

Site Selection Technical Paper
(June 2013)

Annex 1 - Call for Sites 2012 Response
Form

Response No:

Date received:

Previous Ref: SHLAA

ELR

LDF

FOR OFFICIAL USE ONLY



Call for sites Response Form

Notes to completing the form

- Please complete this form if you would like to suggest proposals for future land use and development. **The submission deadline is 12th October 2012.**
- Please complete a separate form for each site put forward.
- Please **do not submit supplementary documentation** unless stated. We will contact you for further detail should we require it.
- Please complete all sections of the form in **BLOCK CAPITALS**.
- You must provide your name and contact details for your site to be considered. This information will be used in accordance with the Data Protection Act.
- Your submission must include an Ordnance Survey map at an appropriate scale showing the exact boundary of the site. Sites will not be considered without a clear plan showing the site boundary.
- Only submit sites you have an interest in and that you believe have genuine potential to be developed over the next 15-20 years.
- In completing this form you are consenting for a representative of the Council to access the site with or without prior notice in order to ascertain the suitability of the site.
- Completion of this form does not imply that the Council supports the arguments for development on the proposed site.

SECTION 1: YOUR CONTACT DETAILS

Name	<input type="text"/>	
Organisation (if relevant)	<input type="text"/>	
Representing (if relevant)	<input type="text"/>	
Address	<input type="text"/>	
	Postcode	<input type="text"/>
Telephone	<input type="text"/>	
Email	<input type="text"/>	

SECTION 2: OWNERSHIP DETAILS (please tick all applicable)			
Your are... <small>(please tick all that apply)</small>	A Private Land Owner		Planning Consultant
	Parish Council		Land Agent
	Local Resident		Developer
	Amenity/ community group		Registered Social Landlord
	Other <i>(please specify)</i>		
Are you (or your client) the current owner of the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
If YES , are you...	Sole Owner <input type="checkbox"/>	Part Owner <input type="checkbox"/>	
If you are part owner, please provide details of the other landowners			
If you are not the land owner, please provide the name and address of the landowner(s)			

SECTION 3: SITE LOCATION	
Please ensure an Ordnance Survey map clearly showing both the detailed site boundary and developable area is submitted alongside this form. Sites submitted without a plan will NOT be considered.	
Name	
Location	
Address	
Grid Reference <i>(if known)</i>	Easting: <input style="width: 100%;" type="text"/> Northing: <input style="width: 100%;" type="text"/>

SECTION 4: SITE DETAILS			
Site Area <i>(in hectares)</i>	Whole site:	Area suitable for development (ha):	
Is the site...	Vacant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Occupied	<input type="checkbox"/>	<input type="checkbox"/>
	Partly Occupied	<input type="checkbox"/>	<input type="checkbox"/>

Current Land Use(s)			
Historic Land Use(s)			
Type of Site	Previously developed land Greenfield Mixture	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Are there existing structures on the site? <i>(please specify)</i>			
Would development of the site require...	Relocation of existing structures Demolition/site clearance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
What are the timescales for the current use...	To cease		
	Be relocated		
	Be demolished?		
Adjacent Land uses...	To the North		
	To the South		
	To the East		
	To the West		
Relevant Planning History			

SECTION 5: PROPOSED DEVELOPMENT / LAND USE

For a MIXED USE SITE, please tick here and complete all relevant sections below.

	Development / Land Use	1 st	2 nd	Details
In the 1 st column tick your preferred use. In the 2 nd column, please tick other uses you would also consider appropriate. In the details column, please	Residential:			<i>Please specify total number, mix and type.</i>
	Market housing			
	Affordable housing <i>(inc. rural exception sites)</i>			
	Specialist Residential			
	Student Residential			
	Other <i>(Please specify)</i>			
	Combination of above			
	Gypsies and Travellers			
	Travelling Showpeople			
	Community Facility <i>(please specify)</i>			

specify the type and mix of uses/ plots/ pitches /floorspace.	Leisure/recreation <i>(please specify)</i>			
	Development / Land Use	1 st	2 nd	Details
	Openspace <i>(please specify type)</i>			
	Retail:			<i>Please specify total number of units and floorspace (m²)</i>
	Shops			
	Financial and Professional Services			
	Food and Drink			
	Other <i>(please specify)</i>			
	Employment:			<i>Please specify total number of units and floorspace (m²)</i>
	Offices			
	General Industrial			
	Warehousing			
	Science City			
	Other <i>(please specify)</i>			
	Combination of above <i>(please tick all applicable)</i>			
	Renewable Energy <i>(please specify)</i>			
Waste Facility <i>(please specify)</i>				
Mineral Working <i>(please specify whether primary or secondary)</i>				
Other <i>(please specify)</i>				

SECTION 6: MARKET INTEREST

Please complete all relevant sections and provide more detail where applicable.

	Yes	Details
Site is owned by a developer		
Site is under option by a developer		
Enquiries received		

Sites is <u>currently</u> being marketed (please		
Site has <u>previously</u> been marketed		
None		
In your opinion, what likely effect will neighbouring uses have on the site's marketability? <i>Please state your reasoning</i>	Positive <input type="checkbox"/>	Negative <input type="checkbox"/>
	No Effect <input type="checkbox"/>	

SECTION 7: SITE AVAILABILITY																								
In what timescale do you believe the land will be <u>available</u> for development? <i>(Assuming that it gets planning permission and constraints can be overcome?)</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> Site is with planning permission <input type="checkbox"/> </td> <td rowspan="2" style="border: 1px solid black; padding: 5px; vertical-align: middle;"> <i>Please state planning ref:</i> </td> </tr> <tr> <td style="padding: 5px;"> Seeking planning consent <input type="checkbox"/> </td> </tr> <tr> <td style="padding: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Prior to 2014 <input type="checkbox"/> </td> <td style="width: 50%; padding: 5px;"> Years 11-15 (2026/27 – 2031/32) <input type="checkbox"/> </td> </tr> <tr> <td style="padding: 5px;"> Years 1-5 (2014/15 – 2019/20) <input type="checkbox"/> </td> <td style="padding: 5px;"> Years 15+ (post 2032) <input type="checkbox"/> </td> </tr> <tr> <td style="padding: 5px;"> Years 6-10 (2020/21 – 2025/26) <input type="checkbox"/> </td> <td></td> </tr> </table> </td> <td></td> </tr> <tr> <td style="padding: 5px;"> Please state your reasoning for the above timescale. </td> <td style="height: 40px;"></td> </tr> <tr> <td style="padding: 5px;"> When do you estimate being in a position to submit a planning application for planning permission <i>(if applicable)</i>? </td> <td></td> </tr> <tr> <td style="padding: 5px;"> When do you hope to be in a position to start building should permission be granted? </td> <td style="padding: 5px;"> Start date: <input style="width: 150px;" type="text"/> </td> </tr> <tr> <td style="padding: 5px;"> Once work has commenced, how many years will it take to complete? </td> <td style="padding: 5px;"> Number of years: <input style="width: 150px;" type="text"/> </td> </tr> <tr> <td style="padding: 5px;"> If applicable, please provide details of phasing and annual completion rates. </td> <td></td> </tr> <tr> <td style="padding: 5px;"> Are there any financial </td> <td></td> </tr> </table>	Site is with planning permission <input type="checkbox"/>	<i>Please state planning ref:</i>	Seeking planning consent <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Prior to 2014 <input type="checkbox"/> </td> <td style="width: 50%; padding: 5px;"> Years 11-15 (2026/27 – 2031/32) <input type="checkbox"/> </td> </tr> <tr> <td style="padding: 5px;"> Years 1-5 (2014/15 – 2019/20) <input type="checkbox"/> </td> <td style="padding: 5px;"> Years 15+ (post 2032) <input type="checkbox"/> </td> </tr> <tr> <td style="padding: 5px;"> Years 6-10 (2020/21 – 2025/26) <input type="checkbox"/> </td> <td></td> </tr> </table>	Prior to 2014 <input type="checkbox"/>	Years 11-15 (2026/27 – 2031/32) <input type="checkbox"/>	Years 1-5 (2014/15 – 2019/20) <input type="checkbox"/>	Years 15+ (post 2032) <input type="checkbox"/>	Years 6-10 (2020/21 – 2025/26) <input type="checkbox"/>			Please state your reasoning for the above timescale.		When do you estimate being in a position to submit a planning application for planning permission <i>(if applicable)</i> ?		When do you hope to be in a position to start building should permission be granted?	Start date: <input style="width: 150px;" type="text"/>	Once work has commenced, how many years will it take to complete?	Number of years: <input style="width: 150px;" type="text"/>	If applicable, please provide details of phasing and annual completion rates.		Are there any financial	
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<p>implications that you are aware of that would influence whether the site would be available for development? <i>(Please specify)</i></p>	
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SECTION 8: SITE CONSTRAINTS

Please indicate the location on an Ordnance Survey map where applicable.

Environmental

<p>Are there any trees and/or mature hedges on site or on the boundary?</p>	
<p>Are there any Tree Protection Orders on site?</p>	
<p>Are there any environmental/wildlife designations on the site? <i>E.g. Nature conservation sites, specific habitats etc</i></p>	
<p>Are there any heritage designations? <i>E.g. Conservation Areas, Listed Buildings</i></p>	
<p>Is the site in agricultural use, and if so, what grade of land is it? <i>(please specify)</i></p>	
<p>Are there any contamination issues? <i>(please specify)</i></p>	
<p>Is the site within a flood risk zone? <i>(Please specify)</i></p>	
<p>Are there pylons or overhead cables on the site? <i>(Please specify)</i></p>	
<p>Is the site designated openspace? <i>(please specify type and if whole or part of site)</i></p>	

Accessibility				
Is there direct access from...		Yes	No	
	An Adopted Road	<input type="checkbox"/>	<input type="checkbox"/>	
	Unadopted Road	<input type="checkbox"/>	<input type="checkbox"/>	
	Private Road	<input type="checkbox"/>	<input type="checkbox"/>	
If YES, is it a classified road? What is the road name? <i>(e.g. A64, Tadcaster Road)</i>				
Are there any other existing access routes to the site?		Yes	No	Unsure
	Pedestrian footways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cycle paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bus route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other <i>(please specify)</i>			
Do public rights of way cross the site?				
How do you propose to access the proposed development? <i>(please specify details for all methods of access)</i>				
Are there any land ownership issues or other constraints associated with potential access?				
Infrastructure				
Utilities available on site <i>(please tick all that apply)</i>		Yes	No	Unsure
	Mains Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mains Sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gas Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landline/broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (please specify)			
Have discussions already taken place with utility companies in relation to the site?	Yes <input type="checkbox"/>	If Yes, please provide copies of any correspondence		No <input type="checkbox"/>
Are there any specific infrastructure requirements for the proposed use?				

Other Constraints
(please give details below)

SECTION 8: OTHER RELEVANT INFORMATION

Declaration:

I understand that the personal and other data I provide will be used to inform the council's emerging planning policy framework for its duration and may also be used to help ensure the accuracy and completeness of information held for other council purposes.

I understand that the details submitted may be made available to the public in line with The Local Government Access to Information Act and Freedom of Information Act.

I want to be consulted on York's Local Plan in the future *(please tick if yes)*

Signature

Date

Please return your completed form and map(s) by 12/10/2012 to:

Call for Sites
 Integrated Strategy Unit
 City Of York Council
 City & Environmental Services
 FREEPOST (Y0239)
 York Y01 7ZZ

Email: integratedstrategy@york.gov.uk

Contact the Integrated Strategy Team for more information on:
 01904 551356
www.york.gov.uk/call4sites

Site Selection Technical Paper (June 2013)

Annex 2:

Part 1 – List of sites submitted through
2012 Call for Sites

Part 2 – List of sites considered from
other sources

Site Ref	SITE NAME	Source of Site	WARD
1	Harewood Whin	Call for Sites 2012	Rural West York
2	75 Leeman Road, York	Call for Sites 2012	Holgate
3	Chowdene Camping and Caravan Site	Call for Sites 2012	Huntington and New Earswick
4	Land at North Lane Huntington	Call for Sites 2012	Huntington and New Earswick
5	Monkstray Recreation ground	Call for Sites 2012	Heworth Without
6	Land adjacent to Greystone Court, Haxby, York	Call for Sites 2012	Haxby and Wigginton
7	Our Lady's RC Primary School	Call for Sites 2012	Westfield
8	Land North of Church Lane	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	Call for Sites 2012	Derwent
10	Bullers Flat Field No 05.6400	Call for Sites 2012	Rural West York
11	Land to north of North Lane, Wheldrake	Call for Sites 2012	Wheldrake
12	Freehold land on the west side of Murton Way	Call for Sites 2012	Osballdwick
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	Call for Sites 2012	Wheldrake
14	Land off Broome Close and North lane Huntington	Call for Sites 2012	Huntington and New Earswick
15	North of Murton Way Osballdwick	Call for Sites 2012	Osballdwick
16	Gardeb between 15-17 Murton Way Osballdwick	Call for Sites 2012	Osballdwick
17	Land off New Lane Huntington	Call for Sites 2012	Huntington and New Earswick
18	Land between Haxby and Ring Road	Call for Sites 2012	Huntington and New Earswick
19	Land betwene Haxby and Earswick	Call for Sites 2012	Haxby and Wigginton
20	Land off Common Road Dunnington	Call for Sites 2012	Derwent
21	Land off Stockton lane	Call for Sites 2012	Strensall
22	The Stables Elvington	Call for Sites 2012	Wheldrake
23	The Paddock, Acomb Grange	Call for Sites 2012	Rural West York
24	Land at Propsect Farm Poppleton	Call for Sites 2012	Rural West York

Site Ref	SITE NAME	Source of Site	WARD
25	Sessions of York	Call for Sites 2012	Huntington and New Earswick
26	Windsor Drive Wigginton	Call for Sites 2012	Haxby and Wigginton
27	Land off Stockton Lane	Call for Sites 2012	Heworth Without
28	Land at Holly Tree Farm	Call for Sites 2012	Osbalwick
29	East of Metcalfe Lane	Call for Sites 2012	Osbalwick
30	Land at Intake Lane Dunnington	Call for Sites 2012	Derwent
31	Land at Eastfield Lane Dunnington	Call for Sites 2012	Derwent
32	Field off Outgang Lane Osbalwick	Call for Sites 2012	Osbalwick
33	Racecourse stables off Tadcaster Road	Call for Sites 2012	Dringhouses and Woodthorpe
34	Hall Farm Old Easwick	Call for Sites 2012	Strensall
35	Land Adj Hull Road - Grimston Bar	Call for Sites 2012	Heslington
36	Land west of Outgang Lane	Call for Sites 2012	Osbalwick
37	Ford Garage Jockey Lane	Call for Sites 2012	Huntington and New Earswick
38	Connaught Court Care Home Fulford Site 1	Call for Sites 2012	Fulford
39	Connaught Court Care Home Fulford Site 2	Call for Sites 2012	Fulford
40	Amenity Land adj Derwent House Elvington	Call for Sites 2012	Wheldrake
41	Land at Middlethorpe, York	Call for Sites 2012	Micklegate
42	Back lane Knapton, RO of Acomb	Call for Sites 2012	Rural West York
43	Land at Hull Road Dunnington	Call for Sites 2012	Derwent
44	Common Lane Dunnington	Call for Sites 2012	Derwent
45	Grain Stores	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
46	Land to the east of Princess Road, Strensall	Call for Sites 2012	Strensall
47	Land at Westview Close, Acomb	Call for Sites 2012	Rural West York
48	Park Avenue, New Earswick	Call for Sites 2012	Huntington and New Earswick

Site Ref	SITE NAME	Source of Site	WARD
49	Land at Brecks Lane, Strensall	Call for Sites 2012	Strensall
50	Land to rear of Main Street, Elvington, York	Call for Sites 2012	Wheldrake
51	Land at New Lane, Huntington, York	Call for Sites 2012	Huntington and New Earswick
52	Land at Intake Lane, Dunnington, York	Call for Sites 2012	Derwent
53	Flaxton Road, Strensall	Call for Sites 2012	Strensall
54	Land at Stockton Lane, Stockton on the Forest, York	Call for Sites 2012	Strensall
55	Land at Dauby Lane, Elvington, York	Call for Sites 2012	Wheldrake
56	Land off Main Street, Elvington, York	Call for Sites 2012	Wheldrake
57	Alternative Spatial Strategy	Call for Sites 2012	All
58	Askham Bar Park and Ride Site	Call for Sites 2012	Dringhouses and Woodthorpe
59	Heworth Lighthouse	Call for Sites 2012	Heworth
60	Land at Burton Green	Call for Sites 2012	Clifton
61	Salisbury Road former bowling green	Call for Sites 2012	Holgate
62	Park off Balfour Street	Call for Sites 2012	Holgate
63	Melrosegate Field	Call for Sites 2012	Heworth
64	Land at Layerthorpe and James St	Call for Sites 2012	Heworth
65	Land at rear of Westfield School	Call for Sites 2012	Westfield
66	Land at Norway Drive	Call for Sites 2012	Fishergate
67	Land at Millfield Lane	Call for Sites 2012	Rural West York
68	Haxby Road Farm	Call for Sites 2012	Huntington and New Earswick
69	62 Mill lane Wigginton	Call for Sites 2012	Haxby and Wigginton
70	Beechwood, Malton Road	Call for Sites 2012	Huntington and New Earswick
71	Hopgrove Land South	Call for Sites 2012	Strensall
72	Water Tower Land Dunnington	Call for Sites 2012	Derwent

Site Ref	SITE NAME	Source of Site	WARD
73	Land to East of Fire Station, Earswick	Call for Sites 2012	Huntington and New Earswick
74	York Road, Dunnington	Call for Sites 2012	Derwent
75	SLIP INN SITE/South of Monks Cross	Call for Sites 2012	Huntington and New Earswick
76	Duncombe Farm, Strensall	Call for Sites 2012	Strensall
77	White Horse Farm, North Lane Huntington	Call for Sites 2012	Huntington and New Earswick
78	Land at Moor Lane Nurseries and Builders Yard	Call for Sites 2012	Bishopthorpe
79	Land between B1222 And A19	Call for Sites 2012	Fulford
80	Land north of Woodland Chase, York	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
81	Bull Commercial Centre	Call for Sites 2012	Strensall
82	Land at Ten Thorn Lane, Knapton	Call for Sites 2012	Rural West York
83	Land at Main Street, Knapton	Call for Sites 2012	Rural West York
84	Land at Knapton Lane, Knapton	Call for Sites 2012	Acomb
85	Land to North of A64 (T) Hopgrove Interchange, York	Call for Sites 2012	Huntington and New Earswick
86	Land at Redeness Street/Hallfield Road	Call for Sites 2012	Heworth
87	Wills & Ellis Garage	Call for Sites 2012	Rural West York
88	Land at Villa Pond	Call for Sites 2012	Haxby and Wigginton
89	Clifton Gate	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
90	Land north of disused railway line, North of Murton Way.	Call for Sites 2012	Osbalwick
91	Land south of Hackness Road	Call for Sites 2012	Rural West York
92	North of Railway Line adj Millfield Lane	Call for Sites 2012	Rural West York
93	North Field between Knapton and Northfield School	Call for Sites 2012	Rural West York
94	Derwent Estate	Call for Sites 2012	Derwent
95	North of Church lane Elvinton	Call for Sites 2012	Wheldrake
96	Monks Cross Shopping Park (phase 2) Julie Ave	Call for Sites 2012	Huntington and New Earswick

Site Ref	SITE NAME	Source of Site	WARD
97	South of Airfield Business Park	Call for Sites 2012	Wheldrake
98	Grove House EPH	Call for Sites 2012	Guildhall
99	Woolnough House EPH	Call for Sites 2012	Hull Road
100	Land off Askham Lane, York	Call for Sites 2012	Westfield
101	Land at Earswick	Call for Sites 2012	Strensall
102	Stockton Lane Land	Call for Sites 2012	Heworth Without
103	Land at Stockton Lane, York	Call for Sites 2012	Heworth Without
104	Land south of Stockton Lane, York	Call for Sites 2012	Heworth Without
105	York College	Call for Sites 2012	Dringhouses and Woodthorpe
106	Land at Boroughbridge Road /Millfield Lane Site 1	Call for Sites 2012	Rural West York
107	Land at Boroughbridge Road /Millfield Lane Site 2	Call for Sites 2012	Rural West York
108	South of Millfield Lane	Call for Sites 2012	Rural West York
109	Back Lane Wetherby Road Knapton	Call for Sites 2012	Rural West York
110	Back Lane Wetherby Road Knapton	Call for Sites 2012	Rural West York
111	Back Lane Wetherby Road Knapton	Call for Sites 2012	Rural West York
112	Brook Nook, Murton Way	Call for Sites 2012	Osbalwick
113	Land at Towthorpe and Strensall	Call for Sites 2012	Strensall
114	Land at Crompton Farm	Call for Sites 2012	Huntington and New Earswick
115	Crompton Farm	Call for Sites 2012	Huntington and New Earswick
116	The Market Garden Eastfield Lane Dunnington	Call for Sites 2012	Derwent
117	Land off Metcalfe Lane Obsbalwick	Call for Sites 2012	Osbalwick
118	Land off North Lane - Field Nos 4740 & 6436	Call for Sites 2012	Huntington and New Earswick
119	Strensall Greenbelt Area	Call for Sites 2012	Strensall
120	Beckfield Lane former HWS	Call for Sites 2012	Acomb

Site Ref	SITE NAME	Source of Site	WARD
121	Burnholme School	Call for Sites 2012	Heworth
122	Windsor House EPH	Call for Sites 2012	Westfield
123	Willow House EPH	Call for Sites 2012	Guildhall
124	Oakhaven EPH	Call for Sites 2012	Holgate
125	Morrell House EPH	Call for Sites 2012	Clifton
126	Manor School former site	Call for Sites 2012	Acomb
127	Lowfields former school site	Call for Sites 2012	Westfield
128	Land behind Acomb Explore	Call for Sites 2012	Westfield
129	Land alongside A64	Call for Sites 2012	Rural West York
130	Land at Acomb Waterworks	Call for Sites 2012	Holgate
131	Land at Moor Lane, Copmanthorpe	Call for Sites 2012	Rural West York
132	Land at Cherry Lane	Call for Sites 2012	Dringhouses and Woodthorpe
133	Heslington Estate Land	Call for Sites 2012	Heslington
134	Heslington Estate Land	Call for Sites 2012	Heslington
135	Field to west of B1363, south of Mill Lane junction	Call for Sites 2012	Haxby and Wigginton
136	Land at Intake, Dunnington	Call for Sites 2012	Derwent
137	Land at Heworth Croft	Call for Sites 2012	Heworth
138	York St John University playing field	Call for Sites 2012	Hull Road
139	Mille Crux sports ground	Call for Sites 2012	Huntington and New Earswick
140	Mille Crux sports ground	Call for Sites 2012	Huntington and New Earswick
141	Northfields playing pitches	Call for Sites 2012	Huntington and New Earswick
142	Bad Bargain Lane, Osbaldwick	Call for Sites 2012	Osbaldwick
143	Land to the east of Metcalf Lane	Call for Sites 2012	Osbaldwick
144	B1363/Wigginton No 7 Bridleway, Wigginton	Call for Sites 2012	Haxby and Wigginton

Site Ref	SITE NAME	Source of Site	WARD
145	Lowfield Drive, Haxby	Call for Sites 2012	Haxby and Wigginton
146	Moor Lane, Haxby	Call for Sites 2012	Haxby and Wigginton
147	Fields to east of B1363. opposite Plantation Farm	Call for Sites 2012	Haxby and Wigginton
148	The Moor Lane 'Zero Carbon' Partnership	Call for Sites 2012	Rural West York
149	The Moor Lane 'Zero Carbon' Partnership	Call for Sites 2012	Dringhouses and Woodthorpe
150	36-44 Picadilly, York	Call for Sites 2012	Guildhall
151	The Rydale Building	Call for Sites 2012	Guildhall
152	Former CSSC sports ground (now relocated)	Call for Sites 2012	Rural West York
153	Land north of Stockton Lane	Call for Sites 2012	Heworth Without
154	York Designer Outlat Centre	Call for Sites 2012	Fulford
155	New Lane, huntington	Call for Sites 2012	Huntington and New Earswick
156	Murton Way, Osaldwick	Call for Sites 2012	Osaldwick
157	Land at Hopgrove Farm	Call for Sites 2012	Huntington and New Earswick
158	Land at Westfield Lane	Call for Sites 2012	Haxby and Wigginton
159	Land to rear of Greystones	Call for Sites 2012	Strensall
160	Land at Grimston Bar	Call for Sites 2012	Derwent
161	Land at Murton Lane Industrial Estate	Call for Sites 2012	Osaldwick
162	Moor Lane	Call for Sites 2012	Dringhouses and Woodthorpe
163	Hudson House	Call for Sites 2012	Micklegate
164	Land at Usher Lane	Call for Sites 2012	Haxby and Wigginton
165	Westfield Lane	Call for Sites 2012	Haxby and Wigginton
166	Land at Moor Lane	Call for Sites 2012	Rural West York
167	Shipton road	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
168	Fairways Garden Centre	Call for Sites 2012	Fulford

Site Ref	SITE NAME	Source of Site	WARD
169	New Lane	Call for Sites 2012	Huntington and New Earswick
170	Pond Field	Call for Sites 2012	Heslington
171	Lime tree Farm	Call for Sites 2012	Heslington
172	Bootham Crescent Football Stadium	Call for Sites 2012	Clifton
173	Land at Bishopthorpe	Call for Sites 2012	Bishopthorpe
174	Land south of Foxwood Lane, Acomb	Call for Sites 2012	Westfield
175	Land at Askham Bryan	Call for Sites 2012	Rural West York
176	Land at south of Station Road, Haxby	Call for Sites 2012	Haxby and Wigginton
177	Land off Askham Lane, York	Call for Sites 2012	Westfield
178	Former North Selby Mine site	Call for Sites 2012	Wheldrake
179	Whitelands Field	Call for Sites 2012	Haxby and Wigginton
180	Malton Road site, York	Call for Sites 2012	Huntington and New Earswick
181	Land East of Grimston Bar	Call for Sites 2012	Osbalwick
182	Old School Playing Field	Call for Sites 2012	Huntington and New Earswick
183	Land to the North of Escrick	Call for Sites 2012	Wheldrake
184	Land to the South of A1237	Call for Sites 2012	Huntington and New Earswick
185	Land to the South of Tadcaster Road	Call for Sites 2012	Rural West York
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	Call for Sites 2012	Rural West York
187	Open Pasture Land North of Stockton Lane	Call for Sites 2012	Heworth Without
188	Land to the West of A19, Escrick	Call for Sites 2012	
189	Monks Cross North	Call for Sites 2012	Huntington and New Earswick
190	Land North of Monks Cross	Call for Sites 2012	Huntington and New Earswick
191	Land off Avon Drive Huntingdon	Call for Sites 2012	Huntington and New Earswick
192	Land RO Stockton lane off Greenfield Park Drive	Call for Sites 2012	Heworth Without

Site Ref	SITE NAME	Source of Site	WARD
193	West Fields Copmanthorpe	Call for Sites 2012	Rural West York
194	Manor Farm Yard	Call for Sites 2012	Rural West York
195	Land between RO 47 Avon Drive and A1237	Call for Sites 2012	Huntington and New Earswick
196	British Sugar Site	Call for Sites 2012	Acomb
197	Bristows Garage	Call for Sites 2012	Fishergate
198	Land off Stockton Lane	Call for Sites 2012	Heworth Without
199	Land located off Willow Grove	Call for Sites 2012	Strensall
200	Severus Hill	Call for Sites 2012	Holgate
201	Horwell Brothers Ltd	Call for Sites 2012	Heworth
202	St Joseph's Monastery	Call for Sites 2012	Fishergate
203	Land west of Chapelfields	Call for Sites 2012	Rural West York
204	Land off Garth Road, Huntington	Call for Sites 2012	Huntington and New Earswick
205	Rawcliffe Moor Farm	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
206	Land at Moor Lane, Copmanthorpe. Field No. 7222	Call for Sites 2012	Rural West York
207	Land at Temple Lane North	Call for Sites 2012	Rural West York
208	Land at Manor Heath Road, Copmenthorpe	Call for Sites 2012	Rural West York
209	Land of Murton Way, Osbaldwick	Call for Sites 2012	Osbaldwick
210	Land North of Askham Richard	Call for Sites 2012	Rural West York
211	Askham Bryan College & Land west of college	Call for Sites 2012	Rural West York
212	Land at Chapel Lane, Askham Bryan	Call for Sites 2012	Rural West York
213	Land at Manor Heath Road (Field No 7916)	Call for Sites 2012	Rural West York
214	Playing Fileds and Village Fields	Call for Sites 2012	Rural West York
215	Land at Manor Close, Upper Poppleton	Call for Sites 2012	Rural West York
216	Land at Shipton road (A19), Skelton, York	Call for Sites 2012	Skelton, Rawcliffe and Clifton With

Site Ref	SITE NAME	Source of Site	WARD
217	Land at Murton Way	Call for Sites 2012	Osballdwick
218	Land at Murton Way, Osballdwick	Call for Sites 2012	Osballdwick
219	Skelton Park Golf Club	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
220	Land at Wetherby Road, Knapton	Call for Sites 2012	Rural West York
221	Agricultural Land Sim Balk lane	Call for Sites 2012	Dringhouses and Woodthorpe
222	Agricultural Land Sim Balk lane	Call for Sites 2012	Dringhouses and Woodthorpe
223	Agricultural Land Copmanthorpe Lane	Call for Sites 2012	Bishopthorpe
224	Agricultural Land Church lane	Call for Sites 2012	Bishopthorpe
225	Agricultural Land Acaster Lane	Call for Sites 2012	Bishopthorpe
226	Site A Land off Main Street Nether Poppleton	Call for Sites 2012	Rural West York
227	Site B - land off Ouse Moor Lane Nether Poppleton	Call for Sites 2012	Rural West York
228	North side Murton Way opposite Holly tree Cottage	Call for Sites 2012	Osballdwick
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	Call for Sites 2012	Wheldrake
230	Land to north west of Manor School	Call for Sites 2012	Rural West York
231	Land to south west of Dunnington Playing Fields Association	Call for Sites 2012	Derwent
232	Land south west of Heslington Playing Fields	Call for Sites 2012	Heslington
233	Land across railway track from Copmanthorpe recreation centre	Call for Sites 2012	Rural West York
234	Land to west of Beckfield Lane pitch	Call for Sites 2012	Rural West York
235	Land to north and west of York College Sports pitches	Call for Sites 2012	Dringhouses and Woodthorpe
236	Land to south of Wigginton Football Club	Call for Sites 2012	Haxby and Wigginton
237	Land to north of Poppleton Juniors	Call for Sites 2012	Rural West York
238	Land to rear of Windrush House, Skelton	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
239	Land to South of No. 5 Fairfield Cottages, Skelton	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
240	Clifton Gate Business Park	Call for Sites 2012	Haxby and Wigginton

Site Ref	SITE NAME	Source of Site	WARD
241	Land to North & West of A1237/Wigginton Road roundabout	Call for Sites 2012	Haxby and Wigginton
242	Land South of A64, Heslington	Call for Sites 2012	Heslington
243	Land South of Low Lane, Heslington	Call for Sites 2012	Heslington
244	Heslington West and East, University of York	Call for Sites 2012	Heslington
245	City of York Hockey Club	Call for Sites 2012	Heworth Without
246	Whitehall Grange	Call for Sites 2012	Skelton, Rawcliffe and Clifton With
247	Land at Wilberforce Home	Call for Sites 2012	Dringhouses and Woodthorpe
248	Land at Wilberforce Home	Call for Sites 2012	Dringhouses and Woodthorpe
249	Adjacent to Knapton Moor	Call for Sites 2012	Rural West York
250	North of Knapstone/East of the Ring Road	Call for Sites 2012	Rural West York
251	Field at Strensall Road	Call for Sites 2012	Strensall
252	71 Moor Lane	Call for Sites 2012	Dringhouses and Woodthorpe
253	Greenfield site	Call for Sites 2012	Rural West York
254	Stockton Lane Land	Call for Sites 2012	Heworth Without
255	Westpit Green	Call for Sites 2012	Strensall
256	Oakland Walk	Call for Sites 2012	Strensall
257	South of Southfields Road, Strensall & Land south of The Village,	Call for Sites 2012	Strensall
258	South of Southfields Road, Strensall & Land south of The Village,	Call for Sites 2012	Strensall
259	South of Southfields Road, Strensall & Land south of The Village,	Call for Sites 2012	Strensall
260	South of Southfields Road, Strensall & Land south of The Village,	Call for Sites 2012	Strensall
261	Windsor Drive, Wigginton, York	Call for Sites 2012	Haxby and Wigginton
262	Agricultural Land, Acaster Lane	Call for Sites 2012	Bishopthorpe
263	Land to rear of Hopgrove PH	Call for Sites 2012	Huntington and New Earswick
264	Land between Southfields Road & railway line	Call for Sites 2012	Strensall

Site Ref	SITE NAME	Source of Site	WARD
265	Land between Southfields Road & railway line	Call for Sites 2012	Strensall
266	Land between Southfields Road & railway line	Call for Sites 2012	Strensall
267	Land between Southfields Road & railway line	Call for Sites 2012	Strensall
268	Land between Southfields Road & railway line	Call for Sites 2012	Strensall
269	Land between Southfields Road & railway line	Call for Sites 2012	Strensall
270	Land alongside A64	Call for Sites 2012	Rural West York
271	Land alongside A64	Call for Sites 2012	Bishopthorpe
272	Land at New Lane, Huntington, York	Call for Sites 2012	Huntington and New Earswick
273	Land at Layerthorpe and James St	Call for Sites 2012	Heworth
274	Land at Layerthorpe and James St	Call for Sites 2012	Heworth
275	White Horse Farm, North lane Huntington	Call for Sites 2012	Huntington and New Earswick
276	White Horse Farm, North lane Huntington	Call for Sites 2012	Huntington and New Earswick
277	White Horse Farm, North lane Huntington	Call for Sites 2012	Huntington and New Earswick
278	Monks Cross Shopping Park (phase 2) Julie Ave	Call for Sites 2012	Huntington and New Earswick
279	Monks Cross Shopping Park (phase 2) Julie Ave	Call for Sites 2012	Huntington and New Earswick
280	Land off Askham Lane, York	Call for Sites 2012	Rural West York
281	York Designer Outlet Centre	Call for Sites 2012	Fulford
282	York Designer Outlet Centre	Call for Sites 2012	Fulford
283	York Designer Outlet Centre	Call for Sites 2012	Fulford
284	York Designer Outlet Centre	Call for Sites 2012	Fulford
285	York Designer Outlet Centre	Call for Sites 2012	Fulford
286	York Designer Outlet Centre	Call for Sites 2012	Fulford
287	Land off Askham Lane, York	Call for Sites 2012	Rural West York
288	Land of Murton Way, Osbaldwick	Call for Sites 2012	Osbaldwick

Site Ref	SITE NAME	Source of Site	WARD
289	Heslington West and East, University of York	Call for Sites 2012	Heslington
290	Land between Haxby and Earswick SE6157	Call for Sites 2012	Haxby and Wigginton
291	Land west of Bishopthorpe Road	Call for Sites 2012	Bishopthorpe
292	Land North and Adj of Outer Ring road and Haxby Road	Call for Sites 2012	Huntington and New Earswick
293	York Central	Call for Sites 2012	Holgate
294	Amalgomated Sites North of Bishopthorpe	Call for Sites 2012	Bishopthorpe
563	Land at Sandy lane, Stockton-on-the-forest	Call for Sites 2012	Strensall
581	Land at Pansy Field, West of Station Road, Upper Poppleton	Call for Sites 2012	Rural West York
585	Wheatlands	Call for Sites 2012	Rural West York
719	Terrys Carpark	Call for Sites 2012	Micklegate
720	Land to the east of Terrys	Call for Sites 2012	Micklegate
721	Land south of Bad Bargain lane	Call for Sites 2012	Osballdwick
722	Land east of Cottage road stables	Call for Sites 2012	Osballdwick
728	Fenwick Street	Call for Sites 2012	Micklegate
729	York Road Haxby	Call for Sites 2012	Haxby and Wigginton
730	Chaloners road	Call for Sites 2012	Dringhouses and Woodthorpe
731	Hewley Avenue	Call for Sites 2012	Hull Road
732	Newbury Avenue	Call for Sites 2012	Westfield

Site Ref	SITE NAME	Source of Site	WARD
295	Amalgomated Sites at British Sugar	Amalgamated Site	Acomb
296	Amalgomated sites East of Earswick	Amalgamated Site	Strensall
297	Amalgomated Sites off main Street Elvington	Amalgamated Site	Wheldrake
298	Amalgomated Sites at Connaught Court Care Home	Amalgamated Site	Fulford
299	Amalgomated sites by Racecourse, Tadcaster Road	Amalgamated Site	Dringhouses and Woodthorpe
300	Amalgomated sites Eastfield Lane, Dunnington	Amalgamated Site	Derwent
301	Amalgomated Sites South of Murton Way	Amalgamated Site	Osbalwick
302	Amalgomated site west of Chapelfields 1	Amalgamated Site	Rural West York
303	Amalgomated sites off Stockton Lane	Amalgamated Site	Strensall
304	Amalgomated sites north of Murton Way	Amalgamated Site	Osbalwick
305	Amalgomated sites South of Haxby	Amalgamated Site	Haxby and Wigginton
306	Amalgomated sites off Malton Road/New lane	Amalgamated Site	Huntington and New Earswick
307	Amalgomated sites at James Street	Amalgamated Site	Heworth
308	Amalgomated sites RO Wilberforce Home/York College	Amalgamated Site	Dringhouses and Woodthorpe
309	Amalgomated Sites North of Murton Way 2	Amalgamated Site	Osbalwick
310	Amalgomated Sites North of Clifton Moor	Amalgamated Site	Skelton, Rawcliffe and Clifton With
311	Amalgomated Sites South of Heslington	Amalgamated Site	Heslington
312	Amalgomated Sites east of Metcalfe Lane	Amalgamated Site	Osbalwick
313	Amalgomated Sites Off Askham Lane	Amalgamated Site	Rural West York
314	Amalgomated sites west of Chapelfields 2	Amalgamated Site	Rural West York
315	Amalgomated sites South of Stockton Lane	Amalgamated Site	Heworth Without
316	Amalgomated sites North of Stockton Lane	Amalgamated Site	Heworth Without
317	Amalgomated Sites North of Moor Lane Woodthorpe	Amalgamated Site	Dringhouses and Woodthorpe
318	Amalgomated Sites at Layerthorpe	Amalgamated Site	Heworth
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	Amalgamated Site	Huntington and New Earswick
320	Amalgomated Sites at New Lane Huntington	Amalgamated Site	Huntington and New Earswick
321	Amalgomated sites at Millfield lane/A59	Amalgamated Site	Rural West York
322	Amalgomated sites South of Strensall	Amalgamated Site	Strensall
323	Amalgomated Sites North of Murton Way 3	Amalgamated Site	Osbalwick
324	Amalgomated Sites North of Murton Way 4	Amalgamated Site	Osbalwick
325	Amalgomated sites North of Murton Way	Amalgamated Site	Osbalwick

Site Ref	SITE NAME	Source of Site	WARD
326	Amalgomated sites at Knapton	Amalgamated Site	Rural West York
327	Amalgomated sites between Knapton and Westfield	Amalgamated Site	Rural West York
328	Amalgomated sites at Common Lane, Dunnington	Amalgamated Site	Derwent
329	Amalgomated sites North of Monks Cross	Amalgamated Site	Huntington and New Earswick
330	Naburn House Farm	Residential Planning Application	Wheldrake
331	59 The Old Village Huntington	Residential Planning Application	Huntington and New Earswick
332	Jacobin Cottage 109 The Village Stockton on Forest	Residential Planning Application	Strensall
333	1 Redgrave Close	Residential Planning Application	Heworth
334	Former Reading Rooms Village Street	Residential Planning Application	Skelton, Rawcliffe and Clifton With
335	Land Adj to 15 Monk Bar Court	Residential Planning Application	Guildhall
336	1 Beans Way	Residential Planning Application	Heworth Without
337	St Pauls Church Kexby	Residential Planning Application	Derwent
338	Store Adj to 45 The Village Earswick	Residential Planning Application	Strensall
339	171a Hull Road	Residential Planning Application	Hull Road
340	Copmanthorpe Lodge Farm Moor Lane	Residential Planning Application	Rural West York
341	Laburnum House 1 Laburnum Garth	Residential Planning Application	Heworth
342	Laburnum House 1 Laburnum Garth	Residential Planning Application	Heworth
343	77 Penyghent Avenue	Residential Planning Application	Heworth
344	68 Fountayne Street	Residential Planning Application	Clifton
345	56 Tang Hall Lane	Residential Planning Application	Heworth

Site Ref	SITE NAME	Source of Site	WARD
346	15 Murton Way	Residential Planning Application	Osbalwick
347	121 The Mount	Residential Planning Application	Micklegate
348	88 Station Road Upper Poppleton	Residential Planning Application	Rural West York
349	440 Malton Road	Residential Planning Application	Heworth Without
350	Whitings Delecatessen 69 Bootham	Residential Planning Application	Clifton
351	The Heads House 1 Love Lane	Residential Planning Application	Micklegate
352	Stable Block Chapter House Street	Residential Planning Application	Guildhall
353	Wigginton Grange Farm Corban Lane Wigginton	Residential Planning Application	Haxby and Wigginton
354	Second Floor 41 Millfield Road	Residential Planning Application	Micklegate
355	18 The Village Wigginton	Residential Planning Application	Haxby and Wigginton
356	57 York Road Haxby	Residential Planning Application	Haxby and Wigginton
357	46 Scarcroft Road	Residential Planning Application	Micklegate
358	The Hollies Mill Lane Acaster Malbis	Residential Planning Application	Bishopthorpe
359	117 The Village Haxby	Residential Planning Application	Haxby and Wigginton
360	Seven Oaks Ox Carr Lane Strensall	Residential Planning Application	Strensall
361	Poplar Tree Farm Broad Highway Wheldrake	Residential Planning Application	Wheldrake
362	Oak Tree Farm Wheldrake Lane	Residential Planning Application	Wheldrake
363	1 Wetherby Road	Residential Planning Application	Acomb

Site Ref	SITE NAME	Source of Site	WARD
364	27 Ingleborough Avenue	Residential Planning Application	Hull Road
365	19 West Thorpe	Residential Planning Application	Dringhouses and Woodthorpe
366	The Grange Towthorpe Road Haxby	Residential Planning Application	Strensall
367	10 Thorn Nook	Residential Planning Application	Heworth
368	Middleton House 2 Redmayne Square Strensall	Residential Planning Application	Strensall
369	41 Micklegate	Residential Planning Application	Micklegate
370	Express-o 13 Bridge Street	Residential Planning Application	Micklegate
371	Toad Hall 23B Hopgrove Lane South	Residential Planning Application	Strensall
372	304 Thanet Road	Residential Planning Application	Dringhouses and Woodthorpe
373	54 Wheatlands Grove	Residential Planning Application	Acomb
374	The House New Walk Orchard Love Lane	Residential Planning Application	Fishergate
375	14 Tadcaster Road	Residential Planning Application	Dringhouses and Woodthorpe
376	Fulford Methodist Church Main Street Fulford	Residential Planning Application	Fulford
377	The Village Salon 1 York Street Dunnington	Residential Planning Application	Derwent
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	Residential Planning Application	Rural West York
379	Land Adj to 51 Water Lane	Residential Planning Application	Clifton
380	Naburn Hall Coach House Maypole Grove Naburn	Residential Planning Application	Wheldrake
381	Christian Science Church, Kilburn Road	Residential Planning Application	Fishergate

Site Ref	SITE NAME	Source of Site	WARD
382	11 St Marys	Residential Planning Application	Guildhall
383	Brackenhill Askham Bryan Lnae	Residential Planning Application	Rural West York
384	Bootham Park Hotel 9 Grosvenor Terrace	Residential Planning Application	Clifton
385	Eva Lea 18 Horseman Lane Copmanthorpe	Residential Planning Application	Rural West York
386	4 St Catherines Cottages Skelton	Residential Planning Application	Skelton, Rawcliffe and Clifton With
387	2 St Martins Lane	Residential Planning Application	Micklegate
388	Beechwood Beechwood Hopgrove	Residential Planning Application	Huntington and New Earswick
389	Springfield Sandy Lane Stockton on Forest	Residential Planning Application	Strensall
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	Residential Planning Application	Bishopthorpe
391	Barn to South of Greystone Church Lane Nether Poppleton	Residential Planning Application	Rural West York
392	20 Middlecroft Grove Strensall	Residential Planning Application	Strensall
393	Methodist Chapel The Village Stockton on Forest	Residential Planning Application	Strensall
394	7 Charlton Street	Residential Planning Application	Micklegate
395	8 Starkey Crescent	Residential Planning Application	Heworth
396	Fairbank House 29 St Marys	Residential Planning Application	Guildhall
397	17 Garden Street	Residential Planning Application	Guildhall
398	Jinnah Restaurant 2 Cumberland Street	Residential Planning Application	Guildhall
399	Chapel Farm 111 The Village Stockton on Forest	Residential Planning Application	Strensall

Site Ref	SITE NAME	Source of Site	WARD
400	18 Chalfonts	Residential Planning Application	Dringhouses and Woodthorpe
401	51 Skeldergate	Residential Planning Application	Micklegate
402	Helen Peters Design 11 Lady Pecketts Yard	Residential Planning Application	Guildhall
403	Land Adjacent to 19 St Edwards Close	Residential Planning Application	Dringhouses and Woodthorpe
404	Parkside Nursing Home 98-100 Bishopthorpe Road	Residential Planning Application	Micklegate
405	28 West End Strensall	Residential Planning Application	Strensall
406	Laburnum House 1 Laburnum Garth	Residential Planning Application	Heworth
407	8 Hall Rise Haxby	Residential Planning Application	Haxby and Wigginton
408	38 Leven Road	Residential Planning Application	Dringhouses and Woodthorpe
409	68 Bootham	Residential Planning Application	Guildhall
410	4 Willow Grove Earswick	Residential Planning Application	Strensall
411	Whitewalls Ox Carr Lane Strensall	Residential Planning Application	Strensall
412	The Ruins 32a Dale Street	Residential Planning Application	Micklegate
413	159 Tadcaster Road	Residential Planning Application	Dringhouses and Woodthorpe
414	35 St Saviourgate	Residential Planning Application	Guildhall
415	97 Station Road Upper Poppleton	Residential Planning Application	Rural West York
416	83 Tennent Road	Residential Planning Application	Westfield
417	Bulmers Selling Services 1-7 Lord Mayors Walk	Residential Planning Application	Guildhall

Site Ref	SITE NAME	Source of Site	WARD
418	Saxon House Hotel 71-73 Fulford Road	Residential Planning Application	Fishergate
419	Balir Athol Nursing Home 120 York Road Haxby	Residential Planning Application	Haxby and Wigginton
420	2a Mill Lane	Residential Planning Application	Heworth
421	128 Carr Lane	Residential Planning Application	Acomb
422	Fantasy World 25 Main Street Fulford	Residential Planning Application	Fulford
423	The Old Stables, 292 Tadcaster Road	Residential Planning Application	Dringhouses and Woodthorpe
424	Summersgill 8 Front Street	Residential Planning Application	Westfield
425	South Bank Social Club 12 Ovington Terrace	Residential Planning Application	Micklegate
426	All Saints Church North Street	Residential Planning Application	Micklegate
427	Vickers Hi-Fi 24 Gillygate	Residential Planning Application	Guildhall
428	Land to Rear 9 to 19 Shirley Avenue	Residential Planning Application	Acomb
429	Low Farm Towthorpe Road Haxby	Residential Planning Application	Strensall
430	Groves WMC Penleys Grove St	Residential Planning Application	Guildhall
431	20 Severus Street	Residential Planning Application	Westfield
432	Plot 5 Monks Cross Drive Huntington	Residential Planning Application	Huntington and New Earswick
433	Manor Farm 1 The Village Strensall	Residential Planning Application	Strensall
434	Moat Hotel Nunnery Lane	Residential Planning Application	Micklegate
435	Site Between 83 & 93 Union Terrace	Residential Planning Application	Guildhall

Site Ref	SITE NAME	Source of Site	WARD
436	145 Beckfield Lane	Residential Planning Application	Acomb
437	Locomotive Inn Watson Street	Residential Planning Application	Holgate
438	3 Whitby Drive	Residential Planning Application	Heworth Without
439	Grange Farm Hodgson Lane Upper Poppleton	Residential Planning Application	Rural West York
440	65 Green Lane Acomb	Residential Planning Application	Westfield
441	Cygnets Inn Cygnets Street	Residential Planning Application	Micklegate
442	Pizza Hut Ltd 10 Pavement	Residential Planning Application	Guildhall
443	Bar Fisheries 18 Lawrence Street	Residential Planning Application	Fishergate
444	Commercial Workers Union 71 Gillygate	Residential Planning Application	Guildhall
445	Hollycroft 20 Wenlock Terrace	Residential Planning Application	Fishergate
446	Garages to R/O 11-21 Holly Bank Grove	Residential Planning Application	Holgate
447	The Laurels Brecks Lane Strensall	Residential Planning Application	Strensall
448	British Heart Foundation 34 Piccadilly	Residential Planning Application	Guildhall
449	Elliot's Hotel 2 Sycamore Place	Residential Planning Application	Clifton
450	The Purey Cust Nuffield Hospital Precentors Court	Residential Planning Application	Guildhall
451	Turf Tavern 277 Thanet Road	Residential Planning Application	Dringhouses and Woodthorpe
452	Clifton Garage 82-84 Clifton	Residential Planning Application	Clifton
453	Land Adj to 76 to 84 Lilbourne Drive	Residential Planning Application	Clifton

Site Ref	SITE NAME	Source of Site	WARD
454	Shipton Street School Shipton Street	Residential Planning Application	Clifton
455	Land off Regent Street	Residential Planning Application	Fishergate
456	Hungate	Residential Planning Application	Guildhall
457	(Remaining) Land West of Metcalfe Lane	Residential Planning Application	Osbalwick
458	Germany Beck Site East of Fordlands Road	Residential Planning Application	Fulford
459	31 Southfields Road	Residential Planning Application	Strensall
460	Naburn House Farm	Residential Planning Application	Wheldrake
461	York College of Further & Higher Education Tadcaster road	Residential Planning Application	Dringhouses and Woodthorpe
462	Enclosure Farm Main Street Heslington	Residential Planning Application	Heslington
463	Promenade WMC St Benedict Court St Benedict Road	Residential Planning Application	Micklegate
464	Kendall House Derwent Lane Dunnington	Residential Planning Application	Derwent
465	Hauliers yard & Warehouse Smary Lane Murton	Residential Planning Application	Osbalwick
466	(Phase 1) Land to West of Metcalfe Lane Osbalwick	Residential Planning Application	Osbalwick
467	Patch House Main Street Heslington	Residential Planning Application	Heslington
468	48 Wetherby Road	Residential Planning Application	Westfield
469	Reeds Tea Rooms 30 High Petergate	Residential Planning Application	Guildhall
470	Terrys Chocolate Factory	Residential Planning Application	Micklegate
471	28 The Avenue Haxby	Residential Planning Application	Haxby and Wigginton

Site Ref	SITE NAME	Source of Site	WARD
472	Former Gas Site 24 Heworth Green	Residential Planning Application	Heworth
473	4 Derwent Road	Residential Planning Application	Fishergate
474	21 Clifford Street	Residential Planning Application	Guildhall
475	440 Malton Road	Residential Planning Application	Heworth Without
476	27 Horseman Lane	Residential Planning Application	Rural West York
477	58 Evelyn Crescent	Residential Planning Application	Clifton
478	115 Fulford Road	Residential Planning Application	Fishergate
479	The Warehouse Hursts Yard	Residential Planning Application	Guildhall
480	16 The Village	Residential Planning Application	Haxby and Wigginton
481	21 Drome Road Copmanthorpe	Residential Planning Application	Rural West York
482	66 Heworth Green	Residential Planning Application	Heworth
483	The Villa Main Street Elvington	Residential Planning Application	Wheldrake
484	4 Scarcroft Lane	Residential Planning Application	Micklegate
485	Nestle South	Residential Planning Application	Clifton
486	Axcent Ltd 156b Haxby Road	Residential Planning Application	Clifton
487	Helmsdale York Road Strensall	Residential Planning Application	Strensall
488	Golden Grove Cottage Sheriff Hutton Road	Residential Planning Application	Strensall
489	Yeomans Yard Little Hallfield Road	Residential Planning Application	Heworth

Site Ref	SITE NAME	Source of Site	WARD
490	(Phase 2) Hungate Development Site	Residential Planning Application	Guildhall
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	Residential Planning Application	Strensall
492	63 Hobgate	Residential Planning Application	Holgate
493	96 Bishopthorpe Road	Residential Planning Application	Micklegate
494	Holtby Piggeries	Residential Planning Application	Derwent
495	Springfield Farm Church Lane Skelton	Residential Planning Application	Skelton, Rawcliffe and Clifton With
496	5 Giles Avenue	Residential Planning Application	Heworth
497	Stray Garth Community Home 7-9 Stray Garth	Residential Planning Application	Heworth Without
498	46 South Lane Haxby	Residential Planning Application	Haxby and Wigginton
499	279 Huntington Road	Residential Planning Application	Huntington and New Earswick
500	15 Albermarle Road	Residential Planning Application	Micklegate
501	15 Sherwood Grove	Residential Planning Application	Acomb
502	Greenfield 37 Sim Balk Lane	Residential Planning Application	Bishopthorpe
503	Site to Rear of 22a Huntington Road	Residential Planning Application	Guildhall
504	Unit 1 Fifth Avenue	Residential Planning Application	Heworth
505	8 Almsford Road	Residential Planning Application	Acomb
506	Toft Green R/O 112 Micklegate	Residential Planning Application	Micklegate
507	9 Landalewood Road	Residential Planning Application	Skelton, Rawcliffe and Clifton With

Site Ref	SITE NAME	Source of Site	WARD
508	32A Copmanthorpe Lane Bishopthorpe	Residential Planning Application	Bishopthorpe
509	4 Garbett Way Bishopthorpe	Residential Planning Application	Bishopthorpe
510	Land to West of 50 Acomb Road	Residential Planning Application	Holgate
511	Former Allenby Nursery, Wheldrake Lane, Elvington	Residential Planning Application	Wheldrake
512	Rowes Farm Bungalow Stockton Lane	Residential Planning Application	Heworth Without
513	Tarmac Ltd Ouseacres	Residential Planning Application	Holgate
514	Fox and Hounds 39 Top Lane Copmanthorpe	Residential Planning Application	Rural West York
515	Yew Tree House Vicarage Lane Naburn	Residential Planning Application	Wheldrake
516	1 The Meadows Skelton	Residential Planning Application	Skelton, Rawcliffe and Clifton With
517	Royal Dragon 16 Barbican Road	Residential Planning Application	Fishergate
518	Yearsley Bridge Adult Training Centre Huntington Road	Residential Planning Application	Heworth
519	QED Books 1 Straylands Grove	Residential Planning Application	Heworth Without
520	16 Midway Avenue Nether Poppleton	Residential Planning Application	Rural West York
521	1 Reubens Court	Residential Planning Application	Micklegate
522	The Bonding Warehouse Skeldergate	Residential Planning Application	Micklegate
523	6 Low Green Copmanthorpe	Residential Planning Application	Rural West York
524	Bonneycroft 22 Princess Road Strensall	Residential Planning Application	Strensall
525	26 Monkton Road	Residential Planning Application	Heworth

Site Ref	SITE NAME	Source of Site	WARD
526	126 Boroughbridge Road	Residential Planning Application	Acomb
527	A Barker Butcher 16a York Street Dunnington	Residential Planning Application	Derwent
528	23 Linton Street	Residential Planning Application	Holgate
529	Gladstone Elvington Lane	Residential Planning Application	Wheldrake
530	1-3 Acomb Road	Residential Planning Application	Holgate
531	99 Millfield Lane	Residential Planning Application	Hull Road
532	78 Westminster Road	Residential Planning Application	Clifton
533	Orchard House 8 Hamilton Drive East	Residential Planning Application	Holgate
534	127 St Stephens Road	Residential Planning Application	Westfield
535	Tyree 97 York Street Dunnington	Residential Planning Application	Derwent
536	8 Dodsworth Avenue	Residential Planning Application	Heworth
537	The Old Vicarage Main Street Askham Richard	Residential Planning Application	Rural West York
538	Grantchester Stripe Lane Skelton	Residential Planning Application	Skelton, Rawcliffe and Clifton With
539	33 Penleys Grove Street	Residential Planning Application	Guildhall
540	580 Huntington Road	Residential Planning Application	Huntington and New Earswick
541	Greenwoods Menswear Ltd 2 Coppergate	Residential Planning Application	Guildhall
542	110 Curzon Terrace	Residential Planning Application	Micklegate
543	Associated Insurance Services 208 Burton Stone Lane	Residential Planning Application	Clifton

Site Ref	SITE NAME	Source of Site	WARD
544	18 The Horseshoe	Residential Planning Application	Dringhouses and Woodthorpe
545	Grannies Piece 27 Croft Court	Residential Planning Application	Bishopthorpe
546	Floral Elegance 49 Front Street	Residential Planning Application	Westfield
547	18 The Village Earswick	Residential Planning Application	Strensall
548	Church Hall Main Street Deighton	Residential Planning Application	Wheldrake
549	First Floor Offices 12 Church Street	Residential Planning Application	Guildhall
550	Boots 86 Clifton	Residential Planning Application	Clifton
551	Selby & York PCT 37 Monkgate	Residential Planning Application	Guildhall
552	1 Station Road Upper Poppleton	Residential Planning Application	Rural West York
553	20 Middlecroft Grove Strensall	Residential Planning Application	Strensall
554	Minster View 2 Grosvenor Terrace	Residential Planning Application	Clifton
555	Fir Tree Farm Common Lane Dunnington	Residential Planning Application	Derwent
556	Former Citroen Garage 32 Lawrence Street	Residential Planning Application	Fishergate
557	2 Mill Lane Wigginton	Residential Planning Application	Haxby and Wigginton
558	Fox Inn, 90 The Village, S-o-t-F	Residential Planning Application	Strensall
559	YWCA, Water lane, Clifton	Residential Planning Application	Clifton
560	Brecks Lane, Huntington	Residential Planning Application	Huntington and New Earswick
561	Blue Coat Farm, Murton Lane	Residential Planning Application	Osbalwick

Site Ref	SITE NAME	Source of Site	WARD
562	The Tannery, Strensall	Residential Planning Application	Strensall
564	North Carlton Farm, Stockton-on-the-forest	Historic Site	Strensall
565	Land at the Mews, Strensall	Historic Site	Strensall
566	Rear of Netherwoods and the Village Strensall	Historic Site	Strensall
567	Land RO Terrington Close / Jaywick Close	Historic Site	Strensall
568	Land between Moor Lane and Usher Lane	Historic Site	Haxby and Wigginton
569	Foss Bank Farm	Historic Site	Strensall
570	Park Avenue New Earswick 164e	Historic Site	Huntington and New Earswick
571	48 Scarcroft Road	Historic Site	Strensall
572	Land at Holyrood Drive, Rawcliffe	Historic Site	Skelton, Rawcliffe and Clifton With
573	Land off Landalewood Road	Historic Site	Skelton, Rawcliffe and Clifton With
574	Playing field / pumping station adj Library, Rawcliffe Lane	Historic Site	Skelton, Rawcliffe and Clifton With
575	Tennis Court, Water lane	Historic Site	Skelton, Rawcliffe and Clifton With
576	Land North of Ring Road Clifton Moor	Historic Site	Skelton, Rawcliffe and Clifton With
577	South of Great North Way, York Business Park	Historic Site	Rural West York
578	Civil Service Sports Ground	Historic Site	Rural West York
579	Land adj. 131 Long Ridge Lane	Historic Site	Rural West York
580	Land at Blairgowerie House, Main Street	Historic Site	Rural West York
582	Land at Knapton Moor/E of Northminster Buisness Park	Historic Site	Rural West York
583	Land at Knapton Moor/Adj Northminster Business park	Historic Site	Rural West York
584	Land North of Northminster BusinessPark	Historic Site	Rural West York
586	Land Northwest of Northminster Business Park	Historic Site	Rural West York
587	Land at York RI Rugby Ground	Historic Site	Holgate
588	Land West of Chapelfields	Historic Site	Rural West York
589	The Paddock Acomb Grange	Historic Site	Rural West York
590	Land at end of Osprey Close,	Historic Site	Dringhouses and Woodthorpe
591	Bellhouse Way	Historic Site	Westfield
592	Acomb Wood drive, adj. to Acomb Shops and wood	Historic Site	Dringhouses and Woodthorpe
593	Acomb wood drive, opp.Quaker Wood pub	Historic Site	Dringhouses and Woodthorpe
594	Land between Alness Drive / Acomb Wood Drive	Historic Site	Dringhouses and Woodthorpe
595	Land off Acomb Wood drive	Historic Site	Dringhouses and Woodthorpe
596	Land adj. 26 & 38 Church lane	Historic Site	Bishopthorpe
597	Builders Yard, Church Lane	Historic Site	Bishopthorpe

Site Ref	SITE NAME	Source of Site	WARD
598	South of Moor Lane	Historic Site	Bishopthorpe
599	Wheldrake Industrial Estate	Historic Site	Wheldrake
600	Wheldrake Industrial Estate	Historic Site	Wheldrake
601	Elvington Park	Historic Site	Wheldrake
602	Elvington Industrial Estate	Historic Site	Wheldrake
603	Land at Airfield Business Park, Elvington	Historic Site	Wheldrake
604	Land to west of Elvington Airfield Business Park	Historic Site	Wheldrake
605	Site E, Airfield Industrial Estate, Elvington	Historic Site	Wheldrake
606	Elvington Airfield Inset	Historic Site	Wheldrake
607	Elvington Airfield	Historic Site	Heslington
608	Pool Bridge Farm	Historic Site	Wheldrake
609	Acres Farm, Naburn	Historic Site	Wheldrake
610	Land Adjacent to the designer Outlet	Historic Site	Fulford
611	Maple Avenue/Vernon Close, Bishopthorpe	Historic Site	Bishopthorpe
612	Maple Avenue/Beech Avenue, Bishopthorpe	Historic Site	Bishopthorpe
613	The Forge Crockey Hill	Historic Site	Wheldrake
614	Barleycorn House	Historic Site	Derwent
615	Between Barleycorn House and Rose Cottage	Historic Site	Derwent
616	Conservation Area (alt land at changes 3)	Historic Site	Derwent
617	Chessingham Park, Dunnington	Historic Site	Derwent
618	Land RO Surgery & 2a/2b Petercroft Lane	Historic Site	Derwent
619	Land at Church Balk/Eastfield Lane Dunnington	Historic Site	Derwent
620	Land north of Sledmere Crossing, Dunnington	Historic Site	Osbalwick
621	To the Rear of Blue Coat	Historic Site	Osbalwick
622	South of Murton Industrial Estate	Historic Site	Osbalwick
623	Land Adjacent to Grimston Bar and A1079	Historic Site	Derwent
624	MOD Land Fulford	Historic Site	Fishergate
625	Land at Cherry Lane	Historic Site	Dringhouses and Woodthorpe
626	Land at Brear Close	Historic Site	Dringhouses and Woodthorpe
627	Land at frederick House East of Fulford	Historic Site	Fishergate
628	Parkside Commercial Centre, Terry Avenue	Historic Site	Micklegate
629	The Retreat, Heslington Road	Historic Site	Fishergate
630	Land east of Metcalfe Lane	Historic Site	Osbalwick
631	Burnholme WMC, Burnholme Drive	Historic Site	Heworth
632	Site North of Monks Cross	Historic Site	Huntington and New Earswick
633	North of Monks Cross	Historic Site	Huntington and New Earswick
634	Cement Works, Monks Cross	Historic Site	Huntington and New Earswick

Site Ref	SITE NAME	Source of Site	WARD
635	Land north of Monks Cross Drive	Historic Site	Huntington and New Earswick
636	South of Monks Cross	Historic Site	Huntington and New Earswick
637	Monks Cross Stadium, Kathryn Avenue	Historic Site	Huntington and New Earswick
638	New Lane Monks Cross	Historic Site	Huntington and New Earswick
639	Annamine Nurseries	Historic Site	Huntington and New Earswick
640	Land off Jockey Lane, Huntington	Historic Site	Huntington and New Earswick
641	Land at White Rose Grove, Westfield	Historic Site	Huntington and New Earswick
642	Elm Tree Garage Car Park	Historic Site	Huntington and New Earswick
643	Land off Alder Way, westfield	Historic Site	Huntington and New Earswick
644	Sessions of York	Historic Site	Huntington and New Earswick
645	Land west of Haxby Road	Historic Site	Skelton, Rawcliffe and Clifton With
646	Land to Rear of 283/285 Huntington Road	Historic Site	Huntington and New Earswick
647	Land Ro Electricity Sub Station, Haxby Rd	Historic Site	Clifton
648	Carparks at Nuffield Hospital	Historic Site	Clifton
649	Car park, High Newbiggin Street	Historic Site	Guildhall
650	Brigadier Gerard Pub Car Park	Historic Site	Guildhall
651	Heworth Green North (Forum Site)	Historic Site	Heworth
652	Prospect and Oliver House, Bishophill Junior	Historic Site	Micklegate
653	Carpark off Bishophthorpe Road	Historic Site	Micklegate
654	Land at Mill Mount	Historic Site	Micklegate
655	Land at Albermarle rd York	Historic Site	Micklegate
656	Barbican Centre	Historic Site	Fishergate
657	Peel St/ Margret St	Historic Site	Guildhall
658	10-18 Hull Road	Historic Site	Fishergate
659	1 - 9 St Leonard's Place	Historic Site	Guildhall
660	Land at Marygate	Historic Site	Guildhall
661	Marygate Car Park, access from Hetherton's Street	Historic Site	Guildhall
662	York Enterprise Academy St Maurices Road	Historic Site	Guildhall
663	Monk Bar Garage	Historic Site	Guildhall
664	Government Offices Hilary House Spen Lane	Historic Site	Guildhall
665	White Swan, Piccadilly	Historic Site	Guildhall
666	Coppergate 2	Historic Site	Guildhall
667	Reynard's Garage	Historic Site	Guildhall
668	Cliffords Tower Car Park	Historic Site	Guildhall
669	Site at Jame Street	Historic Site	Guildhall
670	Carpark adj. Homestead Park (off Sipton Road)	Historic Site	Clifton
671	Park off Balfour Street, Leeman Road area.	Historic Site	Holgate

Site Ref	SITE NAME	Source of Site	WARD
672	Land at Water End, Clifton	Historic Site	Holgate
673	Land at Water End, Clifton	Historic Site	Holgate
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	Historic Site	Holgate
675	York Central	Historic Site	Holgate
676	Rufforth Airfield û South of Southfield Close	Historic Site	Rural West York
677	Land RO Rufforth Primary School	Historic Site	Rural West York
678	Land at Leven Road, Woodthorpe	Historic Site	Dringhouses and Woodthorpe
679	Wains Road/Moor Lane adj Youth Centre	Historic Site	Dringhouses and Woodthorpe
680	Station Road/ Calf Close Haxby	Historic Site	Haxby and Wigginton
681	Eighth Avenue Allotments	Historic Site	Heworth
682	Land Adjacent to the designer Outlet	Historic Site	Fulford
683	Norht of Great North Way, York Business Park	Historic Site	Rural West York
684	York Business Park	Historic Site	Rural West York
685	End of Great North Way, York Business park	Historic Site	Acomb
686	Site to south in York Business park	Historic Site	Rural West York
687	Northminster Business Park	Historic Site	Rural West York
688	Land to the West of Knapton	Historic Site	Rural West York
689	Amalagated Land around Northminster Business park	Amalgamated site	Rural West York
690	Amalgamated North of Haxby	Amalgamated site	Haxby and Wigginton
691	Amalgamated East of Monks Cross	Amalgamated site	Huntington and New Earswick
692	Amalgamated sites at New Lane Huntington	Amalgamated site	Huntington and New Earswick
693	Amalgamated Sites East of Metcalfe Lane	Amalgamated site	Osbalwick
694	Amalgamated sites adj Designer Outlet	Amalgamated site	Fulford
695	Amalgamated extension sites to York Designer Outlet Centre	Amalgamated site	Fulford
696	Amalgamated sites off Tadcaster Road	Amalgamated site	Dringhouses and Woodthorpe
697	Amalgamated Sites off Common Lane Dunnington	Amalgamated site	Derwent
698	Amalgomated Sites at Clifton Moor	Amalgamated site	Skelton, Rawcliffe and Clifton With
699	Amalgomated Development Sites East of metcalf Lane	Amalgamated site	Osbalwick
700	Amalgamated Site Monks Cross Shopping Park	Amalgamated site	Huntington and New Earswick
701	Wheldrake Industrial Estate	Employment Planning Application	Wheldrake
702	Imphal Barracks, Fulford Road	Employment Planning Application	Fishergate
703	16 Chessingham Park	Employment Planning Application	Derwent

Site Ref	SITE NAME	Source of Site	WARD
704	Training Centre, York Central	Employment Planning Application	Holgate
705	Adj. Northminster Business Park	Employment Planning Application	Rural West York
706	Chessingham Park remaining land	Expired Employment Consent	Derwent
707	Maxiprint Centre, Kettlestring Lane	Employment Planning Application	Skelton, Rawcliffe and Clifton With
708	DE Ford Ltd, Poppleton Grange, Low Poppleton Lane	Employment Planning Application	Rural West York
709	Barfield Estate, New Lane, Huntington	Employment Planning Application	Huntington and New Earswick
710	Land Including Huntington Stadium To The West Of Jockey Lane	Employment Planning Application	Huntington and New Earswick
711	Rose & Crown 13 Lawrence Street	Employment Planning Application	Guildhall
712	Rawcliffe Packaging Company, Unit 1, Village Street	Employment Planning Application	Skelton, Rawcliffe and Clifton With
713	Holgate Villa 22 Holgate Road	Employment Planning Application	Micklegate
714	West Offices Station Rise	Employment Planning Application	Micklegate
715	Infinity Ltd 88 - 96 Walmgate	Employment Planning Application	Guildhall
716	City Of York Council 9 St Leonards Place	Employment Planning Application	Guildhall
717	Proposed Hotel At York Barbican Site Paragon Street	Employment Planning Application	Fishergate
718	Site Adjacent To Frog Hall Public House Layerthorpe	Employment Planning Application	Heworth
723	Amalgamated Land at Manor Heath Road, Copmanthorpe	Amalgamated site	Rural West York
724	Amalgamated sites North Monks Cross Inc Cement Works	Amalgamated site	Huntington and New Earswick
725	Castle Piccadilly	Amalgamated site	Guildhall
726	Wheatlands	Amalgamated Site	Rural West York
727	South of A64	Amalgamated Site	Heslington

Site Selection Technical Paper (June 2013)

Annex 3 - Call for Sites 2012 Submitted Site Uses

Site Ref	SITE NAME	CAT A	Resi	Gypsy & Traveller	Travelling Show people	Community Facility	Leisure	Open space	Retail	Emp	Renewable energy	Waste	Mineral	Other Specifics
60	Land at Burton Green	Yes	Yes											
61	Salisbury Road former bowling green	Yes	Yes											
62	Park off Balfour Street	Yes	Yes											
63	Melrosegate Field	Yes	Yes					Yes						
64	Land at Layerthorpe and James St	Yes								Yes				
65	Land at rear of Westfield School	Yes	Yes											
66	Land at Norway Drive	Yes	Yes											
67	Land at Millfield Lane	Yes	Yes											
68	Haxby Road Farm	Yes	Yes											
69	62 Mill lane Wigginton	Yes	Yes											
70	Beechwood, Malton Road	Yes	Yes				Yes							
71	Hopgrove Land South	No												
72	Water Tower Land Dunnington	Yes	Yes					Yes						
73	Land to East of Fire Station, Earswick	Yes					Yes			Yes				
74	York Road, Dunnington	Yes	Yes							Yes				
75	SLIP INN SITE/South of Monks Cross	Yes				Yes			Yes	Yes				Water balancing pond
76	Duncombe Farm, Strensall	Yes	Yes			Yes		Yes	Yes	Yes	Yes			starter units
77	White Horse Farm, North Lane Huntington	Yes	Yes						Yes	Yes				
78	Land at Moor Lane Nurseries and Builders Yard	Yes	Yes							Yes				
79	Land between B1222 And A19	Yes	Yes											
80	Land north of Woodland Chase, York	Yes	Yes											
81	Bull Commercial Centre	Yes	Yes											
82	Land at Ten Thorn Lane, Knapton	Yes	Yes											
83	Land at Main Street, Knapton	Yes	Yes											
84	Land at Knapton Lane, Knapton	Yes	Yes											
85	Land to North of A64 (T) Hopgrove Interchange, York	Yes							Yes	Yes				trunk road service area with petrol statio, hotel, restaurant/c afe and hotel
86	Land at Redeness Street/Hallfield Road	Yes	Yes				Yes		Yes	Yes				
87	Wills & Ellis Garage	Yes							Yes	Yes				
88	Land at Villa Pond	Yes					Yes	No		Yes				holiday home accomodatio n
89	Clifton Gate	Yes	Yes			Yes			Yes					
90	Land north of disused railway line, North of Murton Way.	Yes	Yes			Yes			Yes	Yes				
91	Land south of Hackness Road	Yes								Yes				
92	North of Railway Line adj Millfield Lane	Yes	Yes						Yes	Yes				
93	North Field between Knapton and Northfield School	Yes	Yes							Yes				
94	Derwent Estate	Yes	Yes											
95	North of Church lane Elvinton	Yes	Yes											
96	Monks Cross Shopping Park (phase 2) Julie Ave	Yes							Yes					
97	South of Airfield Business Park	Yes								Yes	Yes			
98	Grove House EPH	Yes	Yes											
99	Woolnough House EPH	Yes	Yes											
100	Land off Askham Lane, York	Yes	Yes											
101	Land at Earswick	Yes	Yes											
102	Stockton Lane Land	Yes	Yes											
103	Land at Stockton Lane, York	Yes	Yes				Yes							
104	Land south of Stockton Lane, York	Yes	Yes											
105	York College	No												educational training facility
106	Land at Boroughbridge Road /Millfield Lane Site 1	Yes	Yes						Yes	Yes				
107	Land at Boroughbridge Road /Millfield Lane Site 2	Yes	Yes						Yes	Yes				
108	South of Millfield Lane	Yes	Yes						Yes	Yes				

Site Ref	SITE NAME	CAT A	Resi	Gypsy & Traveller	Travelling Show people	Community Facility	Leisure	Open space	Retail	Emp	Renewable energy	Waste	Mineral	Other Specifics
216	Land at Shipton road (A19), Skelton, York	Yes	Yes							Yes				
217	Land at Murton Way	Yes	Yes							Yes				
218	Land at Murton Way, Osbaldwick	Yes	Yes							Yes				
219	Skelton Park Golf Club	Yes	Yes						Yes	Yes				
220	Land at Wetherby Road, Knapton	Yes	Yes	Yes	Yes					Yes				
221	Agricultural Land Sim Balk lane	Yes	Yes			Yes	Yes			Yes				
222	Agricultural Land Sim Balk lane	Yes	Yes			Yes	Yes			Yes				
223	Agricultural Land Copmanthorpe Lane	Yes	Yes											
224	Agricultural Land Church lane	Yes	Yes											
225	Agricultural Land Acaster Lane	Yes	Yes											
226	Site A Land off Main Street Nether Poppleton	Yes	Yes											
227	Site B - land off Ouse Moor Lane Nether Poppleton	Yes	Yes				Yes							
228	North side Murton Way opposite Holly tree Cottage	Yes								Yes				
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	Yes	Yes											
230	Land to north west of Manor School	No					Yes	Yes						
231	Land to south west of Dunnington Playing Fields Association	No					Yes	Yes						
232	Land south west of Heslington Playing Fields	No					Yes	Yes						
233	Land across railway track from Copmanthorpe recreation centre	No					Yes	Yes						
234	Land to west of Beckfield Lane pitch	No					Yes	Yes						
235	Land to north and west of York College Sports pitches	No					Yes	Yes						
236	Land to south of Wigginton Football Club	No					Yes	Yes						
237	Land to north of Poppleton Juniors	No					Yes	Yes						
238	Land to rear of Windrush House, Skelton	Yes	Yes					Yes						
239	Land to South of No. 5 Fairfield Cottages, Skelton	Yes	Yes											
240	Clifton Gate Business Park	Yes								Yes				
241	Land to North & West of A1237/Wigginton Road roundabout	Yes								Yes				
242	Land South of A64, Heslington	Yes				Yes								
243	Land South of Low Lane, Heslington	Yes				Yes								
244	Heslington West and East, University of York	No												University related expansion
245	City of York Hockey Club	Yes	Yes											
246	Whitehall Grange	Yes				Yes				Yes				
247	Land at Wilberforce Home	Yes	Yes											
248	Land at Wilberforce Home	Yes	Yes											
249	Adjacent to Knapton Moor	Yes					Yes			Yes				
250	North of Knapstone/East of the Ring Road	Yes	Yes			Yes	Yes							
251	Field at Strensall Road	Yes	Yes											
252	71 Moor Lane	No												Change from GB
253	Greenfield site	Yes	Yes											
254	Stockton Lane Land	Yes	Yes											
255	Westpit Green	No					Yes	Yes						
256	Oakland Walk	No					Yes	Yes						
257	South of Southfields Road, Strensall & Land south of The Village,	Yes	Yes											
258	South of Southfields Road, Strensall & Land south of The Village,	Yes	Yes											
259	South of Southfields Road, Strensall & Land south of The Village,	Yes	Yes											
260	South of Southfields Road, Strensall & Land south of The Village,	Yes	Yes											
261	Windsor Drive, Wigginton, York	Yes	Yes							Yes	Yes			
262	Agricultural Land, Acaster Lane	Yes	Yes											
263	Land to rear of Hopgrove PH	Yes	Yes			Yes								
264	Land between Southfields Road & railway line	Yes	Yes						Yes	Yes				
265	Land between Southfields Road & railway line	Yes	Yes						Yes	Yes				
266	Land between Southfields Road & railway line	Yes	Yes						Yes	Yes				

