

Site Selection Technical Paper (June 2013)

Annex 17 - Deloitte Assessment of Shortlisted Employment Sites

York Local Plan, Employment Chapter

Qualitative Site Assessment Criteria

Site Name and Address	
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General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site area (developed, committed/under construction, vacant)	
General Site Description		

Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Quality of the existing portfolio, internal and external environment*	1	Buildings and external areas are of very poor quality and condition / very restricted provision of parking, circulation and servicing / poor quality of surrounding environment
		2	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users
		3	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size/adequate provision of parking, circulating and servicing/ quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
		4	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure/good provision of parking, circulation and servicing/quality of surrounding environment will likely be a positive factor to attracting occupiers.
	Quality of the external environment**	1	Poor quality of surrounding environment
		2	Quality/nature of surrounding environment may limit the attractiveness of the site for certain users
		3	Quality/nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
		4	Quality/nature of surrounding environment will be a positive factor to attracting occupiers
	Amenity Impacts (eg noise, dust & smell)	1	The site is substantially exposed to noise, dust and/or smell which significantly affects the quality of the immediate environment.
		2	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day.

Appraisal Criteria	Indicator	Score	Scoring Criteria
		3	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment.
		4	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	1	The site is surrounded entirely by 'bad' neighbour uses and/or sensitive uses
		2	The site has some 'bad' neighbour uses/or sensitive uses adjoining or within the site
		3	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby
		4	The site is located in an area of other similar uses or open countryside
	Road Frontage Visibility	1	The site is not visible from any road frontage
		2	The site has some visibility to a local road
		3	The site has some limited visibility to an 'A' Road or motorway/high visibility to a local road
		4	The site has a highly visible frontage to an 'A' road or motorway
	Perception of the wider environmental quality (attractive, countryside setting, urban context in need of regeneration etc)	1	The surrounding environment is attractive open countryside where development would significantly detract from the environmental quality
		2	The surrounding environment is already developed to a high standard therefore development/redevelopment would neither detract or enhance the wider environmental quality
		3	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
		4	The surrounding area is of poor quality and required significant regeneration. Development/redevelopment of the site would significantly enhance the wider environmental quality
	Availability of local facilities including retail and housing	1	The site is located more than 2 kilometres away from local facilities
		2	The site is located 1-2 kilometres away from local facilities
		3	The site is located less than 1 kilometre away from local facilities but not immediately adjacent
		4	The site is located immediately adjacent local facilities
Accessibility	Ease of access to the strategic highway networks (ie an 'A' Road/ Motorway)	1	Located more than 2 kilometres away from a motorway or major arterial route
		2	Located 1-2 kilometres away from a motorway or major arterial route
		3	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
		4	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes
	Quality of local road access	1	Very narrow surrounding roads potentially unadopted/heavy congestion at most periods
		2	Width of surrounding roads could create potential issues for HGV access/potential for heavy congestion at peak periods
		3	Surrounding roads are relatively wide/ likely to be limited congestion at peak periods.
		4	Surrounding roads are wide/no apparent issues of congestion

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Quality of Site Access	1	Significant site access (visibility) constraints/possible 'ransom' issues
		2	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
		3	Likely to be only minimal site access (visibility constraints)
		4	No apparent site access (visibility) constraints
Market Conditions/Perception of Demand	Duration of availability**	1	Site has been available (e.g. allocated) for more than 10 years
		2	Site has been available (e.g allocated) for 6-10 years
		3	Site has been available (e.g. allocated or committed) for 2-5 years
		4	Site has been available (e.g. allocated or committed) for less than 2 years
	Marketing and enquiry interest	1	No evidence of active marketing, recent completions or development under construction at the time of the survey. On developed sites vacant levels appear very high
		2	Evidence of limited marketing but low level of interest for employment uses indicated by agents/limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high.
		3	Evidence of active marketing with moderate levels of interest for employment uses indicated by agents/may be some recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear average
		4	Evidence of active marketing with high levels of interest for employment uses indicated by agents/good level of recent completions or development under construction at the time of the survey. On developed sites, vacancy levels are low
Ownership	Ownership/Owner aspirations	1	Site owner(s) actively pursuing non-employment uses (eg extant planning permission exists for non-employment use/recent pre-application discussions/submissions for non-employment uses through LDF)
		2	Site is unknown multiple/single ownership, no extant planning permissions/recent pre-application discussions for employment or non-employment development, owner aspirations unknown
		3	Site is in known multiple/single ownership, no extant planning permissions for employment or non-employment development owner aspirations for employment appear neutral
		4	Site owner(s) actively pursuing employment uses (eg extant planning permission exists for employment use/recent pre-application discussions)
Site Development Constraints	Environmental constraints and abnormal development requirements (e.g. landscape/nature conservation designations). TPO's or heritage features (listed buildings and conservation areas).	1	The site is constrained by several environmental constraints/abnormal development requirements which will likely significant limit development potential
		2	The site is constrained by some environmental constraints/abnormal development requirements which could limit development potential
		3	The site is unlikely to be significantly constrained by environmental constraints/abnormal development requirements and these issues will likely only have a minimal impact on development potential.
		4	There are no identified environmental or known abnormal development requirements applying to the site

Appraisal Criteria	Indicator	Score	Scoring Criteria
Site Development Constraints	Physical site features (e.g. pylons, drainage ditches and known underground utilities infrastructure dissecting the site)**	1	Site less than 0.5 hectares/significantly constrained by physical site features
		2	Site is between 0.5 and 1 hectare/constrained by certain physical site features
		3	Site is between 1 and 5 hectares/may have some physical constraining features

	Ground conditions/ contamination**	4	Site is in excess of 5 hectares/no apparent evidence of physical constraining features
		1	Likely to be significantly contaminated requiring substantial ground preparation and remediation
		2	Likely to be contaminated requiring some ground preparation and remediation
		3	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works
	Flooding	4	Contamination unlikely, no significant ground preparation works required
		1	Flood Zone 3(b)
		2	Flood Zone 3(a)
		3	Flood Zone 2
		4	Flood Zone 1

* Applies to occupied sites/re-use opportunities only

** Applies to vacant/part vacant sites and redevelopment opportunities only

Environmental Sustainability

Appraisal Criteria	Indicator	Score	Scoring Criteria
Prudent use of Natural Resources	Sequential Location	1	The site is located completely outside of a defined urban area
		2	The site is located out of centre, but within the urban area
		3	The site is located within or on the edge of an existing district or town centre
		4	The site is located within or edge of an existing city centre
	Land classification	1	The site is predominantly/wholly Greenfield
		2	The site is less than 50% brownfield
		3	The site is more than 50% brownfield
		4	The site is wholly brownfield
	Ease of access to public transport	1	The site is more than 500m from a main bus route and more than 1km of a train or bus station
		2	The site is located within 500m of a main bus route (but not immediately adjacent) and/or within 1km of a train or bus station
		3	The site immediately adjacent to a main bus route and within 1km of a train or bus station
		4	The site is located within 500m of a train or bus station

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Ease of walking and cycling	1	There are no existing footpaths or cycle links to the site
		2	There are some footpaths or cycle links to the site although provision is limited and is not continuous
		3	There are reasonable footpath and/or cycle links to the site but use may be constrained by certain factors
		4	There are good and attractive footpath and cycle links to the site
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources**	1	Development of a Greenfield site which would significantly detract from the existing environmental quality and would be detrimental to the environmental resources in this area
		2	Development/redevelopment will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area
		3	Development/redevelopment will provide an improvement to the existing townscape quality without additionally impacting on environment resources
		4	Development/redevelopment will significantly improve the quality of the wider environmental quality and townscape without impacting on environmental resources

* Applies to occupiers sites/re-use opportunities only

** Applies to vacant/part vacant sites and redevelopment opportunities only

Strategic Planning

Appraisal Criteria	Indicator	Score	Scoring Criteria
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	1	The site is within a neighbored ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country)
		2	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
		3	The site is within a neighbourhood ranked as average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
		4	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the 25% or below quartile for deprivation in the country)
	Impact on visual amenity and natural environment.	1	Development/redevelopment of the site would detract from existing environmental quality (e.g. development would impact on attractive open countryside) and visual amenity.
		2	Development/redevelopment of the site would likely have a neutral impact on existing environmental quality and visual amenity.
		3	Development/redevelopment of the site would improve existing environmental quality and visual amenity.
		4	Development/redevelopment of the site would make a significant improvement to existing environmental quality and visual amenity.
	Ability to deliver specific regeneration objectives (including comprehensive/mixed use development)	1	Development/redevelopment of the site would significantly conflict with local regeneration strategies for the area.
		2	Development/redevelopment of the site would likely have a neutral impact on local regeneration strategies for the area.
		3	Development/redevelopment of the site would contribute towards local regeneration strategies for the area.
		4	Development/redevelopment of the site would make a substantial contribution towards local regeneration strategies for the area.

Appraisal Criteria	Indicator	Score	Scoring Criteria
Economic Development	Ability to improve local economic activity rates	1	Development of B use classes on this site would complement the surrounding area and have a relatively poor impact on improving employment opportunities in the area.
		2	Development of B use classes on this site would complement the surrounding area and have a moderate impact on improving employment opportunities in the area.
		3	Development of B use classes on this site would complement the surrounding area and have an good impact on improving employment opportunities in the area.
		4	Development of B use classes on this site would complement the surrounding area and have an excellent impact on improving employment opportunities in the area.
	Economic Development	1	Site does not have the ability to deliver any regional or local economic development objectives
		2	The site has a limited ability to deliver regional or local economic development objectives
		3	The site has a good ability to deliver a number of regional or local economic development objectives
		4	The site has an excellent ability to deliver several significant regional and local policy objectives

Site Name: Site 35 Land adjacent to Hull Road / Grimston Bar

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	25.0 ha
General Site Description	<p>This site is a Greenfield site which benefits from good road frontage to the A1079 Hull Road.</p> <p>The site is located close to Heslington East and as such would be a good location for Science City Uses (B1b) associated to the University Science Park.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability		✓		
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: Site 35 Land adjacent to Hull Road / Grimston Bar

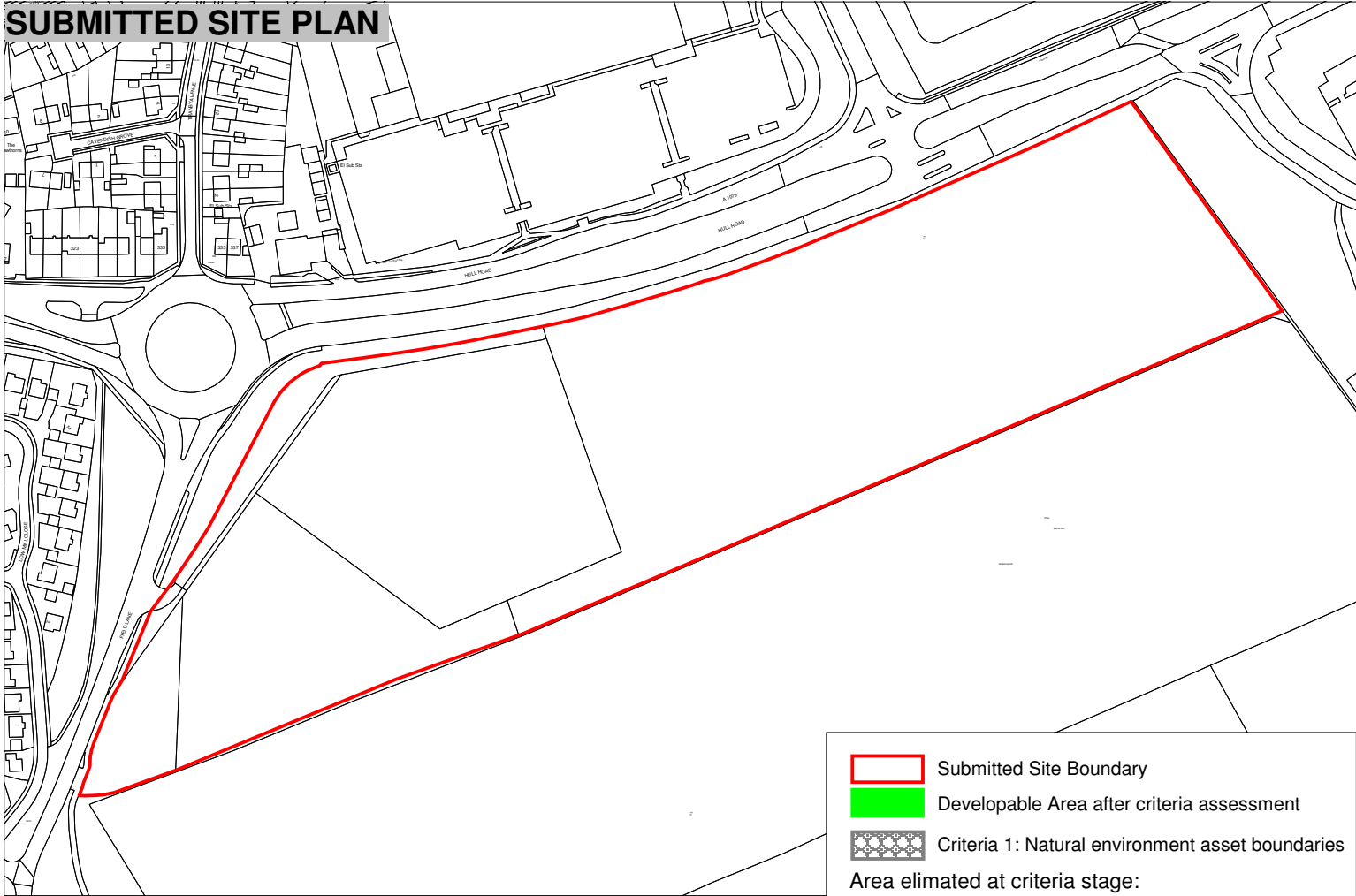
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification	✓			
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



Submitted Site Boundary

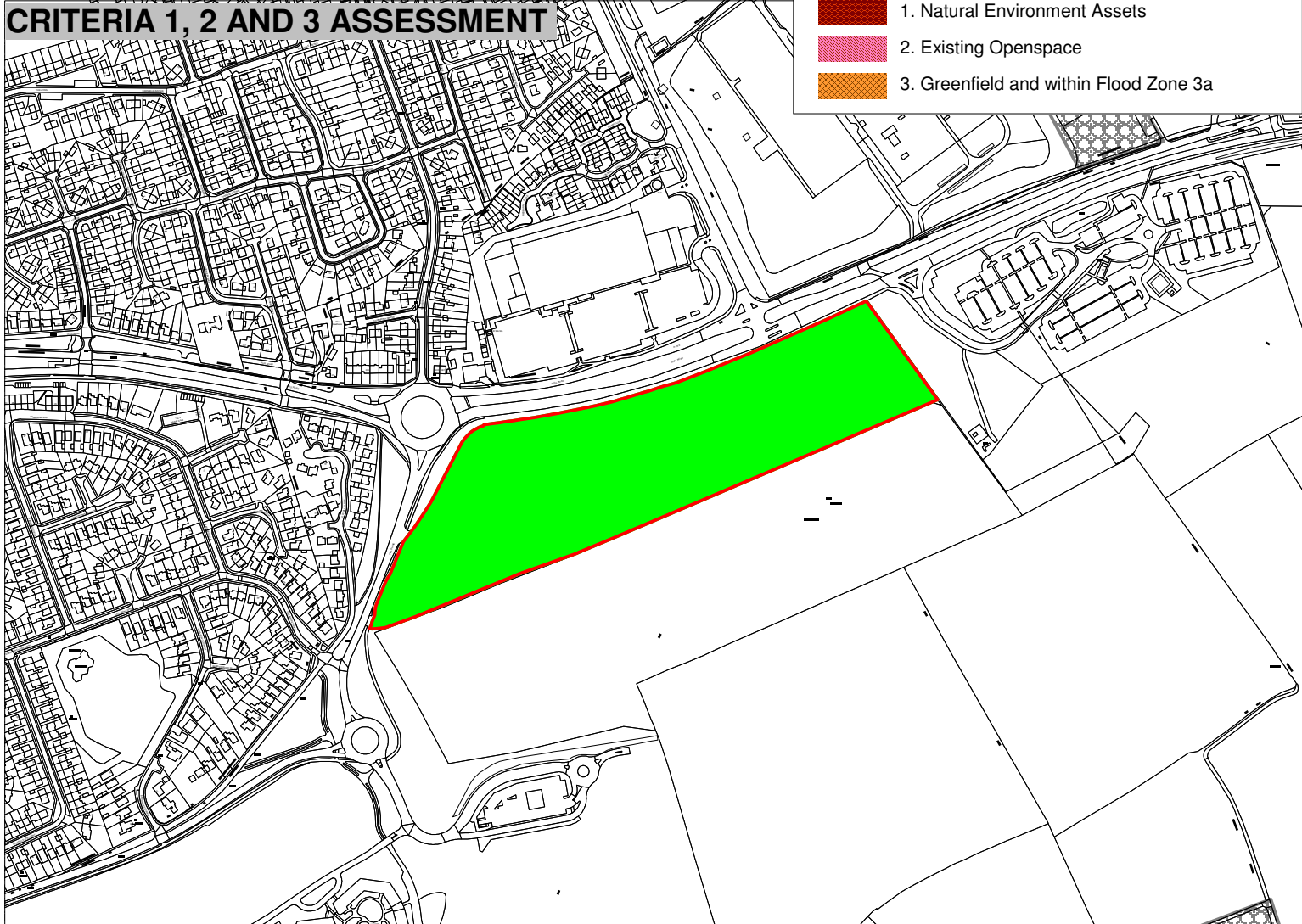
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

- 1. Natural Environment Assets
- 2. Existing Openspace
- 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 37 – Ford Garage, Jockey Lane, Monks Cross

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.6 ha
General Site Description	<p>This presents a good location for B1 (a) development.</p> <p>The site benefits from good road frontage and accessibility to Monks Cross Retail Park.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 37 – Ford Garage, Jockey Lane, Monks Cross

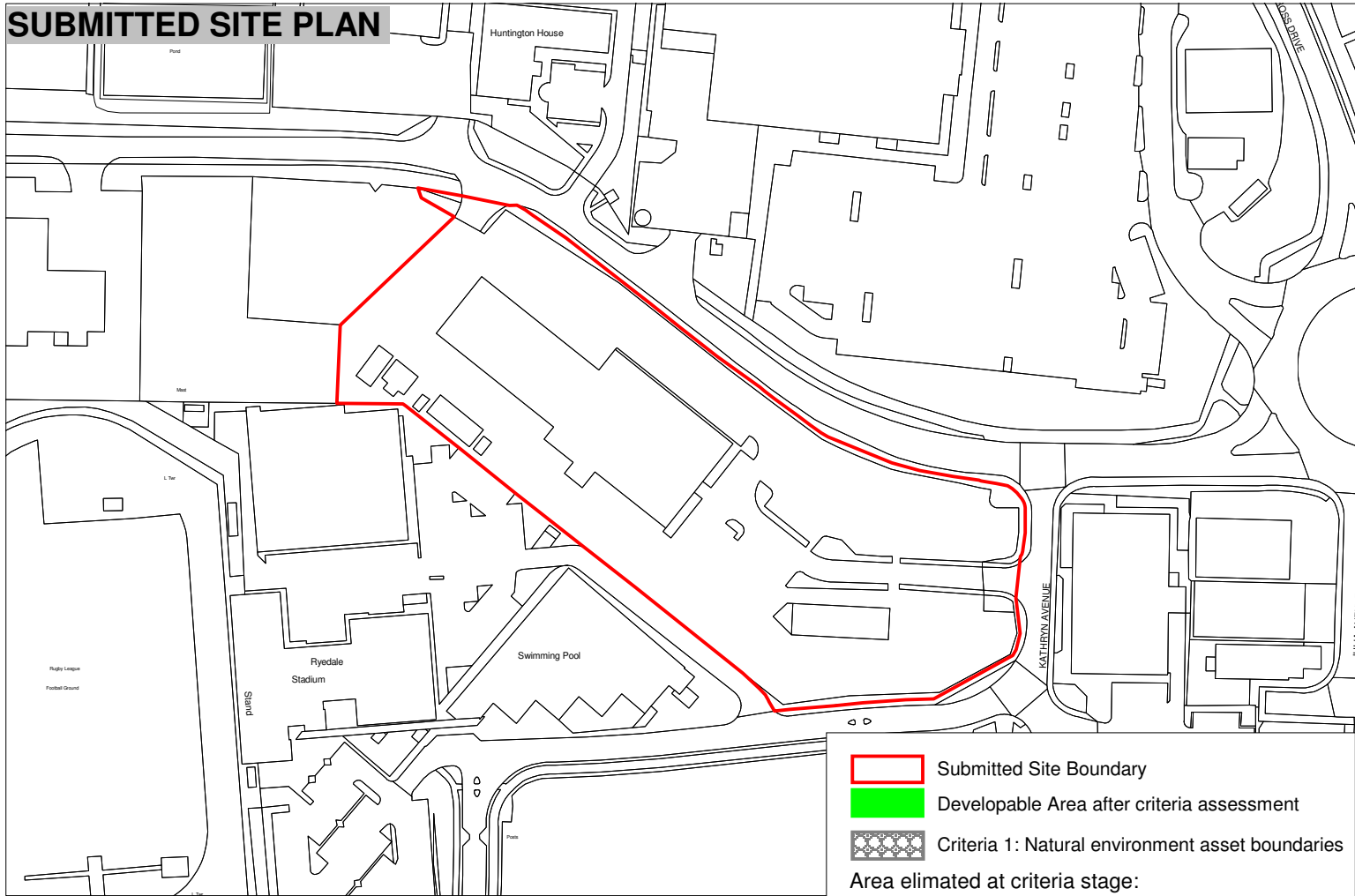
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

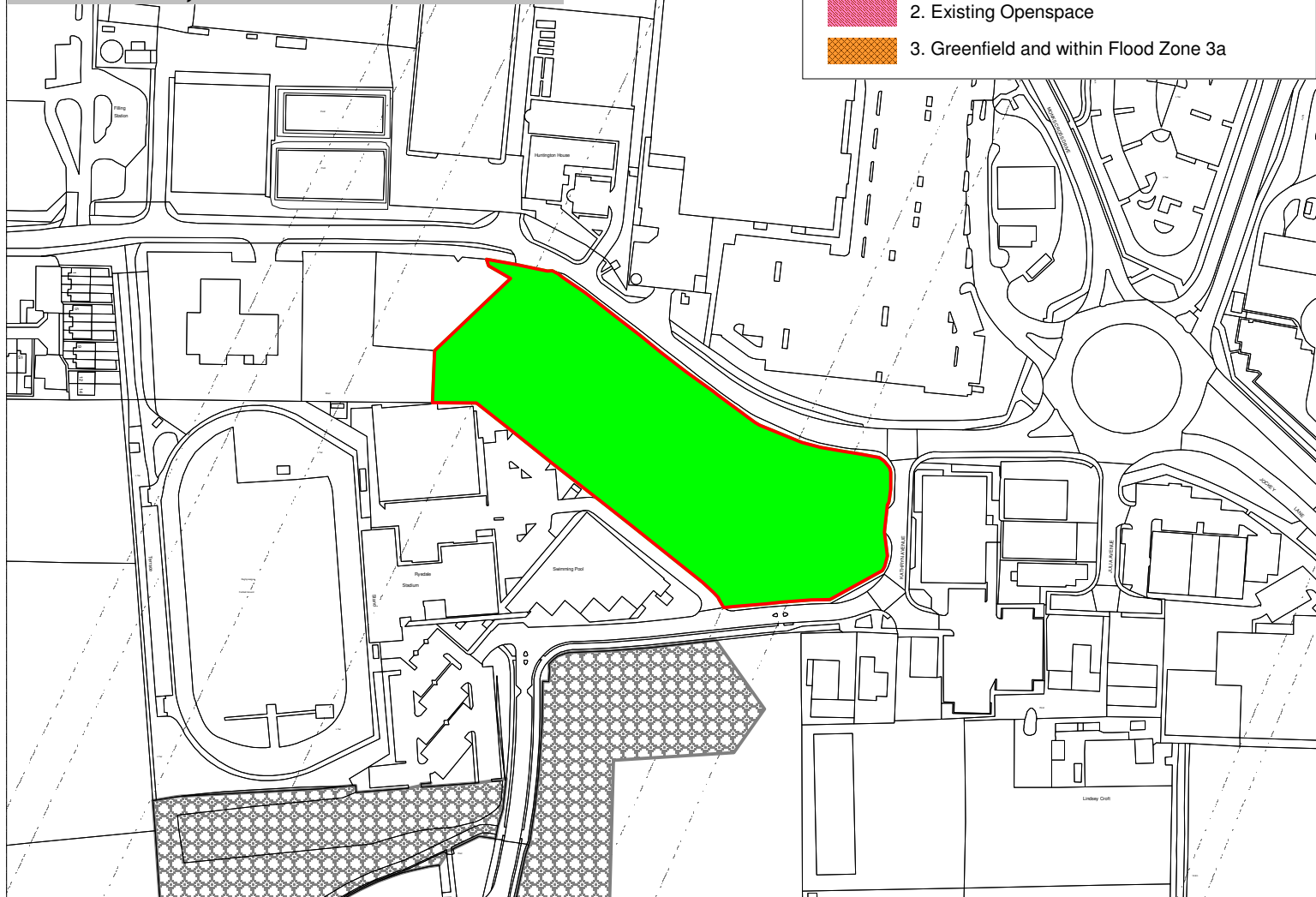
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 45, Grain Store

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	3 ha
General Site Description	<p>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.</p> <p>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).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability		✓		
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 45, Grain Store

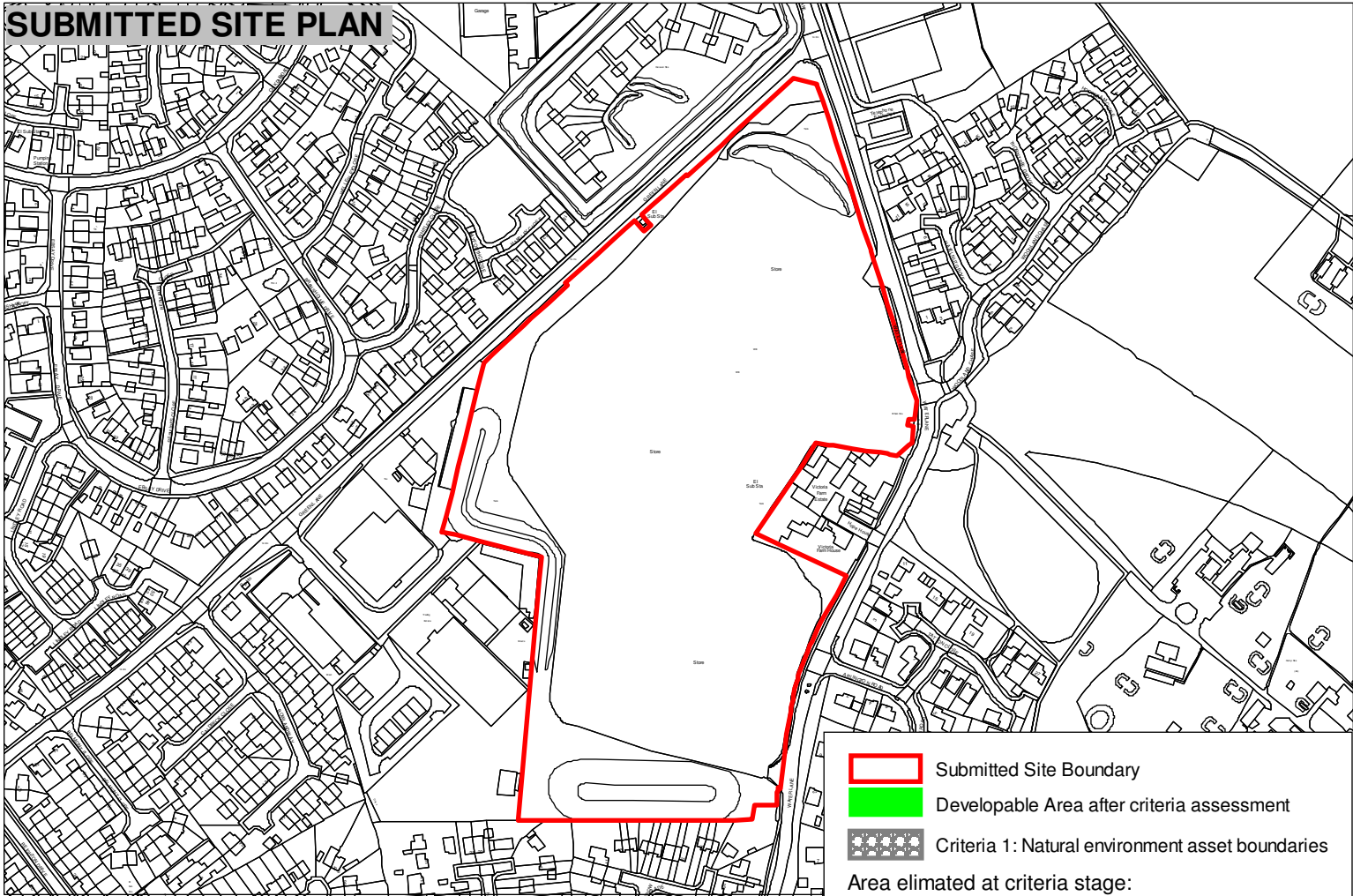
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport			✓	
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

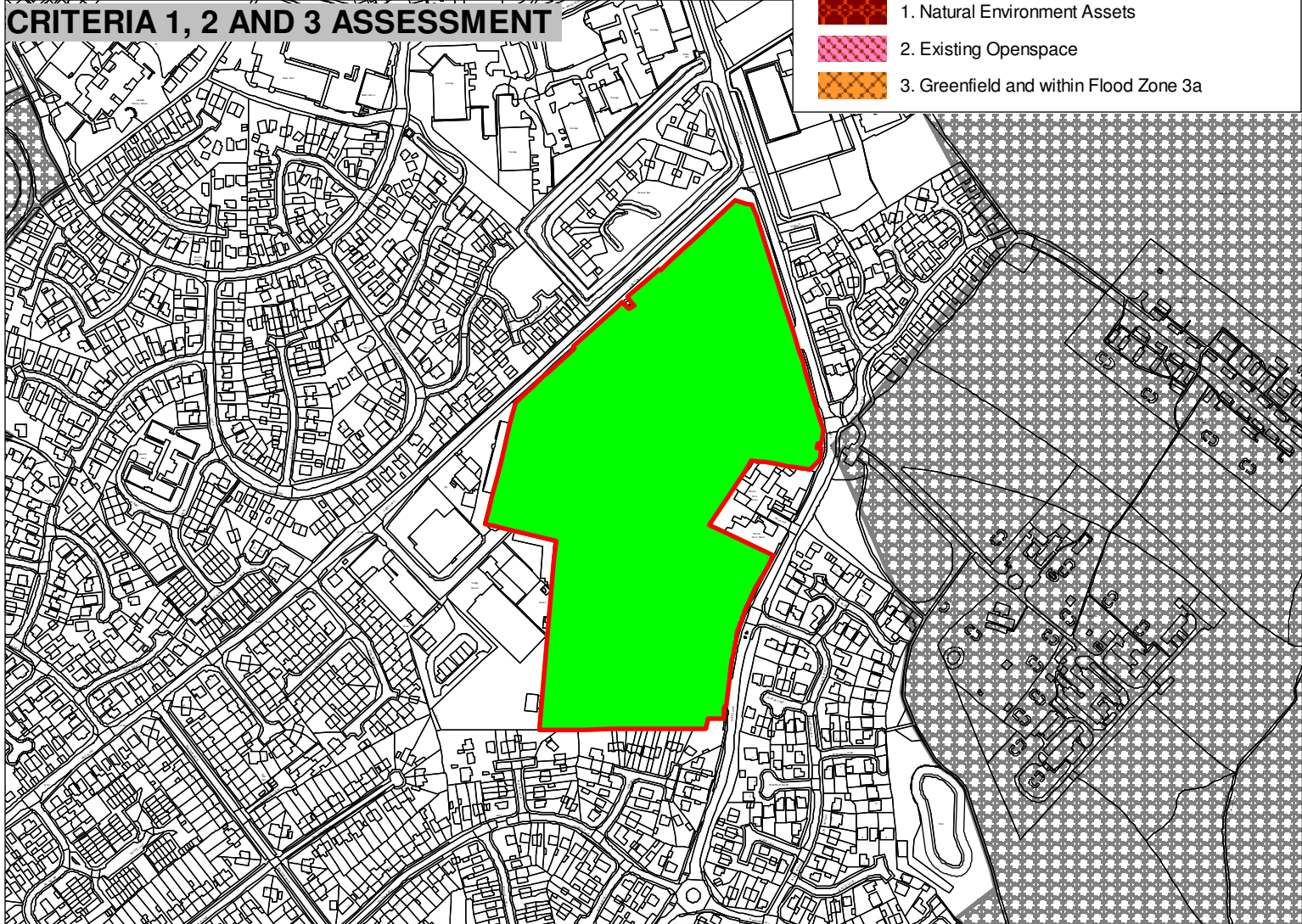
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SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 64 – Land at Layerthorpe and James Street

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.22 ha
General Site Description	This site is in an existing employment area and should be retained for small scale owner-occupier and small scale business demand including B1 (c) and B2 uses.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		4			

