

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
77	Alt	920	Brownfield site of former married quarters. To meet the demands for affordable housing Strensall and Towthorpe Parish Council agree with representatives from the MoD that approximately 2 hectares of mainly brownfield land on MoD owned property at Strensall could be identified for the provision of affordable housing. The Parish Council would not support development of the site for market housing, but is happy to support its development for affordable housing to deliver local housing need that will arise in the Parish over the Plan period.	Strensall and Towthorpe Parish Council
77	Alt	921	Brownfield site of former married quarters plus unused garage block. To meet the demands for affordable housing Strensall and Towthorpe Parish Council agree with representatives from the MoD that approximately 2 hectares of mainly brownfield land on MoD owned property at Strensall could be identified for the provision of affordable housing. The Parish Council would not support development of the site for market housing, but is happy to support its development for affordable housing to deliver local housing need that will arise in the Parish over the Plan period.	Strensall and Towthorpe Parish Council
77	Alt	919	Open overgrown area probably brownfield. To meet the demands for affordable housing Strensall and Towthorpe Parish Council agree with representatives from the MoD that approximately 2 hectares of mainly brownfield land on MoD owned property at Strensall could be identified for the provision of affordable housing. The Parish Council would not support development of the site for market housing, but is happy to support its development for affordable housing to deliver local housing need that will arise in the Parish over the Plan period.	Strensall and Towthorpe Parish Council
77	Alt	918	Open area and site of former garage block. To meet the demands for affordable housing Strensall and Towthorpe Parish Council agree with representatives from the MoD that approximately 2 hectares of mainly brownfield land on MoD owned property at Strensall could be identified for the provision of affordable housing. The Parish Council would not support development of the site for market housing, but is happy to support its development for affordable housing to deliver local housing need that will arise in the Parish over the Plan period.	Strensall and Towthorpe Parish Council

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
77	Alt	917	Open area over grown grassland. To meet the demands for affordable housing Strensall and Towthorpe Parish Council agree with representatives from the MoD that approximately 2 hectares of mainly brownfield land on MoD owned property at Strensall could be identified for the provision of affordable housing. The Parish Council would not support development of the site for market housing, but is happy to support its development for affordable housing to deliver local housing need that will arise in the Parish over the Plan period.	Strensall and Towthorpe Parish Council

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
315	Alt	9	<p>Support for alternative site for Retirement Living (category II Sheltered) housing (use class C3) by specialist developer . West of Common Rod, Dunnington. Considered to be suitable, deliverable and viable. Site should be removed from the Green Belt to allow development. Would provide enhanced village sports facilities. Submitted evidence justifying elder persons accommodation needs in York. Objects to the inclusion of Land west of Common Road, Dunnington in the Green Belt. Developer McCarthy and Stone objects to the lack of a specific policy dealing with specialist older persons accommodation and the corresponding lack of site specific allocations and in particular the inclusion of the site to the west of Common Road Dunnington lying in the greenbelt. The need for elderly person’s accommodation is demonstrated in the SHMA. The site does not perform a greenbelt function and does not need to be kept permanently open. The site would provide much needed accommodation for the elderly and provide a significant area of open space. Development only proposed on the area of land that lies within flood zone 1. Large part of site is within flood zone 3 so previously discounted. Part of the site previously included as an area of search for gypsy and travellers in the Preferred options Local Plan. The proposed scheme for the site has been discussed at a meeting of Dunnington Parish Council and initial discussions with Dunnington and Grimston Sports and Leisure Centre. The proposals include the erection of a 2 storey retirement living apartment block of 35 units with associated parking (use class C3). This element of development would take up only a small proportion of the site area all within flood zone 1. It is envisaged that the bulk of the site would be given over for the provision of additional sports facilities and the creation of areas of ecological enhancement. The second element of the development is a proposed new cricket pitch which will replace the existing cricket pitch on the opposite side of Common Road allowing the existing pitch to be converted into additional sports facilities. It is proposed that a new car park and pavilion is provided for the cricket facility within the site. The proposed development is to be accessed via a single priority junction onto Common Road to serve the retirement scheme and the sports facilities and car park.</p>	McCarthy & Stone Retirement Lifestyles Ltd

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