Site Ref	SITE NAME	CAT A	Resi	Gypsy & Traveller	Travelling Show people	Community Facility	Leisure	Open space	Retail	Emp	Renewable energy	Waste	Mineral	Other Specifics
267	Land between Southfields Road & railway line	Yes	Yes						Yes	Yes				
268	Land between Southfields Road & railway line	Yes	Yes						Yes	Yes				
269	Land between Southfields Road & railway line	Yes	Yes						Yes	Yes				
270	Land alongside A64	Yes	Yes				Yes							
271	Land alongside A64	Yes	Yes				Yes							
272	Land at New Lane, Huntington, York	Yes	Yes					Yes						
273	Land at Layerthorpe and James St	Yes							Yes	Yes				
274	Land at Layerthorpe and James St	Yes							Yes	Yes				
275	White Horse Farm, North lane Huntington	Yes	Yes						Yes	Yes				
276	White Horse Farm, North lane Huntington	Yes	Yes						Yes	Yes				
277	White Horse Farm, North lane Huntington	Yes	Yes						Yes	Yes				
278	Monks Cross Shopping Park (phase 2) Julie Ave	Yes							Yes					
279	Monks Cross Shopping Park (phase 2) Julie Ave	Yes							Yes					
280	Land off Askham Lane, York	Yes	Yes											
281	York Designer Outlet Centre	Yes				Yes	Yes		Yes					
282	York Designer Outlet Centre	Yes				Yes	Yes		Yes					
283	York Designer Outlet Centre	Yes				Yes	Yes		Yes					
284	York Designer Outlet Centre	Yes				Yes	Yes		Yes					
285	York Designer Outlet Centre	Yes				Yes	Yes		Yes					
286	York Designer Outlet Centre	Yes				Yes	Yes		Yes					
287	Land off Askham Lane, York	Yes	Yes											
288	Land of Murton Way, Osbaldwick	Yes	Yes					Yes		Yes				
289	Heslington West and East, University of York	No												University related expansion
290	Land between Haxby and Earswick SE6157	Yes	Yes						Yes	Yes				
291	Land west of Bishopthorpe Road	Yes	Yes											
292	Land North and Adj of Outer Ring road and Haxby Road	Yes	Yes											
293	York Central	Yes	Yes											
294	Amalgomated Sites North of Bishopthorpe	Yes	Yes											
295	Amalgomated Sites at British Sugar	Yes	Yes				Yes	yes						
296	Amalgomated sites East of Earswick	Yes					Yes			Yes				
297	Amalgomated Sites off main Street Elvington	Yes	Yes					Yes						
298	Amalgomated Sites at Connaught Court Care Home	Yes	Yes											
299	Amalgomated sites by Racecourse, Tadcaster Road	Yes	Yes							Yes				
300	Amalgomated sites Eastfield Lane, Dunnington	Yes	Yes											
301	Amalgomated Sites South of Murton Way	Yes					Yes			Yes				
302	Amalgomated site west of Chapelfields 1	Yes	Yes							Yes				
303	Amalgomated sites off Stockton Lane	Yes	Yes											
304	Amalgomated sites north of Murton Way	Yes	Yes							Yes				
305	Amalgomated sites South of Haxby	Yes	Yes				Yes							
306	Amalgomated sites off Malton Road/New lane	Yes	Yes	Yes	Yes	Yes			Yes	Yes				
307	Amalgomated sites at James Street	Yes	Yes											
308	Amalgomated sites RO Wilberforce Home/York College	Yes	Yes											
309	Amalgomated Sites North of Murton Way 2	Yes	Yes					Yes		Yes				
310	Amalgomated Sites North of Clifton Moor	Yes	Yes			Yes			Yes					
311	Amalgomated Sites South of Heslington	Yes	Yes			Yes	Yes			Yes				
312	Amalgomated Sites east of Metcalfe Lane	Yes	Yes											
313	Amalgomated Sites Off Askham Lane	Yes	Yes											
314	Amalgomated sites west of Chapelfields 2	Yes	Yes							Yes				
315	Amalgomated sites South of Stockton Lane	Yes	Yes											
316	Amalgomated sites North of Stockton Lane	Yes	Yes				Yes							

Site Ref	SITE NAME	CAT A	Resi	Gypsy & Traveller	Travelling Show people	Community Facility	Leisure	Open space	Retail	Emp	Renewable energy	Waste	Mineral	Other Specifics
656	Barbican Centre	Yes	Yes											
657	Peel St/ Margret St	Yes	Yes											
658	10-18 Hull Road	Yes	Yes											
659	1 - 9 St Leonard's Place	Yes	Yes											
660	Land at Marygate	Yes	Yes											
661	Marygate Car Park, access from Hetherton's Street	Yes	Yes											
662	York Enterprise Academy St Maurices Road	Yes	Yes											
663	Monk Bar Garage	Yes	Yes											
664	Government Offices Hilary House Spen Lane	Yes	Yes											
665	White Swan, Piccadilly	Yes	Yes											
666	Coppergate 2	Yes	Yes											
667	Reynard's Garage	Yes	Yes											
668	Cliffords Tower Car Park	Yes	Yes											
669	Site at Jame Street	Yes	Yes											
670	Carpark adj. Homestead Park (off Shipton Road)	Yes	Yes											
671	Park off Balfour Street, Leeman Road area.	Yes	Yes											
672	Land at Water End, Clifton	Yes	Yes											
673	Land at Water End, Clifton	Yes	Yes											
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	Yes	Yes											
675	York Central	Yes	Yes											
676	Rufforth Airfield ú South of Southfield Close	Yes	Yes											
677	Land RO Rufforth Primary School	Yes	Yes											
678	Land at Leven Road, Woodthorpe	Yes	Yes											
679	Wains Road/Moor Lane adj Youth Centre	Yes	Yes											
680	Station Road/ Calf Close Haxby	Yes	Yes											
681	Eighth Avenue Allotments	Yes	Yes											
682	Land Adjacent to the designer Outlet	Yes	Yes											
683	Norht of Great North Way, York Business Park	Yes	Yes											
684	York Business Park	Yes	Yes											
685	End of Great North Way, York Business park	Yes	Yes											
686	Site to south in York Business park	Yes	Yes											
687	Northminster Business Park	Yes	Yes											
688	Land to the West of Knapton	Yes	Yes											
689	Amalgamated land around Northminster Business Park	Yes					Yes			Yes				
690	Amalagamated North of Haxby	Yes	Yes				Yes							
691	Amalgamated East of Monks Cross	Yes	Yes				Yes		Yes	Yes				
692	Amalgamated sites at New Lane Huntington	Yes	Yes	Yes	Yes	Yes			Yes	Yes				
693	Amalgamated Sites East of Metcalfe Lane	Yes	Yes											
694	Amalgamated sites adj Designer Outlet	Yes	Yes											
695	Amalgamated extension sites to York Designer Outlet Centre	Yes				Yes	Yes		Yes					
696	Amalgamated sites off Tadcaster Road	Yes	Yes							Yes				
697	Amalgamated Sites off Common Lane Dunnington	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
698	Amalgomated Sites at Clifton Moor	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes				
699	Amalgomated Development Sites East of metcalf Lane	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes				
700	Amalgamated Site Monks Cross Shopping Park	Yes							Yes					
701	Wheldrake Industrial Estate	Yes								Yes				
702	Imphal Barracks, Fulford Road	Yes								Yes				
703	16 Chessingham Park	Yes								Yes				
704	Training Centre, York Central	Yes								Yes				
705	Adj. Northminster Business Park	Yes								Yes				
706	Chessingham Park remaining land	Yes								Yes				
707	Maxiprint Centre, Kettlestring Lane	Yes								Yes				
708	DE Ford Ltd, Poppleton Grange, Low Poppleton Lane	Yes								Yes				
709	Barfield Estate, New Lane, Huntington	Yes								Yes				

Site Selection Technical Paper (June 2013)

Annex 4 - Sites Removed as already
committed/completed development
sites

Site Ref	SITE NAME	Application Reference	Status @ 01/10/2012	Permission Type
330	Naburn House Farm	03/00427/FUL	Unimplemented Oct 1st 2012	Residential
331	59 The Old Village Huntington	05/01581/FUL	Unimplemented Oct 1st 2012	Residential
332	Jacobin Cottage 109 The Village Stockton on Forest	07/02381/FUL	Unimplemented Oct 1st 2012	Residential
333	1 Redgrave Close	07/02667/FUL	Unimplemented Oct 1st 2012	Residential
334	Former Reading Rooms Village	08/00735/FUL	Unimplemented Oct 1st 2012	Residential
335	Land Adj to 15 Monk Bar Court	08/01074/FUL	Unimplemented Oct 1st 2012	Residential
336	1 Beans Way	08/01126/FUL	Unimplemented Oct 1st 2012	Residential
337	St Pauls Church Kexby	08/02659/FUL	Unimplemented Oct 1st 2012	Residential
338	Store Adj to 45 The Village Earswick	08/02677/FUL	Unimplemented Oct 1st 2012	Residential
339	171a Hull Road	08/02747/FUL	Unimplemented Oct 1st 2012	Residential
340	Copmanthorpe Lodge Farm Moor	09/00254/FUL	Unimplemented Oct 1st 2012	Residential
341	Laburnum House 1 Laburnum Garth	09/01528/FUL	Unimplemented Oct 1st 2012	Residential
342	Laburnum House 1 Laburnum Garth	09/01528/FUL	Unimplemented Oct 1st 2012	Residential
343	77 Penyghent Avenue	09/01638/OUT	Unimplemented Oct 1st 2012	Residential
344	68 Fountayne Street	09/01670/FUL	Unimplemented Oct 1st 2012	Residential
345	56 Tang Hall Lane	12/02587/FUL	Unimplemented Oct 1st 2012	Residential
346	15 Murtton Way	12/03537/FUL	Unimplemented Oct 1st 2012	Residential
347	121 The Mount	09/02338/FUL	Unimplemented Oct 1st 2012	Residential
348	88 Station Road Upper Poppleton	10/00267/FUL	Unimplemented Oct 1st 2012	Residential
349	440 Malton Road	10/00474/FUL	Unimplemented Oct 1st 2012	Residential
350	Whitings Delecatessen 69 Bootham	10/00504/FUL	Unimplemented Oct 1st 2012	Residential
351	The Heads House 1 Love Lane	12/02602/FUL	Unimplemented Oct 1st 2012	Residential
352	Stable Block Chapter House Street	10/00621/FUL	Unimplemented Oct 1st 2012	Residential
353	Wigginton Grange Farm Corban Lane Wigginton	10/00729/FUL	Unimplemented Oct 1st 2012	Residential
354	Second Floor 41 Millfield Road	10/00865/FUL	Unimplemented Oct 1st 2012	Residential
355	18 The Village Wigginton	10/01103/FUL	Unimplemented Oct 1st 2012	Residential
356	57 York Road Haxby	10/01397/FUL	Unimplemented Oct 1st 2012	Residential
357	46 Scarcroft Road	10/01427/FUL	Unimplemented Oct 1st 2012	Residential
358	The Hollies Mill Lane Acaster Malbis	10/01471/FUL	Unimplemented Oct 1st 2012	Residential
359	117 The Village Haxby	10/01514/FUL	Unimplemented Oct 1st 2012	Residential
360	Seven Oaks Ox Carr Lane Strensall	10/01553/FUL	Unimplemented Oct 1st 2012	Residential
361	Poplar Tree Farm Broad Highway Wheldrake	10/01863/FUL	Unimplemented Oct 1st 2012	Residential
362	Oak Tree Farm Wheldrake Lane	10/01908/FUL	Unimplemented Oct 1st 2012	Residential
363	1 Wetherby Road	10/02085/OUT	Unimplemented Oct 1st 2012	Residential
364	27 Ingleborough Avenue	10/02340/FUL	Unimplemented Oct 1st 2012	Residential
365	19 West Thorpe	10/02721/FUL	Unimplemented Oct 1st 2012	Residential
366	The Grange Towthorpe Road Haxby	10/02764/FUL	Unimplemented Oct 1st 2012	Residential
367	10 Thorn Nook	10/02846/FUL	Unimplemented Oct 1st 2012	Residential
368	Middleton House 2 Redmayne Square Strensall	10/02854/FUL	Unimplemented Oct 1st 2012	Residential
369	41 Micklegate	11/00153/FUL	Unimplemented Oct 1st 2012	Residential
370	Express-o 13 Bridge Street	11/00187/FUL	Unimplemented Oct 1st 2012	Residential
371	Toad Hall 23B Hopgrove Lane South	11/00306/FUL	Unimplemented Oct 1st 2012	Residential
372	304 Thanet Road	11/00533/FUL	Unimplemented Oct 1st 2012	Residential
373	54 Wheatlands Grove	11/00703/FUL	Unimplemented Oct 1st 2012	Residential
374	The House New Walk Orchard Love	11/01259/FUL	Unimplemented Oct 1st 2012	Residential
375	14 Tadcaster Road	11/01527/FUL	Unimplemented Oct 1st 2012	Residential
376	Fulford Methodist Church Main Street Fulford	11/01873/FUL	Unimplemented Oct 1st 2012	Residential
377	The Village Salon 1 York Street Dunnington	11/01896/FUL	Unimplemented Oct 1st 2012	Residential
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	11/01996/FUL	Unimplemented Oct 1st 2012	Residential
379	Land Adj to 51 Water Lane	11/02002/FUL	Unimplemented Oct 1st 2012	Residential
380	Naburn Hall Coach House Maypole Grove Naburn	11/02286/FUL	Unimplemented Oct 1st 2012	Residential
381	Christian Science Church, Kilburn	11/02340/FUL	Unimplemented Oct 1st 2012	Residential
382	11 St Marys	11/02731/FUL	Unimplemented Oct 1st 2012	Residential
383	Brackenhill Askham Bryan Lnae	11/02881/FUL	Unimplemented Oct 1st 2012	Residential
384	Bootham Park Hotel 9 Grosvenor	11/02882/FUL	Unimplemented Oct 1st 2012	Residential
385	Eva Lea 18 Horseman Lane	11/02919/FUL	Unimplemented Oct 1st 2012	Residential
386	4 St Catherines Cottages Skelton	11/02975/FUL	Unimplemented Oct 1st 2012	Residential
387	2 St Martins Lane	11/03037/FUL	Unimplemented Oct 1st 2012	Residential
388	Beechwood Beechwood Hopgrove	11/03113/FUL	Unimplemented Oct 1st 2012	Residential
389	Springfield Sandy Lane Stockton on Forest	11/03360/FUL	Unimplemented Oct 1st 2012	Residential
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	12/03066/FUL	Unimplemented Oct 1st 2012	Residential
391	Barn to South of Greystone Church Lane Nether Poppleton	11/03409/FUL	Unimplemented Oct 1st 2012	Residential
392	20 Middlecroft Grove Strensall	11/03418/FUL	Unimplemented Oct 1st 2012	Residential
393	Methodist Chapel The Village Stockton on Forest	12/00241/FUL	Unimplemented Oct 1st 2012	Residential
394	7 Charlton Street	12/00696/OUT	Unimplemented Oct 1st 2012	Residential
395	8 Starkey Crescent	12/01080/FUL	Unimplemented Oct 1st 2012	Residential
396	Fairbank House 29 St Marys	12/01086/FUL	Unimplemented Oct 1st 2012	Residential
397	17 Garden Street	12/01166/FUL	Unimplemented Oct 1st 2012	Residential
398	Jinnah Restaurant 2 Cumberland	12/01215/FUL	Unimplemented Oct 1st 2012	Residential

Site Ref	SITE NAME	Application Refere	Status @ 01/10/2012	Permission Type
399	Chapel Farm 111 The Village Stockton on Forest	12/01216/FUL	Unimplemented Oct 1st 2012	Residential
400	18 Chalfonts	12/01244/FUL	Unimplemented Oct 1st 2012	Residential
401	51 Skeldergate	12/01293/FUL	Unimplemented Oct 1st 2012	Residential
402	Helen Peters Design 11 Lady	12/01766/FUL	Unimplemented Oct 1st 2012	Residential
403	Land Adjacent to 19 St Edwards	04/01544/FUL	Unimplemented Oct 1st 2012	Residential
404	Parkside Nursing Home 98-100 Bishopthorpe Road	07/02166/FUL	Unimplemented Oct 1st 2012	Residential
405	28 West End Strensall	08/01309/FUL	Unimplemented Oct 1st 2012	Residential
406	Laburnum House 1 Laburnum Garth	08/01445/FUL	Unimplemented Oct 1st 2012	Residential
407	8 Hall Rise Haxby	08/02429/FUL	Unimplemented Oct 1st 2012	Residential
408	38 Leven Road	09/02221/FUL	Unimplemented Oct 1st 2012	Residential
409	68 Bootham	10/00016/OUT	Unimplemented Oct 1st 2012	Residential
410	4 Willow Grove Earswick	10/00297/FUL	Unimplemented Oct 1st 2012	Residential
411	Whitewalls Ox Carr Lane Strensall	10/02606/FUL	Unimplemented Oct 1st 2012	Residential
412	The Ruins 32a Dale Street	10/02792/FUL	Unimplemented Oct 1st 2012	Residential
413	159 Tadcaster Road	11/00193/FUL	Unimplemented Oct 1st 2012	Residential
414	35 St Saviourgate	11/00279/FUL	Unimplemented Oct 1st 2012	Residential
415	97 Station Road Upper Poppleton	11/00654/FUL	Unimplemented Oct 1st 2012	Residential
416	83 Tennent Road	11/00938/FUL	Unimplemented Oct 1st 2012	Residential
417	Bulmers Selling Services 1-7 Lord Mayors Walk	11/01002/FUL	Unimplemented Oct 1st 2012	Residential
418	Saxon House Hotel 71-73 Fulford	11/01658/FUL	Unimplemented Oct 1st 2012	Residential
419	Balir Athol Nursing Home 120 York Road Haxby	11/02345/FUL	Unimplemented Oct 1st 2012	Residential
420	2a Mill Lane	11/02806/FUL	Unimplemented Oct 1st 2012	Residential
421	128 Carr Lane	11/02817/FUL	Unimplemented Oct 1st 2012	Residential
422	Fantasy World 25 Main Street	11/03053/FUL	Unimplemented Oct 1st 2012	Residential
423	The Old Stables, 292 Tadcaster	11/03380/FUL	Unimplemented Oct 1st 2012	Residential
424	Summersgill 8 Front Street	12/00405/FUL	Unimplemented Oct 1st 2012	Residential
425	South Bank Social Club 12 Ovington Terrace	12/01652/FUL	Unimplemented Oct 1st 2012	Residential
426	All Saints Church North Street	05/00048/FUL	Unimplemented Oct 1st 2012	Residential
427	Vickers Hi-Fi 24 Gillygate	08/00099/FUL	Unimplemented Oct 1st 2012	Residential
428	Land to Rear 9 to 19 Shirley Avenue	08/01690/FUL	Unimplemented Oct 1st 2012	Residential
429	Low Farm Towthorpe Road Haxby	10/00707/FUL	Unimplemented Oct 1st 2012	Residential
430	Groves WMC Penleys Grove St	10/01958/FUL	Unimplemented Oct 1st 2012	Residential
431	20 Severus Street	10/02414/FUL	Unimplemented Oct 1st 2012	Residential
432	Plot 5 Monks Cross Drive	11/00658/FULM	Unimplemented Oct 1st 2012	Residential
433	Manor Farm 1 The Village Strensall	11/03106/FUL	Unimplemented Oct 1st 2012	Residential
434	Moat Hotel Nunnery Lane	08/01049/FUL	Unimplemented Oct 1st 2012	Residential
435	Site Between 83 & 93 Union	10/01040/FUL	Unimplemented Oct 1st 2012	Residential
436	145 Beckfield Lane	11/00454/FUL	Unimplemented Oct 1st 2012	Residential
437	Locomotive Inn Watson Street	11/02734/FUL	Unimplemented Oct 1st 2012	Residential
438	3 Whitby Drive	12/00076/OUT	Unimplemented Oct 1st 2012	Residential
439	Grange Farm Hodgson Lane Upper Poppleton	04/00186/FUL	Unimplemented Oct 1st 2012	Residential
440	65 Green Lane Acomb	07/00700/FUL	Unimplemented Oct 1st 2012	Residential
441	Cygnat Inn Cygnat Street	11/02372/FUL	Unimplemented Oct 1st 2012	Residential
442	Pizza Hut Ltd 10 Pavement	11/02688/FUL	Unimplemented Oct 1st 2012	Residential
443	Bar Fisheries 18 Lawrence Street	11/02946/FUL	Unimplemented Oct 1st 2012	Residential
444	Commercial Workers Union 71	12/00776/FUL	Unimplemented Oct 1st 2012	Residential
445	Hollycroft 20 Wenlock Terrace	09/00966/FUL	Unimplemented Oct 1st 2012	Residential
446	Garages to R/O 11-21 Holly Bank	09/01910/FUL	Unimplemented Oct 1st 2012	Residential
447	The Laurels Brecks Lane Strensall	11/00676/FUL	Unimplemented Oct 1st 2012	Residential
448	British Heart Foundation 34	11/01437/FUL	Unimplemented Oct 1st 2012	Residential
449	Elliots Hotel 2 Sycamore Place	07/00846/FUL	Unimplemented Oct 1st 2012	Residential
450	The Purey Cust Nuffield Hospital Precentors Court	11/01800/FULM	Unimplemented Oct 1st 2012	Residential
451	Turf Tavern 277 Thanet Road	12/00087/FULM	Unimplemented Oct 1st 2012	Residential
452	Clifton Garage 82-84 Clifton	08/00816/FULM	Unimplemented Oct 1st 2012	Residential
453	Land Adj to 76 to 84 Lilbourne Drive	10/01538/FULM	Unimplemented Oct 1st 2012	Residential
454	Skipton Street School Skipton	07/01633/FULM	Unimplemented Oct 1st 2012	Residential
455	Land off Regent Street	08/01909/FULM	Unimplemented Oct 1st 2012	Residential
456	Hungate	02/03741/OUT	Unimplemented Oct 1st 2012	Residential
457	(Remaining) Land West of Metcalfe	03/02709/OUT	Unimplemented Oct 1st 2012	Residential
458	Germany Beck Site East of	01/01315/OUT	Unimplemented Oct 1st 2012	Residential
459	31 Southfields Road	06/00591/REM	Unimplemented Oct 1st 2012	Residential
460	Naburn House Farm	06/01033/REM	Unimplemented Oct 1st 2012	Residential
461	York College of Further & Higher Education Tadcaster road	07/00752/REMM	Unimplemented Oct 1st 2012	Residential
462	Enclosure Farm Main Street	07/01046/FUL	Unimplemented Oct 1st 2012	Residential
463	Promenade WMC St Benedict Court St Benedict Road	07/01237/FUL	Unimplemented Oct 1st 2012	Residential
464	Kendall House Derwent Lane	07/01488/FUL	Unimplemented Oct 1st 2012	Residential
465	Hauliers yard & Warehouse Smary Lane Murton	07/02658/REM	Unimplemented Oct 1st 2012	Residential
466	(Phase 1) Land to West of Metcalfe Lane Osbaldwick	07/02789/REMM	Unimplemented Oct 1st 2012	Residential
467	Patch House Main Street Heslington	09/00062/FUL	Unimplemented Oct 1st 2012	Residential
468	48 Wetherby Road	09/01338/FUL	Unimplemented Oct 1st 2012	Residential

Site Ref	SITE NAME	Application Refere	Status @ 01/10/2012	Permission Type
469	Reeds Tea Rooms 30 High Petergate	09/01548/FUL	Unimplemented Oct 1st 2012	Residential
470	Terrys Chocolate Factory	09/01606/OUTM	Unimplemented Oct 1st 2012	Residential
471	28 The Avenue Haxby	09/01620/REM	Unimplemented Oct 1st 2012	Residential
473	4 Derwent Road	10/00287/FUL	Unimplemented Oct 1st 2012	Residential
474	21 Clifford Street	10/00369/FUL	Unimplemented Oct 1st 2012	Residential
475	440 Malton Road	10/00500/FUL	Unimplemented Oct 1st 2012	Residential
476	27 Horseman Lane	10/00557/FUL	Unimplemented Oct 1st 2012	Residential
477	58 Evelyn Crescent	10/00591/FUL	Unimplemented Oct 1st 2012	Residential
478	115 Fulford Road	10/00798/FUL	Unimplemented Oct 1st 2012	Residential
479	The Warehouse Hursts Yard	10/00862/FUL	Unimplemented Oct 1st 2012	Residential
480	16 The Village	10/00976/OUT	Unimplemented Oct 1st 2012	Residential
481	21 Drome Road Copmanthorpe	10/01026/FUL	Unimplemented Oct 1st 2012	Residential
482	66 Heworth Green	10/01075/FUL	Unimplemented Oct 1st 2012	Residential
483	The Villa Main Street Elvington	10/01265/FUL	Unimplemented Oct 1st 2012	Residential
484	4 Scarcroft Lane	10/01816/FUL	Unimplemented Oct 1st 2012	Residential
485	Nestle South	10/01955/OUTM	Unimplemented Oct 1st 2012	Residential
486	Axcent Ltd 156b Haxby Road	10/02096/FULM	Unimplemented Oct 1st 2012	Residential
487	Helmsdale York Road Strensall	10/02147/FUL	Unimplemented Oct 1st 2012	Residential
488	Golden Grove Cottage Sheriff Hutton Road	10/02335/FUL	Unimplemented Oct 1st 2012	Residential
489	Yeomans Yard Little Hallfield Road	10/02336/REMM	Unimplemented Oct 1st 2012	Residential
490	(Phase 2) Hungate Development	10/02534/REMM	Unimplemented Oct 1st 2012	Residential
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	11/00125/OUT	Unimplemented Oct 1st 2012	Residential
492	63 Hobgate	11/00266/FUL	Unimplemented Oct 1st 2012	Residential
493	96 Bishopthorpe Road	11/00528/FUL	Unimplemented Oct 1st 2012	Residential
494	Holtby Piggeries	11/00585/FUL	Unimplemented Oct 1st 2012	Residential
495	Springfield Farm Church Lane	11/00994/FUL	Unimplemented Oct 1st 2012	Residential
496	5 Giles Avenue	11/01354/FUL	Unimplemented Oct 1st 2012	Residential
497	Stray Garth Community Home 7-9 Stray Garth	11/01467/FUL	Unimplemented Oct 1st 2012	Residential
498	46 South Lane Haxby	11/01628/FUL	Unimplemented Oct 1st 2012	Residential
499	279 Huntington Road	11/01652/FUL	Unimplemented Oct 1st 2012	Residential
500	15 Albermarle Road	11/01699/FUL	Unimplemented Oct 1st 2012	Residential
501	15 Sherwood Grove	11/01748/FUL	Unimplemented Oct 1st 2012	Residential
502	Greenfield 37 Sim Balk Lane	11/01939/FUL	Unimplemented Oct 1st 2012	Residential
503	Site to Rear of 22a Huntington Road	11/01981/FUL	Unimplemented Oct 1st 2012	Residential
504	Unit 1 Fifth Avenue	12/03356/FUL	Unimplemented Oct 1st 2012	Residential
505	8 Almsford Road	11/02144/FUL	Unimplemented Oct 1st 2012	Residential
506	Toft Green R/O 112 Micklegate	11/02212/FUL	Unimplemented Oct 1st 2012	Residential
507	9 Landalewood Road	11/02217/FUL	Unimplemented Oct 1st 2012	Residential
508	32A Copmanthorpe Lane	11/02323/FUL	Unimplemented Oct 1st 2012	Residential
509	4 Garbett Way Bishopthorpe	11/02587/REM	Unimplemented Oct 1st 2012	Residential
510	Land to West of 50 Acomb Road	11/02696/OUT	Unimplemented Oct 1st 2012	Residential
511	Former Allenby Nursery, Wheldrake Lane, Elvington	11/02736/FULM	Unimplemented Oct 1st 2012	Residential
512	Rowes Farm Bungalow Stockton	11/02928/FUL	Unimplemented Oct 1st 2012	Residential
513	Tarmac Ltd Ouseacres	11/02943/REMM	Unimplemented Oct 1st 2012	Residential
514	Fox and Hounds 39 Top Lane Copmanthorpe	11/02985/FULM	Unimplemented Oct 1st 2012	Residential
515	Yew Tree House Vicarage Lane	11/02999/REM	Unimplemented Oct 1st 2012	Residential
516	1 The Meadows Skelton	11/03151/REM	Unimplemented Oct 1st 2012	Residential
517	Royal Dragon 16 Barbican Road	11/03261/FULM	Unimplemented Oct 1st 2012	Residential
518	Yearsley Bridge Adult Training Centre Huntington Road	11/03269/FULM	Unimplemented Oct 1st 2012	Residential
519	QED Books 1 Straylands Grove	12/00140/FUL	Unimplemented Oct 1st 2012	Residential
520	16 Midway Avenue Nether	12/00333/FUL	Unimplemented Oct 1st 2012	Residential
521	1 Reubens Court	12/00392/FUL	Unimplemented Oct 1st 2012	Residential
522	The Bonding Warehouse	12/00585/FULM	Unimplemented Oct 1st 2012	Residential
523	6 Low Green Copmanthorpe	12/00964/OUT	Unimplemented Oct 1st 2012	Residential
524	Bonneycroft 22 Princess Road	12/01013/OUT	Unimplemented Oct 1st 2012	Residential
525	26 Monkton Road	12/01028/FUL	Unimplemented Oct 1st 2012	Residential
526	126 Boroughbridge Road	12/01230/FUL	Unimplemented Oct 1st 2012	Residential
527	A Barker Butcher 16a York Street Dunnington	12/01288/FUL	Unimplemented Oct 1st 2012	Residential
528	23 Linton Street	12/01291/FUL	Unimplemented Oct 1st 2012	Residential
529	Gladstone Elvington Lane	12/01401/FUL	Unimplemented Oct 1st 2012	Residential
530	1-3 Acomb Road	12/01419/FUL	Unimplemented Oct 1st 2012	Residential
531	99 Millfield Lane	12/03123/FUL	Unimplemented Oct 1st 2012	Residential
532	78 Westminster Road	12/01747/FUL	Unimplemented Oct 1st 2012	Residential
533	Orchard House 8 Hamilton Drive	12/01783/FUL	Unimplemented Oct 1st 2012	Residential
534	127 St Stephens Road	12/01785/FUL	Unimplemented Oct 1st 2012	Residential
535	Tyree 97 York Street Dunnington	12/01840/FUL	Unimplemented Oct 1st 2012	Residential
536	8 Dodsworth Avenue	12/01865/FUL	Unimplemented Oct 1st 2012	Residential
537	The Old Vicarage Main Street Askham Richard	12/01869/FUL	Unimplemented Oct 1st 2012	Residential
538	Grantchester Stripe Lane Skelton	12/01877/FUL	Unimplemented Oct 1st 2012	Residential
539	33 Penleys Grove Street	12/01888/FUL	Unimplemented Oct 1st 2012	Residential
540	580 Huntington Road	12/01890/FUL	Unimplemented Oct 1st 2012	Residential
541	Greenwoods Menswear Ltd 2	12/01913/FUL	Unimplemented Oct 1st 2012	Residential
542	110 Curzon Terrace	12/02036/FUL	Unimplemented Oct 1st 2012	Residential

Site Ref	SITE NAME	Application Refere	Status @ 01/10/2012	Permission Type
543	Associated Insurance Services 208 Burton Stone Lane	12/02052/FUL	Unimplemented Oct 1st 2012	Residential
544	18 The Horseshoe	12/02150/FUL	Unimplemented Oct 1st 2012	Residential
545	Grannies Piece 27 Croft Court	12/02197/FUL	Unimplemented Oct 1st 2012	Residential
546	Floral Elegance 49 Front Street	12/02240/FUL	Unimplemented Oct 1st 2012	Residential
547	18 The Village Earswick	12/02258/FUL	Unimplemented Oct 1st 2012	Residential
548	Church Hall Main Street Deighton	12/02274/FUL	Unimplemented Oct 1st 2012	Residential
549	First Floor Offices 12 Church Street	12/02303/FUL	Unimplemented Oct 1st 2012	Residential
550	Boots 86 Clifton	12/02375/FUL	Unimplemented Oct 1st 2012	Residential
551	Selby & York PCT 37 Monkgate	12/02412/FUL	Unimplemented Oct 1st 2012	Residential
552	1 Station Road Upper Poppleton	12/02439/FUL	Unimplemented Oct 1st 2012	Residential
553	20 Middlecroft Grove Strensall	12/02488/FUL	Unimplemented Oct 1st 2012	Residential
554	Minster View 2 Grosvenor Terrace	12/02535/FUL	Unimplemented Oct 1st 2012	Residential
555	Fir Tree Farm Common Lane	12/02604/FUL	Unimplemented Oct 1st 2012	Residential
557	2 Mill Lane Wigginton	12/02650/FUL	Unimplemented Oct 1st 2012	Residential
558	Fox Inn, 90 The Village, S-o-t-F	12/02909/FUL	Unimplemented Oct 1st 2012	Residential
559	YWCA, Water lane, Clifton	12/02971/FULM	Unimplemented Oct 1st 2012	Residential
560	Brecks Lane, Huntington	12/02979/FULM	Unimplemented Oct 1st 2012	Residential
561	Blue Coat Farm, Murton Lane	12/03080/OUT	Unimplemented Oct 1st 2012	Residential
571	Earswick Grange	10/02661/FUL	Completed Before Oct 2012	Residential
619	at Church Balk/Eastfield Lane Dunnir	10/01909/FUL	Unimplemented Oct 1st 2012	nspace (Ceme
622	South of Murton Industrial Estate		Completed Before Oct 2012	Employment
636	outh of Monks Cross (Duplicate of 71	11/02581/OUTM	Unimplemented Oct 1st 2012	Mixed Use
637	Monks Cross Stadium, Kathryn Avenu	11/02581/OUTM	Unimplemented Oct 1st 2013	Stadium
642	Elm Tree Garage Car Park		Completed Before Oct 2012	Other
658	10-18 Hull Road		Completed Before Oct 2012	Residential
659	9 St Leonard's Place (Duplicate of 71	12/01975/FULM	Unimplemented Oct 1st 2012	Hotel
683	h of Great North Way, York Business	11/02318/FULM	Unimplemented Oct 1st 2012	Care Home
701	Wheldrake Industrial Estate	05/02040/OUT	Unimplemented Oct 1st 2012	Employment
702	Imphal Barracks, Fulford Road	07/00559/FUL	Unimplemented Oct 1st 2012	Employment
703	16 Chessingham Park	07/01204/FULM	Unimplemented Oct 1st 2012	Employment
704	Training Centre, York Central	12/01176/FULM	Unimplemented Oct 1st 2012	Employment
705	Adj. Northminster Business Park	09/02291/OUTM	Unimplemented Oct 1st 2012	Employment
707	Maxiprint Centre, Kettlestring Lane	11/00483/FULM	Unimplemented Oct 1st 2012	Employment
708	DE Ford Ltd, Poppleton Grange, Low Poppleton Lane	11/01518/FUL	Unimplemented Oct 1st 2012	Employment
709	Barfield Estate, New Lane, Huntington	11/01993/FUL	Unimplemented Oct 1st 2012	Employment
710	Land Including Huntington Stadium To The West Of Jockey Lane	11/02581/OUTM	Unimplemented Oct 1st 2012	Mixed Use
711	Rose & Crown 13 Lawrence Street	12/01755/FUL	Unimplemented Oct 1st 2012	Employment
712	Rawcliffe Packaging Company, Unit 1, Village Street	12/01824/FUL	Unimplemented Oct 1st 2012	Employment
713	Holgate Villa 22 Holgate Road	11/00436/FULM	Unimplemented Oct 1st 2012	Hotel
714	West Offices Station Rise	10/00615/FULM	Unimplemented Oct 1st 2012	Hotel
715	Infinity Ltd 88 - 96 Walmgate	10/02542/FULM	Unimplemented Oct 1st 2012	Hotel
716	City Of York Council 9 St Leonards	12/01975/FULM	Unimplemented Oct 1st 2012	Hotel
717	Proposed Hotel At York Barbican Site Paragon Street	11/02658/FULM	Unimplemented Oct 1st 2012	Hotel
718	Site Adjacent To Frog Hall Public House Layerthorpe	11/02210/FULM	Unimplemented Oct 1st 2012	Mixed use

Site Selection Technical Paper (June 2013)

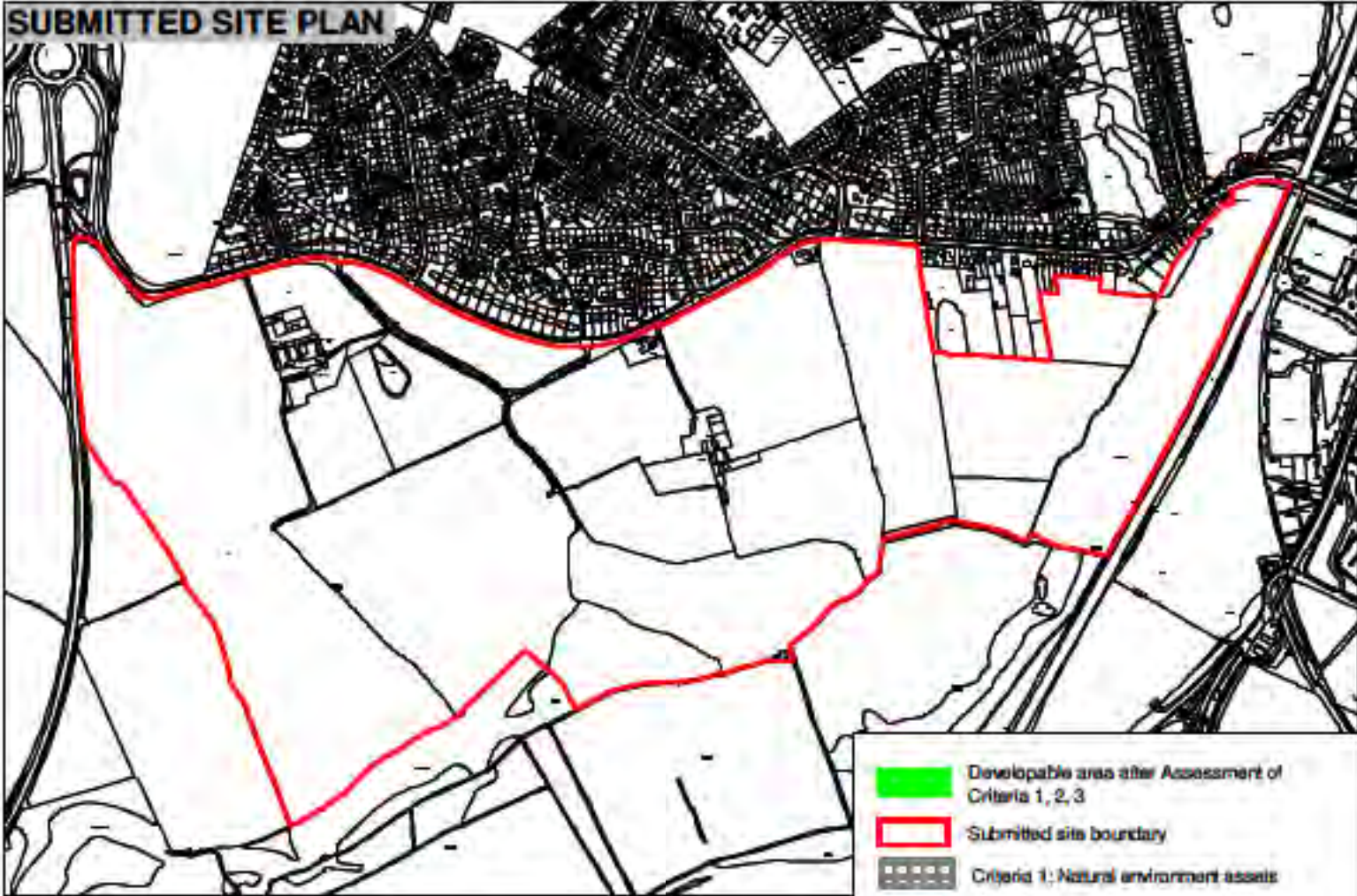
Annex 5 - Schedule of Individual Sites and Amalgamated Sites

Site Reference	Site Name	Amalgamated Site Reference	Final Site Outcome
3	Chowdene Camping and Caravan Site	692	Analysed
4	Land at North Lane Huntington	329	Analysed
6	Land adjacent to Greystone Court, Haxby, York	305	Failed Criteria 1 - Re-evaluated
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	697	Analysed
10	Bullers Flat Field No 05.6400	327	Analysed
12	Freehold land on the west side of Murton Way	304	Under threshold
14	Land off Broome Close and North lane Huntington	329	Analysed
15	North of Murton Way Osbaldwick	699	Analysed
17	Land off New Lane Huntington	692	Analysed
20	Land off Common Road Dunnington	697	Analysed
21	Land off Stockton lane	303	Analysed
23	The Paddock, Acomb Grange	302	Analysed
24	Land at Propsect Farm Poppleton	689	Analysed
28	Land at Holly Tree Farm	301	Failed Criteria 1
31	Land at Eastfield Lane Dunnington	300	Analysed
32	Field off Outgang Lane Osbaldwick	699	Analysed
33	Racecourse stables off Tadcaster Road	696	Analysed
36	Land west of Outgang Lane	699	Analysed
38	Connaught Court Care Home Fulford Site 1	298	Analysed
39	Connaught Court Care Home Fulford Site 2	298	Analysed
42	Back lane Knapton, RO of Acomb	327	Analysed
46	Land to the east of Princess Road, Strensall	322	Analysed
47	Land at Westview Close, Acomb	321	Analysed
50	Land to rear of Main Street, Elvington, York	297	Analysed
51	Land at New Lane, Huntington, York	692	Analysed
54	Land at Stockton Lane, Stockton on the Forest, York	303	Analysed
56	Land off Main Street, Elvington, York	297	Analysed
65	Land at rear of Westfield School	302	Analysed
73	Land to East of Fire Station, Earswick	296	Analysed
77	White Horse Farm, North Lane Huntington	691	Analysed
82	Land at Ten Thorn Lane, Knapton	326	Failed Criteria 1
83	Land at Main Street, Knapton	327	Analysed
84	Land at Knapton Lane, Knapton	326	Failed Criteria 1
86	Land at Redeness Street/Halfield Road	318	Analysed
89	Clifton Gate	698	Sites Over 100ha
90	Land north of disused railway line, North of Murton Way.	699	Analysed
91	Land south of Hackness Road	689	Analysed
93	North Field between Knapton and Northfield School	327	Analysed
96	Monks Cross Shopping Park (phase 2) Julie Ave	700	Analysed
100	Land off Askham Lane, York	317	Failed Criteria 1 - Re-evaluated
102	Stockton Lane Land	316	UnderThreshold
103	Land at Stockton Lane, York	316	UnderThreshold
104	Land south of Stockton Lane, York	699	Analysed
107	Land at Boroughbridge Road /Millfield Lane Site 2	327	Analysed
108	South of Millfield Lane	321	Analysed
109	Back Lane Wetherby Road Knapton	326	Failed Criteria 1
110	Back Lane Wetherby Road Knapton	302	Analysed
112	Brook Nook, Murton Way	301	Failed Criteria 1
114	Land at Crompton Farm	305	Failed Criteria 1 - Re-evaluated
116	The Market Garden Eastfield Lane Dunnington	300	Analysed
117	Land off Metcalfe Lane Osbaldwick	699	Analysed
118	Land off North Lane - Field Nos 4740 & 6436	329	Analysed
126	Manor School former site	295	Analysed
132	Land at Cherry Lane	696	Analysed
133	Heslington Estate Land	727	Sites Over 100ha
134	Heslington Estate Land	311	Analysed
142	Bad Bargain Lane, Osbaldwick	699	Analysed
143	Land to the east of Metcalfe Lane	699	Analysed
145	Lowfield Drive, Haxby	690	Analysed
146	Moor Lane, Haxby	690	Analysed
149	The Moor Lane 'Zero Carbon' Partnership	317	Failed Criteria 1 - Re-evaluated
150	36-44 Piccadilly, York	725	Analysed
151	The Rydale Building	725	Analysed
152	Former CSSC sports ground (now relocated)	321	Analysed
153	Land north of Stockton Lane	316	UnderThreshold
154	York Designer Outlat Centre	695	Analysed
155	New Lane, huntington	692	Analysed

Site Reference	Site Name	Amalgamated Site Reference	Final Site Outcome
156	Murton Way, Osbaldwick	699	Analysed
157	Land at Hoppgrove Farm	691	Analysed
162	Moor Lane	148	Analysed
164	Land at Usher Lane	690	Analysed
165	Westfield Lane	158	Under threshold
169	New Lane	692	Analysed
171	Lime tree Farm	311	Analysed
174	Land south of Foxwood Lane, Acomb	317	Failed Criteria 1 - Re-evaluated
177	Land off Askham Lane, York	317	Failed Criteria 1 - Re-evaluated
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	327	Analysed
187	Open Pasture Land North of Stockton Lane	316	UnderThreshold
189	Monks Cross North	724	Analysed
190	Land North of Monks Cross	329	Analysed
191	Land off Avon Drive Huntingdon	329	Analysed
195	Land between RD 47 Avon Drive and A1237	329	Analysed
196	British Sugar Site	295	Analysed
198	Land off Stockton Lane	699	Analysed
199	Land located off Willow Grove	296	Analysed
201	Honwell Brothers Ltd	307	Analysed
203	Land west of Chapelfields	302	Analysed
204	Land off Garth Road, Huntington	329	Analysed
205	Rawcliffe Moor Farm	698	Sites Over 100ha
208	Land at Manor Heath Road, Copmenthorpe	723	Analysed
209	Land of Murton Way, Osbaldwick	699	Analysed
213	Land at Manor Heath Road (Field No 7916)	723	Analysed
216	Land at Shipton road (A19), Skelton, York	698	Sites Over 100ha
217	Land at Murton Way	304	Under threshold
218	Land at Murton Way, Osbaldwick	304	Under threshold
224	Agricultural Land Church lane	294	Failed Criteria 1
228	North side Murton Way opposite Holly tree Cottage	304	Under threshold
235	Land to north and west of York College Sports pitches	308	Analysed
240	Clifton Gate Business Park	698	Sites Over 100ha
241	Land to North & West of A1237/Wigginton Road roundabout	698	Sites Over 100ha
242	Land South of A64, Heslington	727	Sites Over 100ha
243	Land South of Low Lane, Heslington	311	Analysed
245	City of York Hockey Club	316	UnderThreshold
247	Land at Wilberforce Home	308	Analysed
248	Land at Wilberforce Home	308	Analysed
249	Adjacent to Knapton Moor	689	Analysed
250	North of Knapstone/East of the Ring Road	327	Analysed
254	Stockton Lane Land	316	UnderThreshold
257	South of Southfields Road, Strensall & Land south of The Village	322	Analysed
258	South of Southfields Road, Strensall & Land south of The Village	322	Analysed
259	South of Southfields Road, Strensall & Land south of The Village	322	Analysed
265	Land between Southfields Road & railway line	322	Analysed
266	Land between Southfields Road & railway line	322	Analysed
267	Land between Southfields Road & railway line	322	Analysed
268	Land between Southfields Road & railway line	322	Analysed
269	Land between Southfields Road & railway line	322	Analysed
272	Land at New Lane, Huntington, York	692	Analysed
273	Land at Layerthorpe and James St	307	Analysed
274	Land at Layerthorpe and James St	318	Analysed
275	White Horse Farm, North lane Huntington	329	Analysed
276	White Horse Farm, North lane Huntington	691	Analysed
277	White Horse Farm, North lane Huntington	329	Analysed
278	Monks Cross Shopping Park (phase 2) Julie Ave	700	Analysed
279	Monks Cross Shopping Park (phase 2) Julie Ave	700	Analysed
280	Land off Askham Lane, York	302	Analysed
281	York Designer Outlet Centre	695	Analysed
282	York Designer Outlet Centre	695	Analysed
283	York Designer Outlet Centre	695	Analysed
284	York Designer Outlet Centre	695	Analysed
285	York Designer Outlet Centre	695	Analysed
286	York Designer Outlet Centre	695	Analysed
287	Land off Askham Lane, York	302	Analysed
288	Land of Murton Way, Osbaldwick	699	Analysed
291	Land west of Bishopthorpe Road	294	Failed Criteria 1

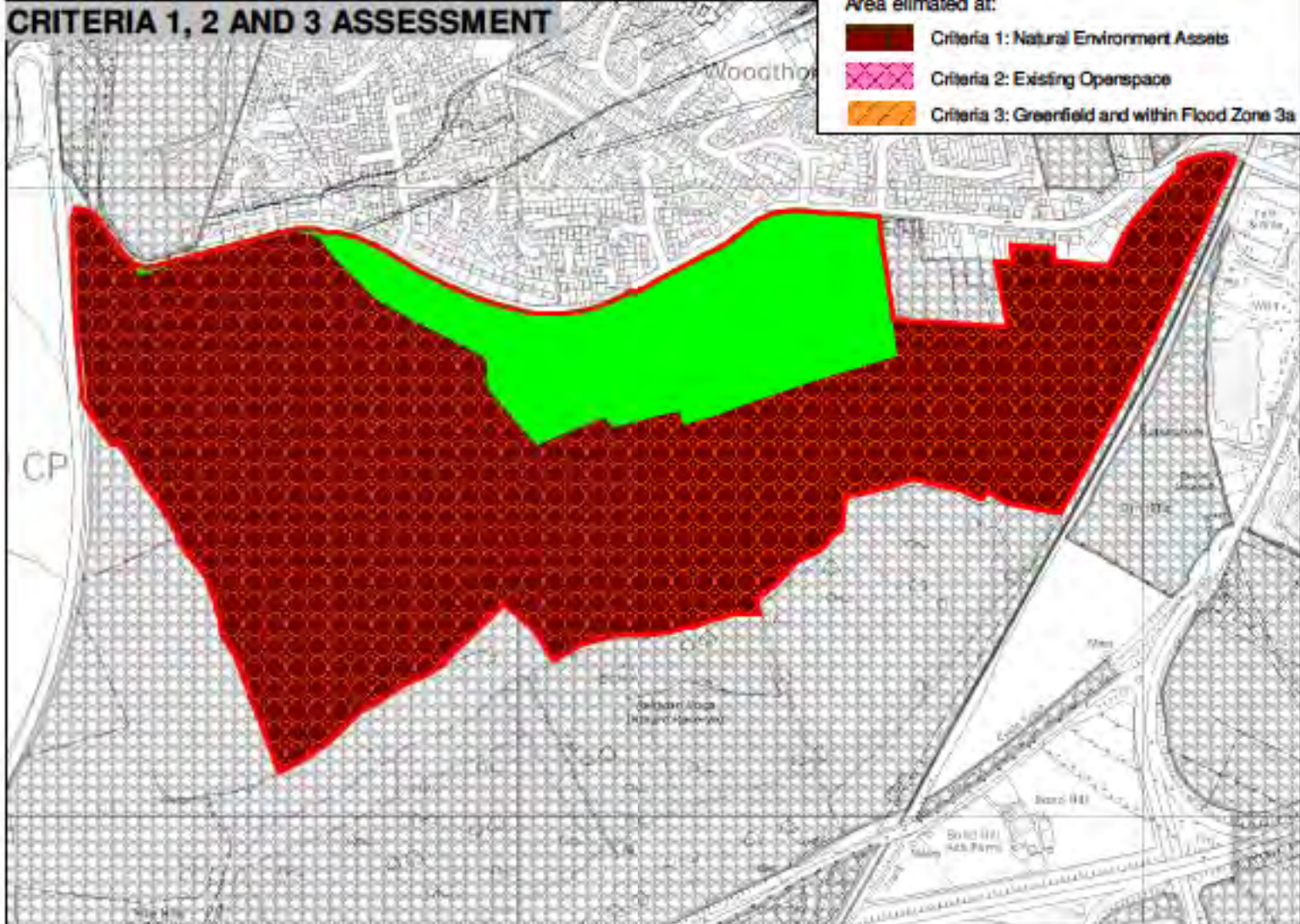
Site Reference	Site Name	Amalgamated Site Reference	Final Site Outcome
299	Amalgomated sites by Racecourse, Tadcaster Road	696	Analysed
306	Amalgomated sites off Malton Road/New lane	692	Analysed
309	Amalgomated Sites North of Murton Way 2	699	Analysed
310	Amalgomated Sites North of Clifton Moor	698	Sites Over 100ha
312	Amalgomated Sites east of Metcalfe Lane	699	Analysed
313	Amalgomated Sites Off Askham Lane	302	Analysed
314	Amalgomated sites west of Chapelfields 2	302	Analysed
315	Amalgomated sites South of Stockton Lane	699	Analysed
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	691	Analysed
320	Amalgomated Sites at New Lane Huntington	692	Analysed
323	Amalgomated Sites North of Murton Way 3	699	Analysed
324	Amalgomated Sites North of Murton Way 4	699	Analysed
325	Amalgomated sites North of Murton Way	699	Analysed
328	Amalgomated sites at Common Lane, Dunnington	697	Analysed
568	Land between Moor Lane and Usher Lane	690	Analysed
576	Land North of Ring Road Clifton Moor	698	Sites Over 100ha
582	Land at Knapton Moor/E of Northminster Buisness Park	689	Analysed
583	Land at Knapton Moor/Adj Northminster Business park	689	Analysed
584	Land North of Northminster BusinessPark	689	Analysed
585	Wheatlands	726	Analysed
586	Land Northwest of Northminster Business Park	689	Analysed
588	Land West of Chapelfields	302	Analysed
589	The Paddock Acomb Grange	302	Analysed
609	Acres Farm, Naburn	694	Analysed
610	Land Adjacent to the designer Outlet	694	Analysed
616	Conservation Area (alt land at changes 3)	697	Analysed
625	Land at Cherry Lane	696	Analysed
630	Land east of Metcalfe Lane	699	Analysed
632	Site North of Monks Cross	691	Analysed
633	North of Monks Cross	724	Analysed
634	Cement Works, Monks Cross	724	Analysed
638	New Lane Monks Cross	692	Analysed
666	Coppergate 2	725	Analysed
668	Cliffords Tower Car Park	725	Analysed
675	York Central	293	Analysed
682	Land Adjacent to the designer Outlet	694	Analysed
687	Northminster Business Park	726	Analysed
693	Amalgomated Sites East of Metcalfe Lane	699	Analysed
721	Land south of Bad Bargain lane	699	Analysed
722	Land east of Cottage road stables	699	Analysed

SUBMITTED SITE PLAN

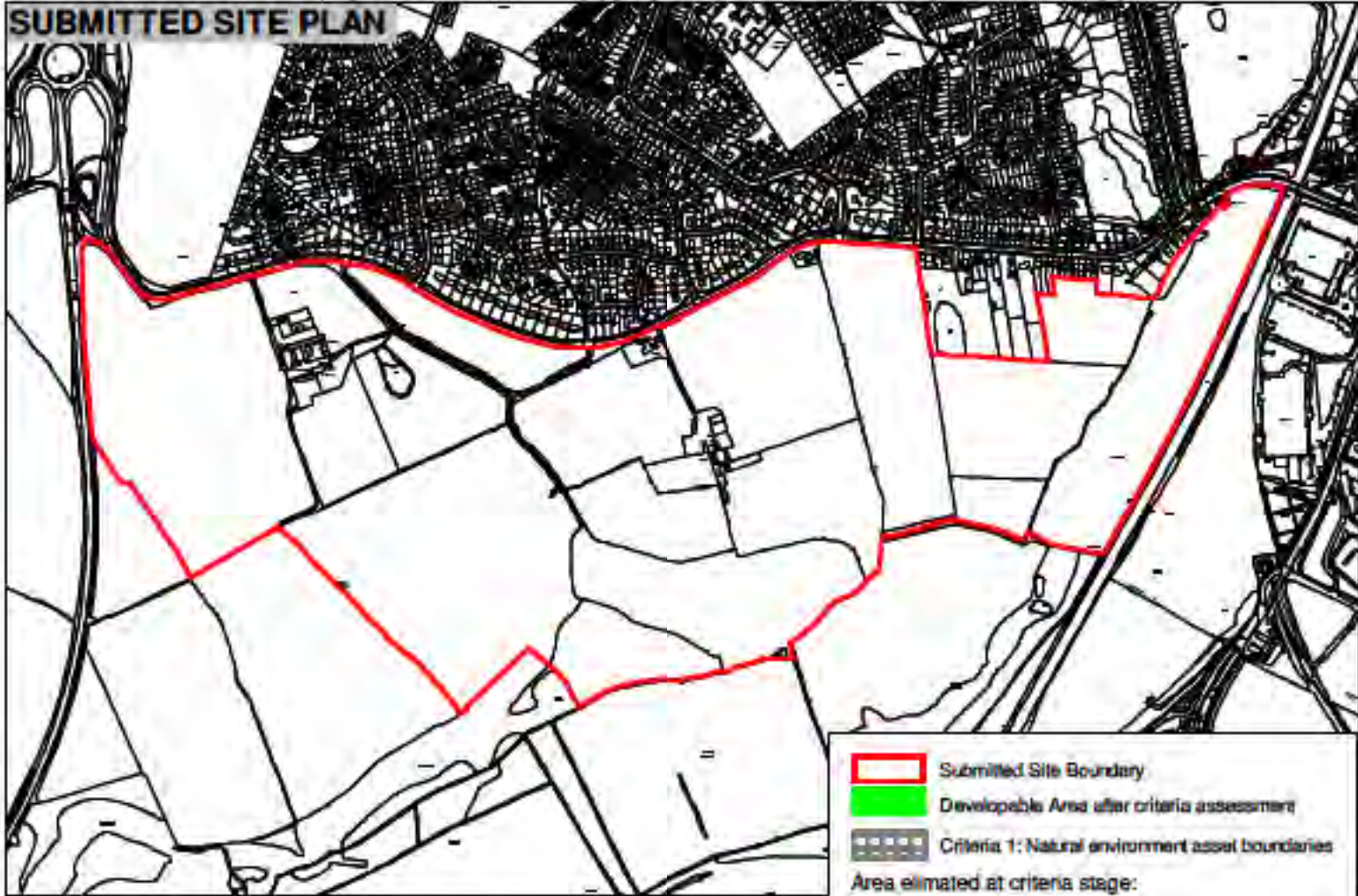


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	Submitted site boundary
	Criteria 1: Natural environment assets
Area eliminated at:	
	Criteria 1: Natural Environment Assets
	Criteria 2: Existing Openspace
	Criteria 3: Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

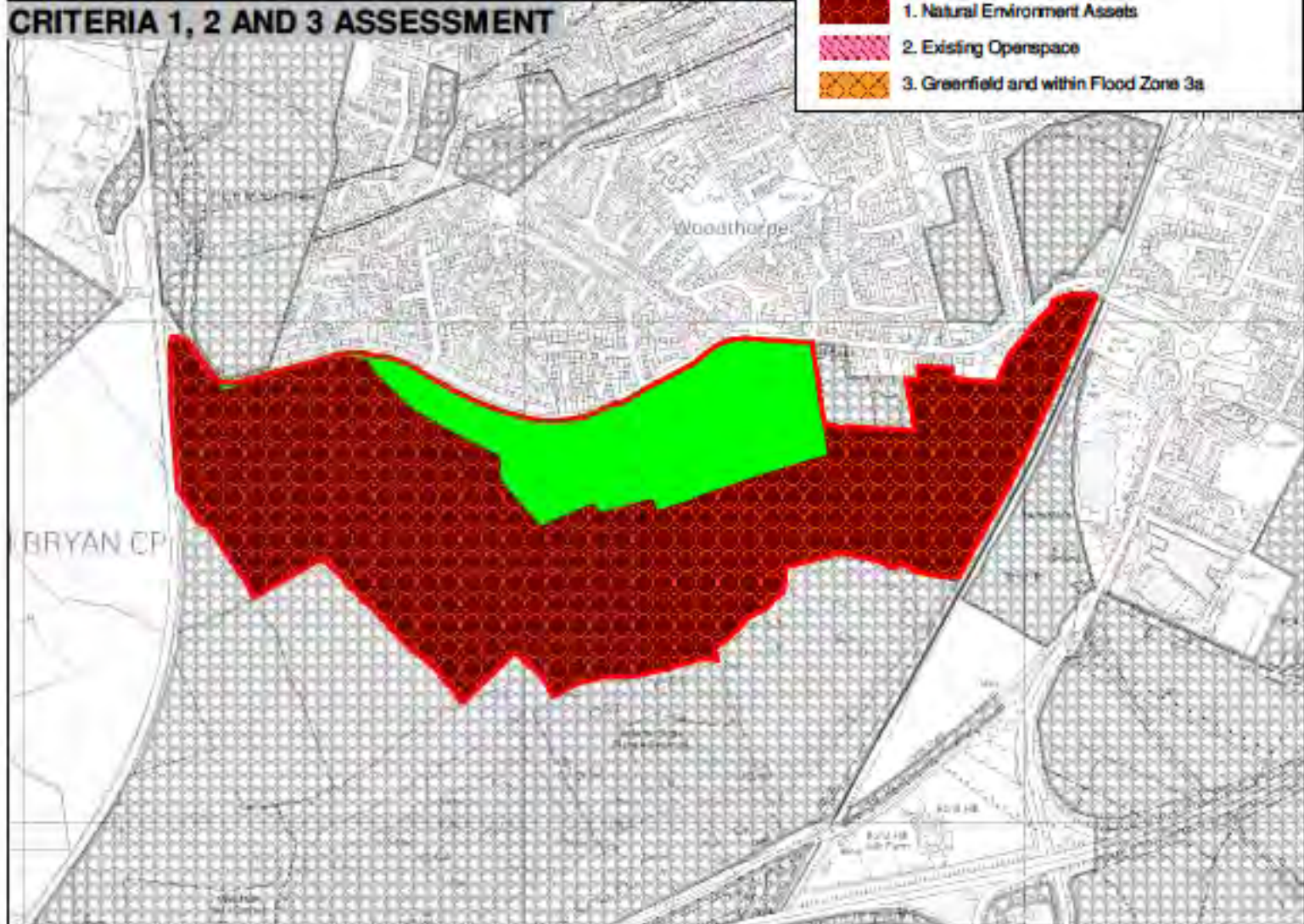


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CRITERIA 1, 2 AND 3 ASSESSMENT



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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

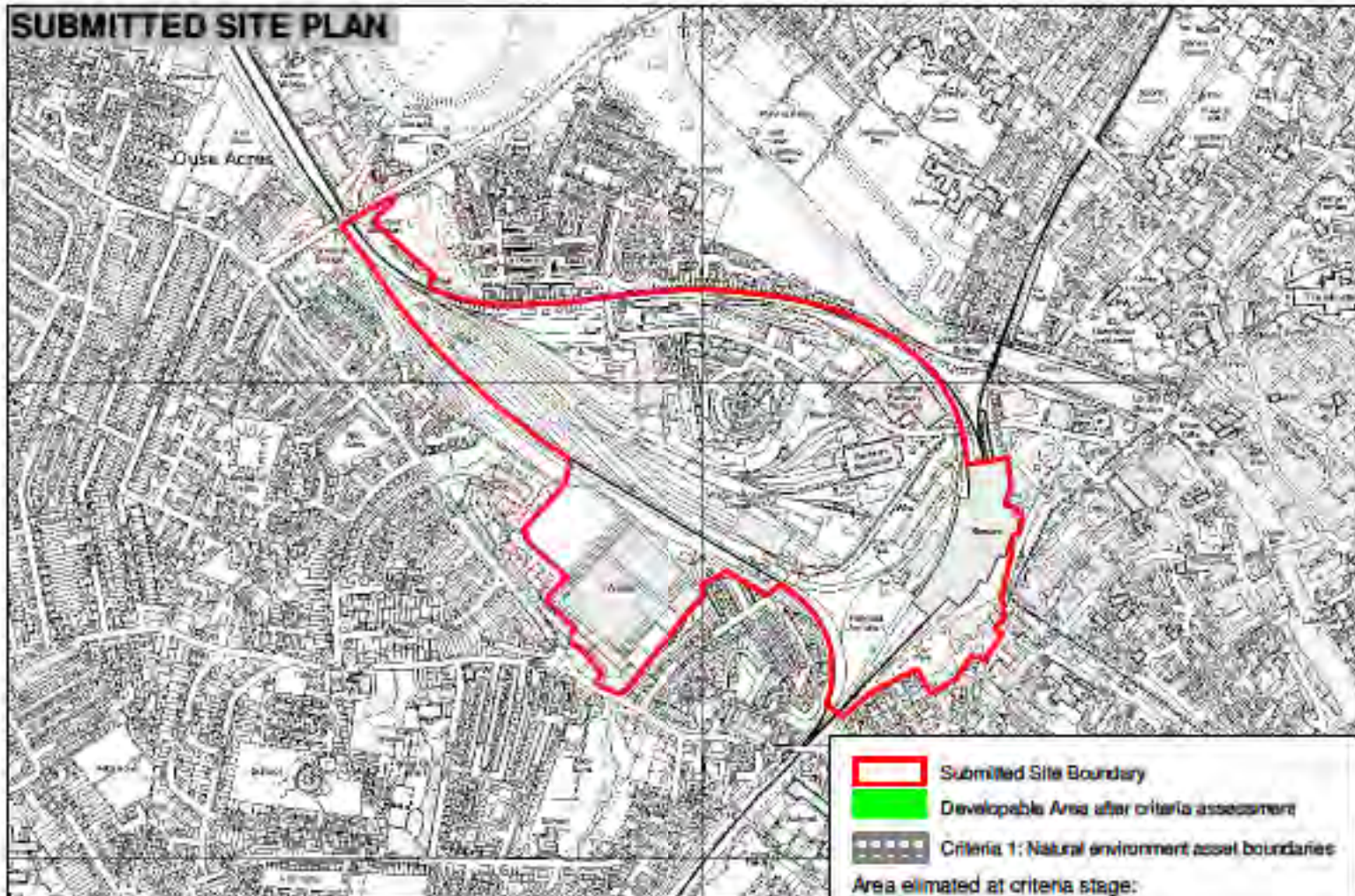
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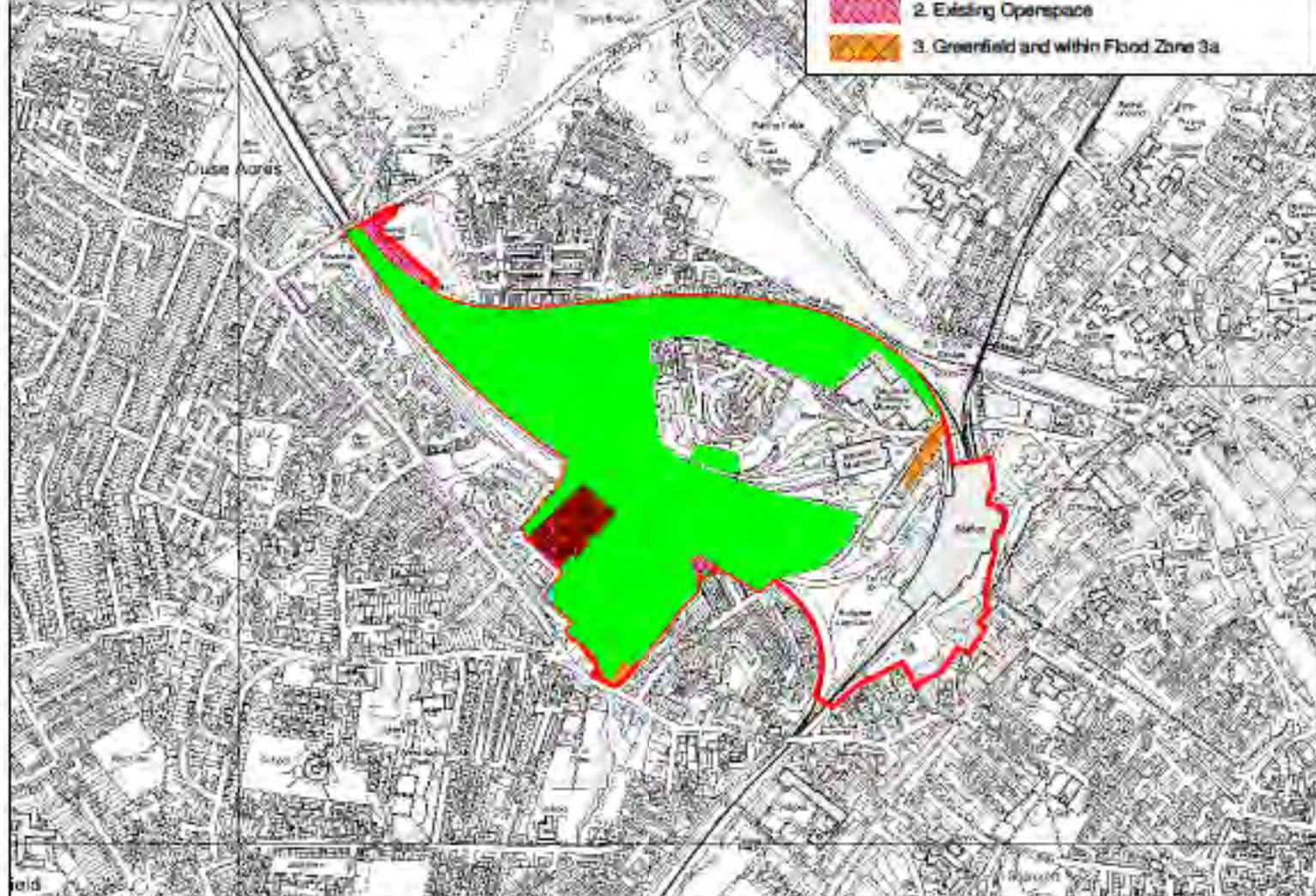


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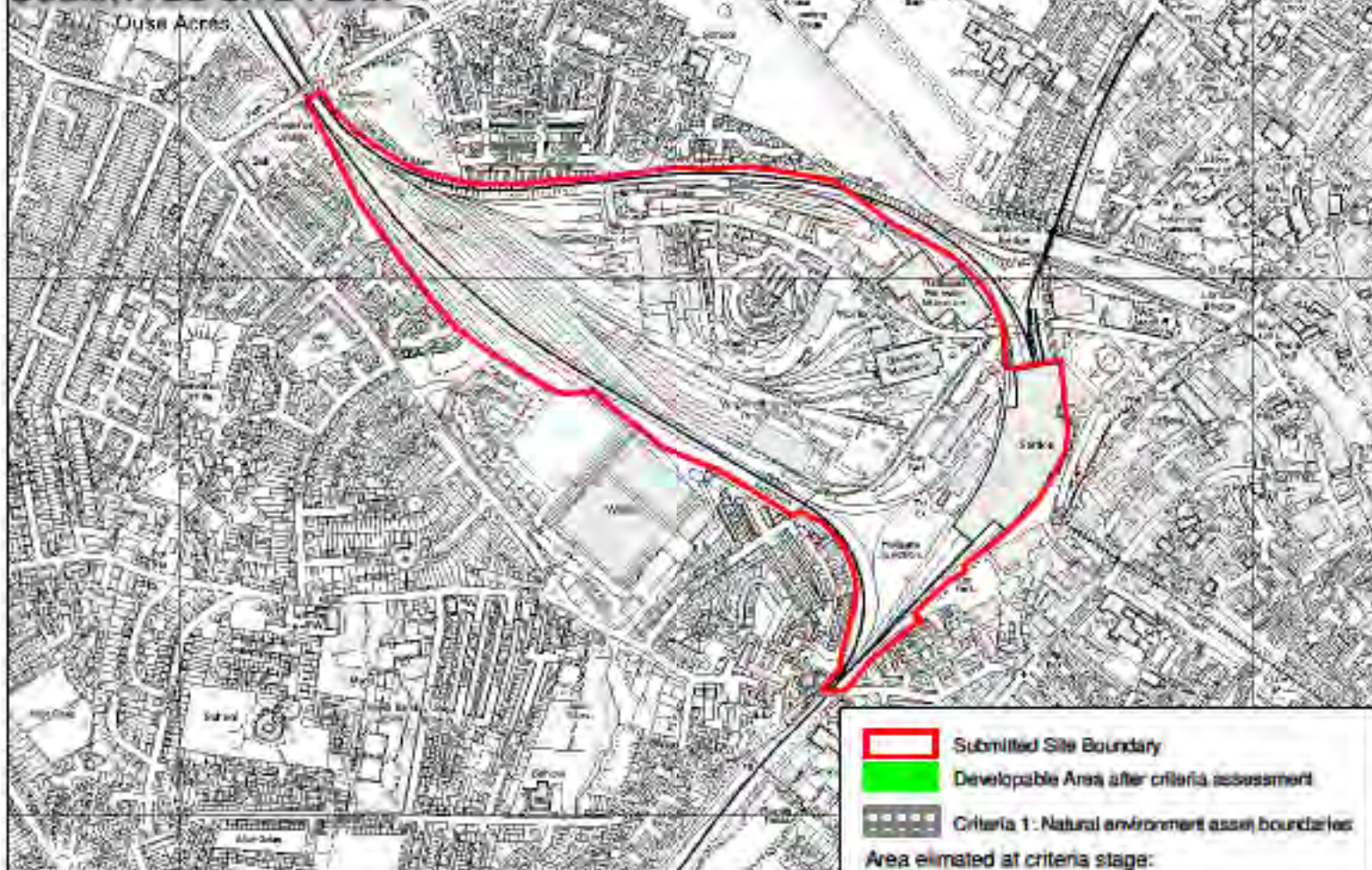


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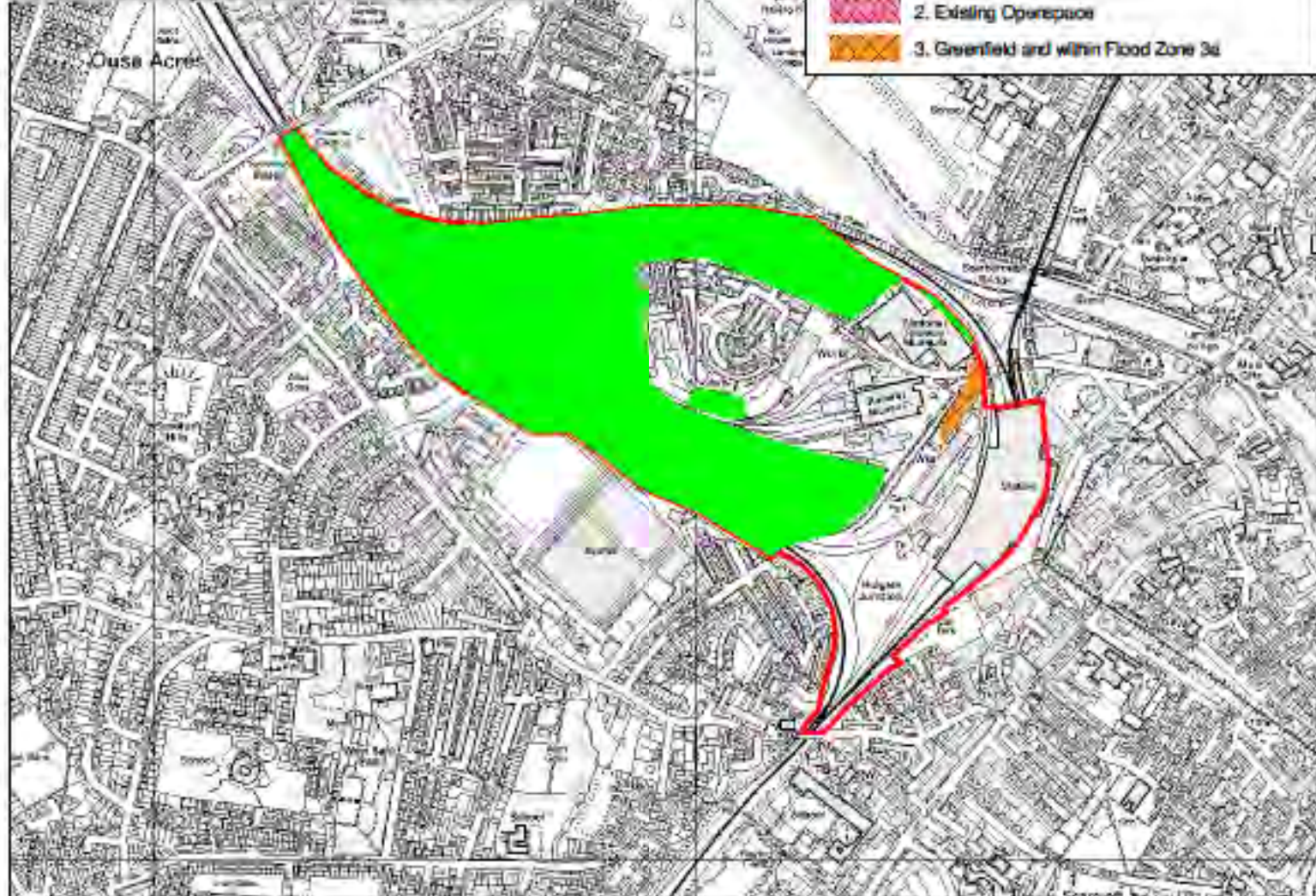
CRITERIA 1, 2 AND 3 ASSESSMENT