Site Name: 64 – Land at Layerthorpe and James Street

Environmental Sustainability and Strategic Planning

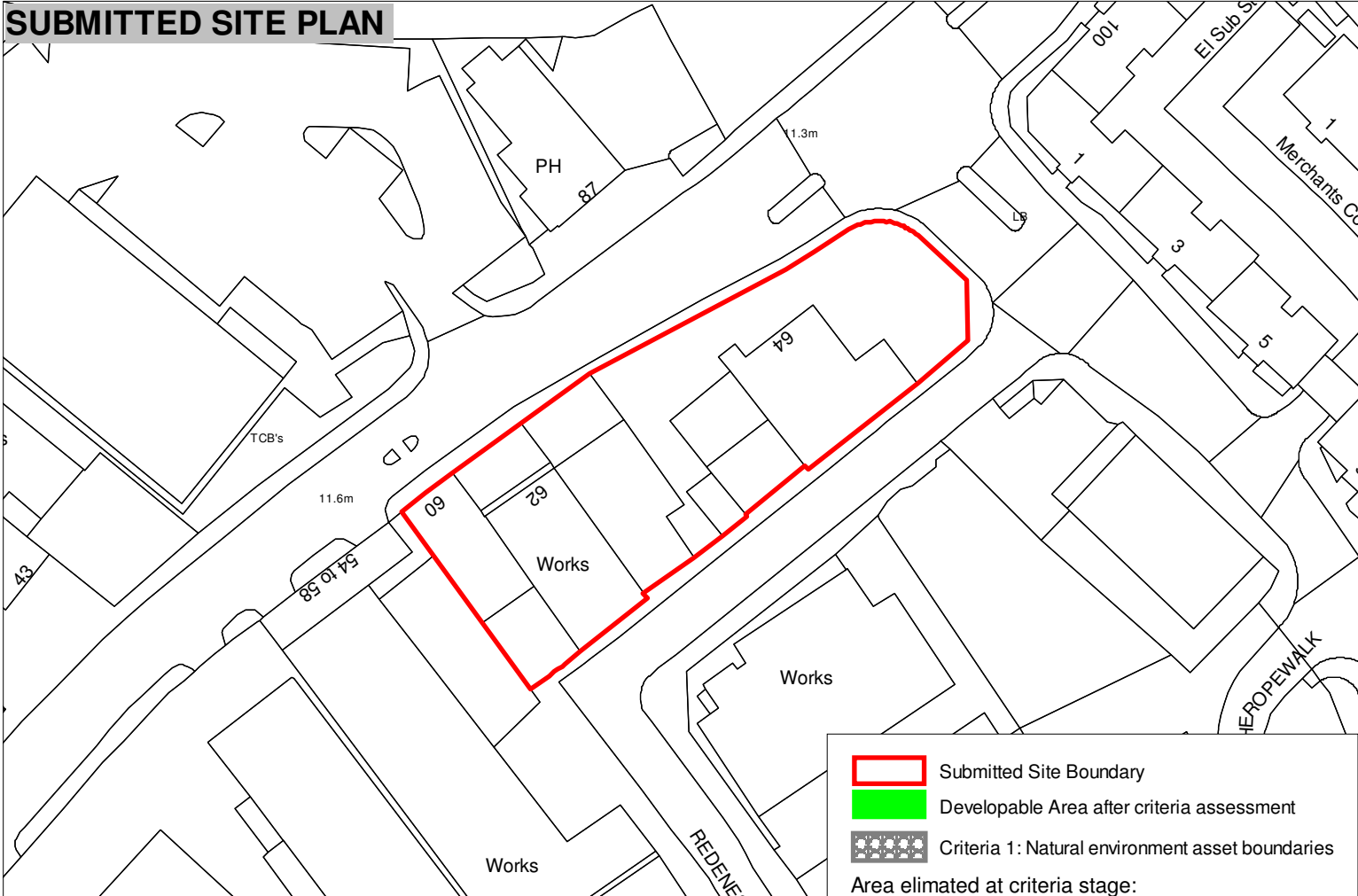
Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

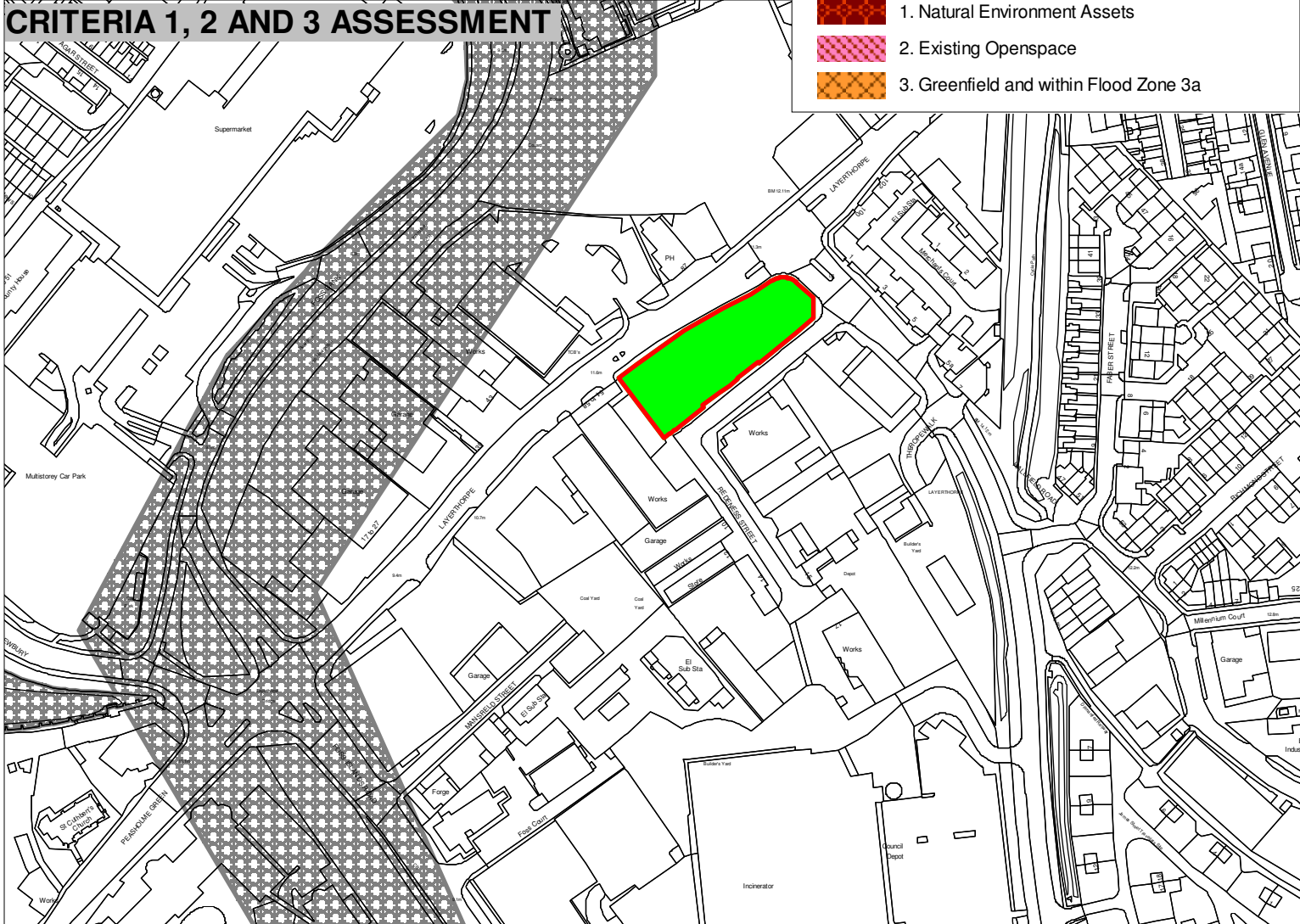
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- 3 = Good
- 4 = Excellent

* Information unknown = 0 Score

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

Site Name: 80 – Land off Woodland Chase, Clifton Moor, York

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.36 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability		✓		
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 80 – Land off Woodland Chase, Clifton Moor, York

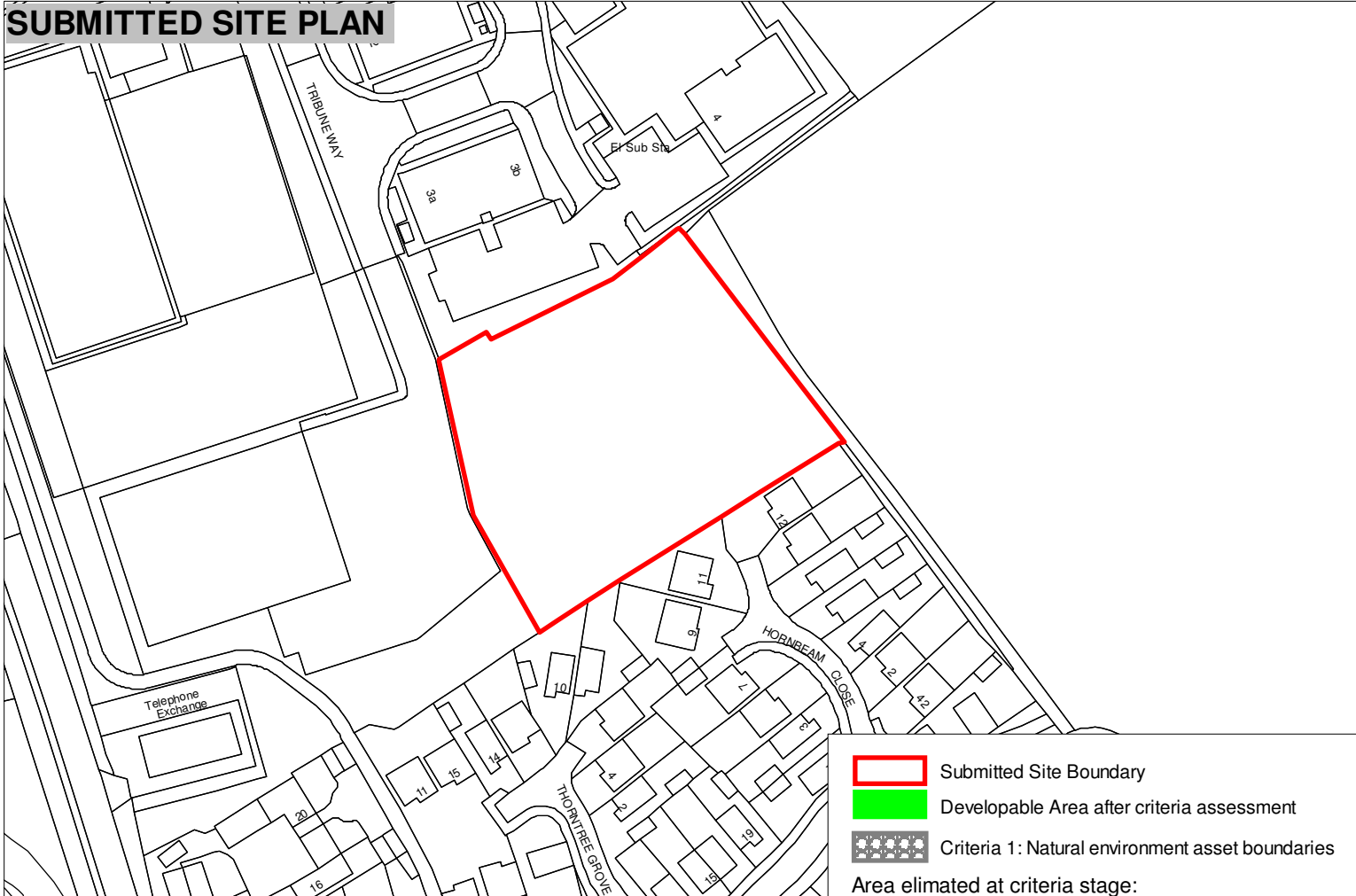
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification			✓	
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

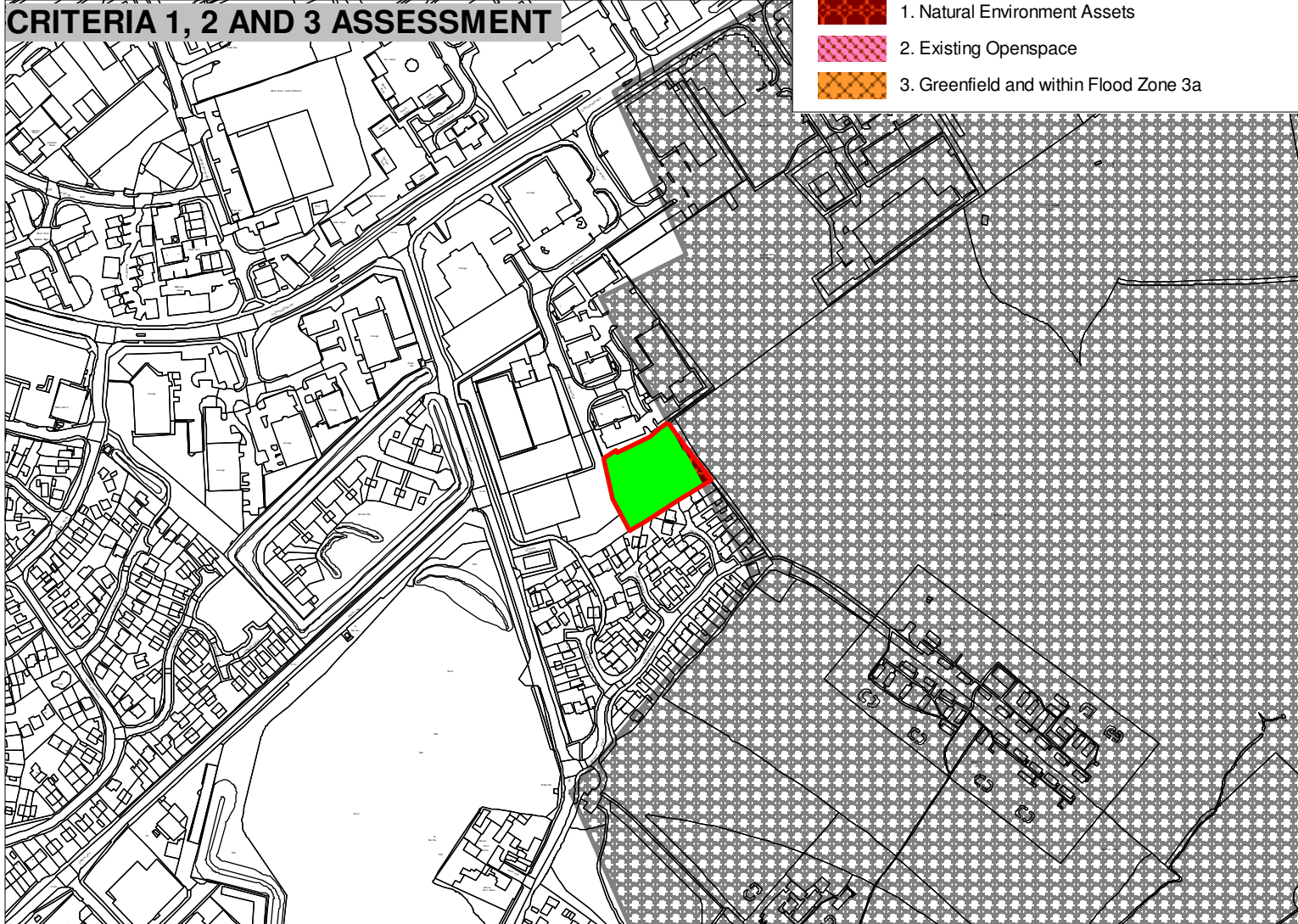
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SUBMITTED SITE PLAN



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 160 Grimston Bar

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	4.71 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment*				
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding			✓	
Market Attractiveness Score		3			

Site Name: 160 Grimston Bar

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Impact on visual amenity and natural environment		✓		
	Ability to deliver specific regeneration objectives	✓			
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

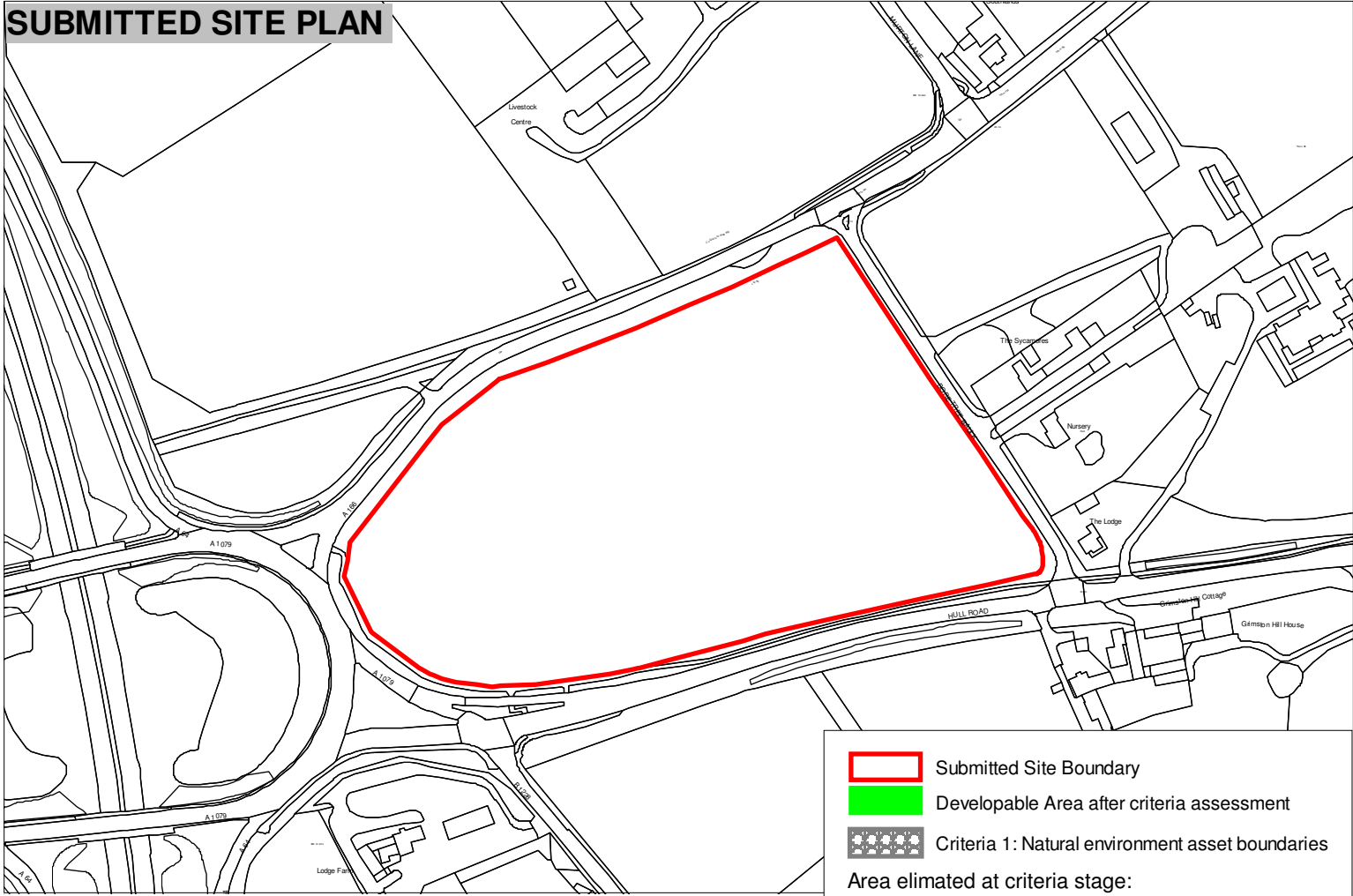
Key







- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

* Assessment criteria not applicable to greenfield site – Score = 0

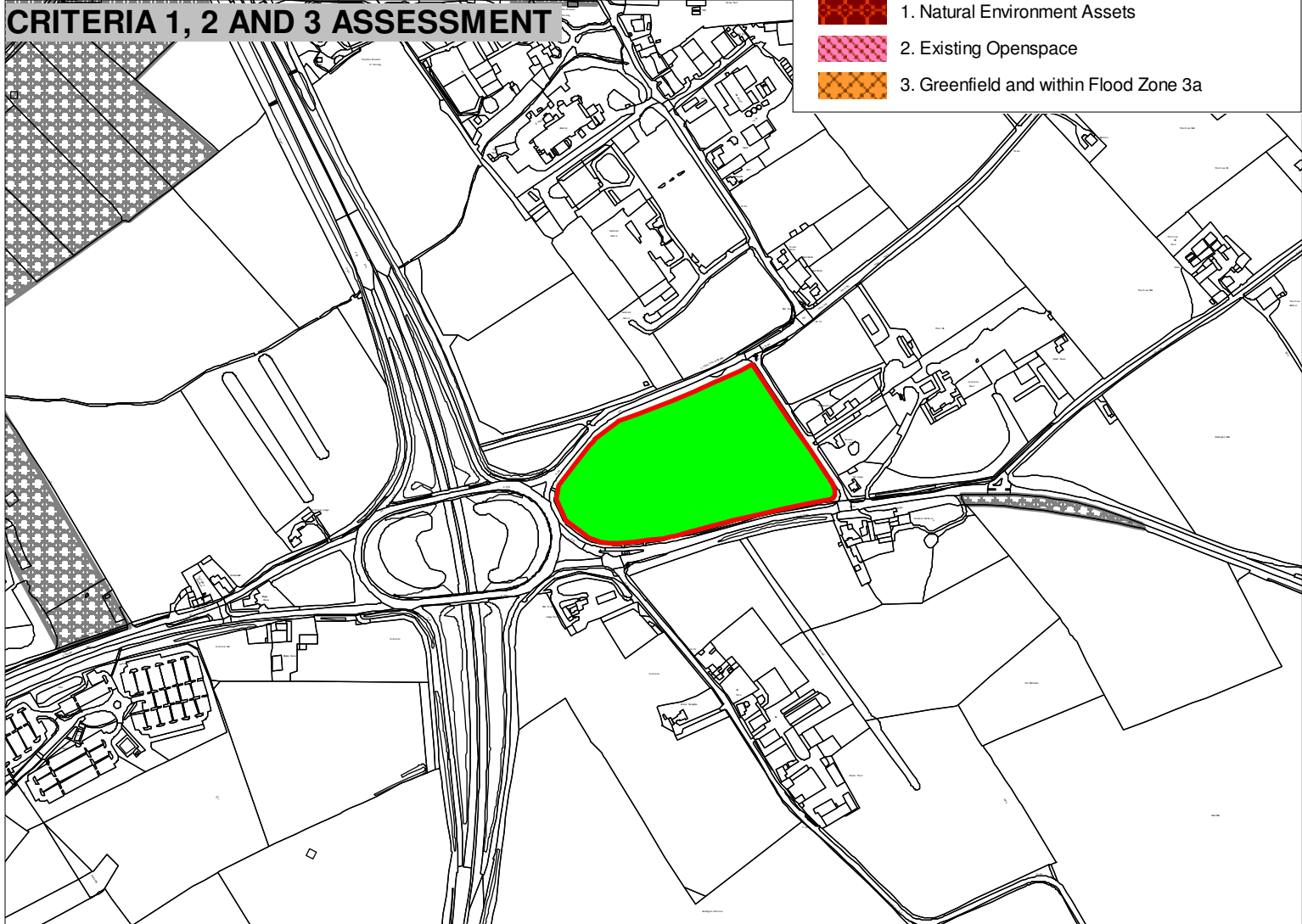
** Unknown – Score = 0

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 161 – Murton Lane Industrial Estate

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	5.04 ha
General Site Description	<p>The site offers potential expansion land for the existing business in this established Industrial Estate and should be allocated for employment use (B2/B8).</p> <p>The site has good access to the A166 which links directly to the A64.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 161 – Murton Lane Industrial Estate

Environmental Sustainability and Strategic Planning

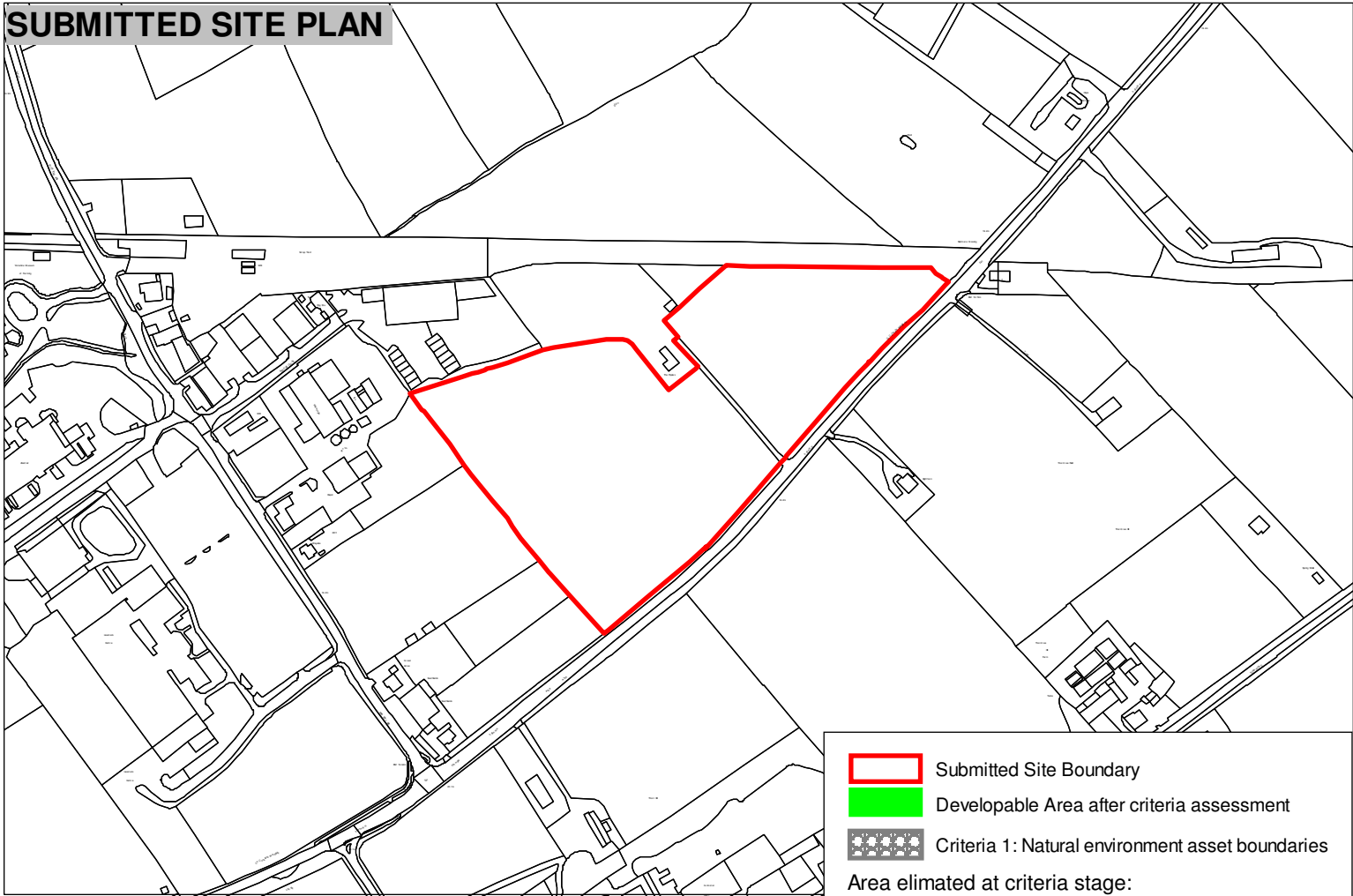
Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification	✓			
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Impact on visual amenity and natural environment			✓	
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

Key

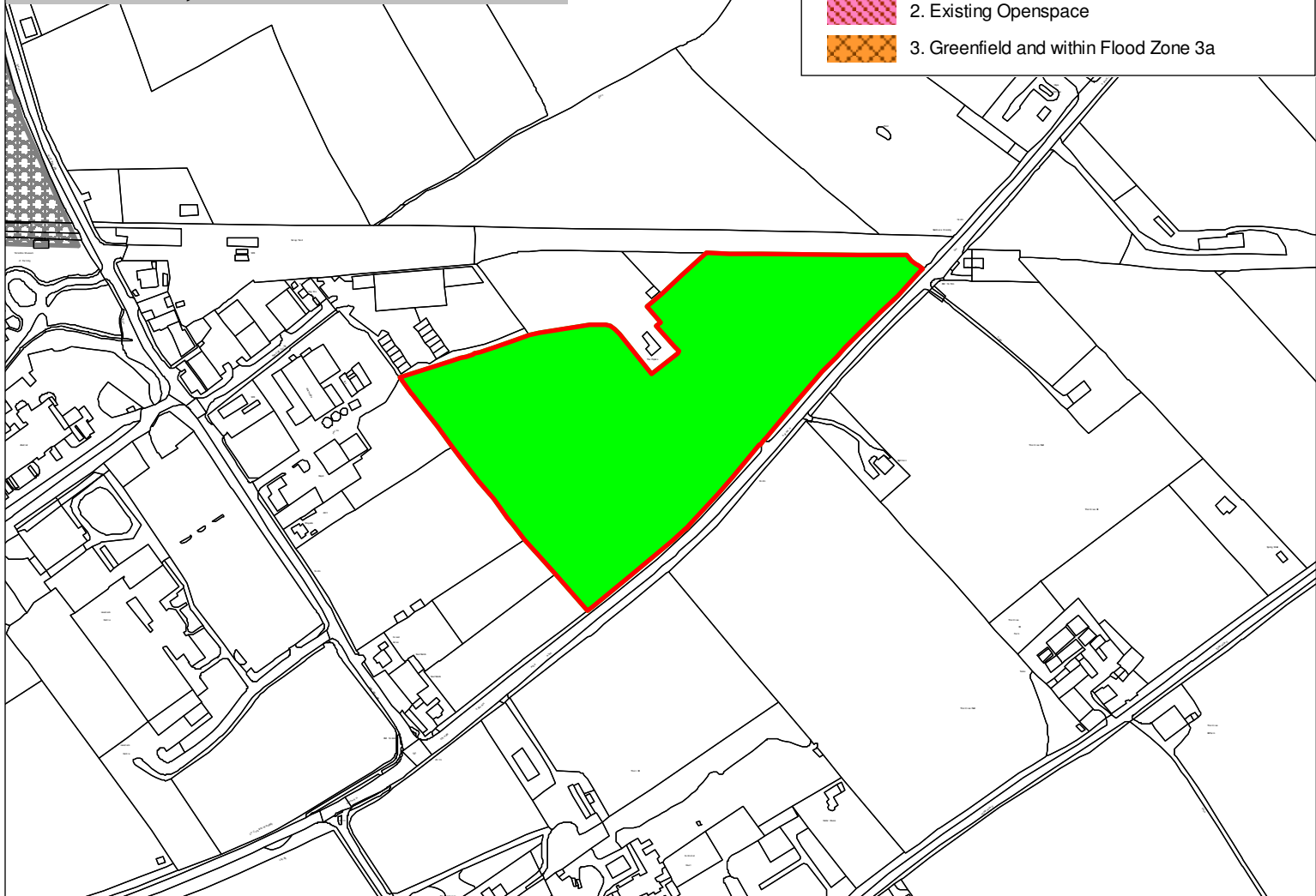
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

* Information unknown = 0 Score

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 163, Hudson House

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.67 ha
General Site Description	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, re-development 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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest			✓	
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding	✓			
Market Attractiveness Score		3			

Site Name: 163, Hudson House

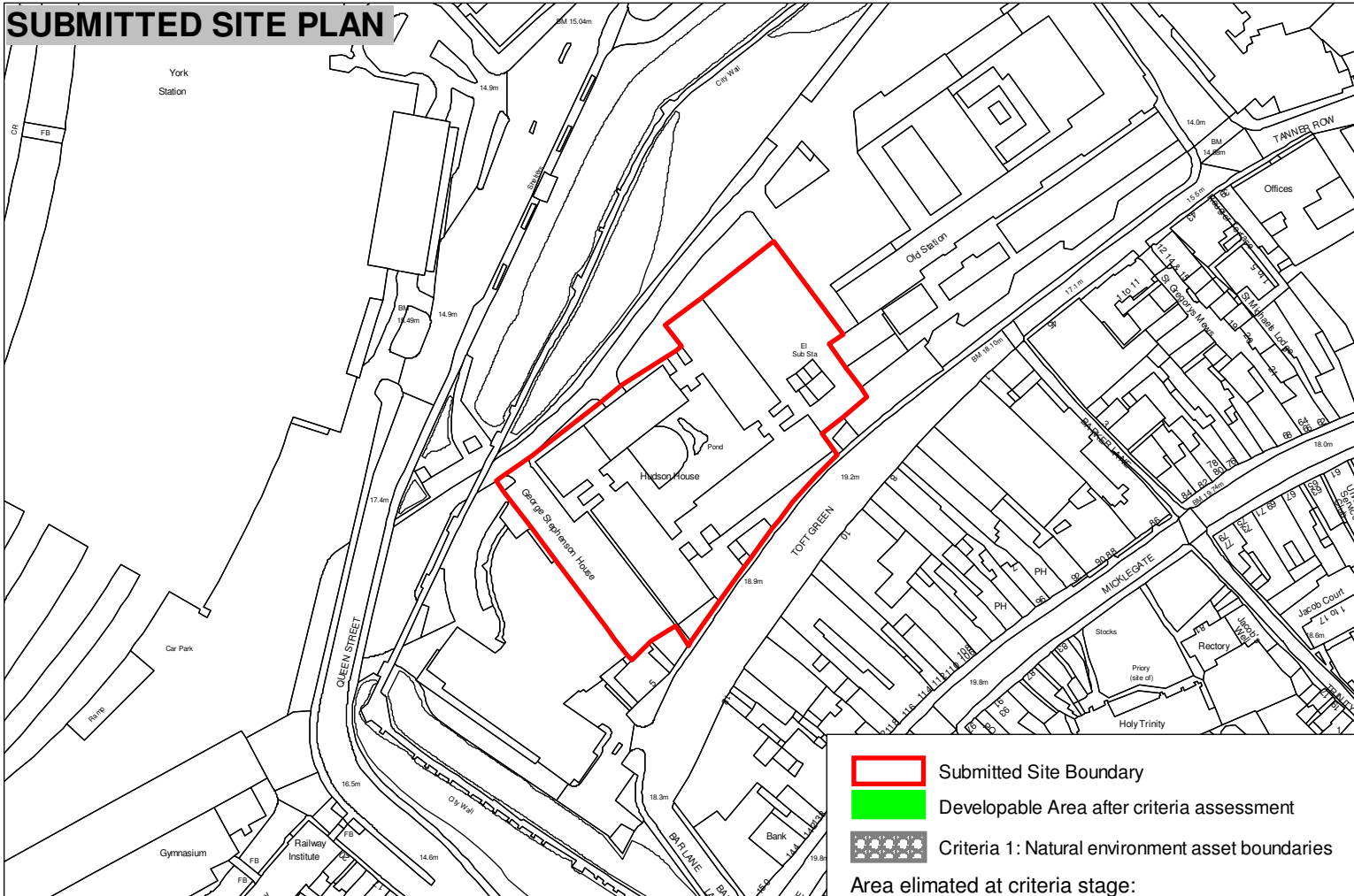
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

