan period, within the context of Site 329 being developed for residential. Allocating site 724 for employment uses - B1(a) B1 (c) B8 (together with ancillary supporting uses D2/C1/A3/A4) will provide a framework for bringing forward a sustainable community within the wider allocation, a principle which is promoted by the NPPF. Should employment uses fail to come forward, the strategic employment policy will allow for alternative uses to come forward, subject to appropriate supporting evidence.	12.74	Strategic Site
725	Castle Picadilly	Castle Piccadilly should be brought forward under a strategic policy. B1(a) could form part of the wider mix of uses permitted within this city centre development opportunity site. The site includes existing office accommodation in the short-term and longer-term redevelopment opportunities during the plan period to provide Grade A office space in the city centre with river views. The site offers a credible alternative for city centre office space to York Central and provides the market with variety.	1.5	Strategic Site
726	Wheatlands	This site would form a natural part of the Northminster business Park. The site would form part of the wider parcel of land to accommodate a range of B class uses (B1 (a), B1(c) B2 and B8) and benefits from an established location, existing infrastructure and direct access to the A59 and wider road network. Ancillary uses C1/A3/A4/D2 could also be included within this new Business Park as it is developed over the plan period. Poppleton railway station is a 10 minute walk and connectivity improvements could be delivered with early phases of development, however the site does provide a natural buffer between Northminster Business Park and the A1237. On balance, this site may be better left undeveloped to provide an appropriate buffer between future development and the A1237 and expansion focused towards the west of site 684.	N/A	Strategic Site

Potential Employment Site Analysis - Selection Stage 2 Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)
York Business Park			
685	End of Great North Way, York Business park	The site benefits from a recent consent (Ref. 12/02991/REMM) for 8 light industrial/storage and distribution units (B1, B2, and B8 Use Class). Whilst planning permission exists, it is evident from the extent of marketing by national agents, that demand does not exist at present. This should be treated as a long-term employment site.	2
686	Site to south in York Business park	This is one of the remaining undeveloped plots within York Business Park. The site is currently for sale demonstrating the lack of requirements in the market at the present time. This should be treated as a long-term employment site for B1 (a) (c) and B2 uses. This site is also being considered as a potential location for a new railway station on the York to Harrogate line.	0.2
Elvington and Elvington Airfield			
601	Elvington Park	This site sits behind an established residential area, backing onto open countryside. It is not a suitable employment site.	N/A
602	Elvington Industrial Estate	This site sits within Elvington Industrial Site and provides natural expansion land for existing businesses within use class B1 (c) and B2.	1
603	Land at Airfield Business Park, Elvington	This site sits immediately adjacent to the Yorkshire Air Museum. Whilst the site would make an appropriate employment site, it should be left as white land and considered on DC policies if an application comes forward.	N/A
604	Land to west of Elvington Airfield Business Park	Much of this site can not be developed owing to environmental designations. The land should remain unallocated any application for development, considered on DC policies.	N/A
605	Site E, Airfield Industrial Estate, Elvington	This is one of the remaining undeveloped plots within Elvington Airfield Industrial Estate. This should be treated as a long-term employment site for B1 (a) (c) and B2 uses.	N/A
Wheldrake			
599	Wheldrake Industrial Estate	This site presents a natural extension to the existing Wheldrake Industrial Estate suitable for B1 (c) and B2 uses as requirements demand. The site should be allocated to provide suitable expansion land during the plan period.	0.57
600	Wheldrake Industrial Estate	This is a gateway site into the Wheldrake Industrial Estate and provides a rounding of land suitable for the expansion of the Wheldrake Industrial Estate suitable for B1 (c) and B2 uses.	0.45
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	With the allocation of sites 599 and 600 it is unlikely that 4.7 hectares of land will be required for employment use in this location. With an appropriate buffer between site 13 and the Wheldrake Industrial Estate this site would be better suited to residential development.	N/A
Chessingham Park Dunnington			
697	Amalgamated Sites off Common Lane Dunnington	Subject to demand, the site would be suitable for B1 (a) B1 (c) and B8 storage and geared to smaller scale operators/owner occupier business.	0.9

Potential Employment Site Analysis - Selection Stage 2 Sites

706	Chessingham Park remaining land	This is one of the remaining undeveloped plots within Chessingham Park Industrial Estate, Dunnington. This should be treated as a long-term employment site for B1 (a) (c) and B2 uses.	0.24
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Potential Employment/Mixed use Potential on Strategic Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)
698	Amalgomated Sites at Clifton Moor	The Council is considering this site as a potential urban extension. Any development of this site would need to come forward via a strategic masterplan for the site which detailed phasing and delivery, as well as establishing infrastructure costs. Residential will form the principle use in order to create the value needed to fund the infrastructure. Feedback received during the City Conversations exercise which were undertaken as part of the visioning work advised that this part of the city would not be a suitable location for further development of land for employment uses given the lack of capacity on the A1237. Notwithstanding this, and subject to highways and a masterplanned approach B1(a) could form part of the mix of uses on the site. The site is less suited to B8 uses given existing congestion and the availability of more appropriate sites in the immediate area.	TBC Via Masterplan
699	Amalgomated Development Sites East of metcalf Lane	The Council is considering this site as a potential urban extension. Any development of this site would need to come forward via a strategic masterplan for the site which detailed phasing and delivery, as well as establishing infrastructure costs. Residential will form the principle use in order to create the value needed to fund the infrastructure. The southern element of the site has good access to the A64. B8 use would be inappropriate for a residential area such as this, but B1(a) could make up part of the wider mix of uses subject to a masterplanned approach.	TBC Via Masterplan
723	Amalgomated Land at Manor Heath Road, Copmanthorpe	Whilst this site enjoys direct access form the A64 and A1237, it is a greenfield site in an unestablished employment area. Infrastructure costs would make this site commercially unattractive when compared to existing locations such as Northminster Business Park. The site would be more suited to residential redevelopment, presenting an opportunity to extend the existing village of Copmanthorpe.	N/A
727	South of A64 (Whinthorpe)	The Council is considering this site as a potential new settlement. Any development of this site would need to come forward via a strategic masterplan for the site which detailed phasing and delivery, as well as establishing infrastructure costs. Residential will form the principle use in order to create the value needed to fund the infrastructure. Feedback received during the City Conversations exercise which were undertaken as part of the visioning work advised that the south of the city would be a suitable location for further development of land for employment uses given the ease of access to the A64. Subject to appropriate masterplanning and green buffers, the site could include B1(a) (b) (c), B2 and B8 uses.	TBC Via Masterplan

Potential Employment/Mixed use Potential on Strategic Sites

Site Ref	Site Name	Commentary	Net Developable Area (ha)
691	Amalgamated East of Monks Cross	This is a greenfield site extending to 18.29 hectares. The site is to the north of the existing Monks Cross Business Park and from a commercial perspective, would not compete with Monks Cross which is an established location. The capital value of any B Class development is unlikely to be sufficient to support the high cost of development in this location, given the extent of infrastructure required to unlock the site.	N/A
690	Amalgamated North of Haxby	This site is considered as a major development site extending to 25 hectares. Any development of this site would need to come forward via a strategic masterplan for the site which detailed phasing and delivery, as well as establishing infrastructure costs. Residential will form the principle use in order to create the value needed to fund the infrastructure. The site is not in an established employment area and more appropriate sites have been identified as part of this exercise, however, for such a large site, employment uses should be considered as part of a mixed-use allocation.	N/A