374	Alt	861/862	<p>The Retreat is an important and well used hospital and needs to relocate into a modern fit for purpose hospital facility as it is struggling to meet current demands and regulatory standards. It is therefore necessary to generate sufficient funds from the existing facility which has significant limitations on site operations. The site would provide health facilities, sport facilities and agricultural grazing land, promoting the site for a mixed use allocation. This will allow the site to contribute to the economy, sustainability, the environment and create an inclusive place to live. The site is currently proposed as green belt, it is therefore important that it is acknowledged as an operational development site. This site would help to boost the housing supply. The site has the potential to provide a mix of houses. This site does not contribute to urban sprawl. The site exhibits attributes which do not fit with the primary purpose of the green belt. The proposal would also deliver sustainable development. Development would have little effect on the setting and special character of historic towns. Development would contribute to the urban regeneration of the site and surrounding areas. The site is at risk of becoming vacant if development does not take place. There are no known nature conservation designations on or near to the site. the site sites within flood zone 1 therefore is suitable for housing development. the site provides good access on foot, cycle, car or bus. The proposed allocation will protect 400 jobs and deliver 250 new homes while not spilling into the open countryside.</p>	The Retreat Ltd
386	Alt	253	<p>Would support the reinstatement of the transshipment depot site (Askham Bar?) , to encourage transfer of goods via smaller vehicles to the city centre.</p>	York Green Party
432	Alt	291	<p>Alternative site. Land to the West of Bishopthorpe Road, Bishopthorpe. Considered at previous stages of the plan process. Site is only land in Bishopthorpe not wholly constrained by flood zones 2 or 3.</p>	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
528	Alt	174/792/H9	<p>Land South of Fox Lane, Acomb. The site is located directly south of existing residential development and represents a logical extension to the south of the settlement. We request that this site along site H9 be allocated for residential development. Technical work had been undertaken for drainage and flood risk, access and landscape impact. The site is located with in Flood Zone 1 which is considered to have a local probability of flooding, we would therefore contend that flood risk is not a constraint. Access to the site could be achievable from Foxwood Lane. Local transport networks can be seen to offer excellent connectivity to the local transportation networks. The report concluded that the site is within a reasonable walking distance of the site. There are two bus stops located to the West of the proposed access that can be reached within a 2- 3 minute walk. The site is not expected to result in any traffic capacity problems. Should any capacity problems arise, the report identifies that mitigation measures can be delivered as appropriate in order to address these issues. The report considered the site to be relatively well screened by local undulating topography, particularly long distance views from the West and the South, including the Outer Ring Road A1237 and Askham Lane. It should also be noted that the York Minster does not form a significant part of views to the site. The site has been developed in the past. There are no listed buildings, tree preservation orders, public rights of way, public open space or other planning designations directly affecting the site. The proposed merging of both sites would result in defensible boundaries. It is considered that the site identified does not add to the green belt. The future development would create a vibrant, attractive and successful place, promoting long term sustainable communities and delivering quality housing in an area of high market demand. The site will help to meet local housing needs.</p>	York Diocesan Board of Finance

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
659	Alt	170	Persimmon objects to Pond Field housing site not being allocated in the publication draft. The site is not in Green Belt. The new master plan relocates the proposed site highway access from Field Land to Windmill Lane. There is no foundation in the suggestion that development of Pond Field would result in coalescence with Heslington. The site maintains corridors of flora and fauna as well as creating a green setting for the development.	Persimmon Homes
659	Alt	171	Persimmon objects to Lime Tree Farm, Common Lane housing site not being allocated in the publication draft. The site should be allocated for residential development to contribute to meeting the City's widespread housing needs. The development would have little impact on the character of Heslington and would result in the removal of the present unattractive agricultural buildings and their replacement with low key, more sympathetic buildings, The proposed site is not in a prominent location.	Persimmon Homes
659	Alt	165	Persimmon objects to West Field, Wigginton housing site not being allocated in the publication draft. The site should be allocated for residential development to contribute to meeting the City's widespread housing needs. The impact of vehicular access to the site would be limited as it is so close to Wigginton Road. There are a good range of local facilities. The site does not score highly against the five Green Belt purposes.	Persimmon Homes
659	Alt	167	Persimmon objects to Clifton Park Avenue housing site not being allocated in the publication draft. Seeking modest area of development (3.3ha) and open space to create new parkland. 9.6ha of open space for new City Park.	Persimmon Homes
866	Alt	820	Land at Poppleton - wider site of 39.3 ha to be safeguarded. Refers to masterplan and evidence from FSC submission.	