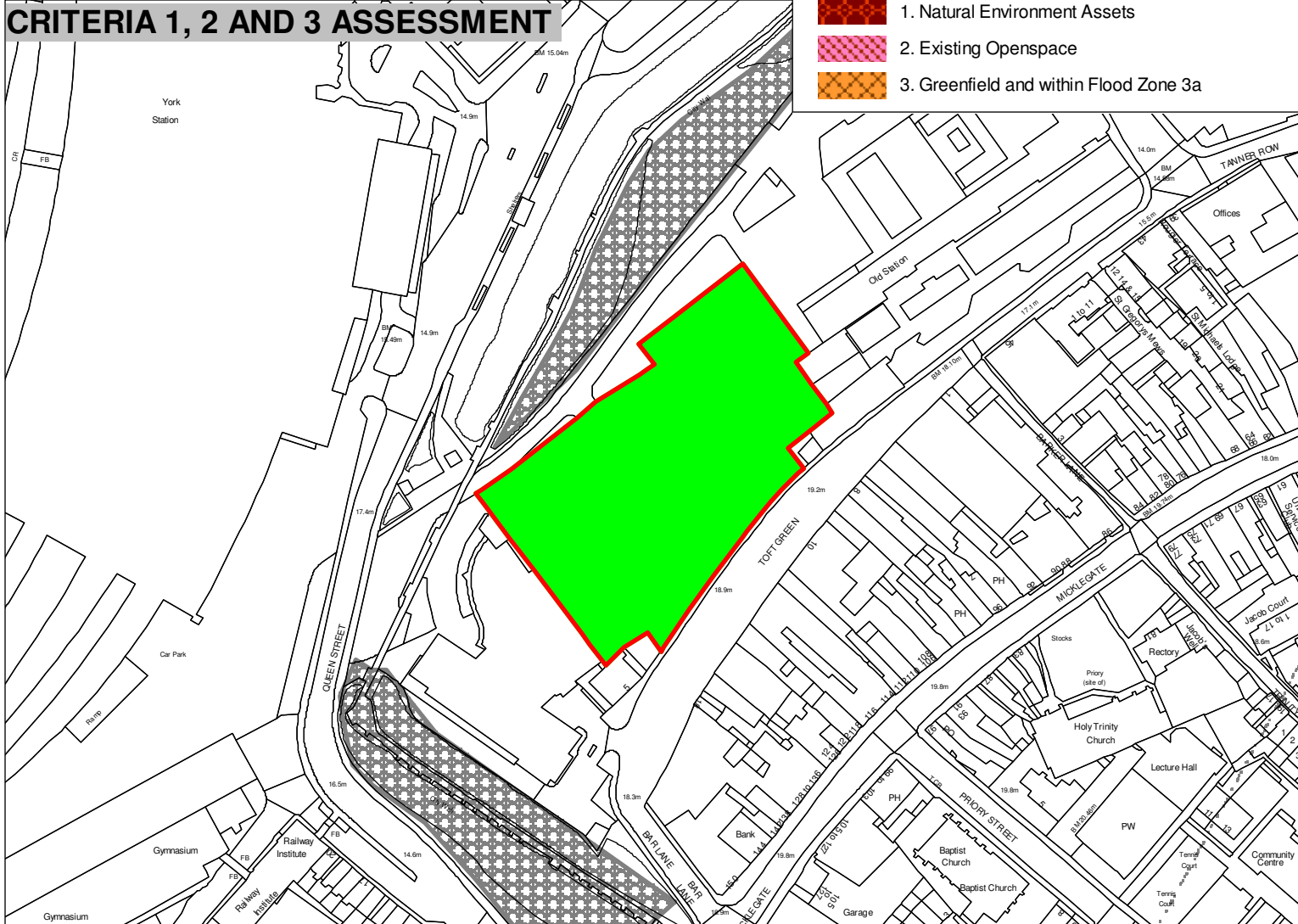
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 181 – Land East of Grimston Bar

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	5.5 ha
General Site Description	<p>This site may 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.</p> <p>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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest**				
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 181 – Land East of Grimston Bar

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification	✓			
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

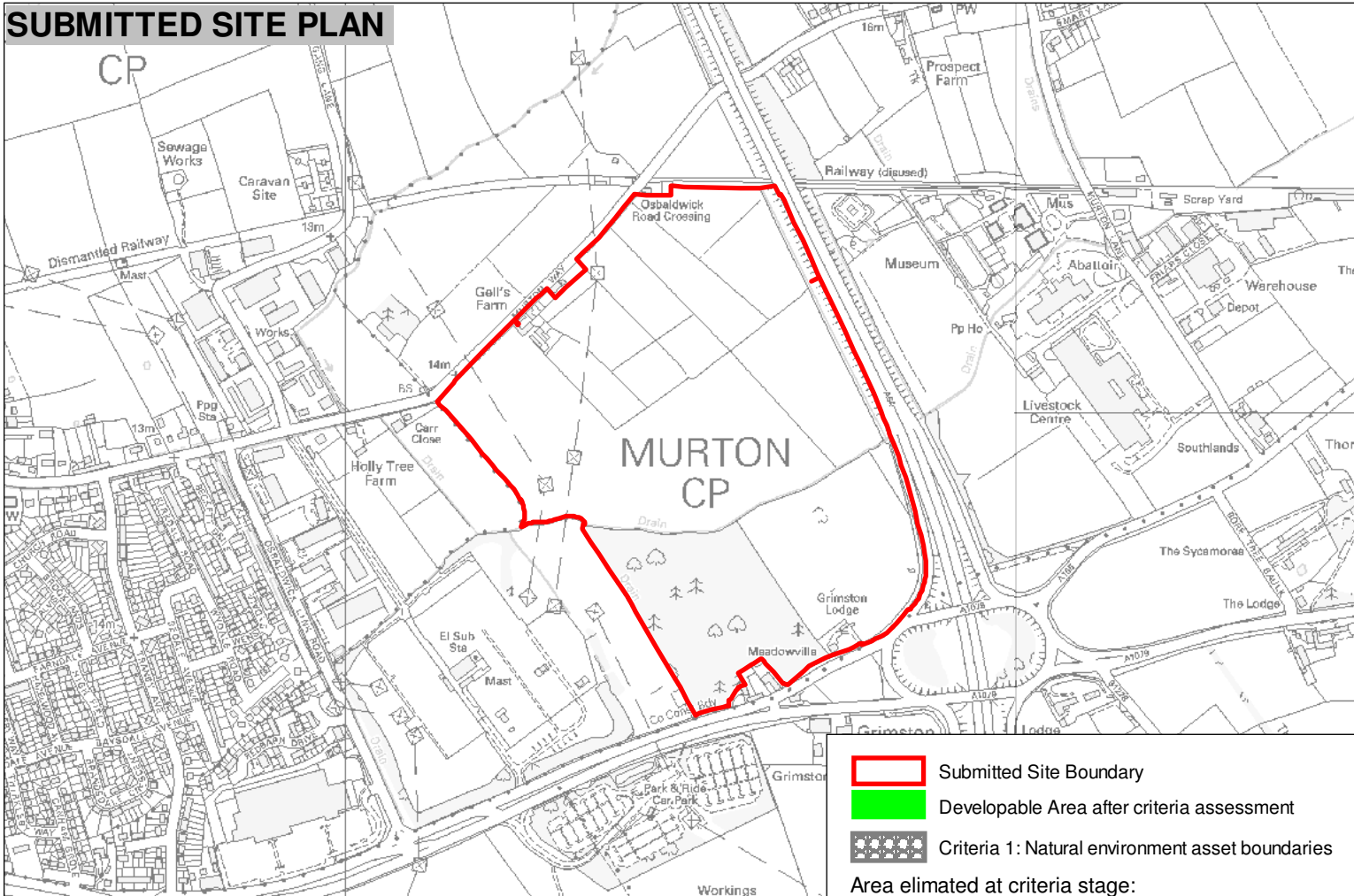
Key

- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

* Not previously considered for development or actively marketed – Score = 0

** No previous marketing history – Score = 0

SUBMITTED SITE PLAN



Submitted Site Boundary

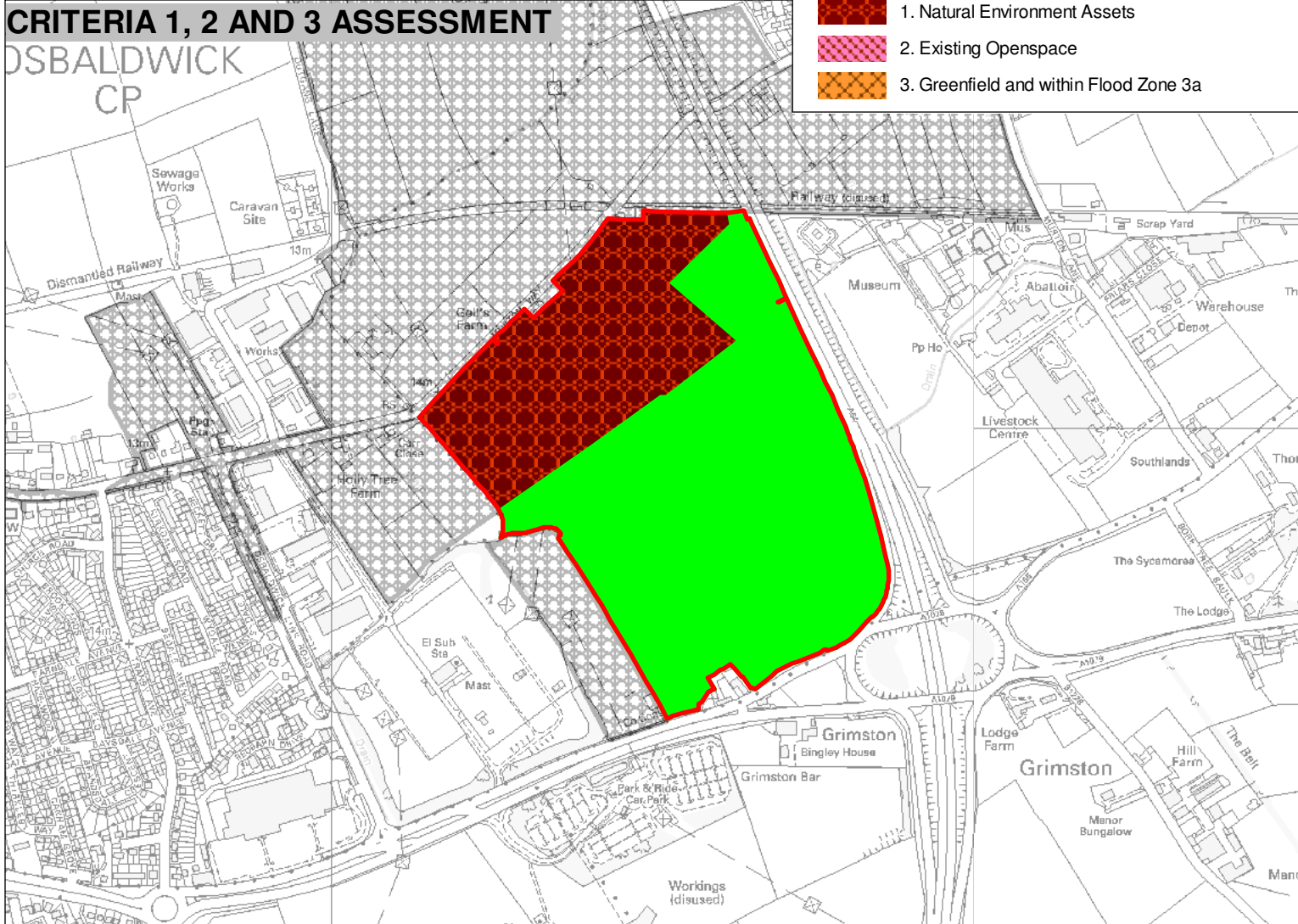
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

- 1. Natural Environment Assets
- 2. Existing Openspace
- 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 293 – York Central

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.2 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements		✓		
	Physical site features		✓		
	Ground conditions / Contamination		✓		
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 293 – York Central

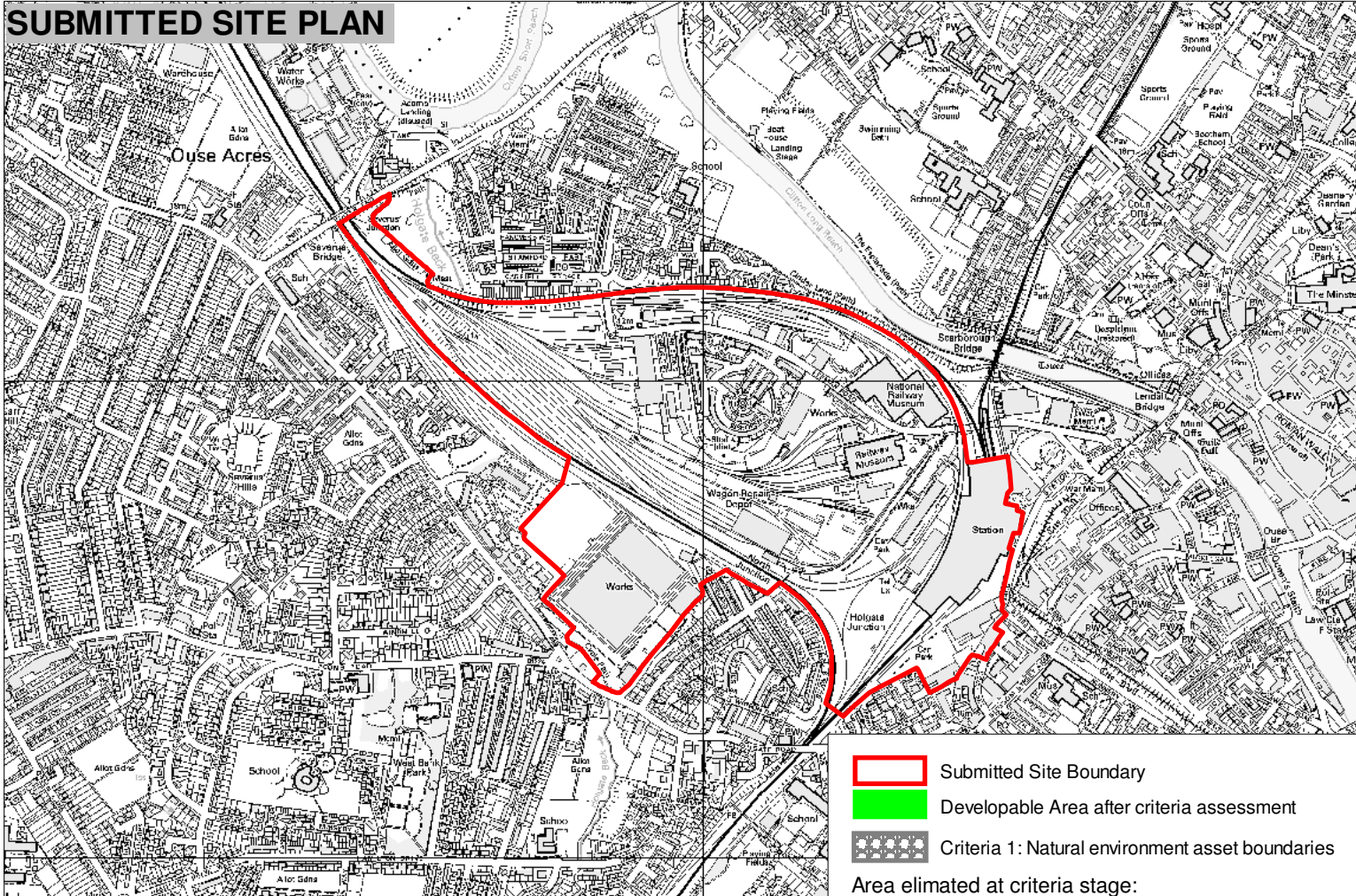
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

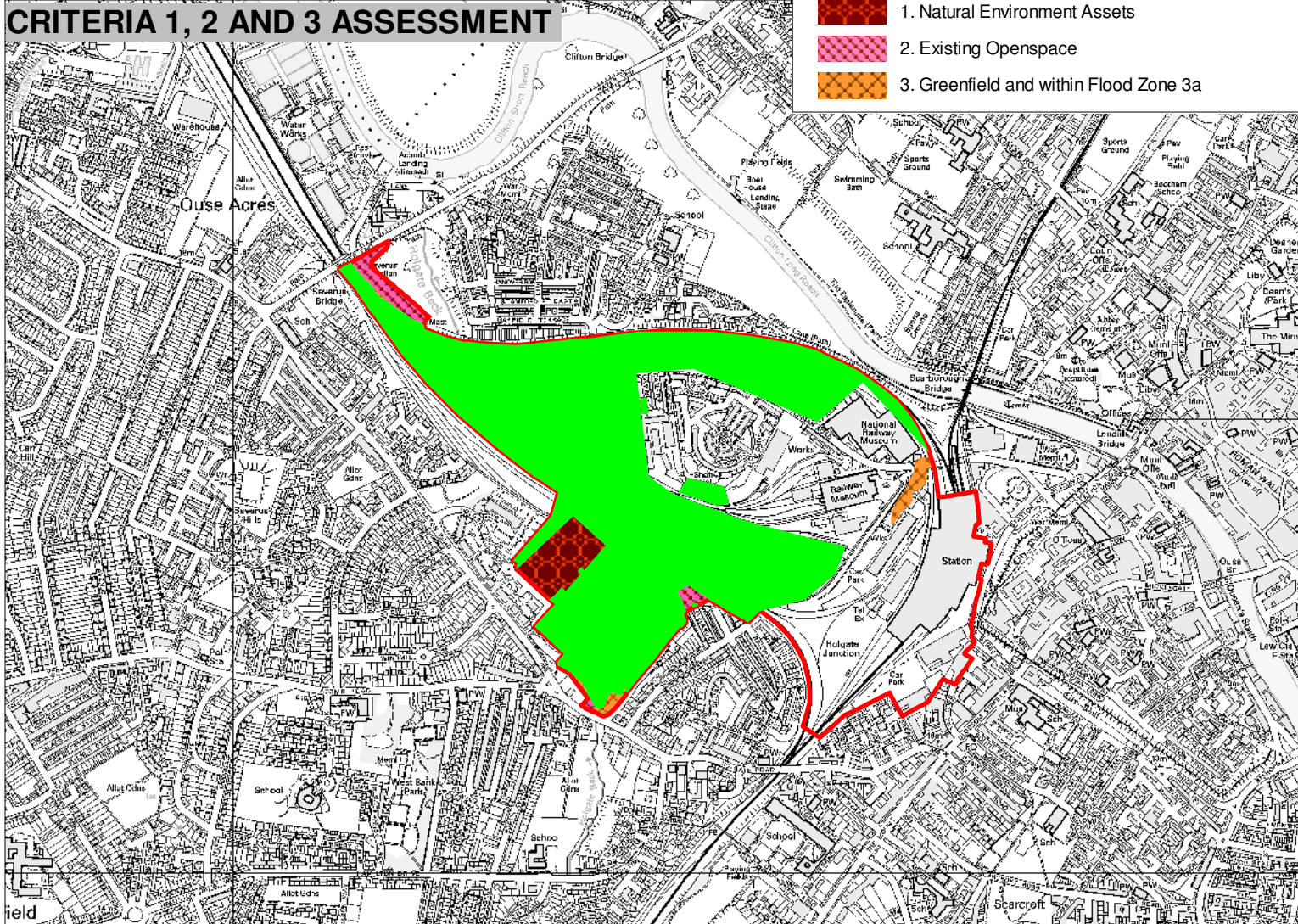
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 307 – Amalgamated Sites at James Street

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.22 ha
General Site Description	<p>This site is in an existing employment area and should be retained for small scale owner-occupier and small scale business demand including B1 (c) and B2 uses.</p> <p>This site should be looked at with the wider employment uses associated with Site 64.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		4			

Site Name: 307 – Amalgamated Sites at James Street

Environmental Sustainability and Strategic Planning

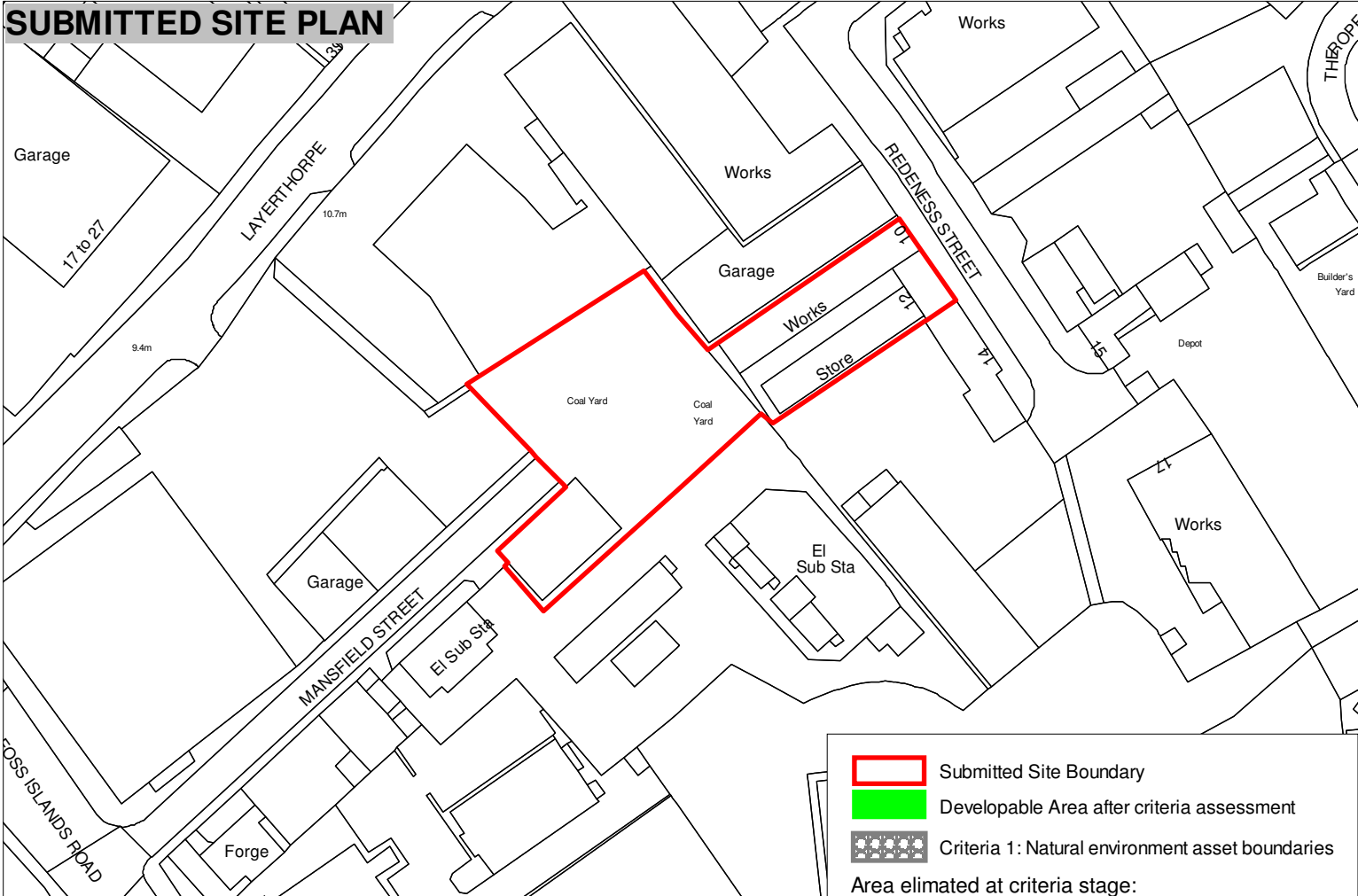
Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

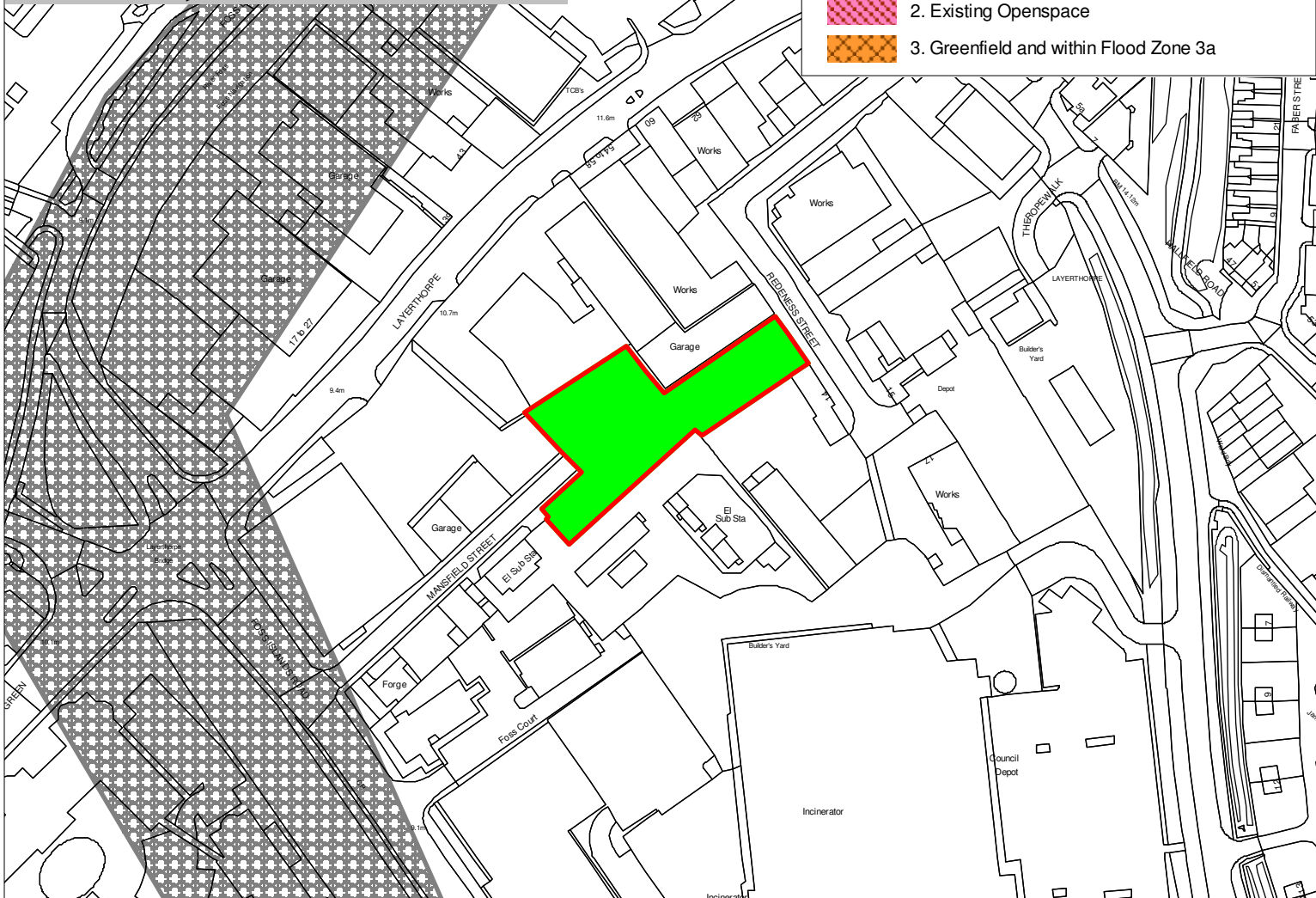
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent




* Information unknown = 0 Score

SUBMITTED SITE PLAN






CRITERIA 1, 2 AND 3 ASSESSMENT



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

Site Name: 321 Amalgamated Sites at Millfield Lane/A59

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	11 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment*				
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding			✓	
Market Attractiveness Score		3			

Site Name: 321 Amalgamated Sites at Millfield Lane/A59

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification		✓		
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Good			

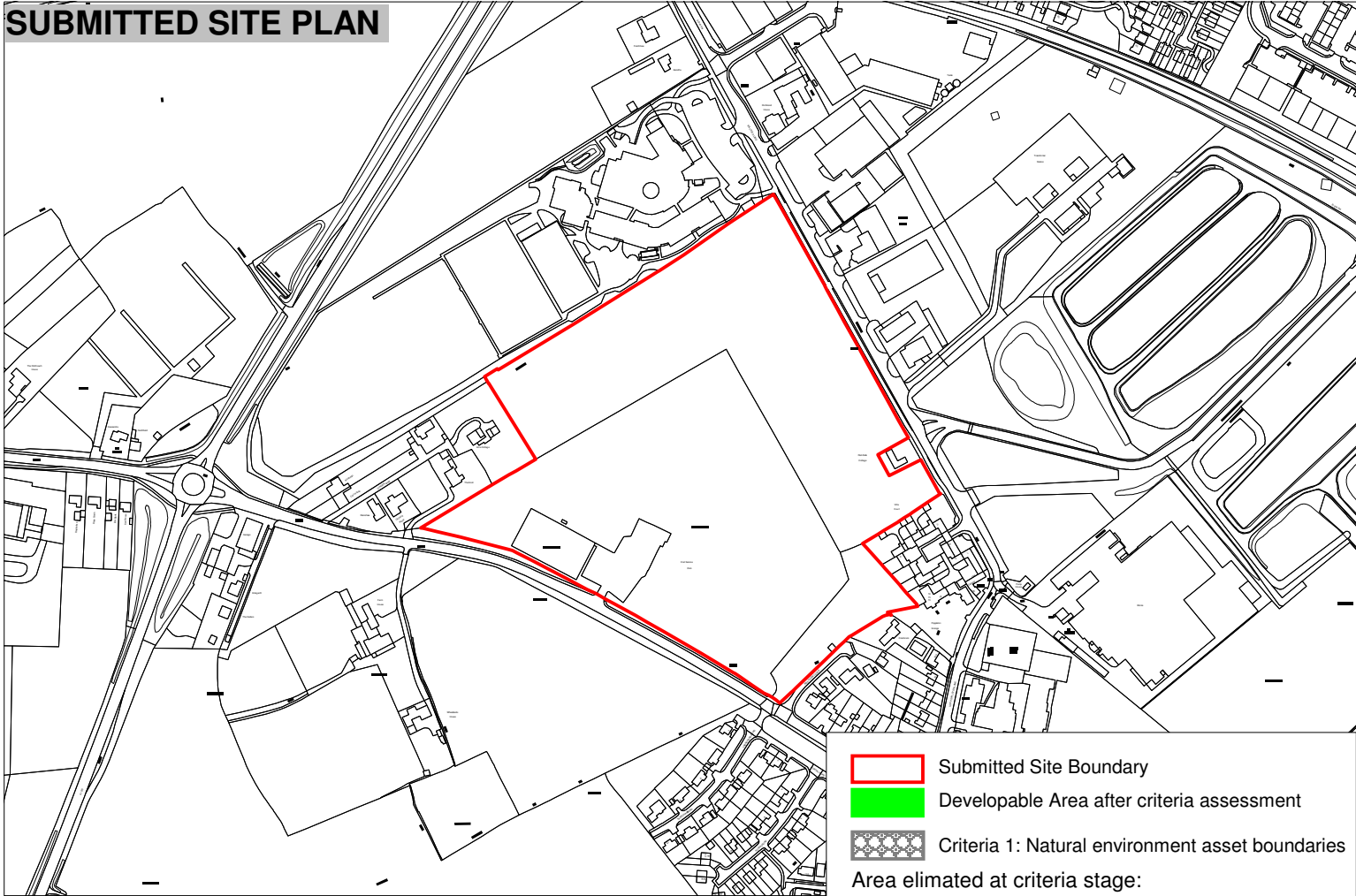
Key

- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

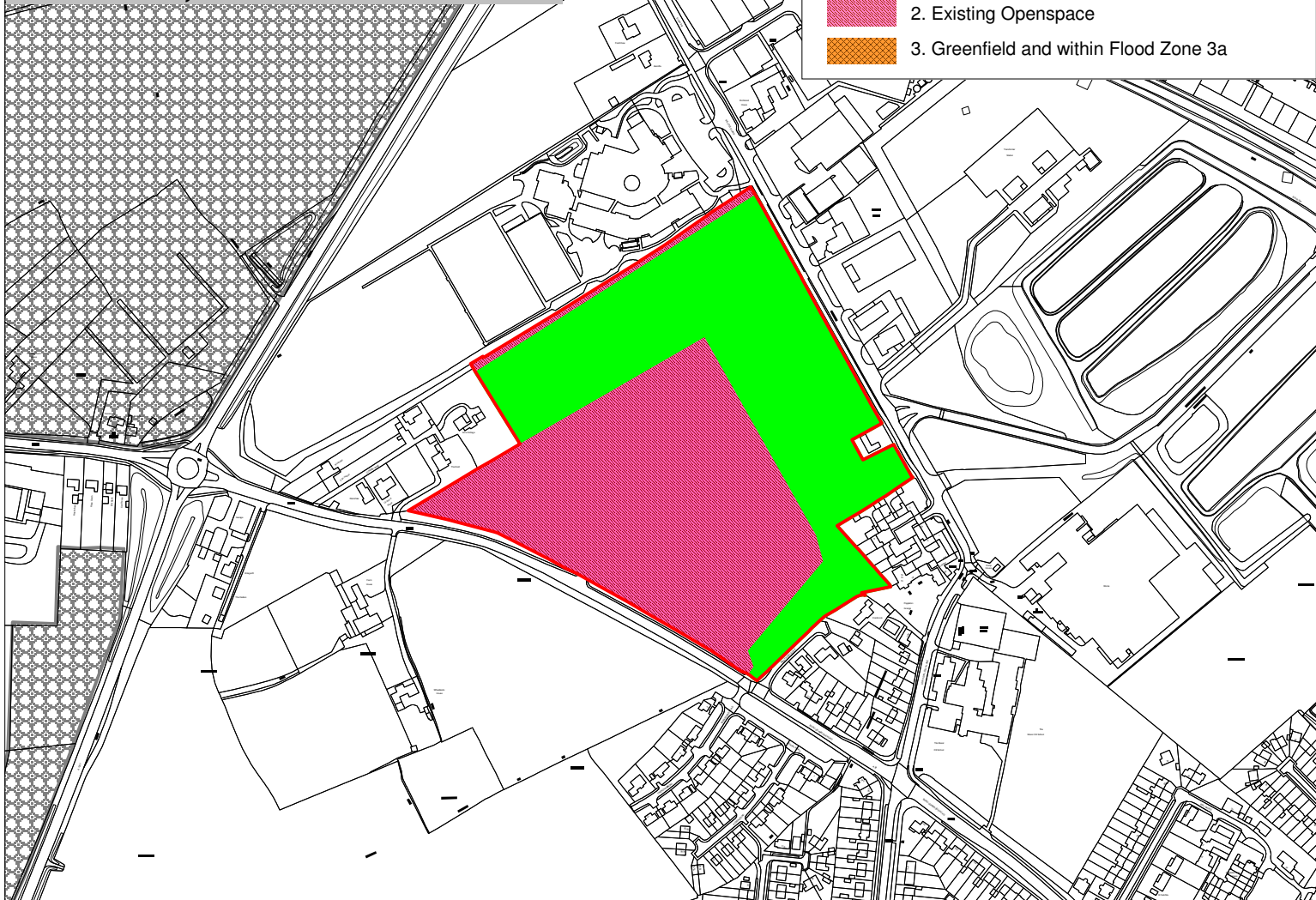
* Assessment criteria not applicable to greenfield site – Score = 0