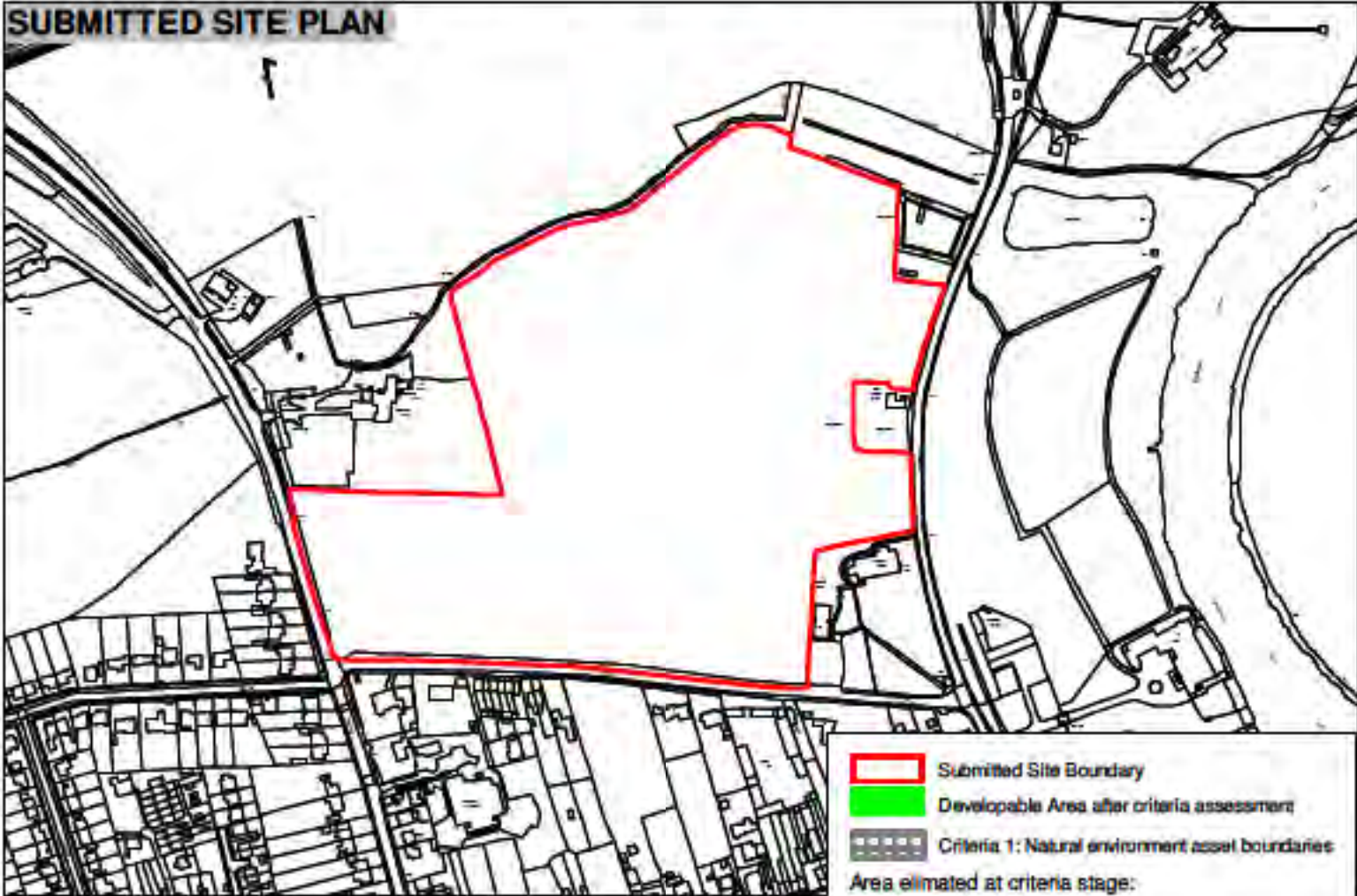
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CRITERIA 1, 2 AND 3 ASSESSMENT



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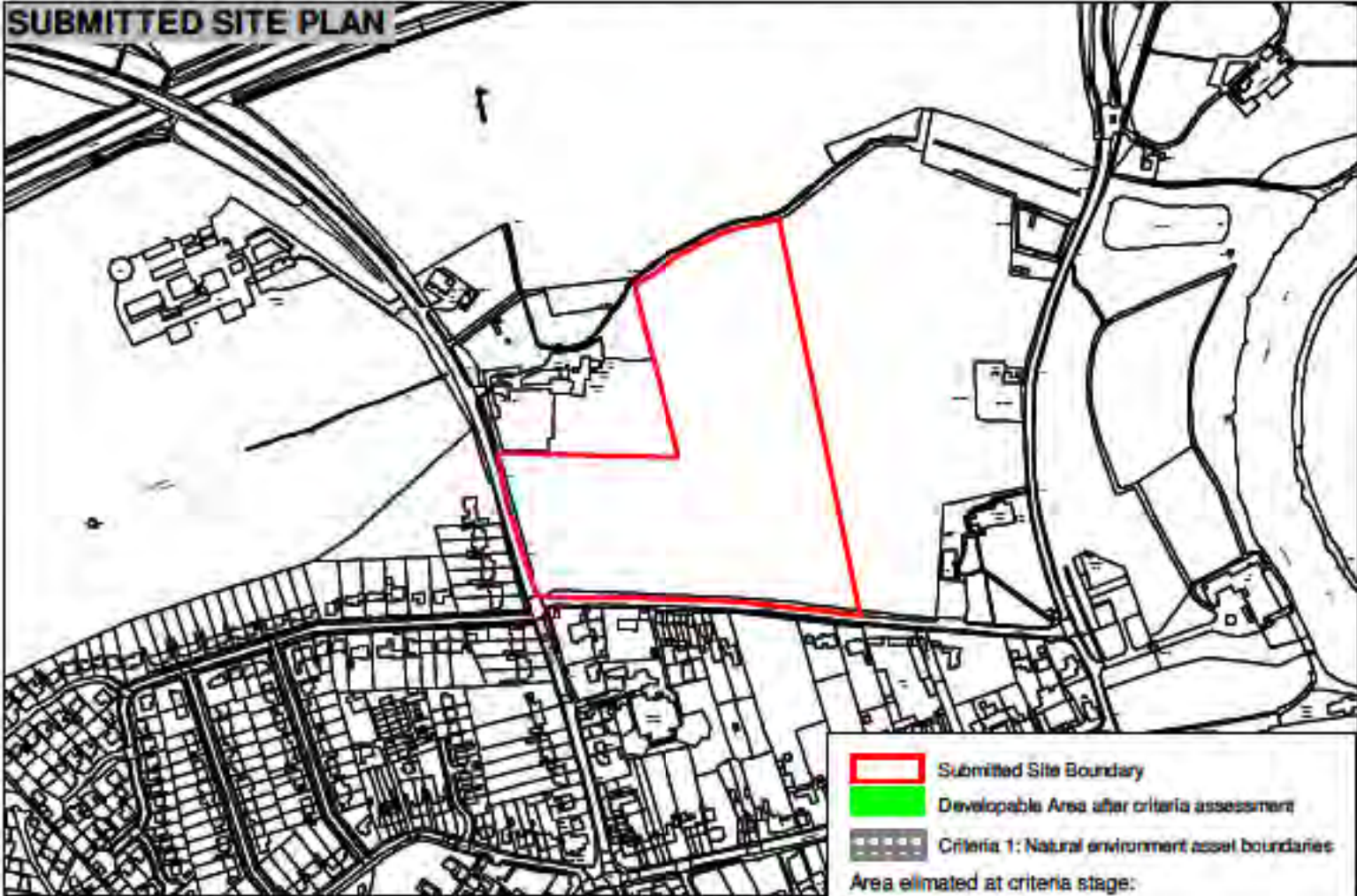


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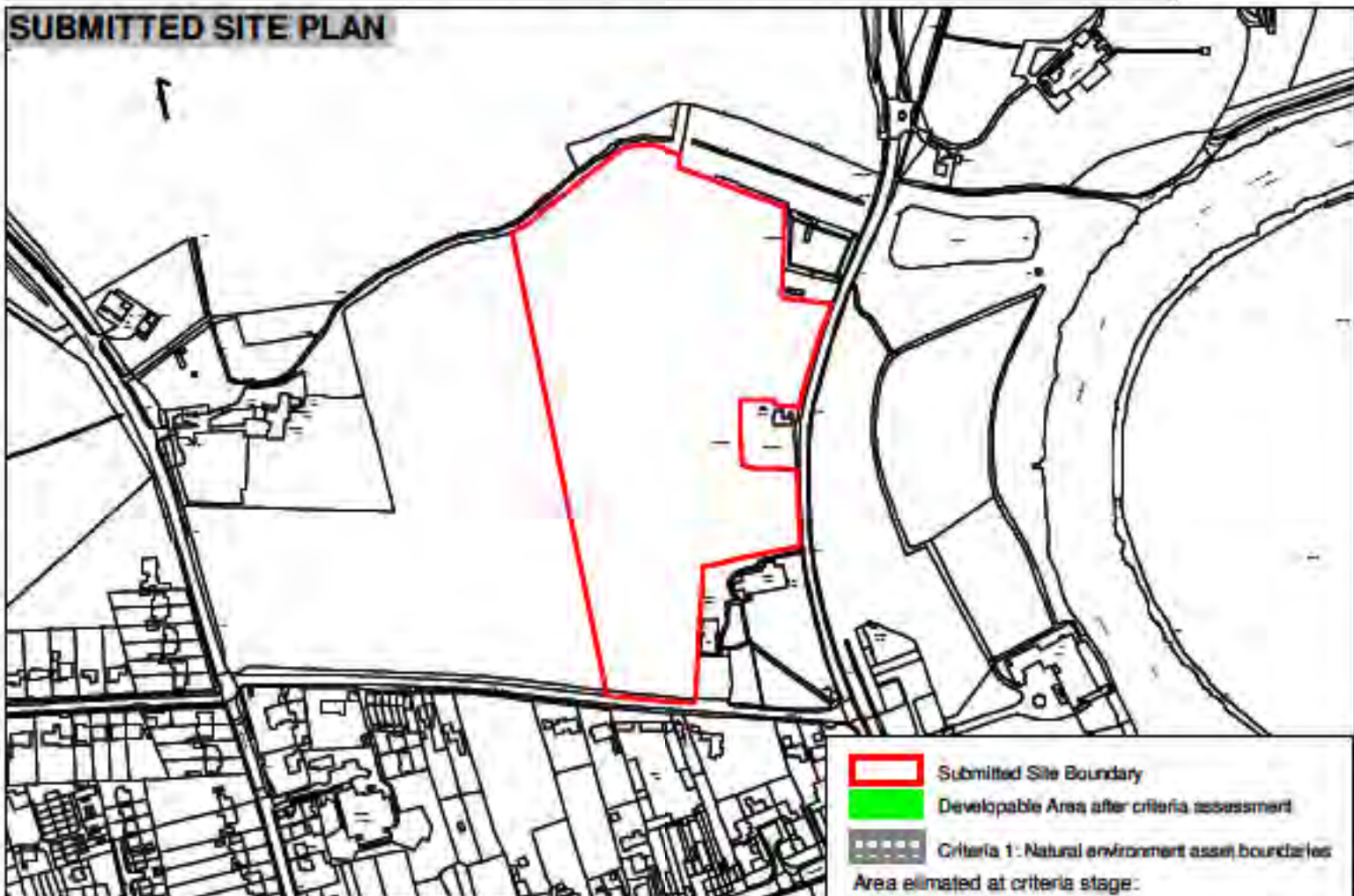


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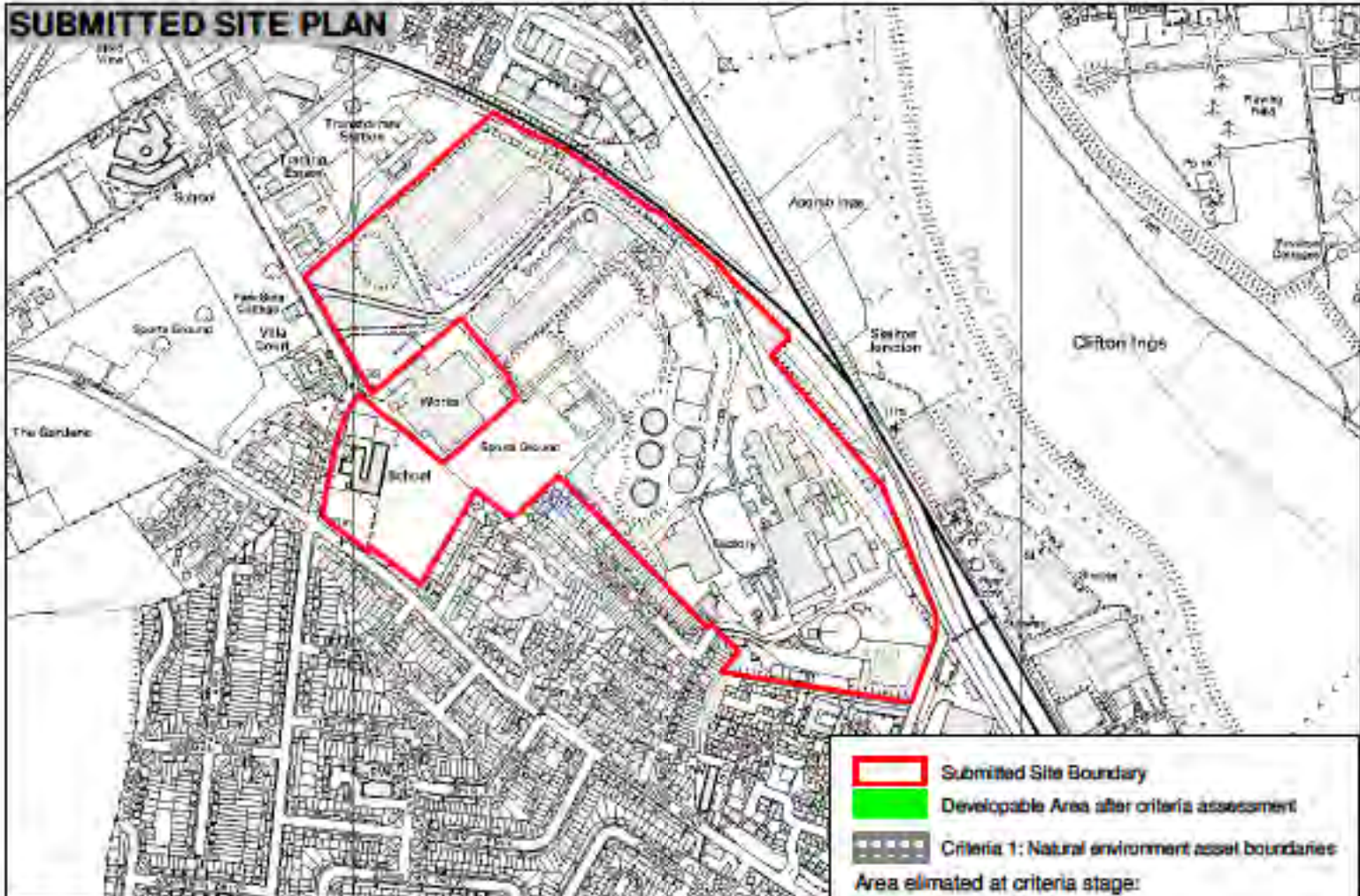
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CRITERIA 1, 2 AND 3 ASSESSMENT

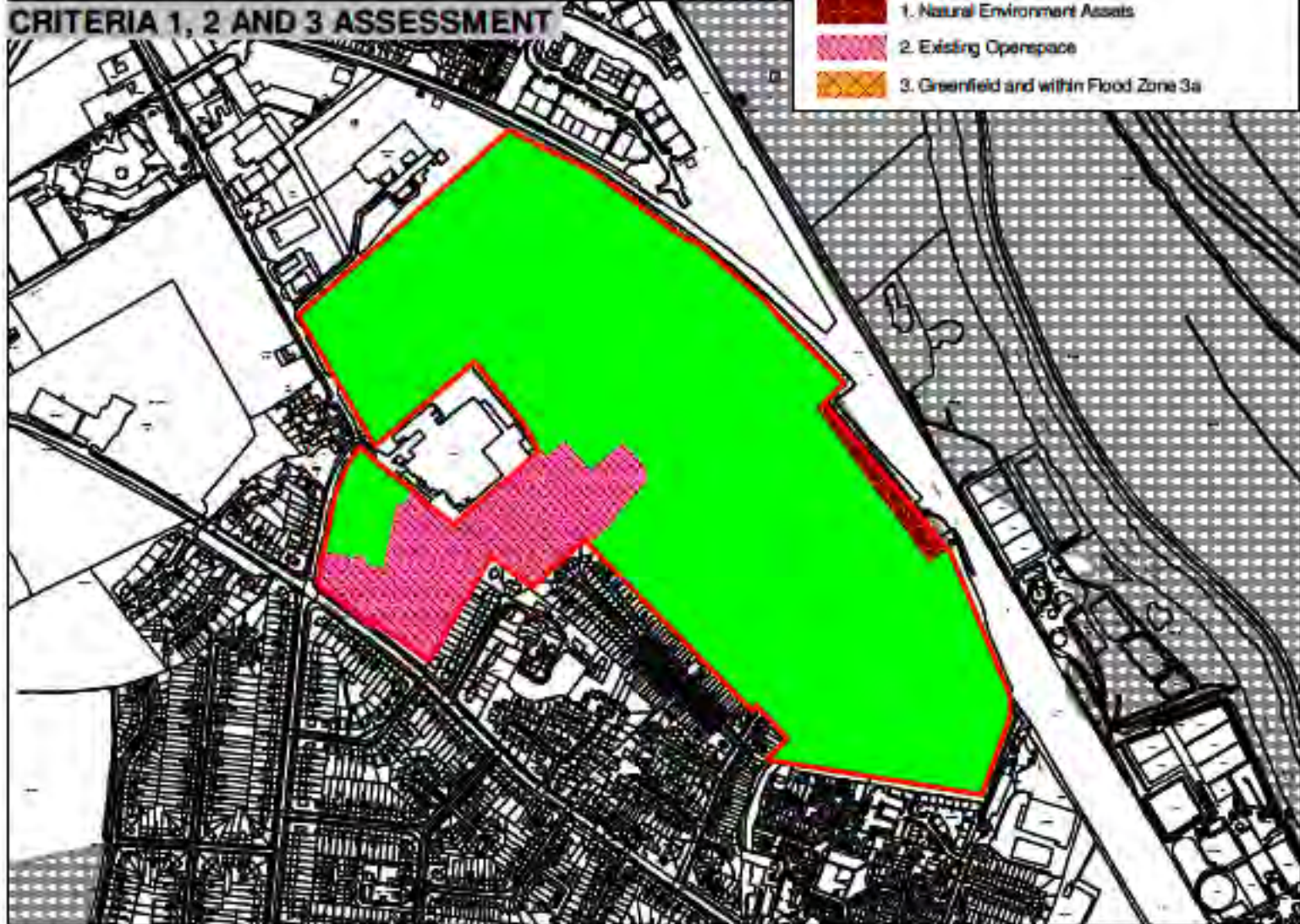


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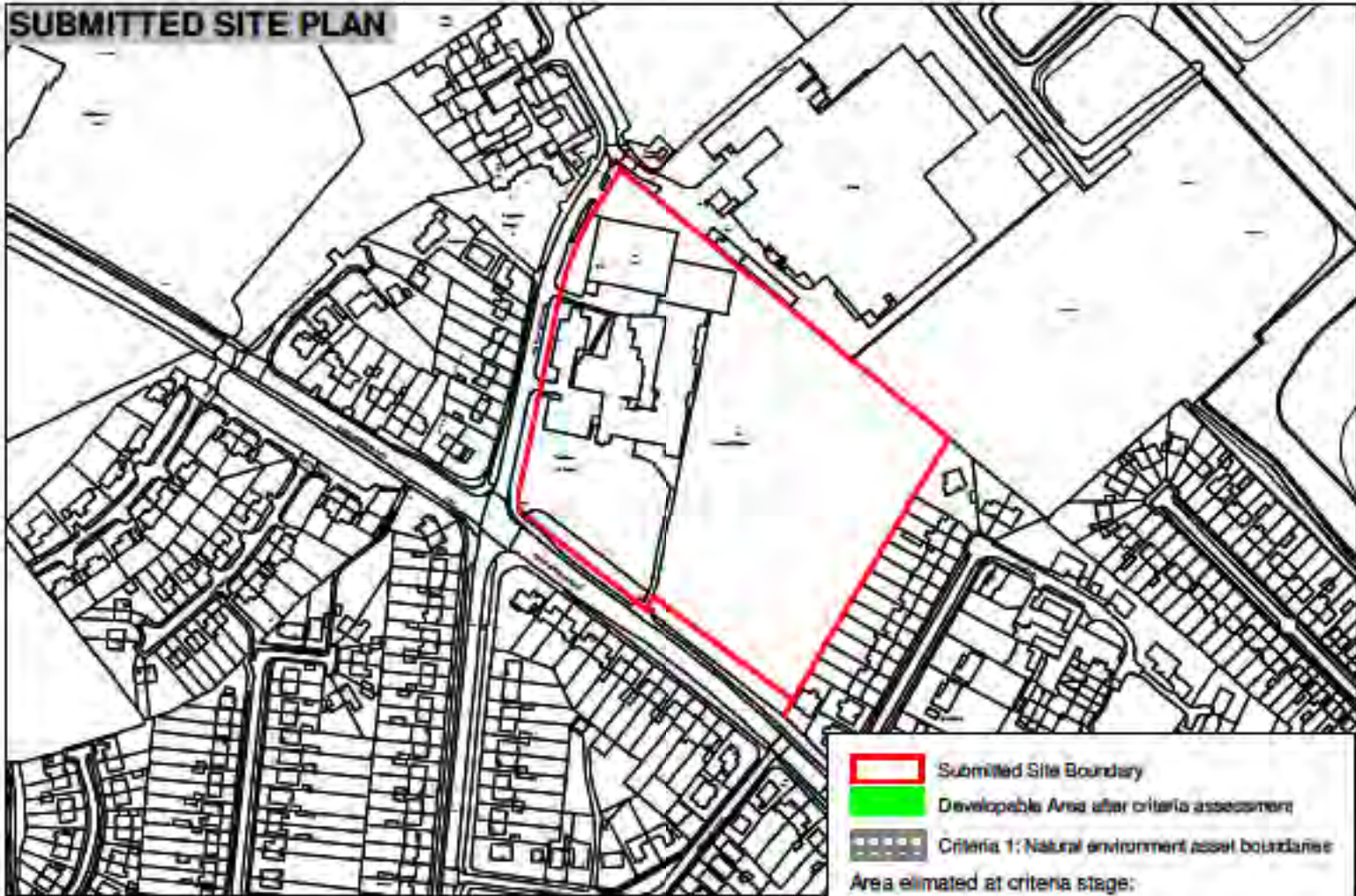


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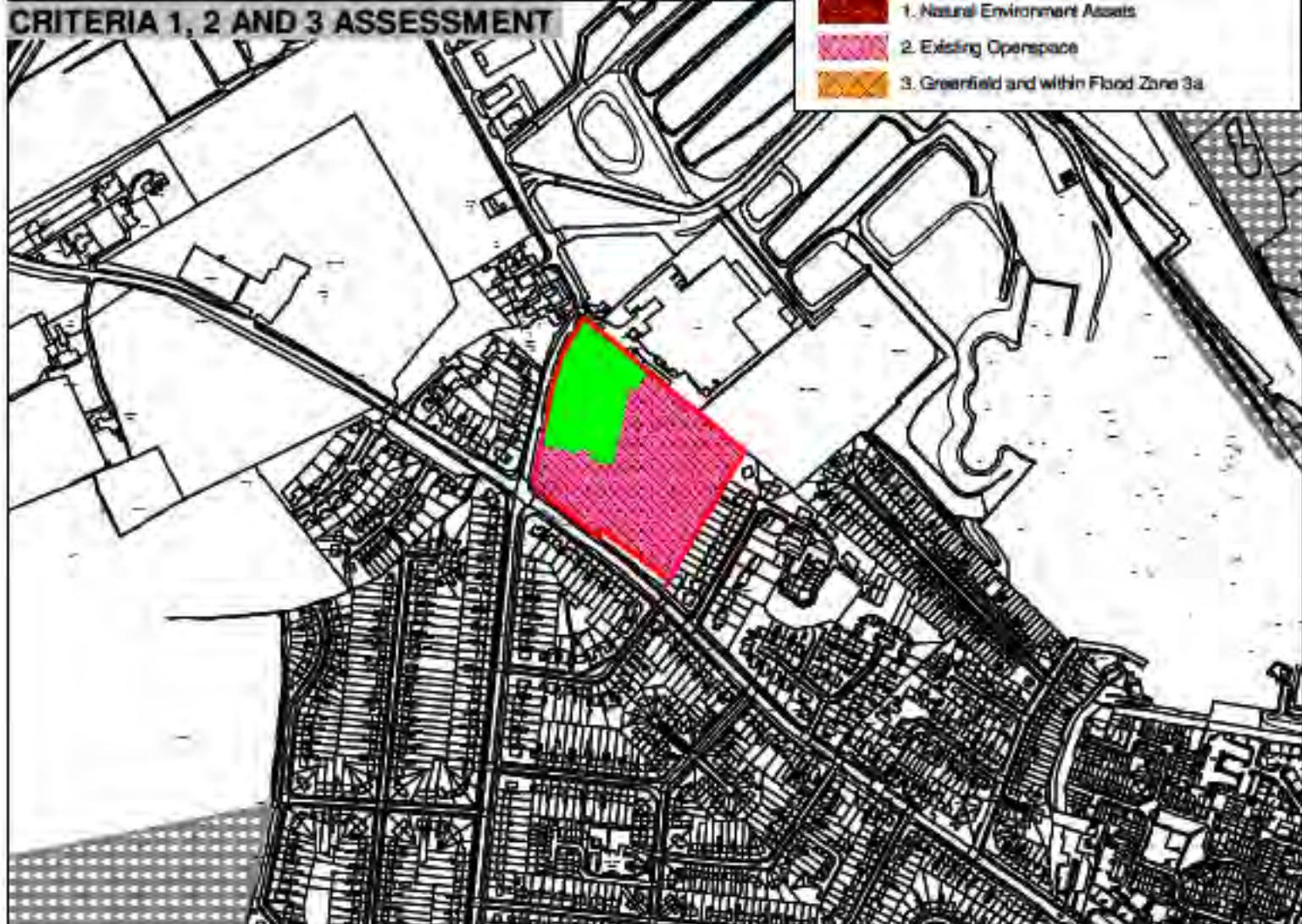
CRITERIA 1, 2 AND 3 ASSESSMENT



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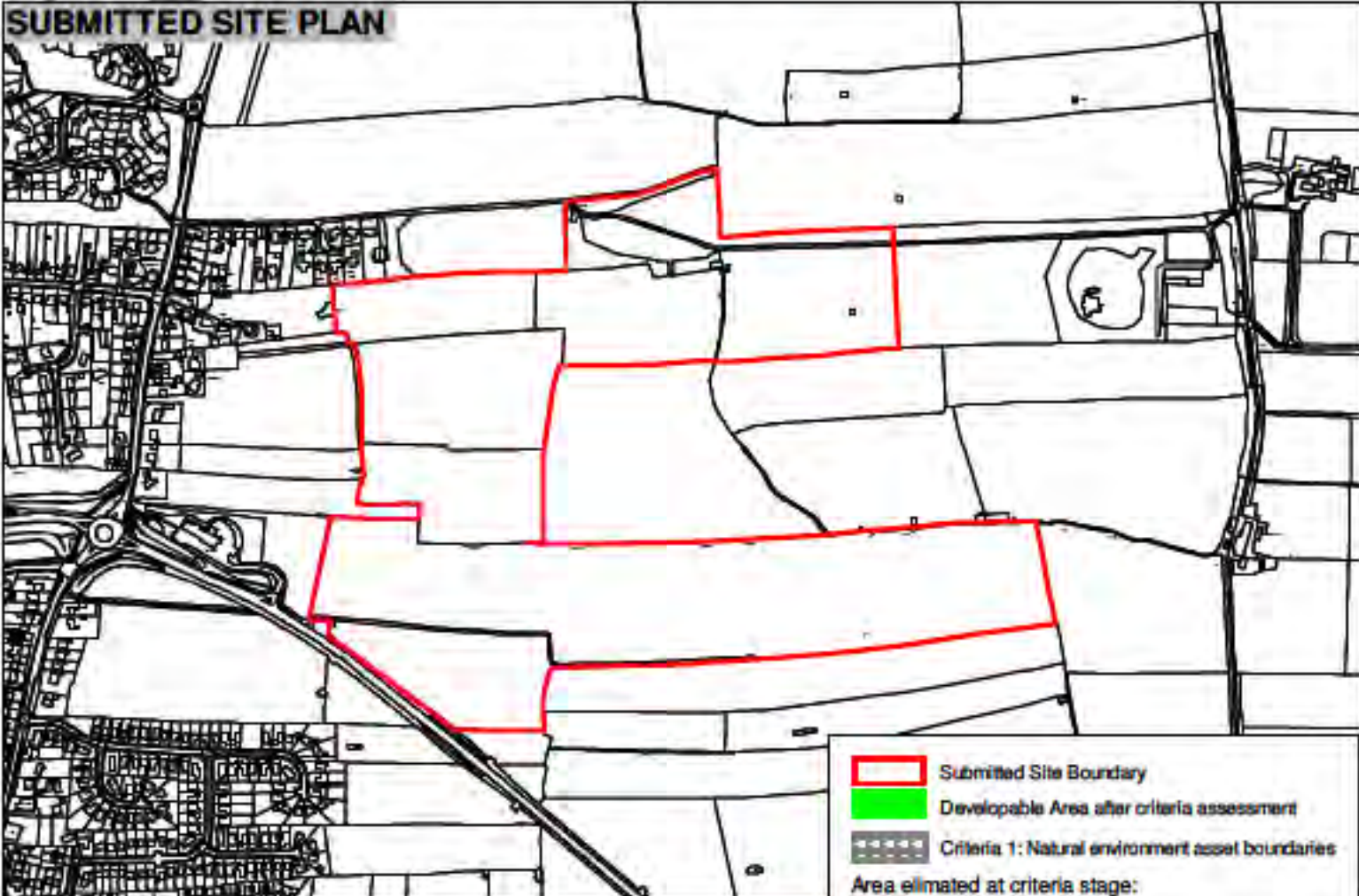


CRITERIA 1, 2 AND 3 ASSESSMENT



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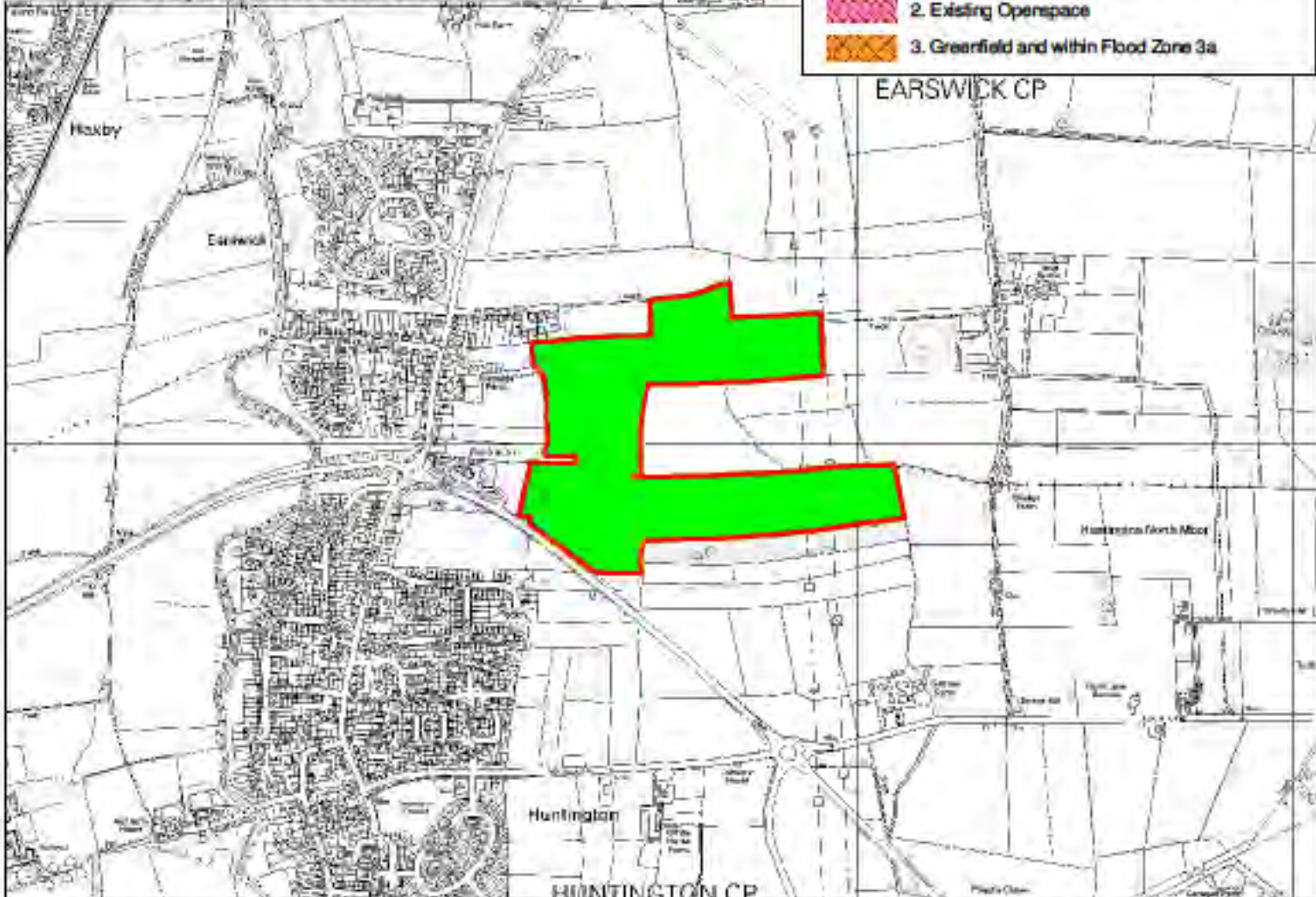
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- Submitted Site Boundary
- Developable Area after criteria assessment
- Criteria 1: Natural environment asset boundaries

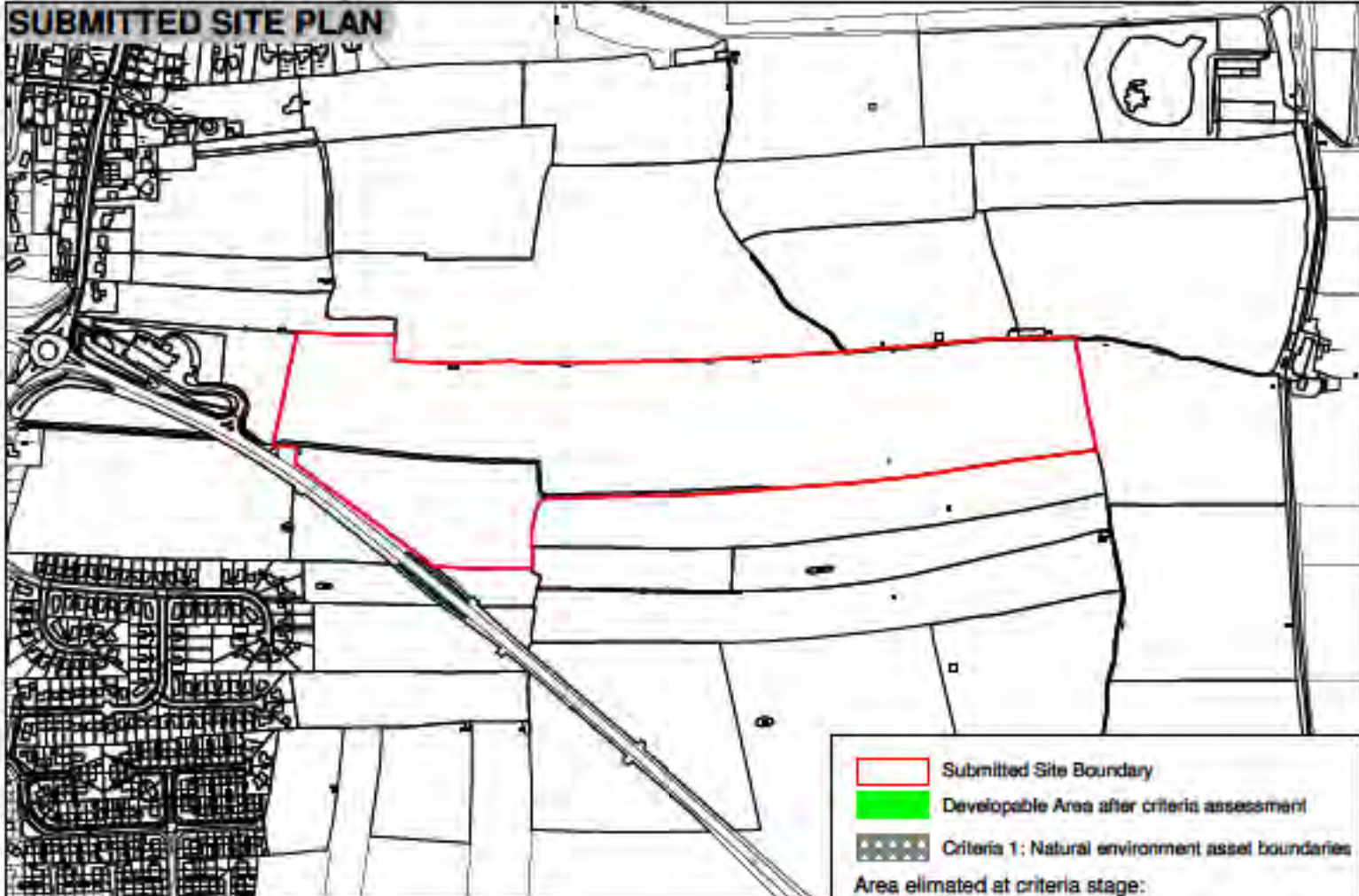
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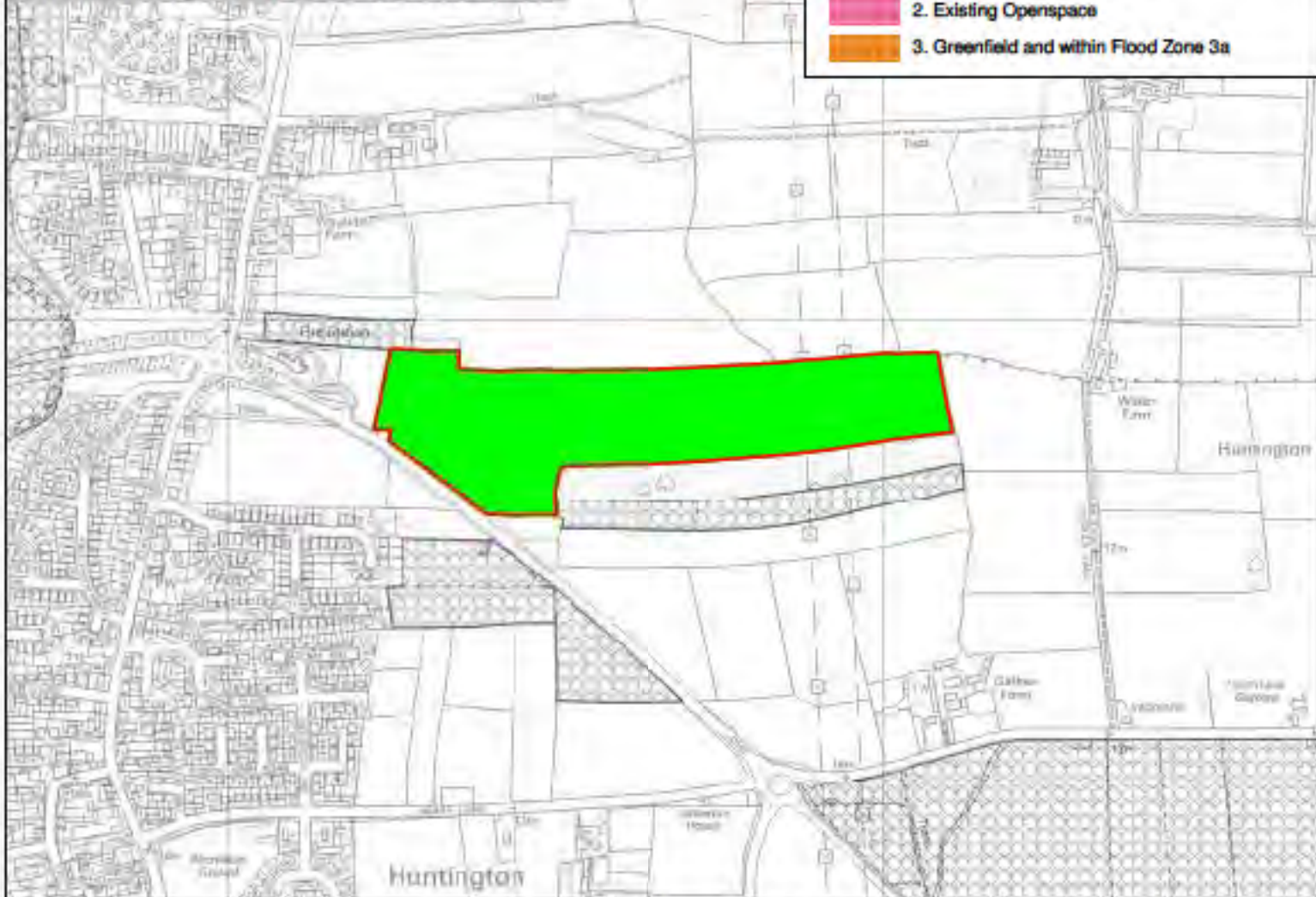


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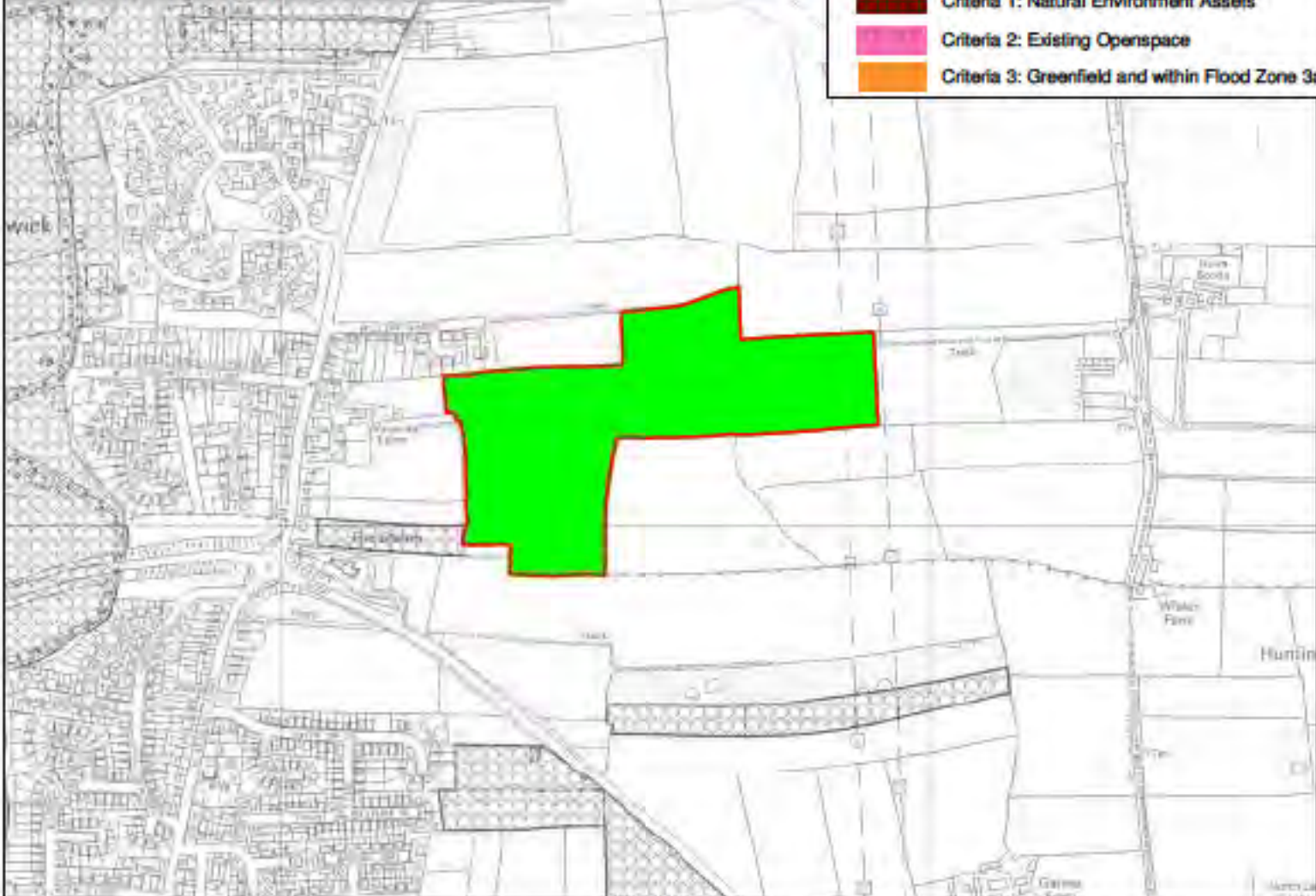


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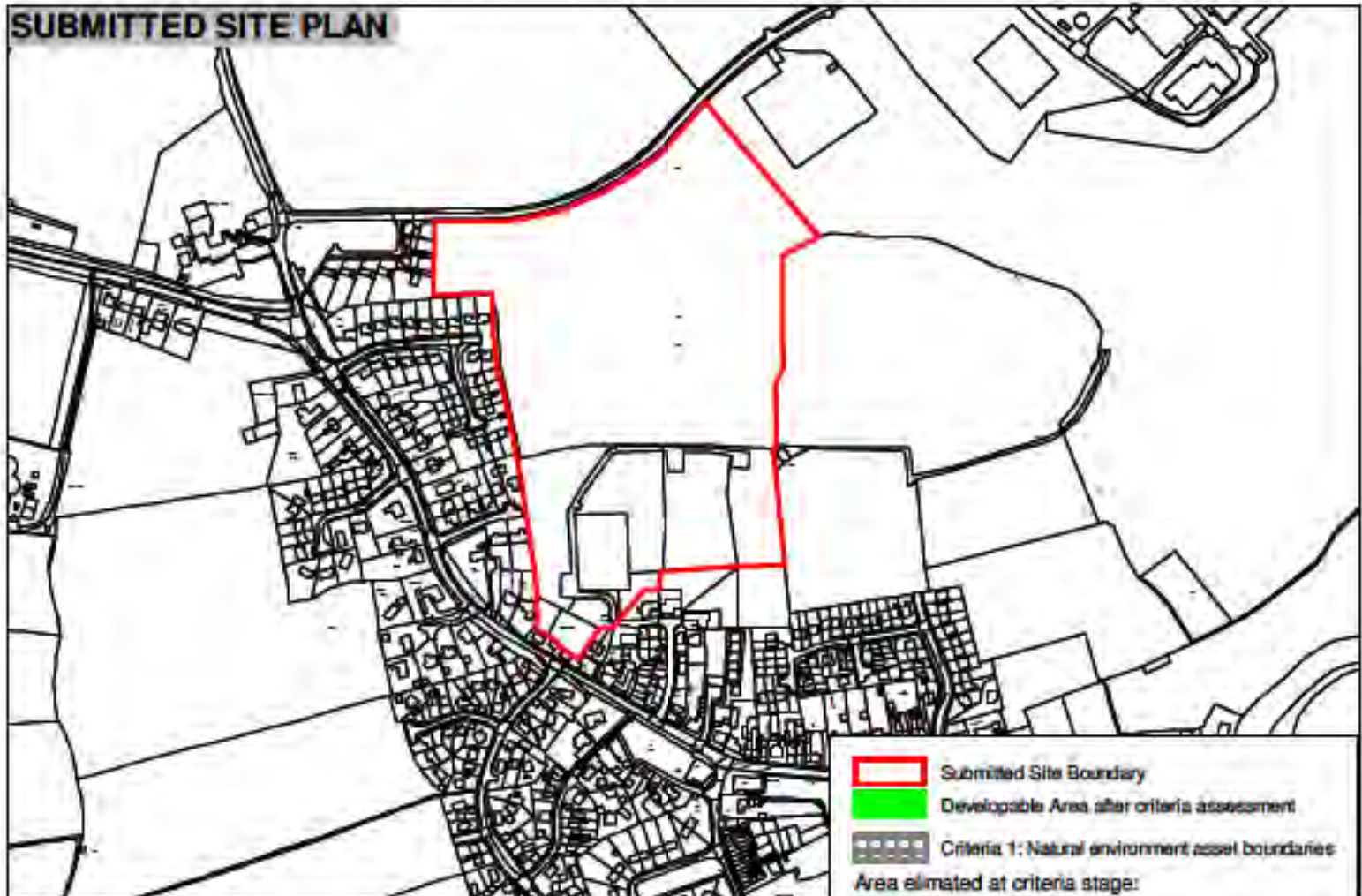






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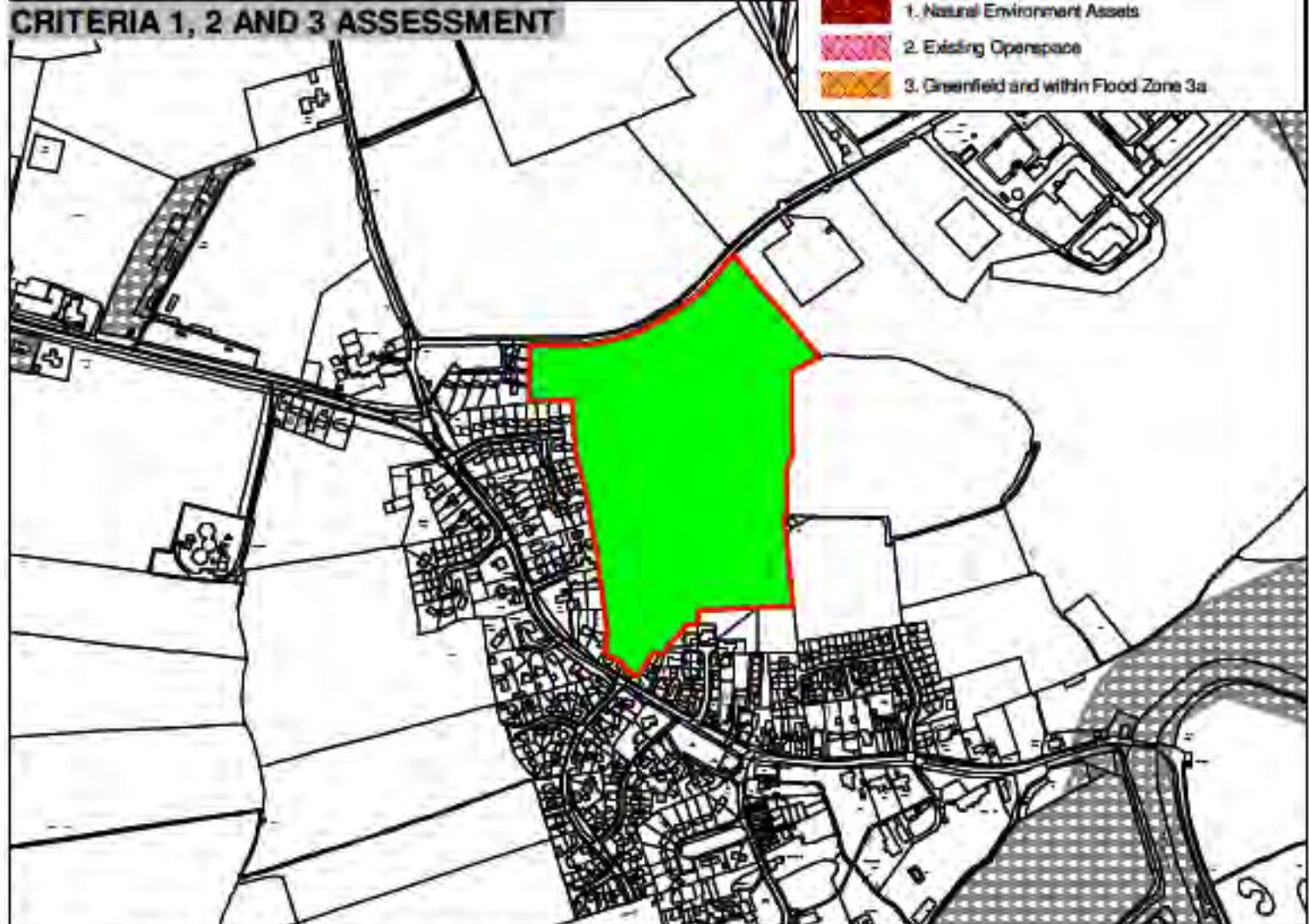


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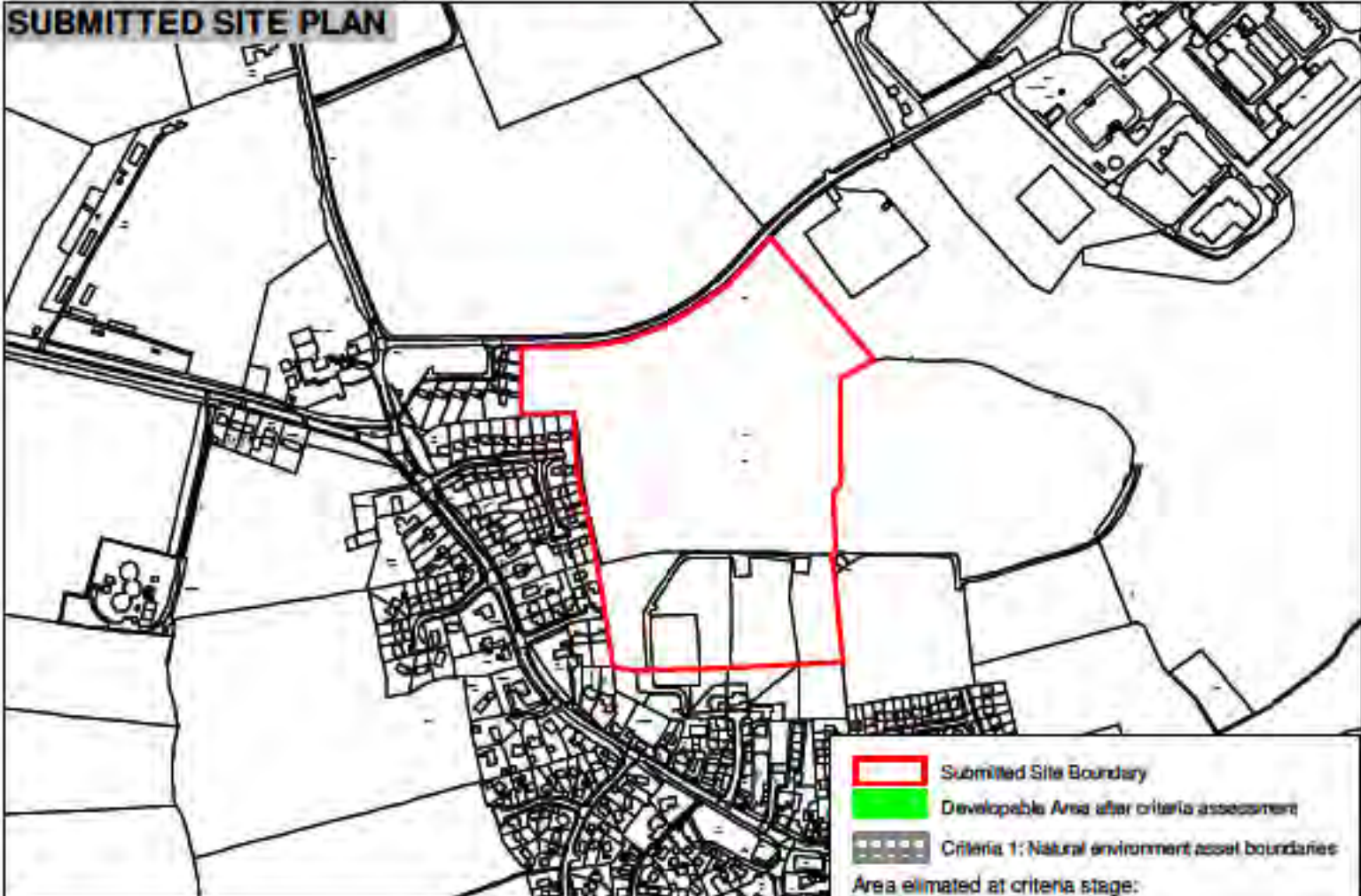


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

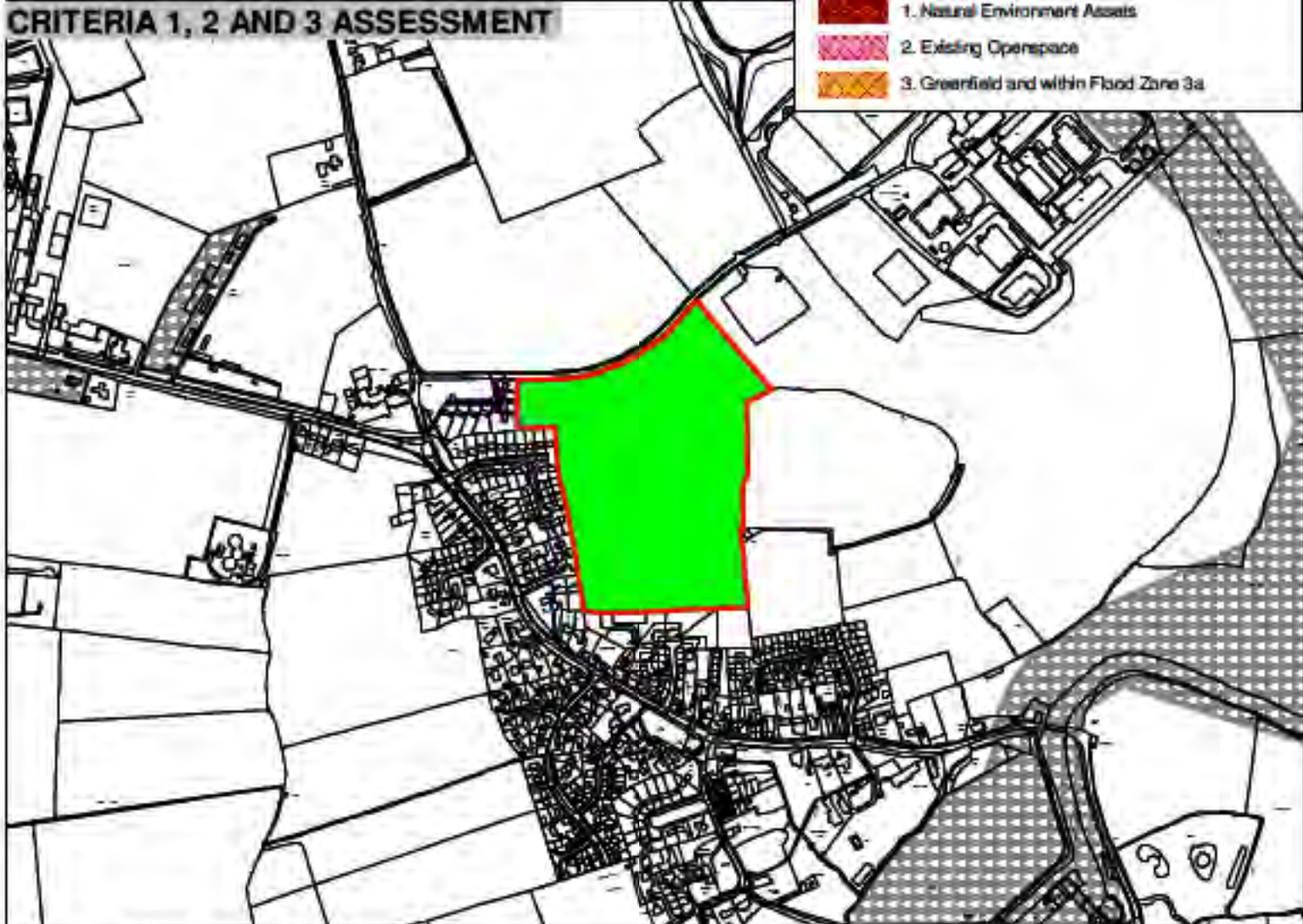
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Criteria 1: Natural environment asset boundaries

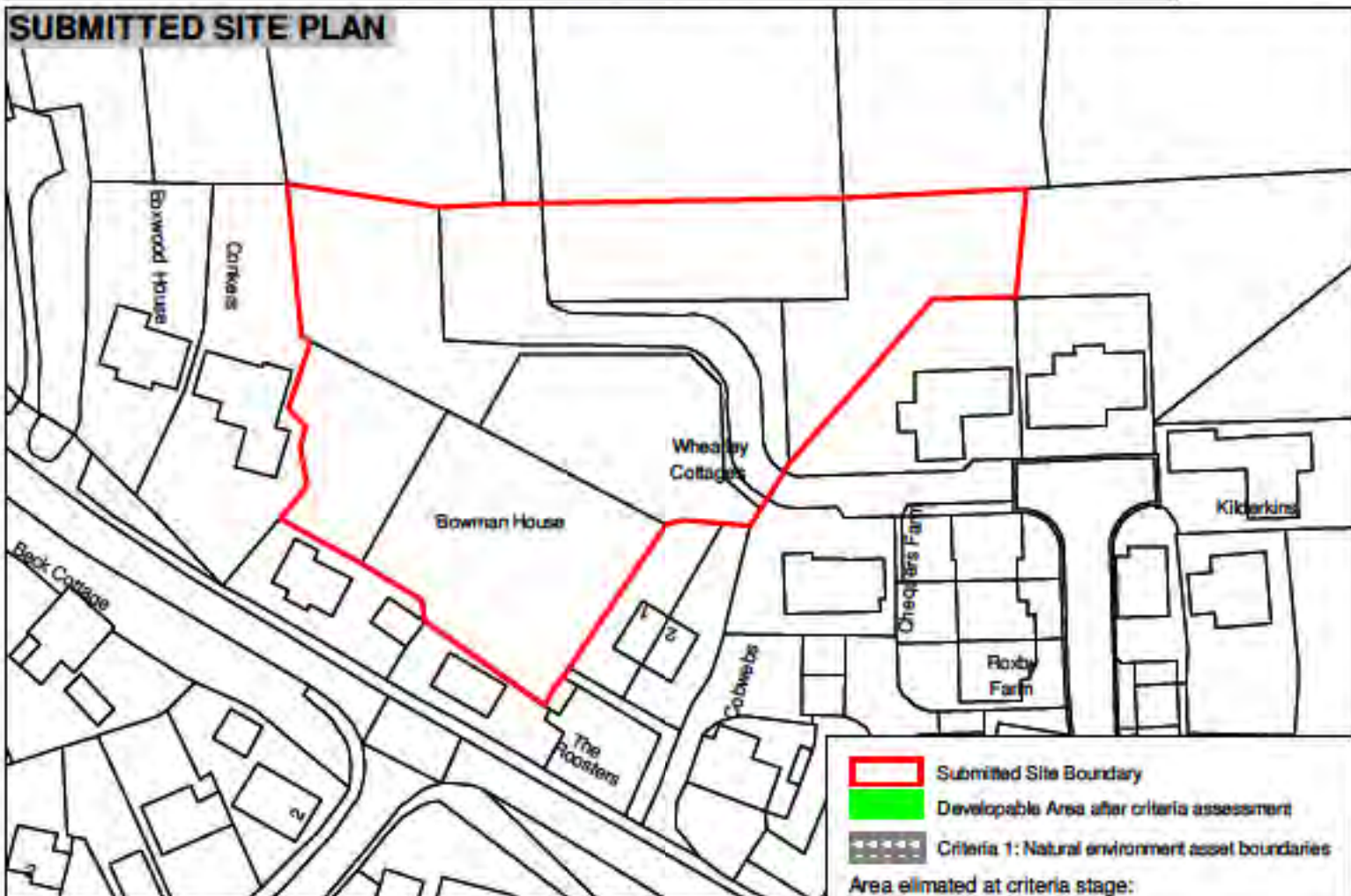
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CRITERIA 1, 2 AND 3 ASSESSMENT

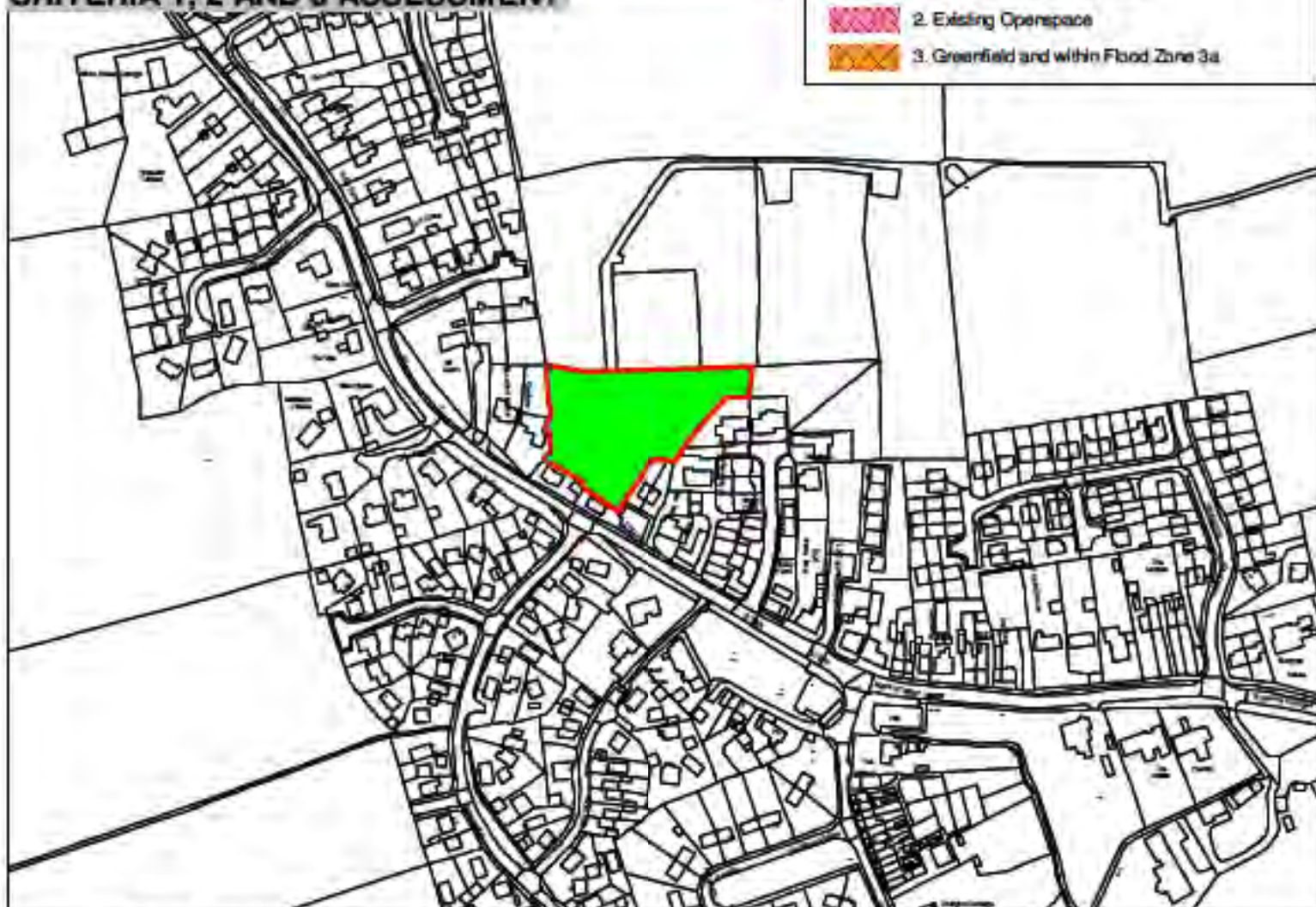


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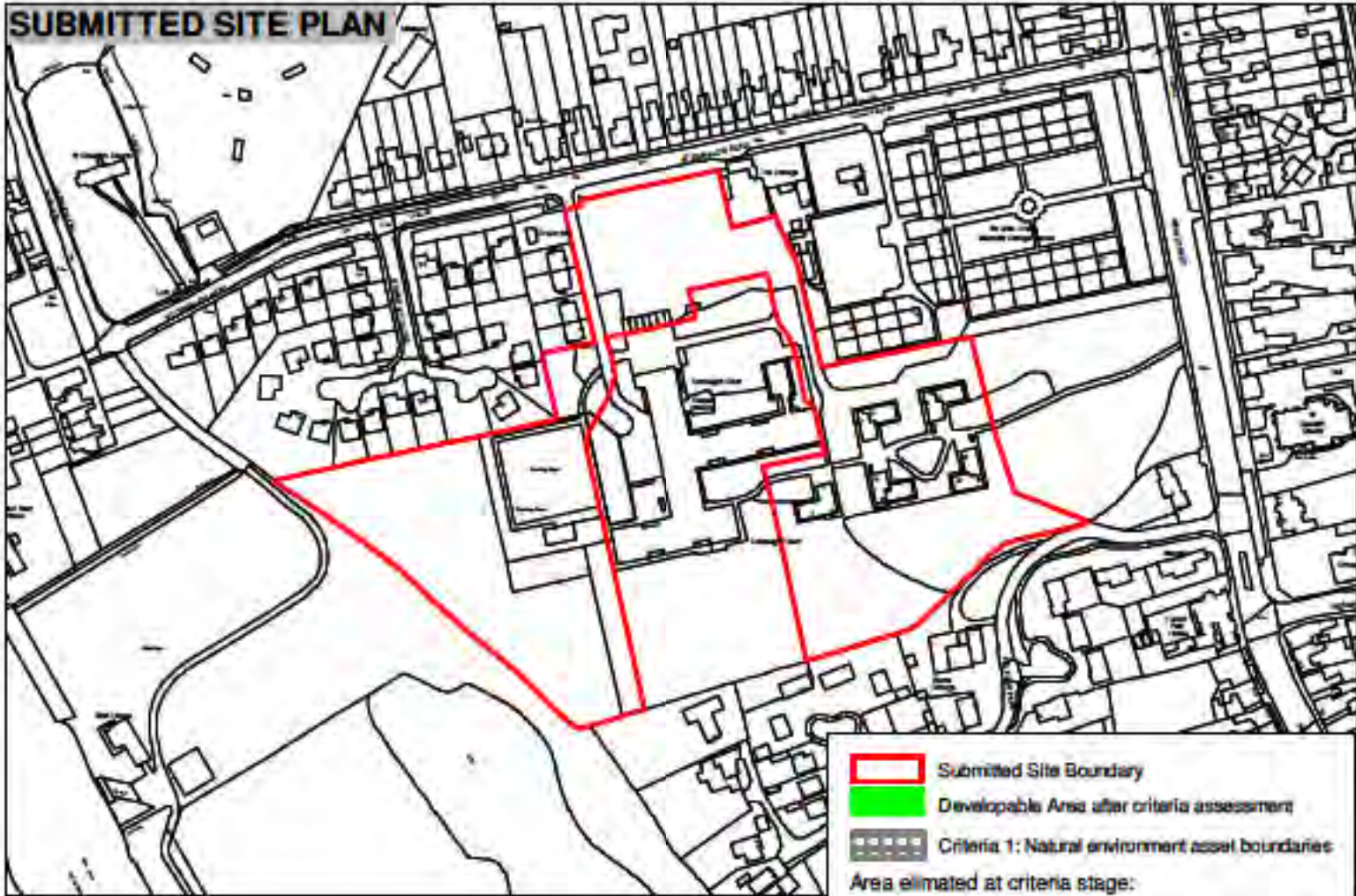


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CRITERIA 1, 2 AND 3 ASSESSMENT



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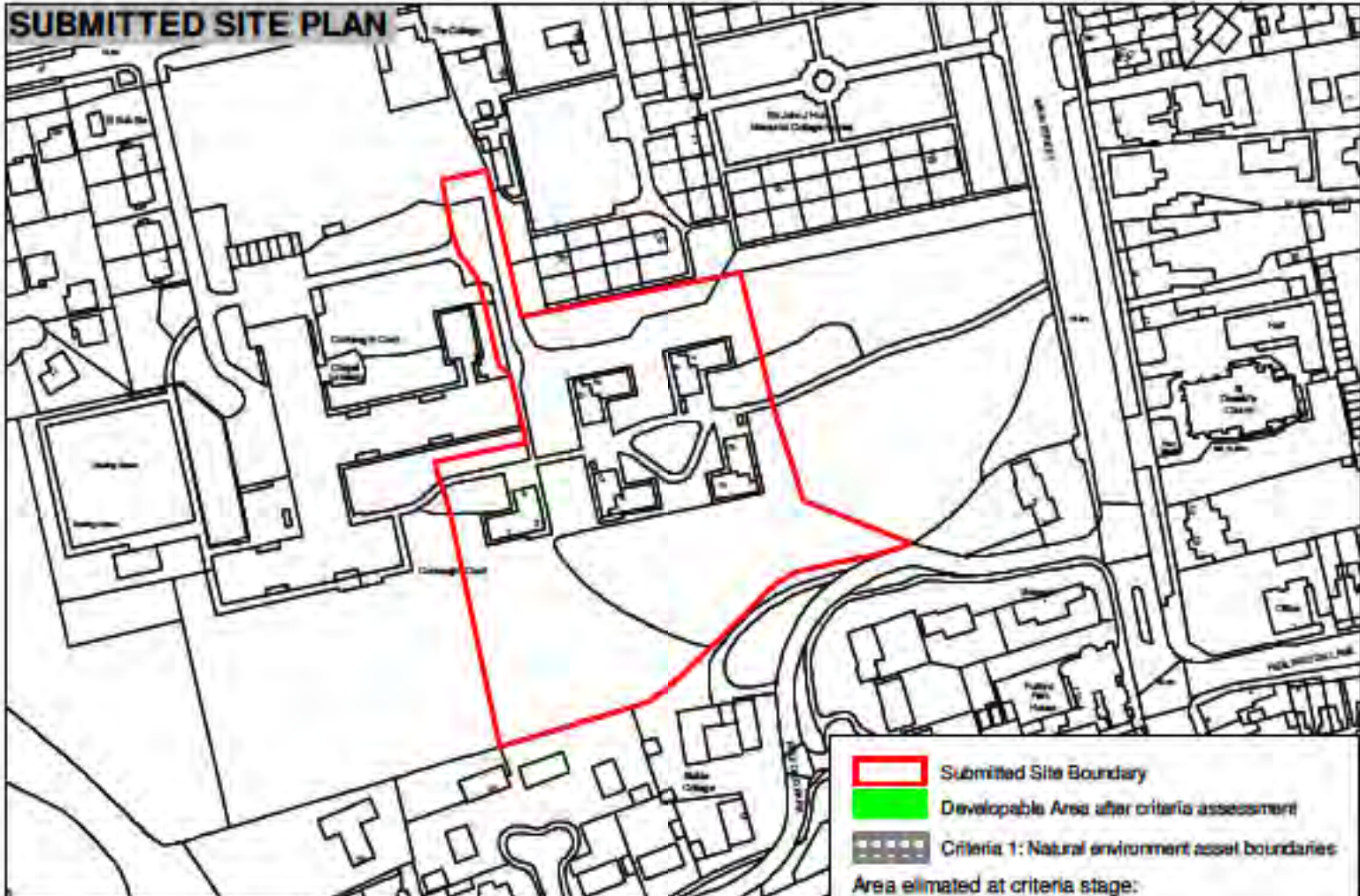