866	Alt	923	Phase 1, Land east of Station Road, south of railway, Poppleton (Phase one of site 820)	
866	Alt	935	Land west of Millfield Lane/south of Long Ridge Lane, Poppleton (Phase two of site 820)	
866	Alt	936	Central land south of Long Ridge Lane, Poppleton (Phase three of site 820)	
866	Alt	937	Proposed safeguarded east of Station Road, north of railway, Poppleton (Safeguarded phase of site 820)	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
1289	Alt	191	Site 191 - Avon Drive, Huntington. Queries content of Further sites consultation (2014) /Site Selection Paper Addendum, notably the change in categorising Landscape comments (amber to red). Contends that the site <u>is</u> suitable as a site allocation subject to appropriate achievable mitigation measures. Site should be allocated.	Pilcher Homes Ltd
1294	Alt	82	Land at Ten Thorn Lane Knapton (site 82). 0.7ha site submitted for re-consideration for residential development of 14 dwellings. The site is immediately available for residential development and is under the sole ownership of the developer Novus Investments. The site comprises vacant vegetated land located to north of Knapton Lane and is bounded by residential development to the north, east and south across Knapton Lane. The site would provide logical infill and settlement rounding off and a more rational and defensible boundary line to existing development. The site was subject to a planning application for residential development in 2015 (15/01711/OUTM) which was refused on 16/12/15 on the basis that the Council concluded that the site did not represent appropriate development in the greenbelt and no special circumstances were demonstrated, harm to the character and appearance of the area through estate development rather than frontage development, loss of habitats and biodiversity and loss of TPO trees. Novus considers the site is suitable for housing and that the site performs little greenbelt function having development on three sides and its development would not result in the merging of settlements or encroachment into open countryside. The loss of habitats and TPO reasons for refusal can be addressed by replacement planting. The applicant owns the field to the west (Ten Thorne Lane) which is not proposed for development but can provide a tree buffer or small woodland which would provide habitat and replacement trees of better quality than the trees subject to TPO (CYC341). An ecological appraisal was submitted with the application which concluded no conclusive evidence of any specifically protected species. The other reasons for refusal can be addressed through site layout.	Novus investments Ltd

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
1303	Alt	112	Brook Nook, Murton Way, Osbaldwick, York YO19 5UN. Site submitted for housing or commercial use (currently has consent for touring caravans and amenity block). Additional evidence submitted with indicative with indicative layout and flood risk report.	