** Unknown – Score = 0

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 327, Amalgamated Sites between Westfield and Knapton

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	32.4 ha
General Site Description	<p>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.</p> <p>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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment	✓			
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality	✓			
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access		✓		
Market Conditions / Perception of Demand	Duration of availability *				
	Marketing and enquiry interest**				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements		✓		
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding			✓	
Market Attractiveness Score		2			

Site Name: 327, Amalgamated Sites between Westfield and Knapton

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources	✓			
Social Progress and Regeneration	Impact on visual amenity and natural environment	✓			
	Ability to deliver specific regeneration objectives	✓			
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

Key

1 = Poor

2 = Moderate

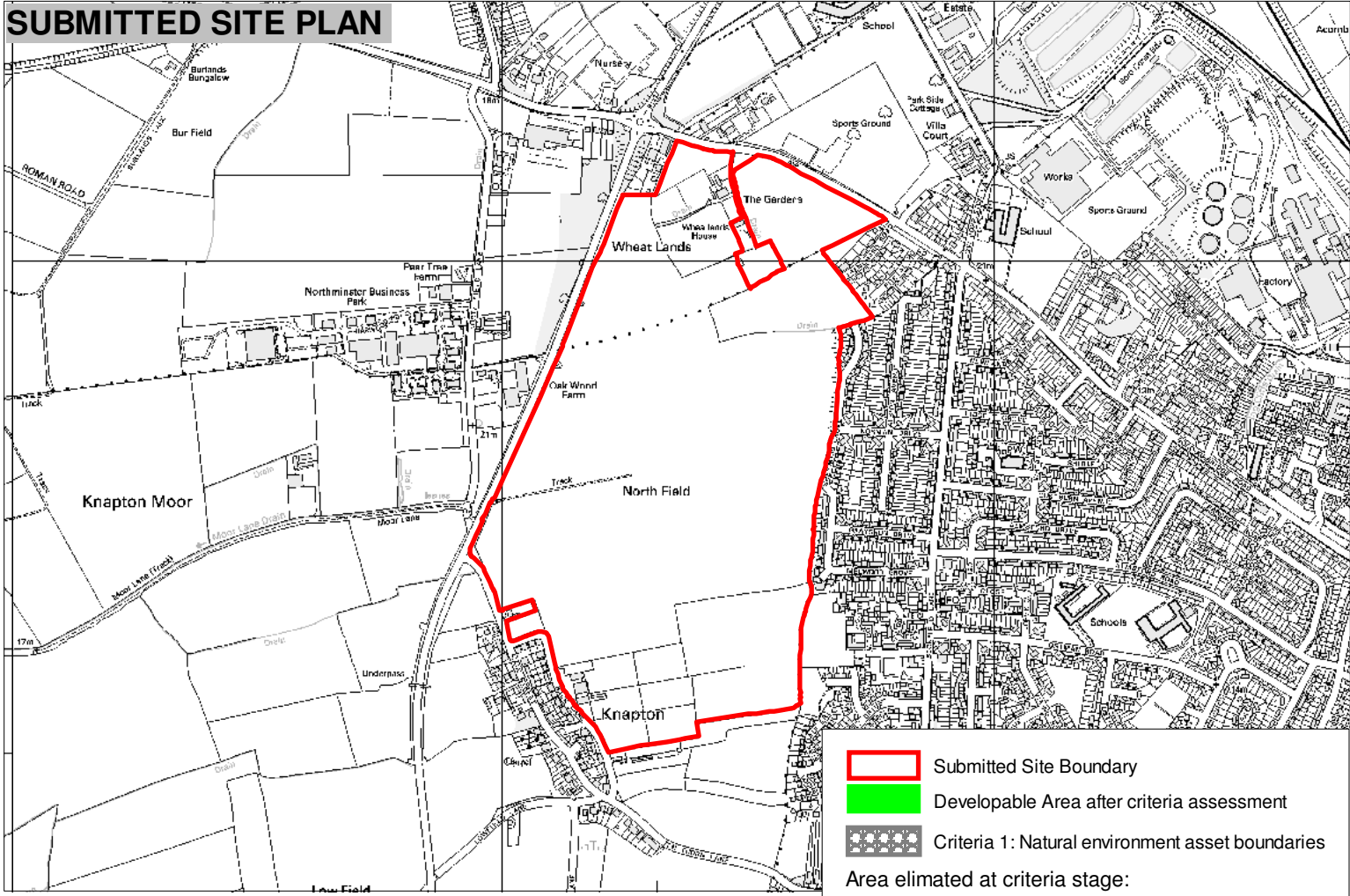
3 = Good

4 = Excellent

* Greenfield/unallocated site = 0 Score

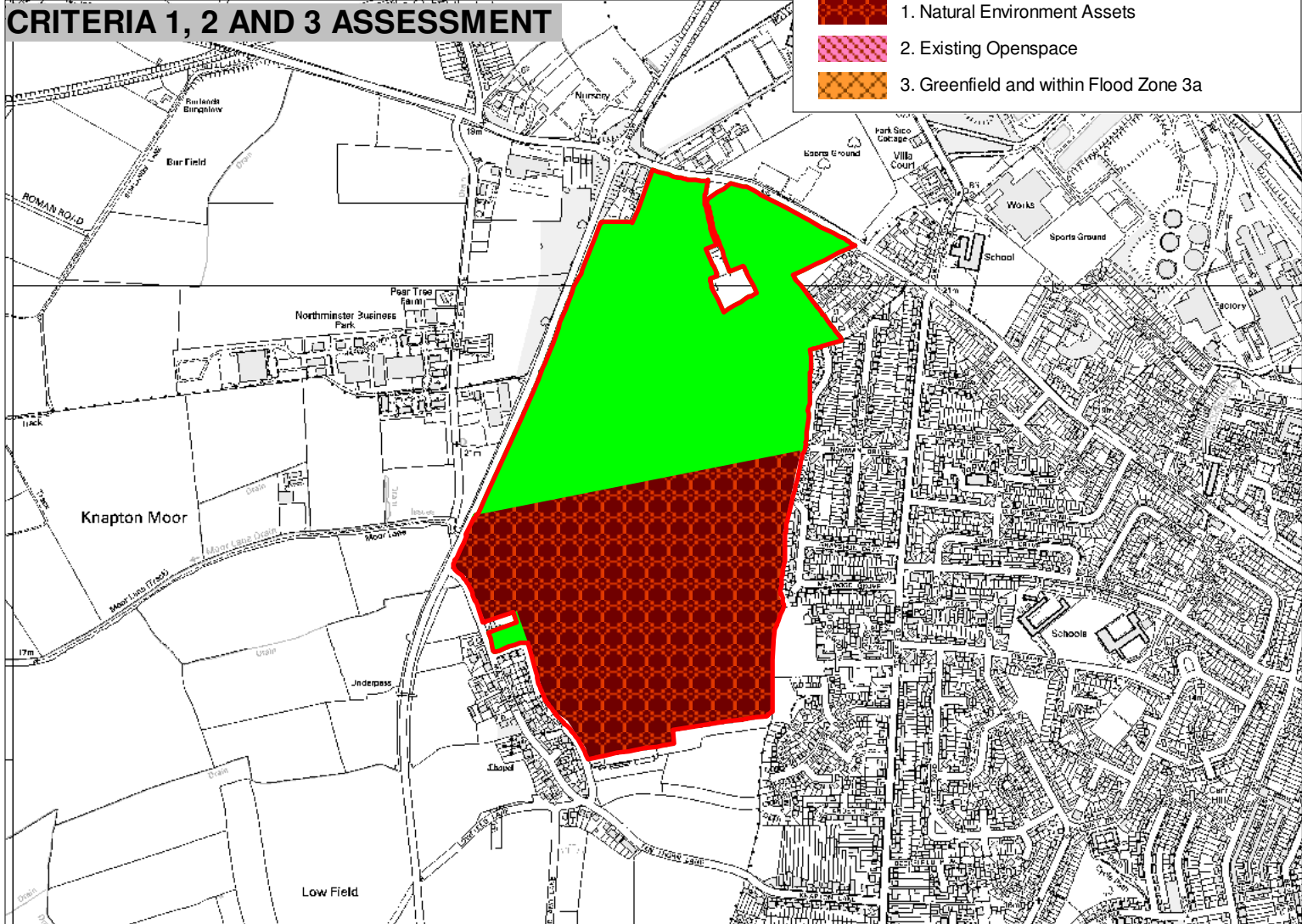
** Unknown = 0 Score

SUBMITTED SITE PLAN



Submitted Site Boundary
 Developable Area after criteria assessment
 Criteria 1: Natural environment asset boundaries
 Area eliminated at criteria stage:
 1. Natural Environment Assets
 2. Existing Openspace
 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 577, York Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.95 ha
General Site Description	<p>Part of this site has an extant planning permission for C2 use (ref:11/02318/FULM).</p> <p>The site benefits from direct frontage onto Great North Way, the spine road of York Business Park and would offer a good location for B1(a) development.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 577, York Business Park

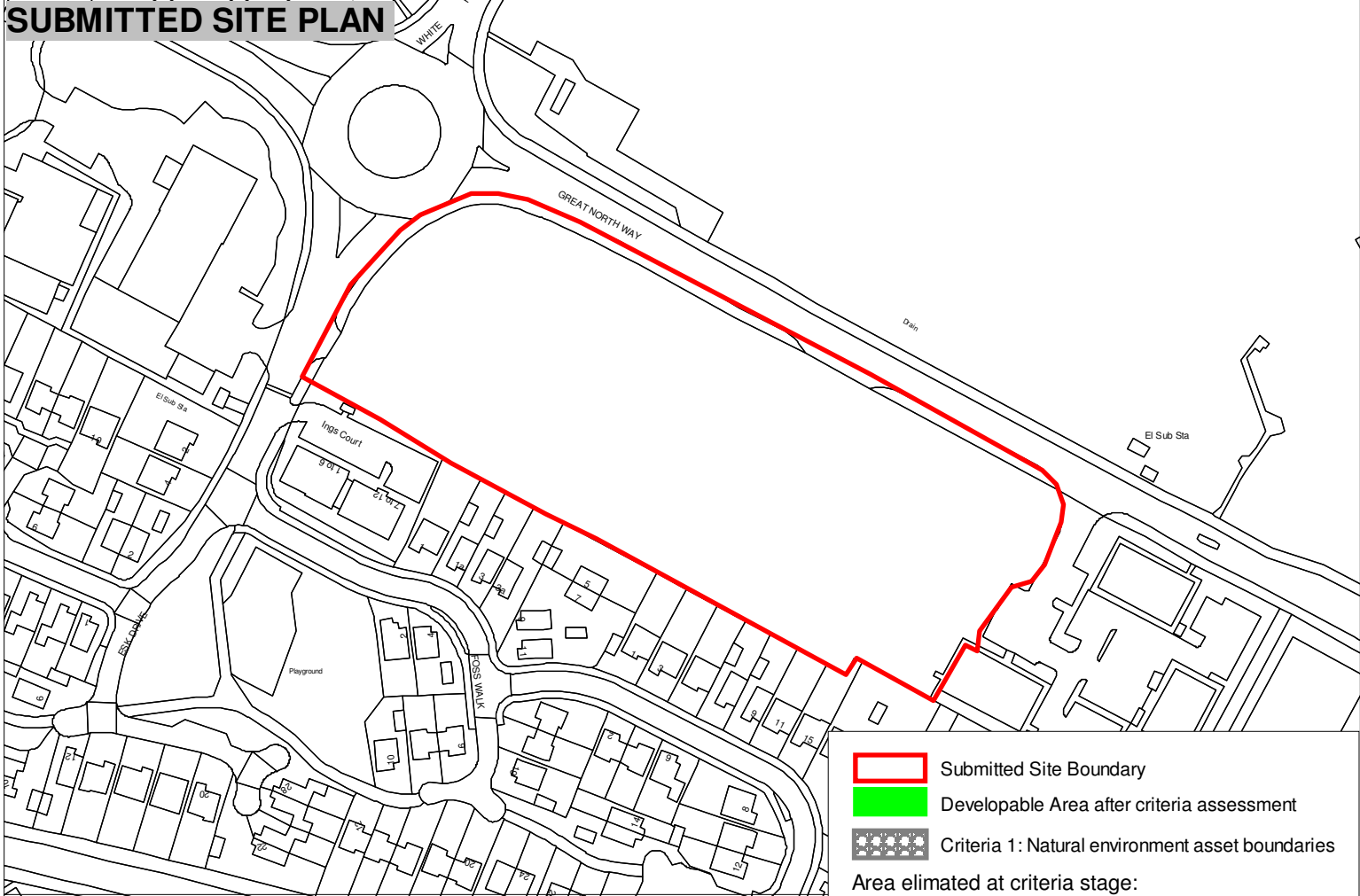
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

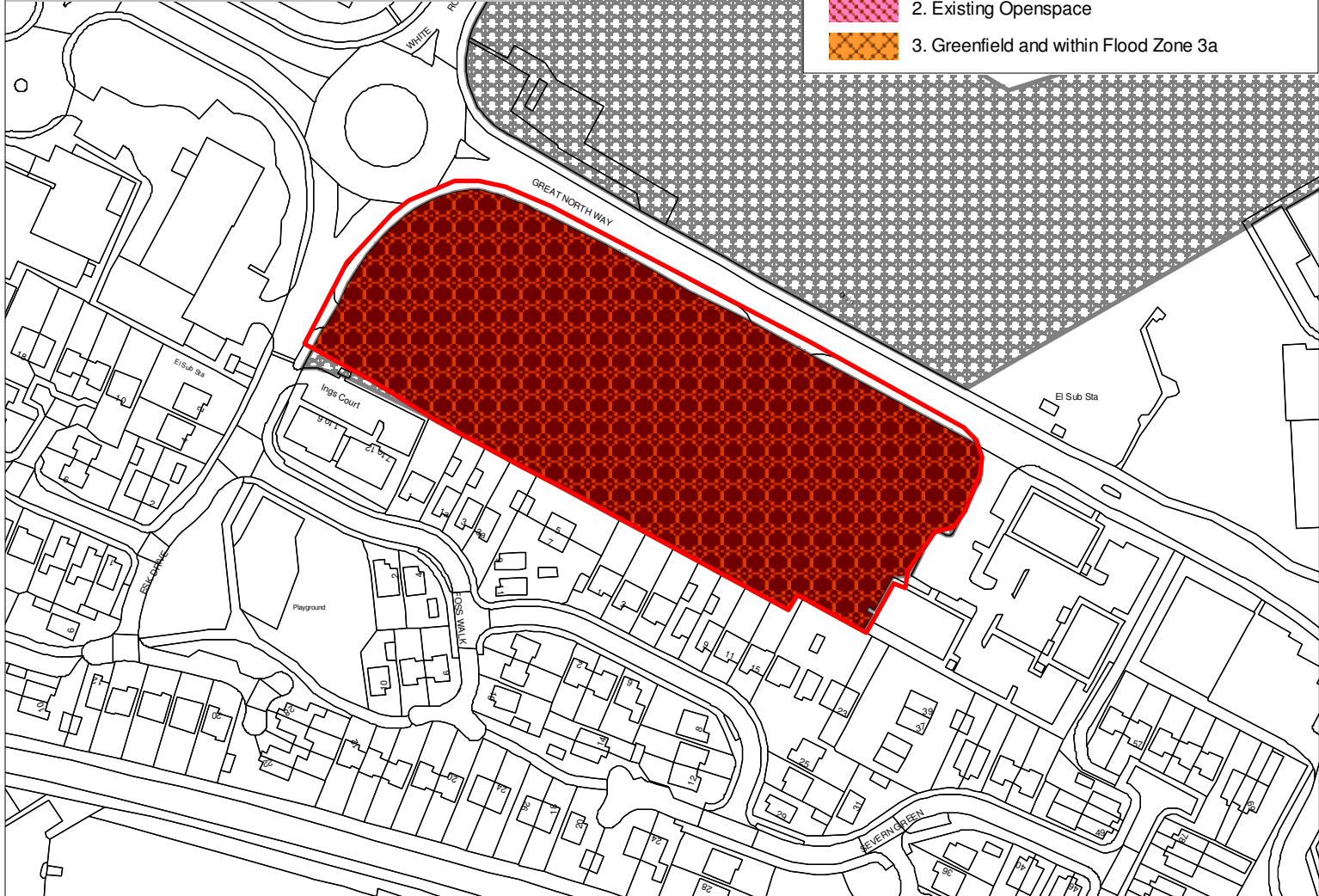
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 599 – Wheldrake Industrial Estate

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.57 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 599 – Wheldrake Industrial Estate

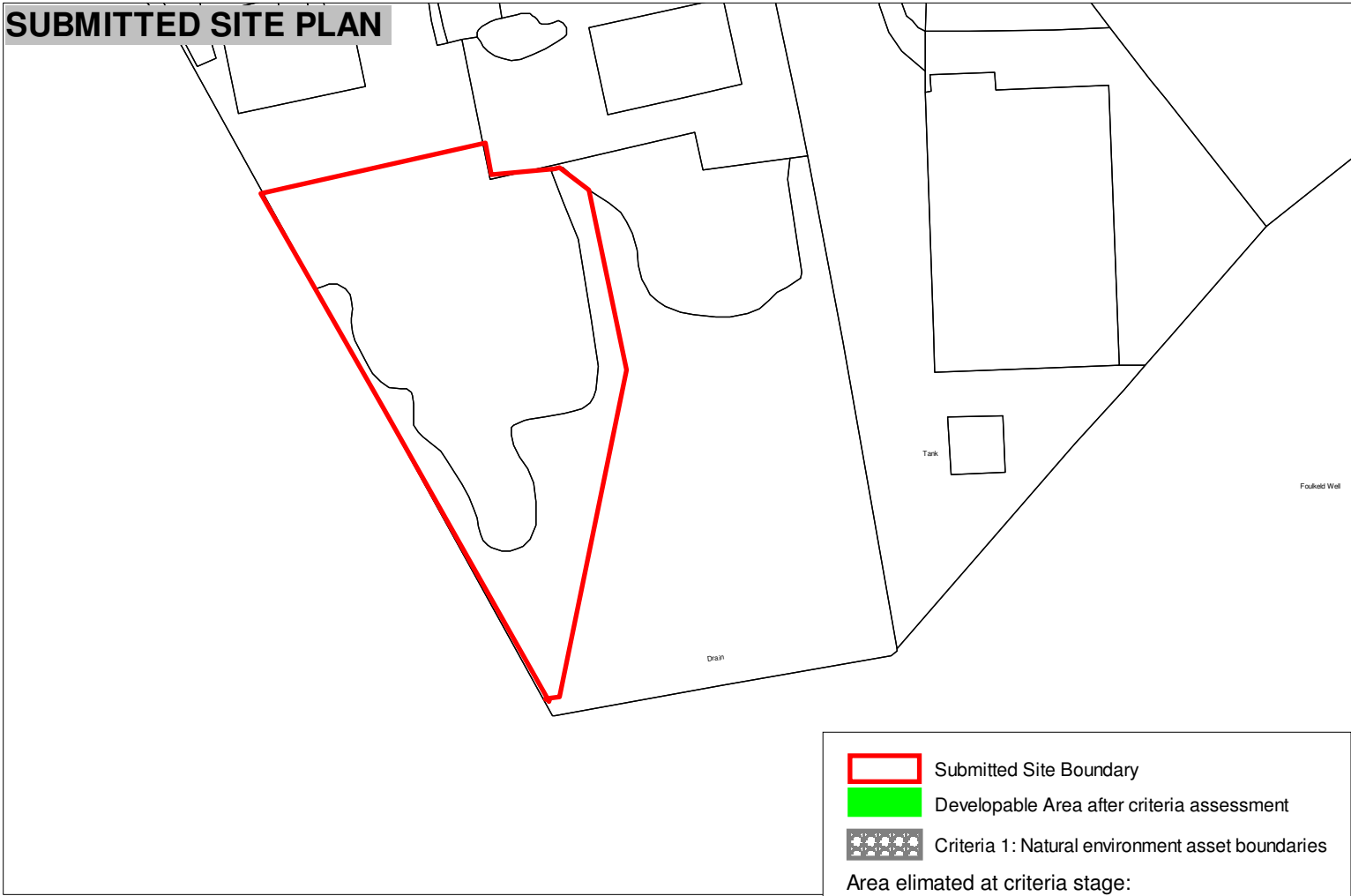
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification			✓	
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

Key

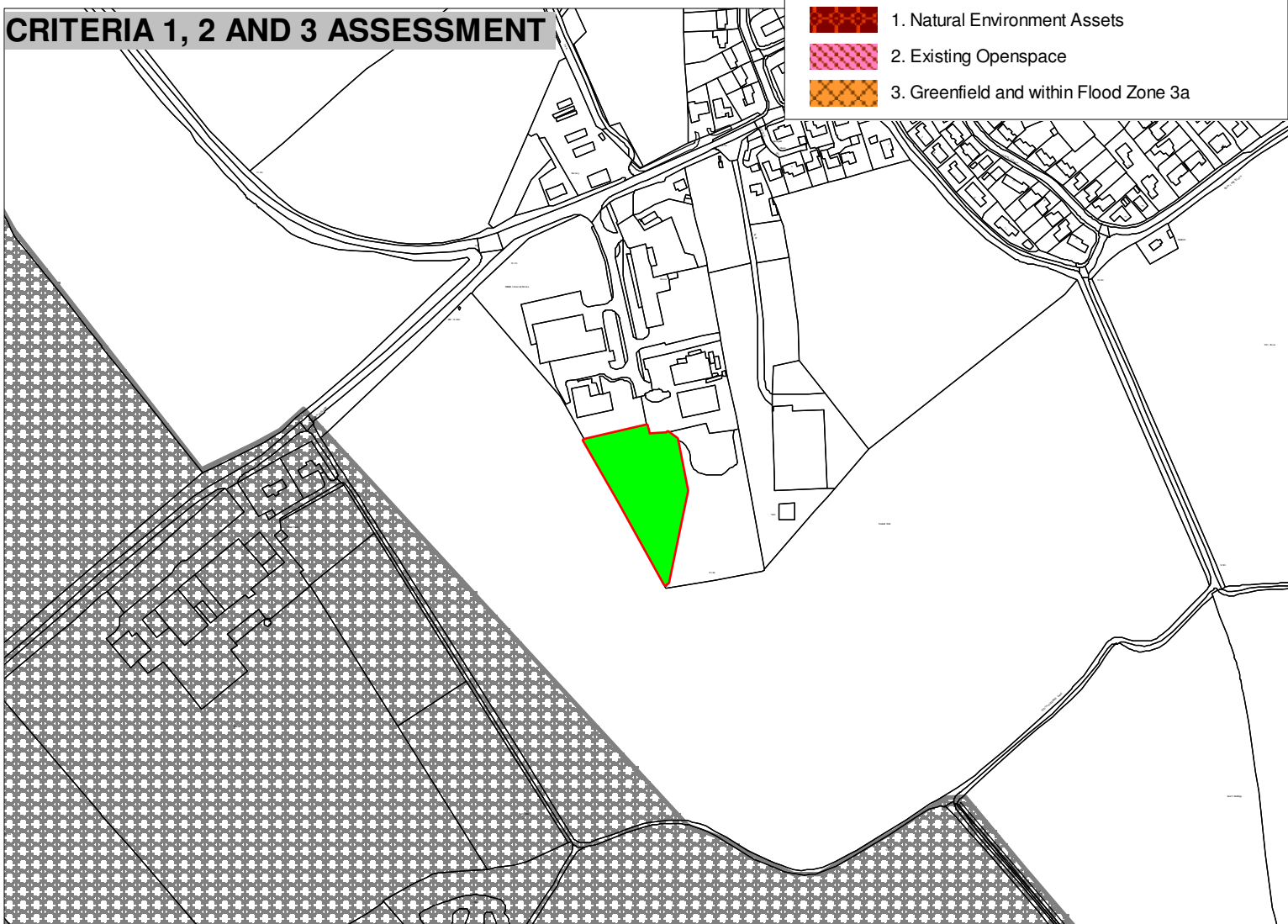
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 600 – Wheldrake Industrial Estate

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.45 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 600 – Wheldrake Industrial Estate

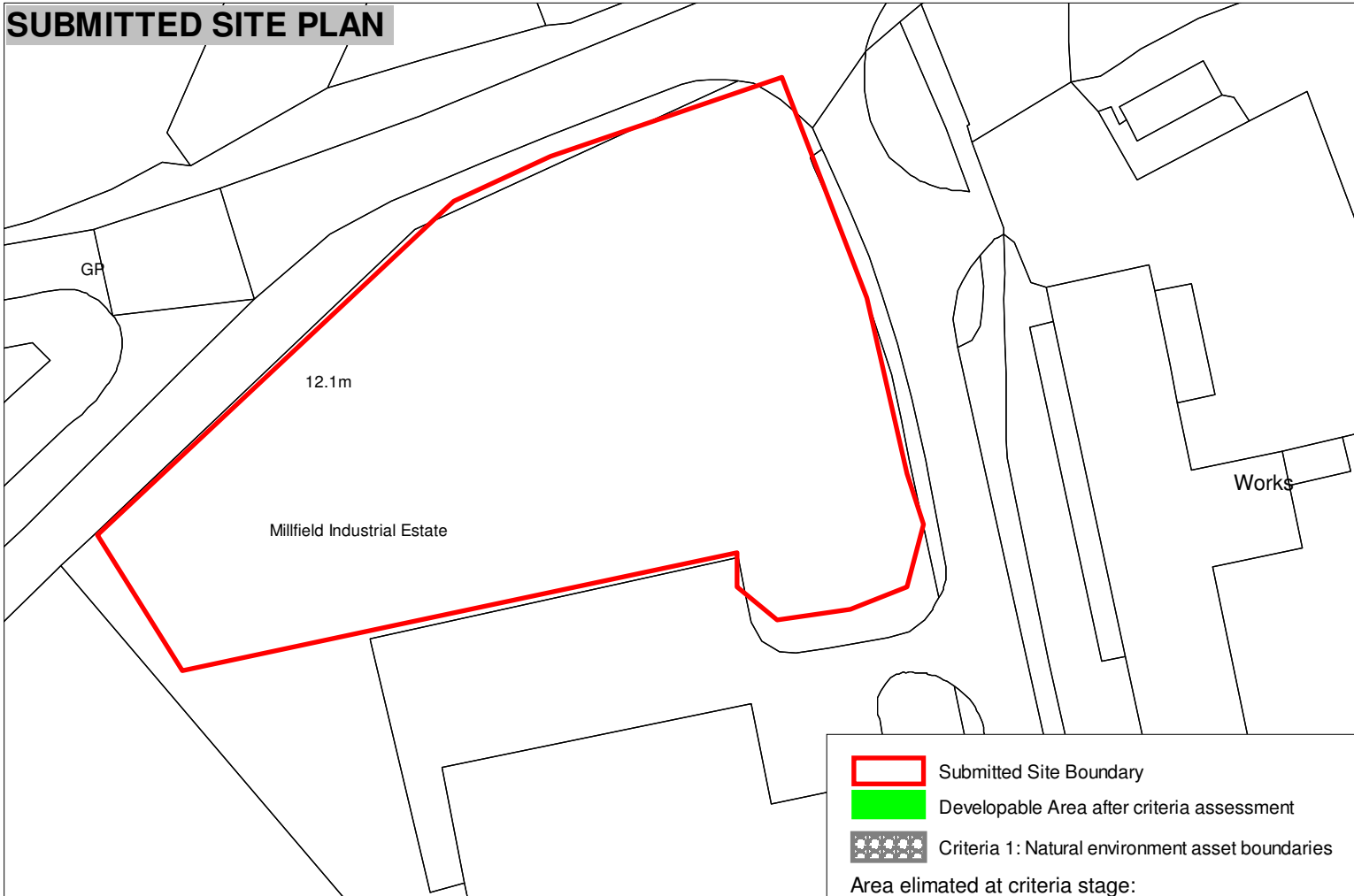
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification			✓	
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

Key

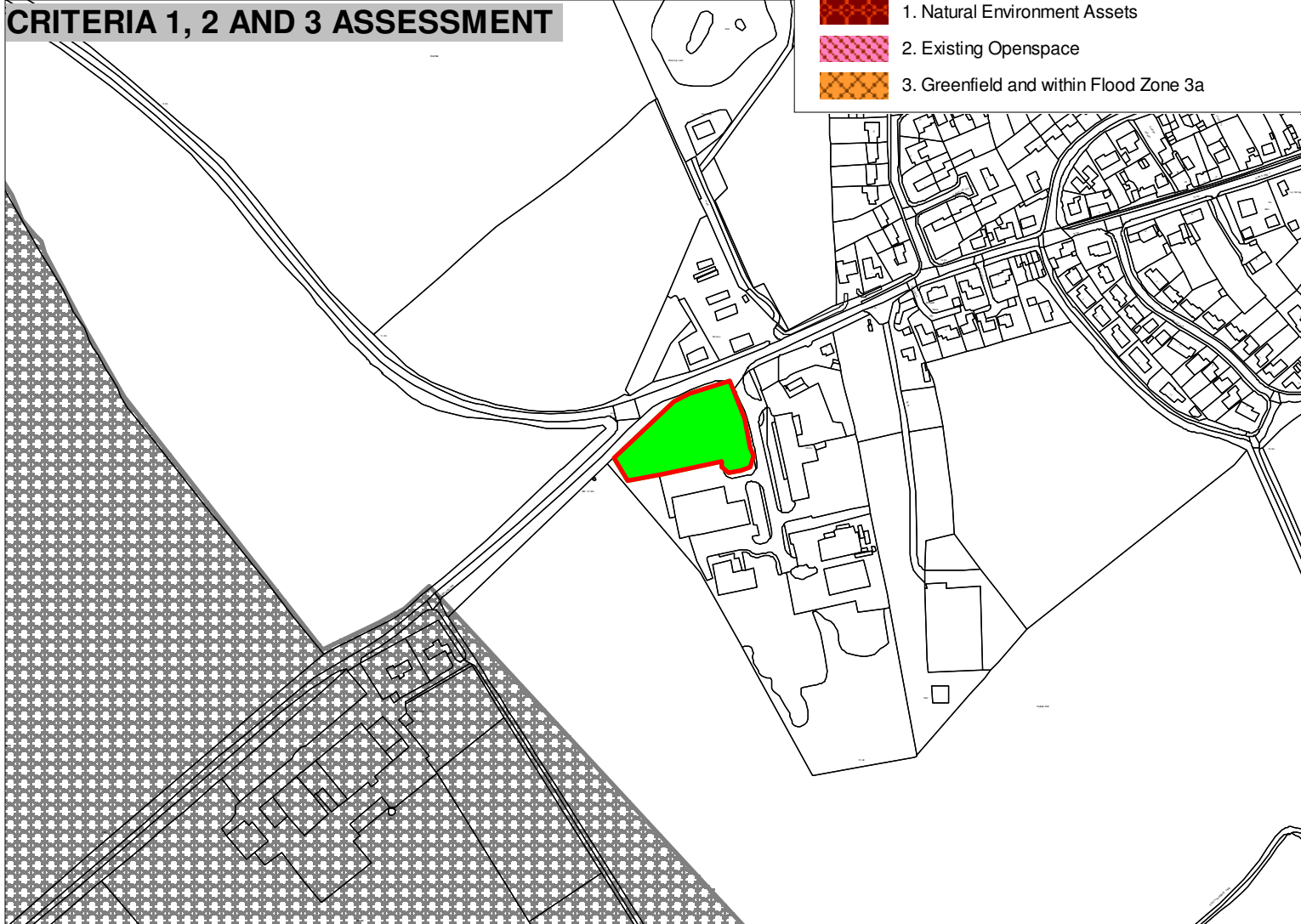
- 1 = Poor
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SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
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 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 602 – Elvington Industrial Estate

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1 ha
General Site Description	This site sits within Elvington Industrial Estate and provides natural expansion land for existing businesses within use class B1 (c) and B2.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 602 – Elvington Industrial Estate