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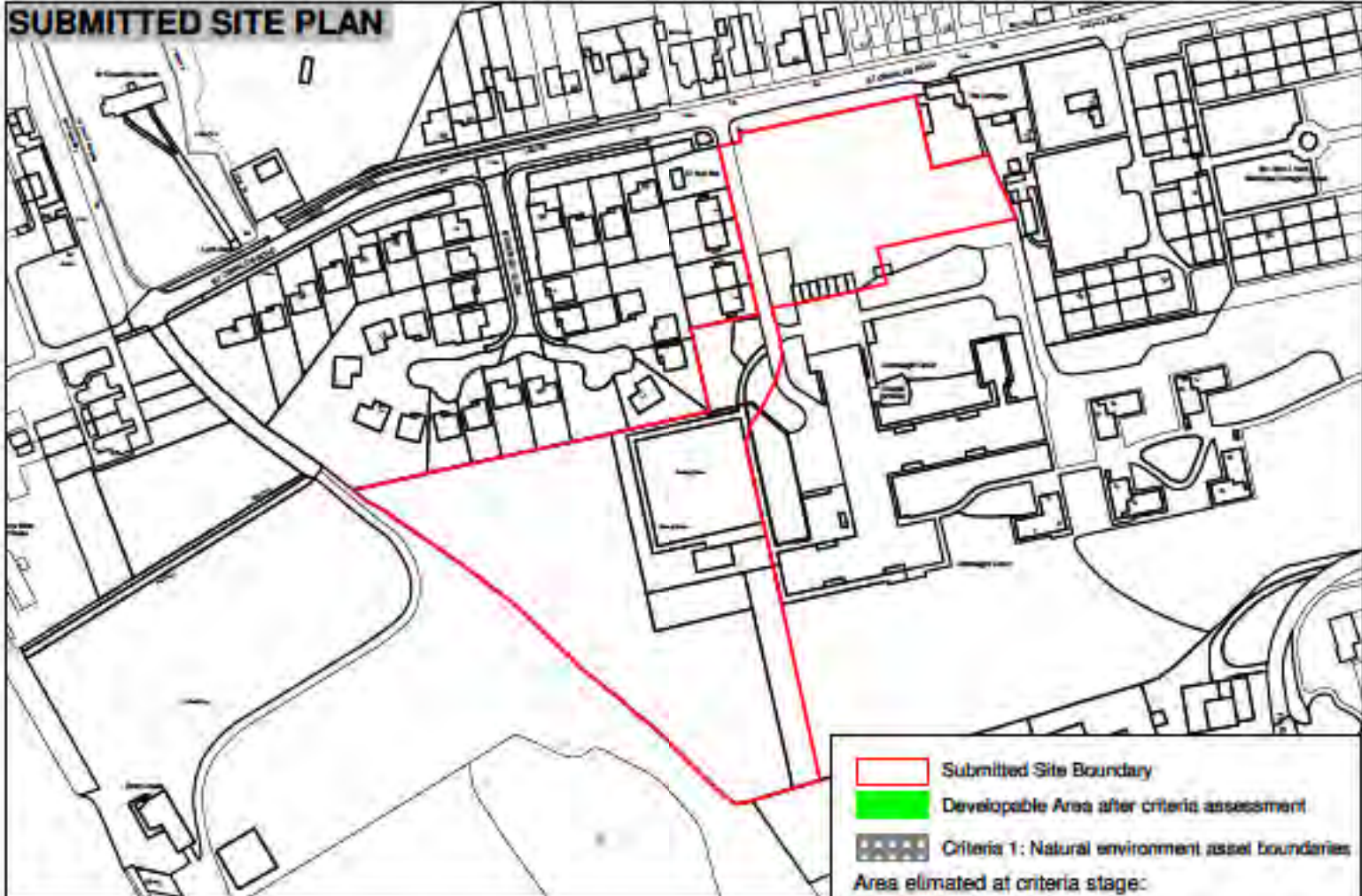
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

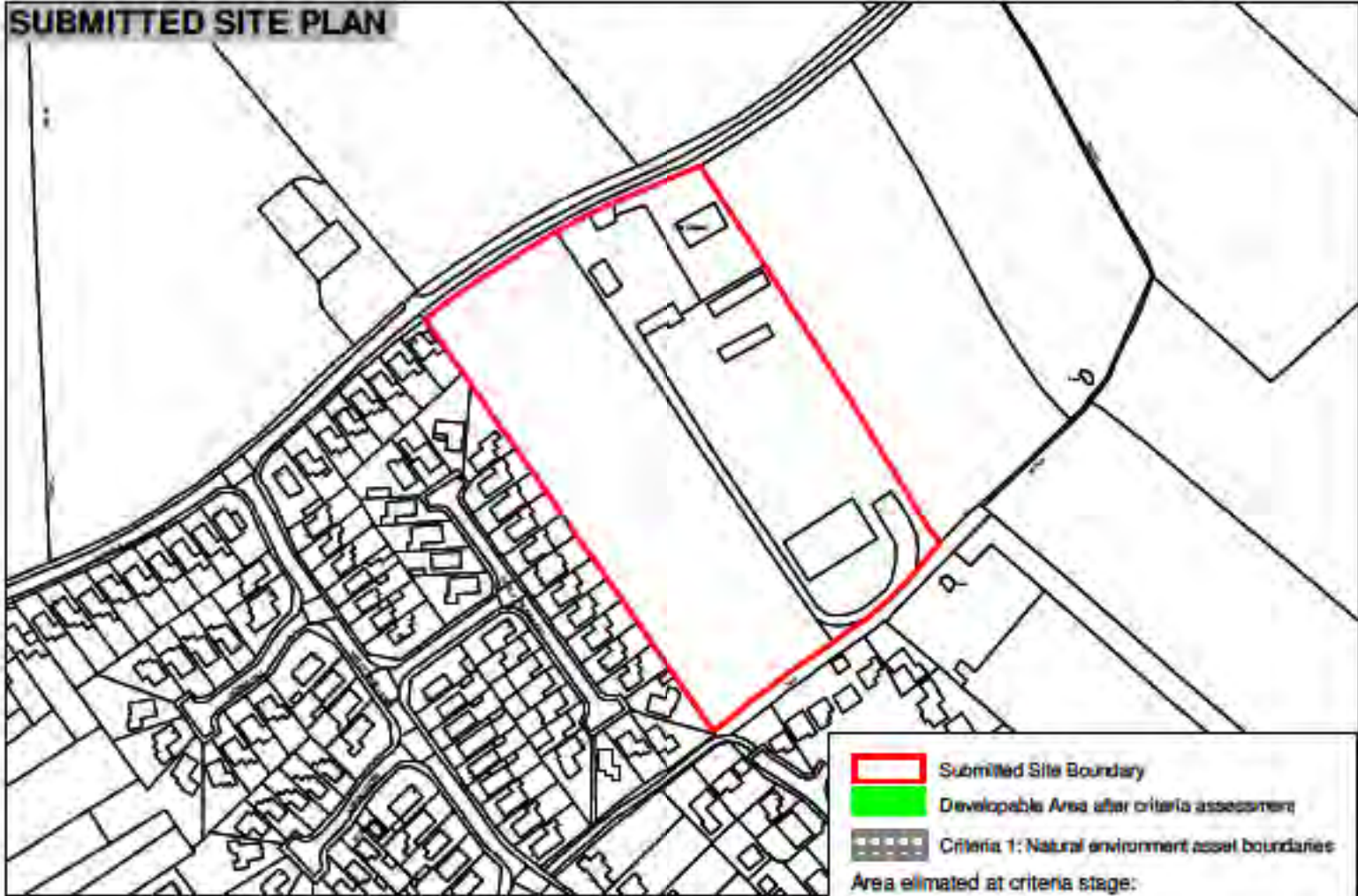


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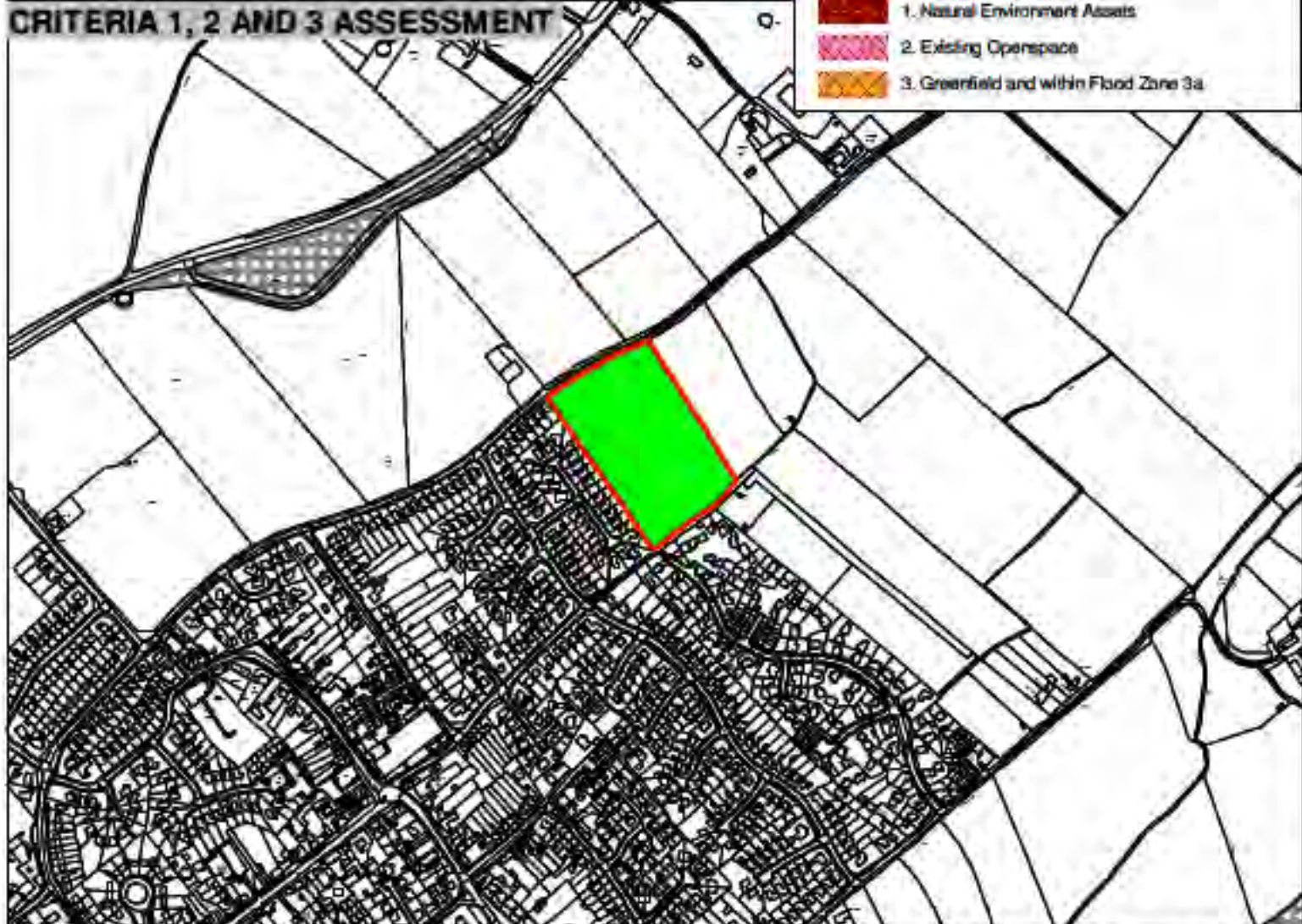
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



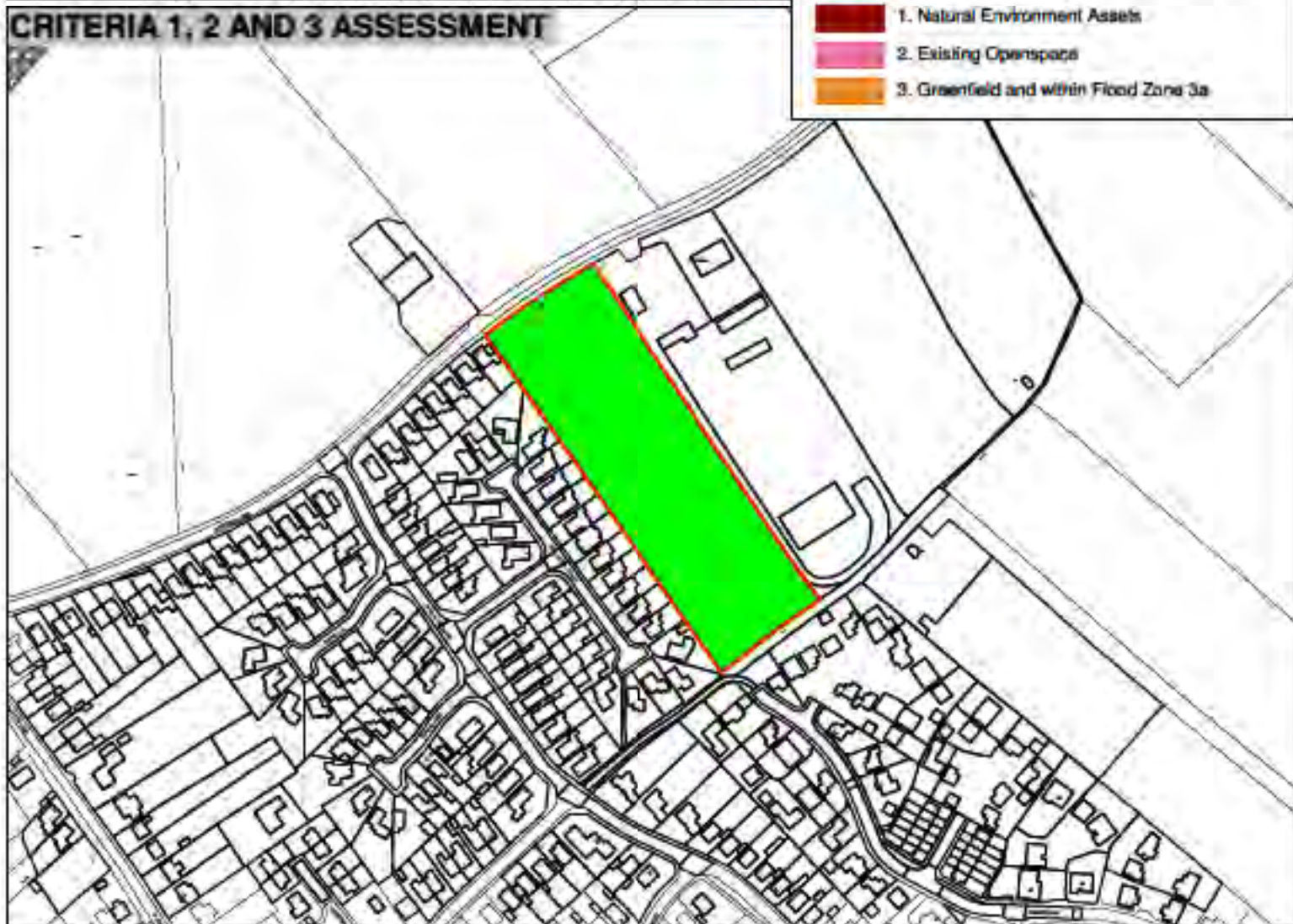
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

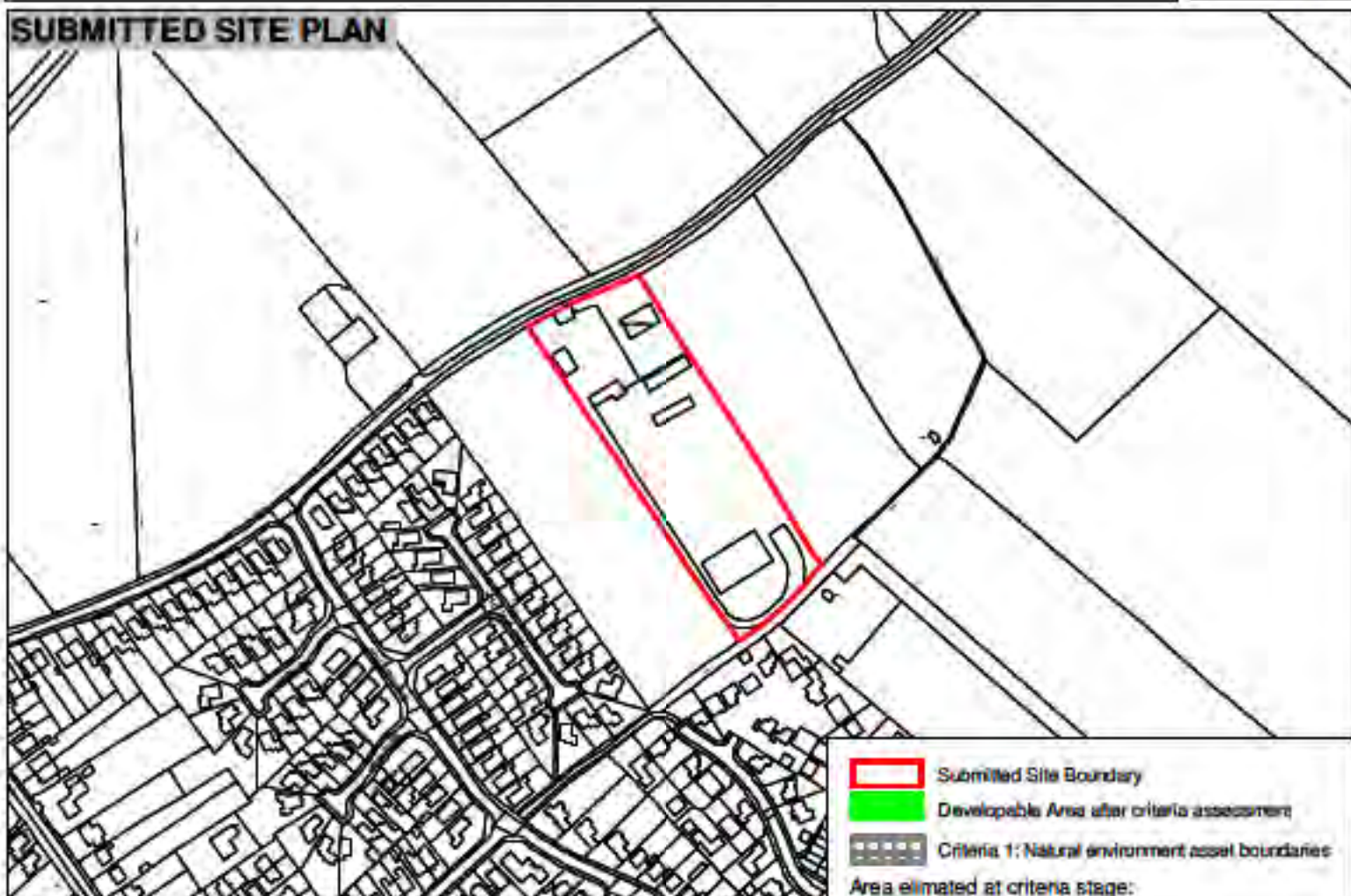


CRITERIA 1, 2 AND 3 ASSESSMENT

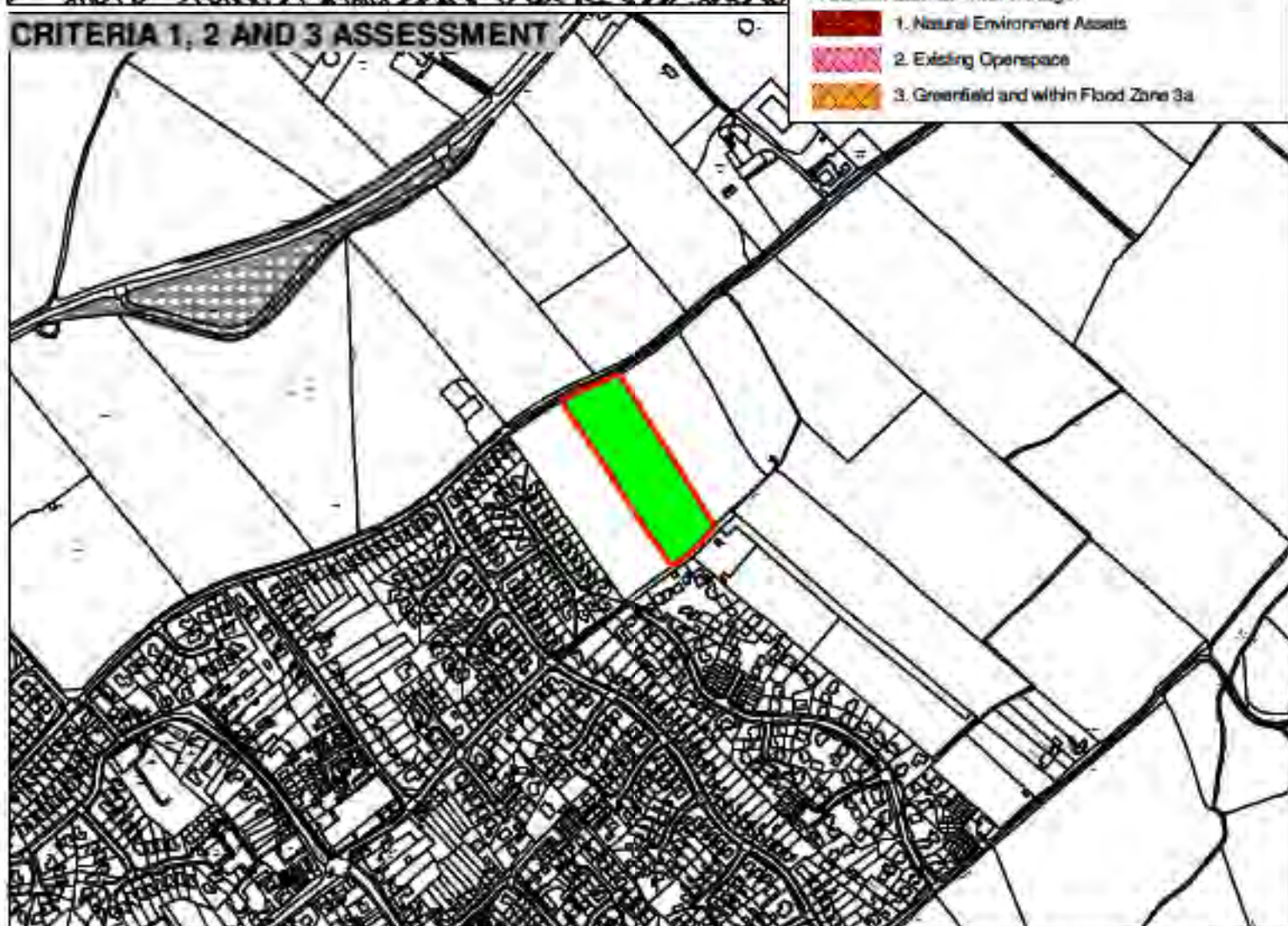


-  Submitted Site Boundary
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 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

SUBMITTED SITE PLAN

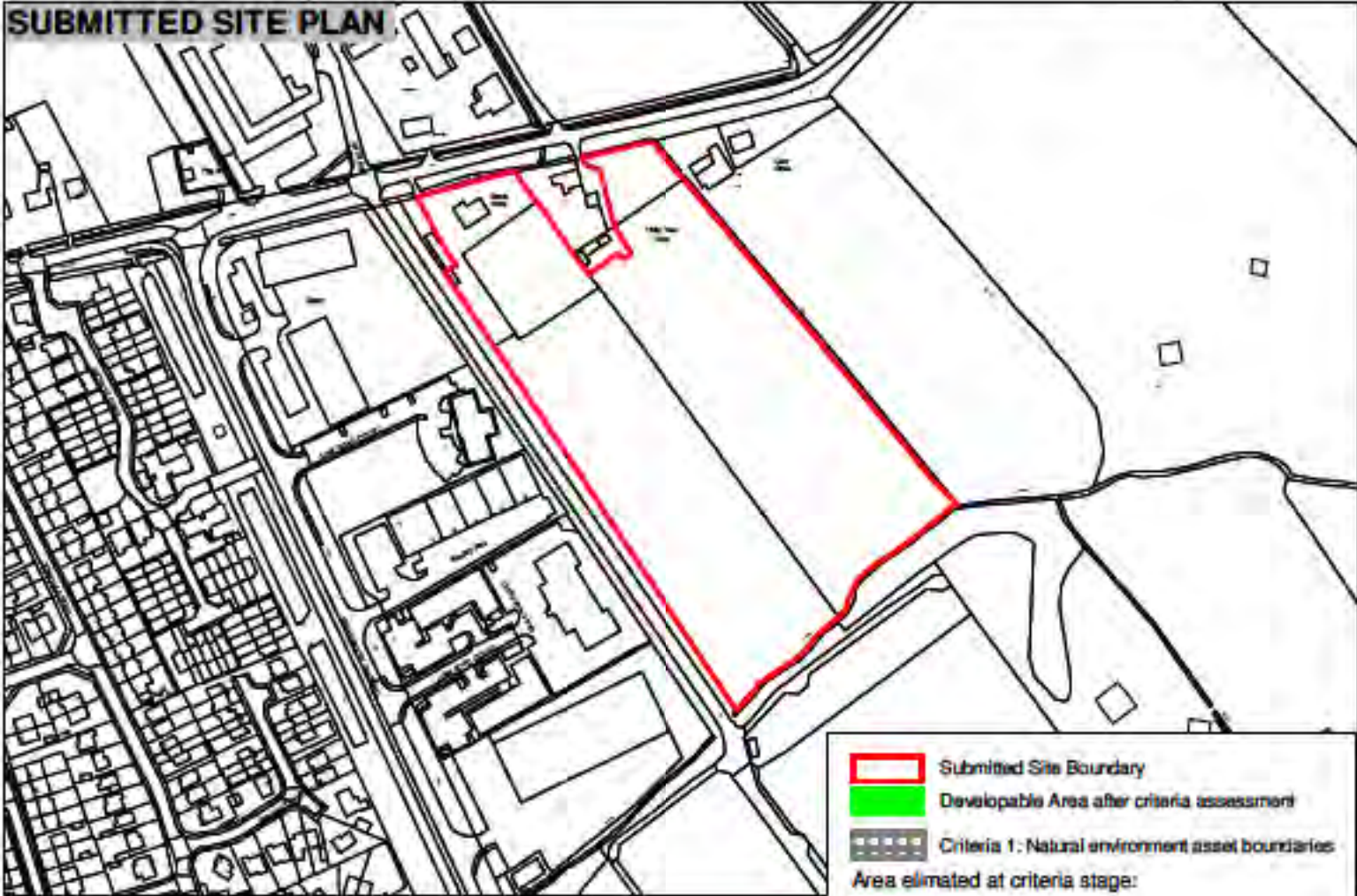








CRITERIA 1, 2 AND 3 ASSESSMENT



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SUBMITTED SITE PLAN

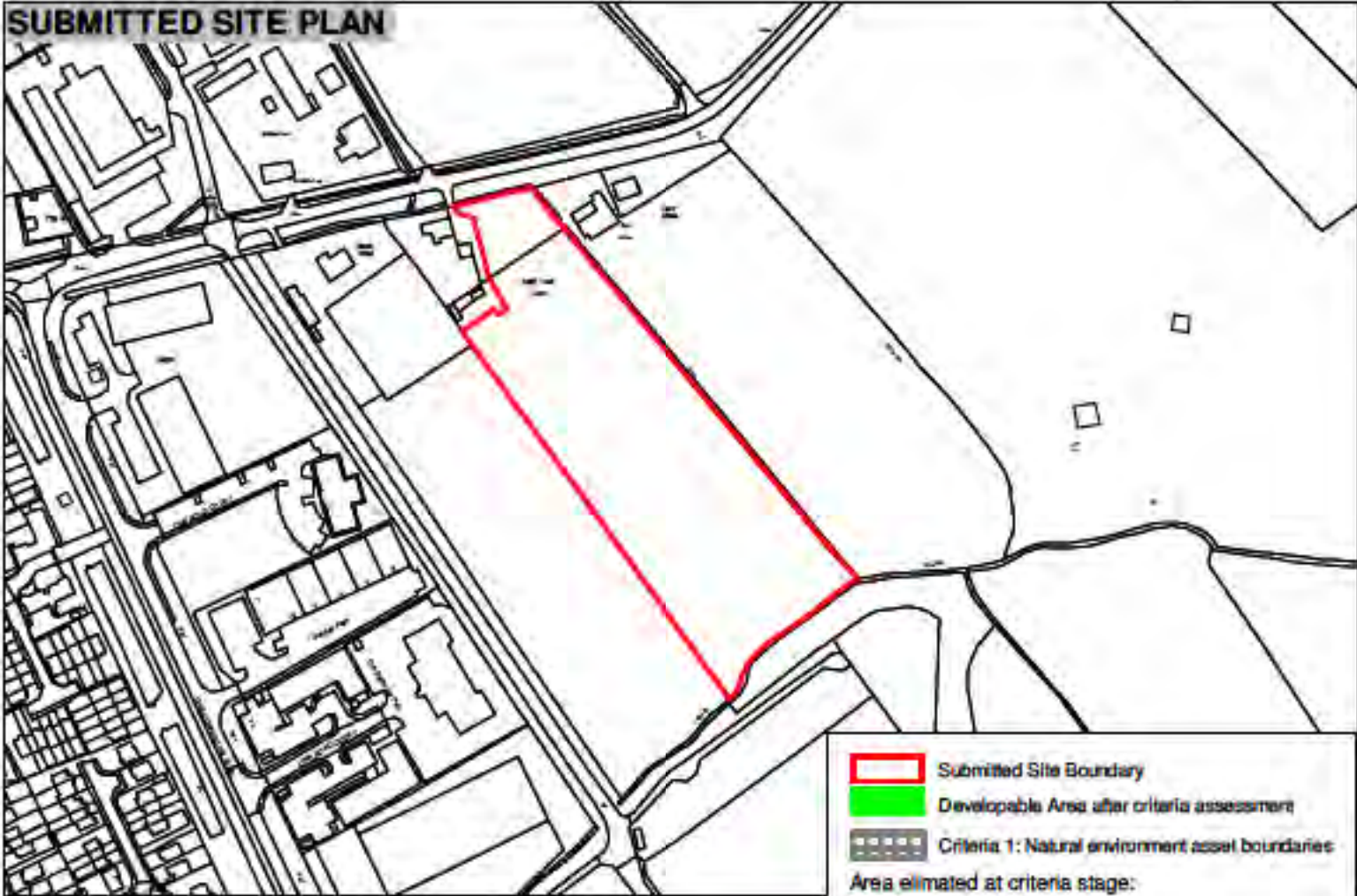


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

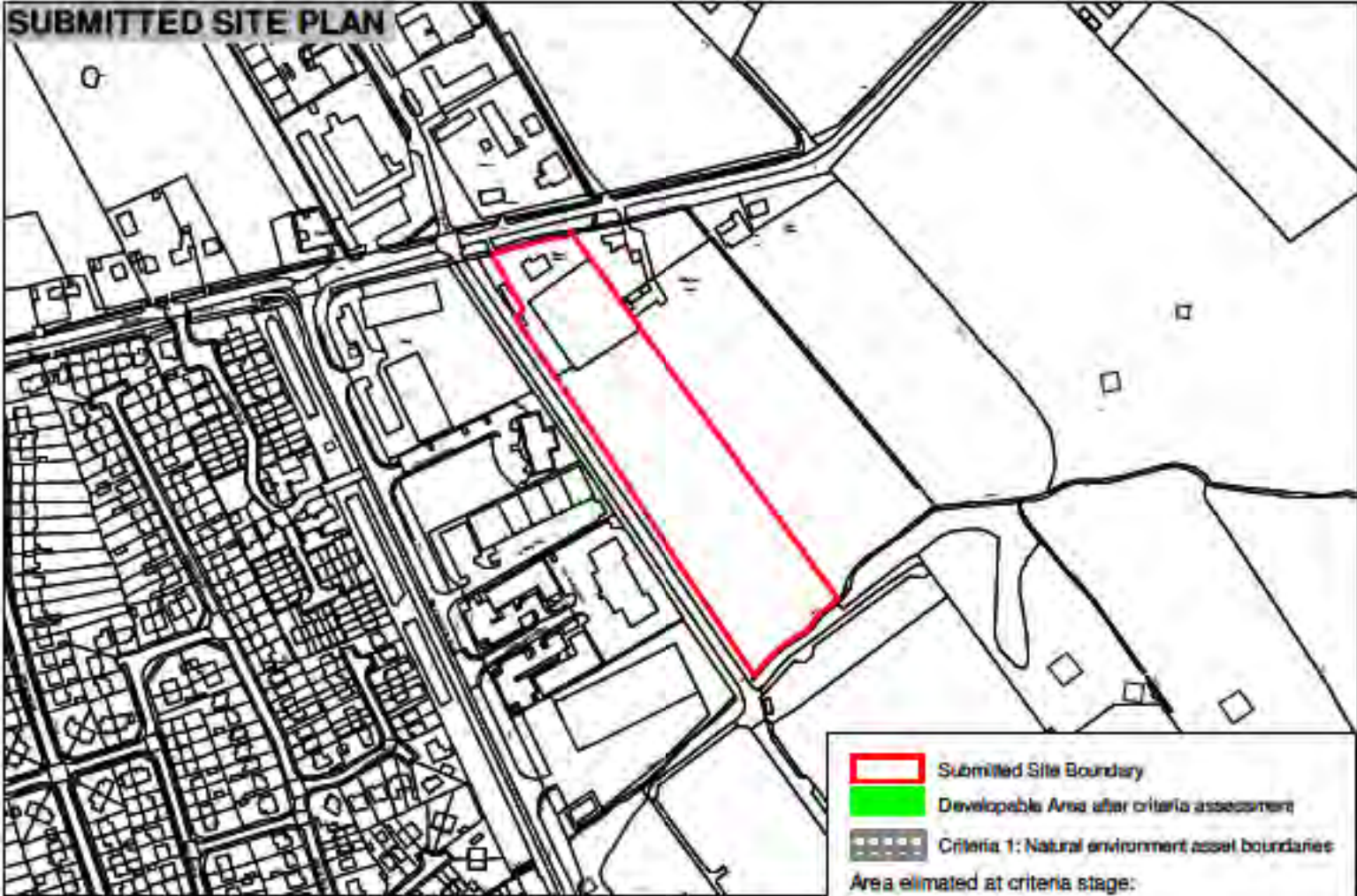


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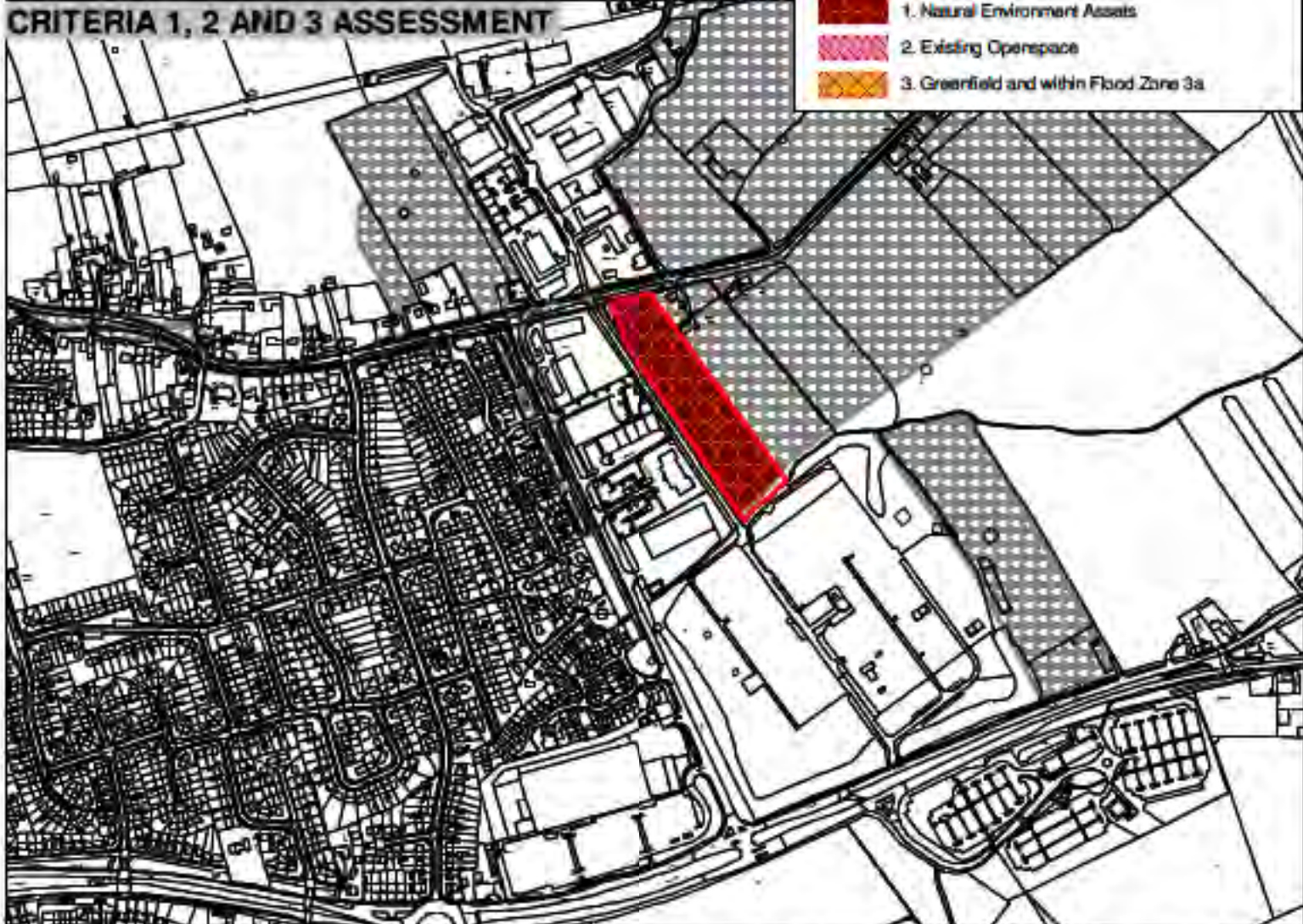


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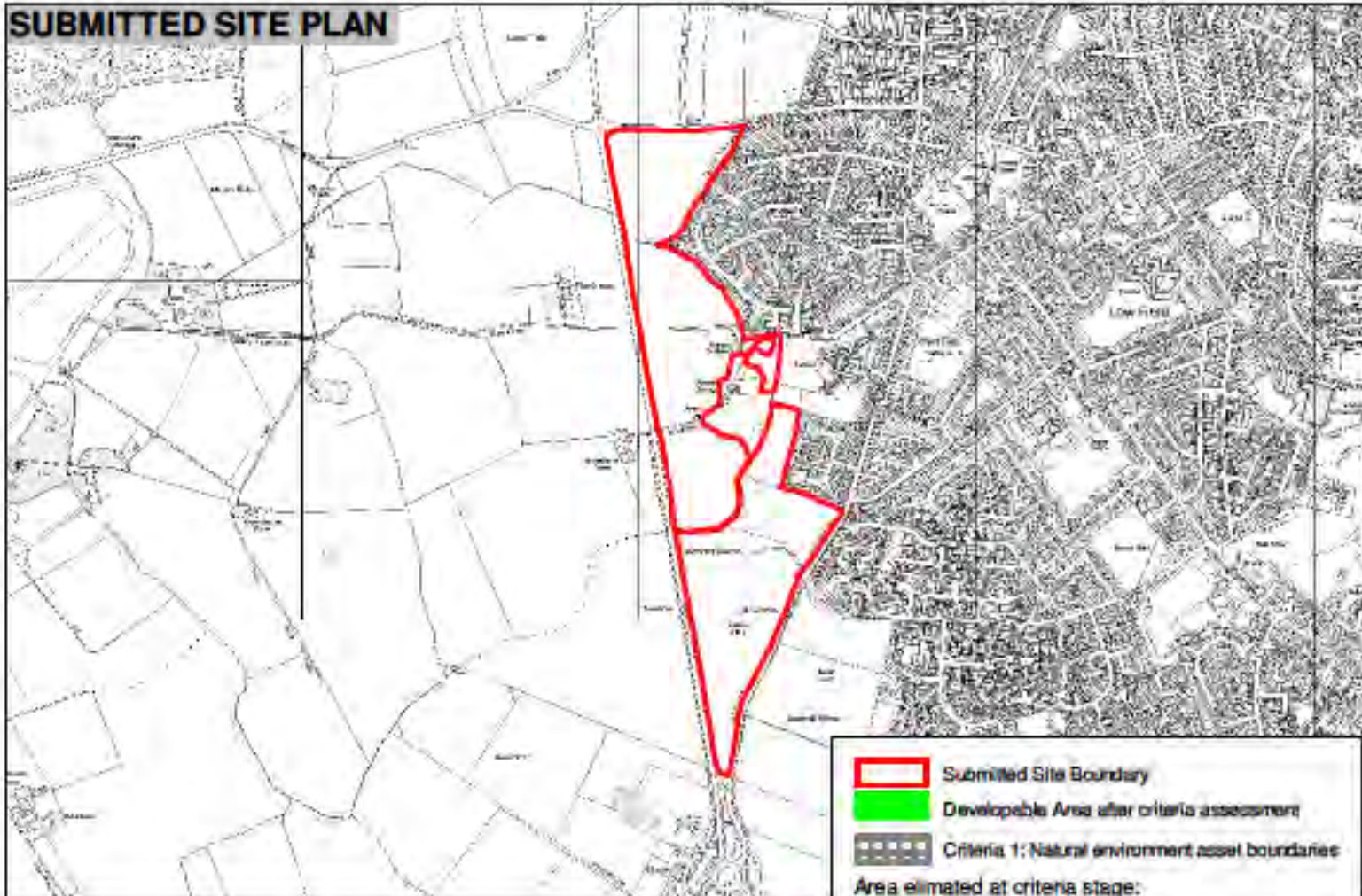


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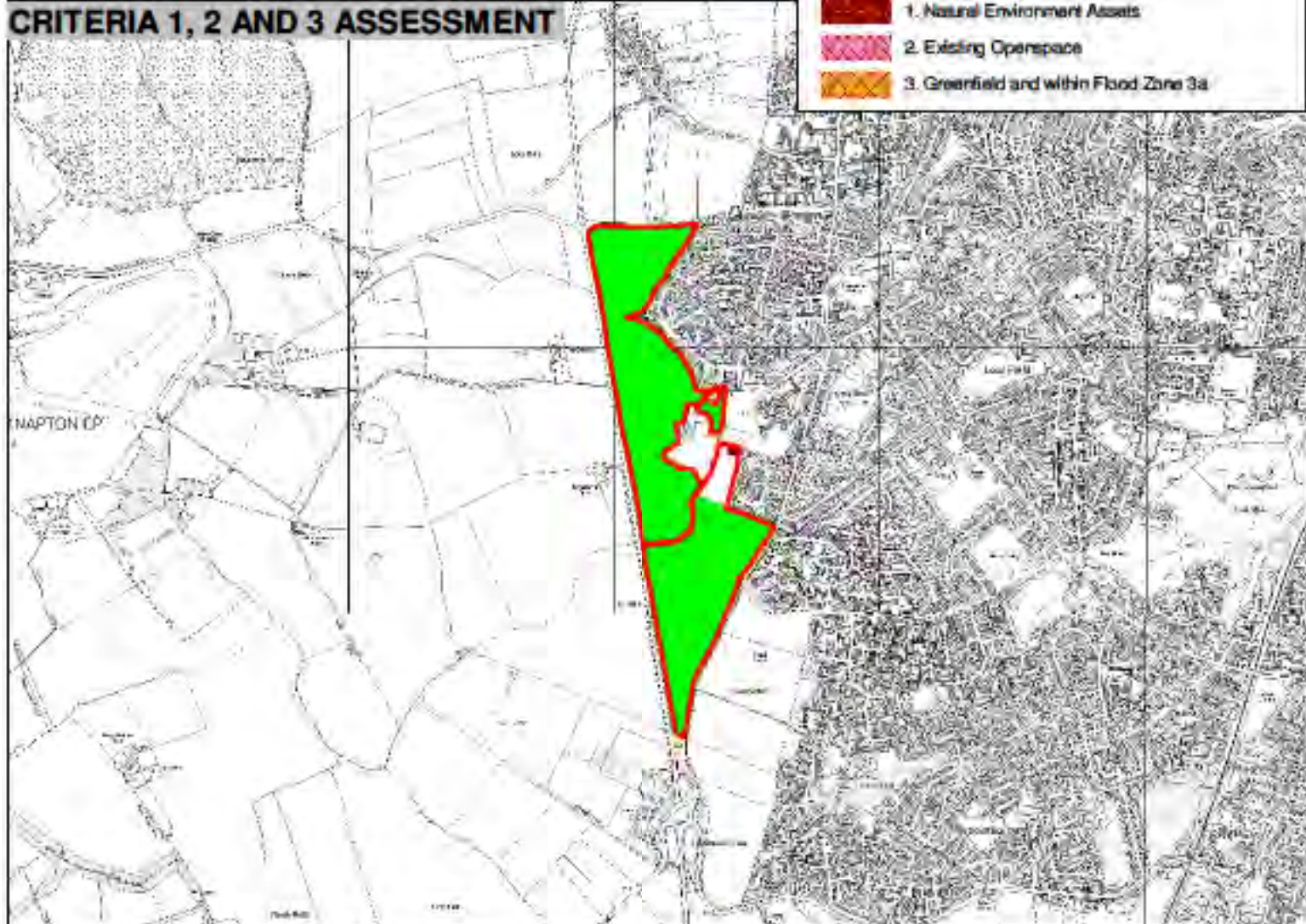
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

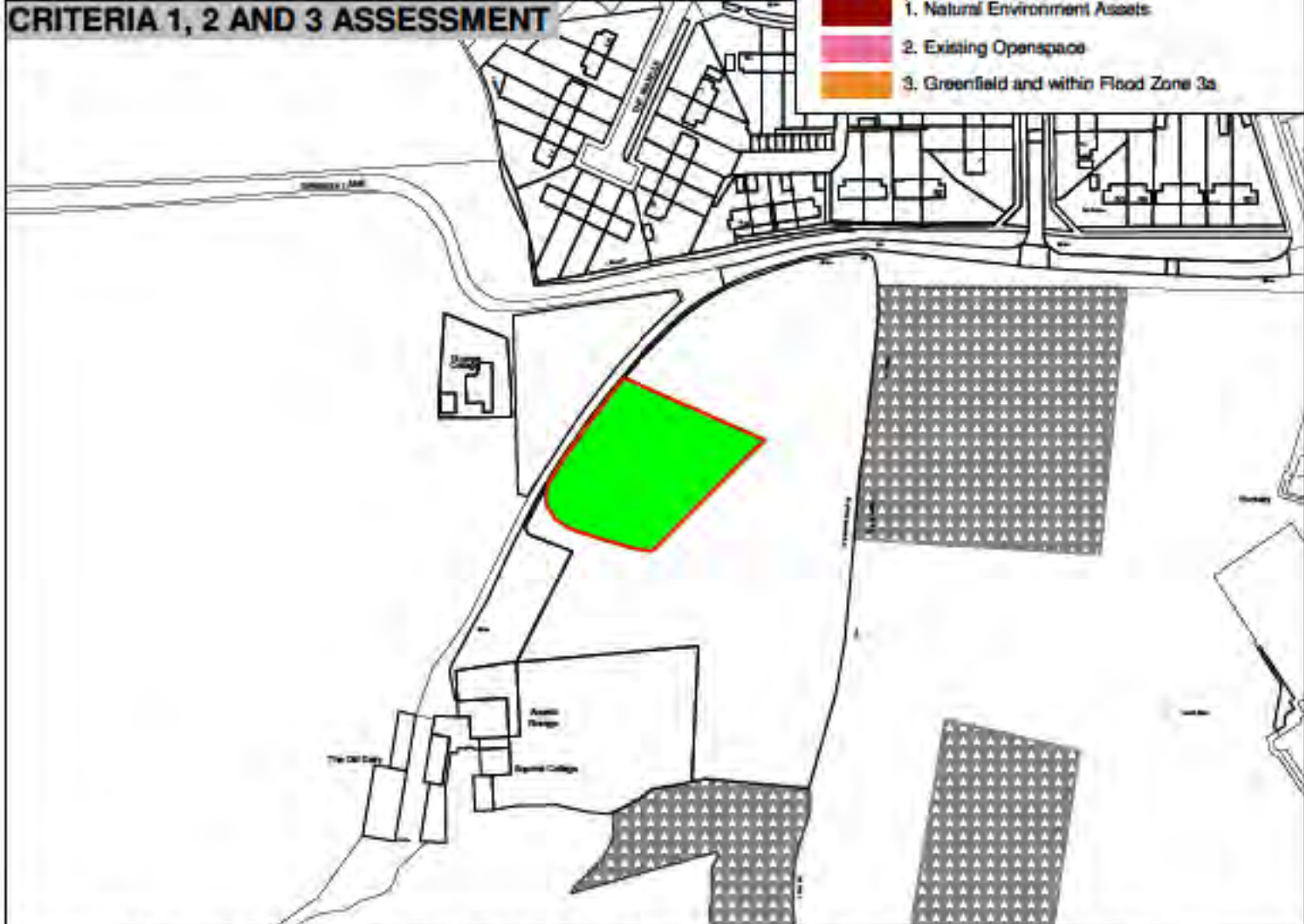


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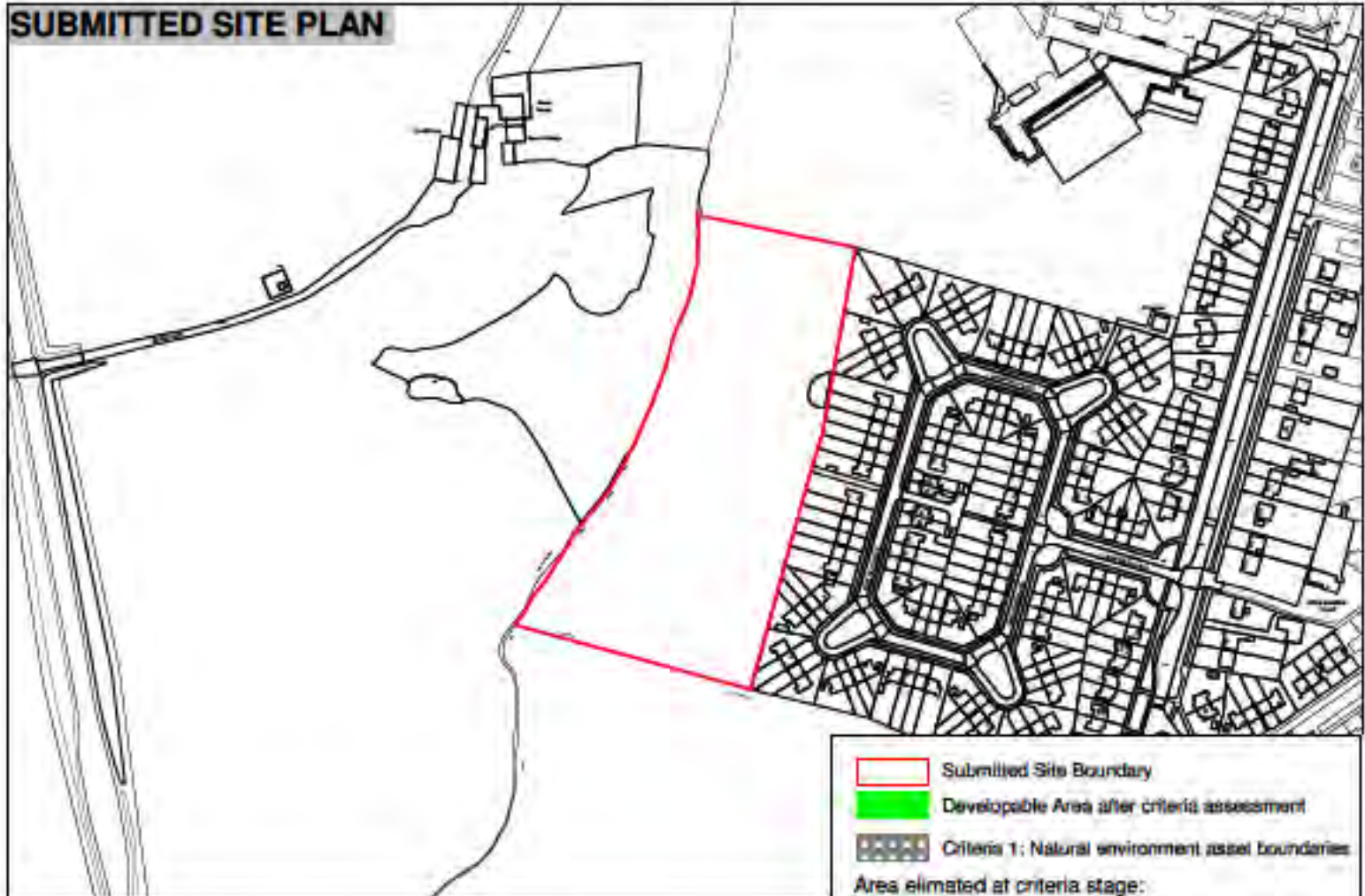


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

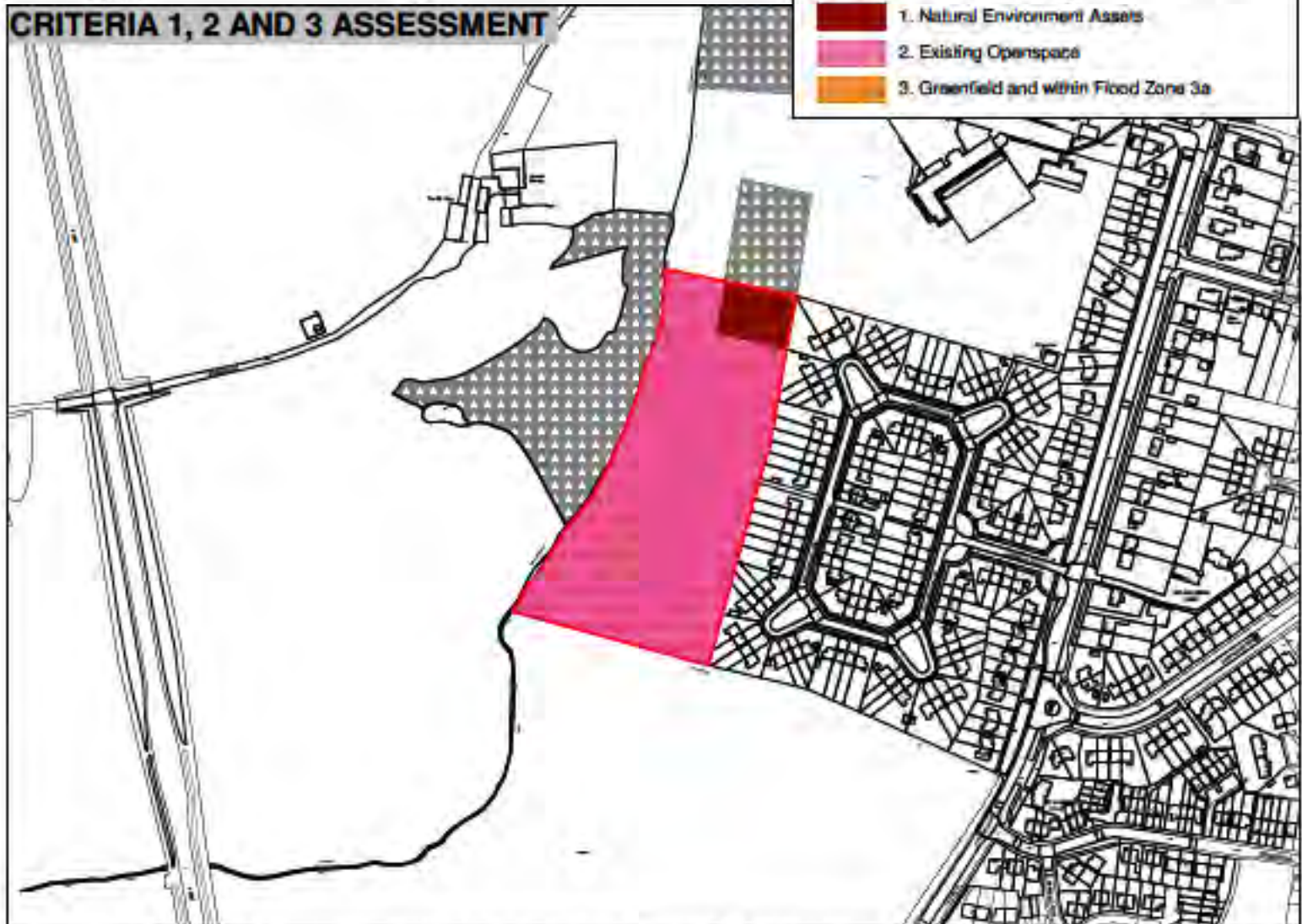
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

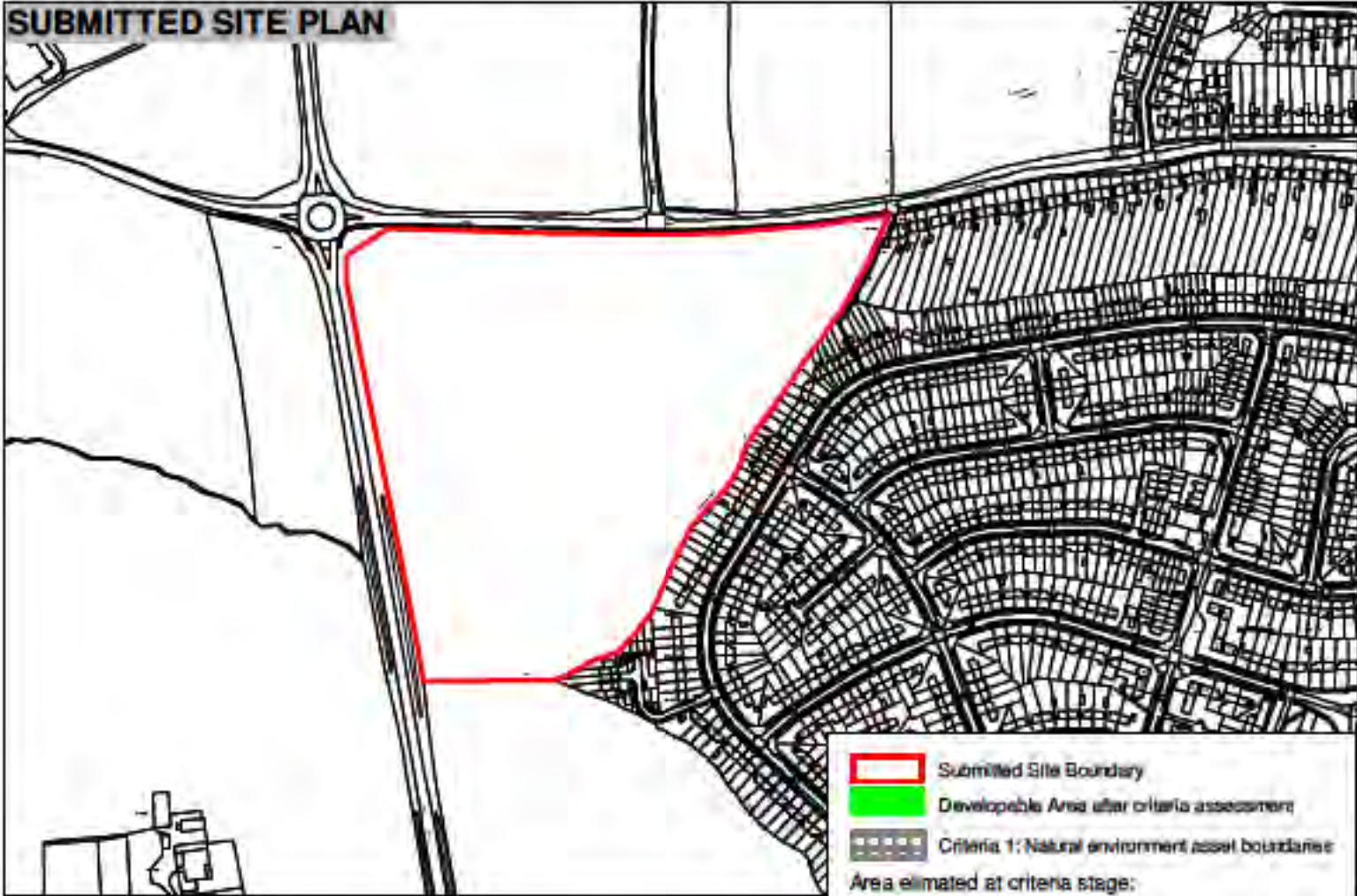
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CRITERIA 1, 2 AND 3 ASSESSMENT

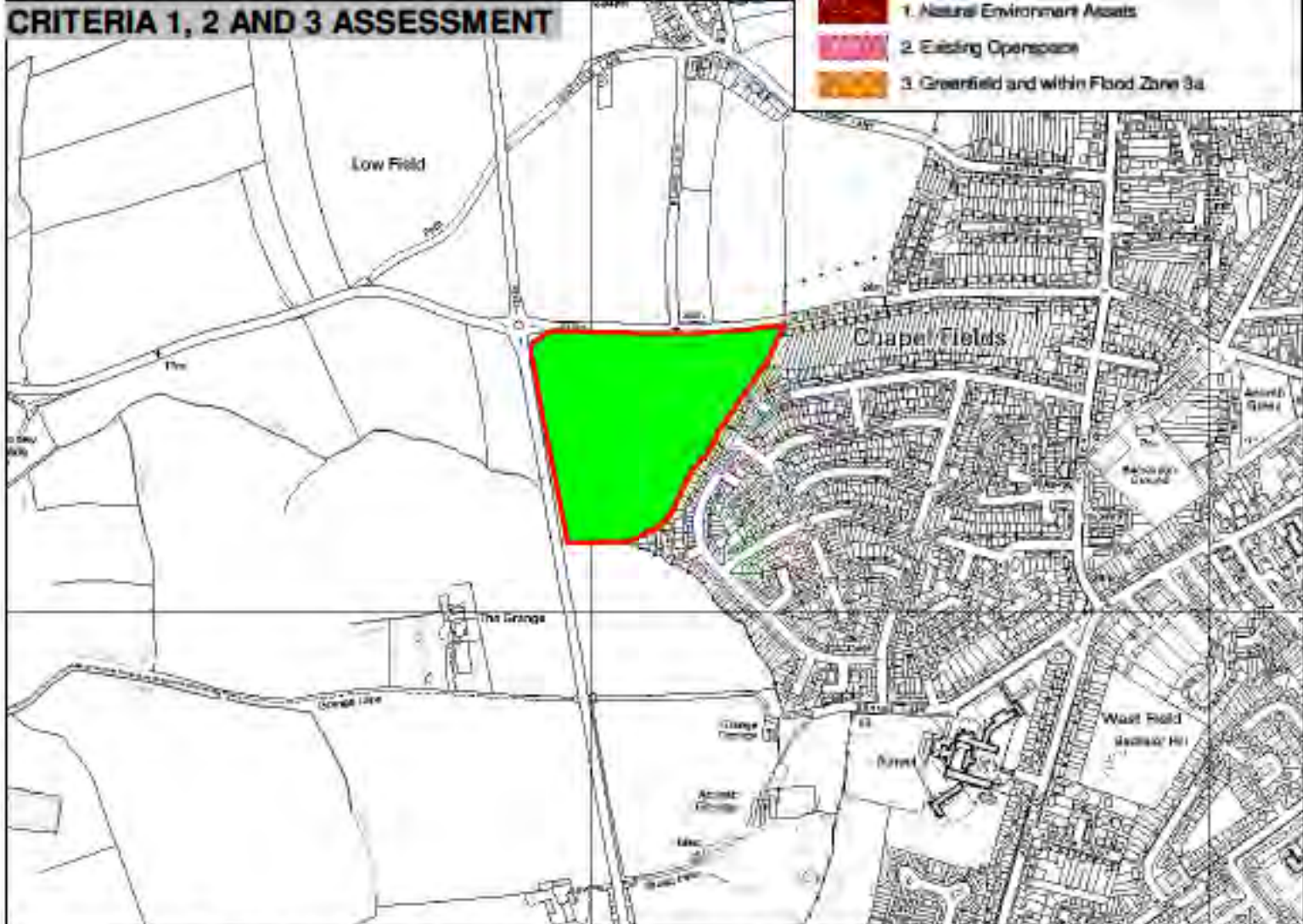


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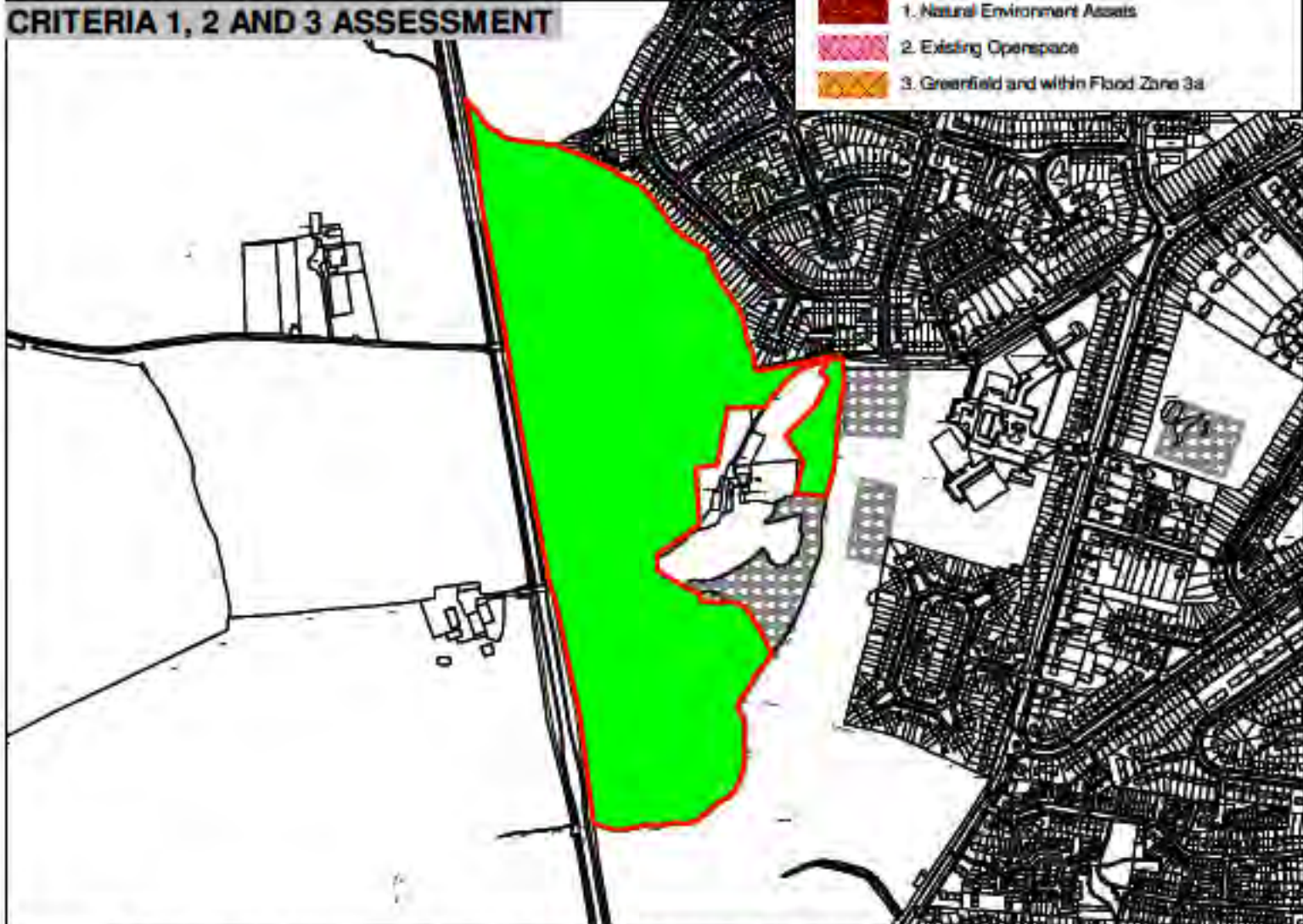
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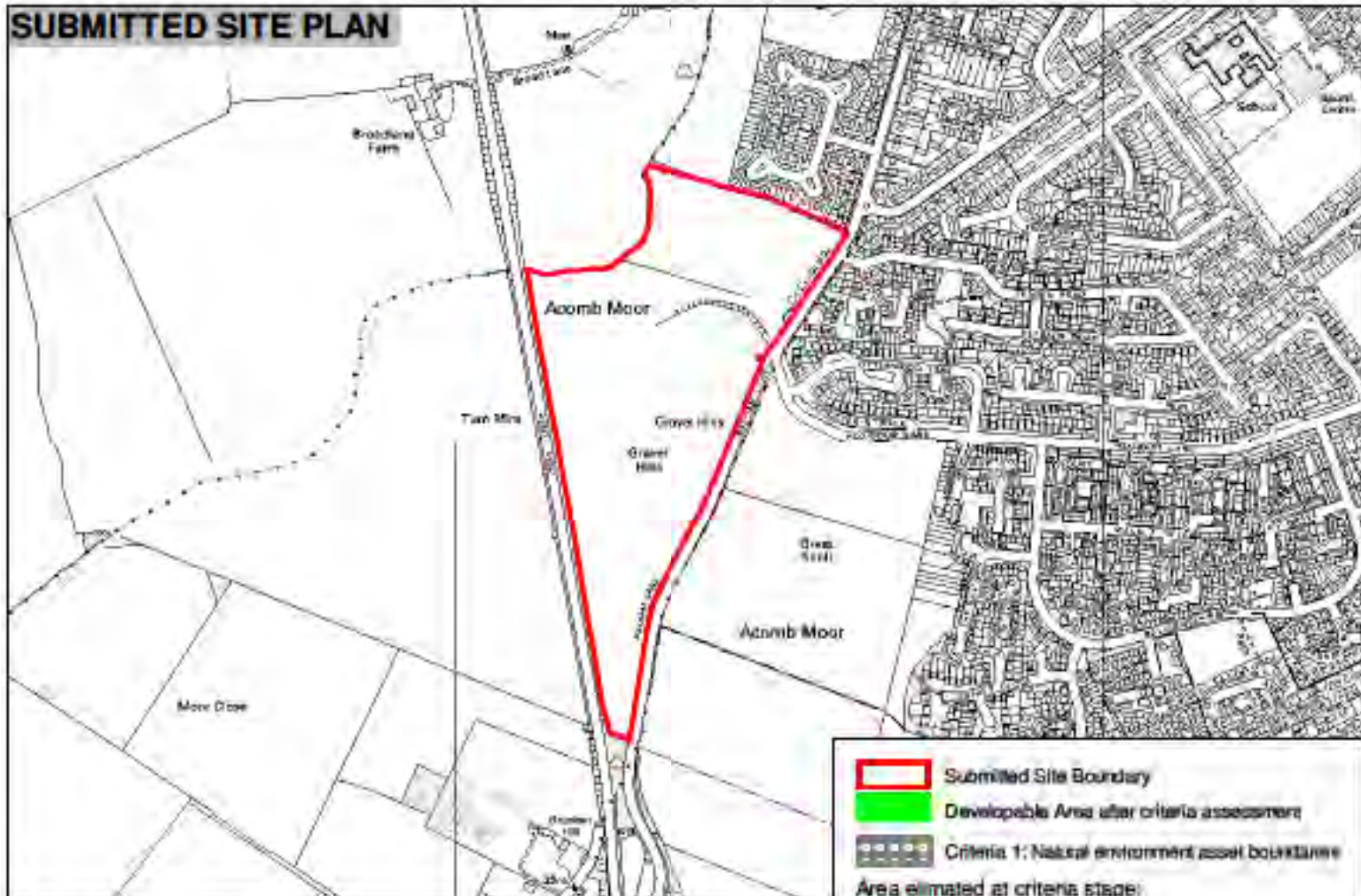
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CRITERIA 1, 2 AND 3 ASSESSMENT

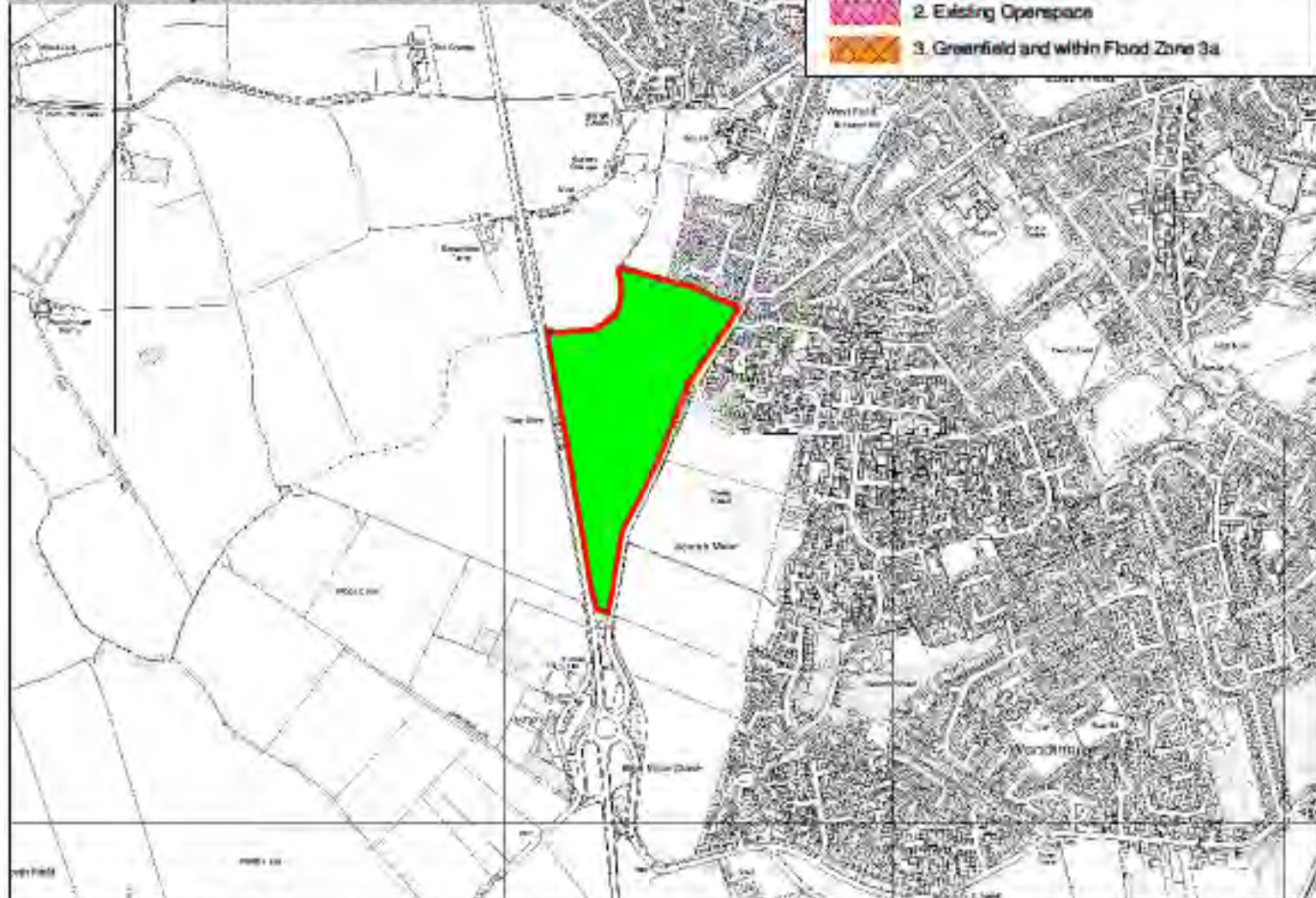


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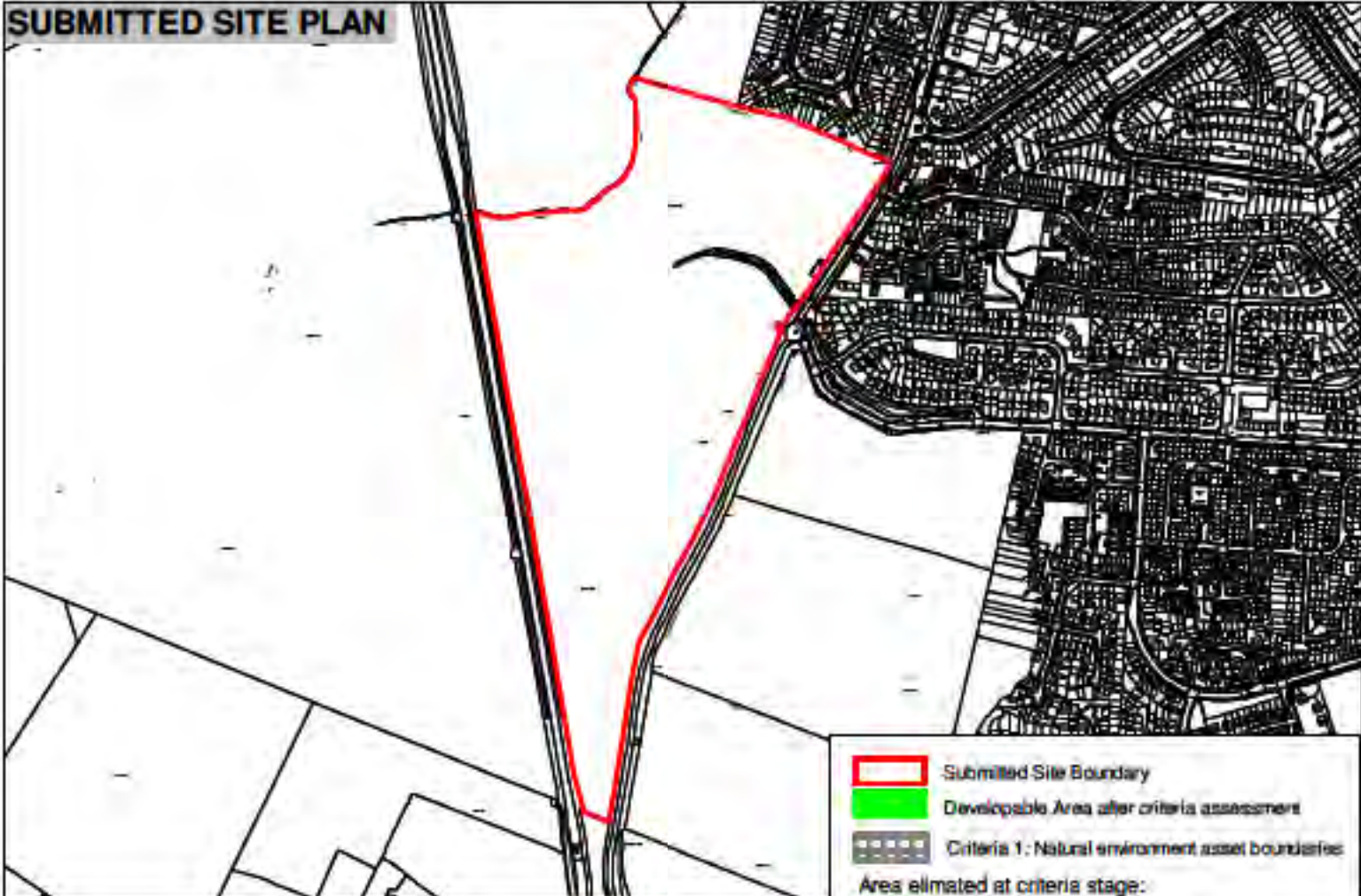