1358	Alt	137	The Heworth Croft site was included as student housing allocation site ref. SH1 in the 2014 Publication Draft local Plan. There is no reference to the site, either as a retained or deleted site in the PSC. It is understood that this is because the site is proposed specifically for student rather than standard housing, and it must be assumed the Council is minded to retain the allocation in the current emerging Local Plan. York St John University maintains its support for the allocation of the site for student housing. Evidence has been submitted demonstrating the site is redundant for both University and community use as the major new Sport Park at Haxby Road is established, and Sport England and the Council have confirmed they would have no objection to the site being brought forward for development through the Local Plan process. The University's position that the former Biorad factory site at Haxby Road remains unsuitable for residential allocation is reiterated. York St John university also maintains support for the site's allocation for sports use in association with the York St John Sports Park. It is understood that the site is not being actively promoted for housing by the owners and as such should not be considered available for housing	York St John
1674	Alt		Land at Elvington Airfield - supporting allocation (ST26) but additional land requested to west of allocation. Demand evidence submitted from Briggs Burley showing demand for new space over plan period and shortage of B2/B8 in south and east of city. Lower density assumptions than ELR mean need site plus previously allocated for phased development over plan period.	
1718	Alt	738	Land south side of Intake Lane, Dunnington. Site resubmitted for housing development.	Daniel Gath Homes Ltd

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
1718	Alt	215	Land south of Black Dyke Lane/West of Manor Close - Object to rejection of site. Better sustainable site to H57 (Wyevale Garden Centre) as better connected to the village. Site is in single ownership and adjacent to village core. Modest extension to village and sustainable location.	Daniel Gath Homes Ltd
1769	Alt	940	The Bull Commercial Centre Stockton on the Forest - request reconsideration of an extension to the existing site to allow for indigenous companies to expand. Previously considered as site 81	Module Partitions
3235	Alt	220	Land at Lowfield Lane, Knapton. 9.51ha, grade 2/3 agricultural land. Consider for residential use. Although currently draft GB, boundary is being drawn for first time and this site would assimilate well into the urban area of York. Site in flood zone 1 so very low risk of flooding. Good access to Wetherby Road and Lowfield Lane and site should not have detrimental impact on local highway network. Site isn't of environmental quality or protected for nature conservation. Site is immediately available.	Yew Tree Associates
5160	Alt	3	Chowdene, Malton Road YO32 9TD.	
6040	Alt	767	Land East of A19 (Selby Road) Fulford (site 767) previously rejected site due to historic character and setting - should be removed from green belt and identified as suitable for housing based on same reasons for including ST14 and St15. It is also noted that CYC suggests that the general area on both sides of Selby Road should be 'green wedge' - a note suggests that the evidence has not yet been prepared but will be carried out alongside other work towards a new publication draft plan. This suggests that the current Local Plan consultation and policies and proposals are flawed and is unsupported and not sustained by available evidence.	
6046	Alt	789	Support site 789 for development and objects to rejection of the site for residential allocation or safeguarded land. No additional evidence submitted through PSC, reference to previous FSC submission.	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
6326	Alt	246	Whitehall Grange, Wigginton Road. Planning Application submitted June 2016. Suite of technical documents submitted with application. Conclude that site does not fulfil greenbelt purposes, does not fulfil the purposes of historic character and setting (green wedge) criteria, needed for growth of business and protect up to 100 jobs, extensive search of alternative sites. Site can be readily accessed from Wigginton Road and has limited constraints.	York Autohorn Ltd
6333	Alt	165	The Local Plan allocates this site even though it is a major incursion into the Green Belt. It is appropriate for the Council to revisit the proposed allocations and seek to remove the Land at Westfield Lane, Wigginton from the Green Belt and identify it as suitable for housing. Land at westfield Lane was submitted as a suitable, available and deliverable site for housing development being surrounded on several sides by existing built development.	
6347	Alt	768	Land West of Moor Lane, Copmanthorpe. Re-consider site for residential allocation. Was previously allocated as part of safeguarded land (SF5) at LPPD. Access via Moor Lane in conjunction with ST13 allocation.	
6362	Alt	160	Site at The Poplars Driffield Road, Murton and West of Bore Tree Baulk Murton (site ref 161 in previous LP Documents) remain in green belt. It would be appropriate if land were put forward as an opportunity to expand the Murton Lane area as an employment cluster benefitting from good access to highways and performing a similar function on east of York to that provided by ST19 at Knapton Moor.	