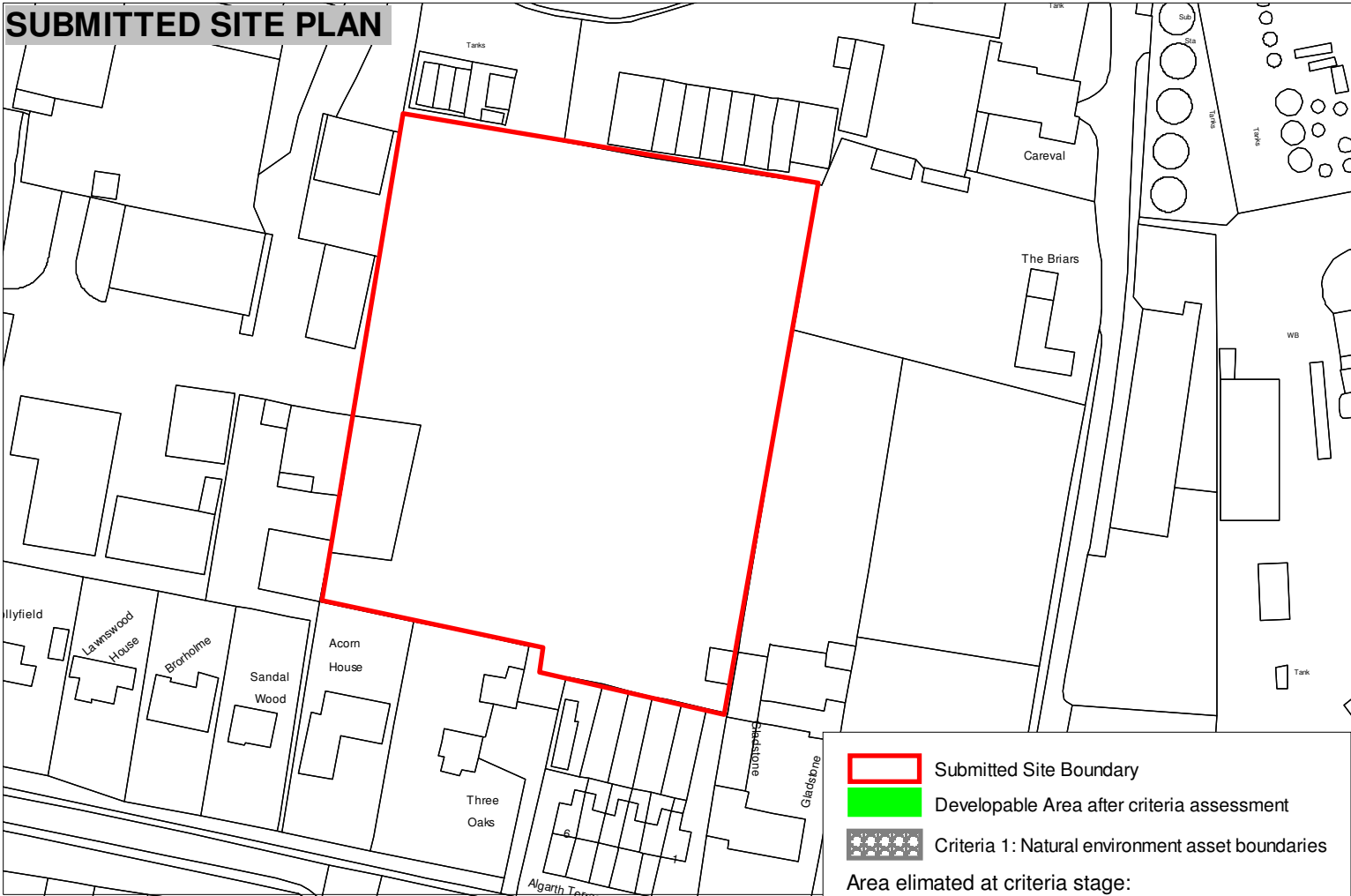
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification			✓	
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

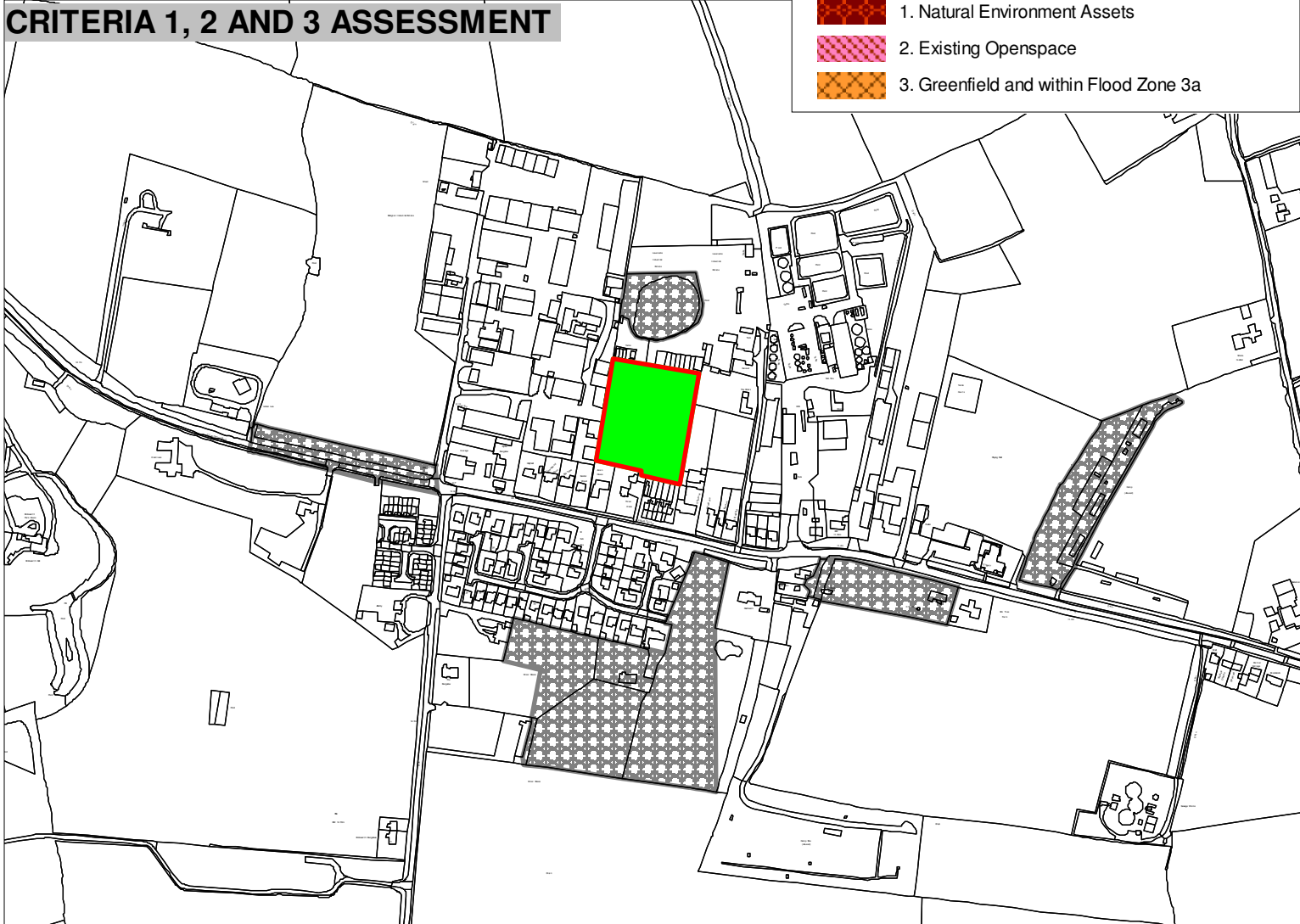
Key

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- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



- Submitted Site Boundary
 - Developable Area after criteria assessment
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 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

Site Name: 623 Land Adjacent to Grimston Bar

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	13.47 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment*				
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding			✓	
Market Attractiveness Score		3			

Site Name: 623 Land Adjacent to Grimston Bar

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Impact on visual amenity and natural environment		✓		
	Ability to deliver specific regeneration objectives	✓			
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

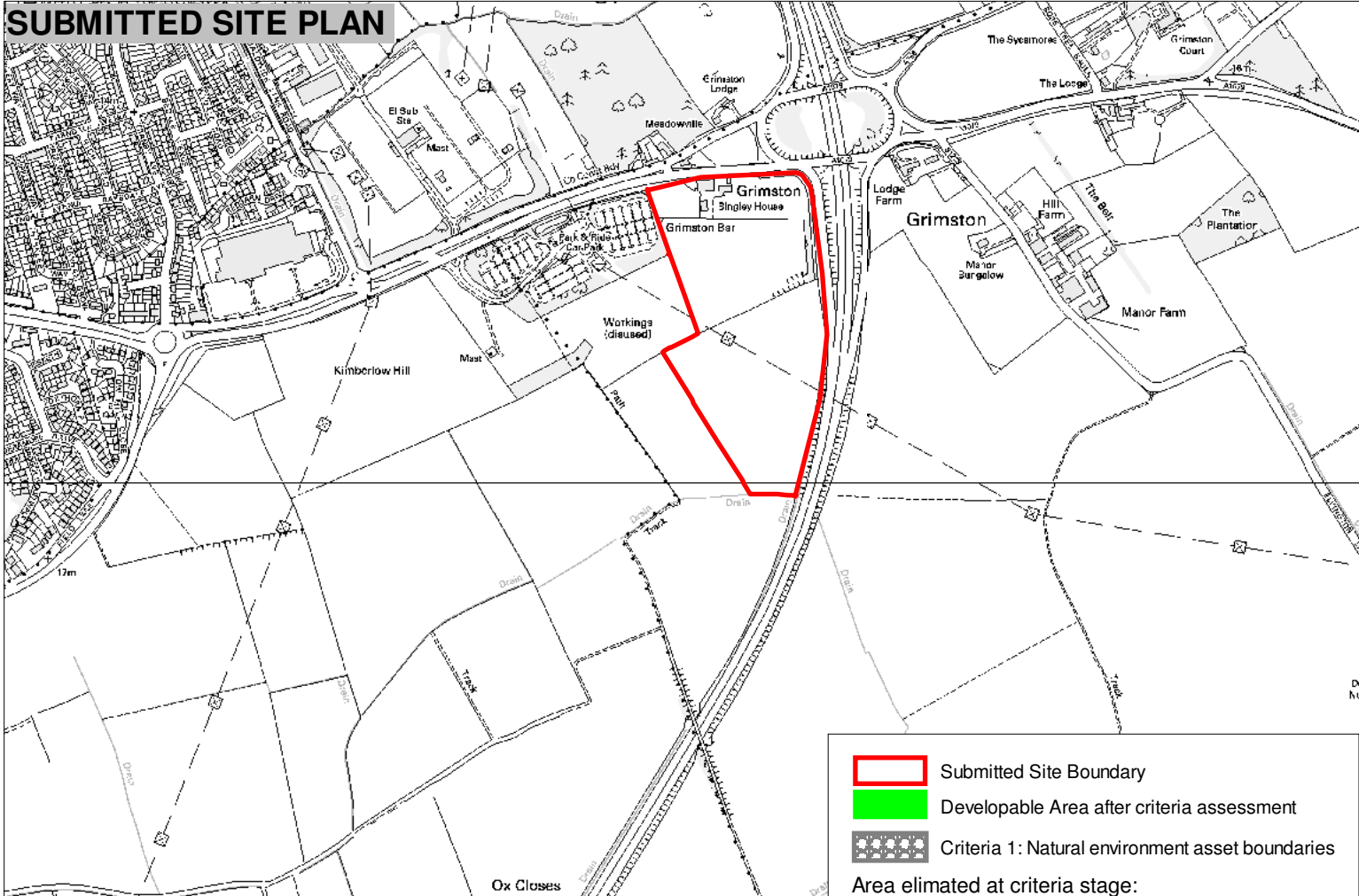
Key

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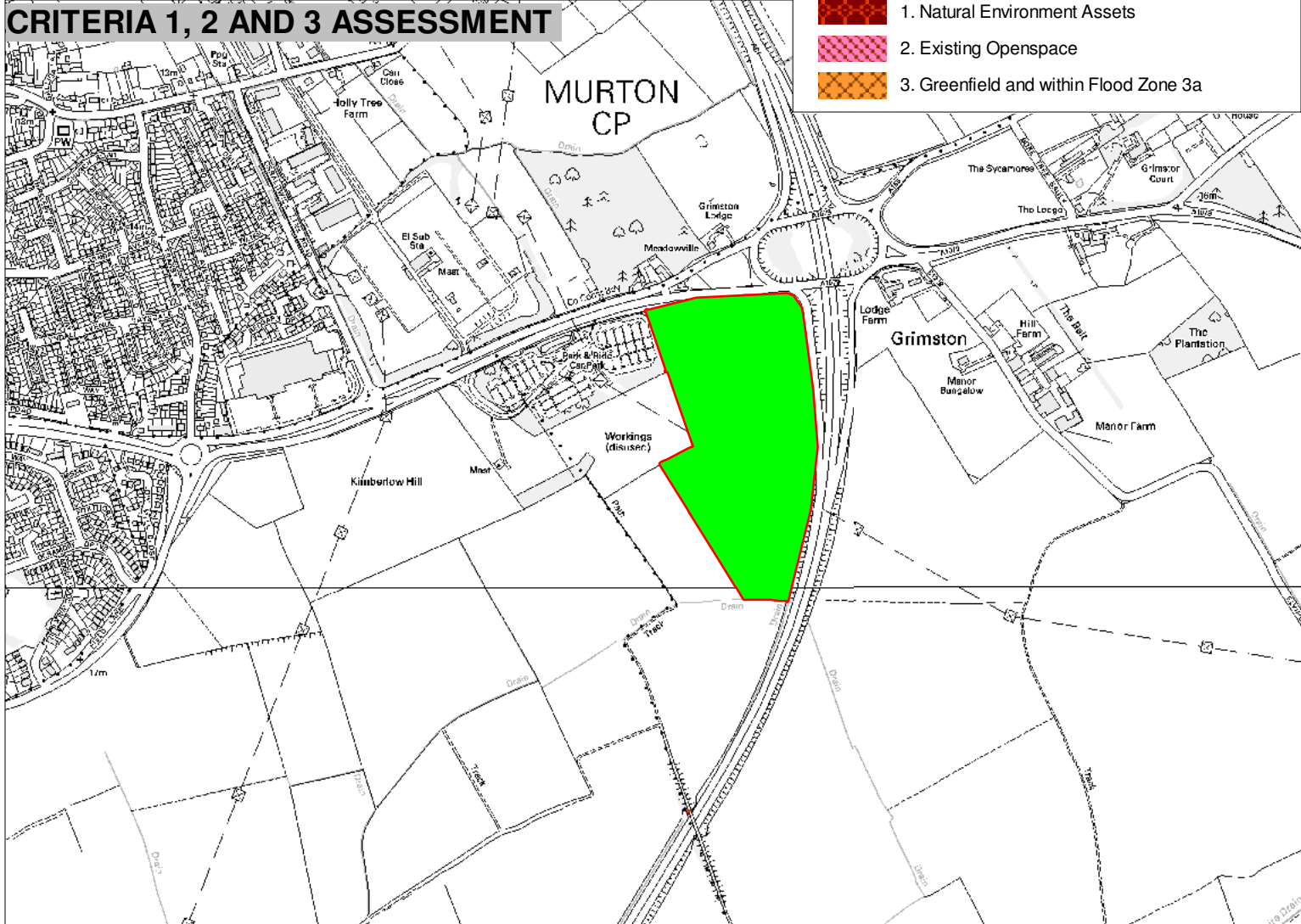
* Assessment criteria not applicable to greenfield site – Score = 0

** Unknown – Score = 0

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

Site Name: 633, Monks Cross North

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.69 ha
General Site Description	<p>Existing site within Monks Cross North and should be preserved for Employment Uses (B1(a)).</p> <p>Ancillary supporting uses could include: D2/C1/A3/A4.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 633, Monks Cross North

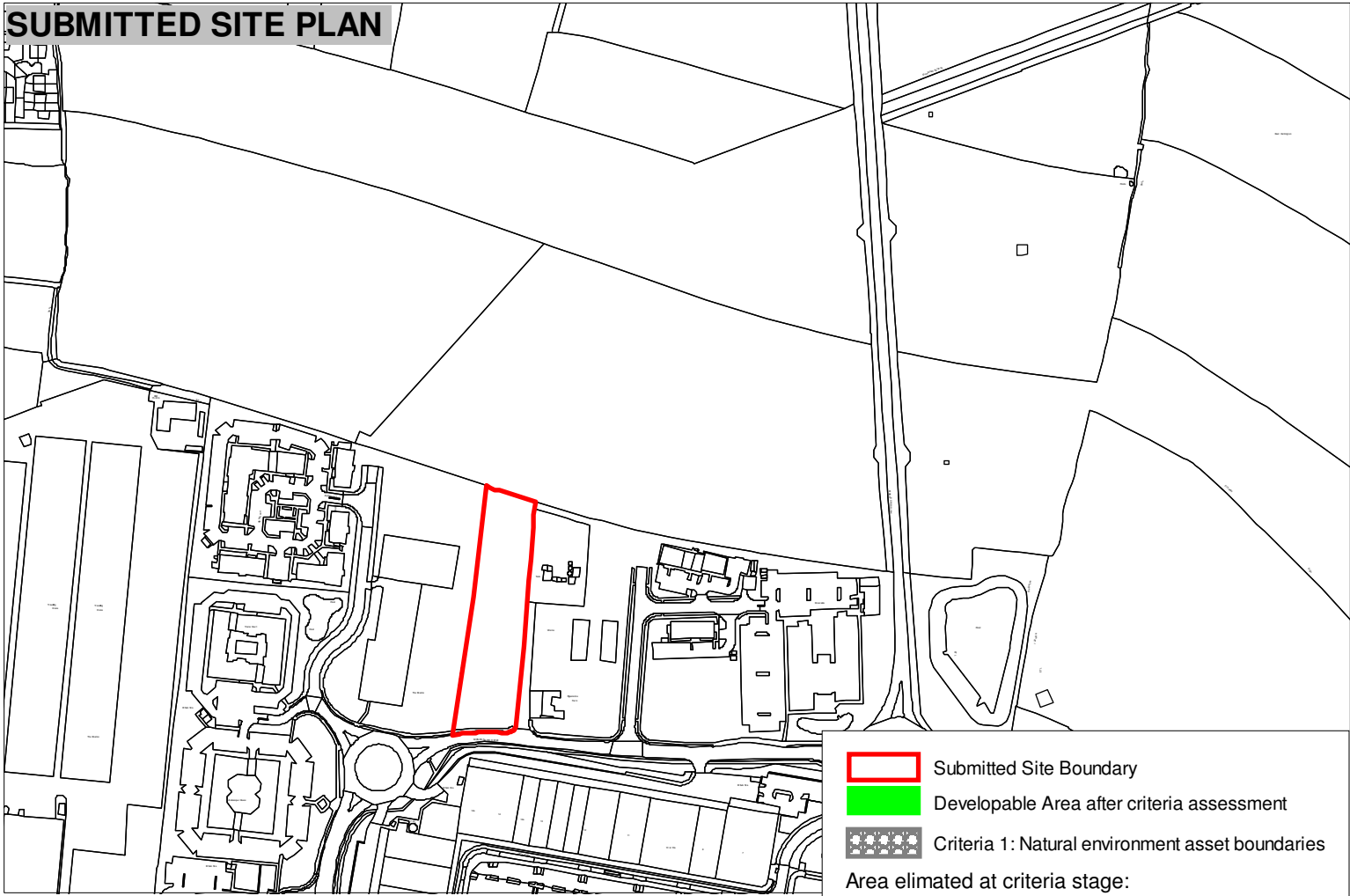
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

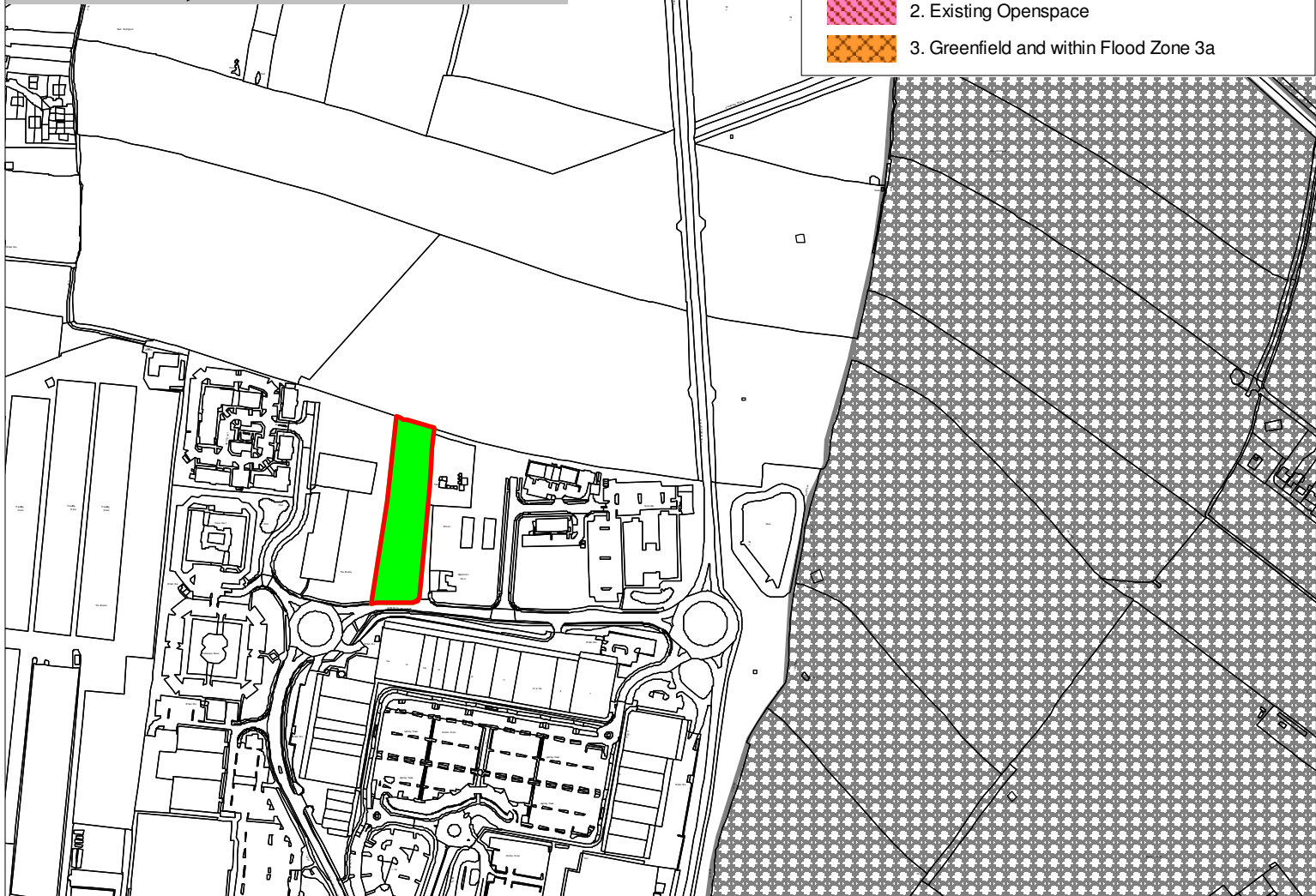
Key







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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

Site Name: 634, Monks Cross North

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.04 ha
General Site Description	Existing site within Monks Cross North and should be preserved for Employment Uses. Ancillary supporting uses could include: D2/C1/A3/A4.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 634, Monks Cross North

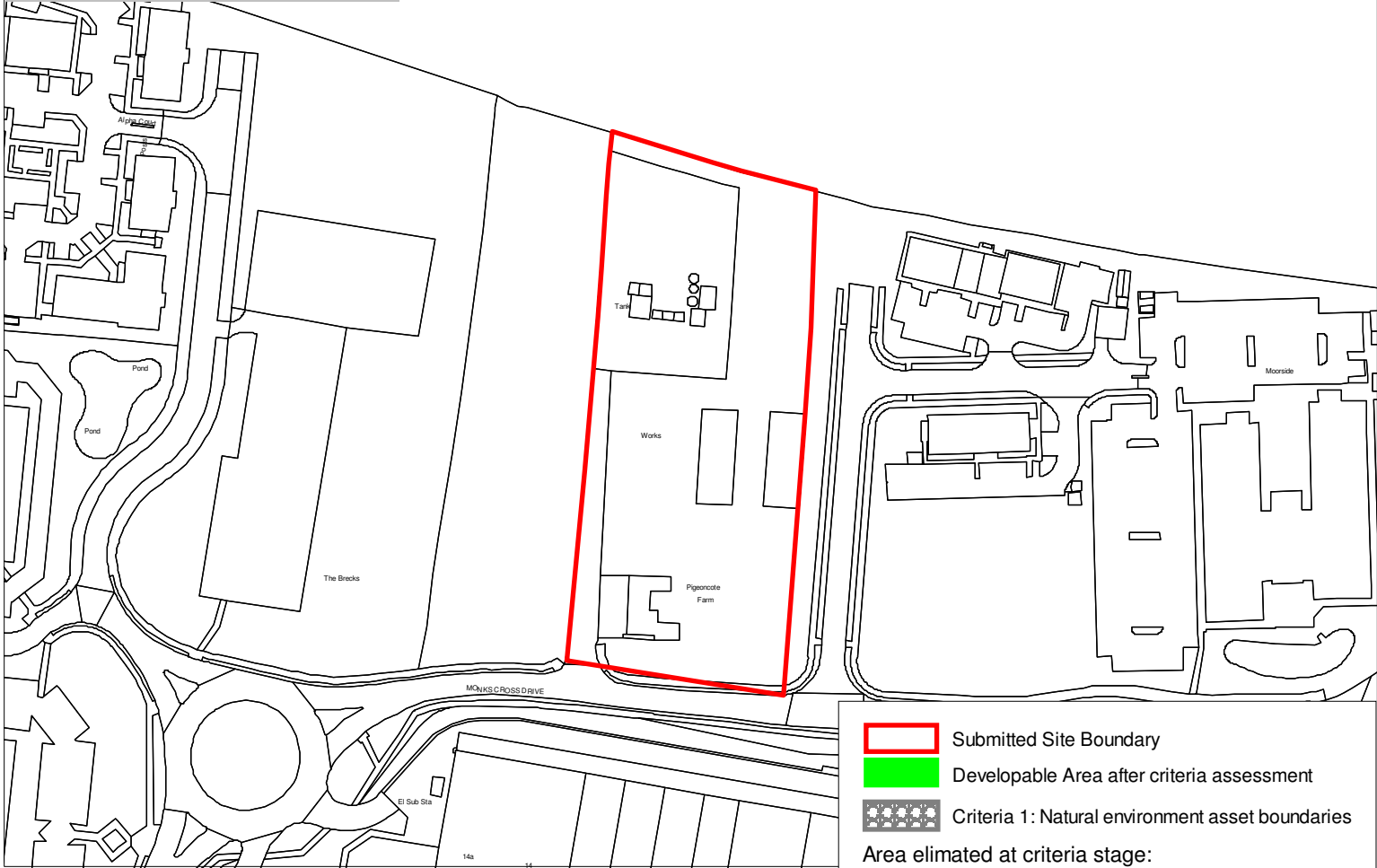
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

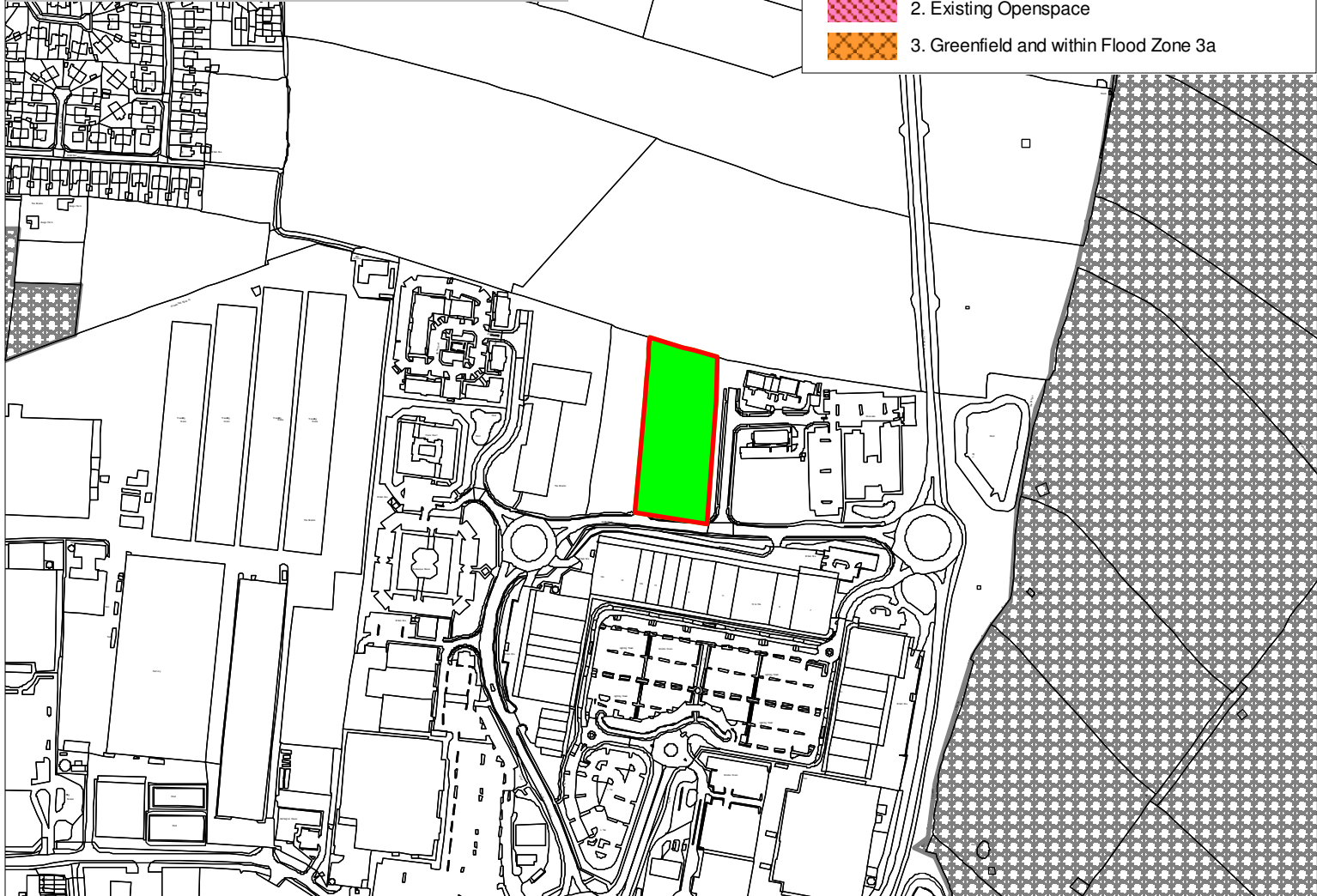
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SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 635, Land North of Monks Cross Drive

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.4 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 635, Land North of Monks Cross Drive

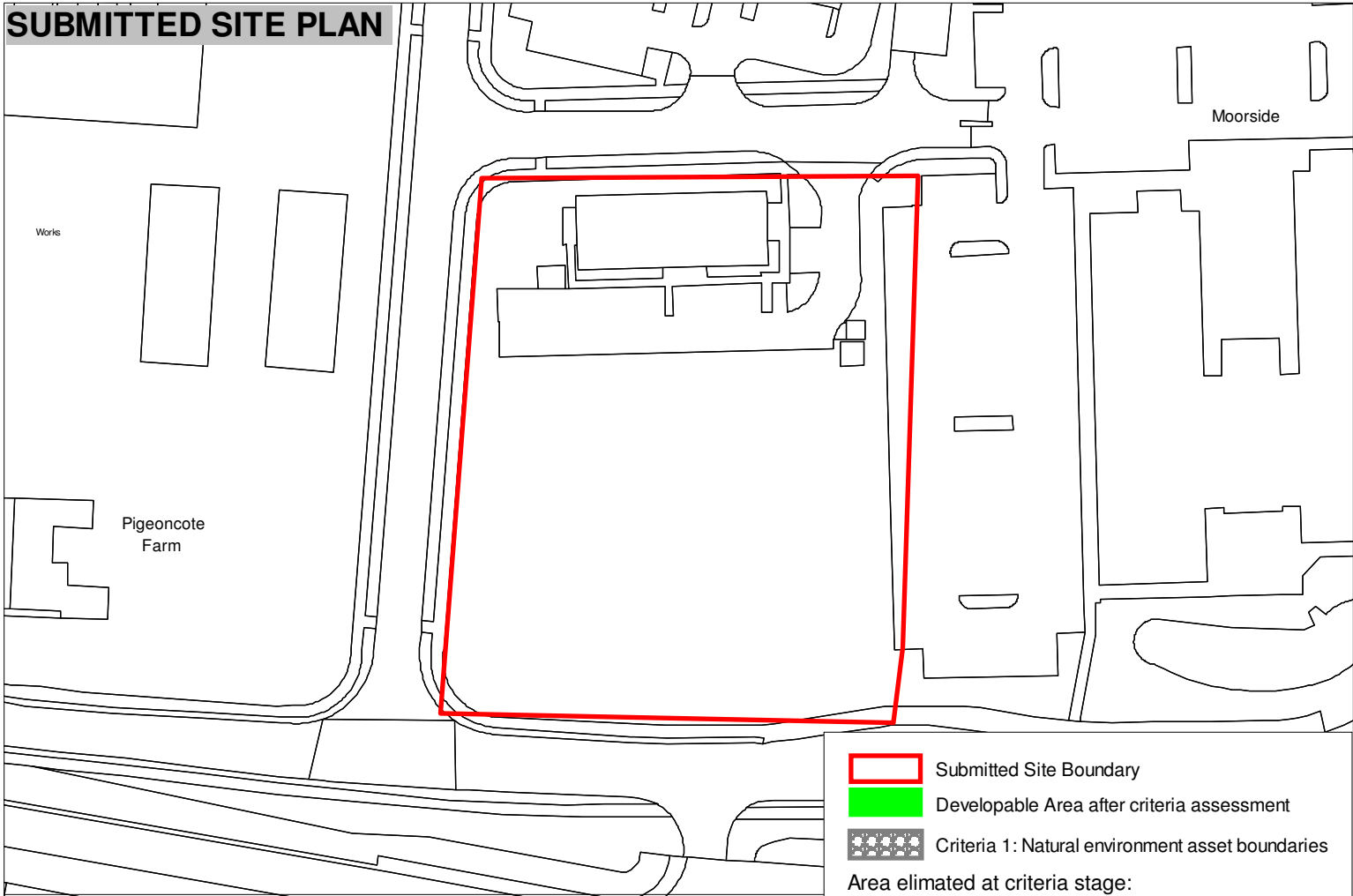
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