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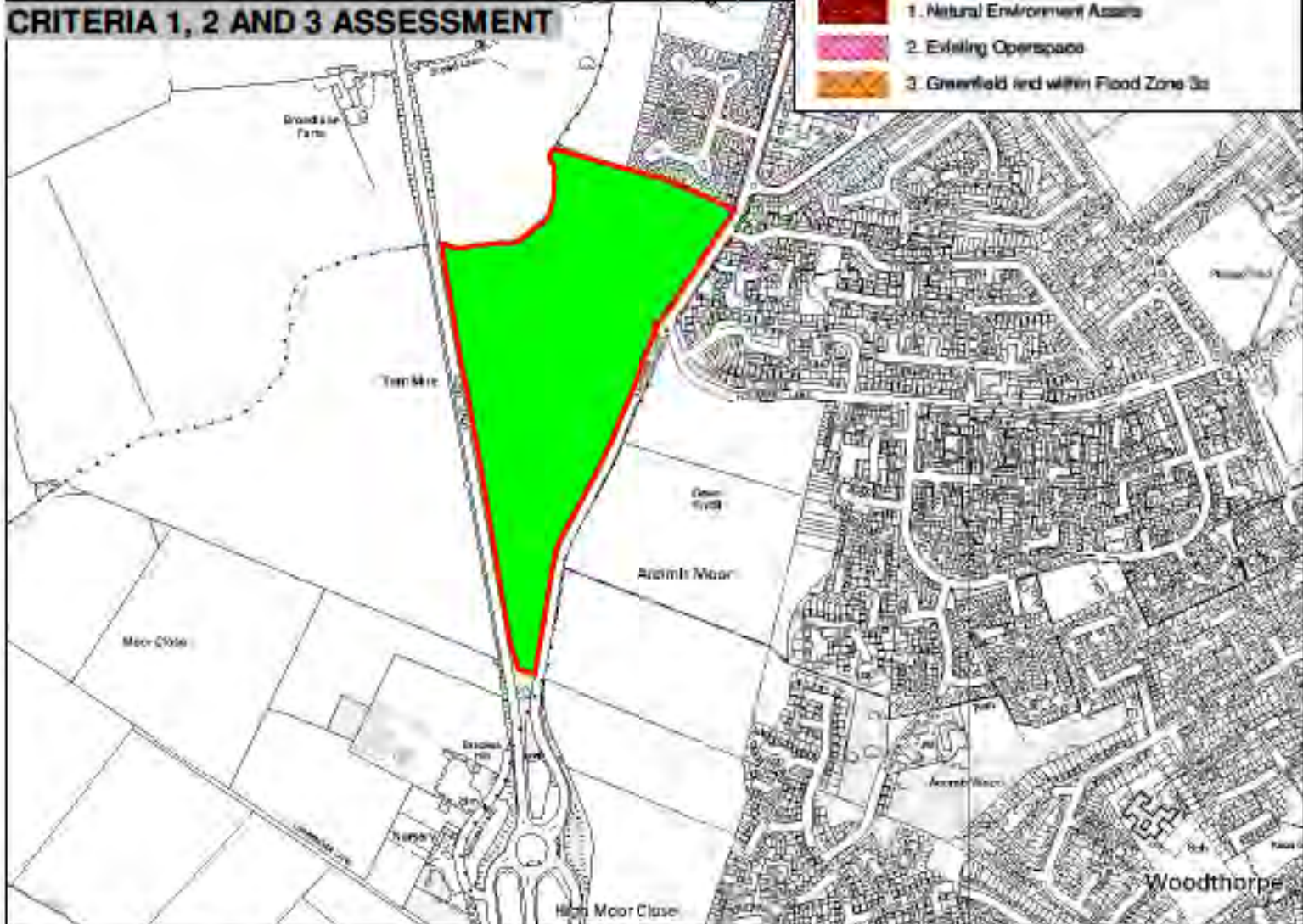
CRITERIA 1, 2 AND 3 ASSESSMENT



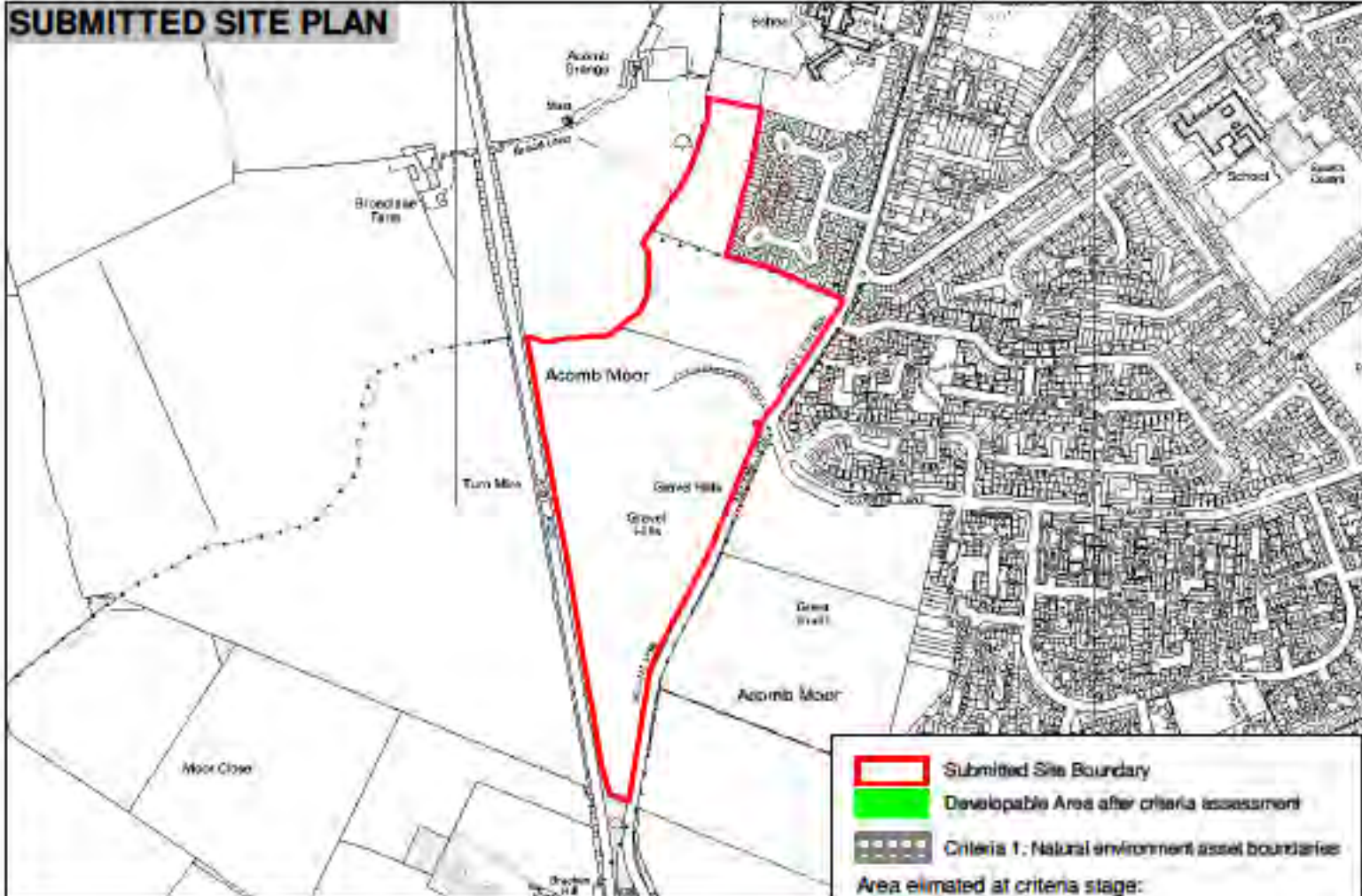
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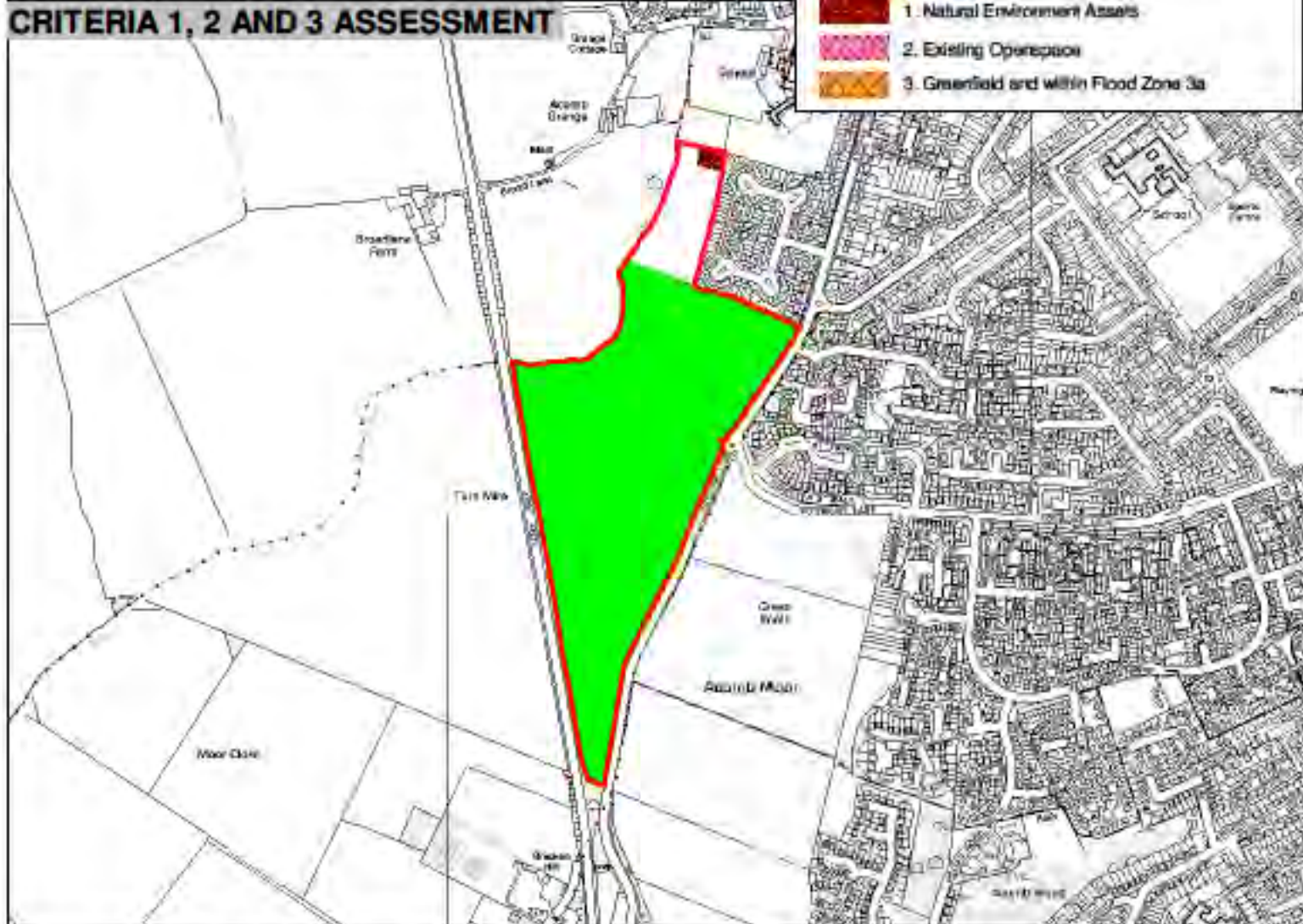
CRITERIA 1, 2 AND 3 ASSESSMENT



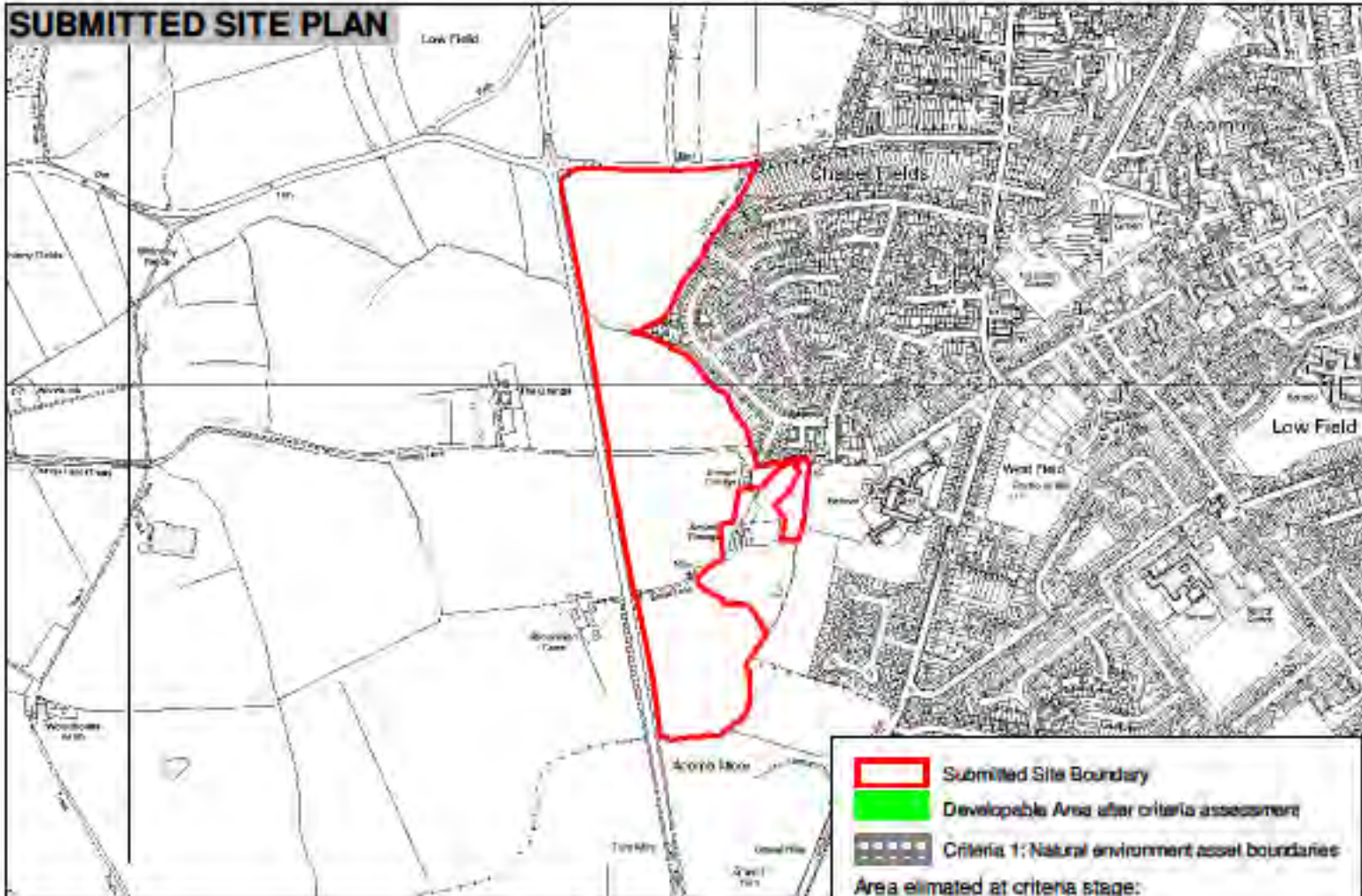
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

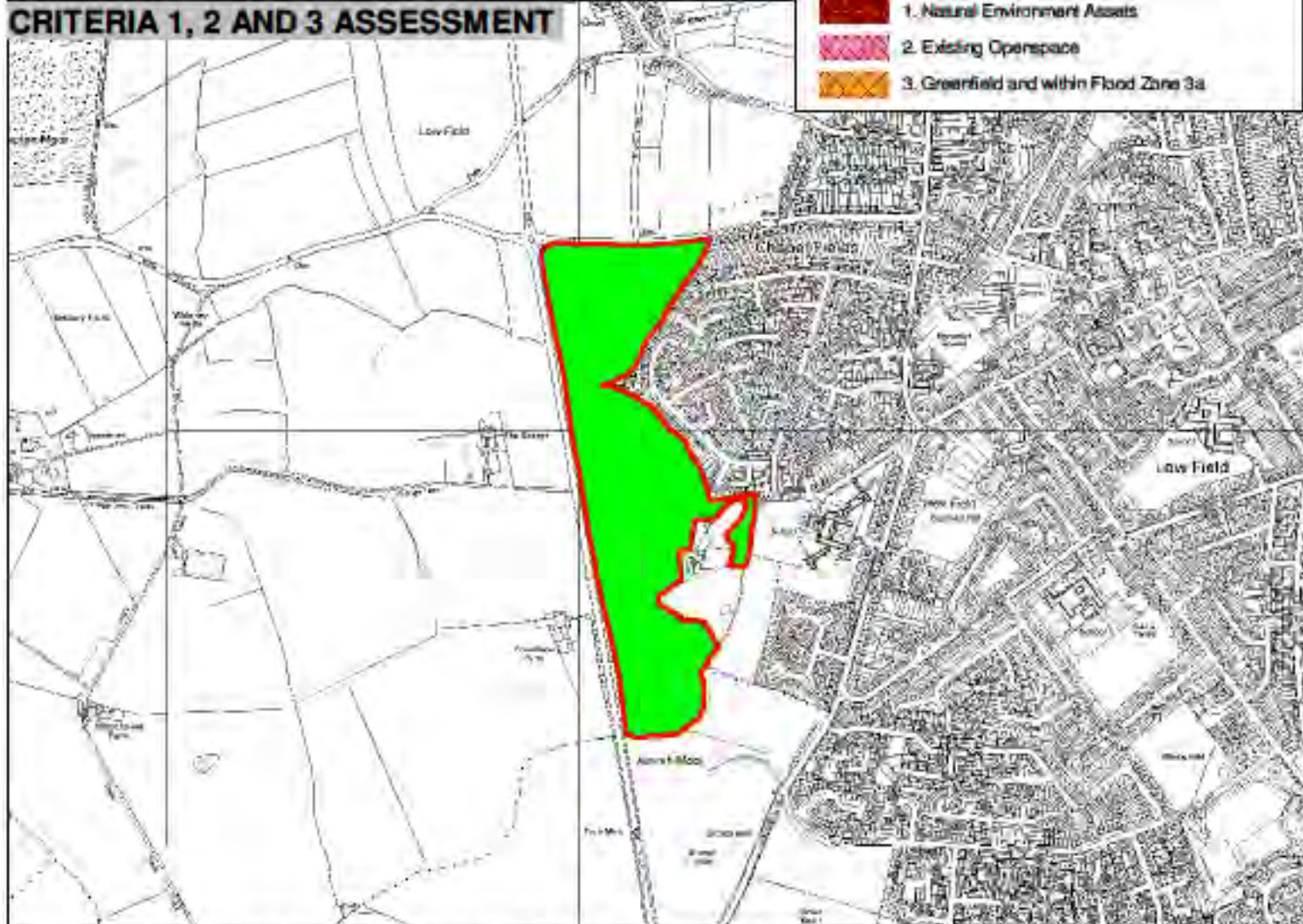


SUBMITTED SITE PLAN









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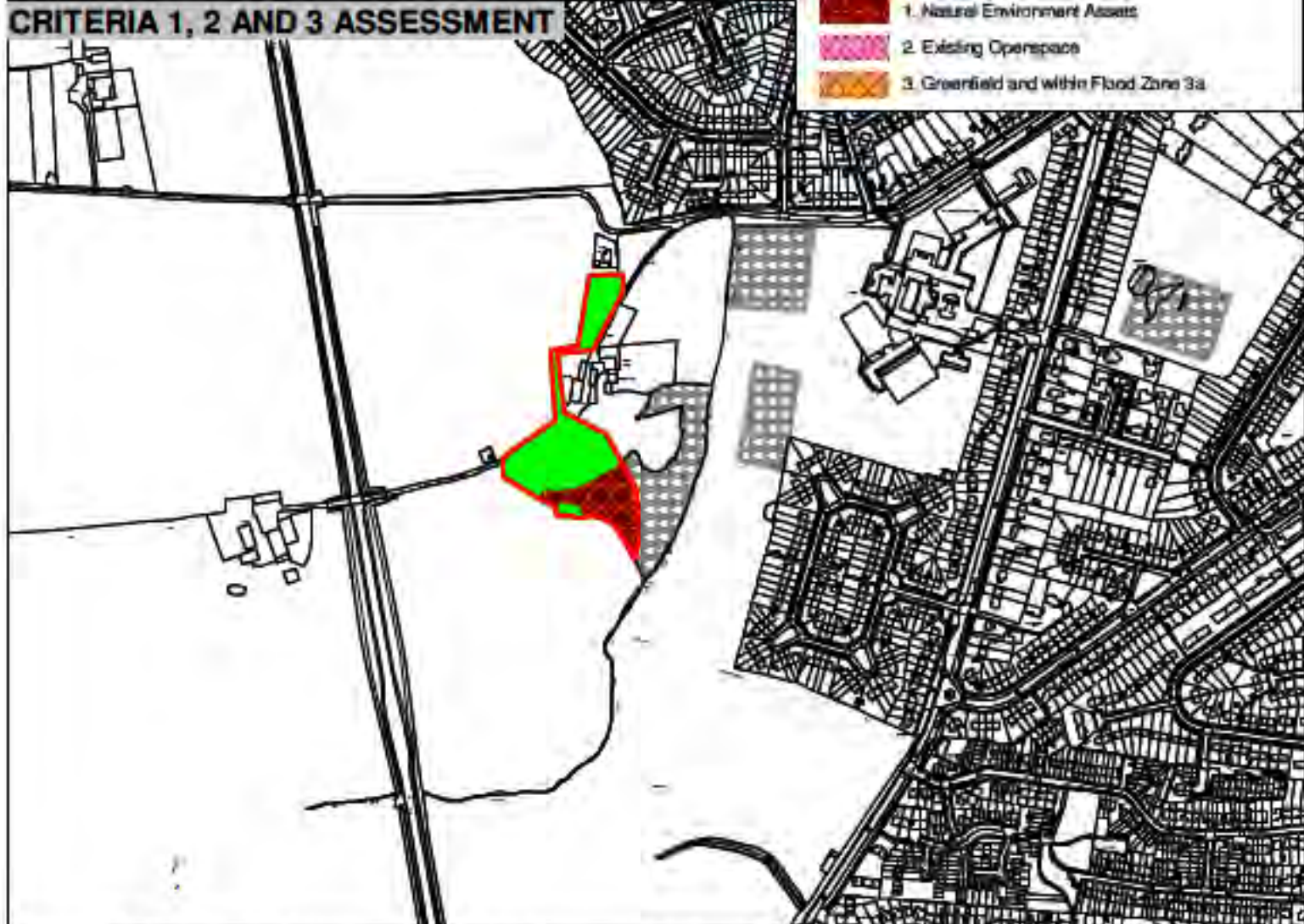


SUBMITTED SITE PLAN

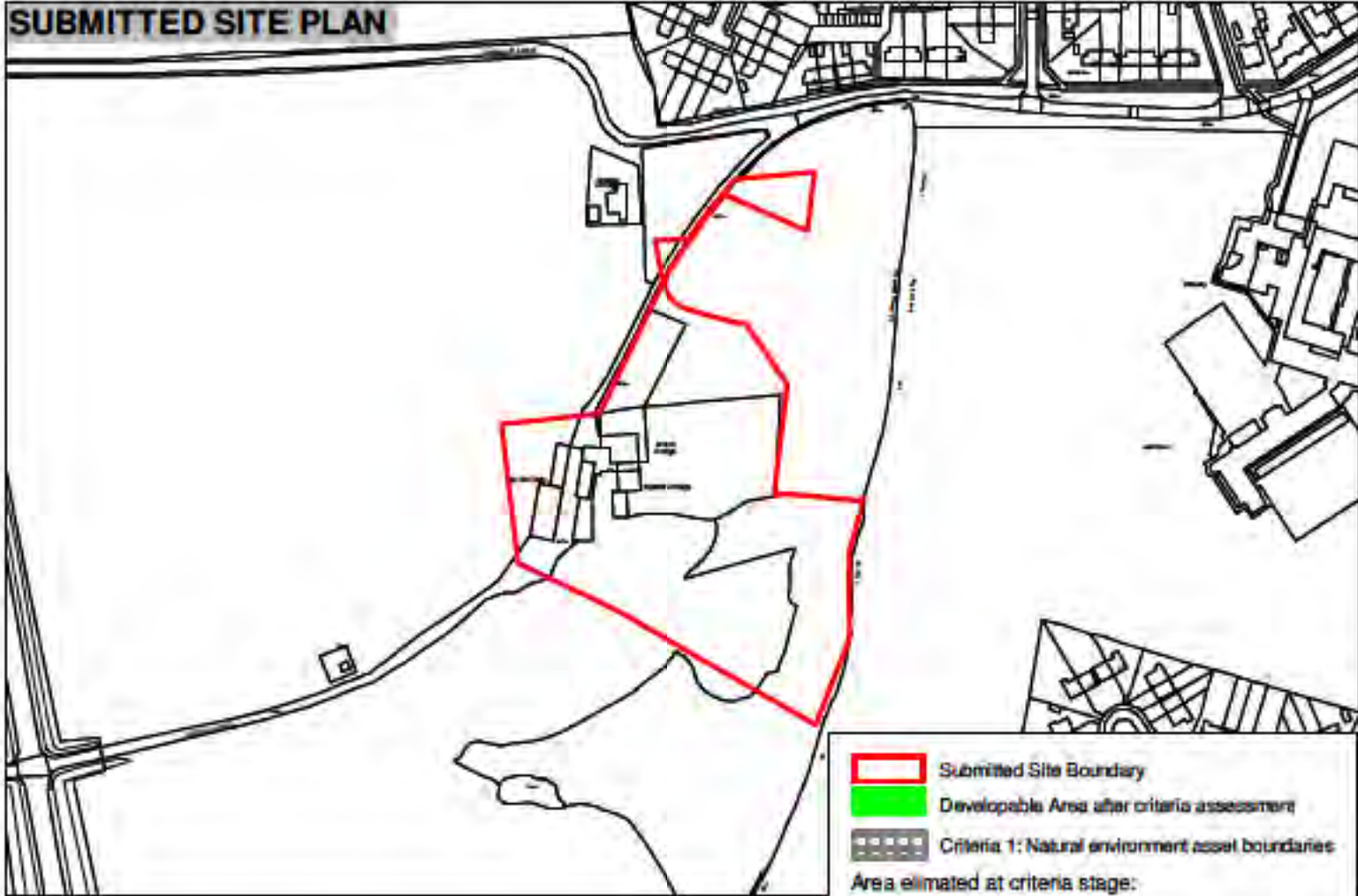


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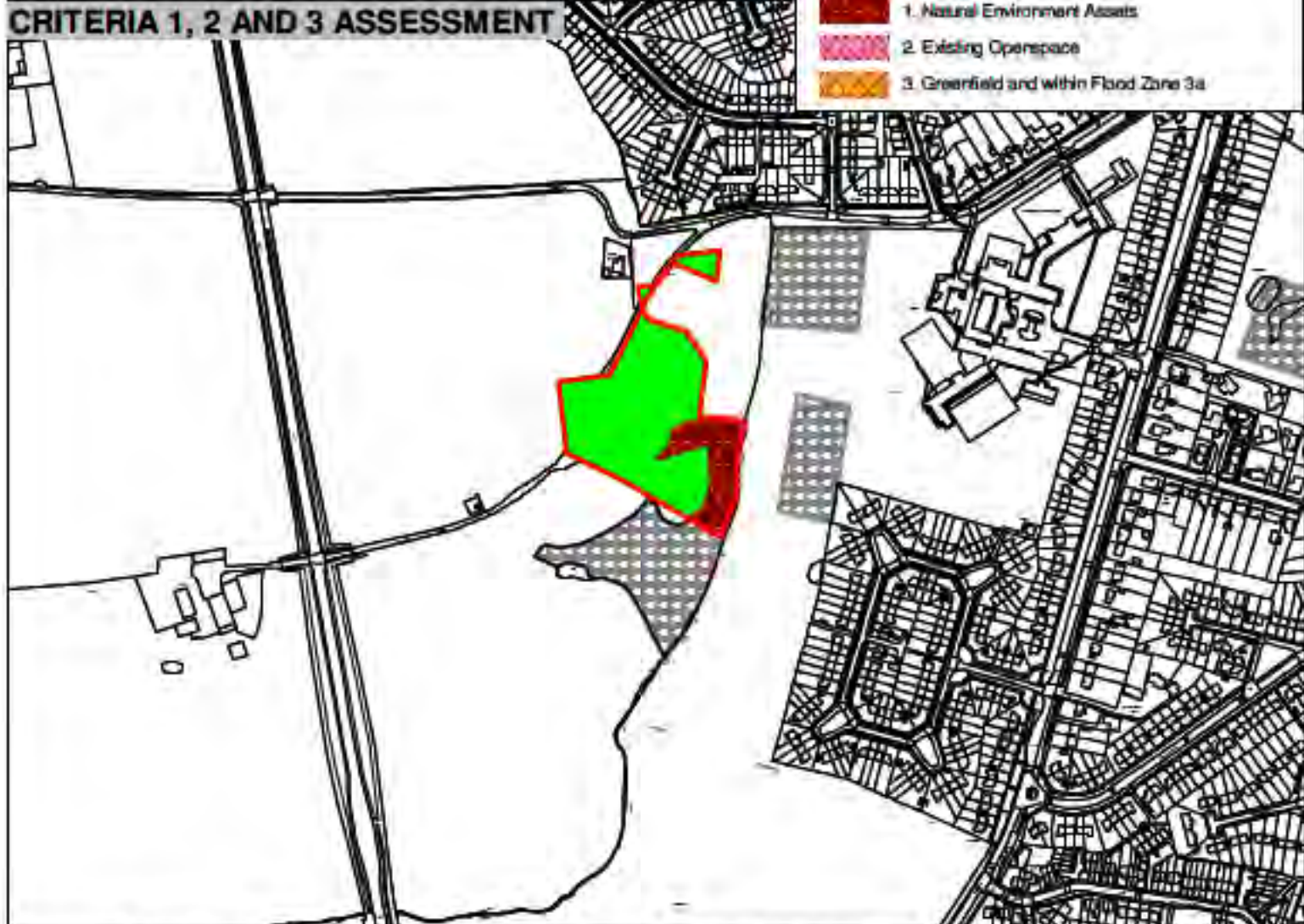


SUBMITTED SITE PLAN

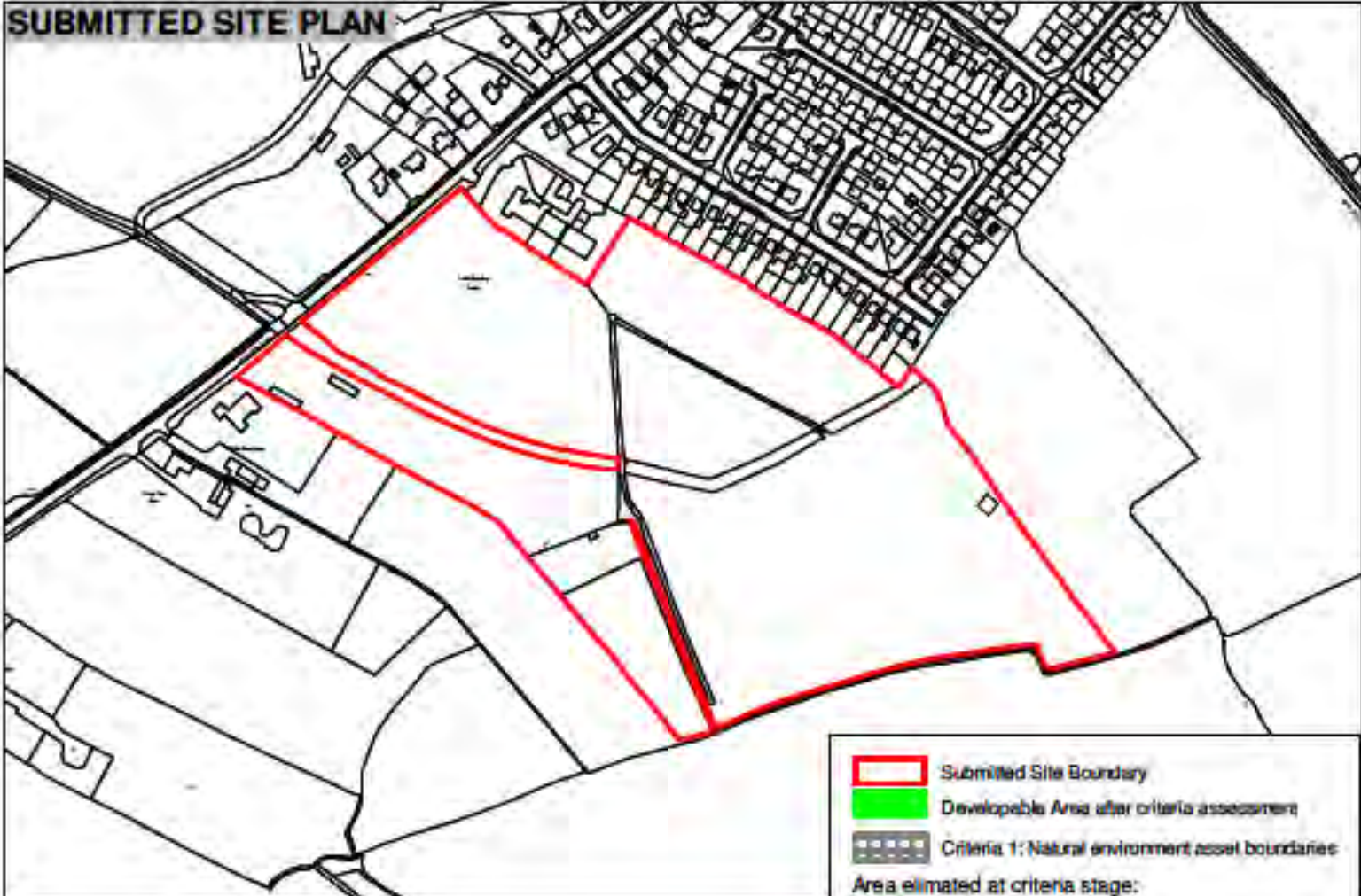








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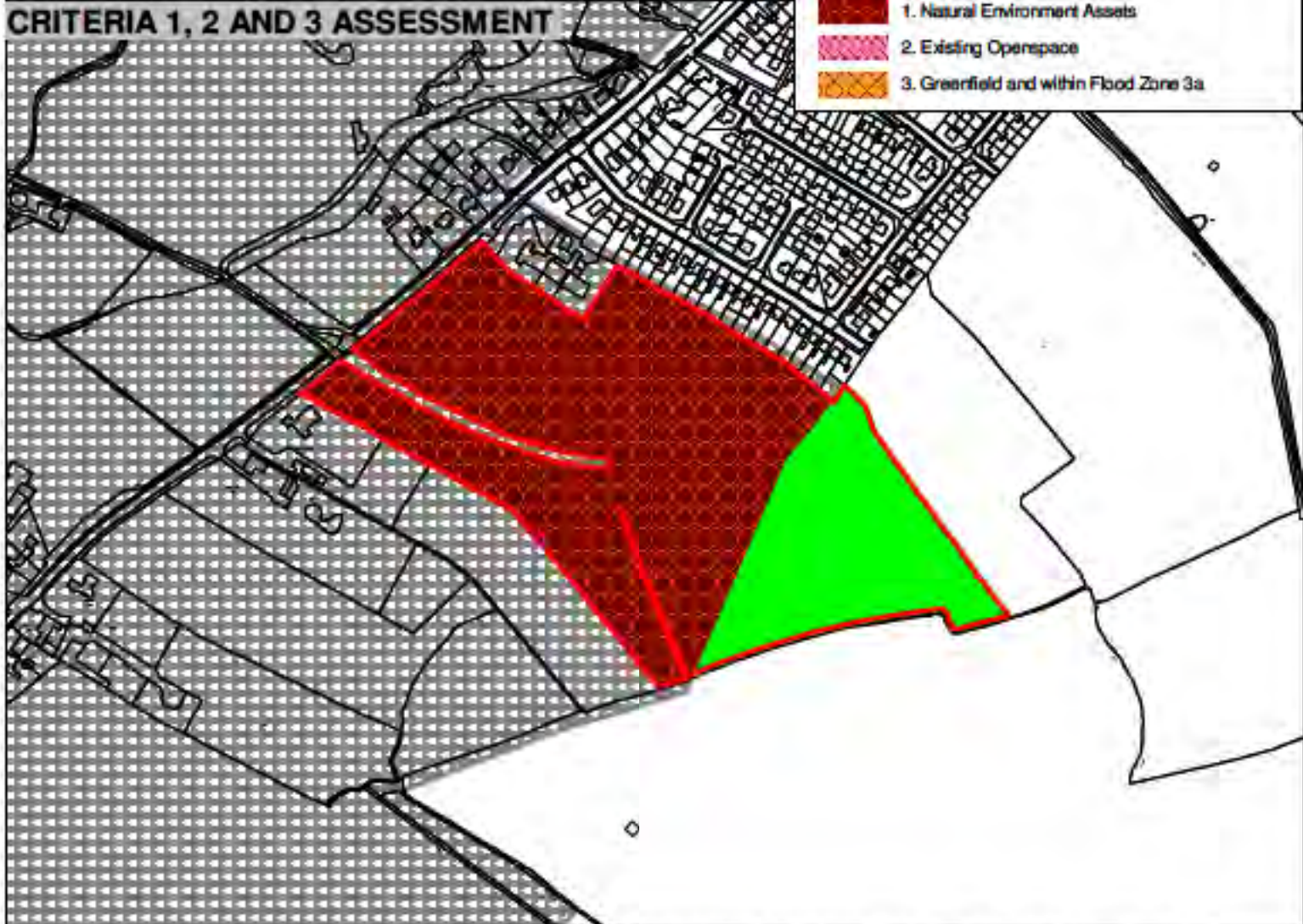


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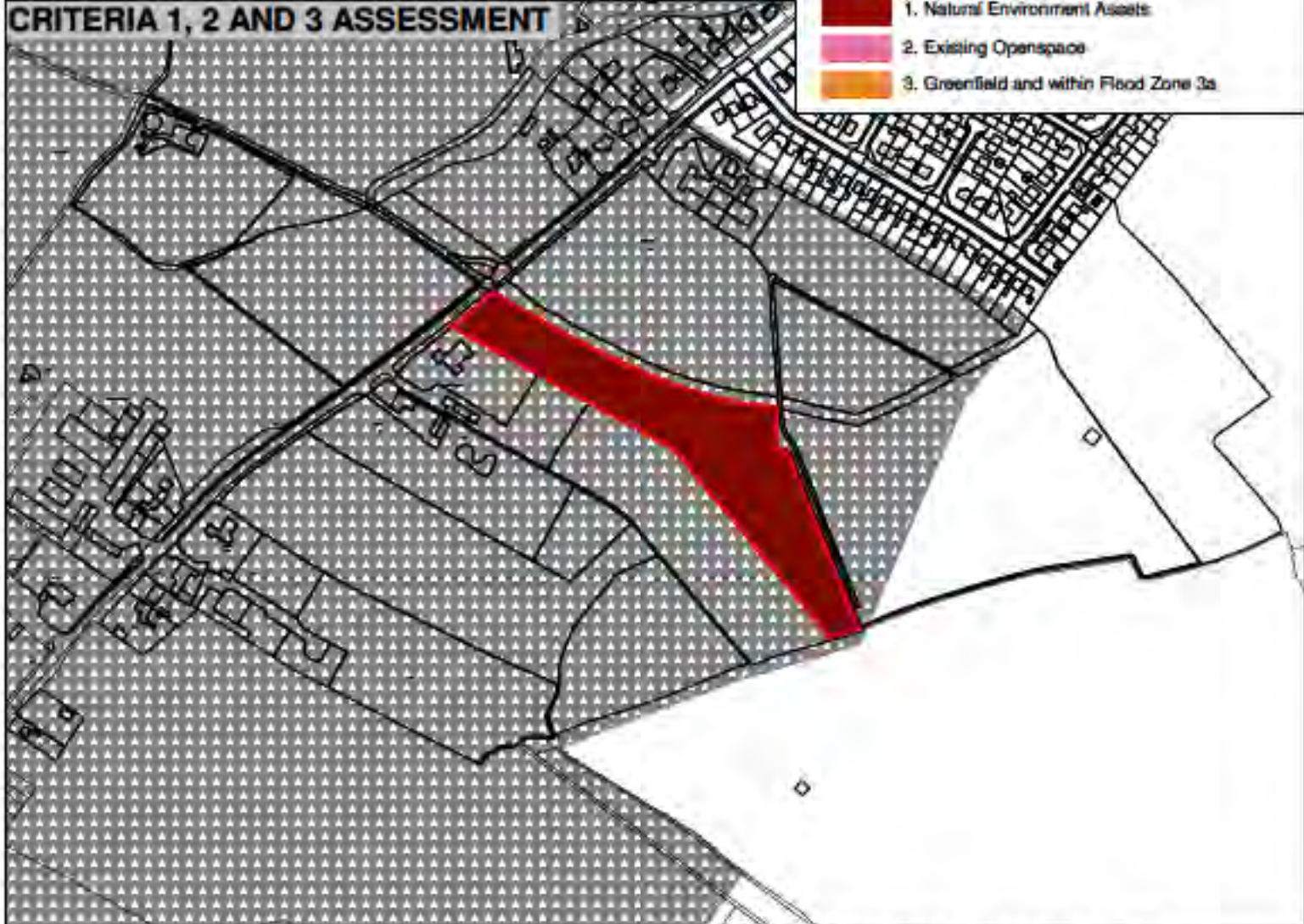
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



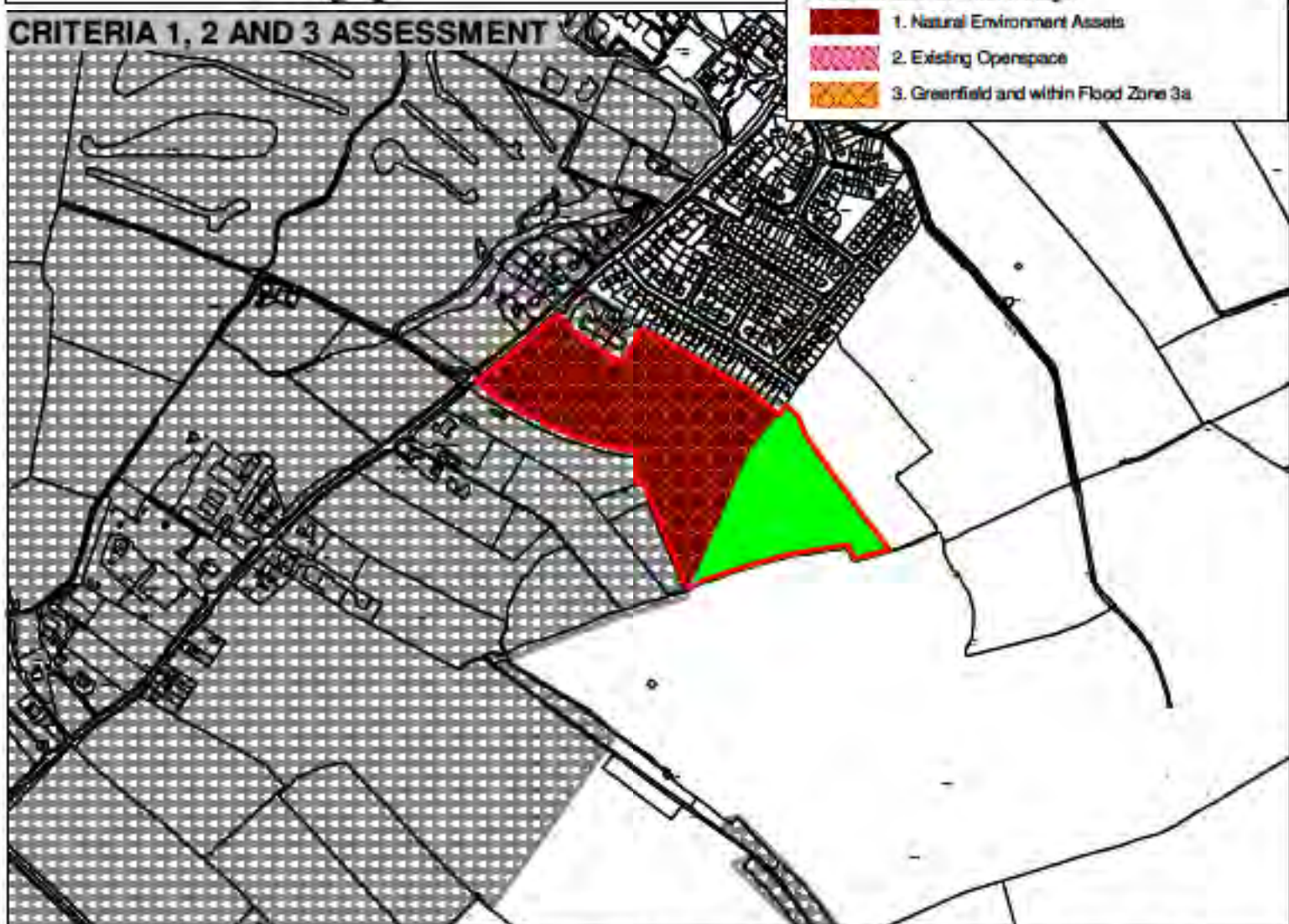
CRITERIA 1, 2 AND 3 ASSESSMENT



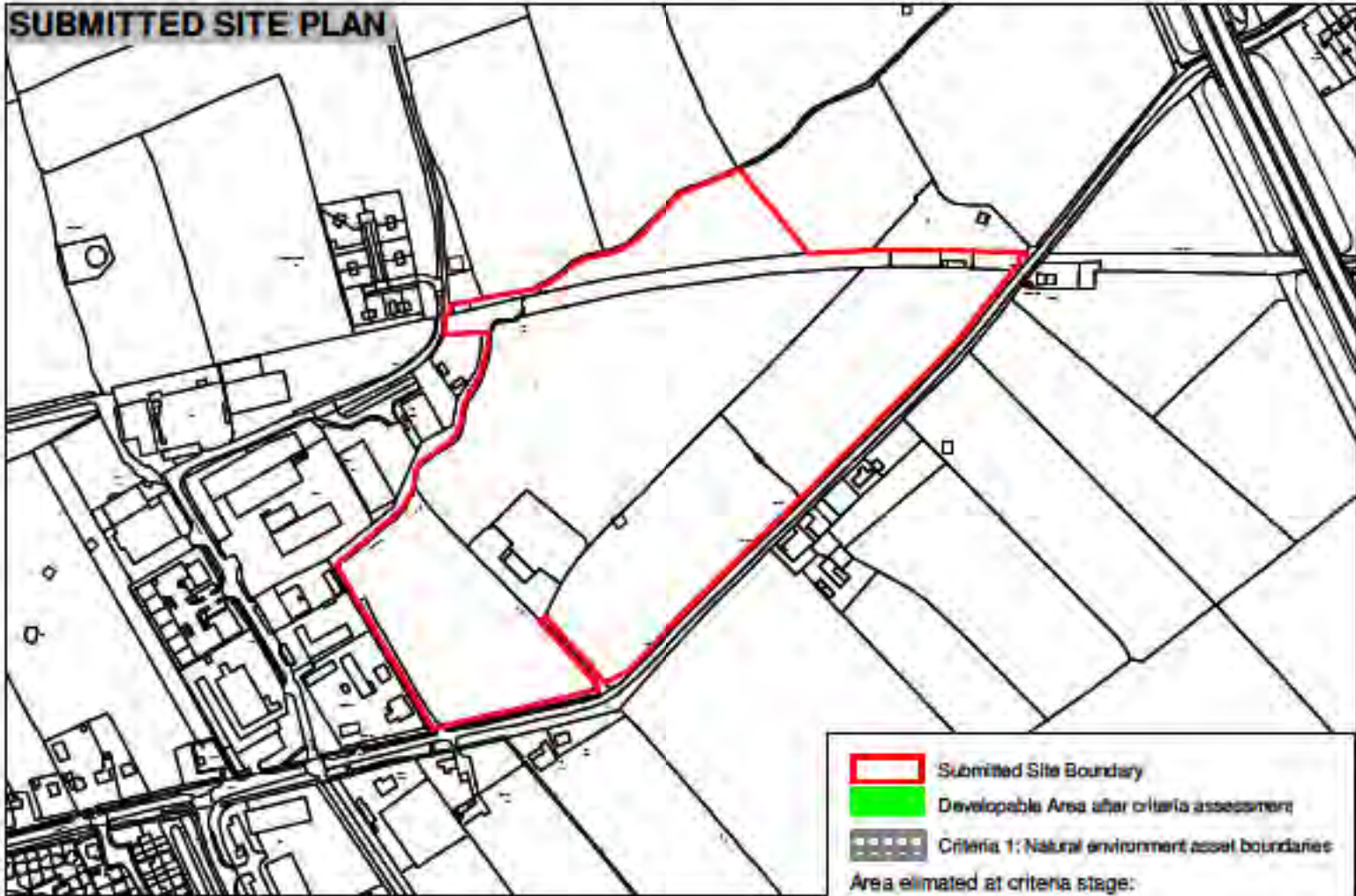
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

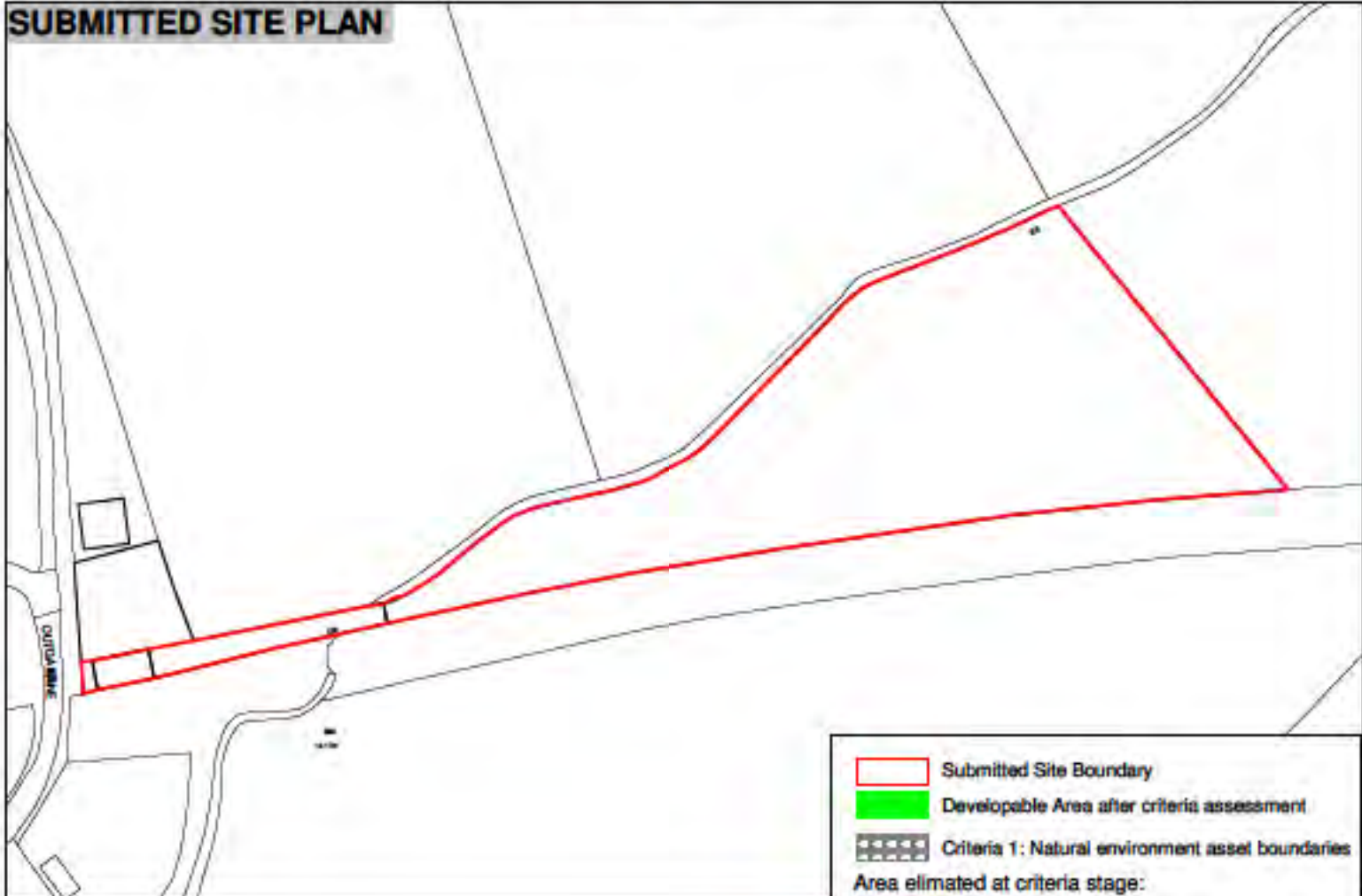







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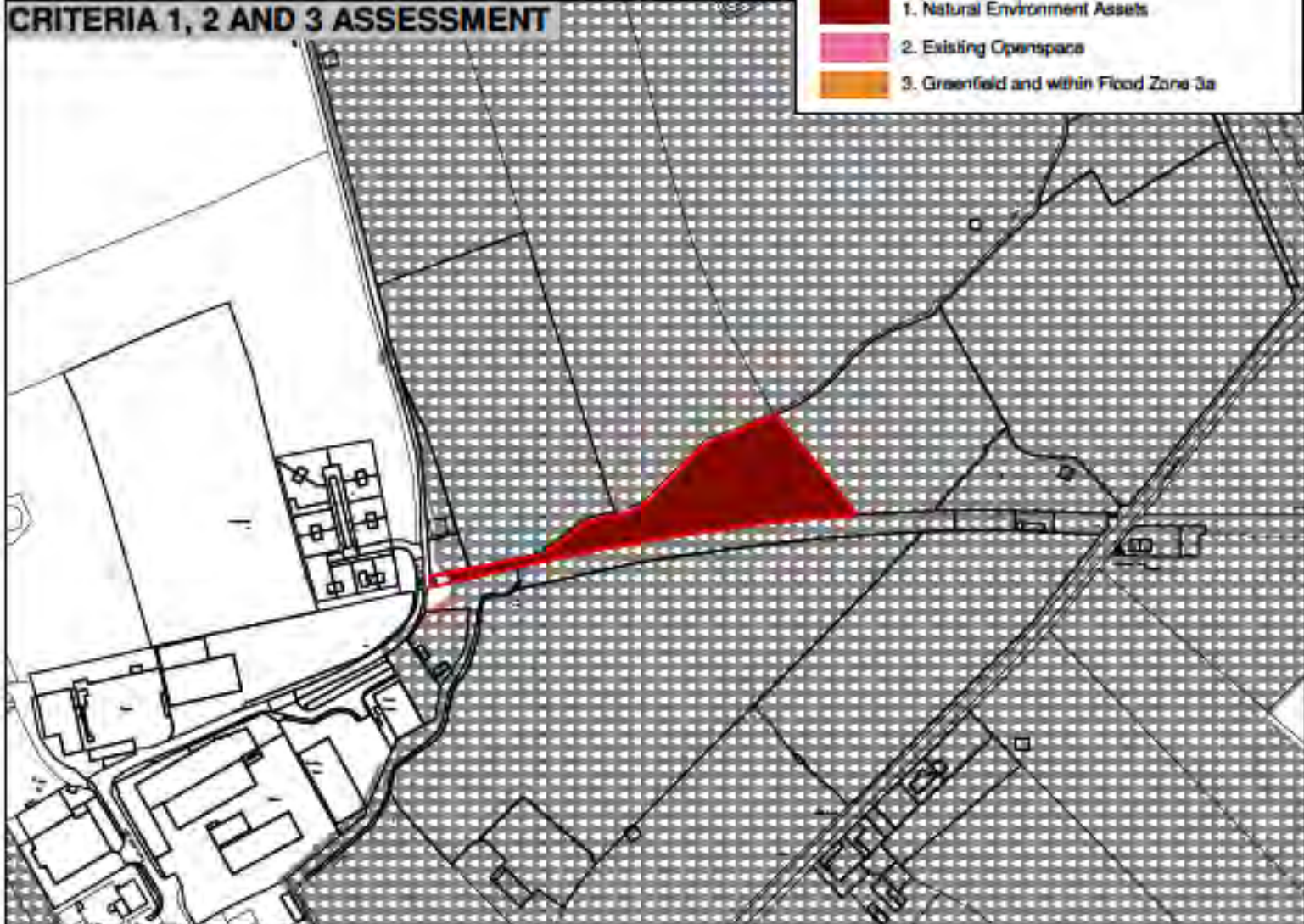


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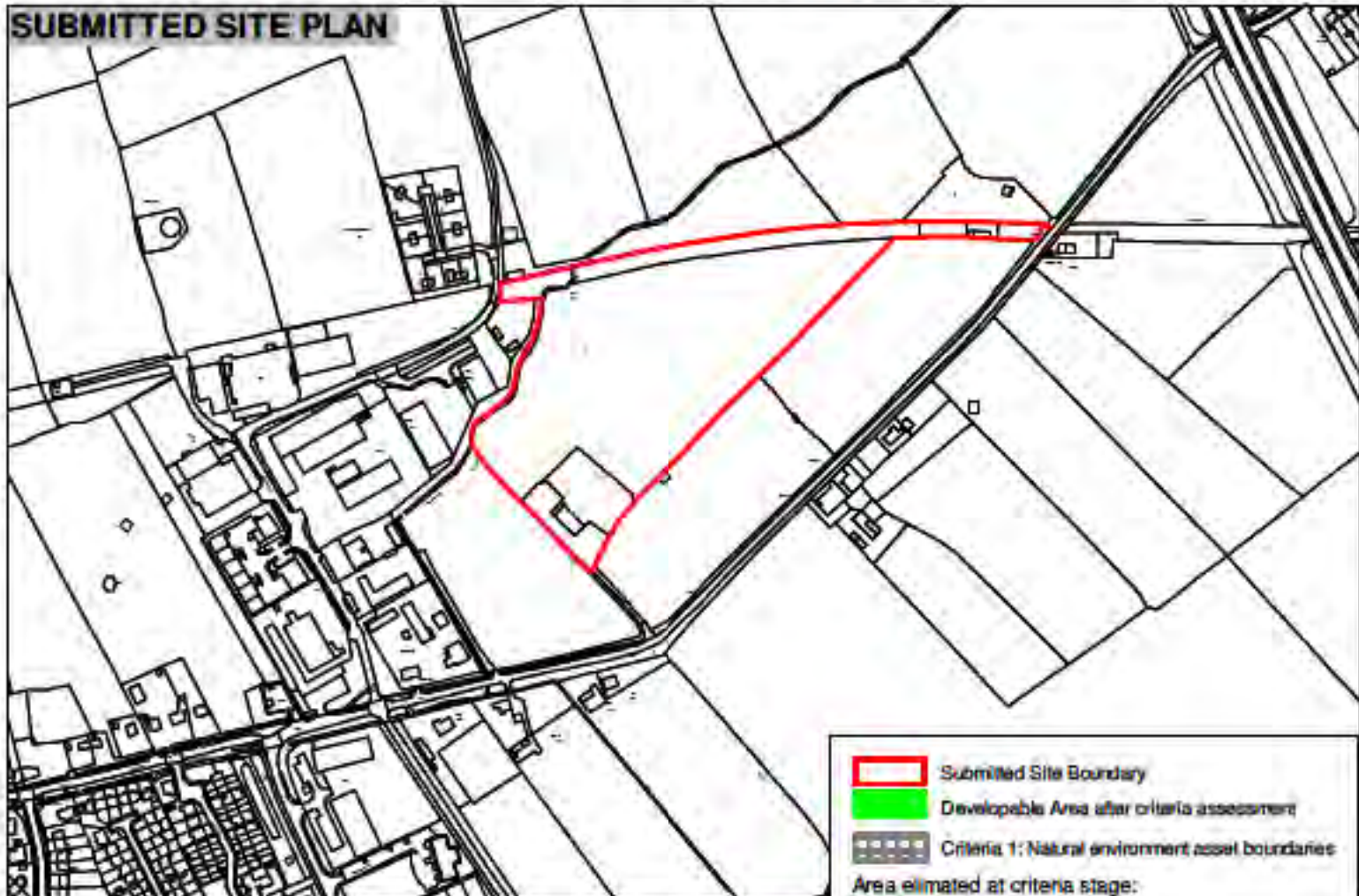


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SUBMITTED SITE PLAN



Submitted Site Boundary

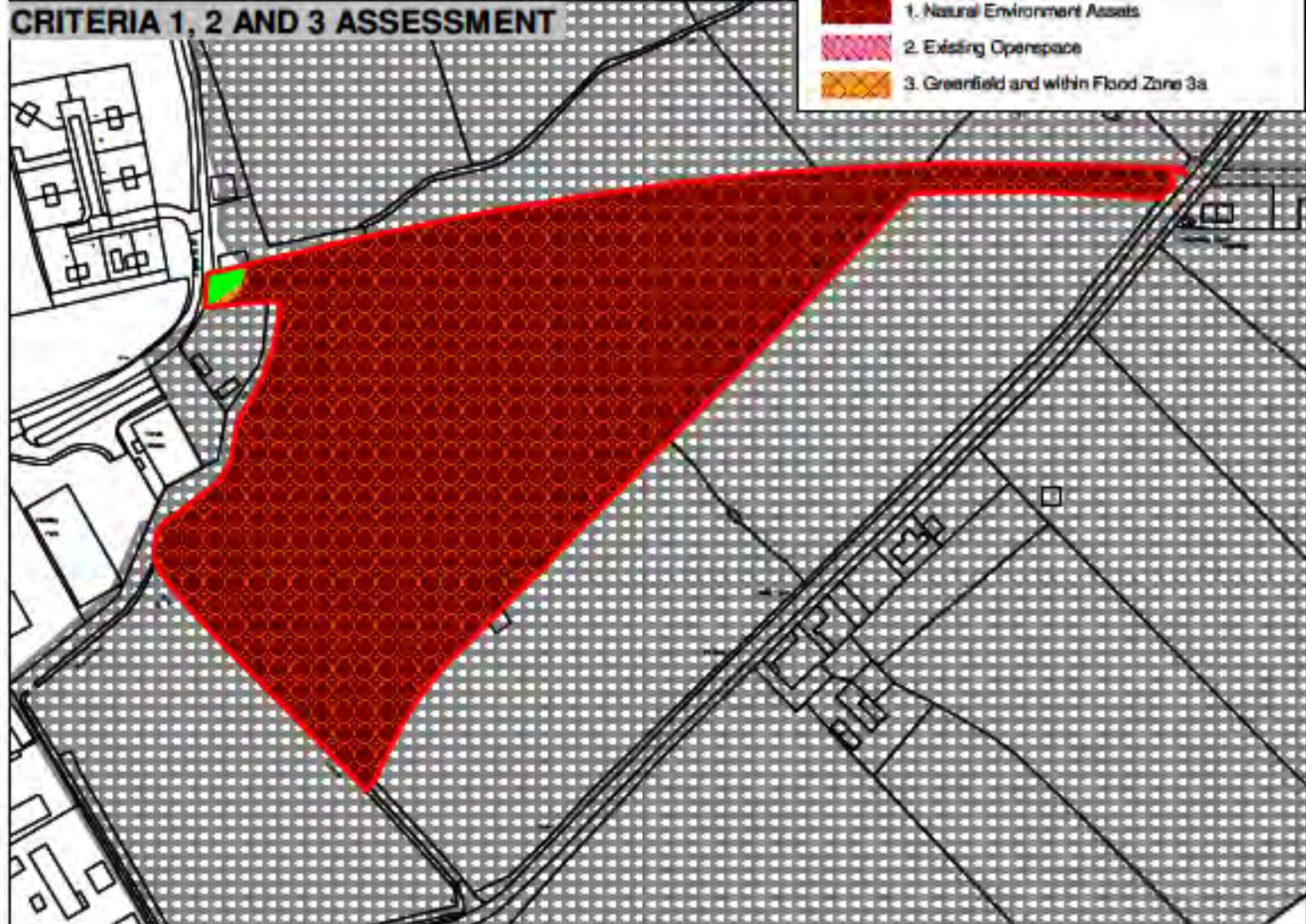
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

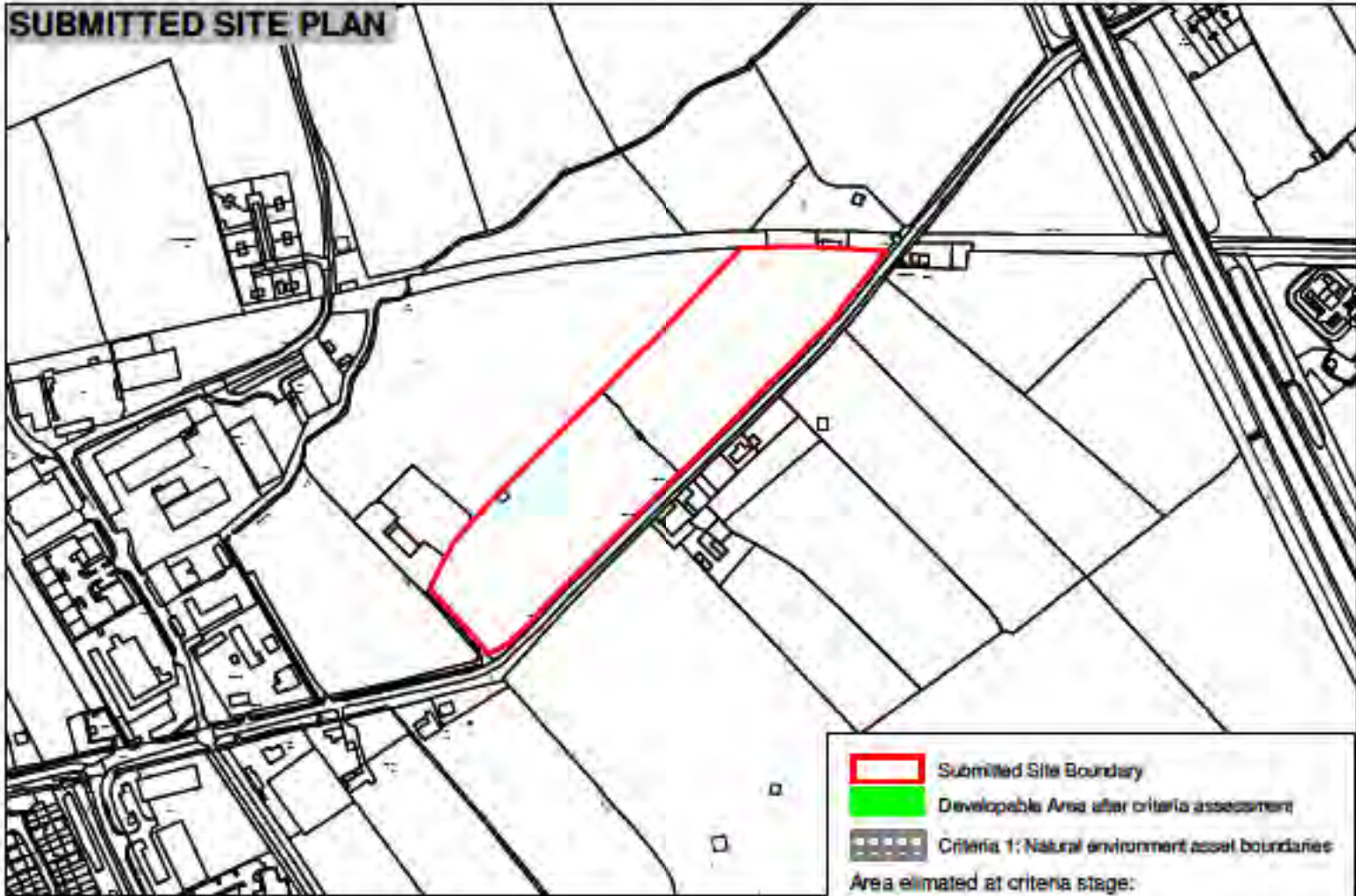
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN






CRITERIA 1, 2 AND 3 ASSESSMENT

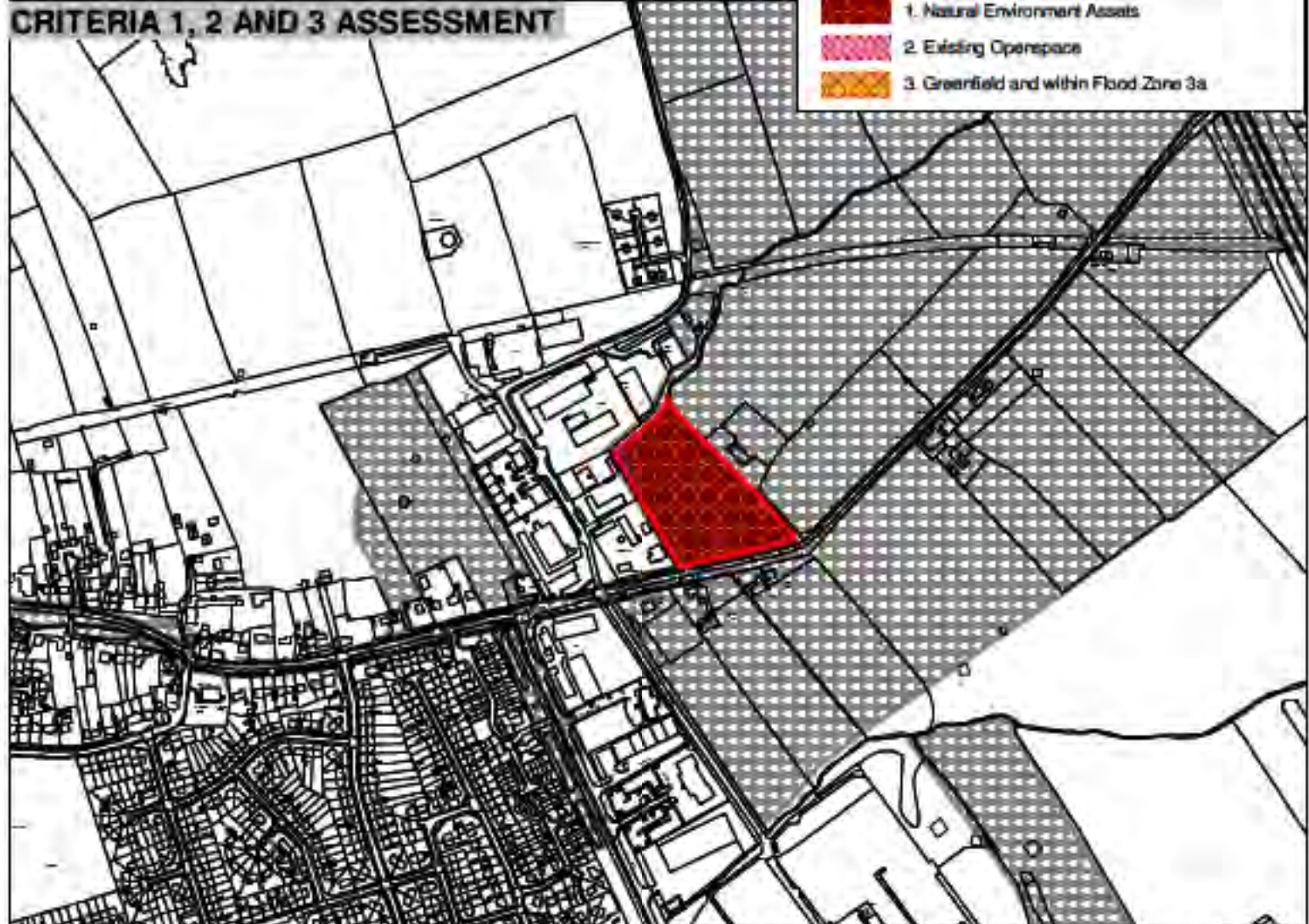


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CRITERIA 1, 2 AND 3 ASSESSMENT