6362	Alt	161	Sites West of Bore Tree Baulk Murton (site refs: 160 in previous LP Documents) remain in green belt. It would be appropriate if land were put forward as an opportunity to expand the Murton Lane area as an employment cluster benefitting from good access to highways and performing a similar function on east of York to that provided by ST19 at Knapton Moor.	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
7992	Alt	879	New site submission (residential). Maythorpe, Rufforth.	NIDD Design
7992	Alt	878	New site submission (residential). Land adjacent Victoria Farm Close. 0.95 ha site submitted for residential development. Currently used for grazing. Contains TPO 1/1982.	NIDD Design
9381	Alt	882	Land at east and west of Askham Lane. Objects to lack of housing or safeguarded land allocation. Site can deliver 500+ houses. Site split by Askham Lane currently agricultural land. Eastern section is smaller and comprises an agricultural field bound to west by Askham Lane and to east by field boundary and beyond The Gallops and Osprey Close. The northern and southern boundaries of eastern section is bounded by existing hedgerow boundaries. Larger western section consist of two fields with western boundary to A1237 and to east by Askham Lane. Links to Site 782 and H9 parcels to north of eastern section.	
9883	Alt	884	Alternative site submission. Land southwest of the A1237 and A59 Junction, Upper Poppleton. Site within part of Wheatlands Woodland. Site is 0.43 ha for residential development. Submitted location plan, OAHN evidence and ecology evidence and is considered suitable, deliverable and viable. Ecology conclusions state current proposals are of low ecological value and loss will have negligible impact; enhancement measures suggested. Site is considered not to support Greenbelt purposes. OAHN evidence supports higher housing requirements and the supply of alternative sites for development.	
9883	Alt	883	Wheatlands Woodland. Request for removal as designation of Site of Local Interest for Nature Conservation. Submitted with ecology evidence. Consider that the site does not perform functions of an SLI as outlined in CYC Biodiversity Action Plan as woodland is of limited nature conservation value and there is o evidence of protected or notable species.	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
9883	Alt	887	Alternative site submission. Land lying between Northfield Lane, A59 and A1237. 14.5 ha submitted for development and exclusion from the Green Belt. Submitted location plan and ecology evidence. Consider that the site is sustainable, does not perform Green Belt function and is not identified in the historic character and setting evidence base. Adjacent sites formerly considered suitable for development. Preferred allocations would leave small area undeveloped.	SBO Lands LTD
9883	Alt	885	Alternative site submission. Land East of Northfield Lane Minster Equine Veterinary Clinic, Poppleton. 0.35 ha brownfield site submitted for residential development (approx. 10 dwellings) to adjoin with H57. Considered to be suitable, viable and deliverable with no technical issues precluding development. Submitted within OAHN evidence which supports a higher housing requirement figure and allocation of smaller alternative sites. Alternative site required for veterinary practice to be provided.	SBO Lands LTD
9883	Alt	886	Alternative site submission. Land east of Northfield Lane and South of Wyevale Garden centre, Upper Poppleton. 4ha site proposed for employment or residential use. Considered to be suitable, viable and deliverable with no technical issues precluding development. Submitted location plan and ecology evidence stating low ecological impact of development. Consider that the site does not perform Green Belt function. Submitted with OAHN evidence which supports a higher housing requirement figure and allocation of smaller alternative sites. Adjacent to proposed housing allocation H57 and existing/proposed employment at Northminster Business Park.	SBO Lands LTD
11420	Alt	898	New Site submission - Land at former Old Slip Inn, Malton Road	
11420	Alt	899	New site submission - Land at York Road, Dunnington (field no 2326)	
12116	Alt	23	New site submission - Land at Acomb Grange/Chapelfields. Refers to previous call for sites submission although no map attached.	Peter Brown and Co.