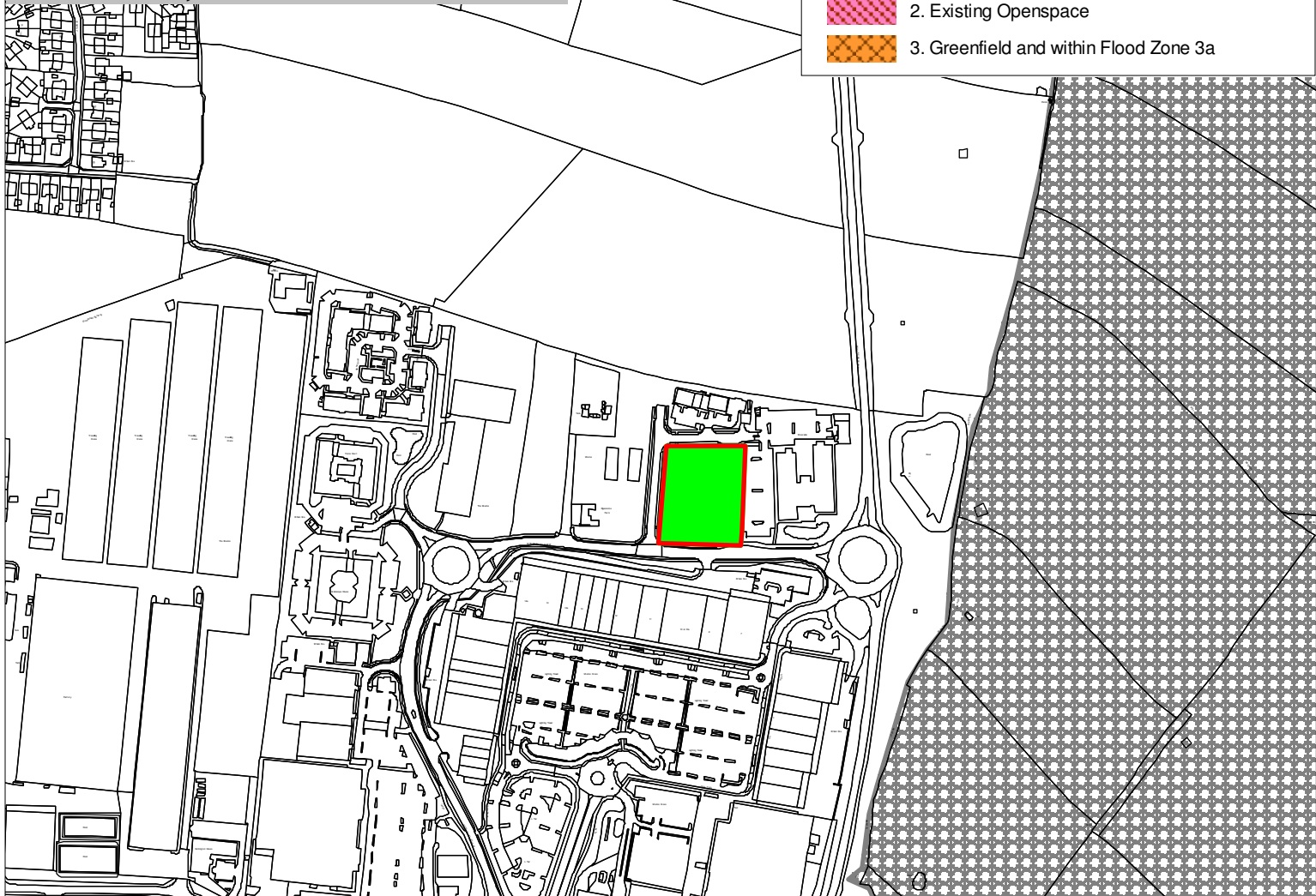
- 1 = Poor
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SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 639, Annamine Nurseries , Monks Cross North

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.9 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations		✓		
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

* Information Unknown – Score = 0

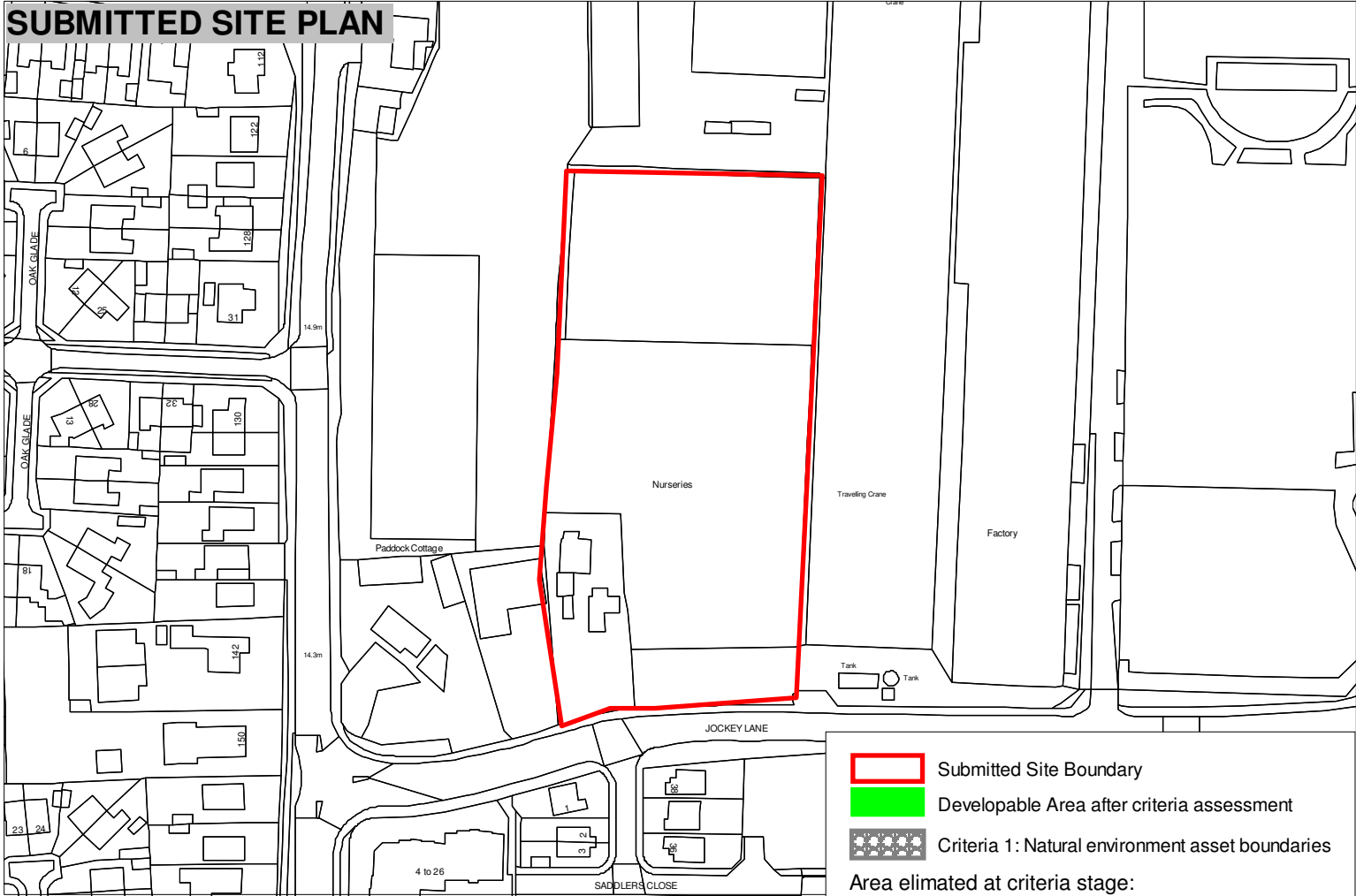
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

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- 2 = Moderate
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- 4 = Excellent

SUBMITTED SITE PLAN



Submitted Site Boundary

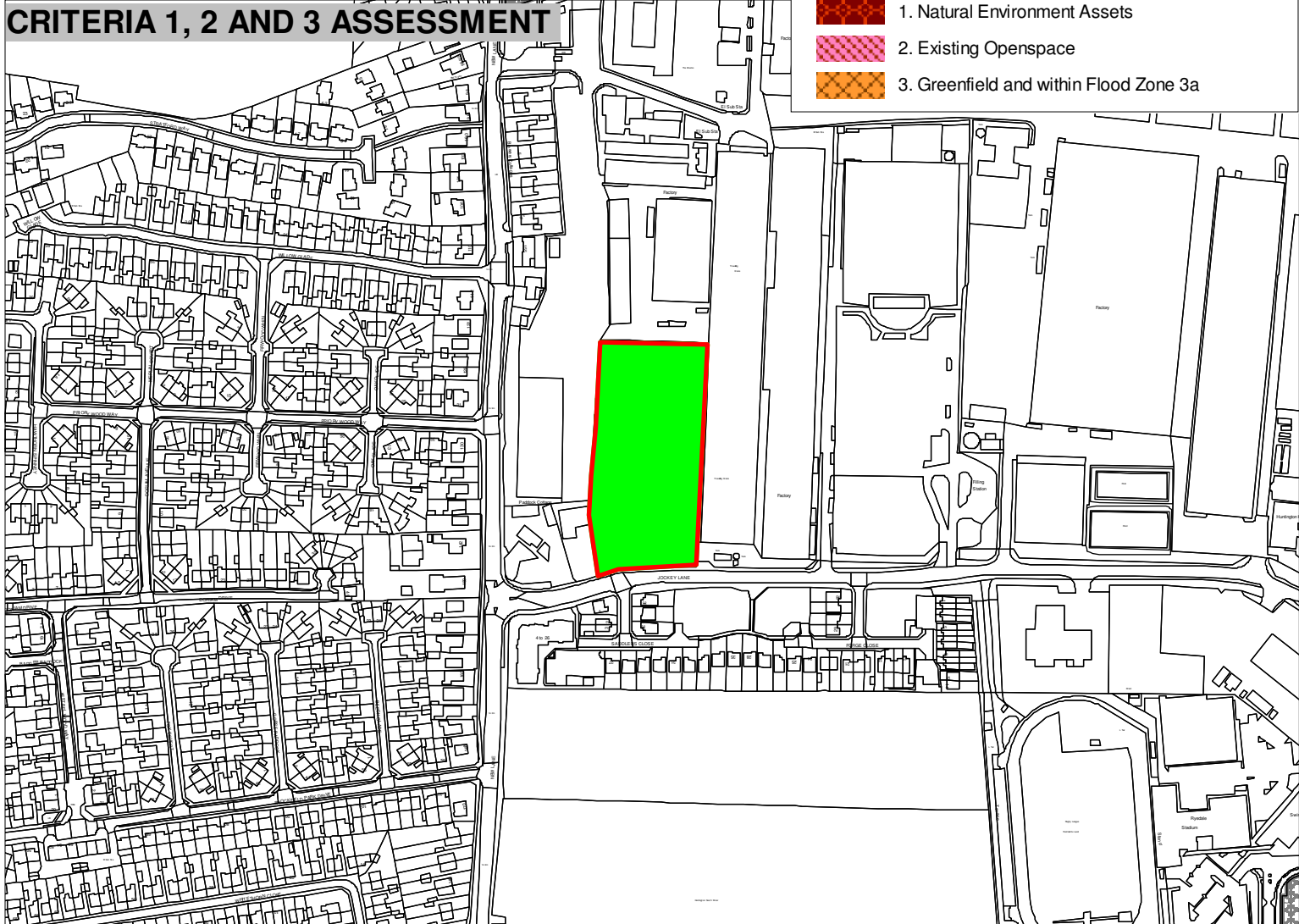
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

- 1. Natural Environment Assets**
- 2. Existing Openspace**
- 3. Greenfield and within Flood Zone 3a**

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 684, York Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.83 ha
General Site Description	<p>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.</p> <p>This should be treated as a long-term employment site suitable for B1, B2 uses.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 684, York Business Park

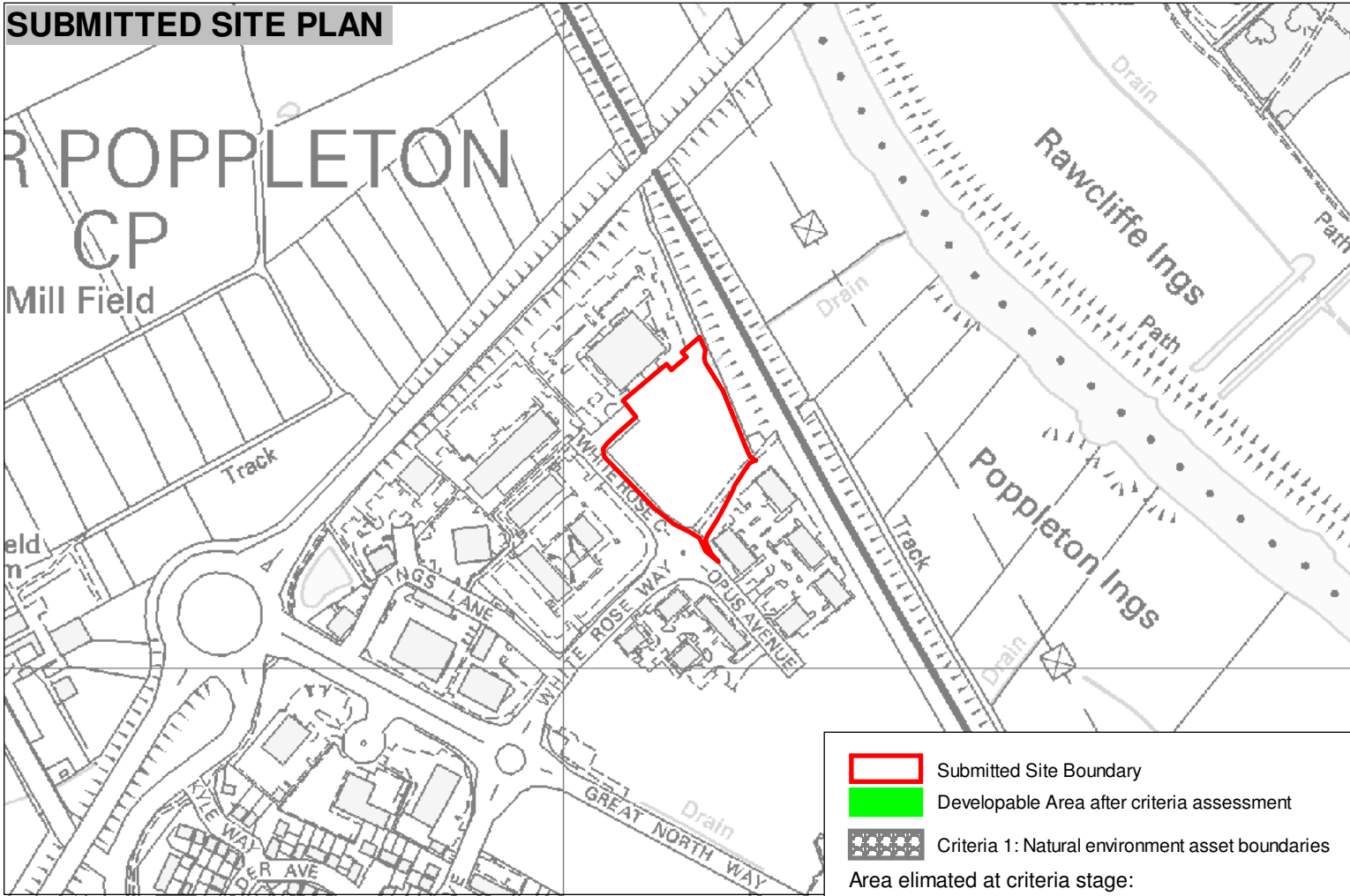
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

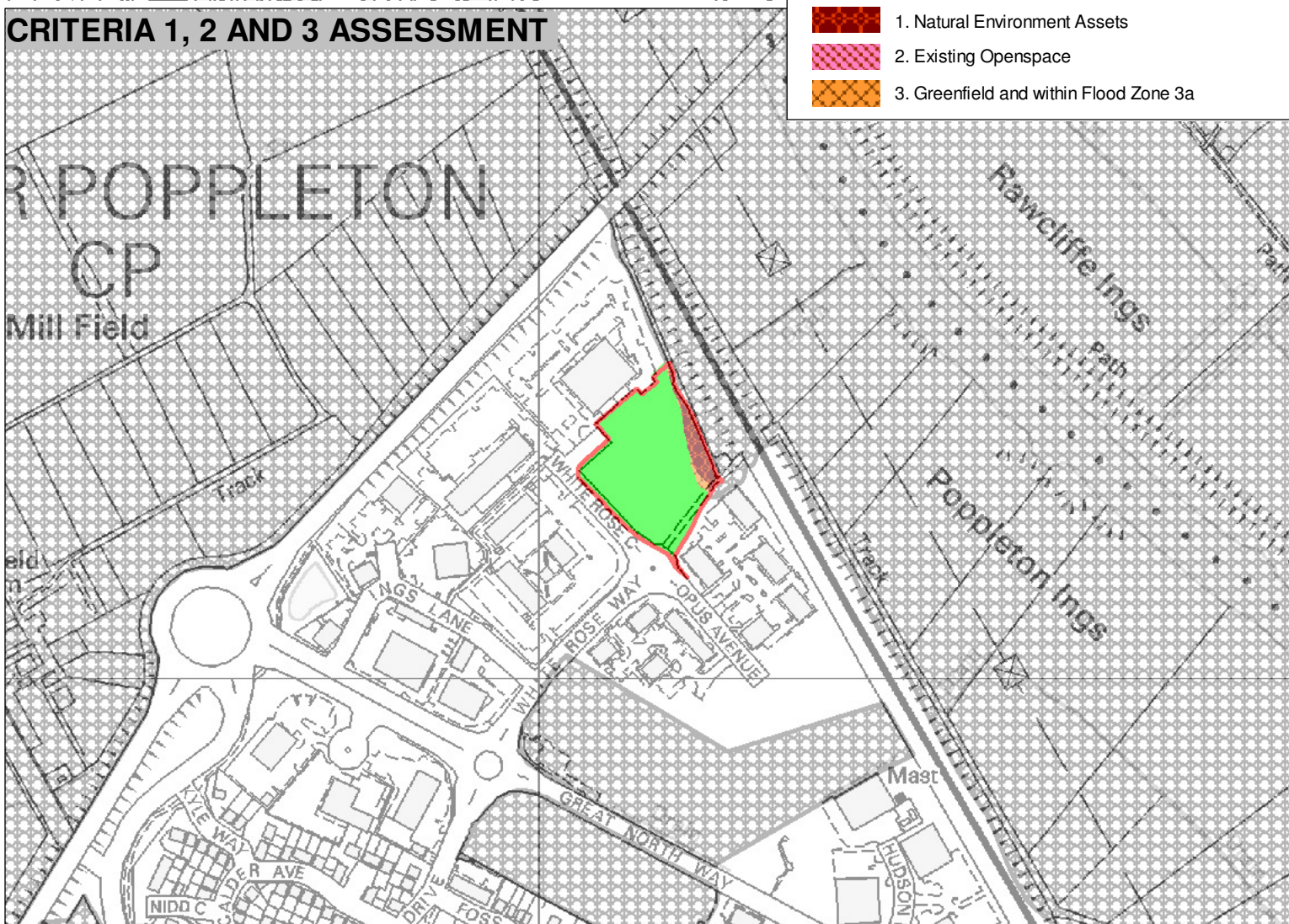
Key

- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 685, End of Great North Way, York Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.0 ha
General Site Description	<p>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).</p> <p>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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 685, End of Great North Way, York Business Park

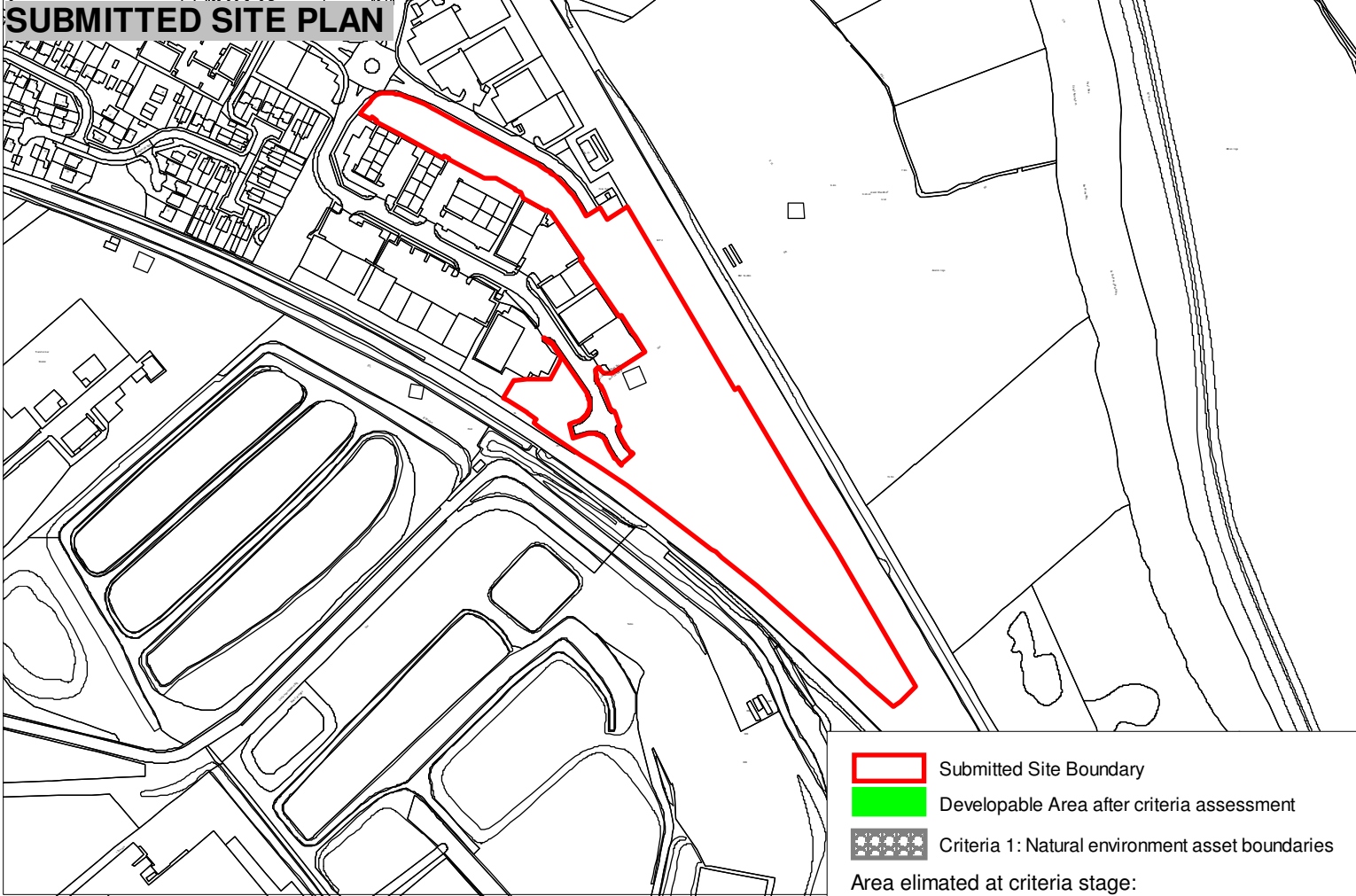
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

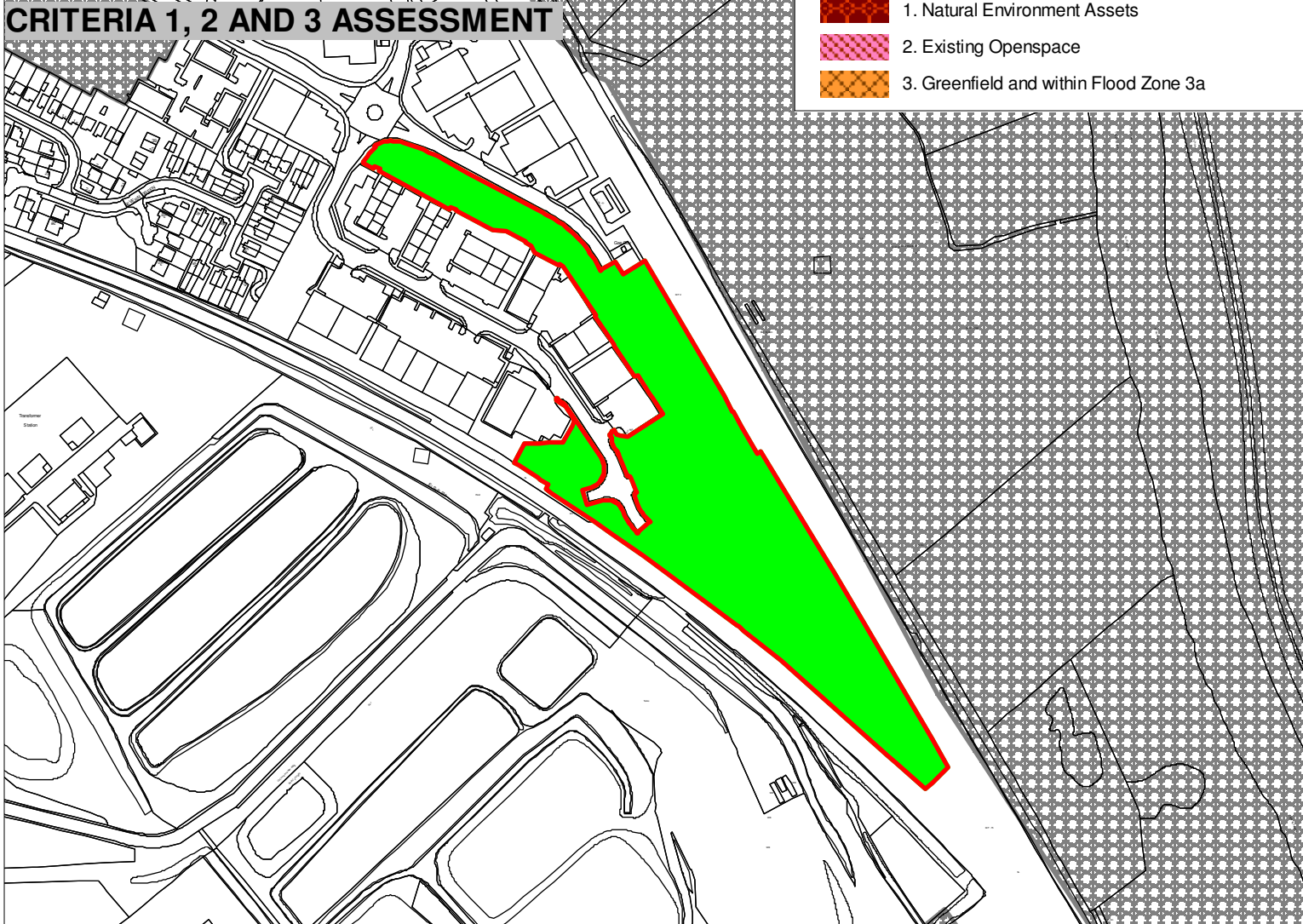
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 686, Site to the South in York Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.2 ha
General Site Description	<p>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.</p> <p>This site is also being considered as a potential location for a new railway station on the York to Harrogate line.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 686, Site to the South in York Business Park

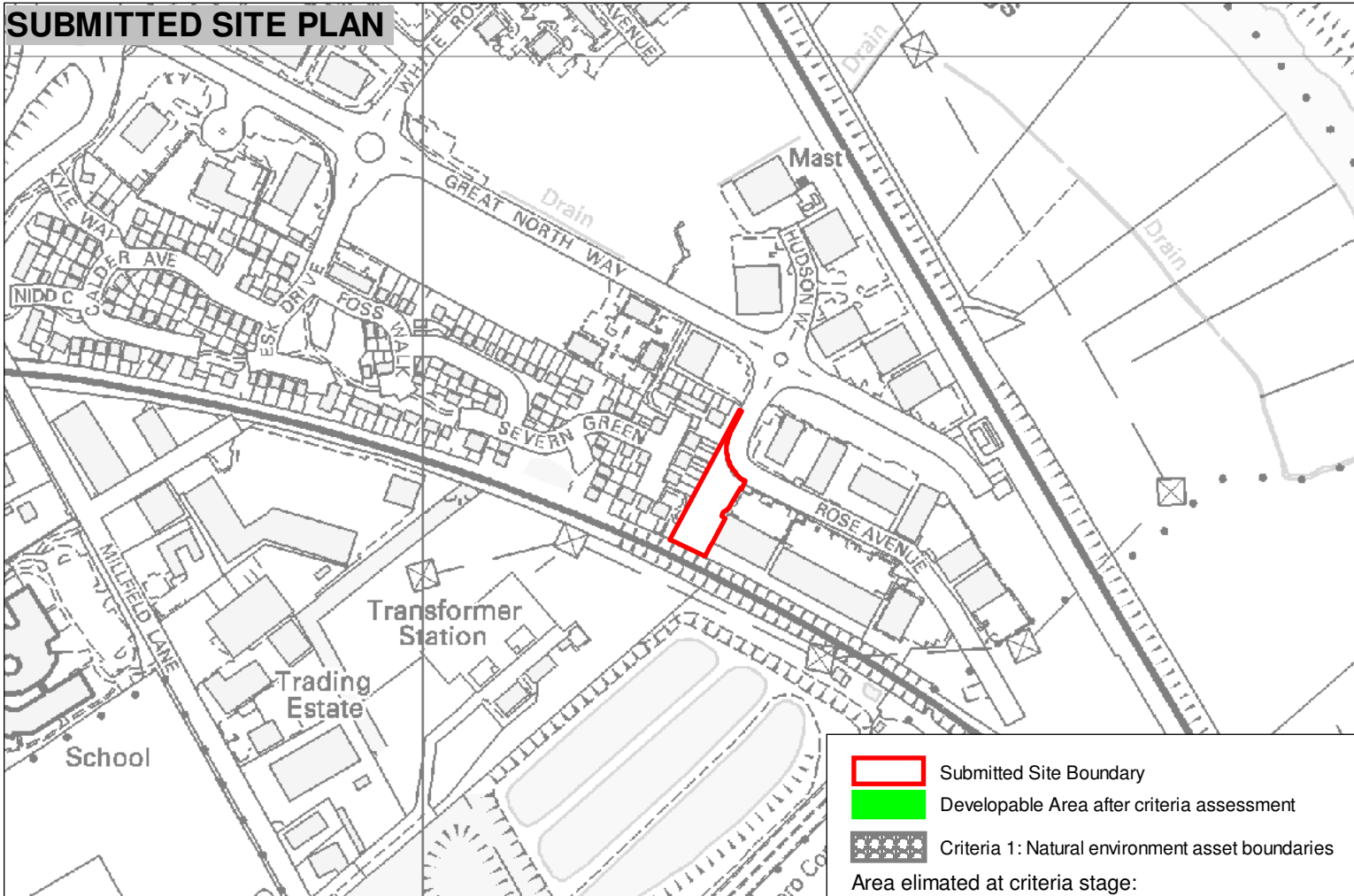
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

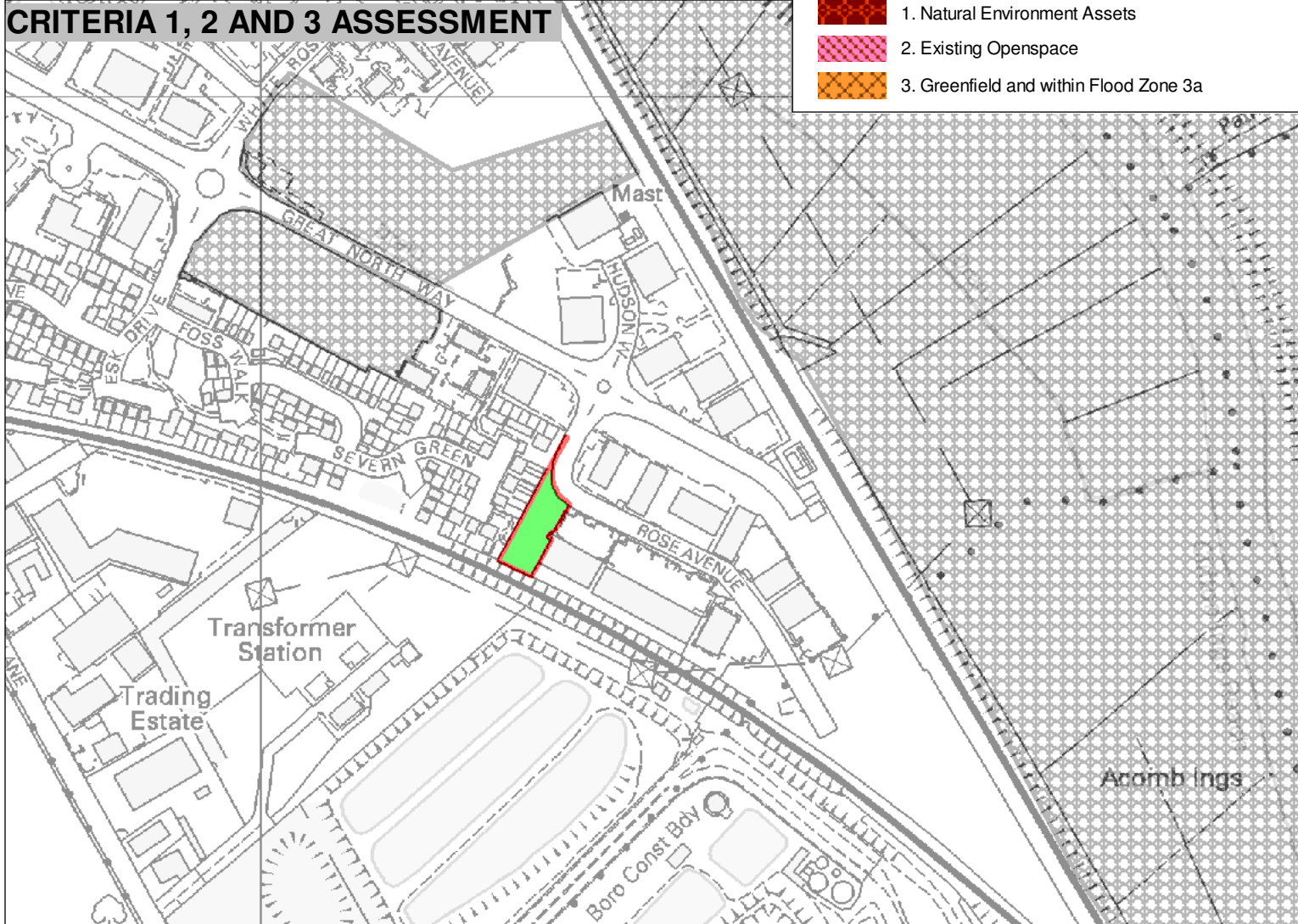
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 689, Amalgamated land around Northminster Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	55.27 ha
General Site Description	<p>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.</p> <p>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.</p> <p>Northminster Business Park presents a natural location for future growth given that York Business Park has less than 5 ha of vacant land available.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