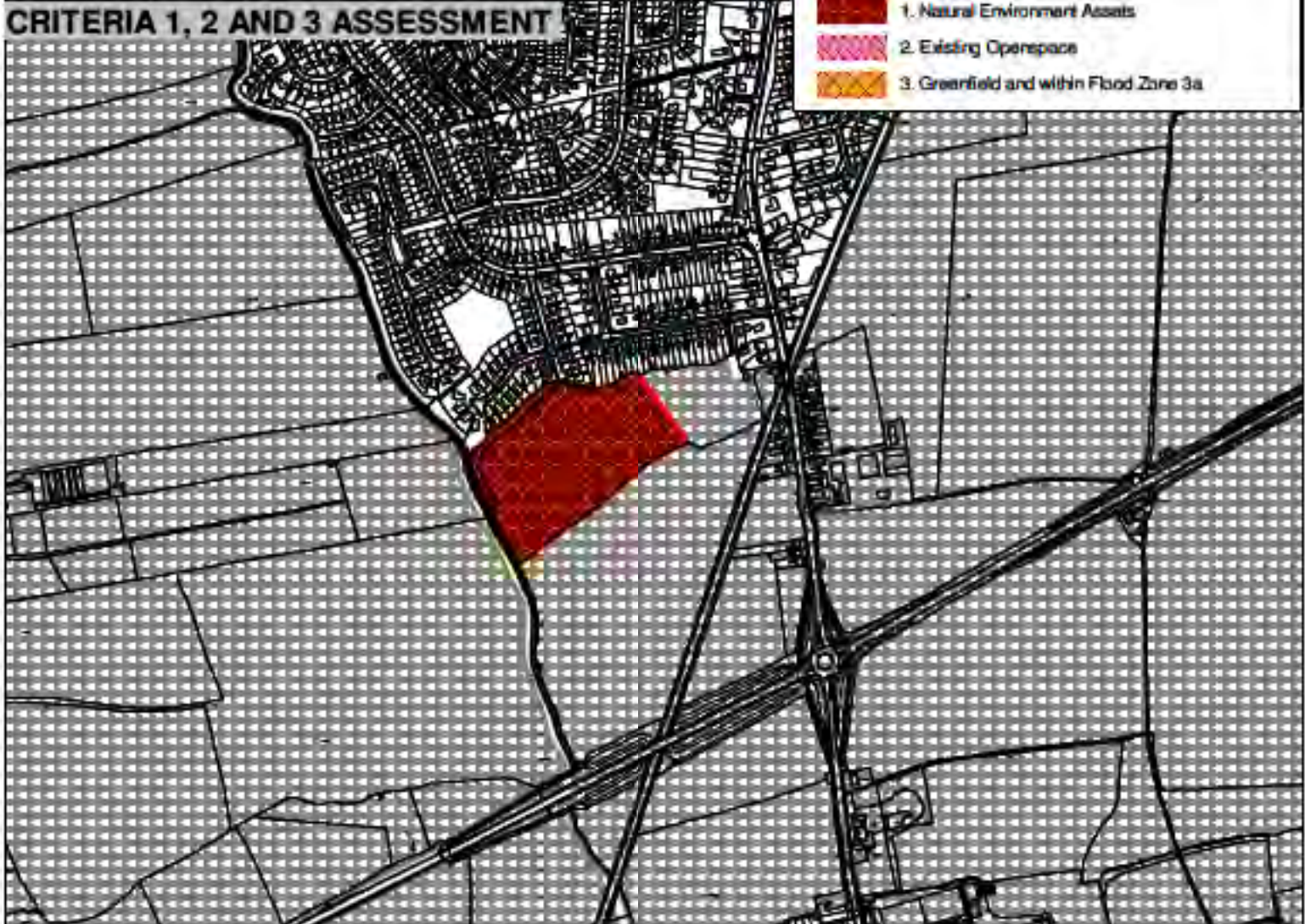


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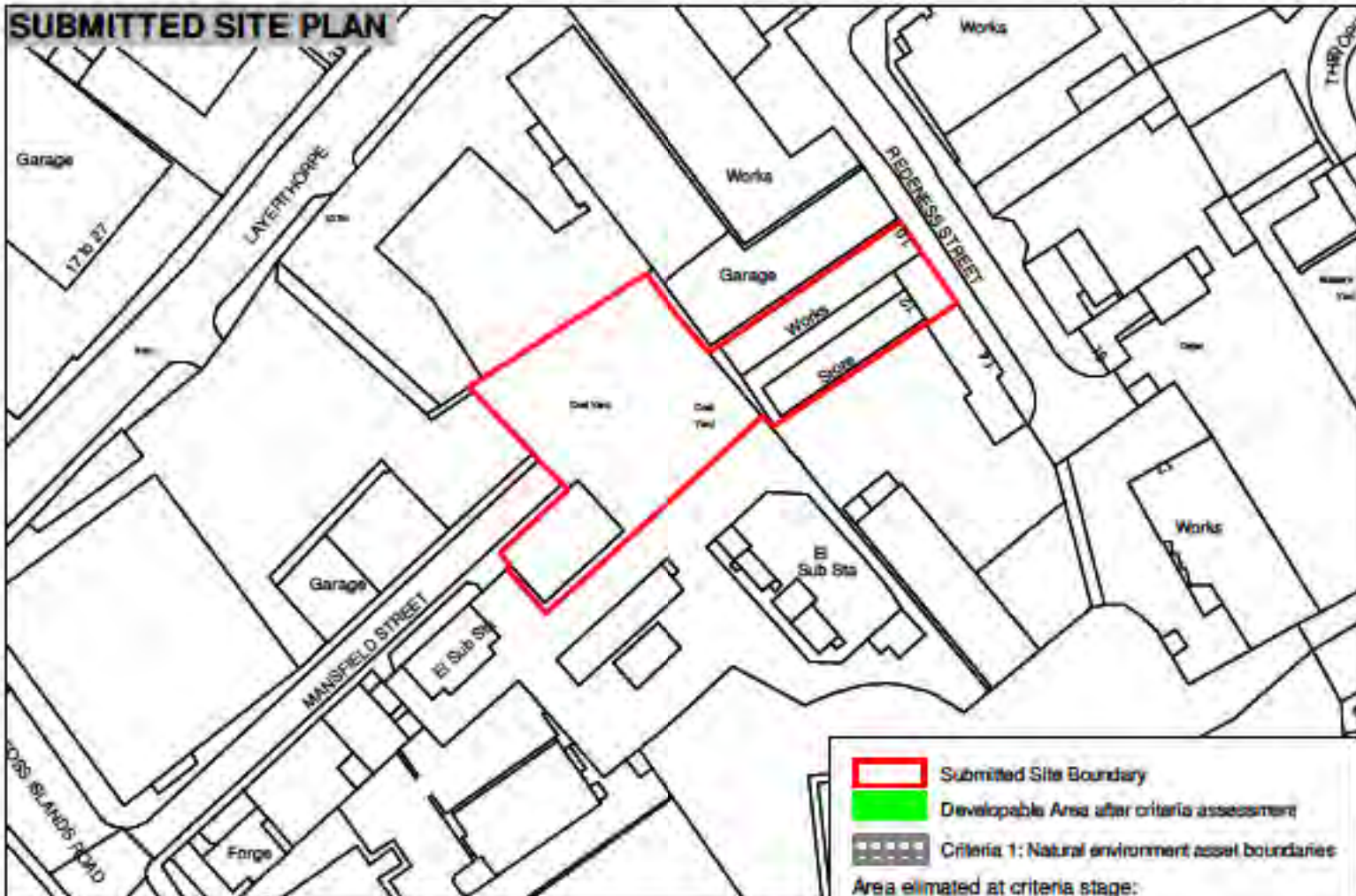


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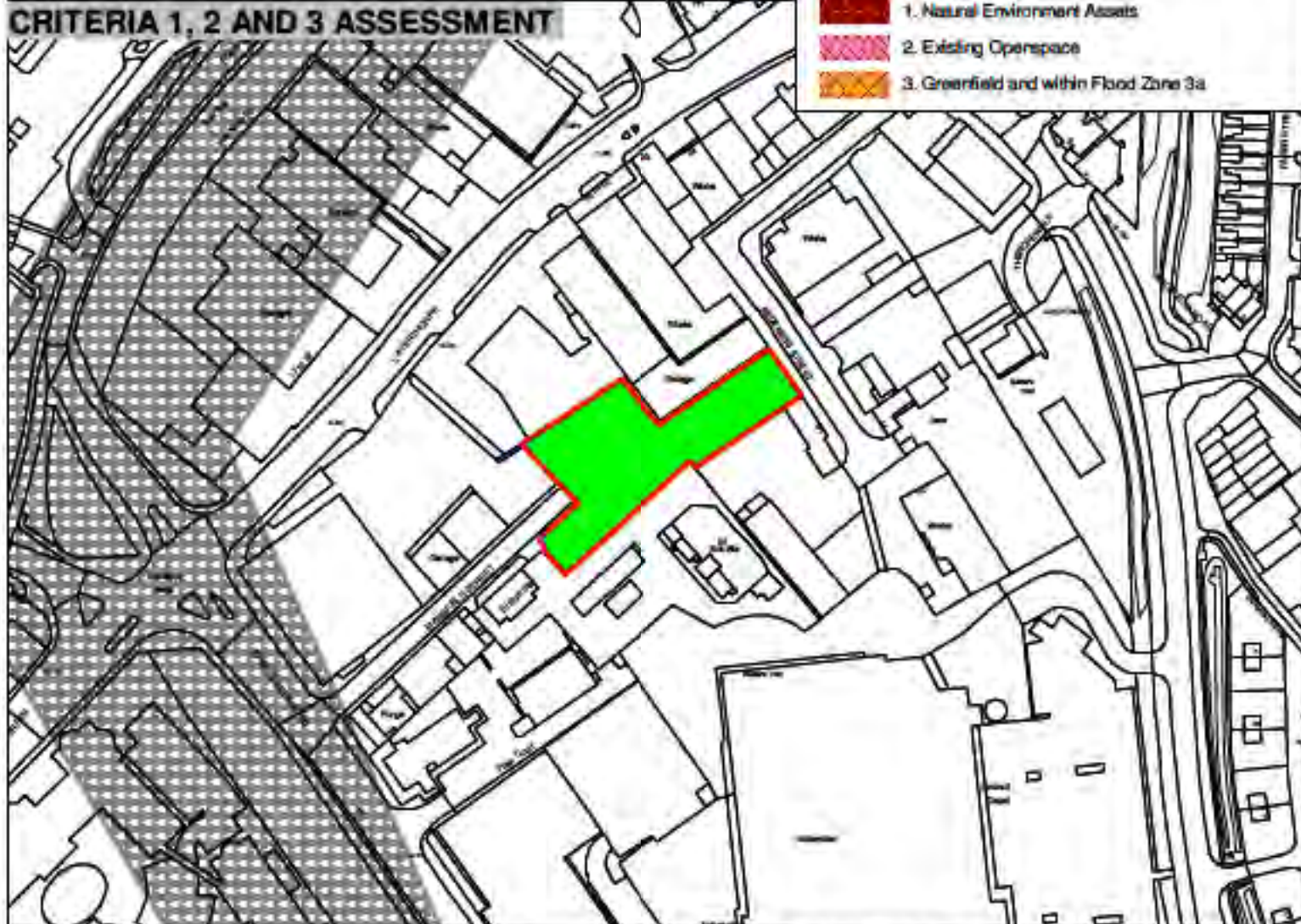


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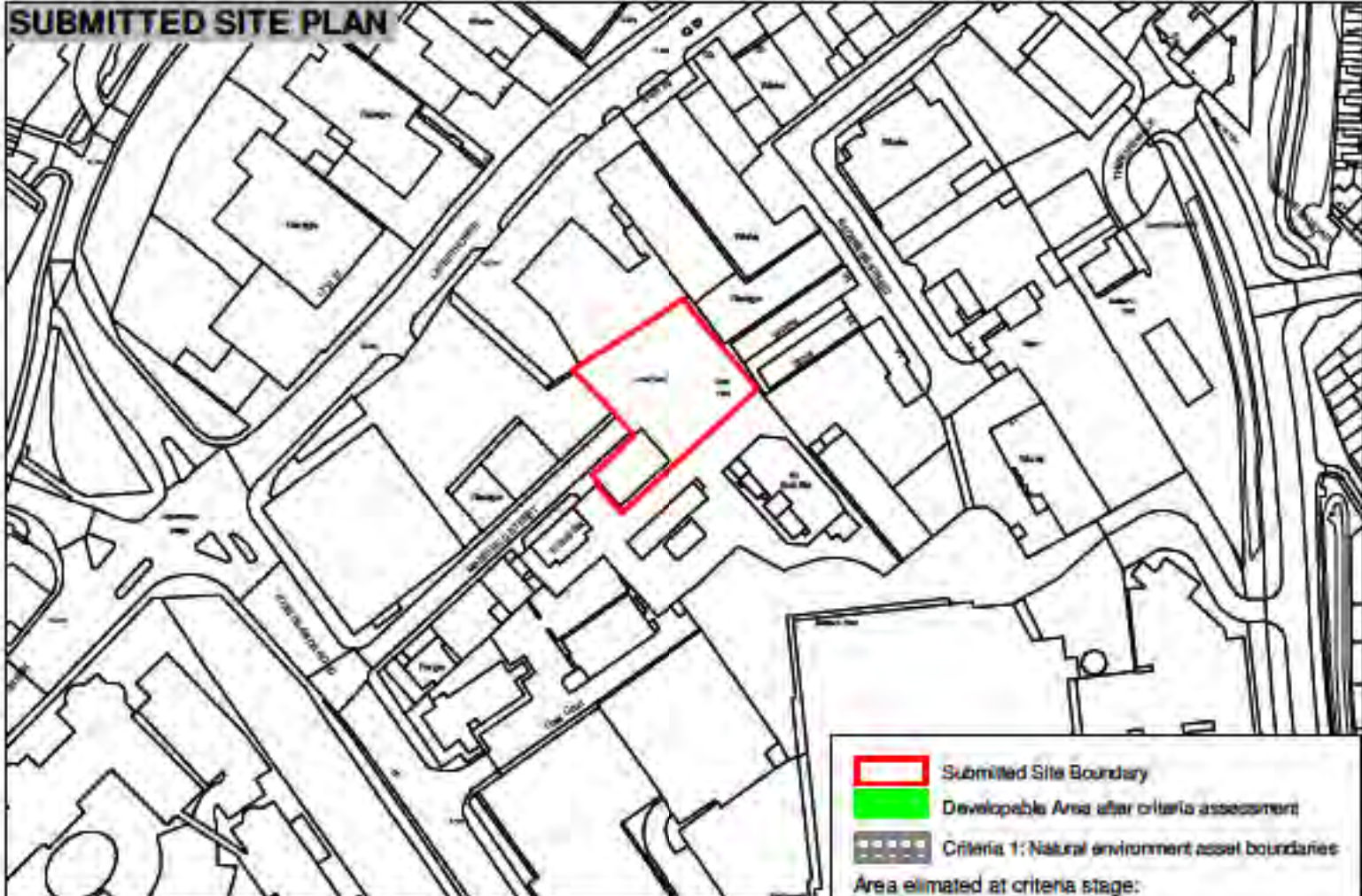






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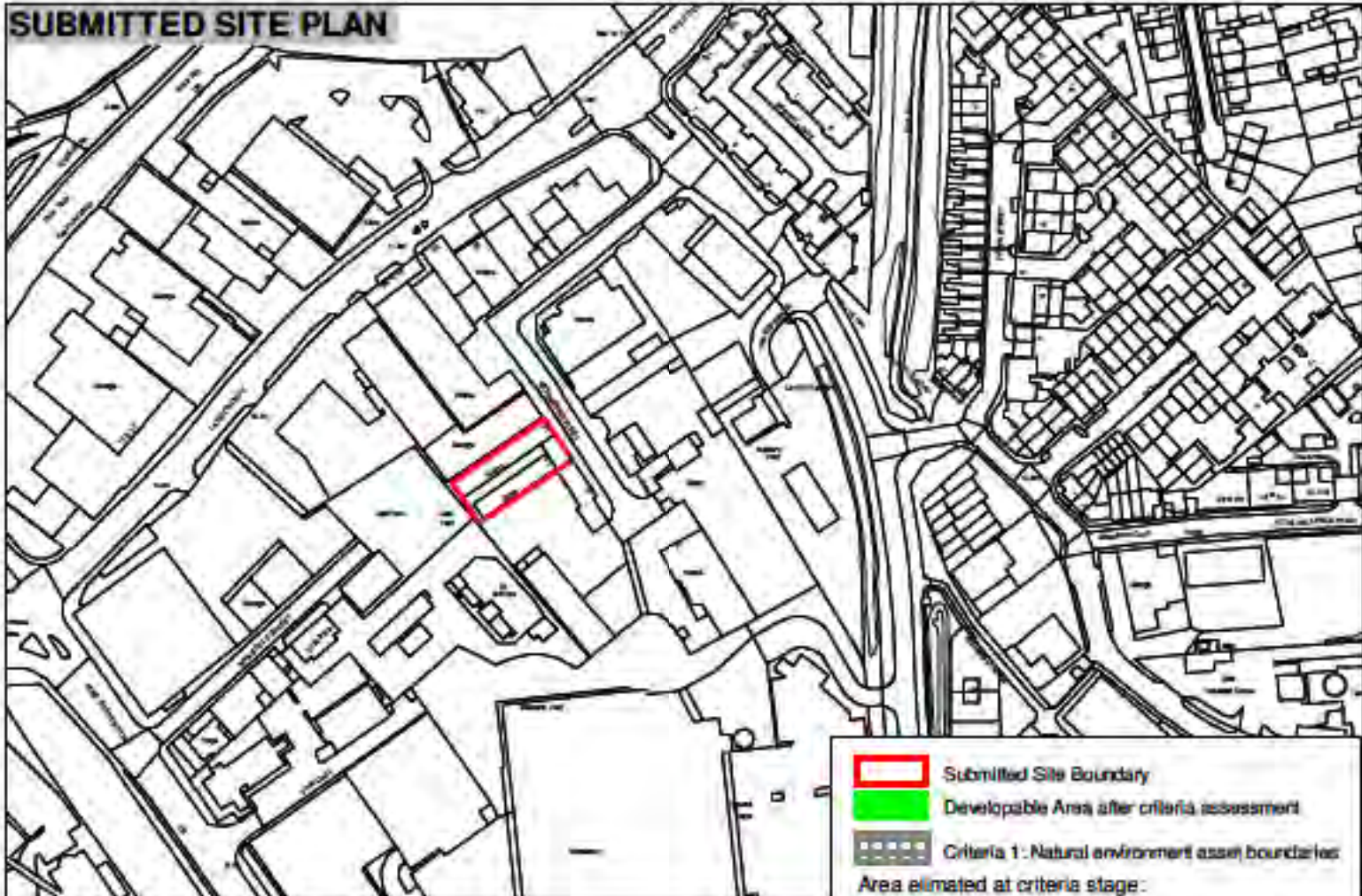








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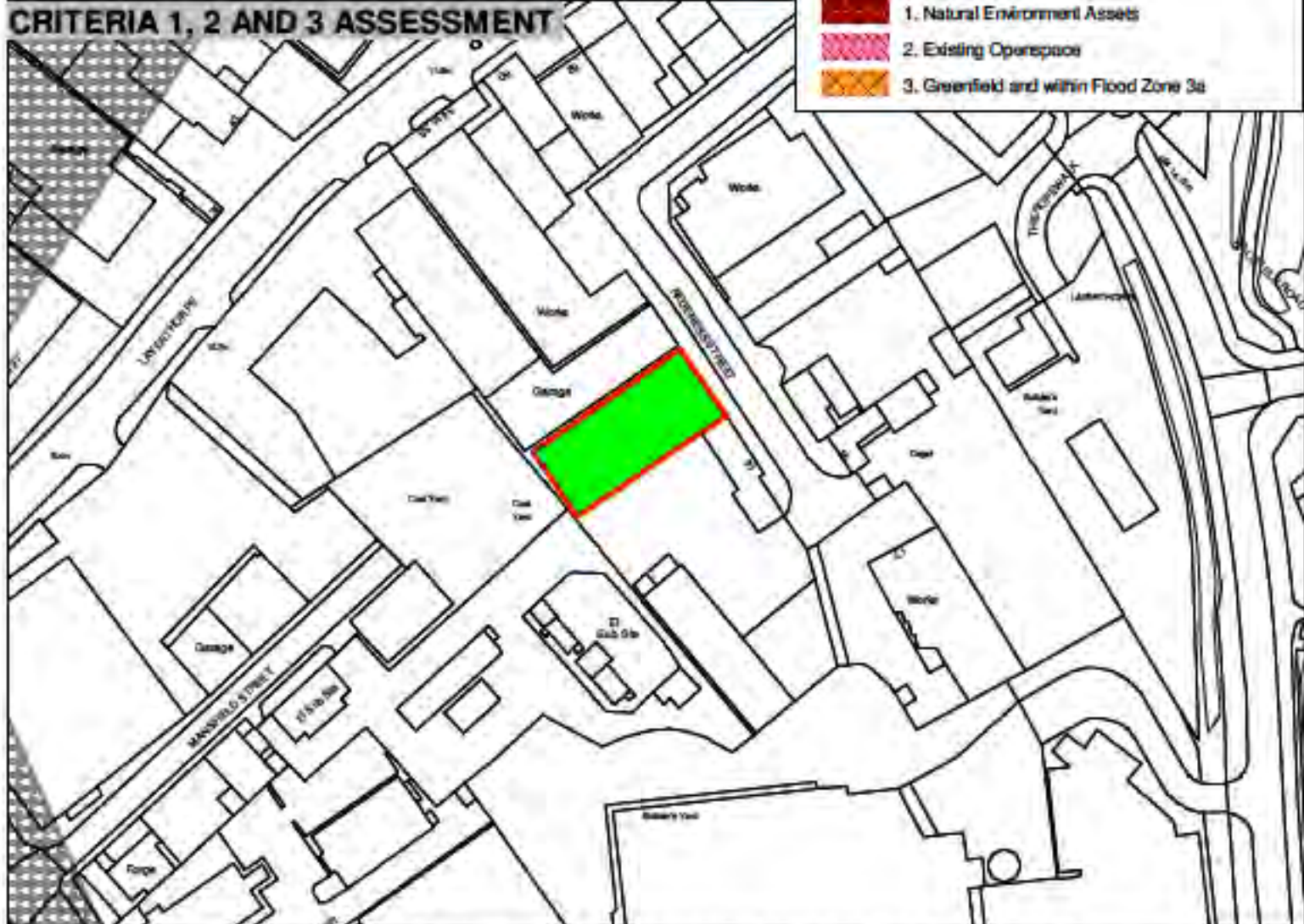


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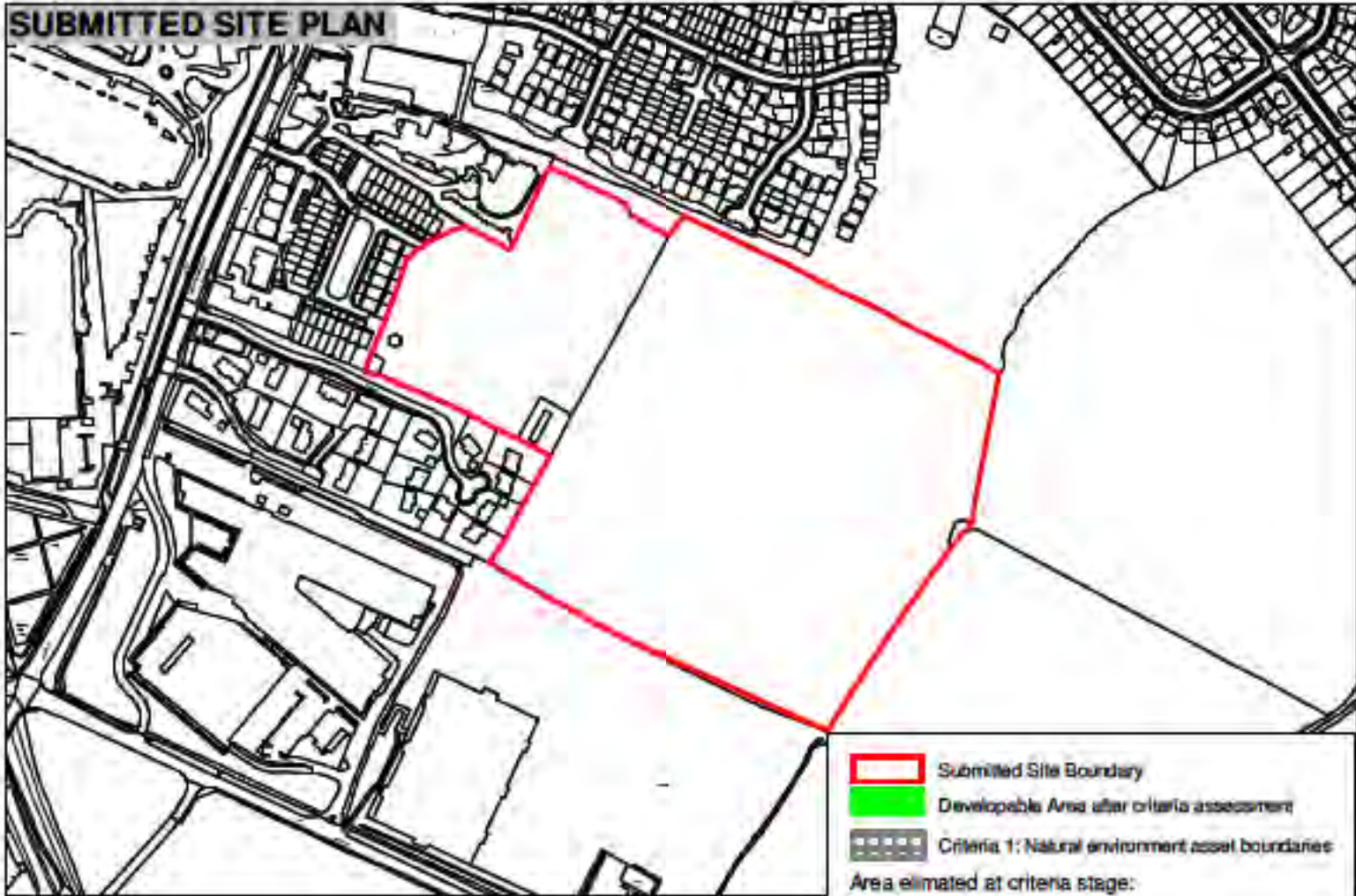


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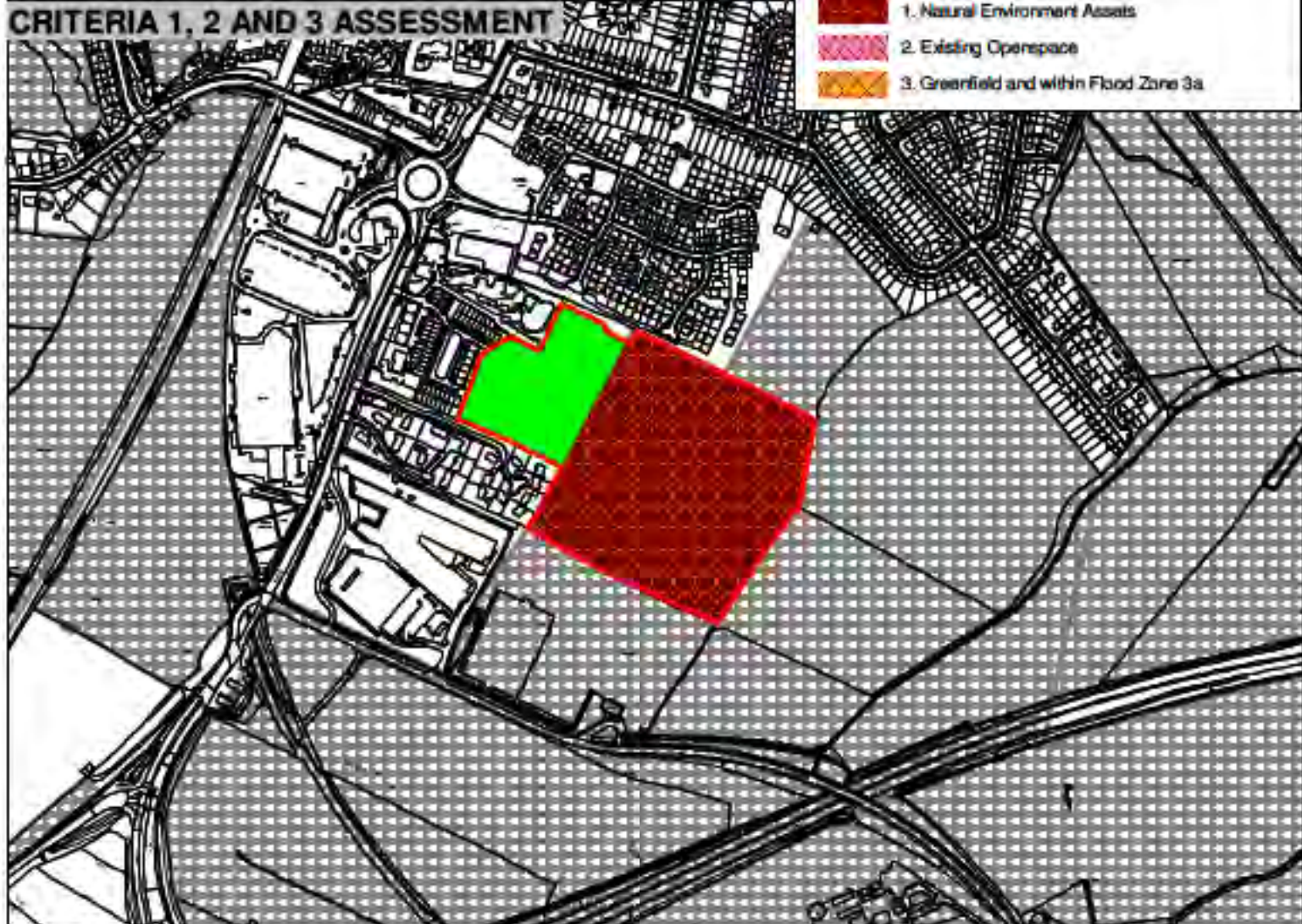


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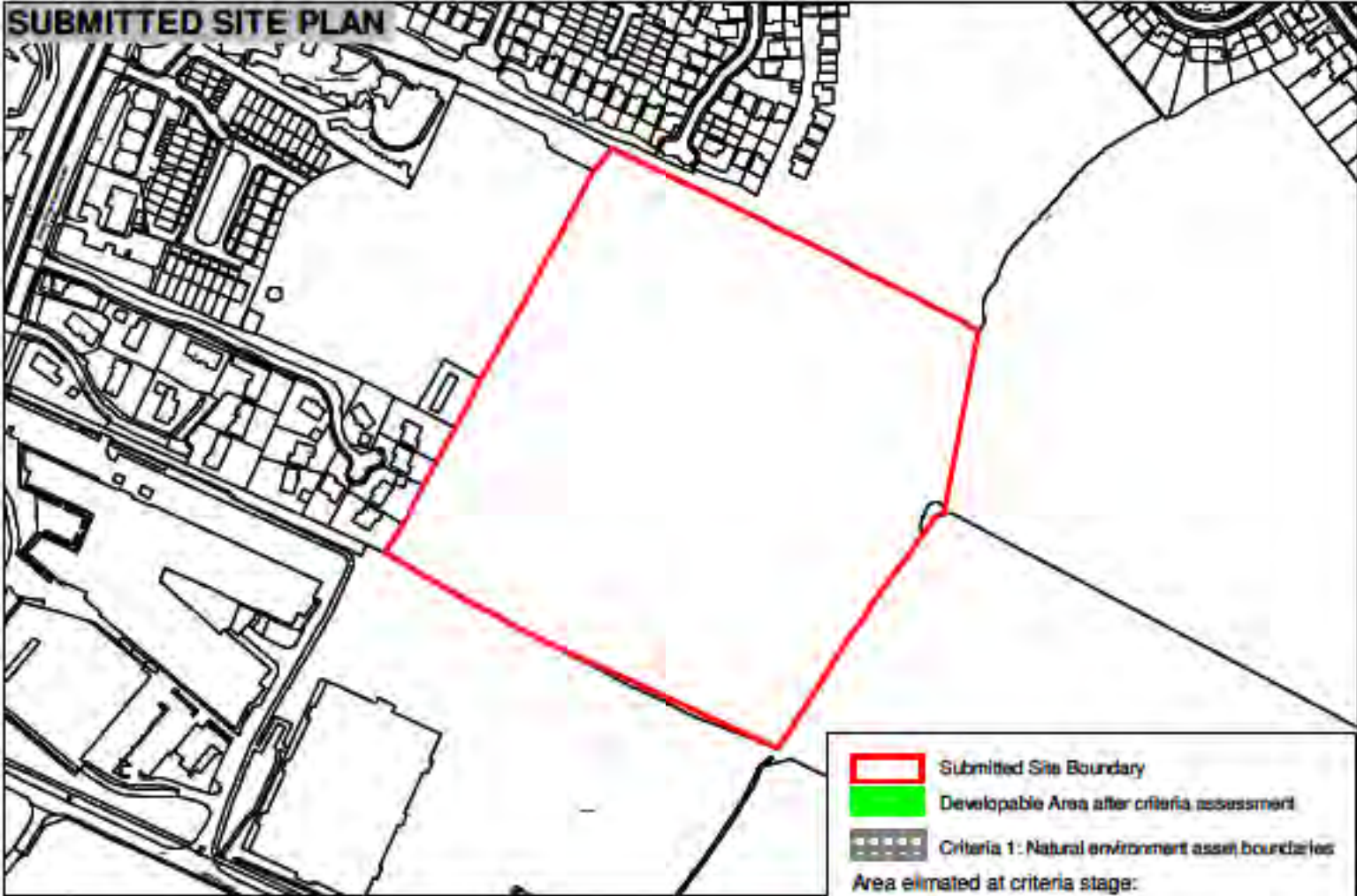


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

Developable Area after criteria assessment

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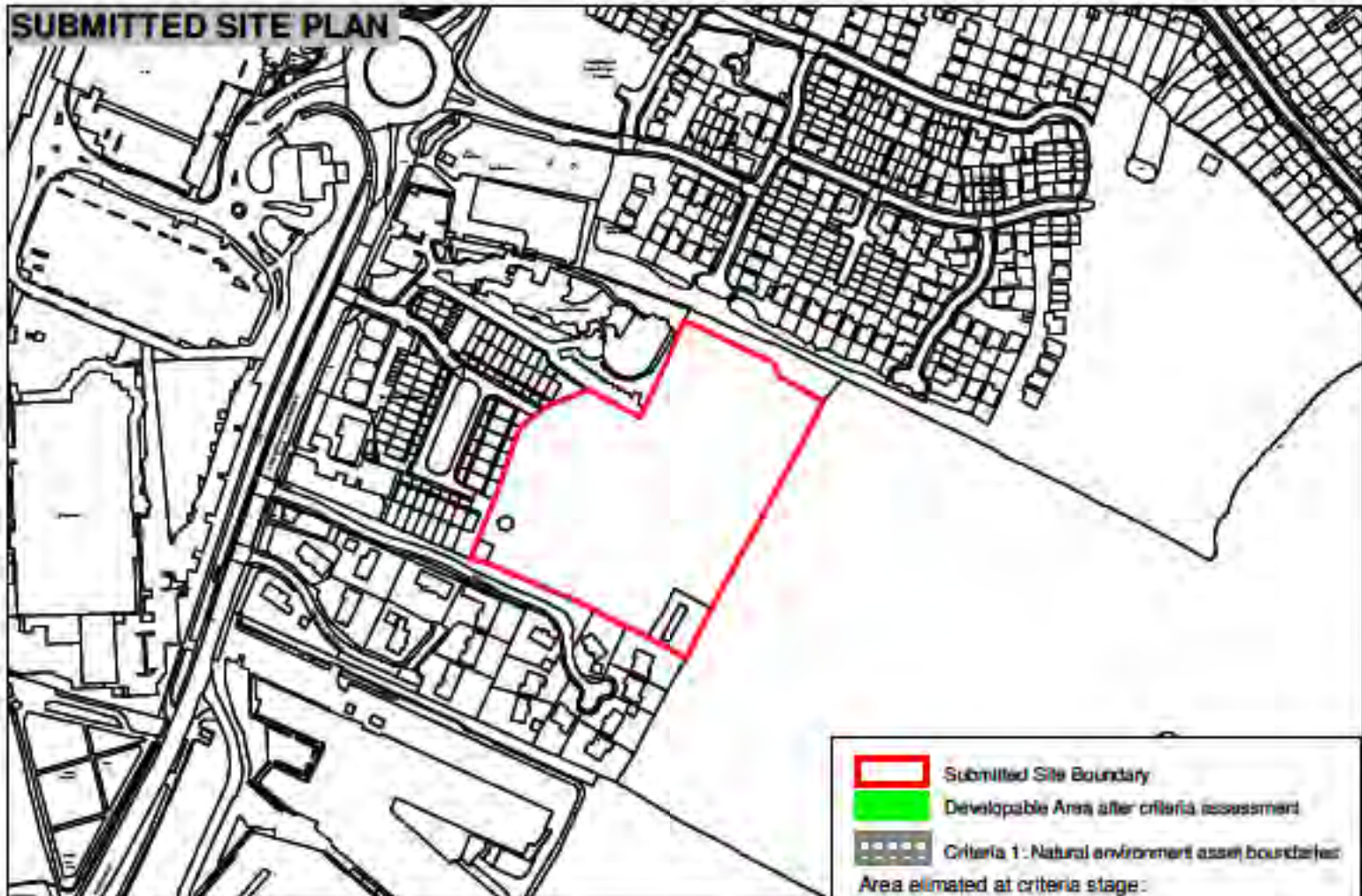
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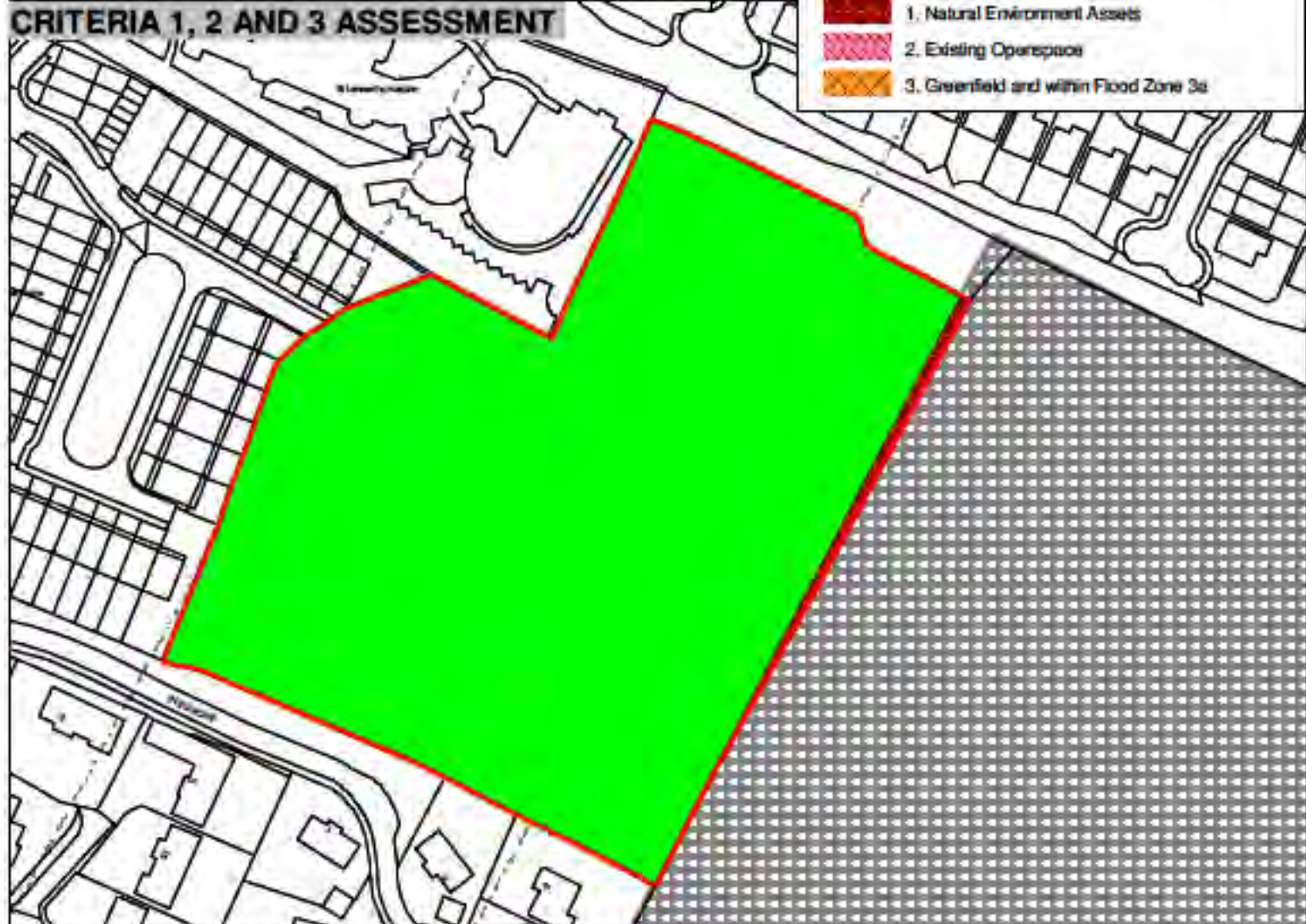


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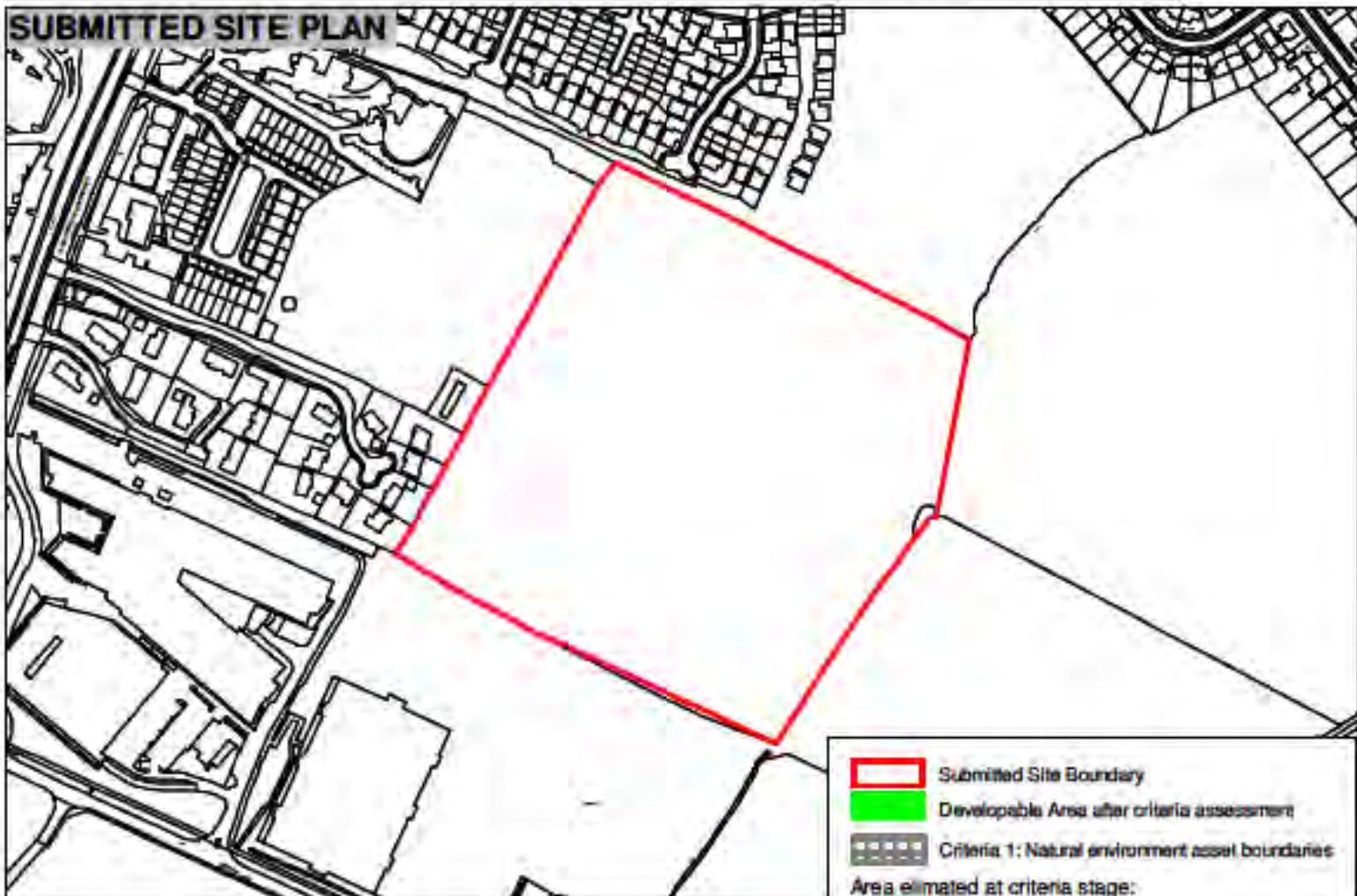


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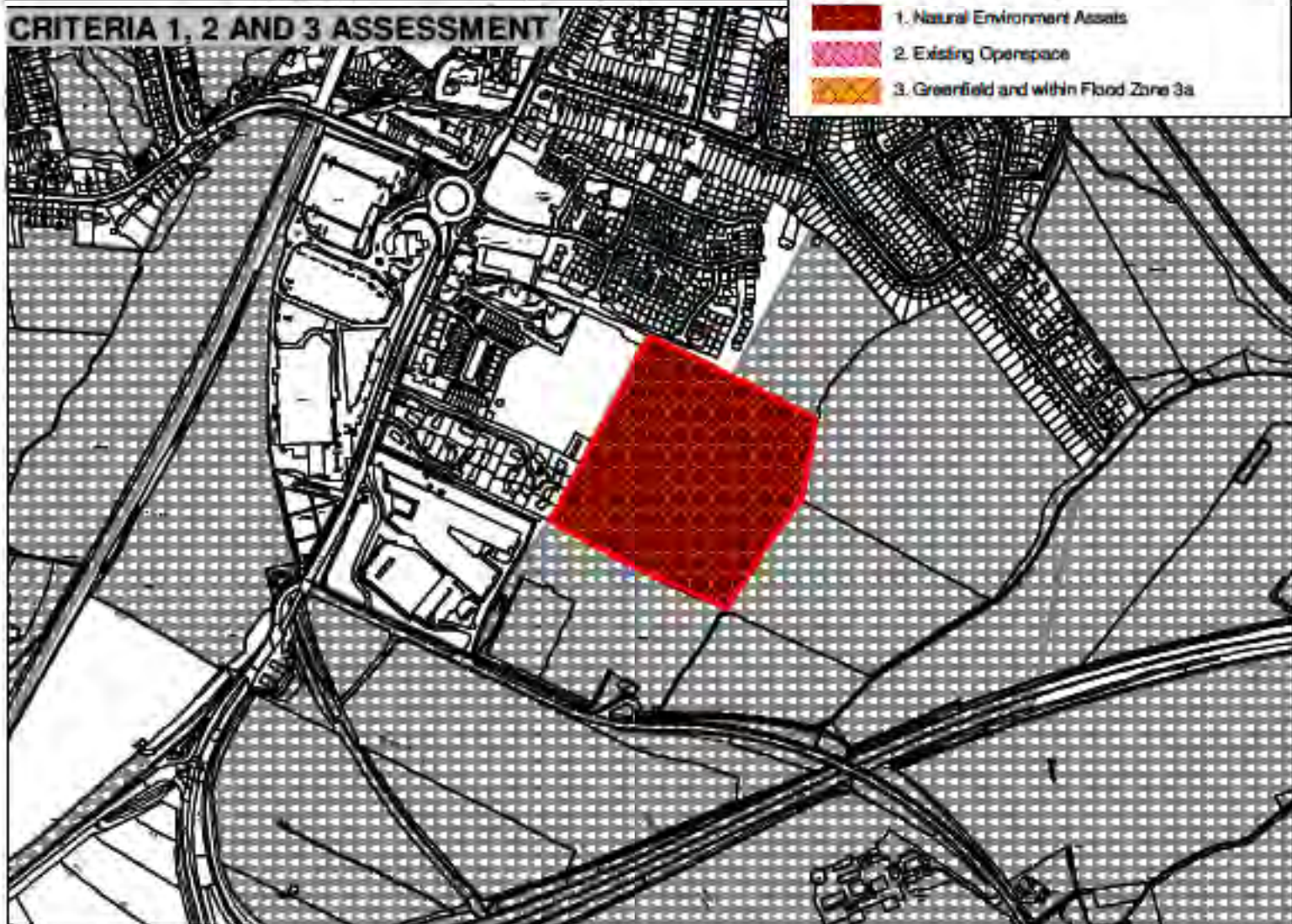
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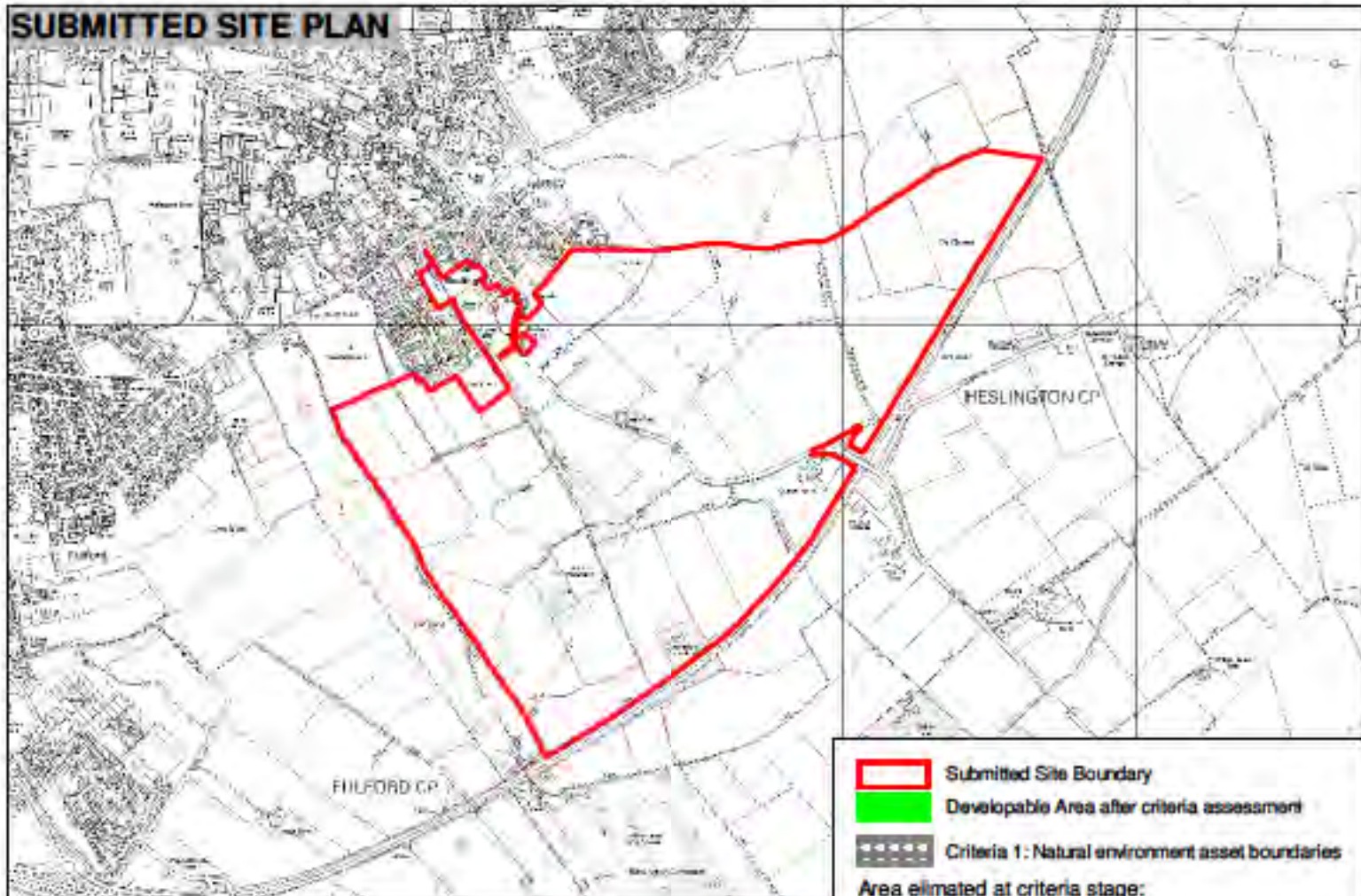
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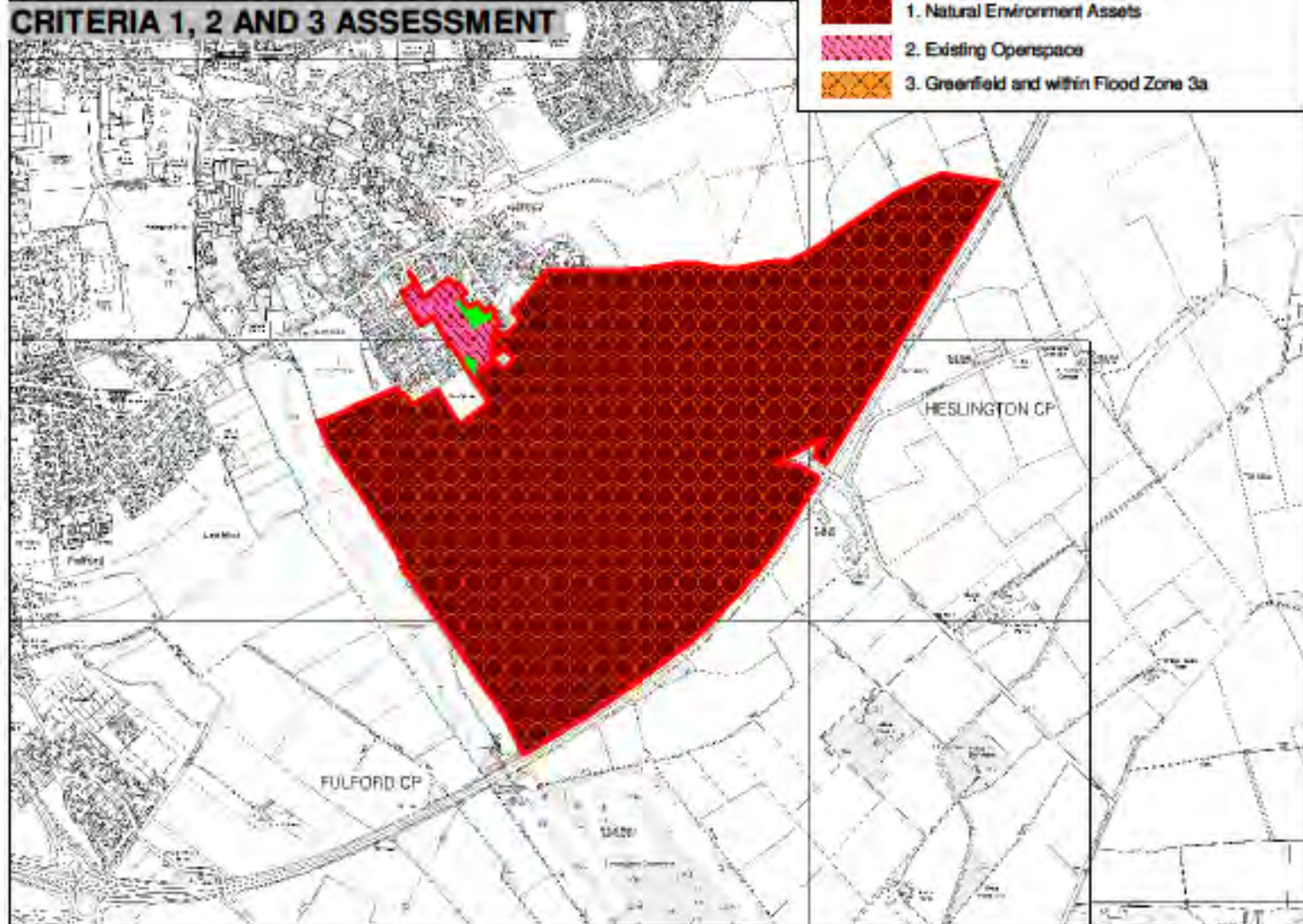


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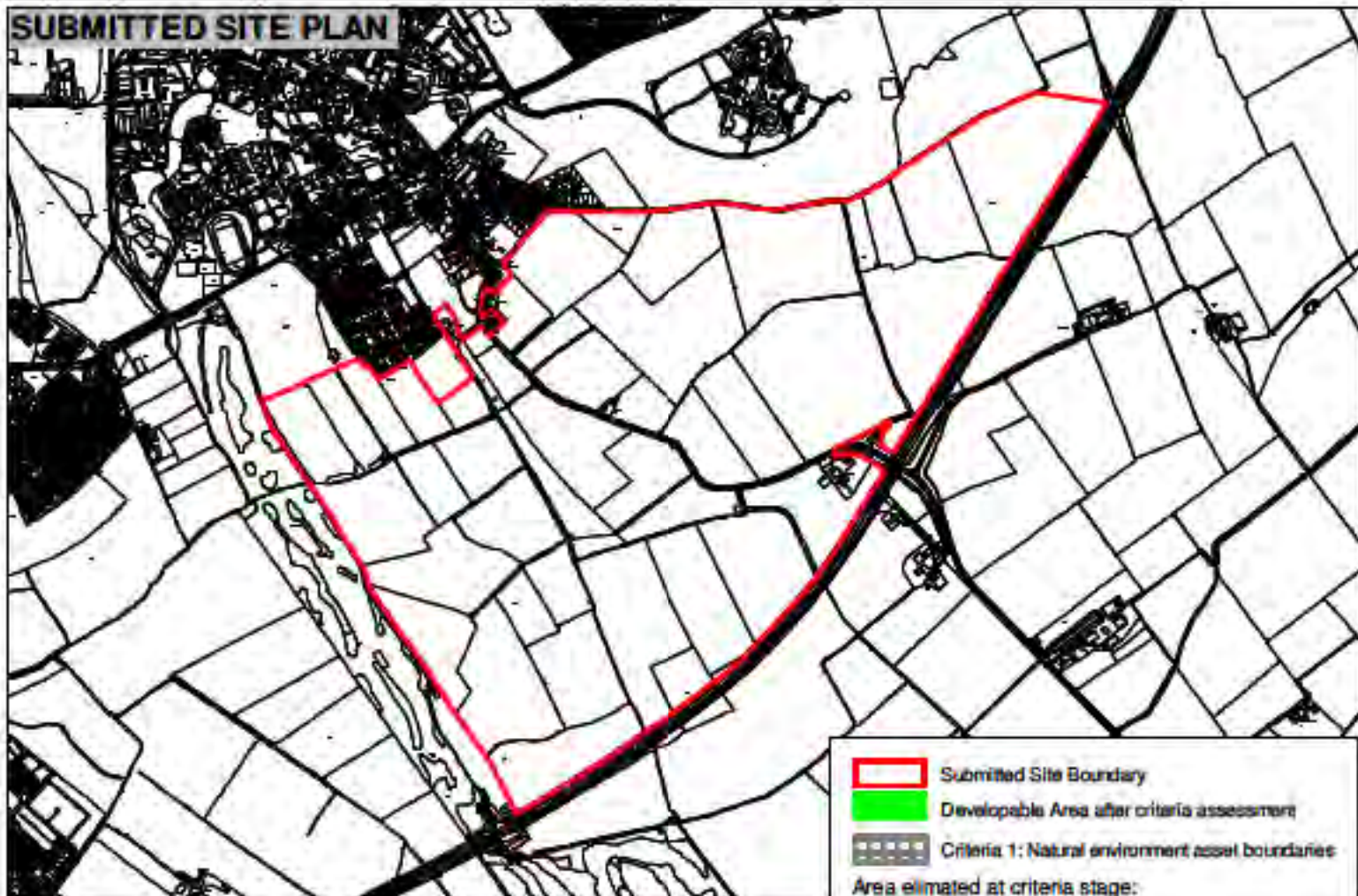








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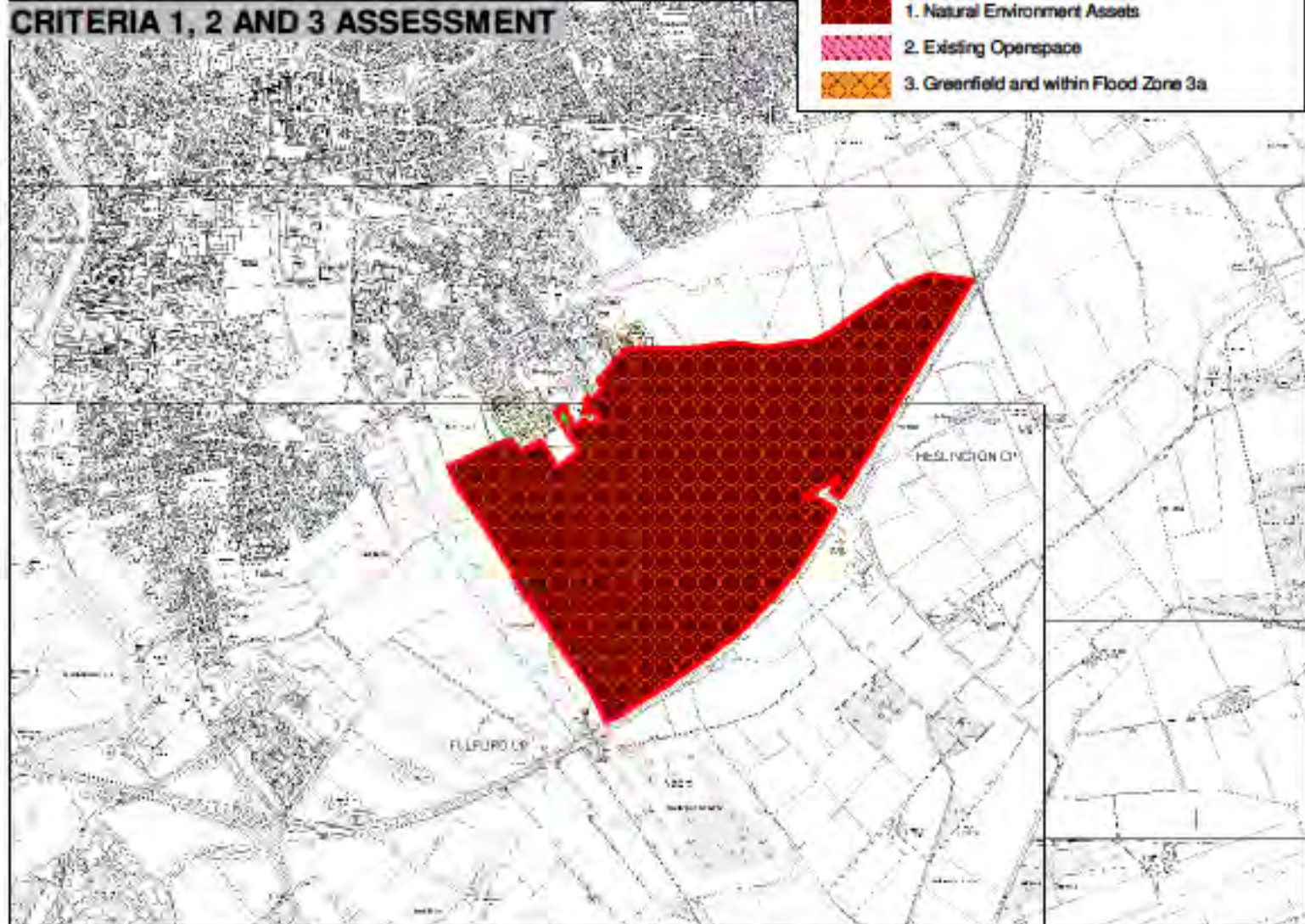


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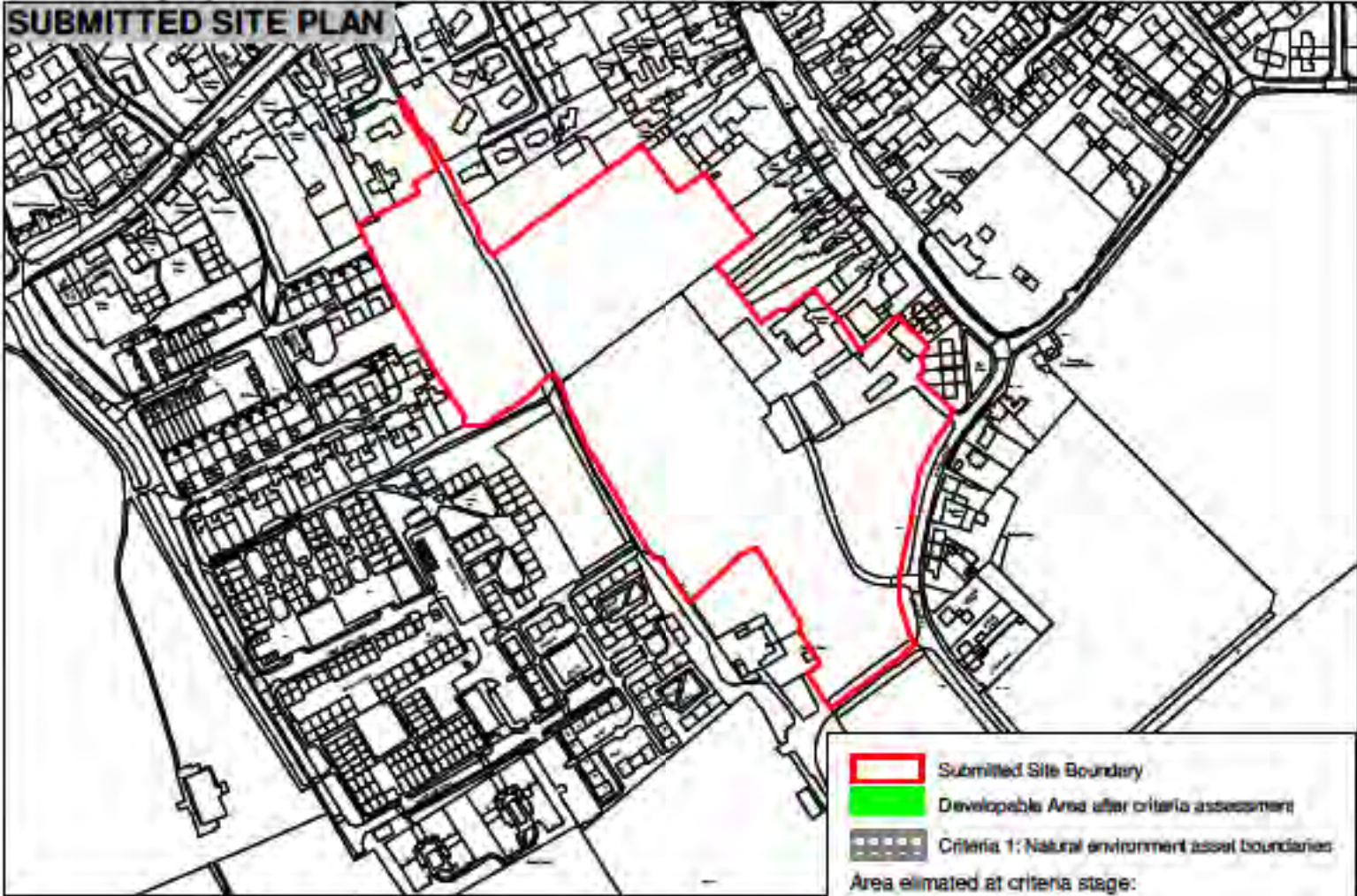


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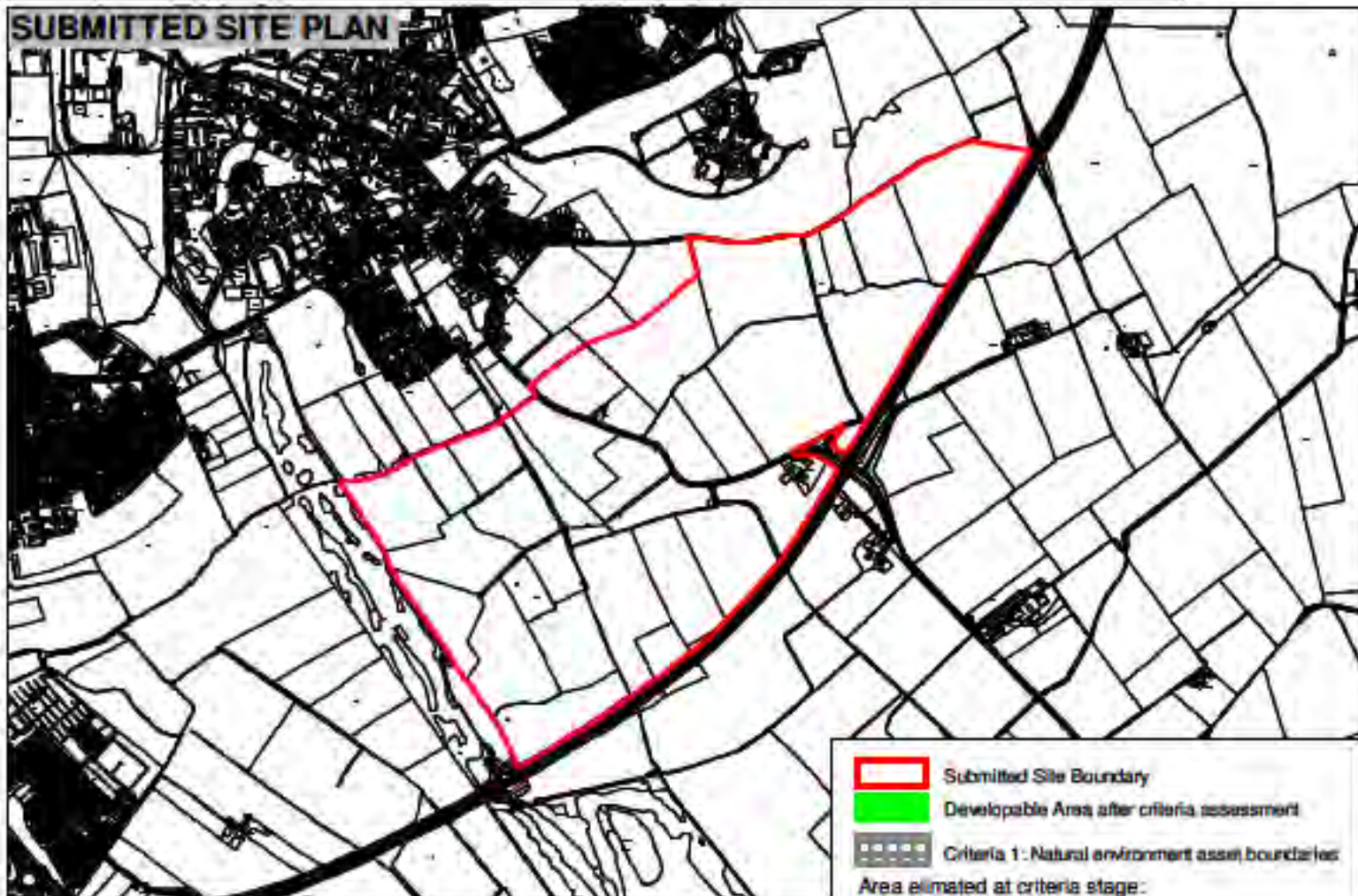


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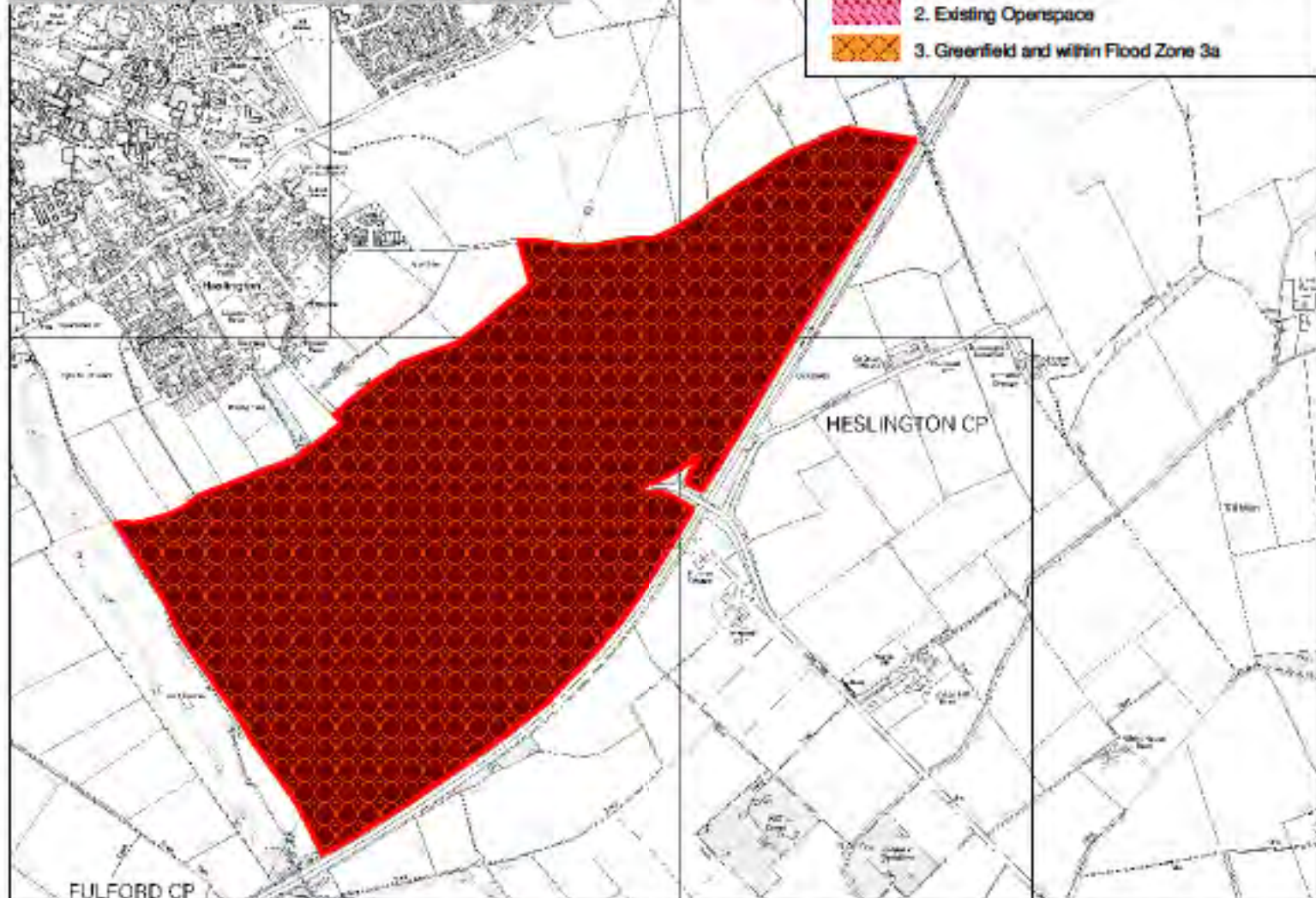
CRITERIA 1, 2 AND 3 ASSESSMENT



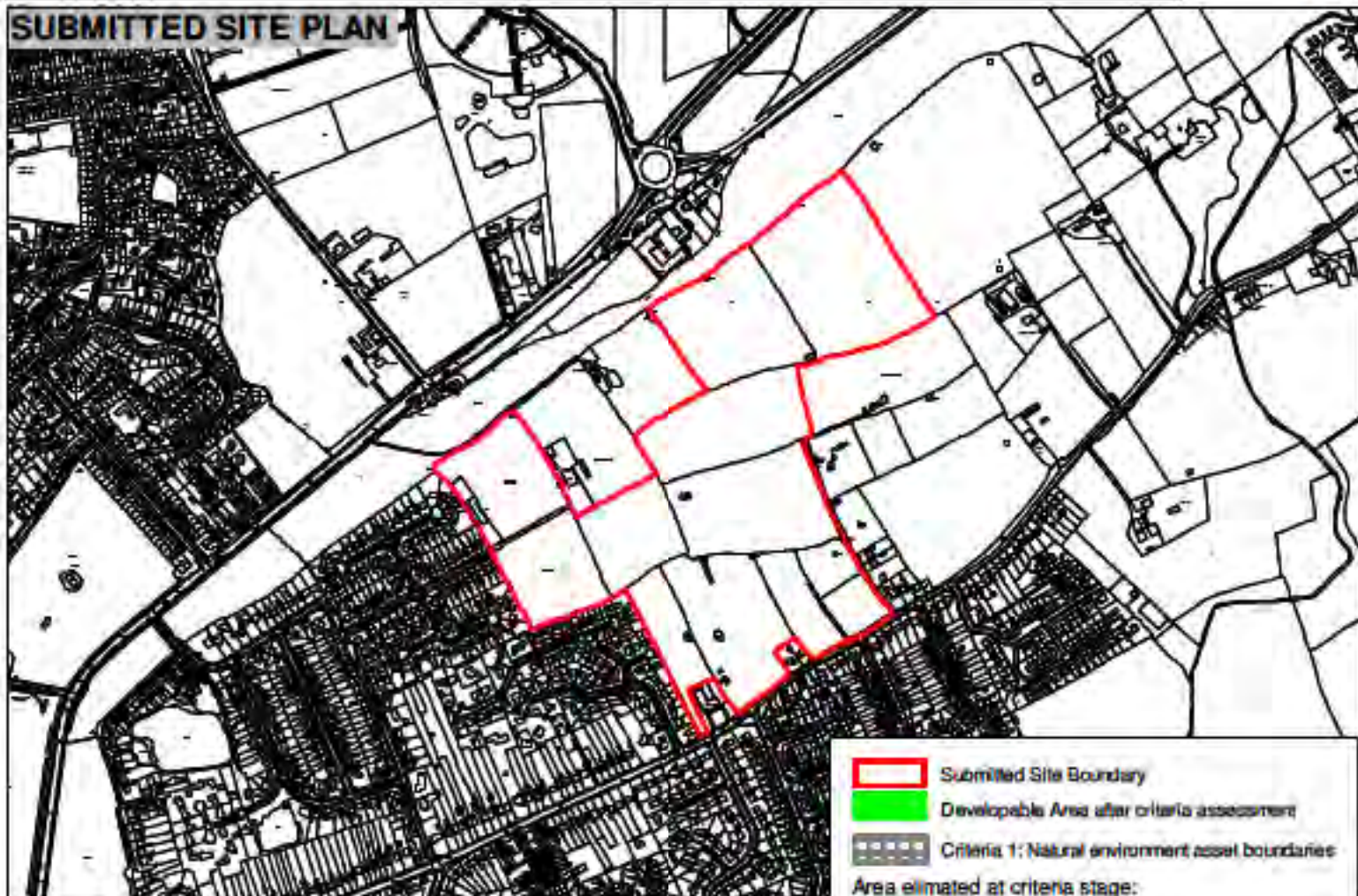
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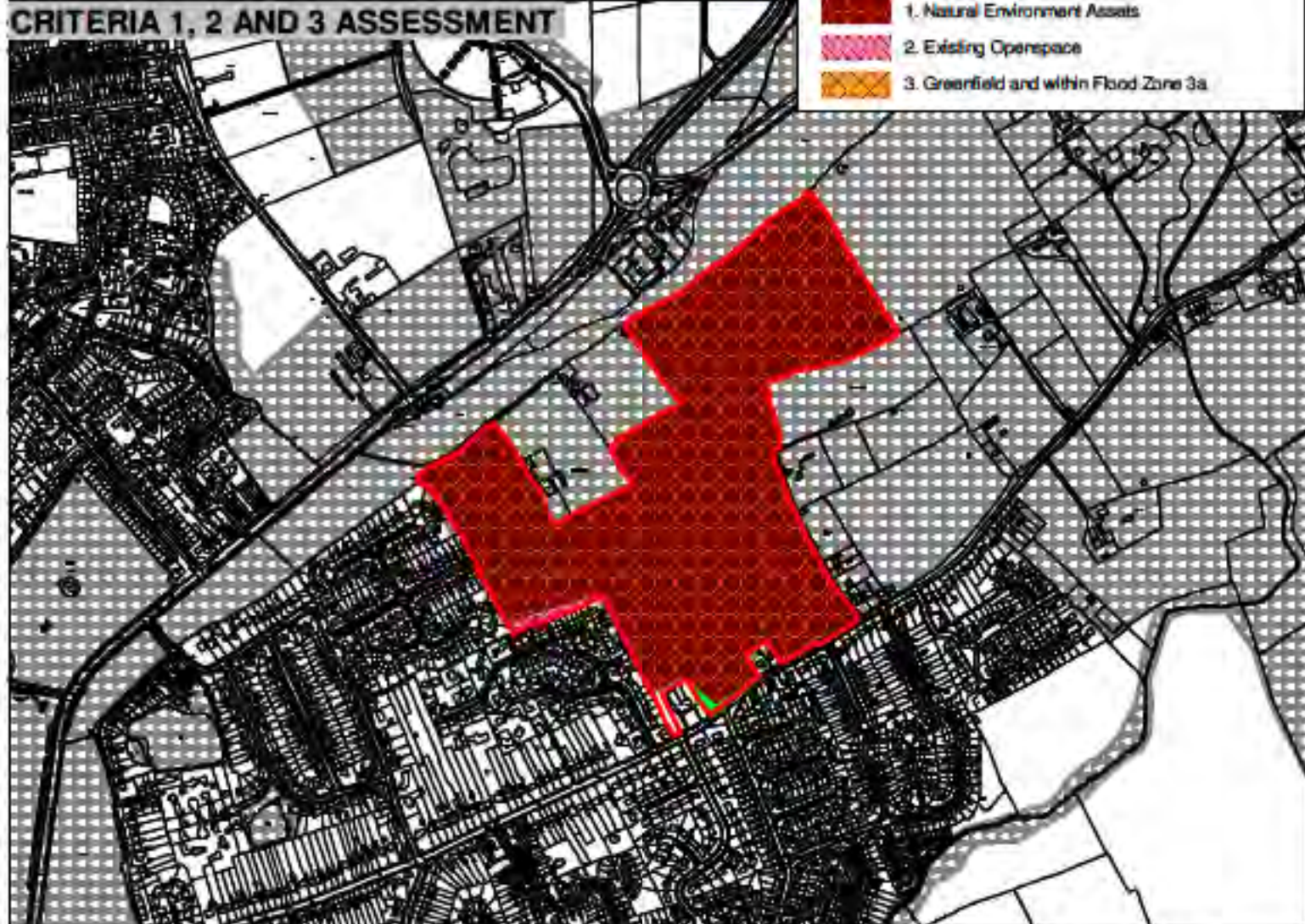