12290	Alt	897	New site: Land Adjacent to Landing Lane, Haxby, York, YO32 2NB	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
12413	Alt	737	Land at Church Balk, Dunnington. Site lies to west of Church Balk to the north of Dunnington Village. Land comprises an agricultural field in arable use and bounded by mature hedgerows. Site previously rejected at FSC, passes criteria 1-4 but fails TOC on landscape setting grounds – site would compromise setting of Dunnington Village as it need to retain the distance from the main arterial road.	Yew Tree Associates
12434	Alt	941	New site submission (residential). Land West of Elm Tree Farm, South of Elvington Lane. Note that applicant refers to CYC previously consulting on site for G+Ts which was a slightly larger boundary of site 747.	
12581	Alt	864	Submission of land north of existing Elvington Industrial Estate for consideration for employment use. Site is 5.4ha and is currently in agricultural use (Grade 3). The site can be accessed from the north of the existing industrial estate. The existing industrial estate benefits from a very high level of occupancy which demonstrates that this location is sound commercially and evidence from local estate agents suggests there is an unmet demand for additional employment floorspace in this area. The site boundaries are clearly defined by mature hedgerows and is well screened.	LHL Group
12582	Alt	907	Site submitted as additional employment site. Site is well contained on three sides by Park and Ride, Northfield Lane and existing business park. Alternative location to ST19 allocation or additional land.	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
12638	Alt	795	Site submitted for employment use - site is a logical extension to the existing adjacent industrial/ commercial land uses. according to the transport assessment the site is a sustainable location for employment development. Site passes criteria 1 to 4 of SSP but failed technical officers assessment on landscape grounds. Landscape comments suggest a landscape and visual assessment should be undertaken. Also transport comments are amber so Transport Assessment submitted. Site is a logical extension to the adjacent commercial land uses and would not compromise the landscape setting or openness of countryside	
12655	Alt	917/918/919 /920/921	MOD identified small parcels of surplus land in Strensall that have potential for low cost affordable housing. Considered as previously developed land. No timescale for development as sites need to be formally released. It is hoped that sites could be brought forward by 2018-19.	Defence Infrastructure Organisation
12655	Alt	624/939/943	Imphal Barracks, Fulford. 29.86ha. Assumed that in event of disposal, buildings in conservation area would be retained and converted, potentially yielding up to 136 units and the rest of the site would be cleared for up to 700 housing units, totalling circa 830 housing units.	Defence Infrastructure Organisation
12655	Alt	917/918/919 /920/921	Queen Elizabeth Barracks, Strensall. 31ha. Initial assessment, should it be declared surplus, is up to 785 housing units at an assumed density of 35 dph.	Defence Infrastructure Organisation
12655	Alt	925	Towthorpe Lines, Towthorpe. 4.6ha. Initial assessment, if declared surplus, would be for circa 80 dwellings.	Defence Infrastructure Organisation
12655	Alt	934/935/936	MOD sites at Strensall	Defence Infrastructure

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
12658	Alt	865	<p>Land to the rear of the Nags Head, Main Street, Askham Bryan proposed for residential development. There are a number of facilities and services within Askham Bryan including, a Church, Village Hall, Cricket Club, shops, schools and a bus service. Existing access runs along from Main Street. The site should be removed from the Green Belt. The site is suitable for residential development, this would contribute to the required supply of housing. The site occupies a sustainable location and is convenient to reach. The occupiers of the site will use local services, contributing to the viability of these facilities. Socially the development will contribute to the five year housing supply. The development will be compatible with the residential character of Askham Bryan and will respect the conservation area through consideration for density, materials, layout, design and appearance. There are no existing features within the site which are known to be of ecological significance and features of the natural and landscape value will be retained and used to enhance the setting of the locality. The development will provide satisfactory living conditions and will be easily accessible. Sufficient curtilage, including car parking and beer garden provision, will be retained for the PH. The site will not impact the historical setting of York.</p>	Punch Taverns PLC