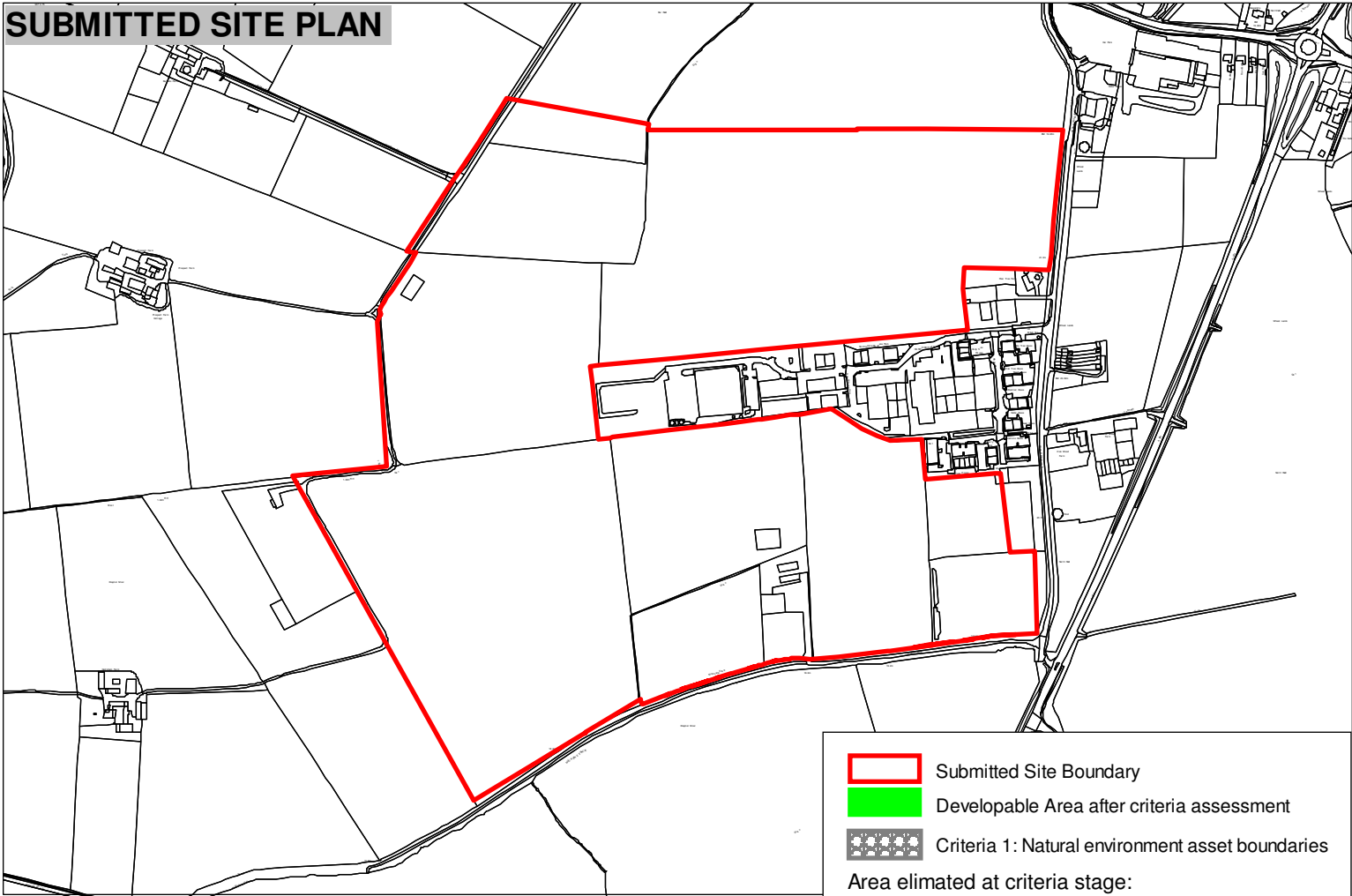
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification			✓	
	Ease of access to public transport	✓			
	Ease of walking and cycling		✓		
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

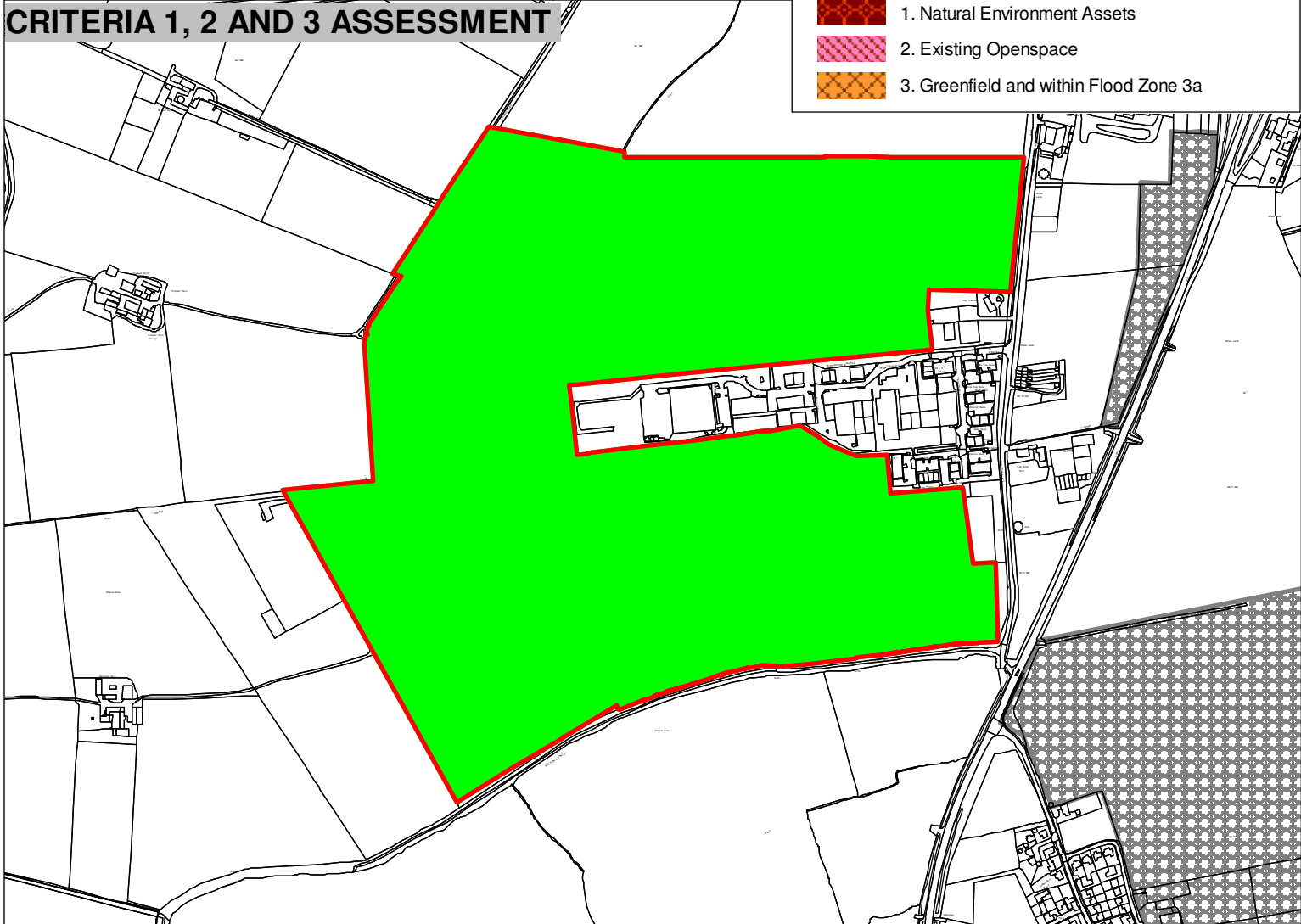
Key







- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

Site Name: 696, Amalgamated Sites off Tadcaster Road

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1 ha
General Site Description	<p>This site offers the potential to create a mixed use commercial (B1(a) led development opportunity. The sites proximity to York Race, and easy to the A64 would make this site an attractive location for a hotel/conference operator.</p> <p>Sufficient car parking would need to be included within any scheme to make it attractive to occupiers.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		4			

Site Name: 696, Amalgamated Sites off Tadcaster Road

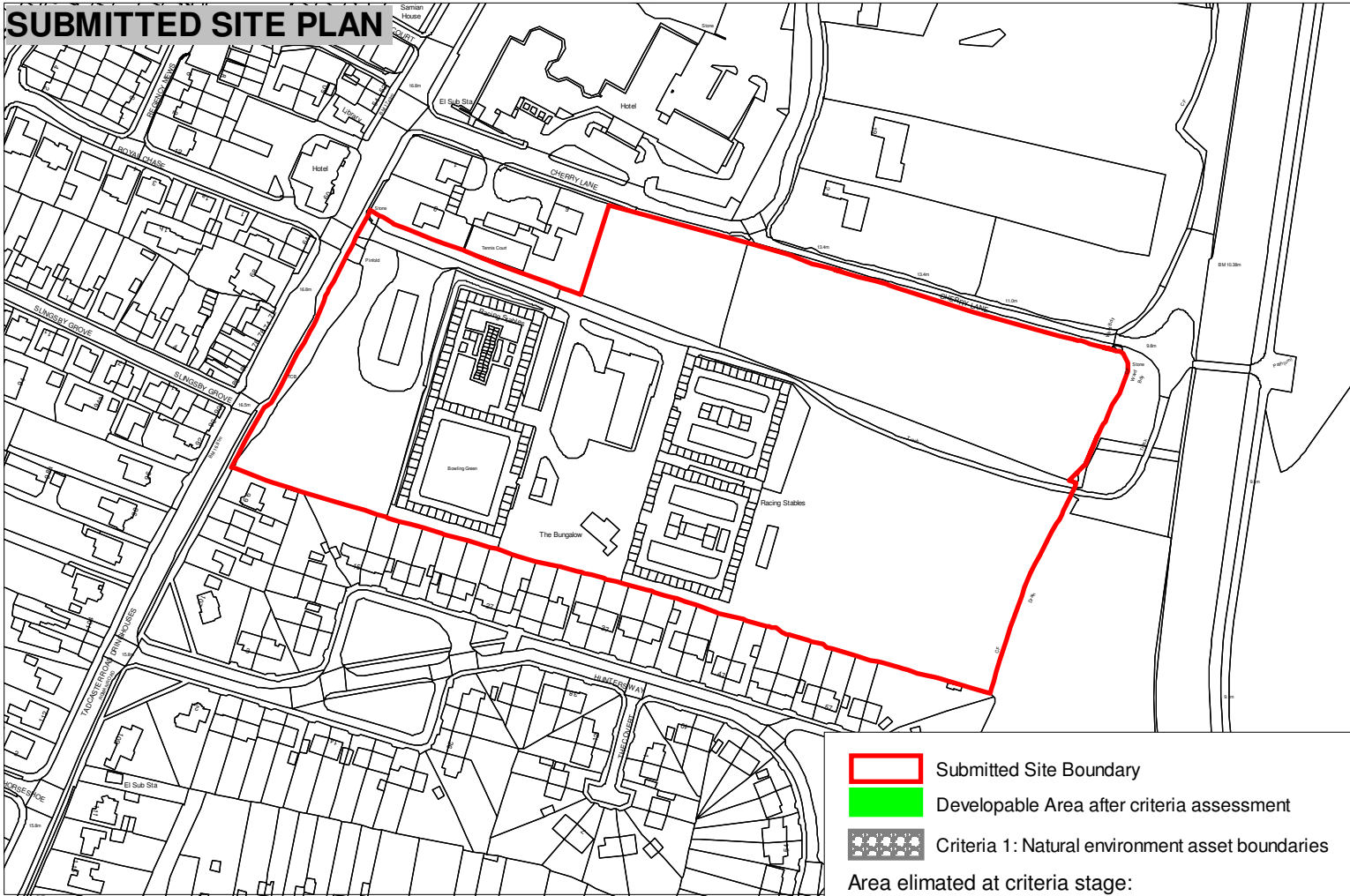
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

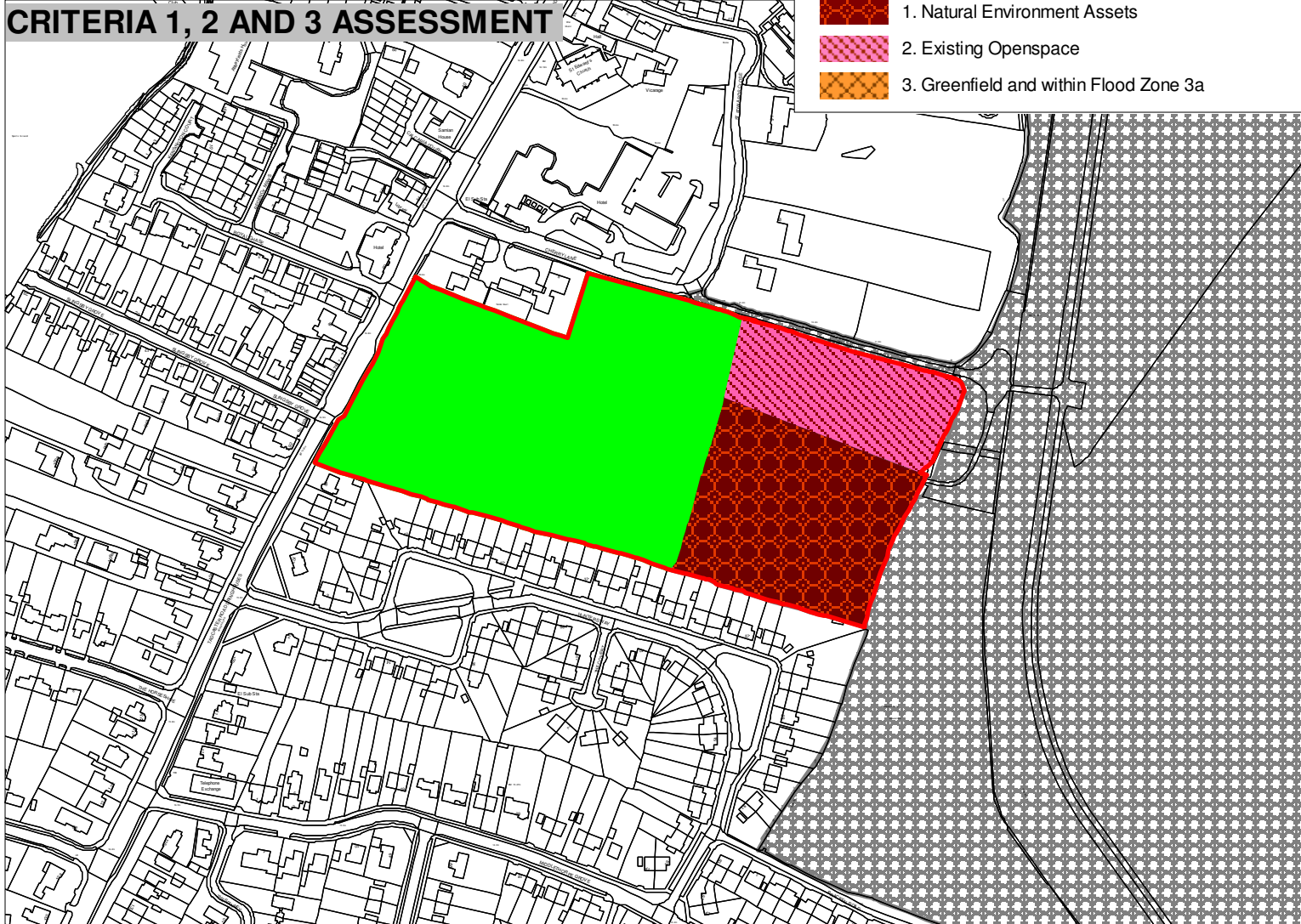
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 697 – Amalgamated sites off Common Lane, Dunnington

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.9 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 697 – Amalgamated sites off Common Lane, Dunnington

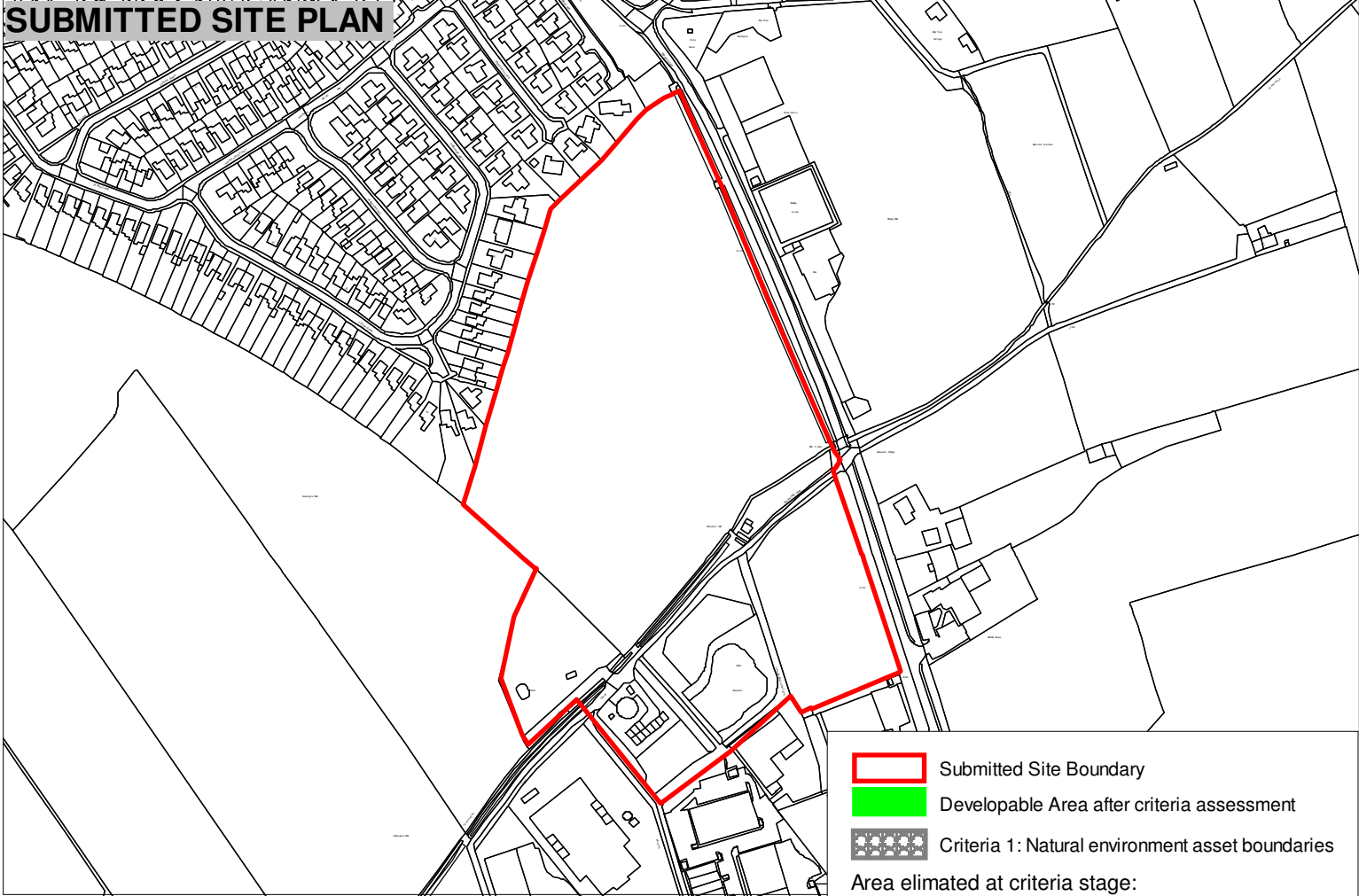
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification		✓		
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

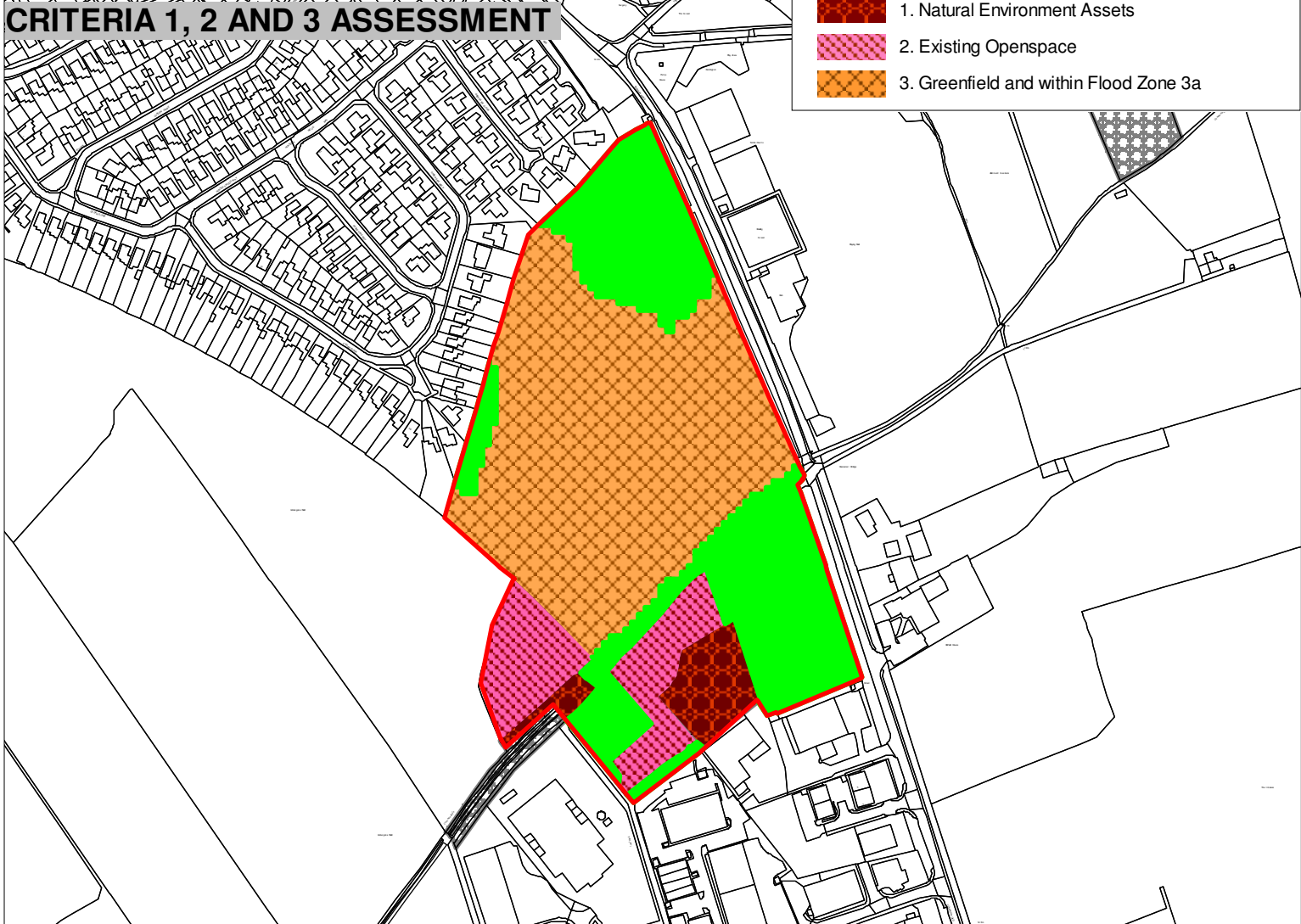
Key

- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 698 – Amalgamated Sites at Clifton Moor

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	TBC ha
General Site Description	<p>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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment*				
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access		✓		
	Quality of site access		✓		
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding			✓	
Market Attractiveness Score		2			

Site Name: 698 – Amalgamated Sites at Clifton Moor

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Impact on visual amenity and natural environment		✓		
	Ability to deliver specific regeneration objectives	✓			
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

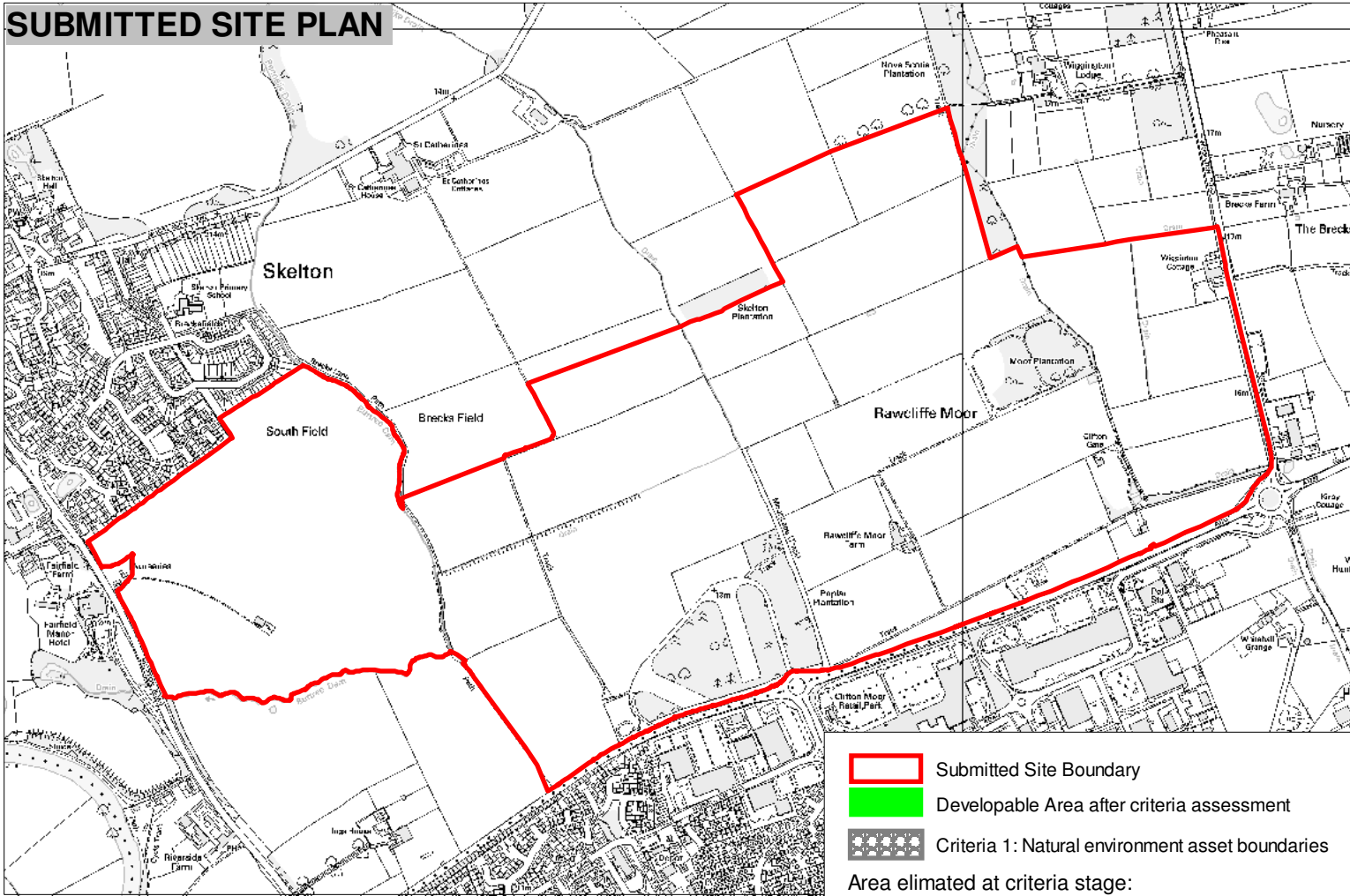
Key

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- 3 = Good
- 4 = Excellent

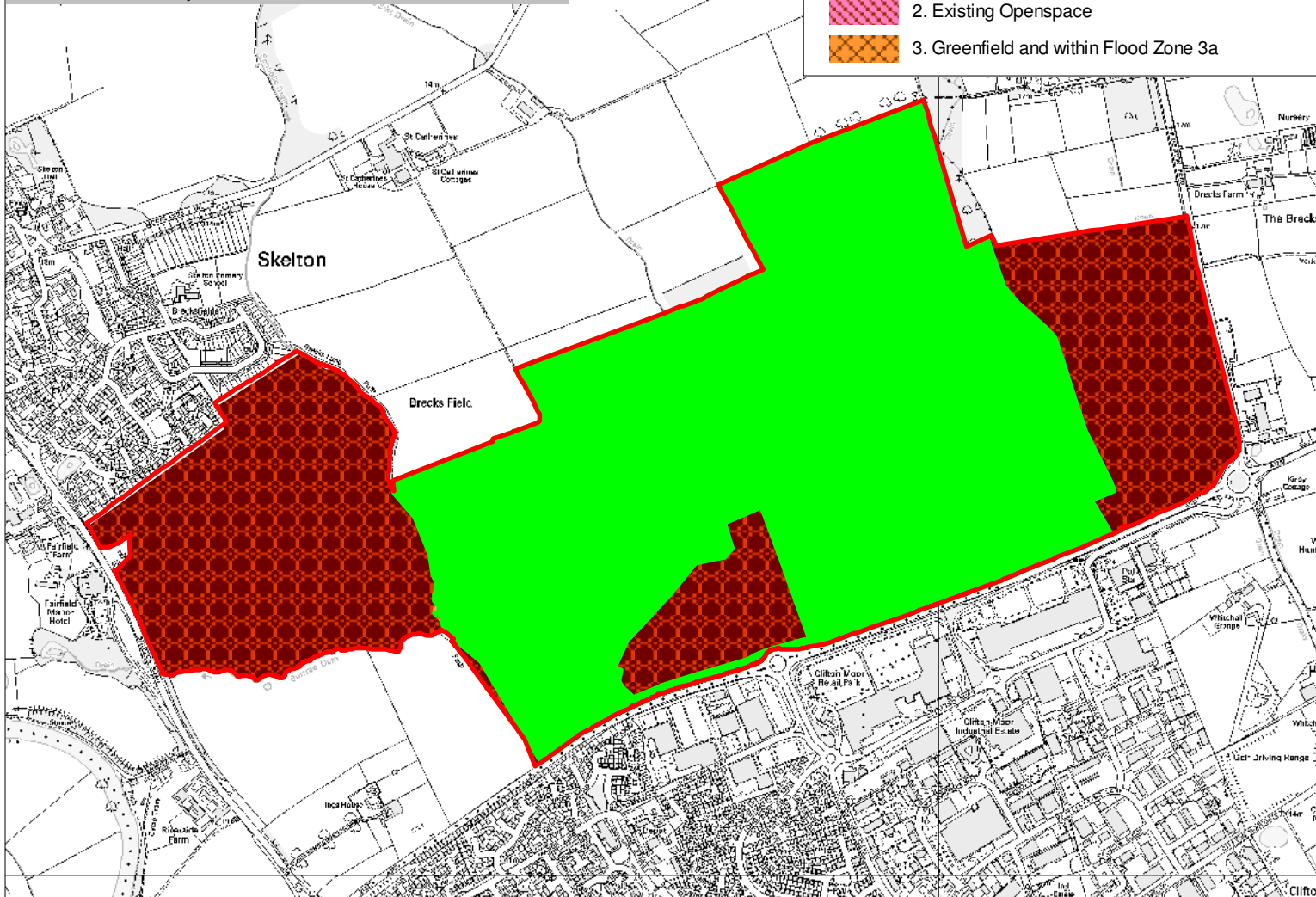
* Assessment criteria not applicable to greenfield site – Score = 0

** Unknown – Score = 0

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 699 –Amalgamated Sites to East of Metcalfe Lane

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	TBC ha
General Site Description	<p>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.</p> <p>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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment*				
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access		✓		
	Quality of site access		✓		
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding			✓	
Market Attractiveness Score		2			

Site Name: 699 –Amalgamated Sites to East of Metcalfe Lane

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Impact on visual amenity and natural environment		✓		
	Ability to deliver specific regeneration objectives	✓			
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