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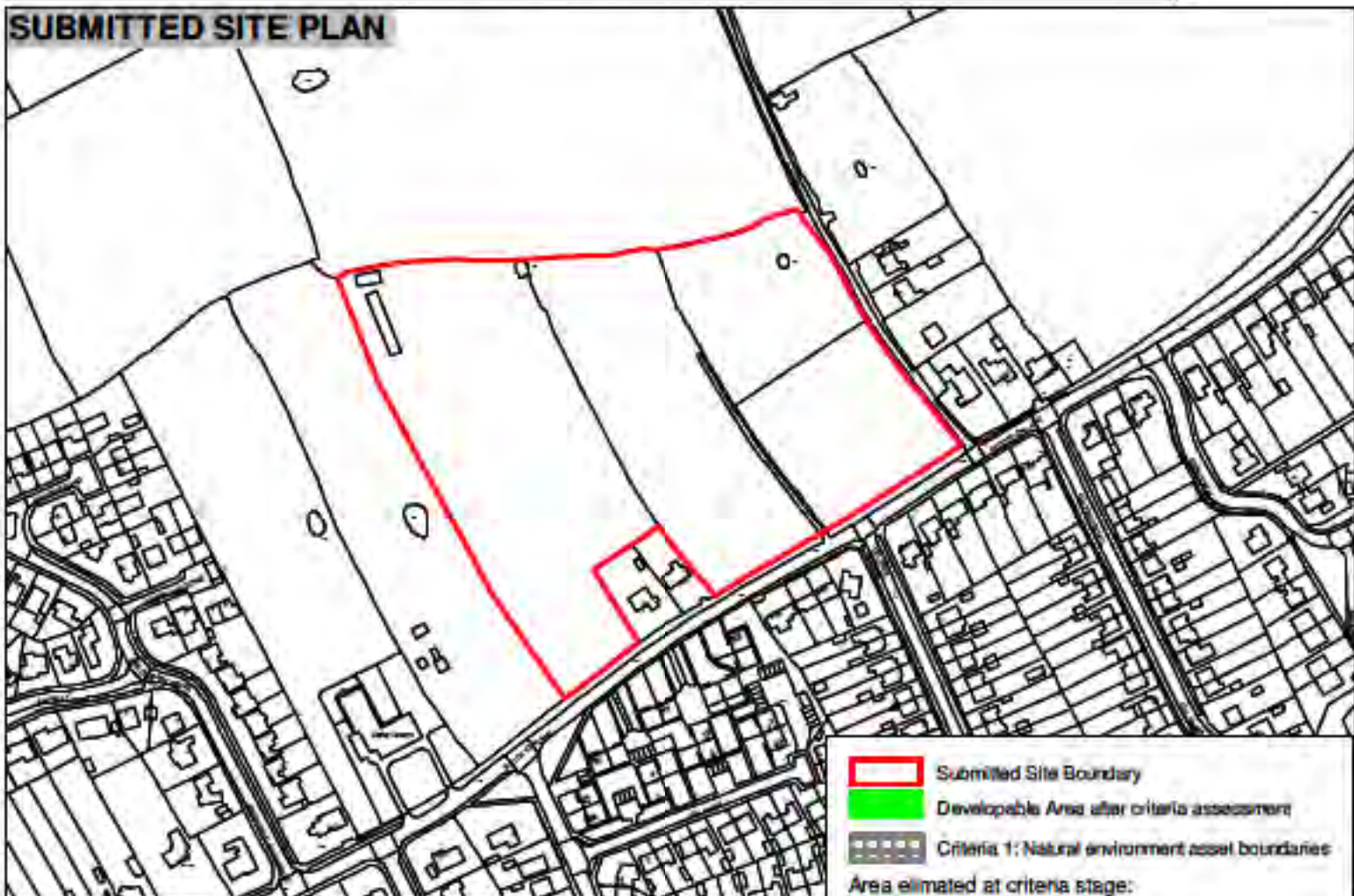


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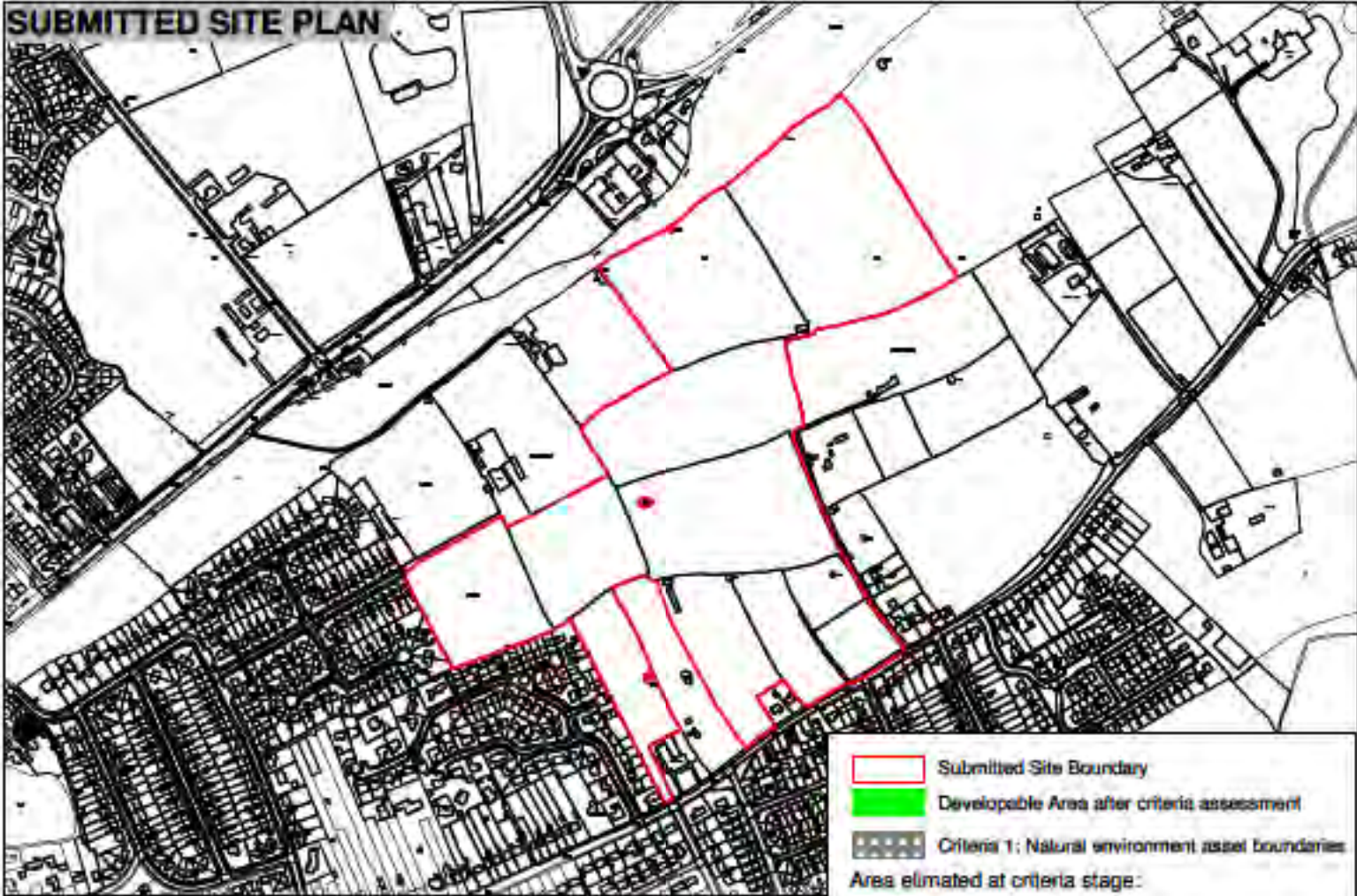



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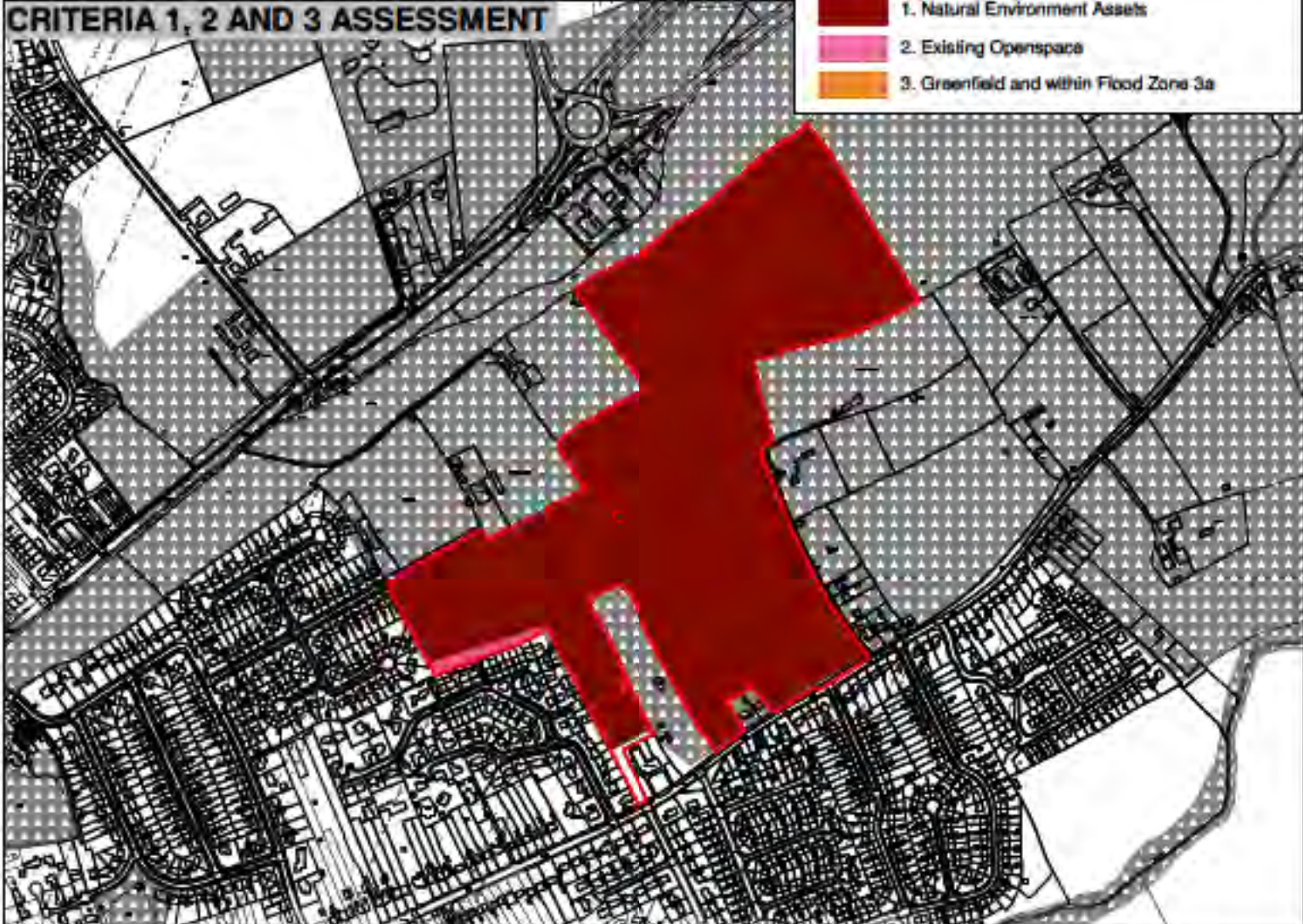
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SUBMITTED SITE PLAN

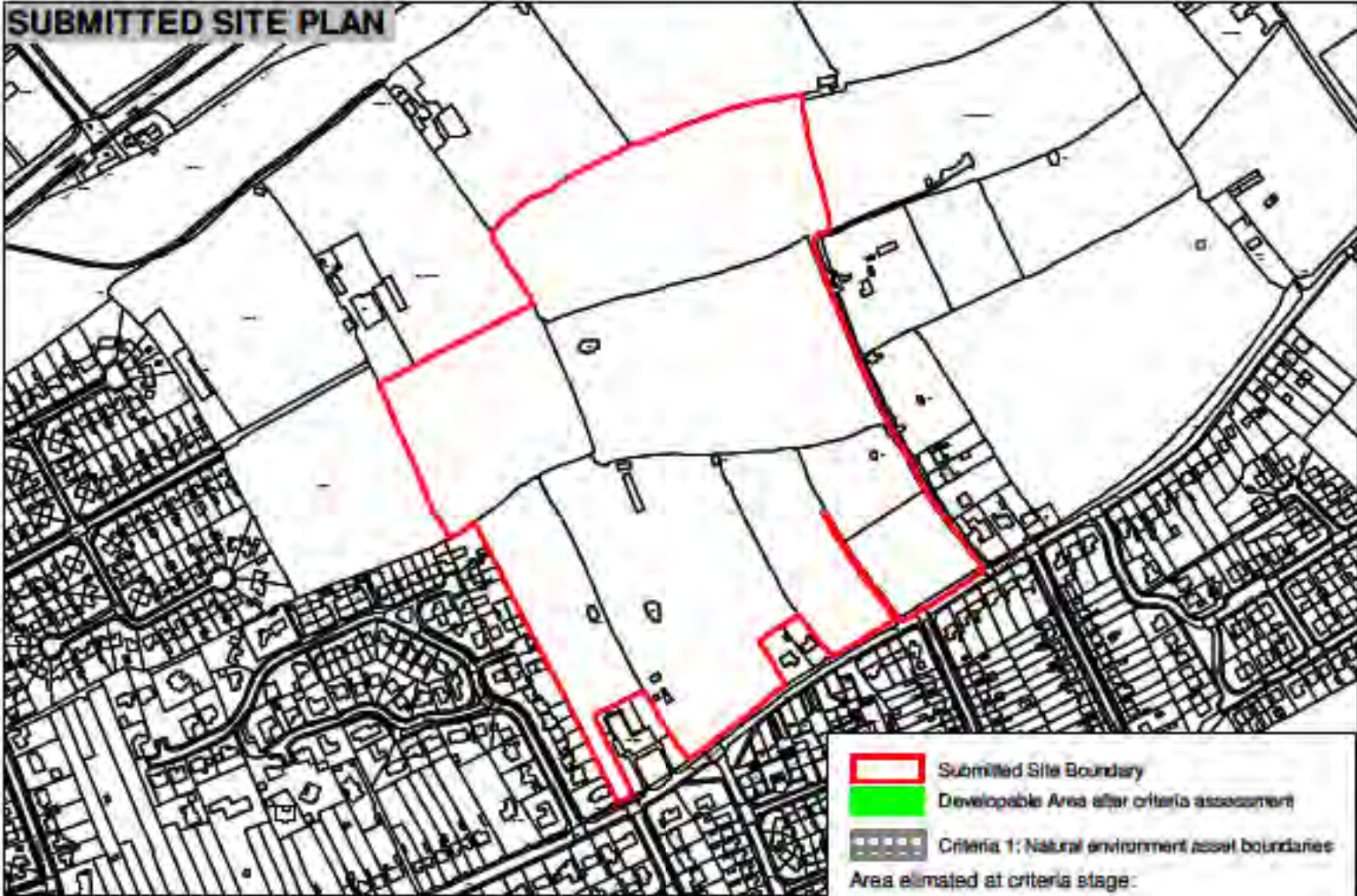


-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

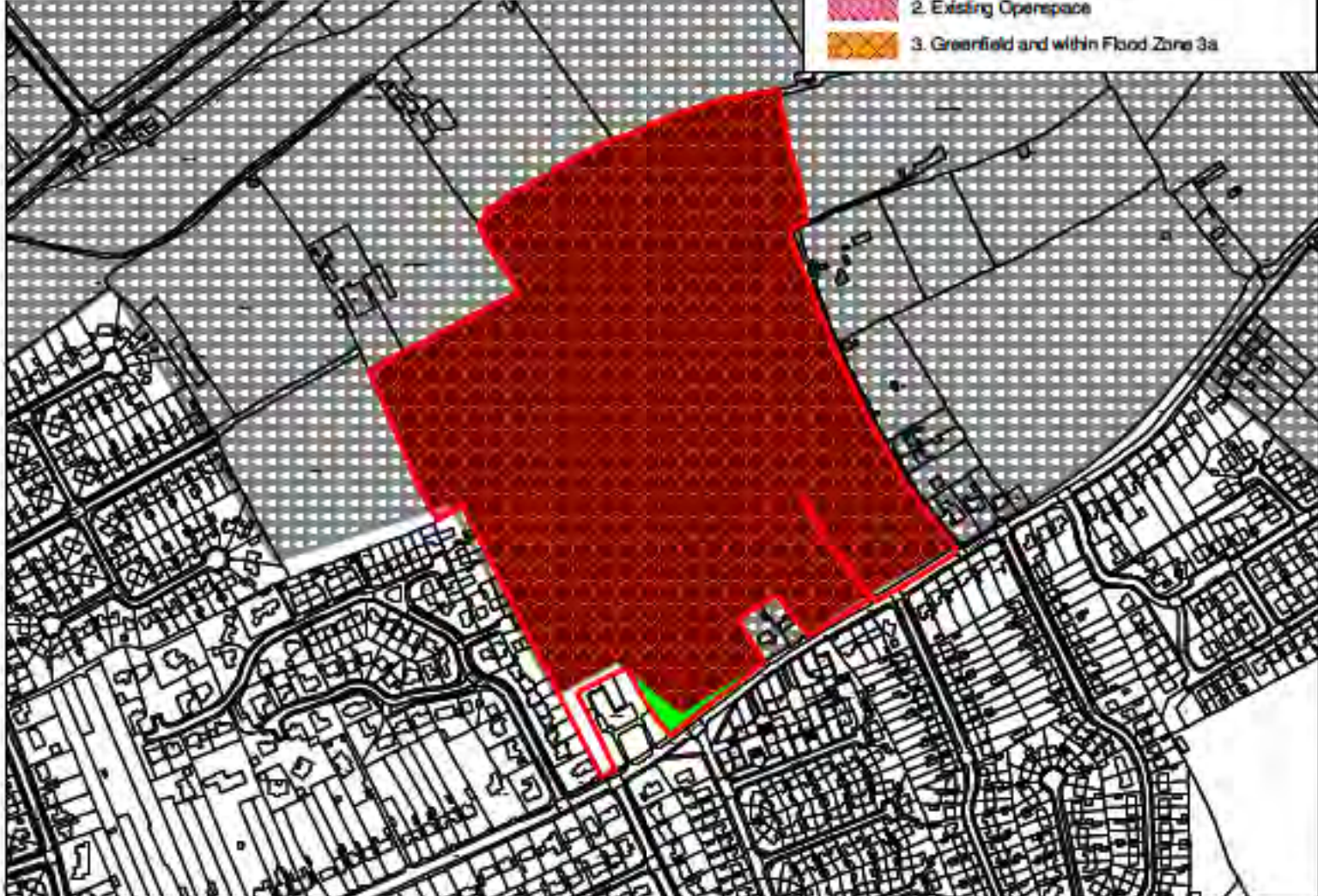
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

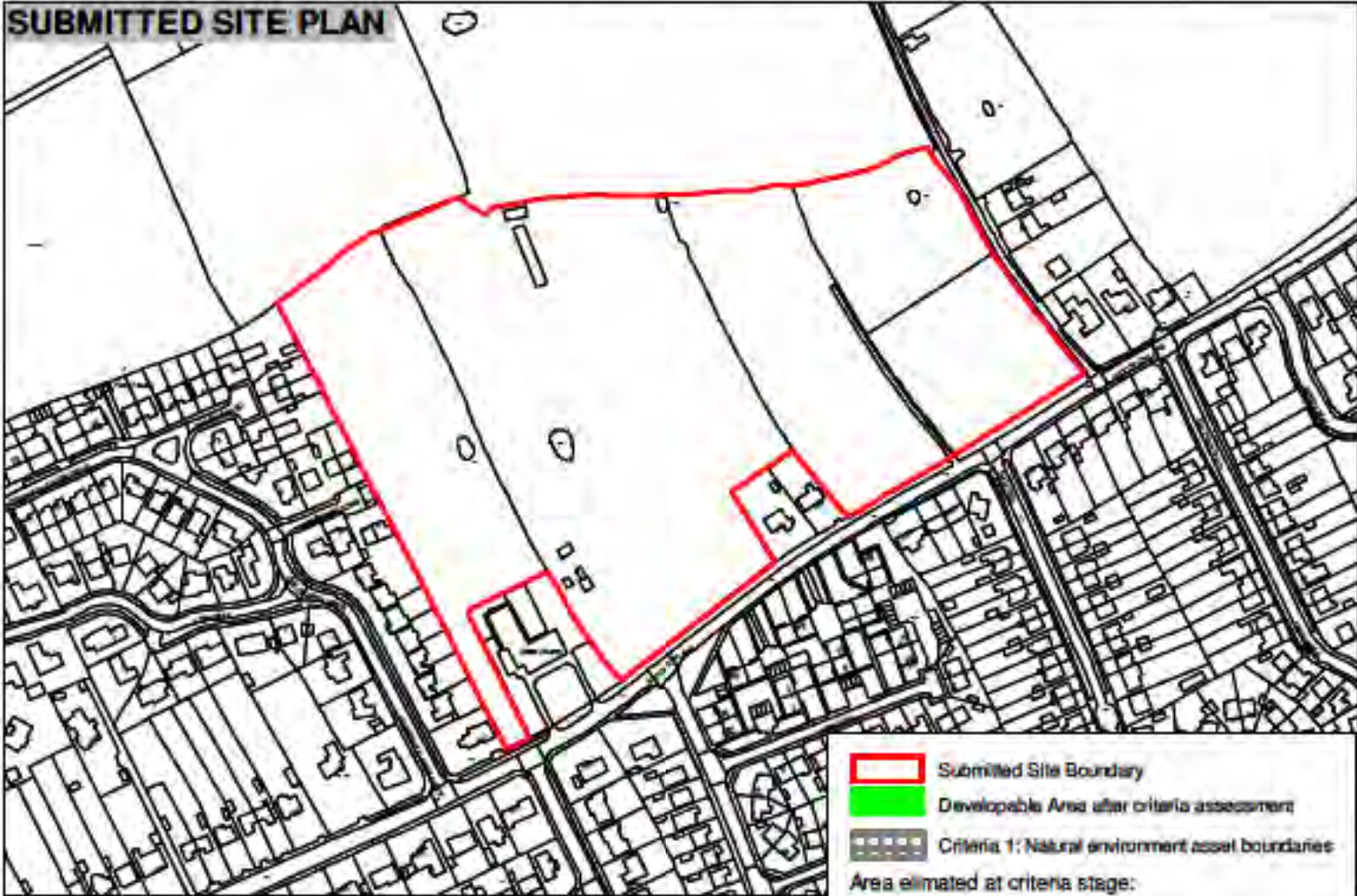


CRITERIA 1, 2 AND 3 ASSESSMENT

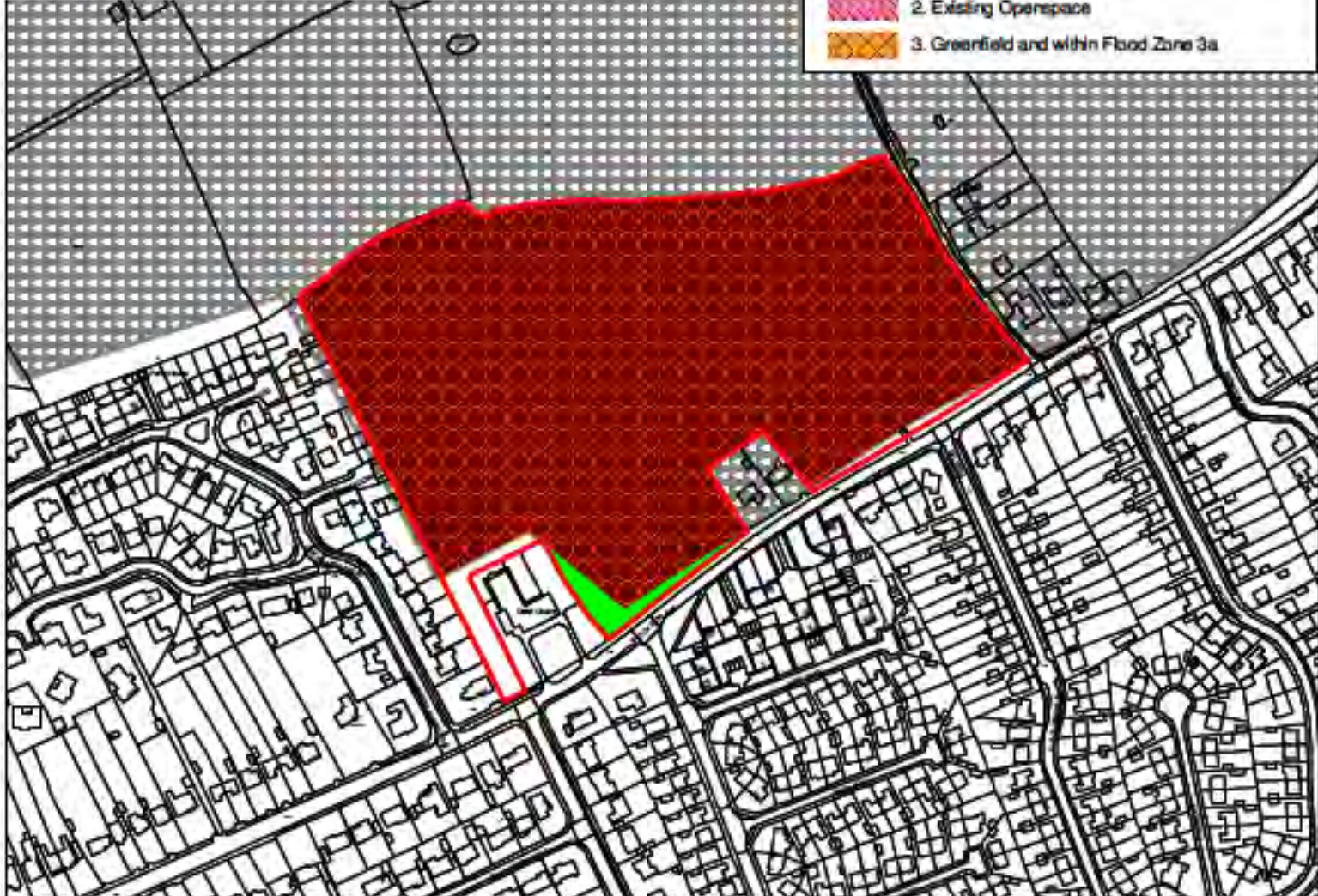



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SUBMITTED SITE PLAN

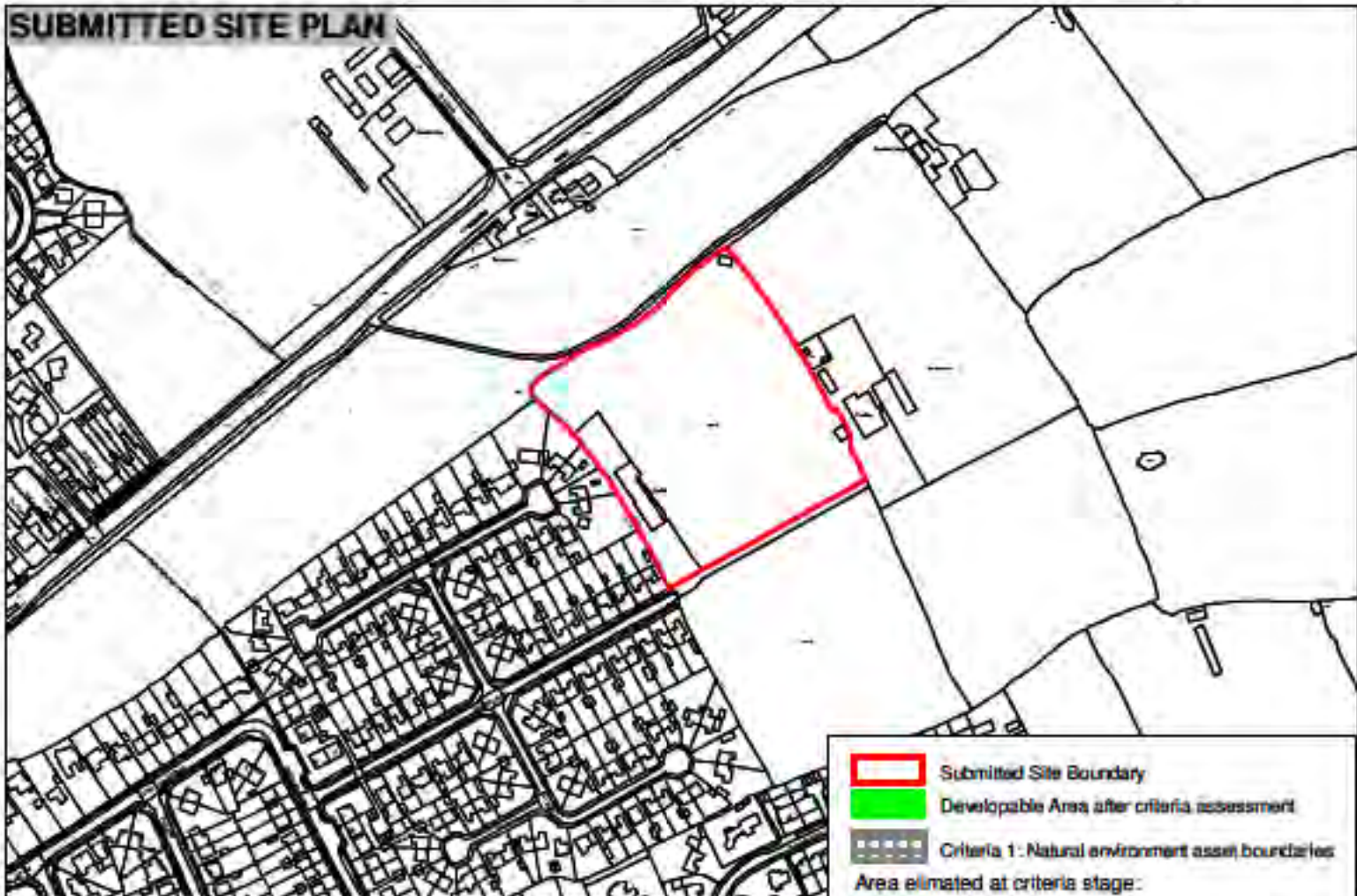


CRITERIA 1, 2 AND 3 ASSESSMENT

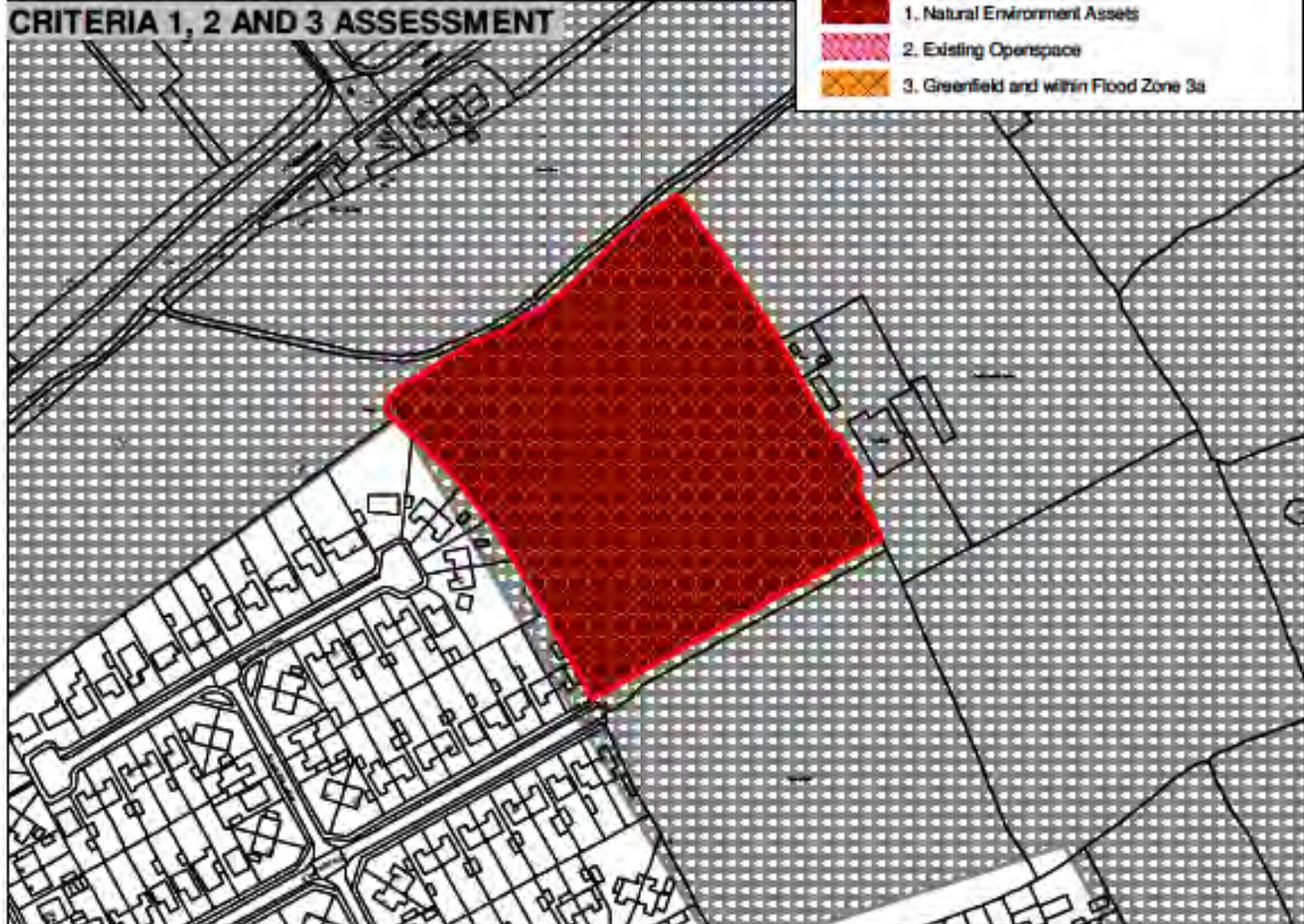


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	Developable Area after criteria assessment
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Area eliminated at criteria stage:	
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SUBMITTED SITE PLAN

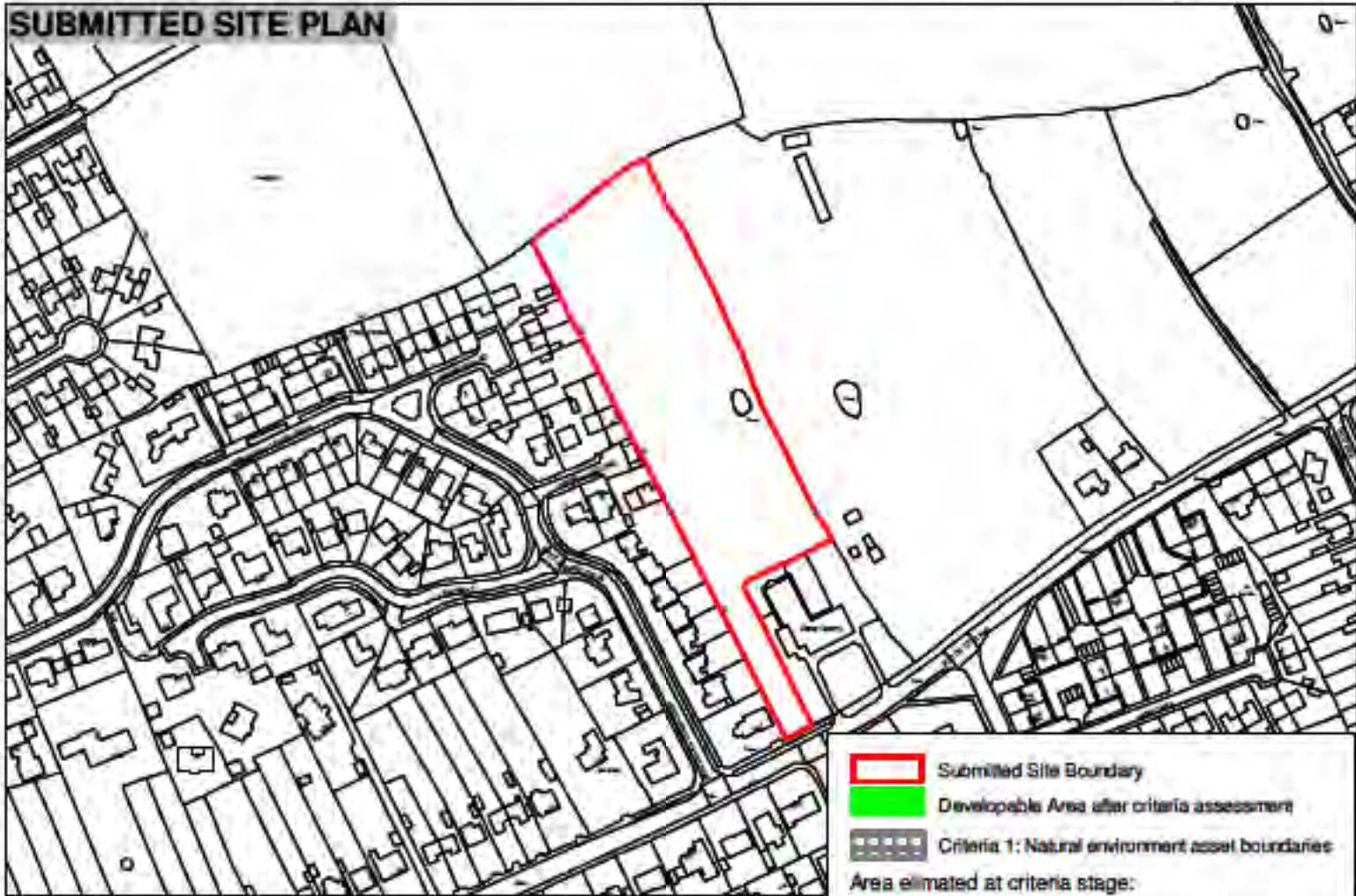


CRITERIA 1, 2 AND 3 ASSESSMENT









	Submitted Site Boundary
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SUBMITTED SITE PLAN

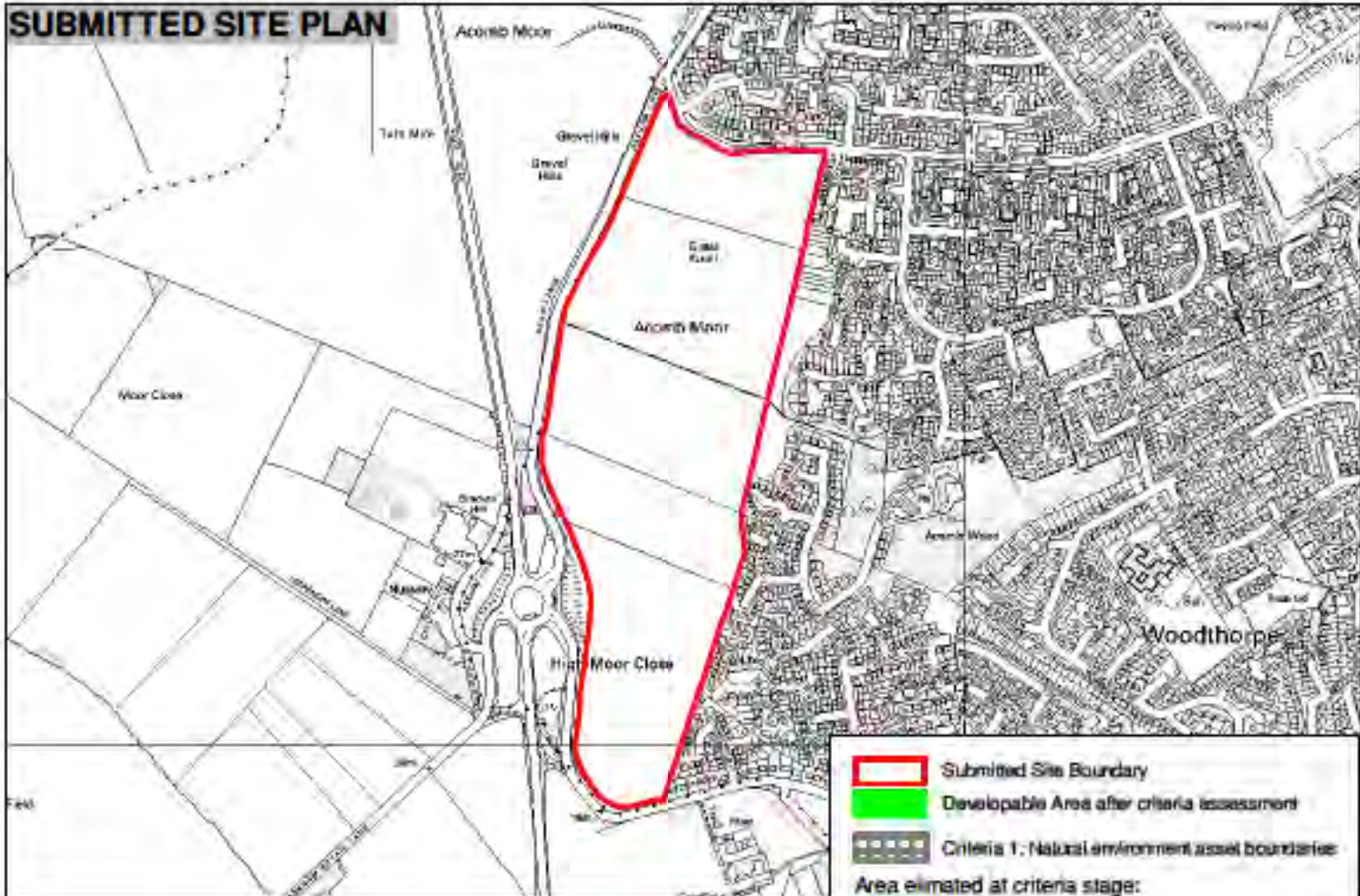


CRITERIA 1, 2 AND 3 ASSESSMENT

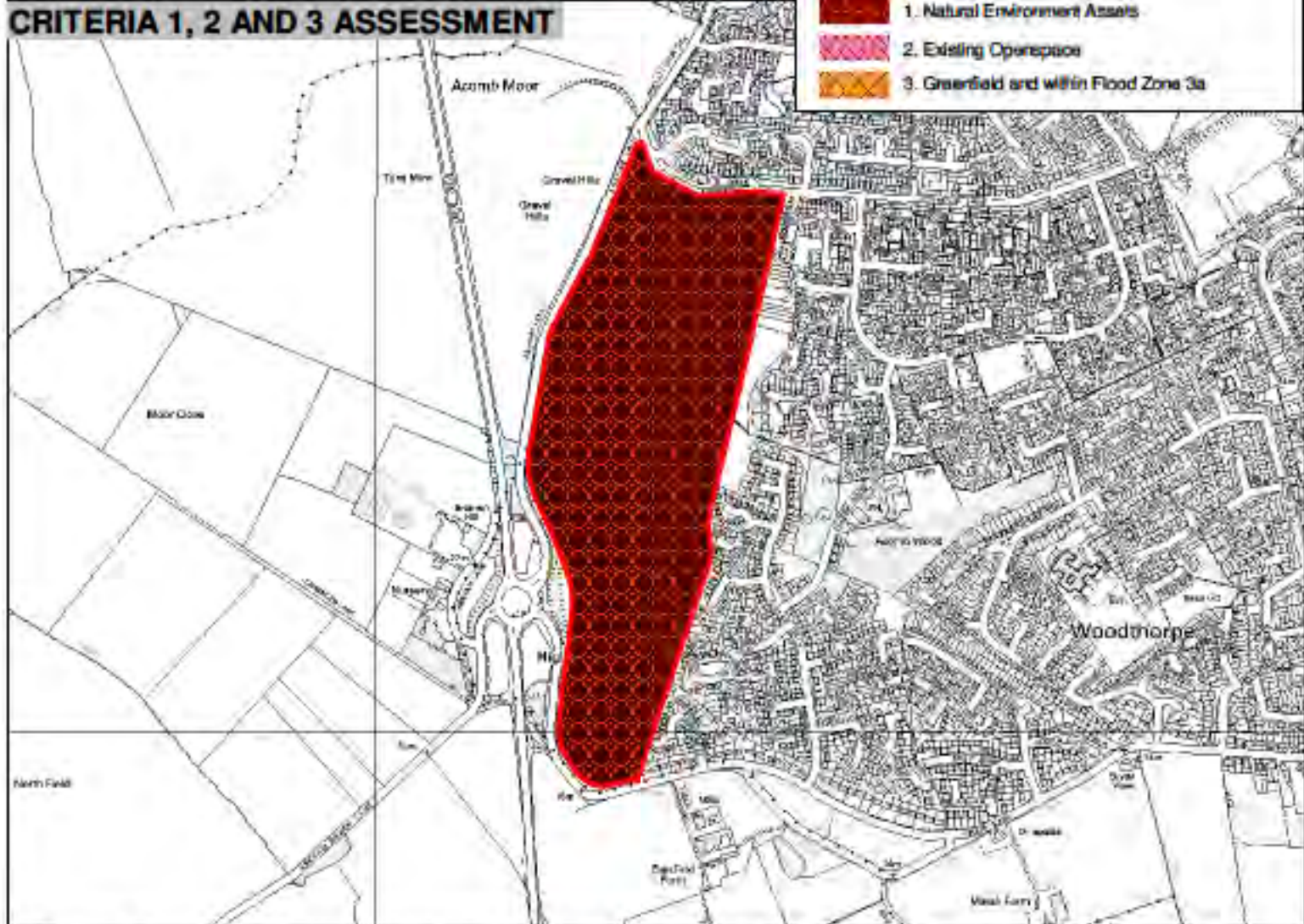


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	Criteria 1: Natural environment asset boundaries
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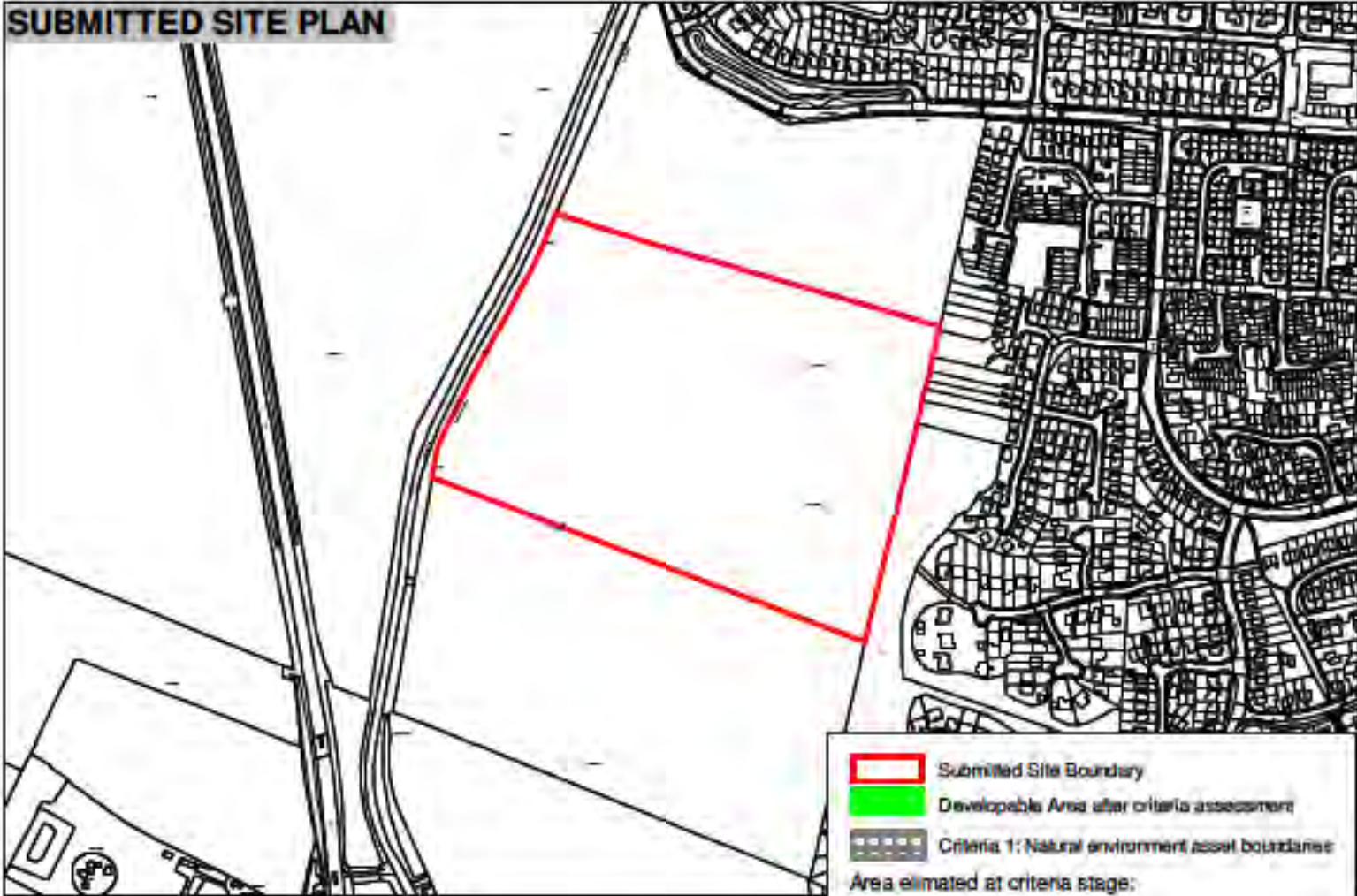
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

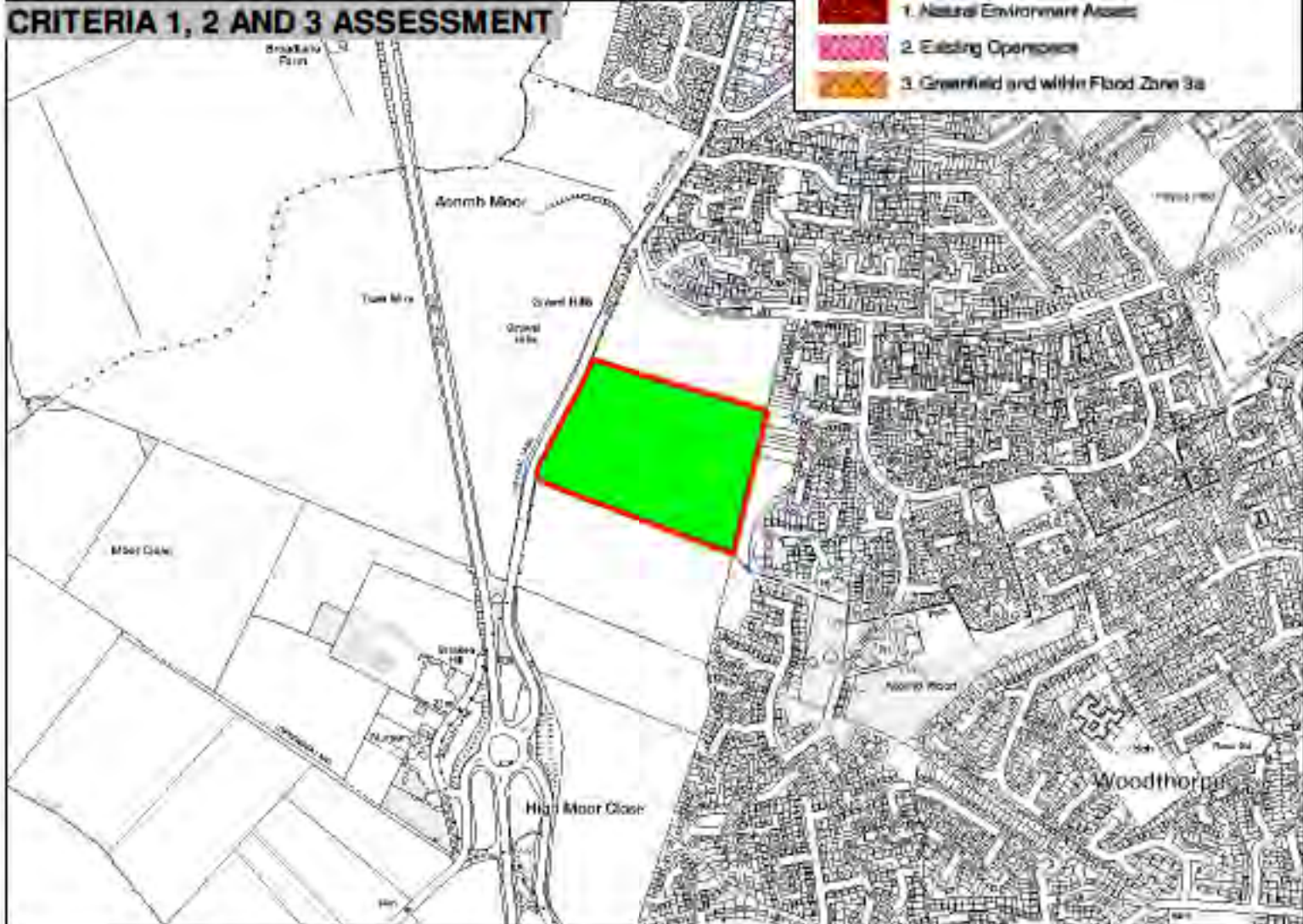


SUBMITTED SITE PLAN

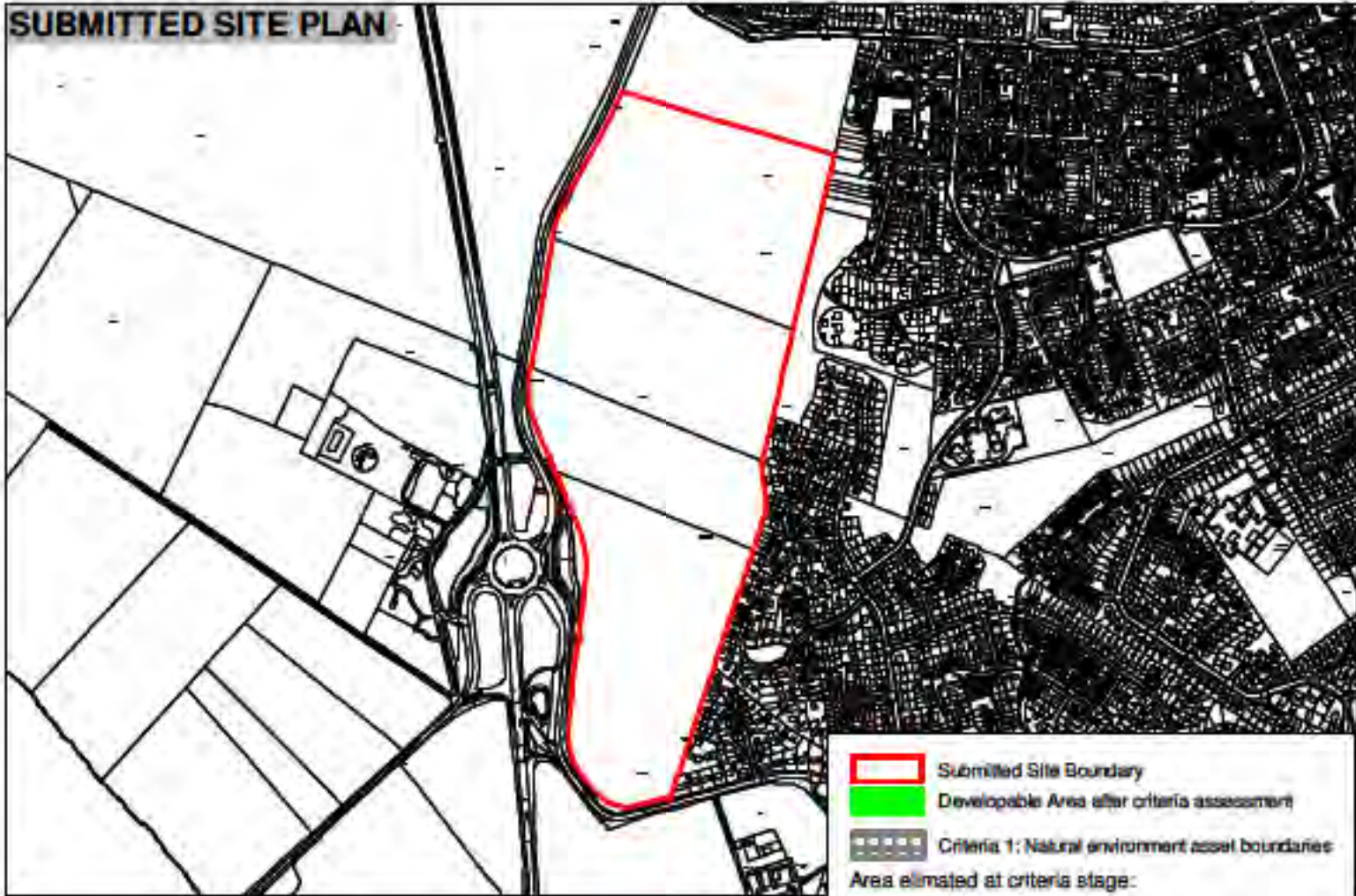


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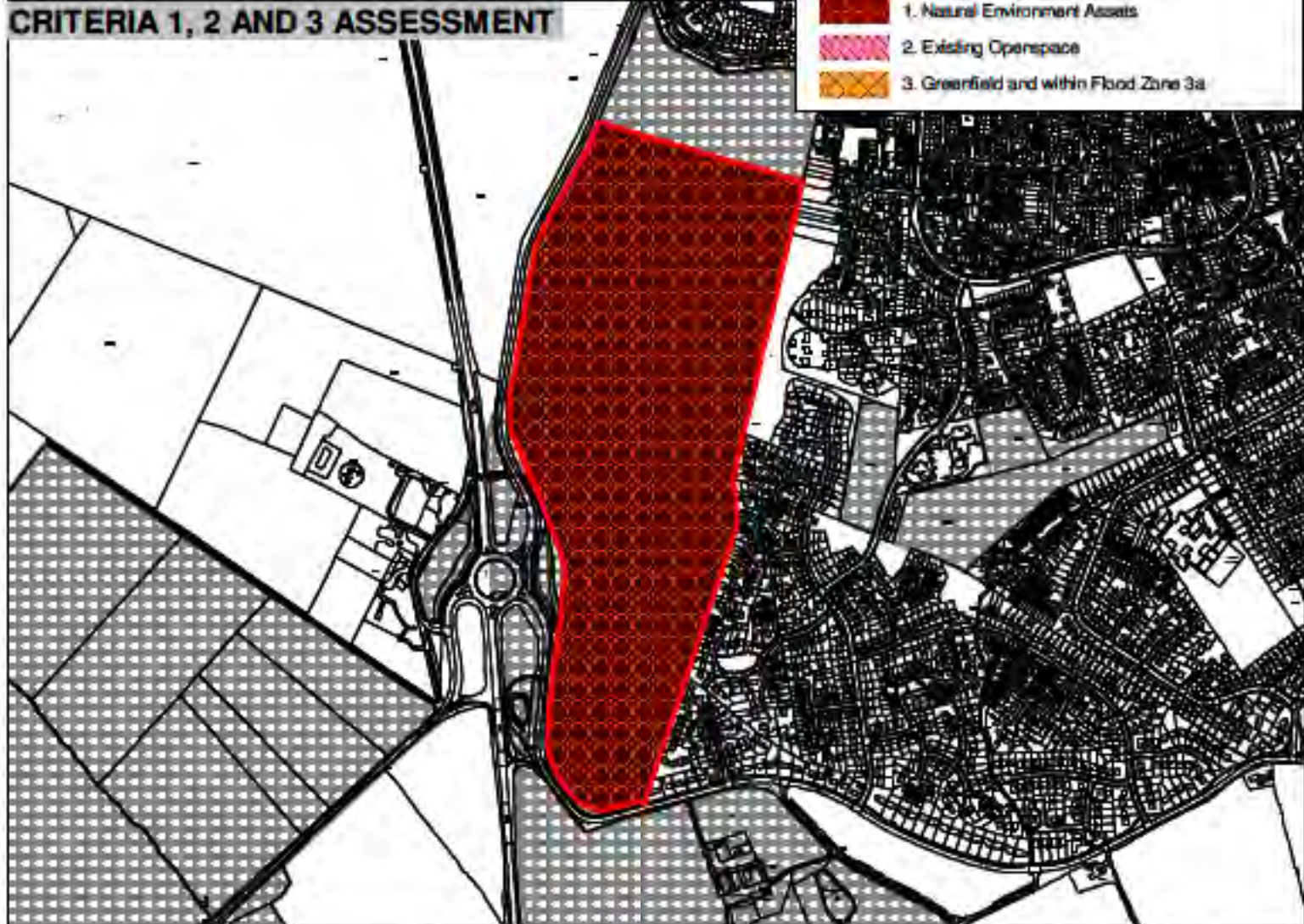
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

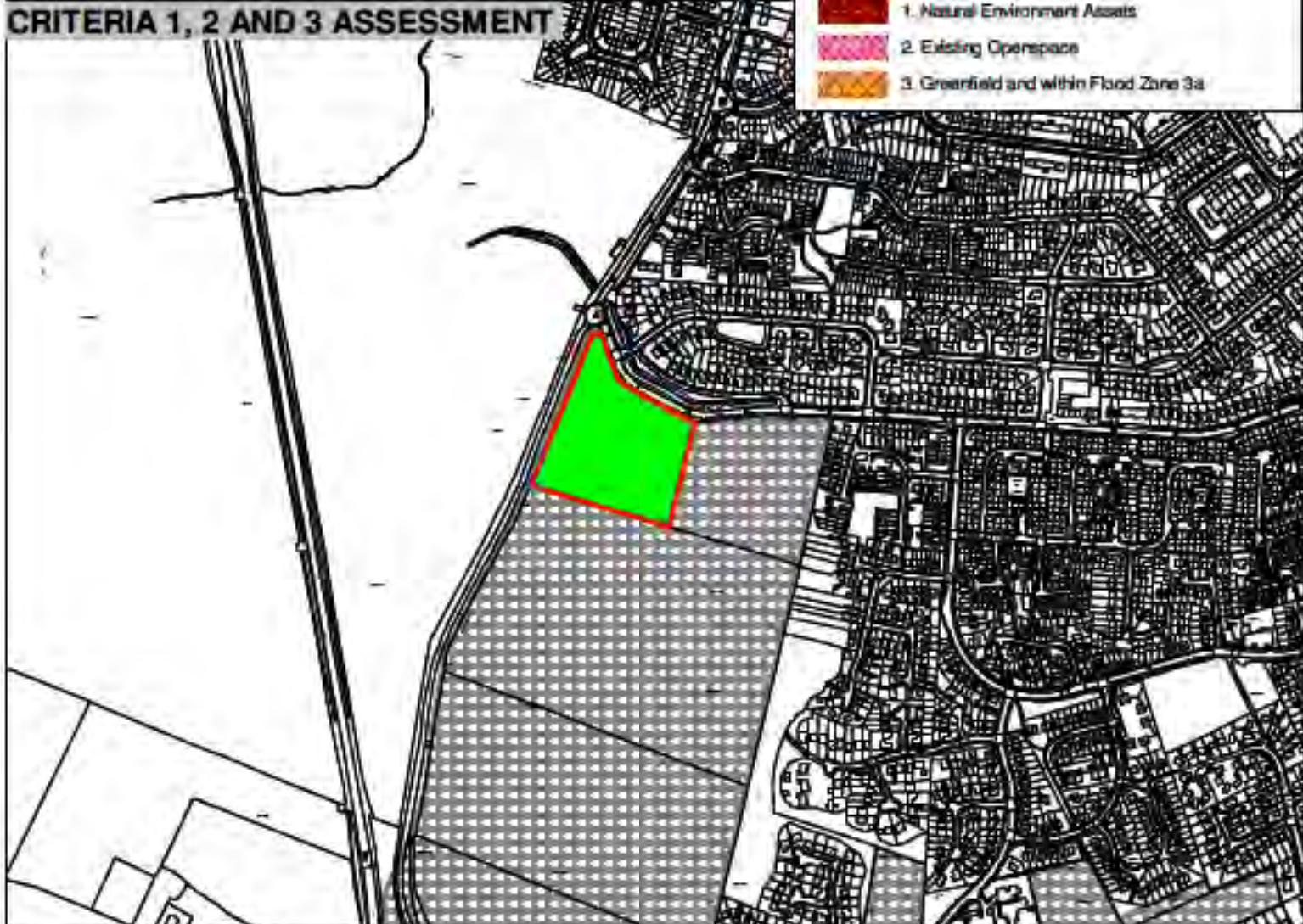
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

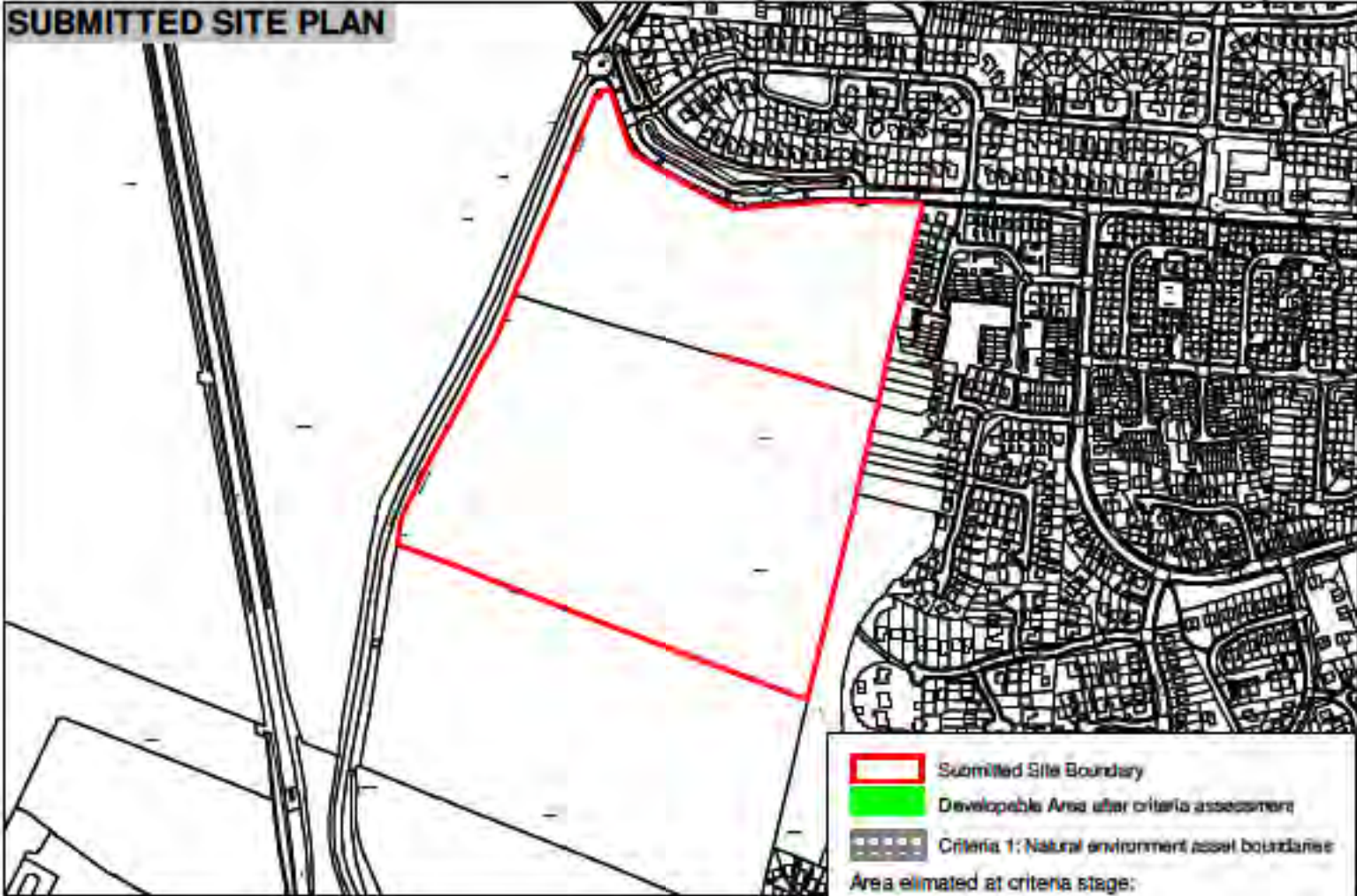
Area eliminated at criteria stage:

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CRITERIA 1, 2 AND 3 ASSESSMENT

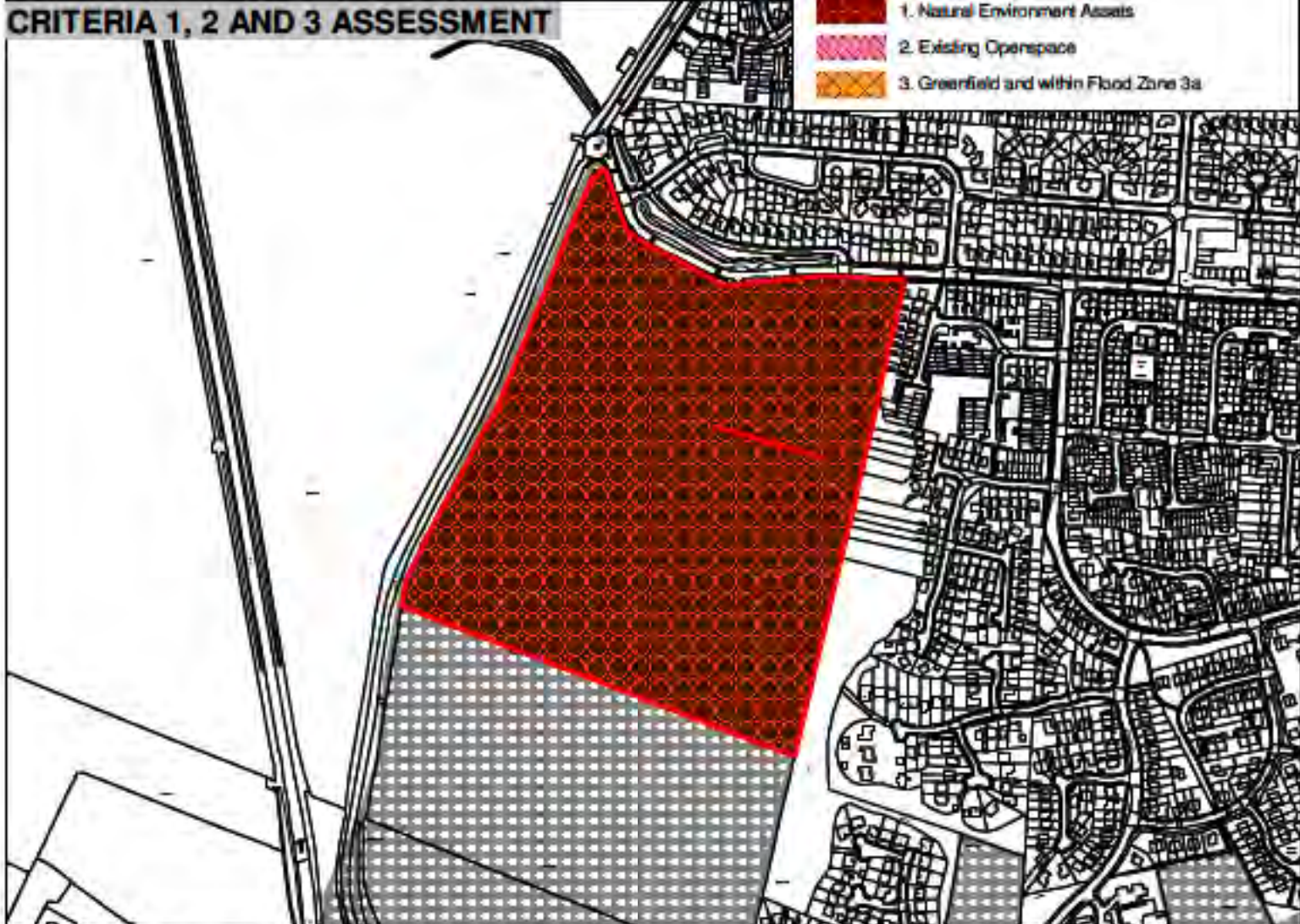


SUBMITTED SITE PLAN









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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