12658	Alt	866	<p>The Land at the Rear of the Marcia PH, Main Street, Bishopthorpe proposed for residential development. Bishopthorpe supports a broad range of amenities including shops, infant and primary schools, pharmacy, post office, library, public houses, takeaways, public open space and sports facilities and a bus service. The site lies within the settlement boundary of Bishopthorpe. The site is considered suitable for residential development and will contribute to the required supply of housing. Small scale housing infill at the site will comprise windfall development which is a component of the required housing supply. The site offers a sustainable location within the village of Bishopthorpe and within convenient reach of York. The site will provide employment during construction of the dwellings, occupiers of the development will use local services, contributing to the continued viability of these facilities. Sufficient curtilage, including car parking and beer garden provision, will be retained for the PH.</p>	Punch Taverns PLC

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
12658	Alt	868	Land to the rear of the Half Moon PH, The Village, Strensall for residential development. Strensall supports amenities including shops, a primary school, health care centre, post office, library, public houses, takeaways, public open space and sports facilities and a bus service. The site benefits from to access points onto the Village. The site is considered suitable for residential development and will contribute to the required supply of housing. The site offers a sustainable location. The site will provide employment during construction of the dwellings, occupiers of the development will use local services, contributing to the continued viability of these facilities. Socially the development will contribute to the five year housing supply. The development will provide satisfactory living conditions and will be easily accessible. Sufficient curtilage, including car parking and beer garden provision, will be retained for the PH.	Punch Taverns PLC
12658	Alt	867	Land adjacent to the Derwent Arms, Osbaldwick. Site submitted for residential or Elderly Persons Home (EPH). 1.4ha site including Derwent Arms and adjacent field.	Punch Taverns PLC
12658	Alt	869	Fox Public House, Holgate Road for residential development and/or provision of student accommodation. The site is considered suitable for residential development and will contribute to the required supply of housing. The site offers a sustainable location. The site will provide employment during construction of the dwellings, occupiers of the development will use local services, contributing to the continued viability of these facilities. Socially the development will contribute to the five year housing supply. The development will provide satisfactory living conditions and provision for safe access will be ensured.	Punch Taverns PLC
12658	Alt	870	Land adjacent to Four Alls Hotel, Malton Road. 3.95ha site adjacent to A64 and FERA site. Adjacent commercial and retail uses. Would retain Four Alls Hotel as part of the redevelopment of the land. Site submitted for consideration for Petrol Filling Station, fast food outlet, hotel or light industrial/office development	Punch Taverns PLC
12660	Alt		Milestone Avenue, Rufforth - potential to accommodate approx. 9 houses.	Rufforth and Knapton

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
12999	Alt	900	New site submission - Tregarth Stables and Haxby Road Farm.	Waites and Moorey
13000	Alt	892	Field No 2439 - Grange Farm Towthorpe York	Waites and Moorey
13001	Alt	893	Sun and Moon Cottage/Field Number 99 and strip of land adjacent to access off Bad Bargain Lane.	Waites and Moorey
13002	Alt	894	Field No 354 Crossmoor Lane Haxby	Waites and Moorey
13002	Alt	895	Meadow Farm Crossmoor Lane Haxby	Waites and Moorey
13004	Alt		Alternative site. Vacant land south-west of existing Clifton site fronting onto Green Lane. Either extension to existing site or preferably as a second site with an independent entrance on Green Lane. Note, no site plan submitted.	
13030	Alt	871	Land at North Field, York is a 48ha site located on the west side of the City adjacent to the suburb of Acomb and to the north-east of Knapton. The A1237 forms the western boundary of the site and Sherwood Grove forms the eastern boundary of the site. 48ha site for up to 1000 units. Boundary change to existing site 250. Site in single ownership. Close to existing services along Beckfield Lane and Boroughbridge Road. Access via A59. Site has no specific landscape features with some mature hedgerows and trees providing dense screening to A1237. Landscape assessment submitted by CSA Environmental. Views from A1237 limited and where views exist it presents a blunt edge to the settlement. The proposals would retain the southern part of the site as farmland with housing on northern part set back from road frontage with new landscaping. Phase 1 Habitat Survey shows predominantly intensively farmed arable fields. Some smaller grazed semi-improved permanent grassland to south. Some nesting habitats potential in farm buildings.	
13089	Alt	752	Land at East Field, Wheldrake - reconsider for housing allocation/safeguarded land.	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
13092	Alt	890	Seeks allocation of 0.21ha of land east of Northfield Lane at the site of Luigis Restaurant . 0.21ha site currently occupied by Luigi's Restaurant. Sustainable location, well screened by hedgerows and adjoining woodland. Doesn't fulfil greenbelt purposes given surrounding development including H57 allocation (Wyevale) so represents infill. Existing tenants to be accommodated in alternative accommodation.	
13095	Alt	873	Land to the East of Designer Outlet 18ha land to east of Designer outlet for B1a/B1b employment allocation. Site is easily accessible with adjacent P&R and existing road infrastructure to Designer Outlet which could accommodate additional traffic. Would balance employment supply both in terms of deliverability issues with YC and lack of alternative/additional B1a locations and also is located to the south of City which lacks employment provision. Close to A64/A19 and attractive location for inward investors. Clear and defensible boundaries. Would create 'campus style' business park with extensive landscaping and restrict height to existing Designer Outlet.	Oakgate Group and Caddick Group
13097	Alt	867	Land R/O Derwent Arms for residential or specialist care home. Site 1ha overall but retain pub and 0.6ha for site. Care Home proposed (70 bed) C2 use.	Octopus Health Care
13099	Alt	891	Alternative site. Galtres Garden Village (Land north east of Huntington). Land is north east of Huntington to east of Earswick and adjacent to A1237. Site to provide local centre incl. primary school and public openspace incl. sports pitches. Proposes footbridge over A1237 to connect to Huntington. Vehicular access via North Lane/A1237 roundabout with new arm to north connected to North Lane.	Dartstone Ltd
13101	Alt	923	Alternative site submission. Land to the North of Boroughbridge Road, Poppleton. Consider that this site is suitable, developable and viable. Offering improvements to Poppleton station and connectivity to urban area. Submitted with location plans. 1st phase for up to 200 dwellings and provision of upgrade to level crossing, car parking for station and area of open land in perpetuity.	Avant Homes

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)
13102	Alt	942	Land to West of Chapelfields. Sites proposed for up to 90 dwellings representing a modest extension to west of the city. Logical urban extension. Access via Grange Lane. Low flood risk. No technical constraints. Sustainable site. Revised masterplan reflects previous TOG concerns regarding landscaping. Alternative boundary submission to that previously considered under ref 831 and previously 778	KCS Developments
13105	Alt	755	Alternative site submission. Land to the East of Strensall Road, Earswick is submitted for housing development or safeguarded land. Site is 13.65 ha. Formerly part of safeguarded land parcel (SF14). Consider that the site is suitable, deliverable and viable. Consider that it is an appropriate allocation when considered against reasonable alternatives. Submitted with suitability assessment and location map.	Silvercrest Estate Limited
13171	ALT	122	Windsor House, Ascot Way. Note decision yet to be taken regarding the site's future.	CYC Adult Social Care
13179	Alt	638	Land at New Lane - submitted as a suitable, available and deliverable site. Site should be removed from the Green Belt and identified for housing development. General area around New Lane should be defined as a 'Draft New Green Wedge'.	Carter Jonas
13180	Alt	857	Land adjoining ST19 previously SF8 should be identified as safeguarded land to enable expansion of Knapton Moor site in a future review of the Local Plan and or should demand /require the release of additional land in this location. Note, no site plan provided.	

ID	Site	Alt Site Ref	Summary	Respondent (names of individuals removed)