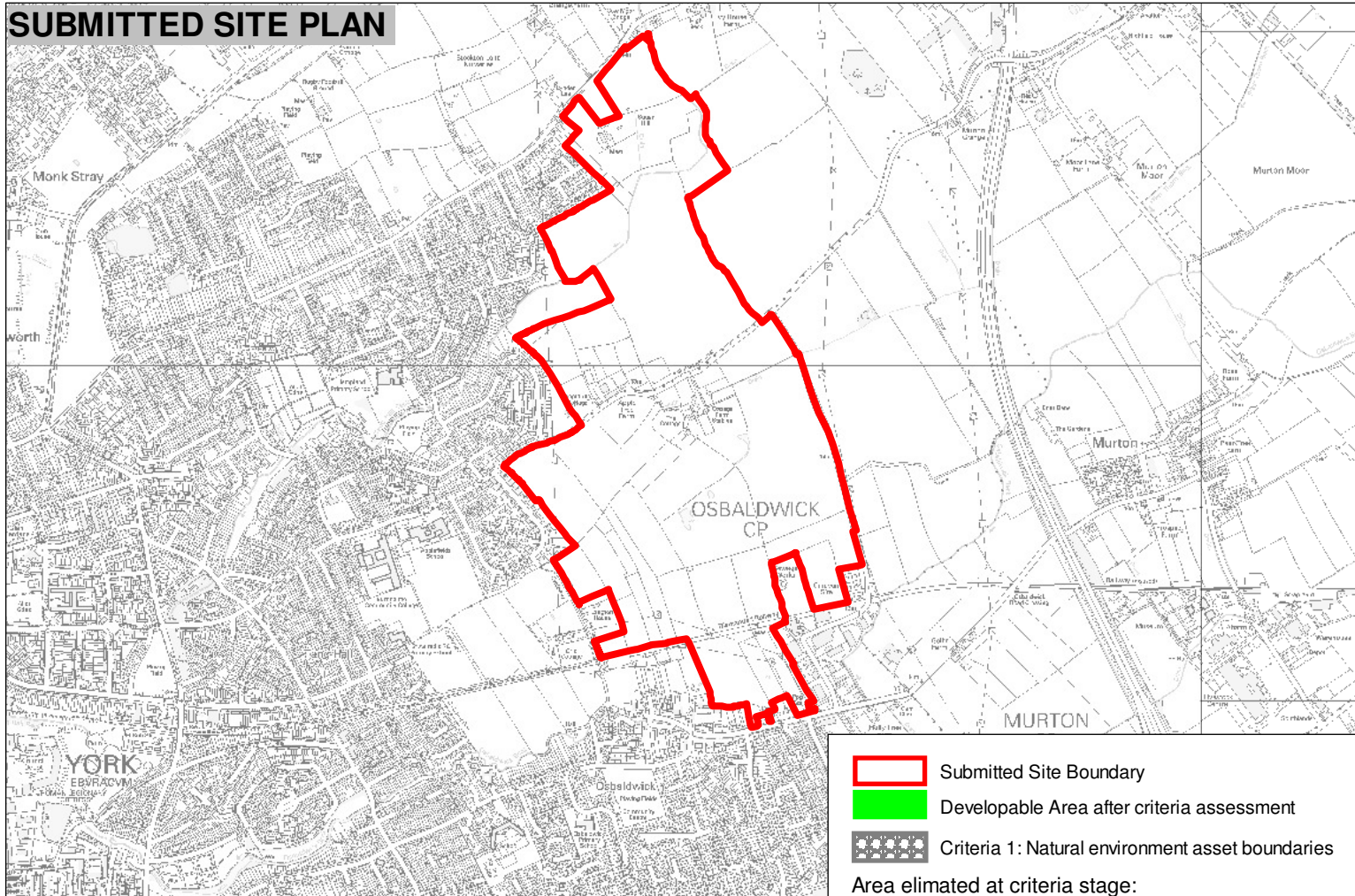
Key

- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

* Assessment criteria not applicable to greenfield site – Score = 0

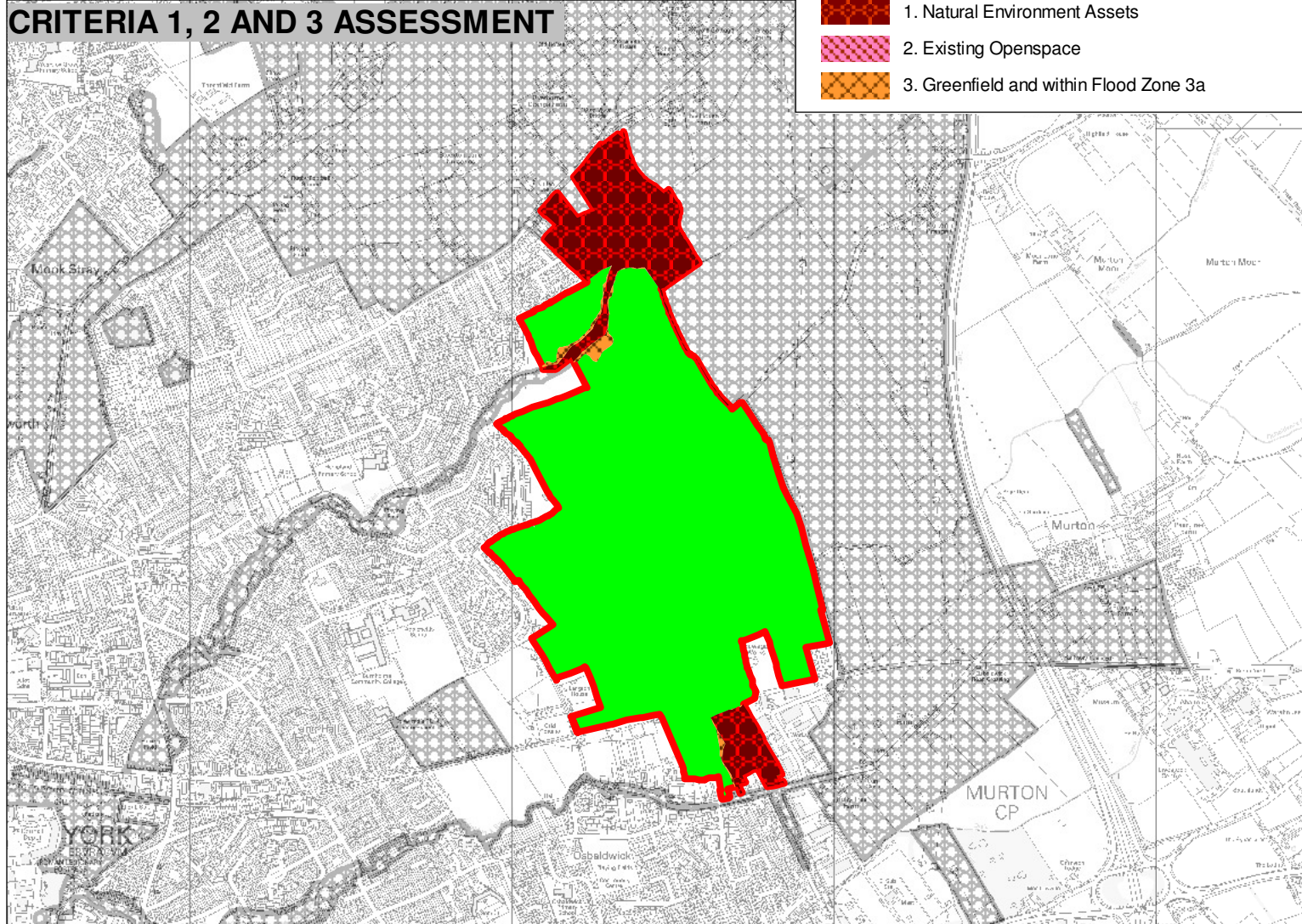
** Unknown – Score = 0

SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 706, Chessingham Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.24 ha
General Site Description	This is one of the remaining undeveloped plots within Chessingham Park. This should be treated as a long-term employment site for B1 (a) (c) and B2 uses.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding	✓			
Market Attractiveness Score		3			

Site Name: 706, Chessingham Business Park

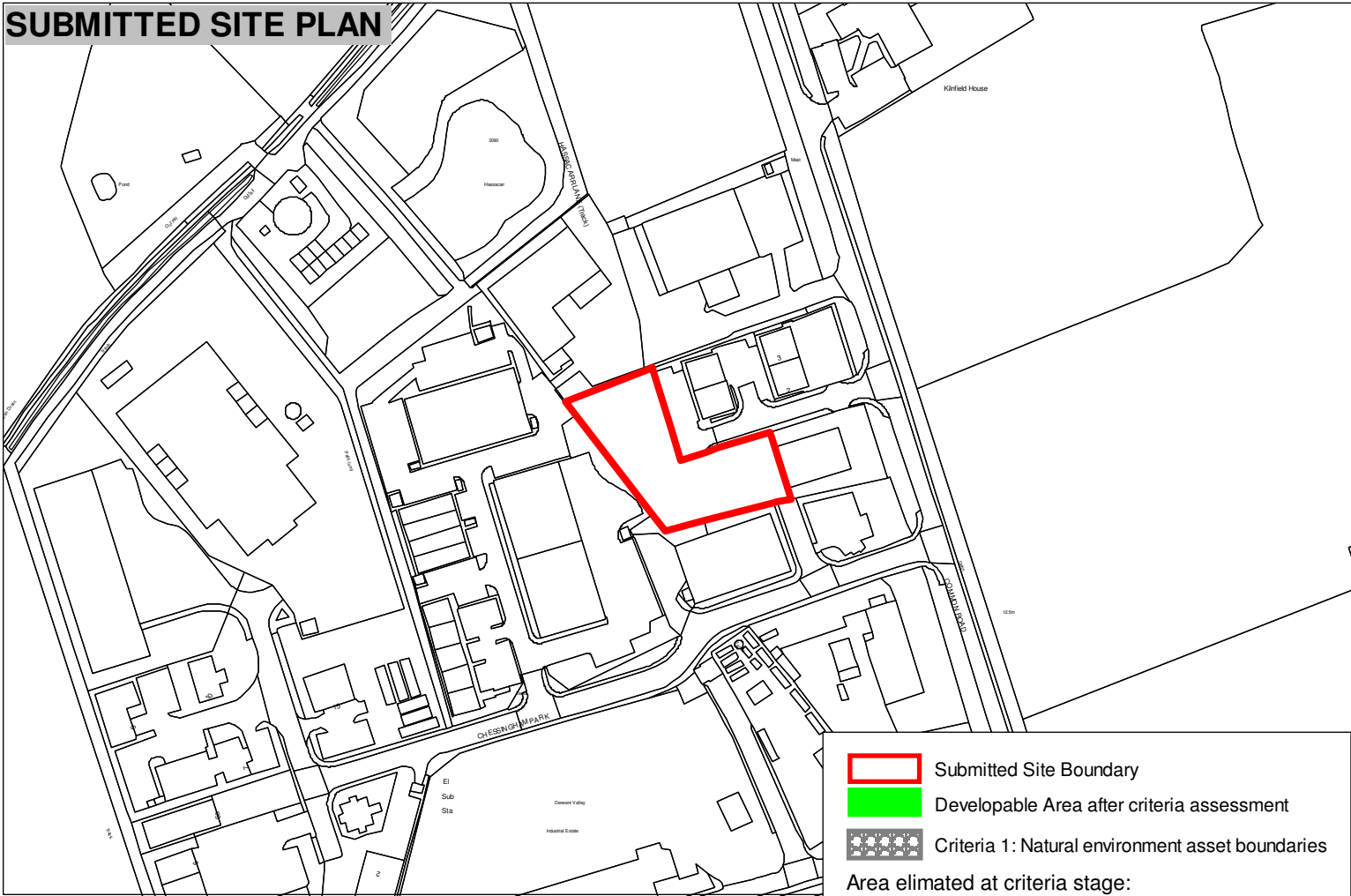
Environmental Sustainability and Strategic Planning







Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

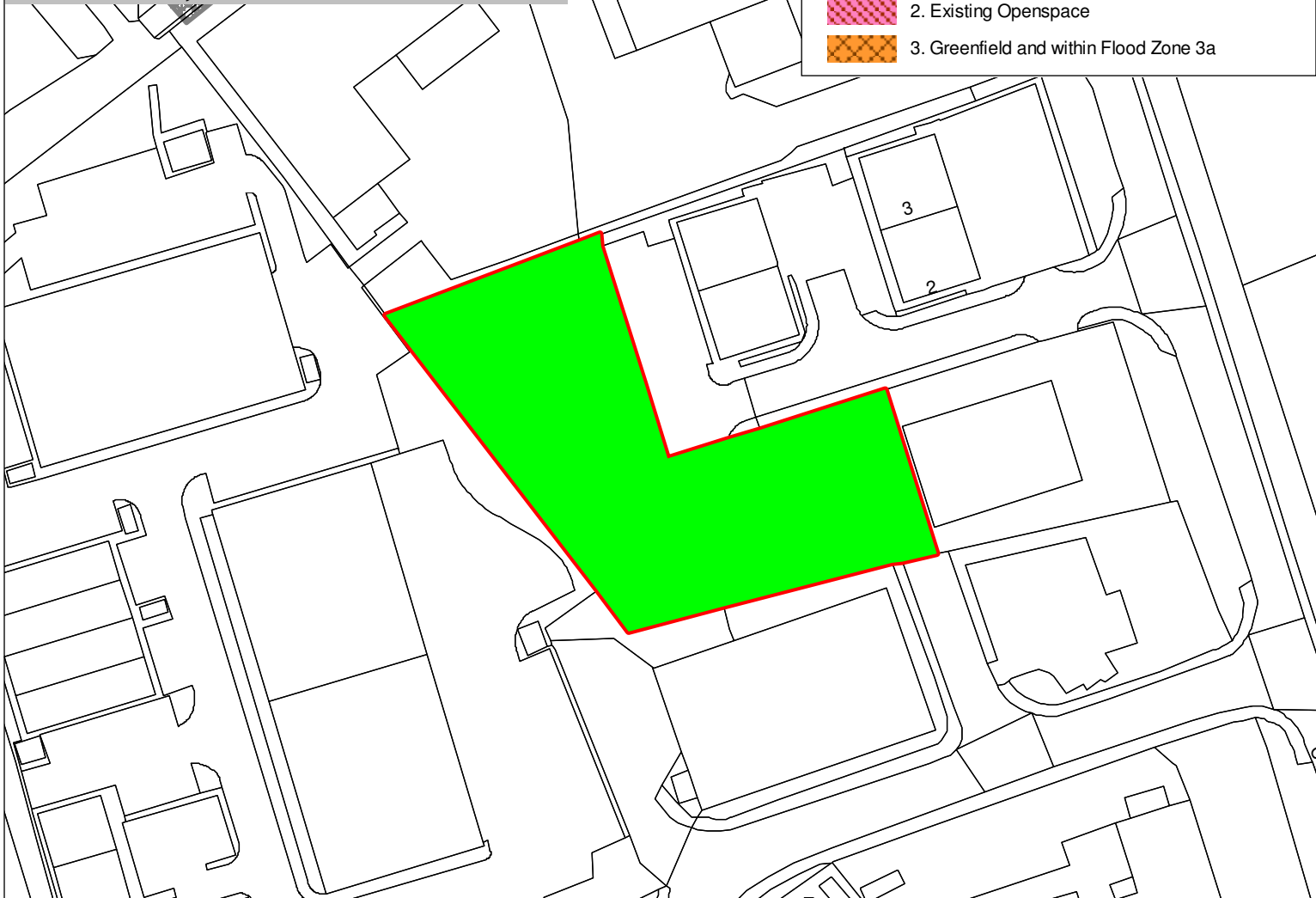
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 724, Amalgamated Sites North of Monks Cross inc Cement Works

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	12.74 ha
General Site Description	<p>724 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.</p> <p>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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination				✓
	Flooding				✓
Market Attractiveness Score		3			

Site Name: 724, Amalgamated Sites North of Monks Cross inc Cement Works

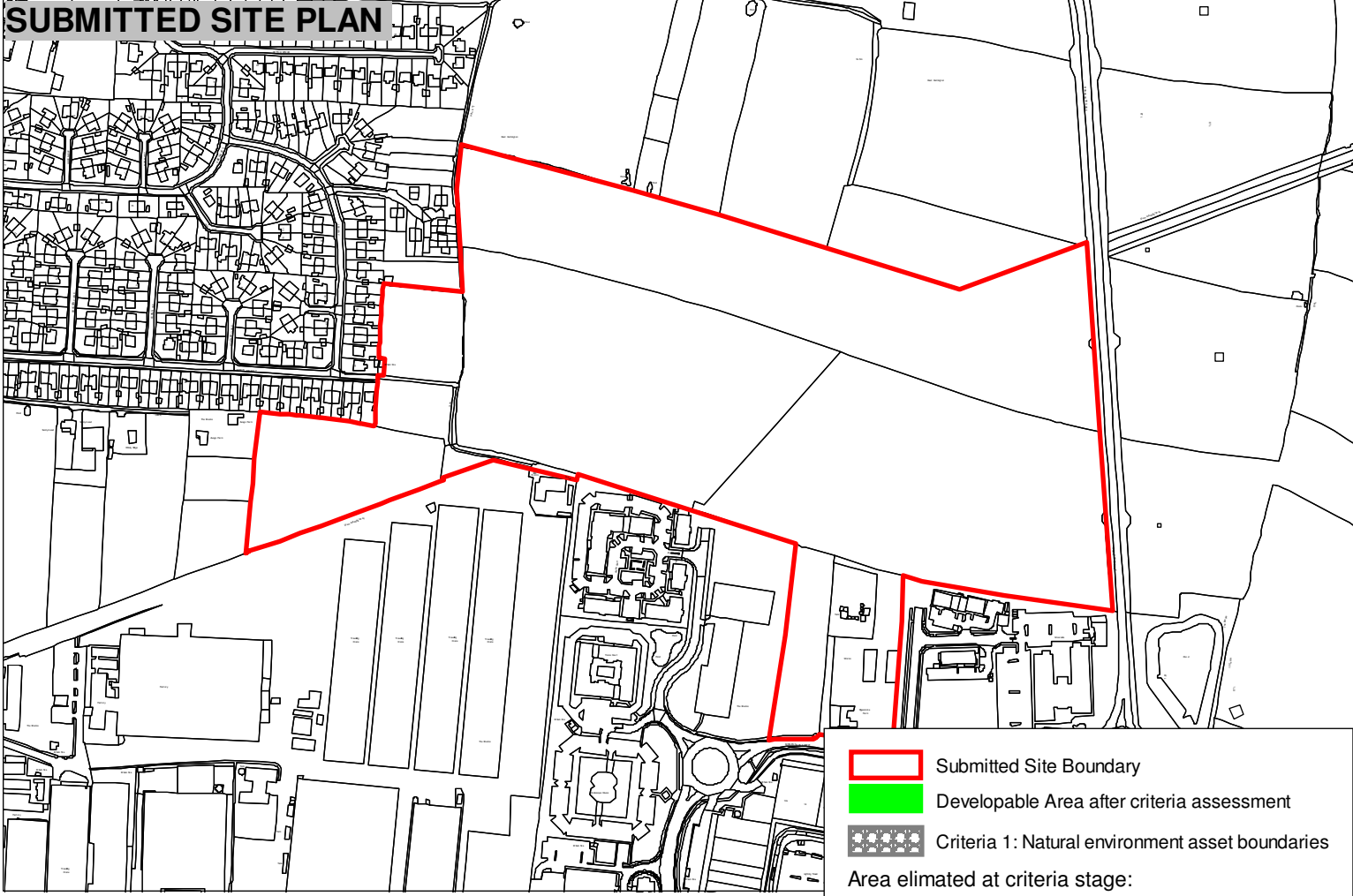
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification	✓			
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment		✓		
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

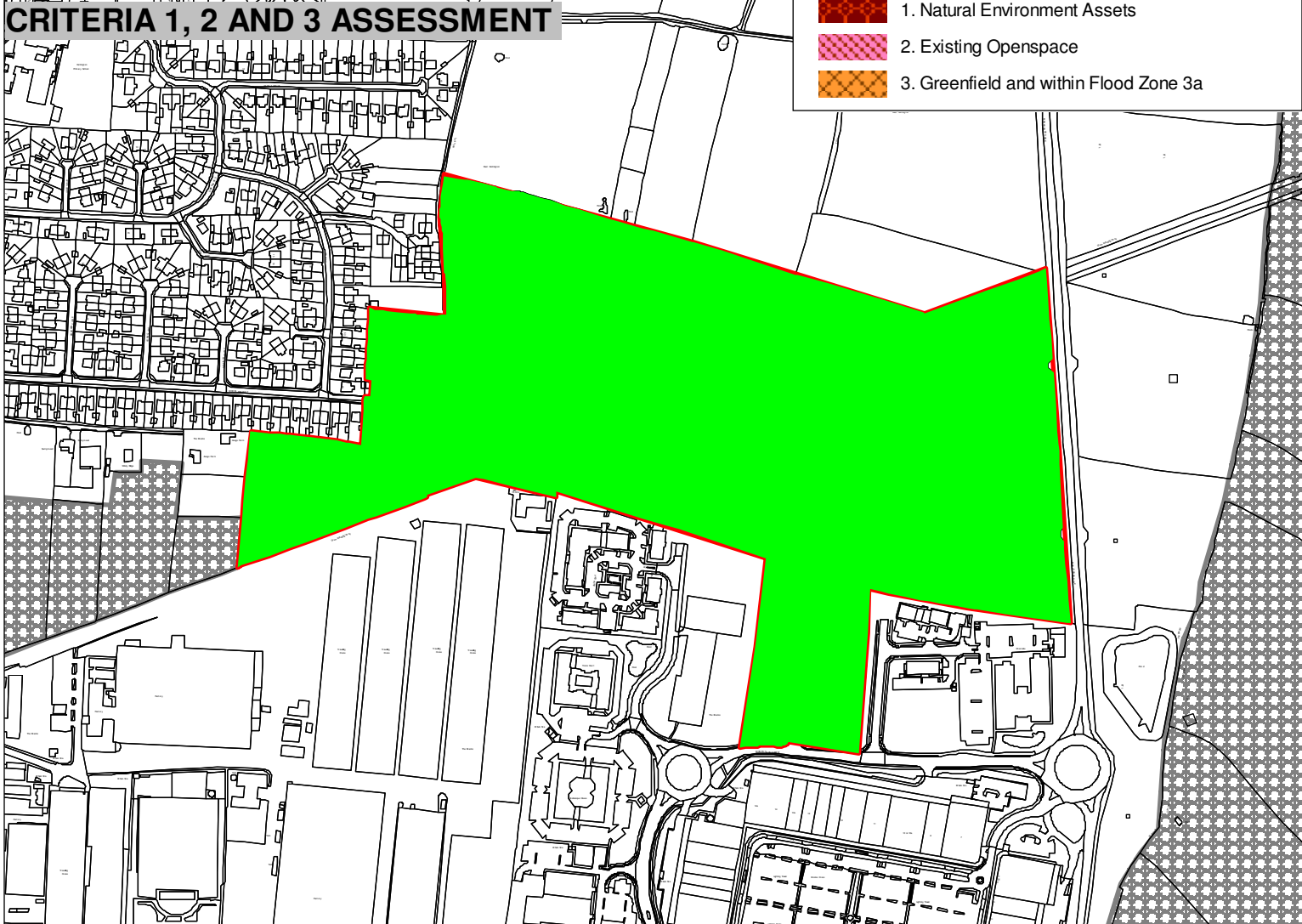
Key







- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
-  2. Existing Openspace
-  3. Greenfield and within Flood Zone 3a

Site Name: 725, Castle Piccadilly

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.5 ha
General Site Description	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.	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network			✓	
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability			✓	
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding	✓			
Market Attractiveness Score		4			

Site Name: 725, Castle Piccadilly

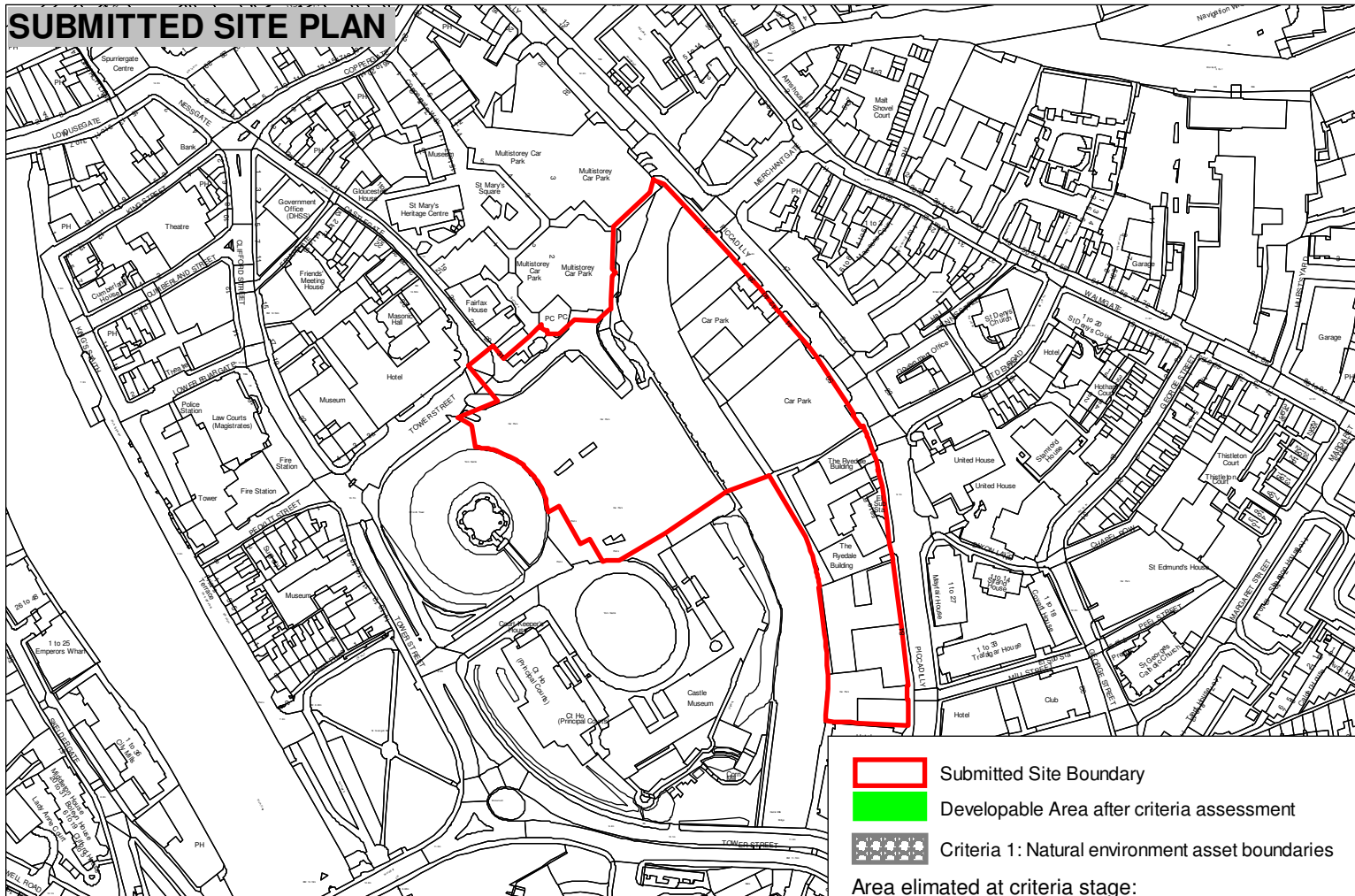
Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Impact on visual amenity and natural environment				✓
	Ability to deliver specific regeneration objectives				✓
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		4			
Classification		Excellent			

Key

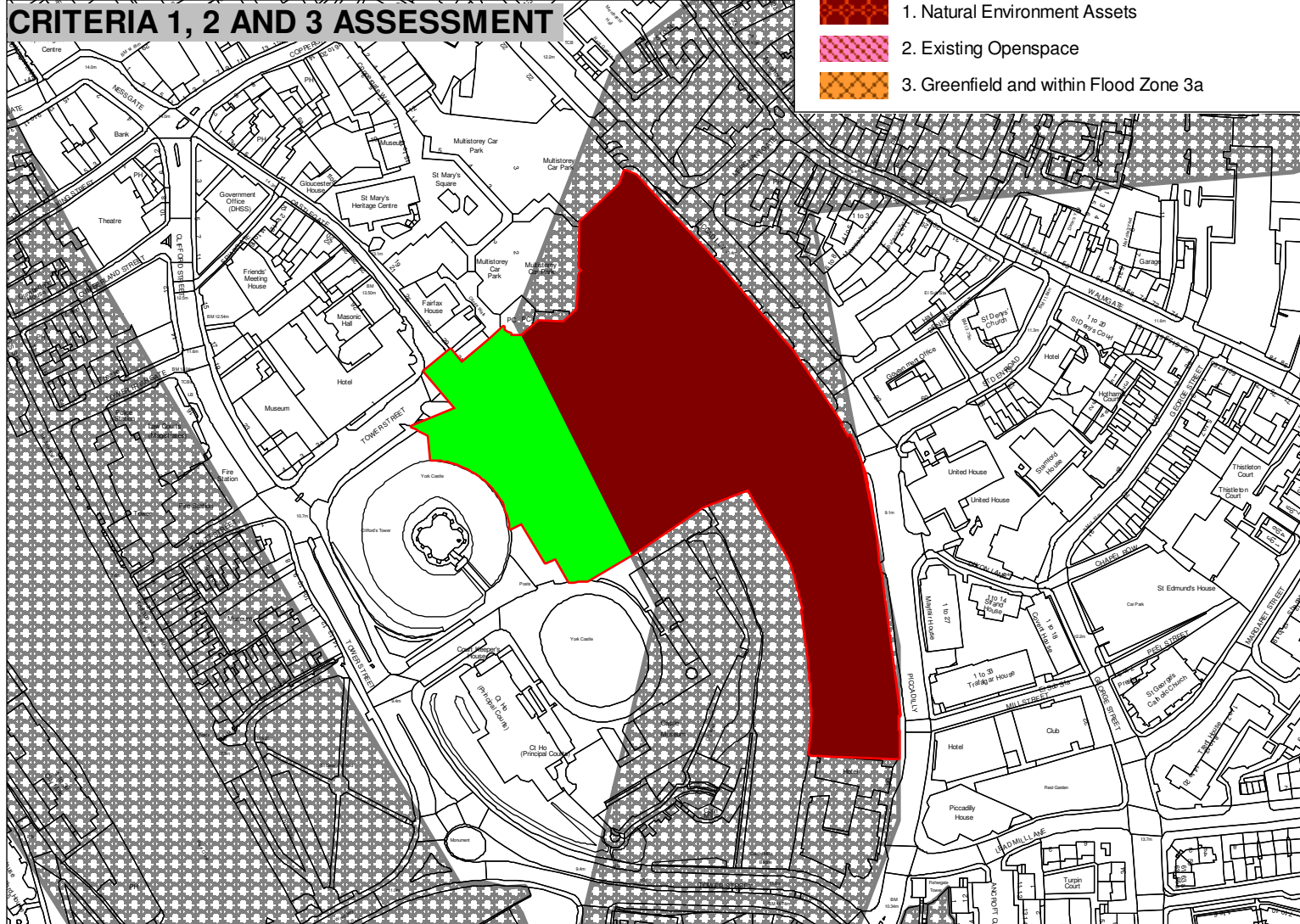
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SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT



Site Name: 727 – Urban Extension to south of A64

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	TBC ha
General Site Description	<p>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 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.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment*				
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability*				
	Marketing and enquiry interest*				
Ownership	Ownership / owner aspirations**				
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination			✓	
	Flooding			✓	
Market Attractiveness Score		3			

Site Name: 727 – Urban Extension to south of A64

Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Impact on visual amenity and natural environment		✓		
	Ability to deliver specific regeneration objectives	✓			
Economic Development	Ability to improve local economic activity rates				✓
	Economic Development				✓
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

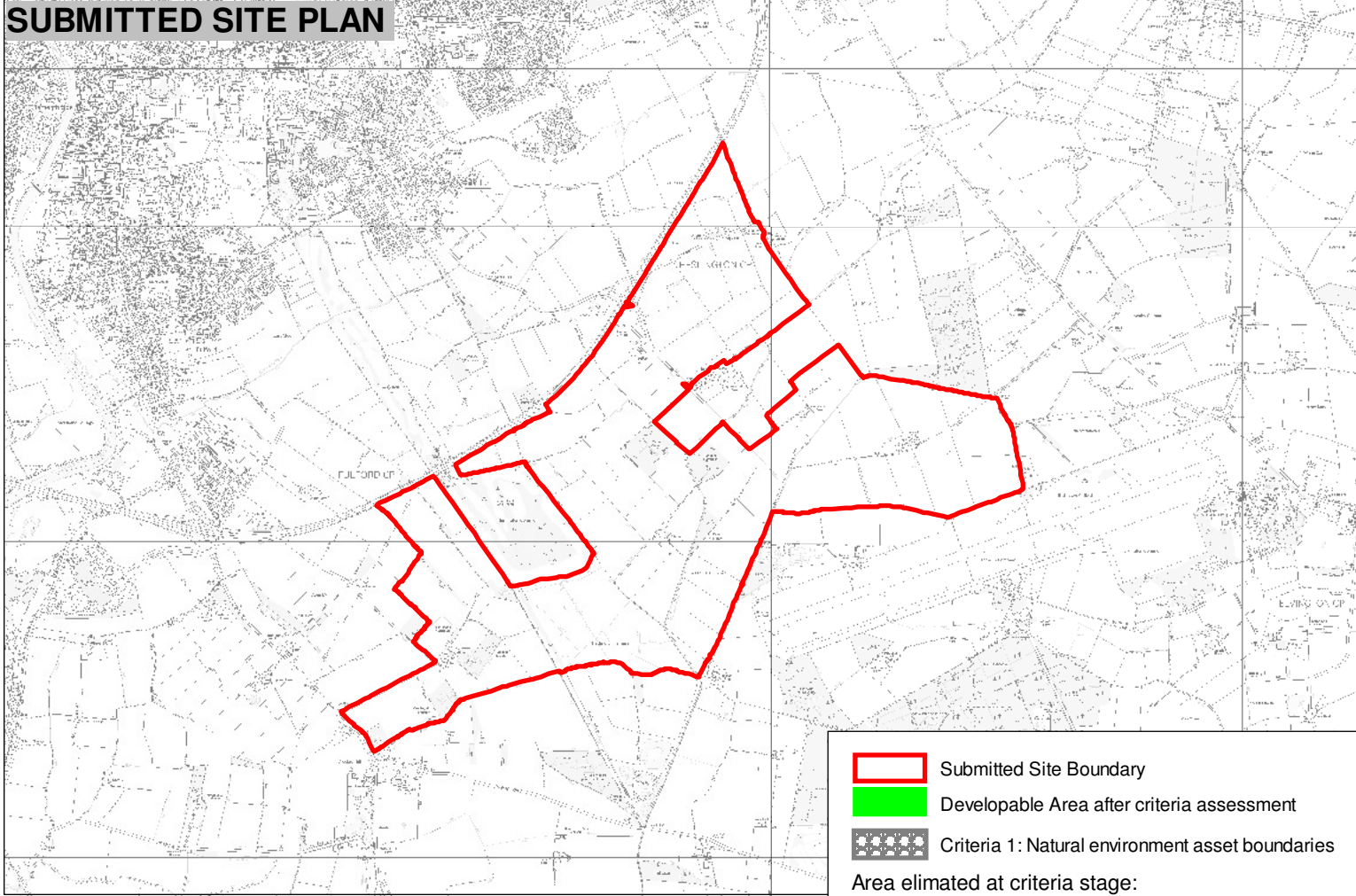
Key







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* Assessment criteria not applicable to greenfield site – Score = 0

** Unknown – Score = 0

SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT