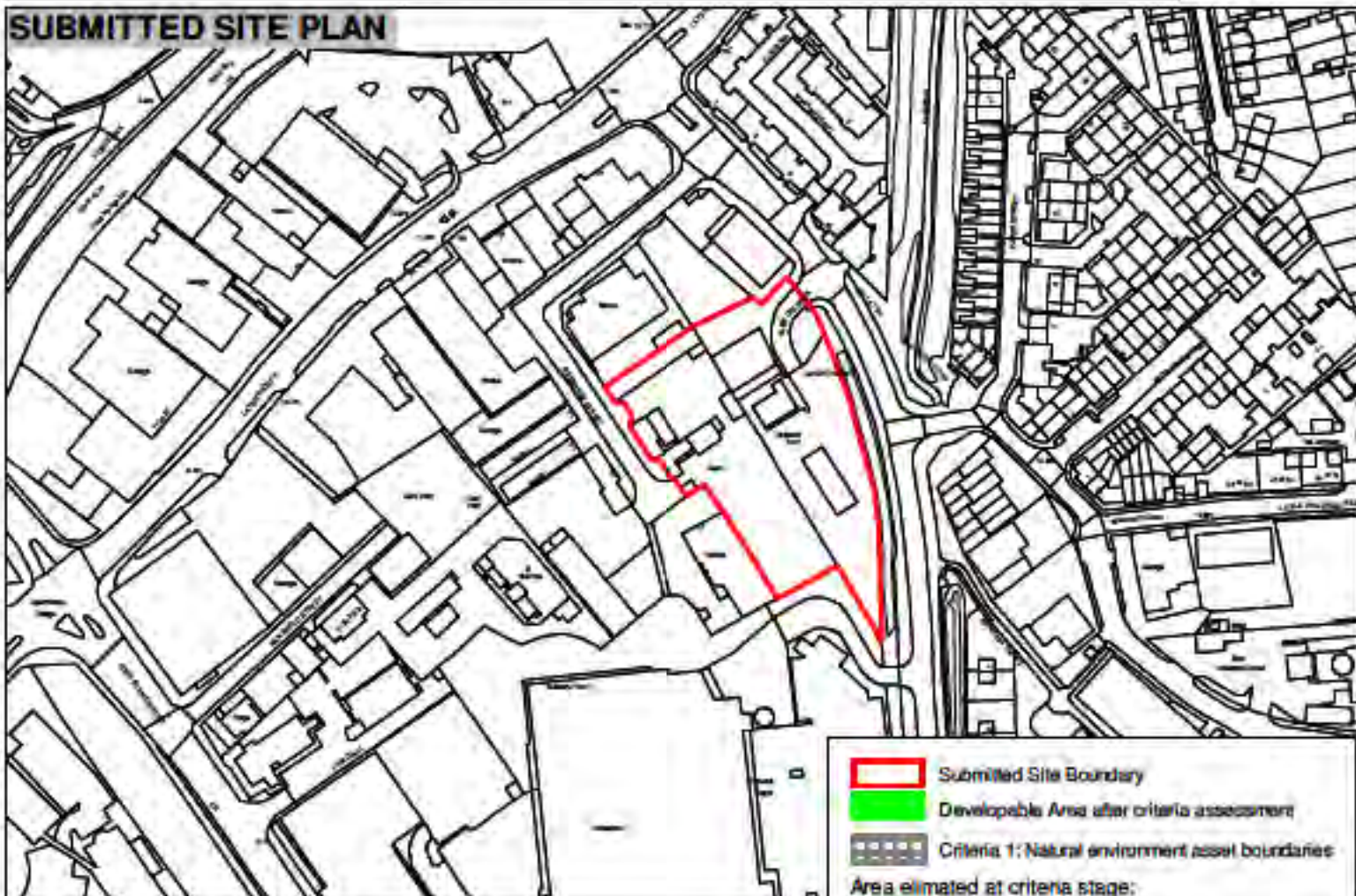


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

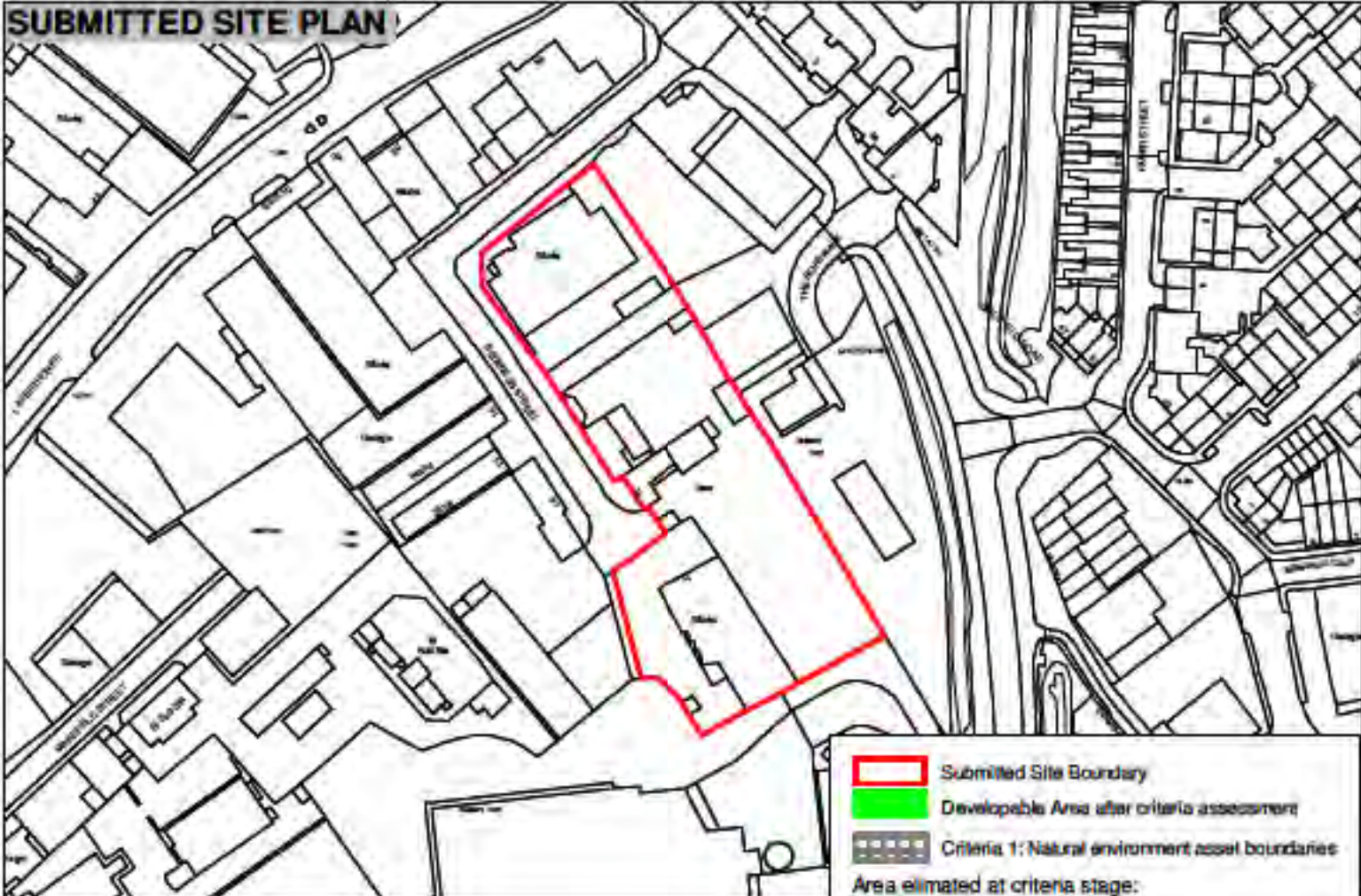


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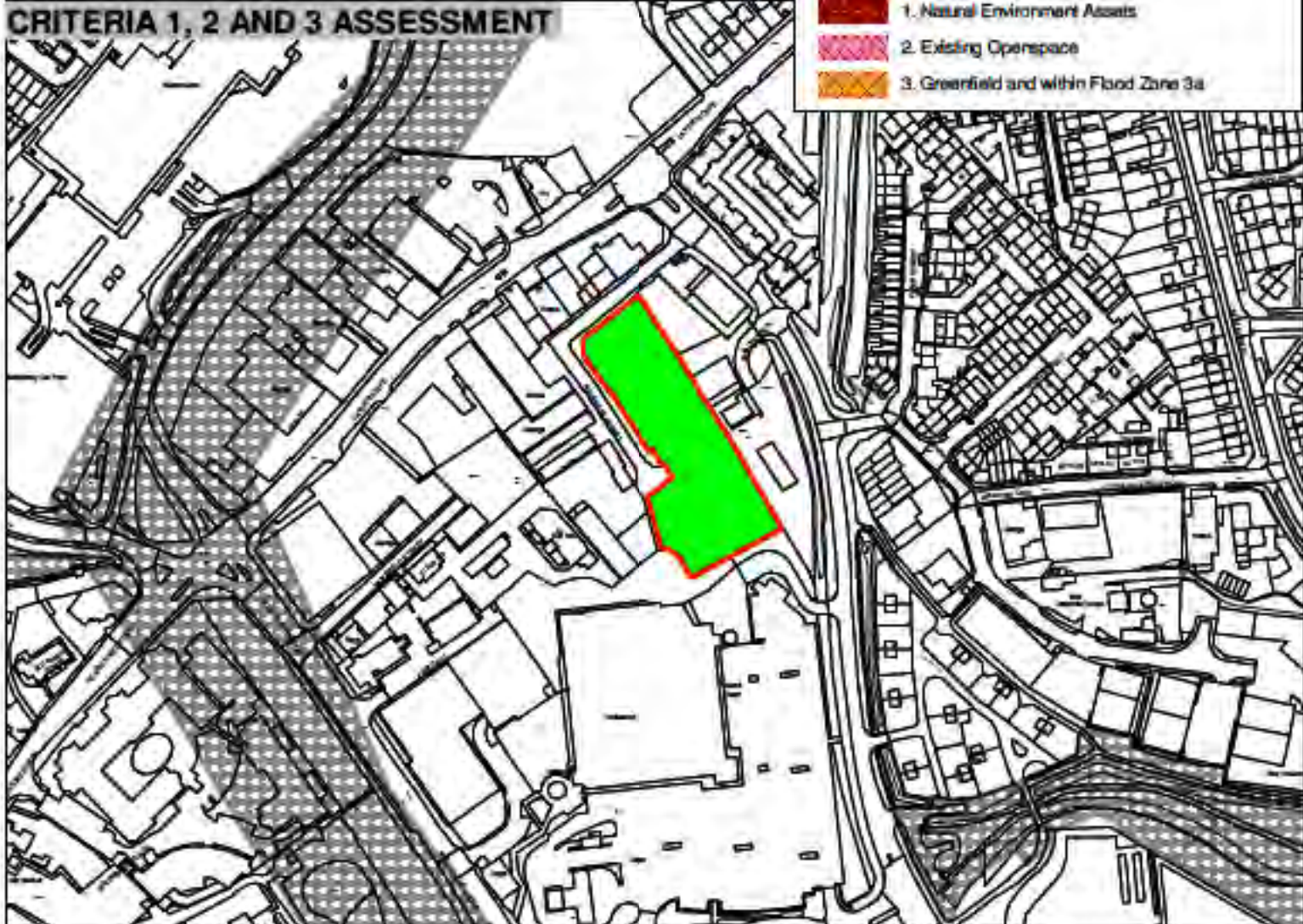
CRITERIA 1, 2 AND 3 ASSESSMENT



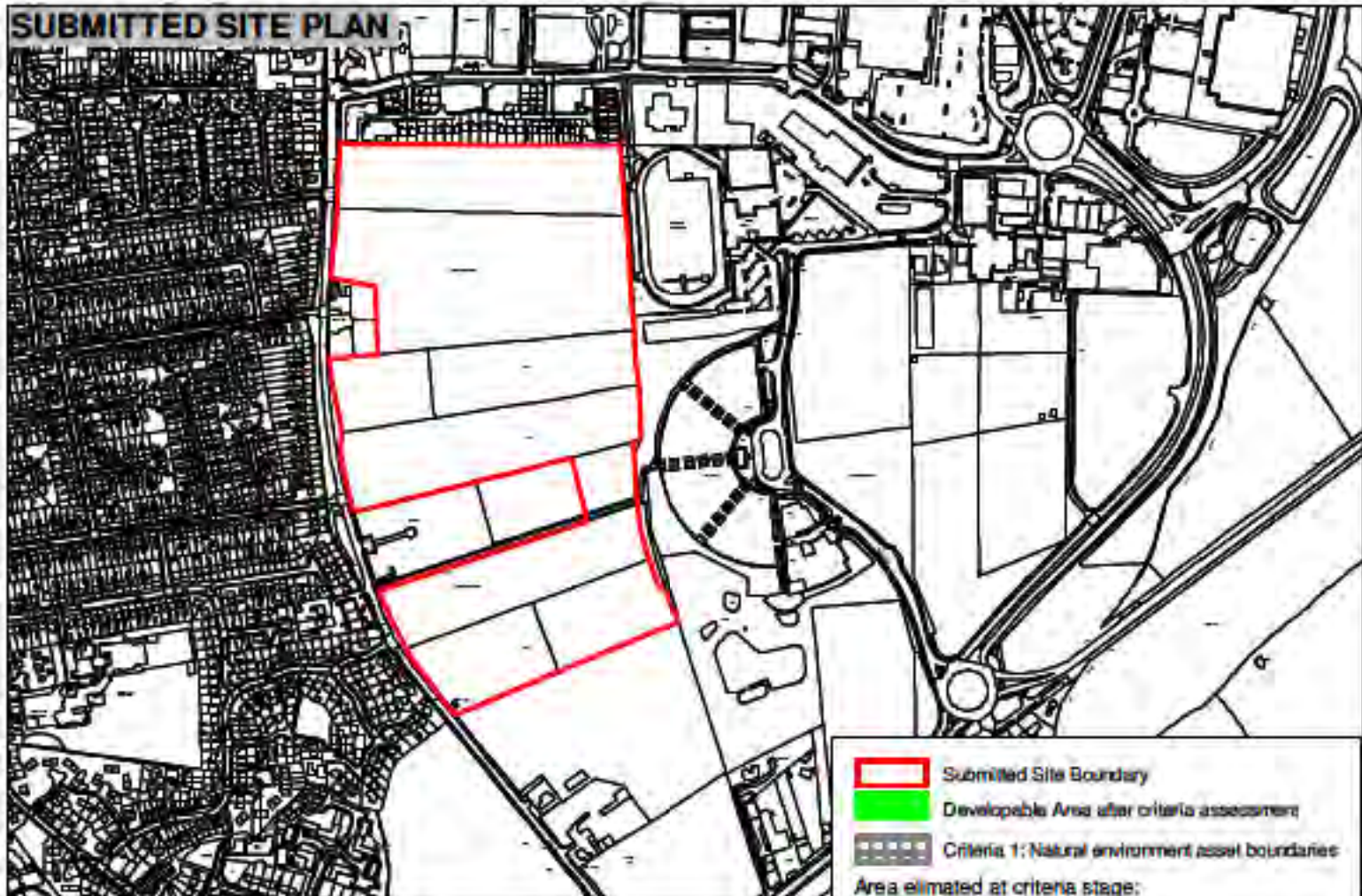
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

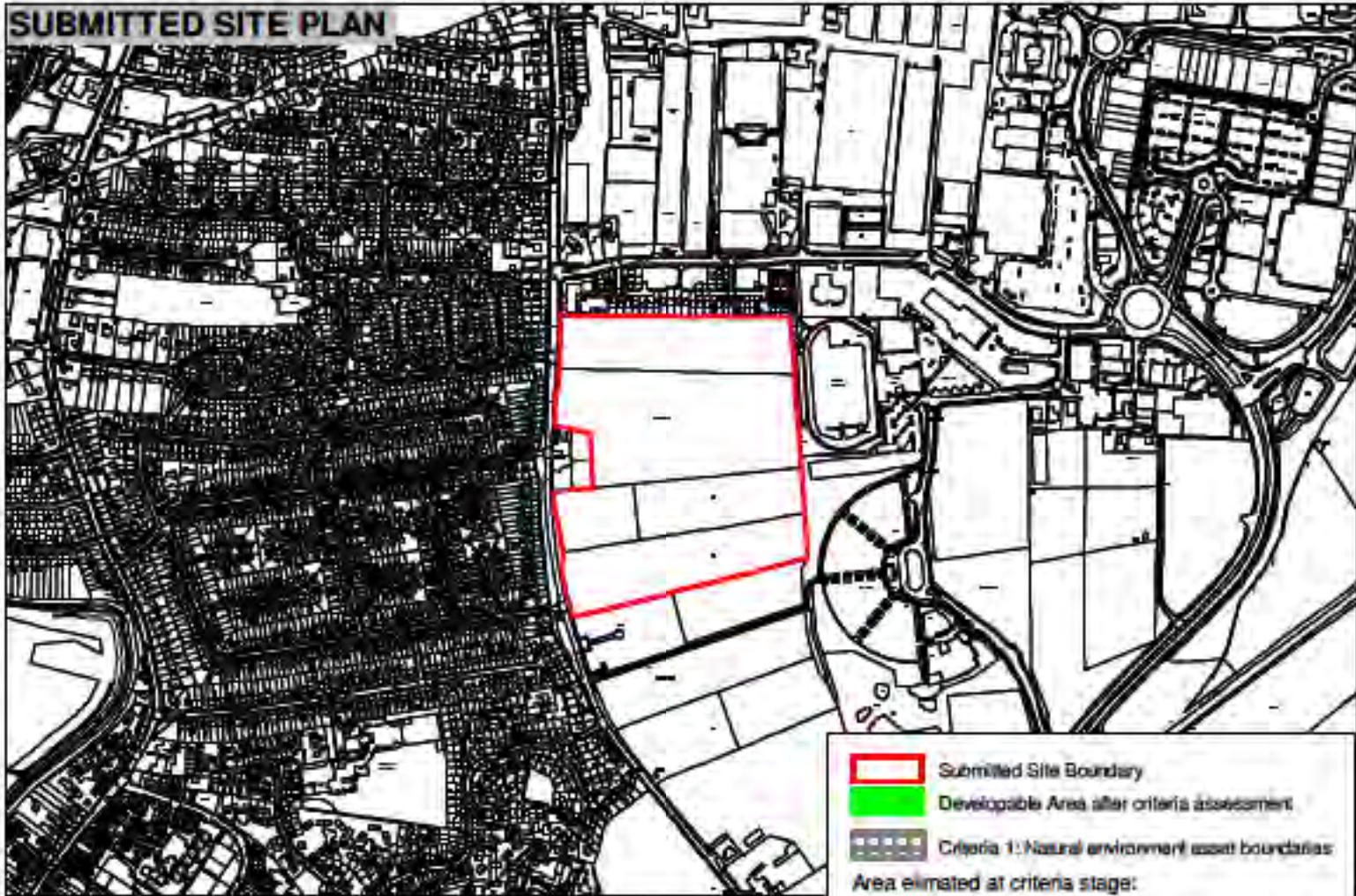






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CRITERIA 1, 2 AND 3 ASSESSMENT

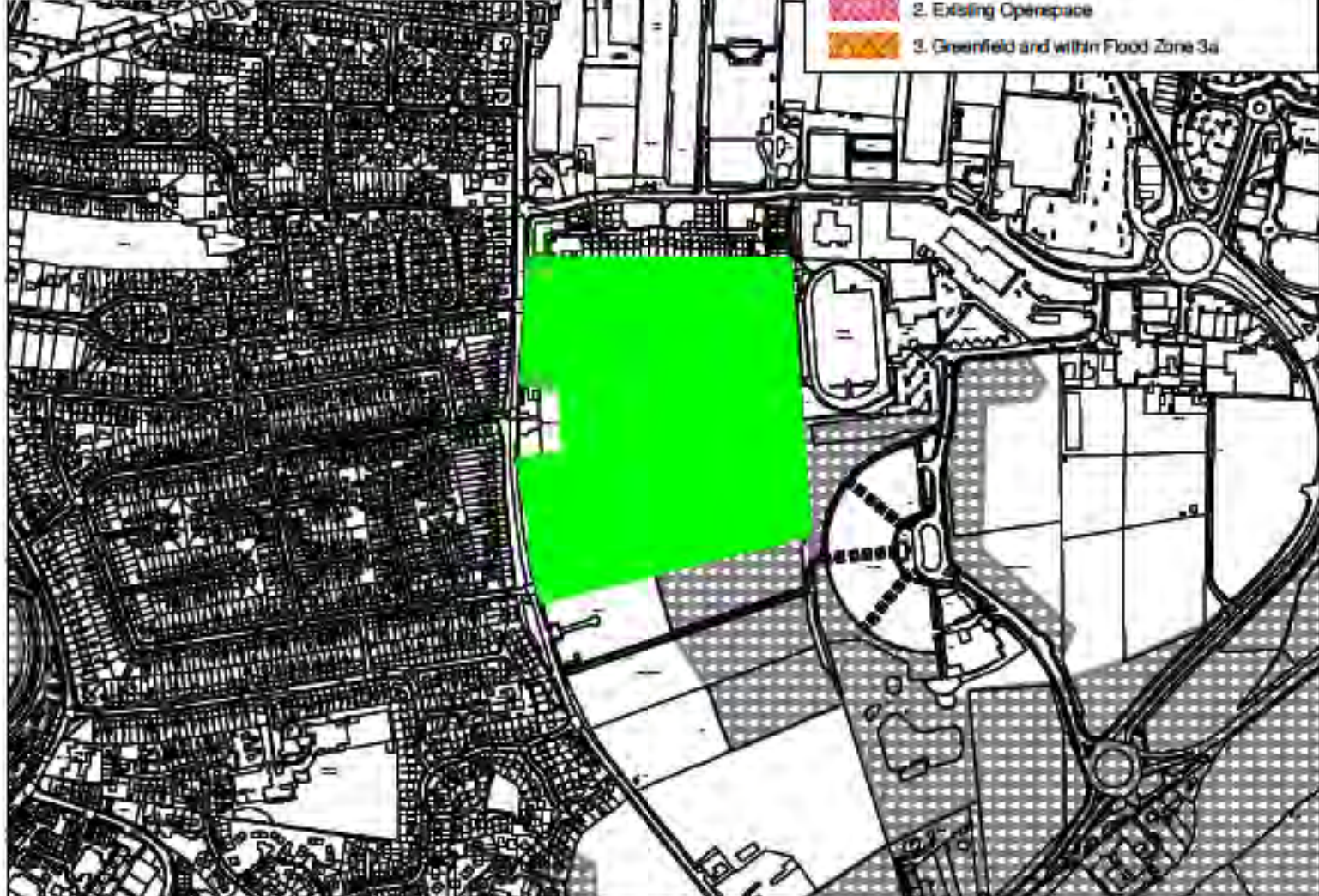


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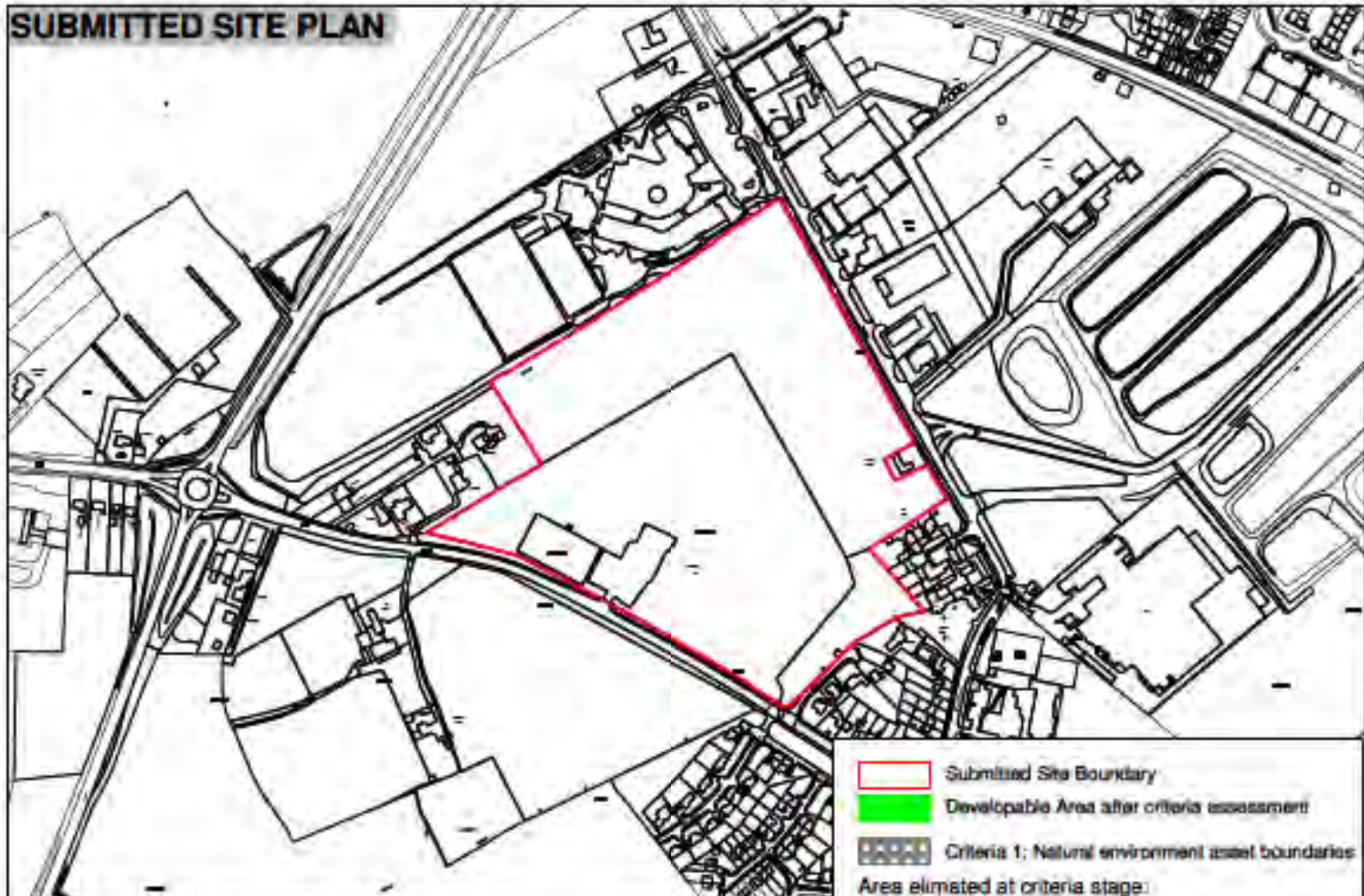


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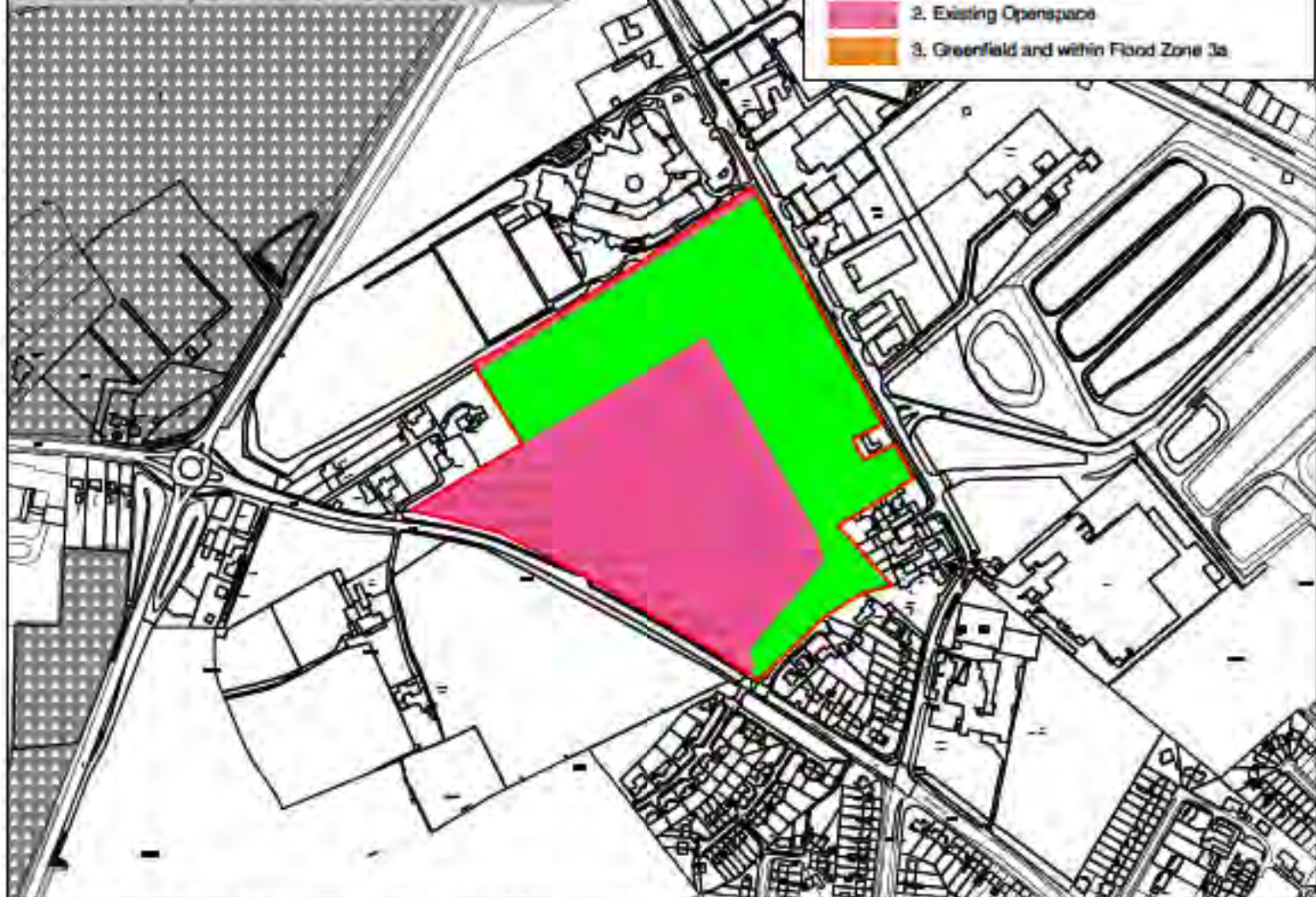
CRITERIA 1, 2 AND 3 ASSESSMENT



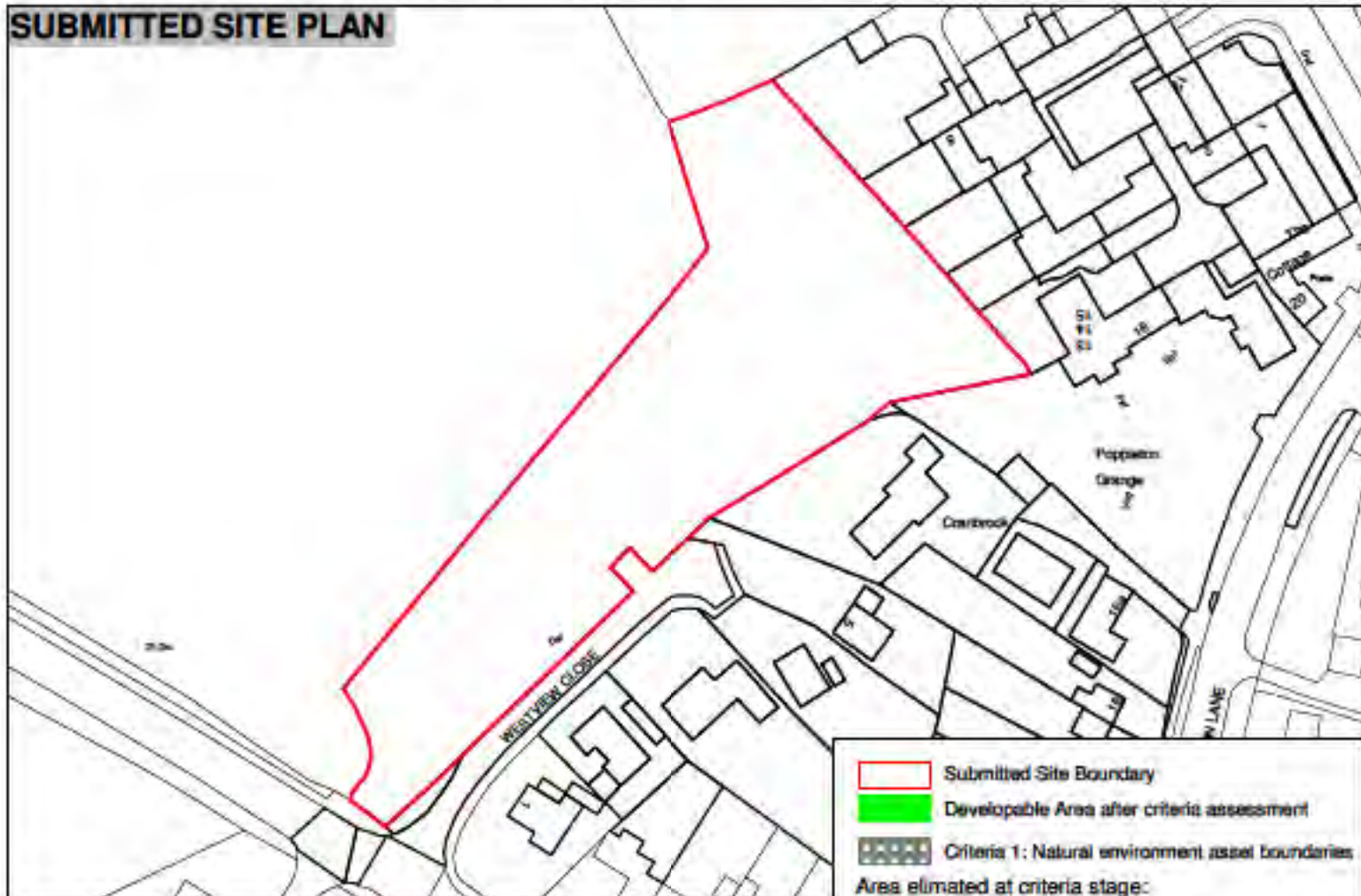
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

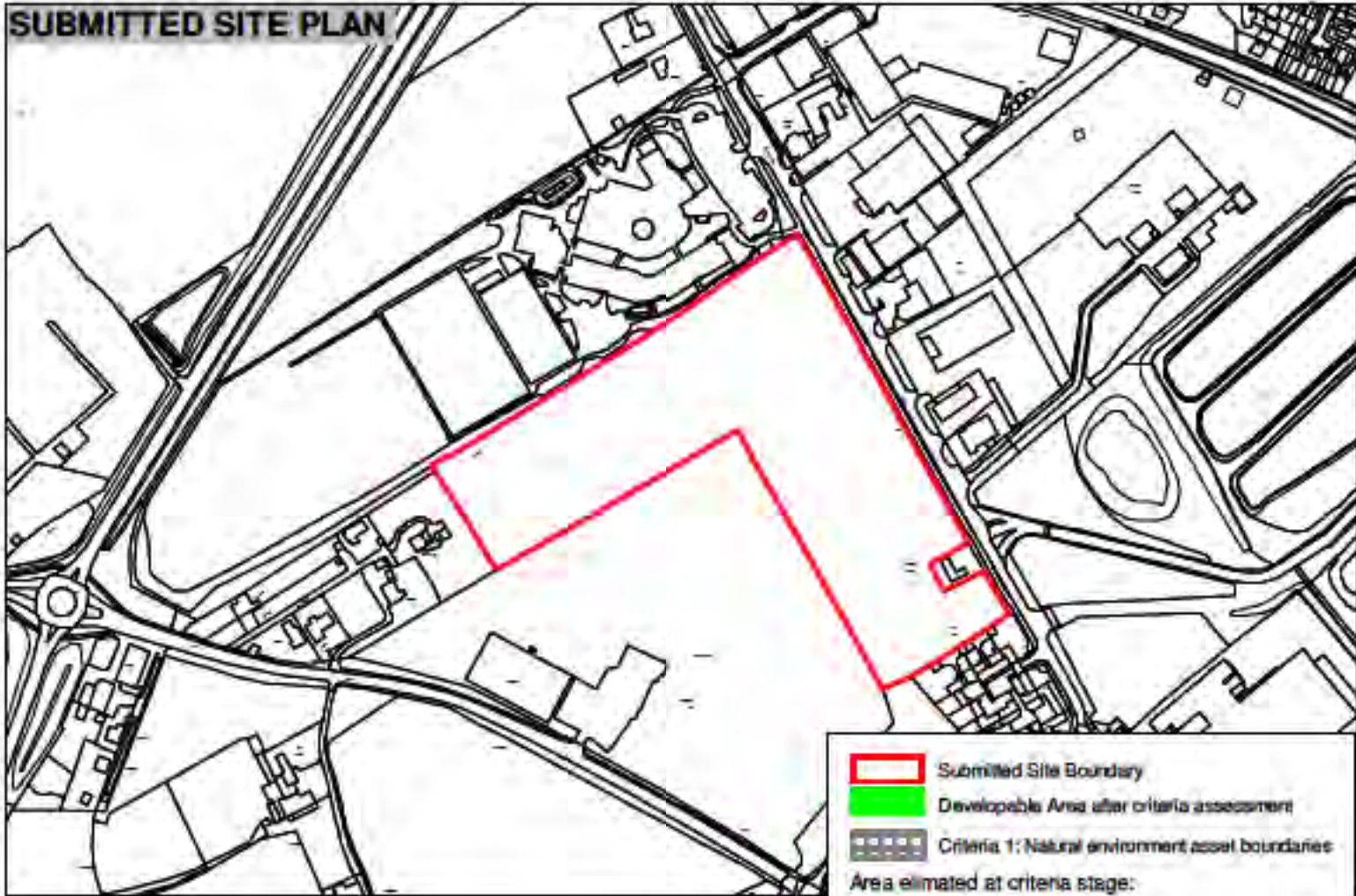


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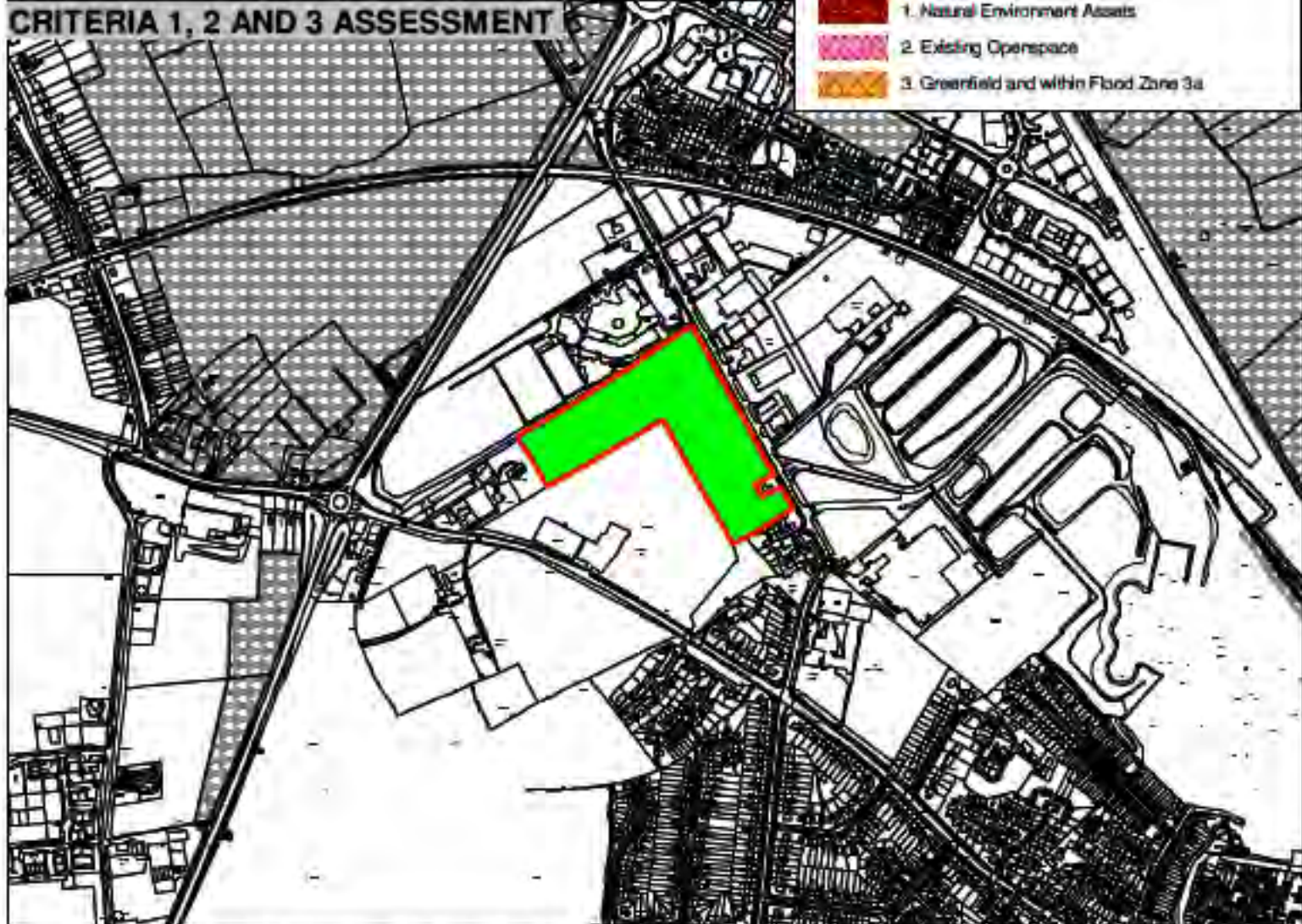


SUBMITTED SITE PLAN

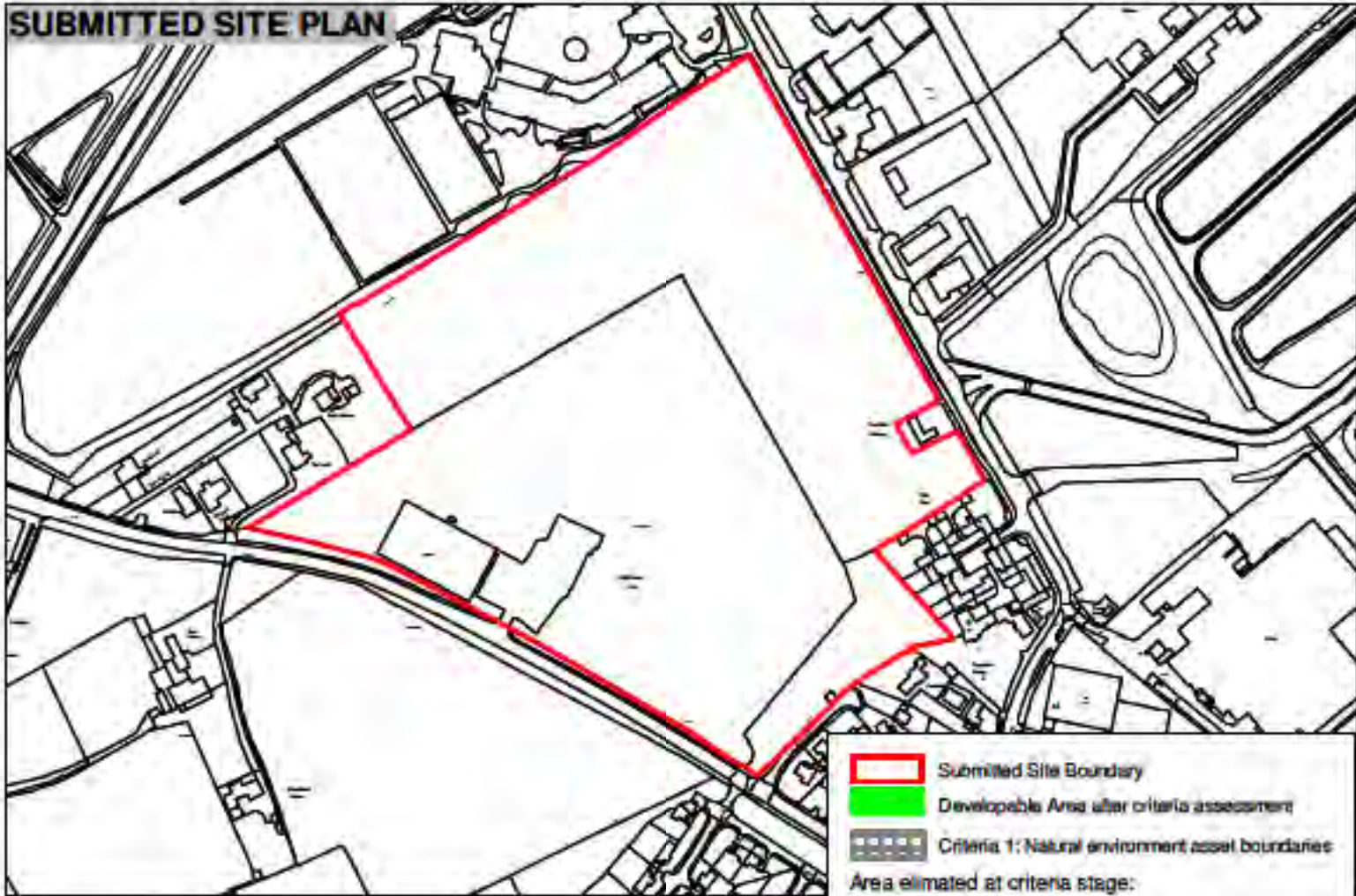


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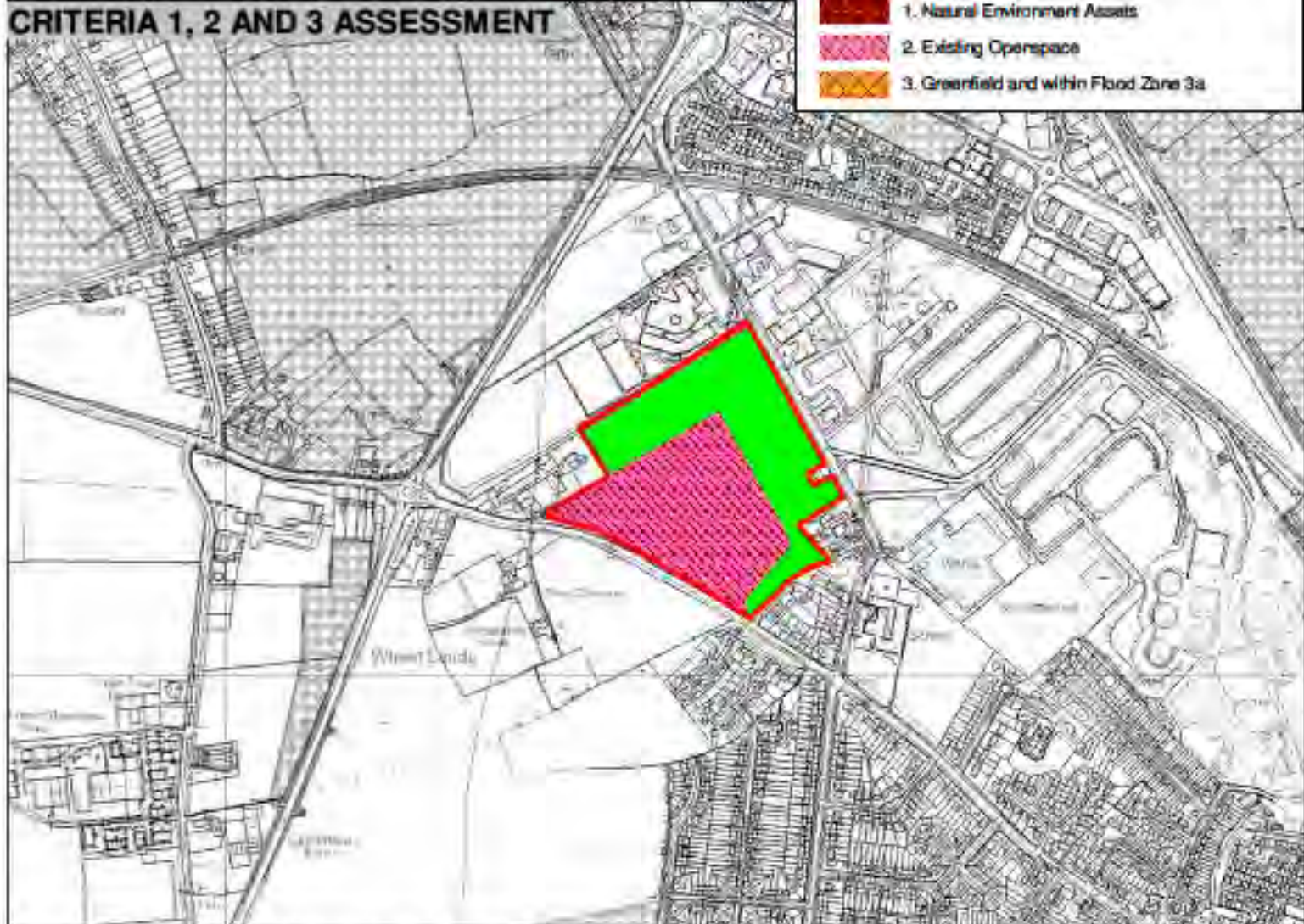


SUBMITTED SITE PLAN

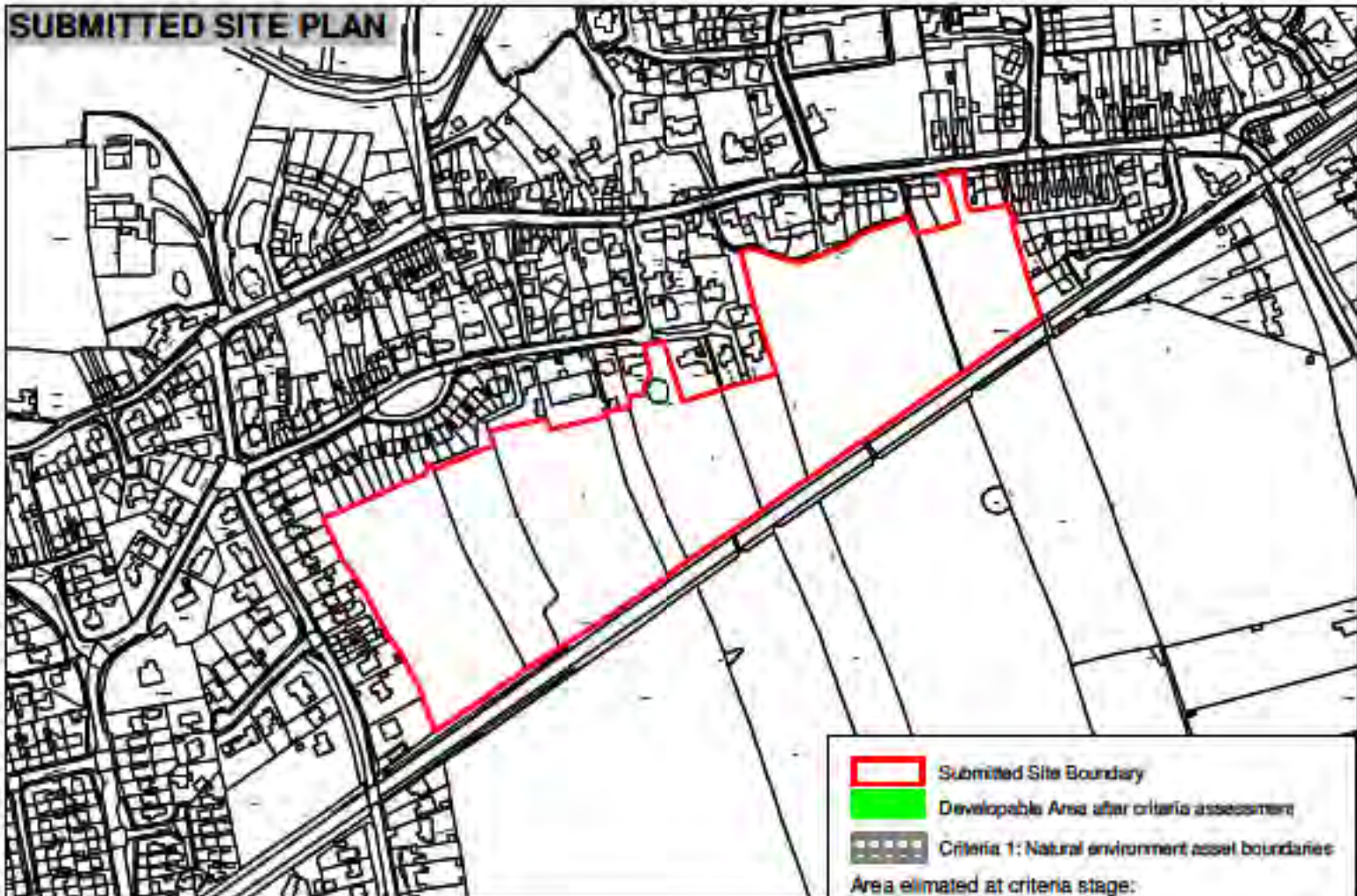


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

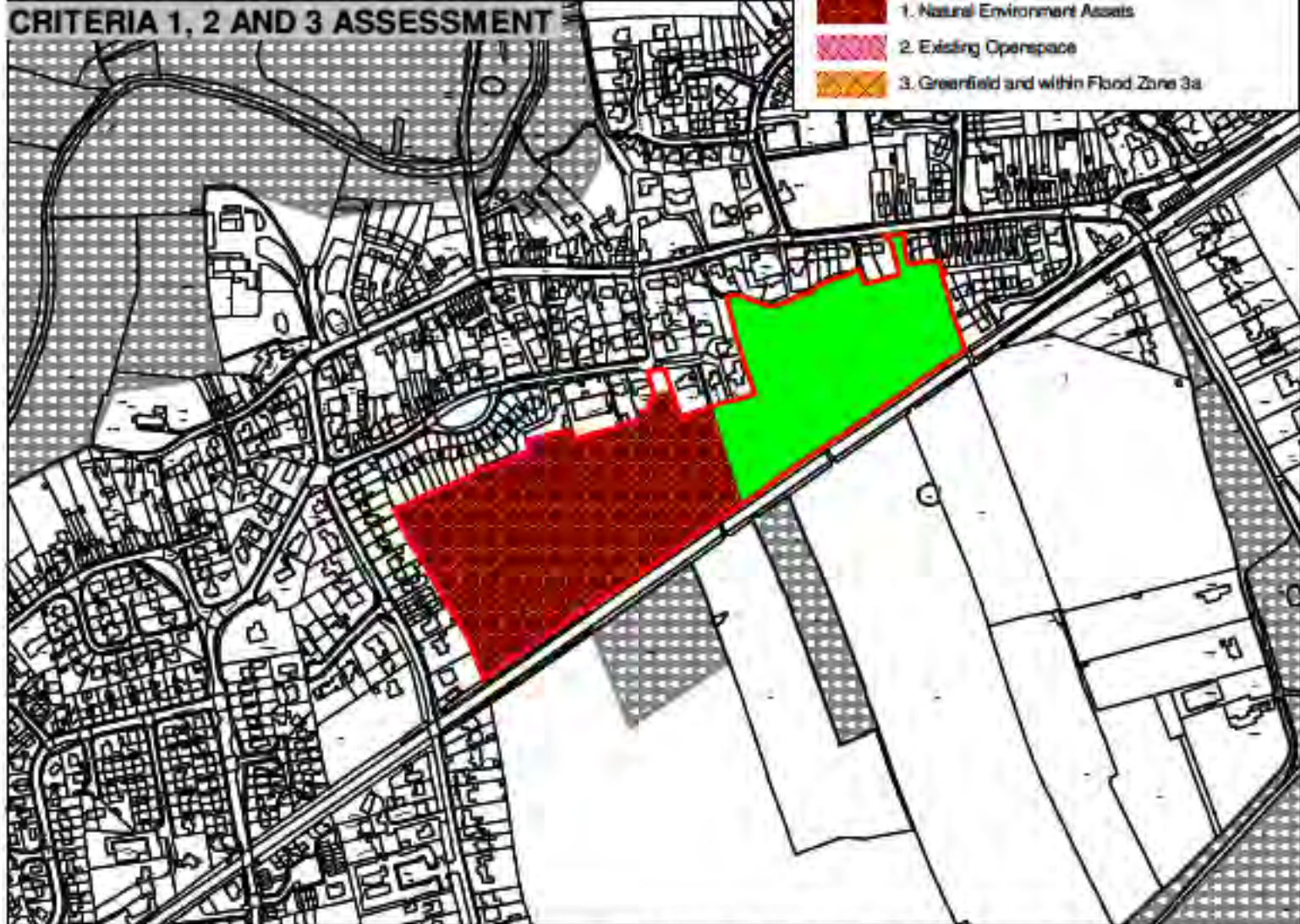
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

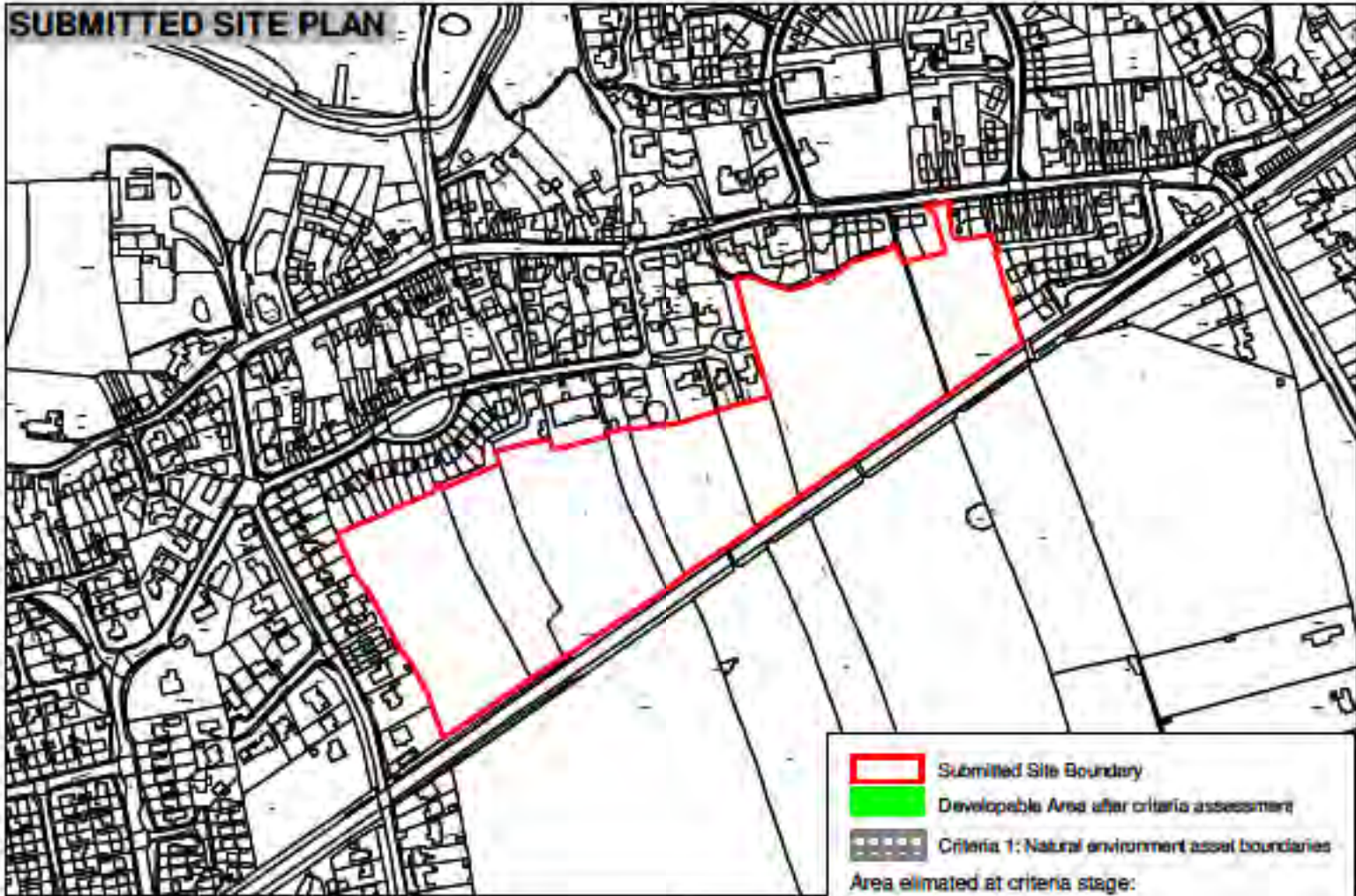
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

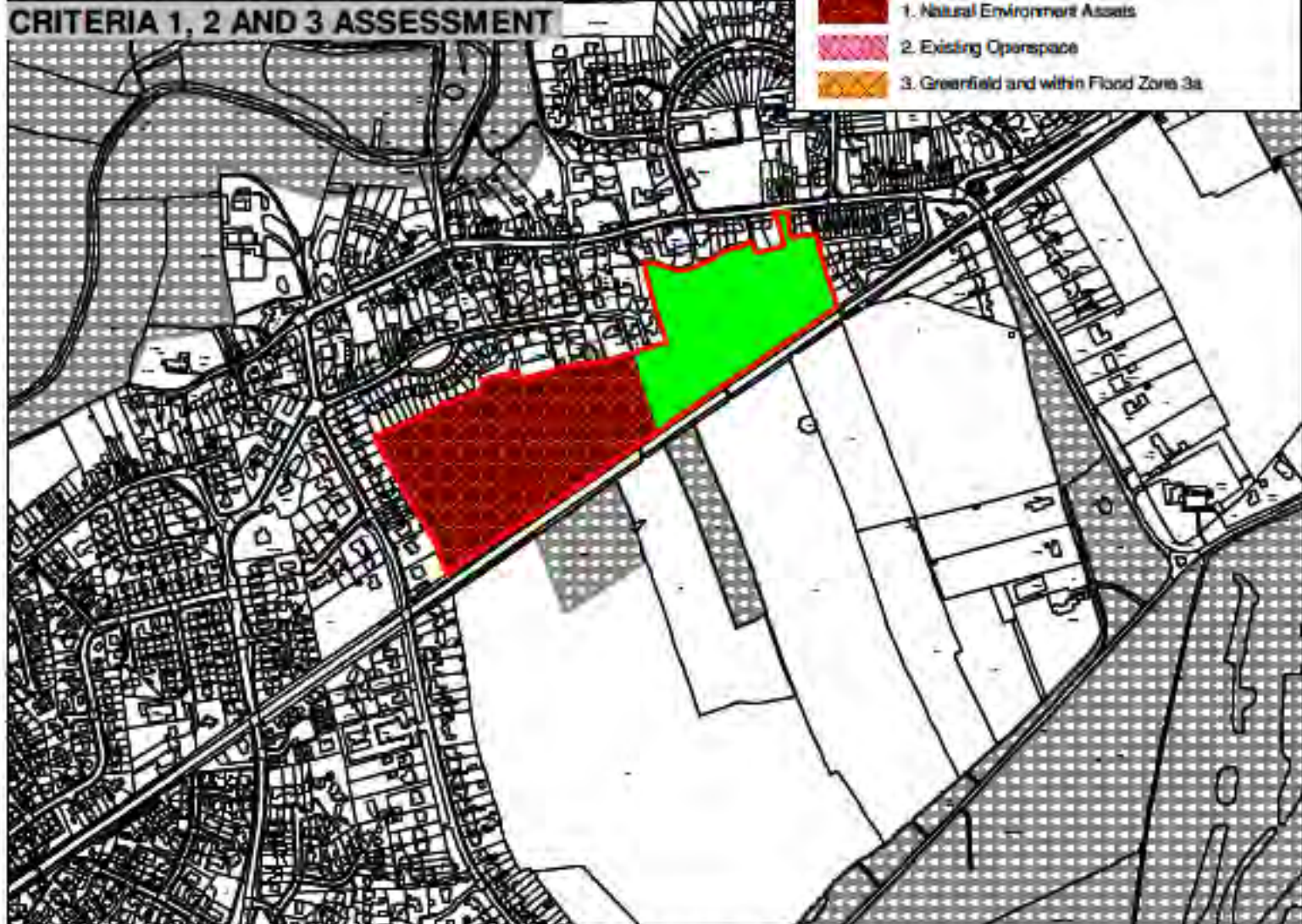
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

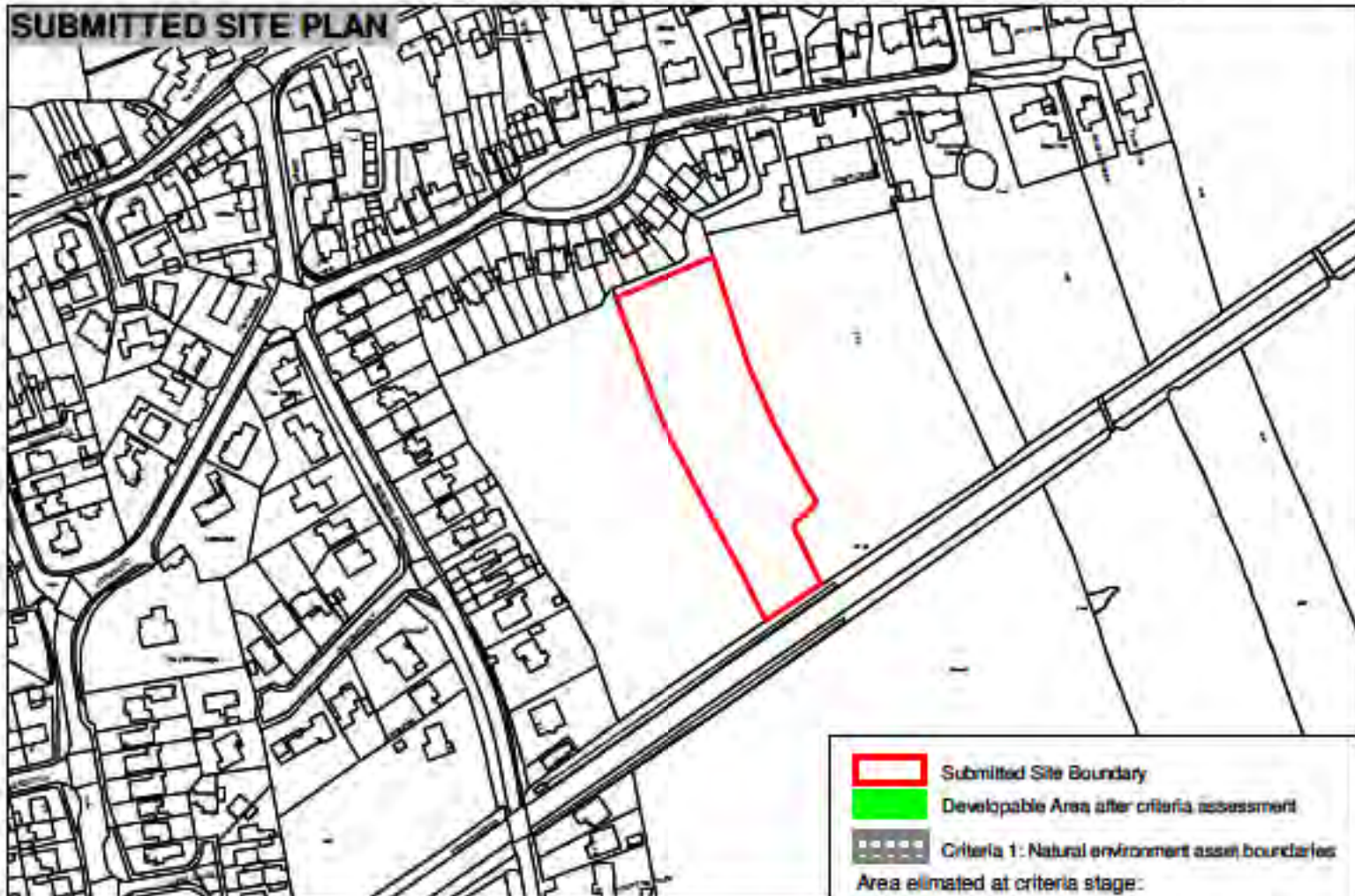
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

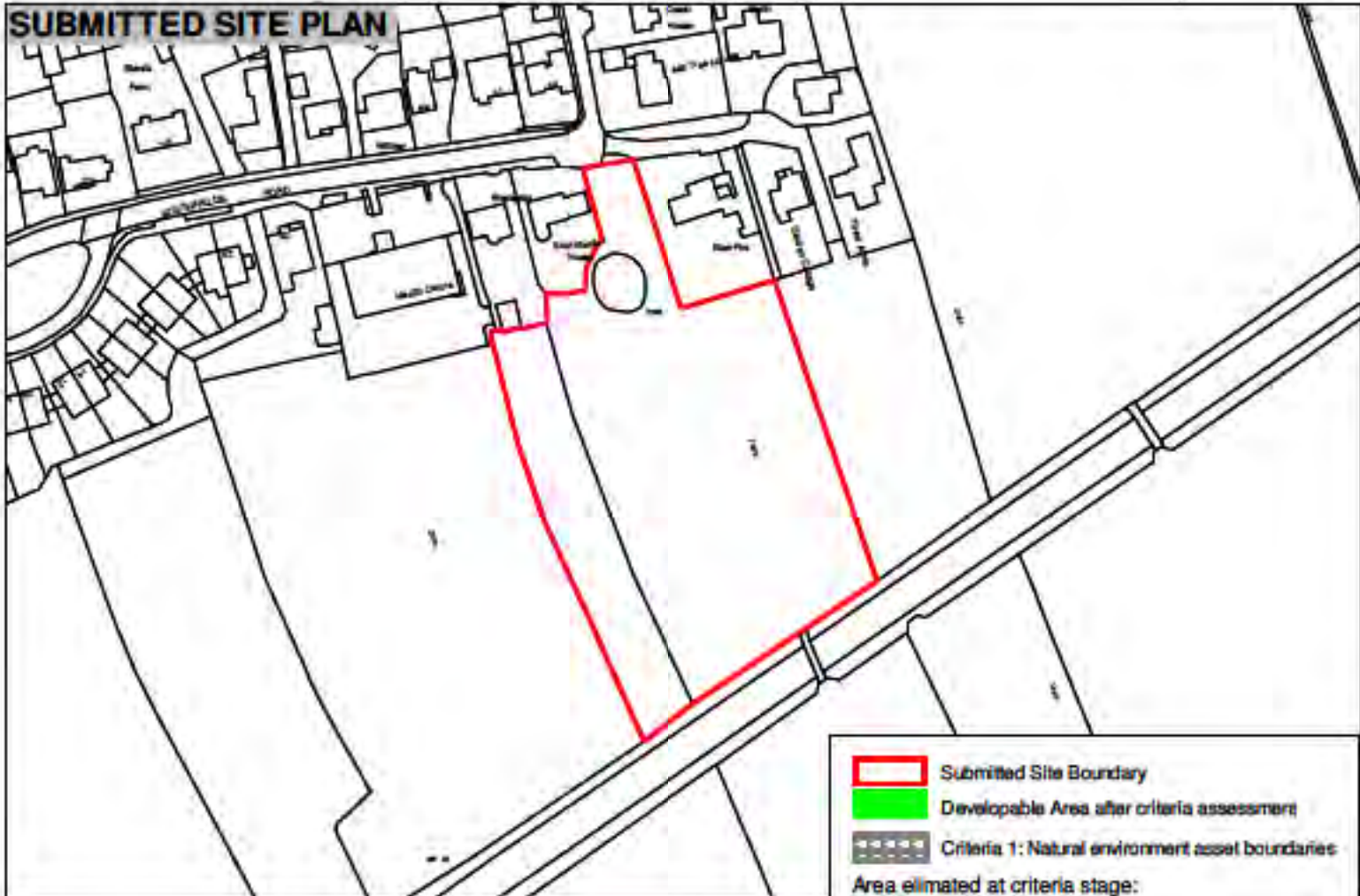


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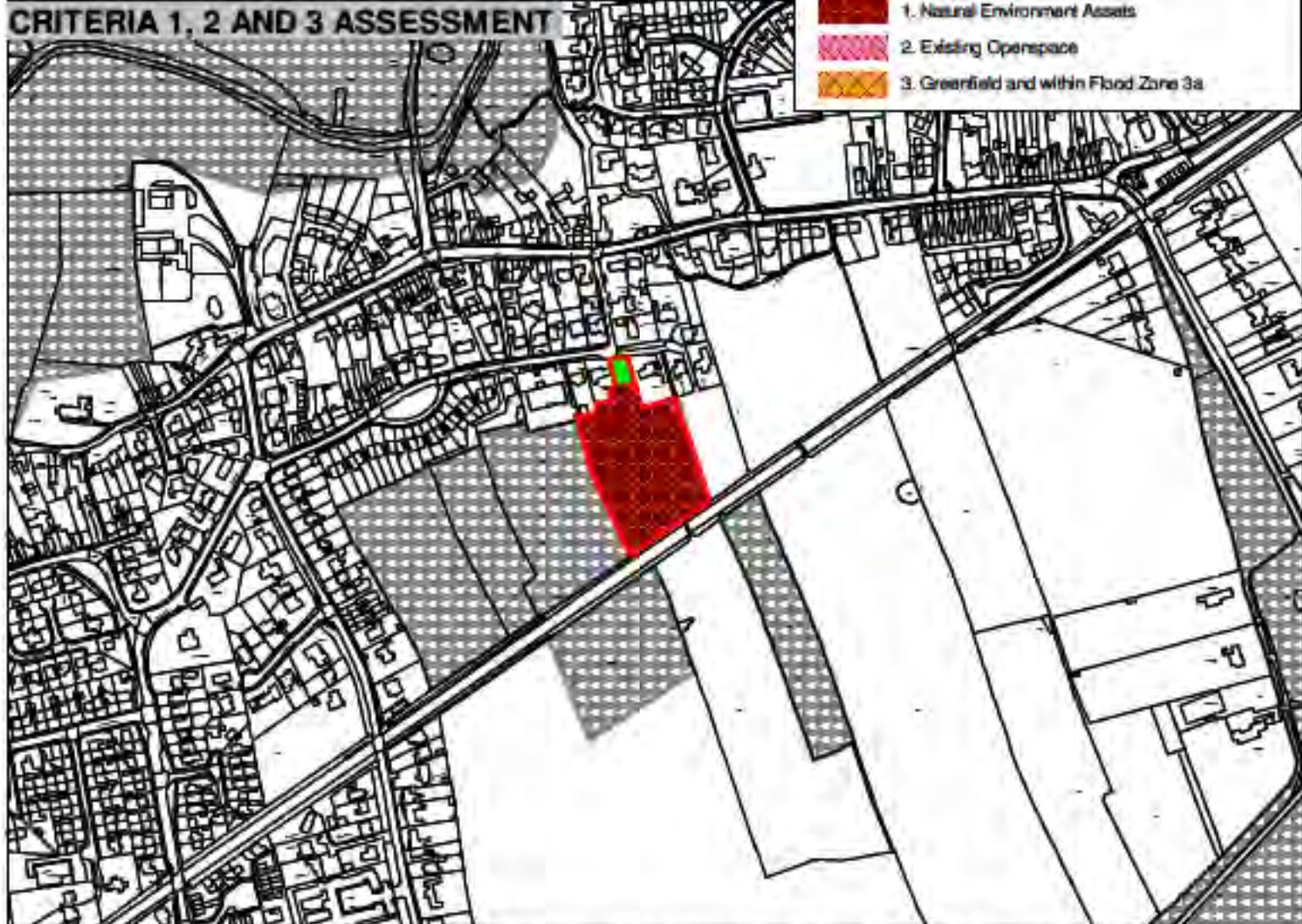
CRITERIA 1, 2 AND 3 ASSESSMENT



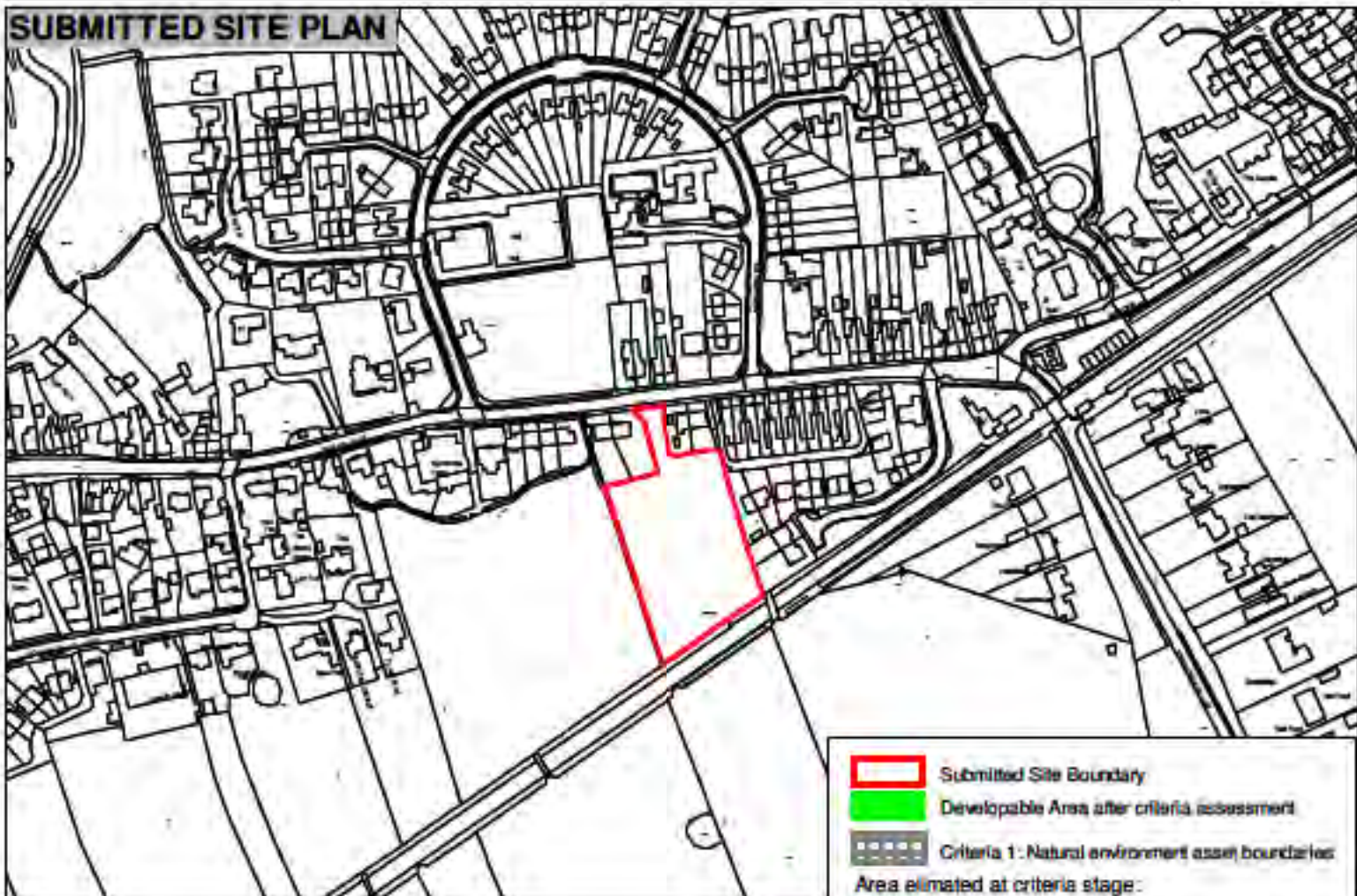
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CRITERIA 1, 2 AND 3 ASSESSMENT

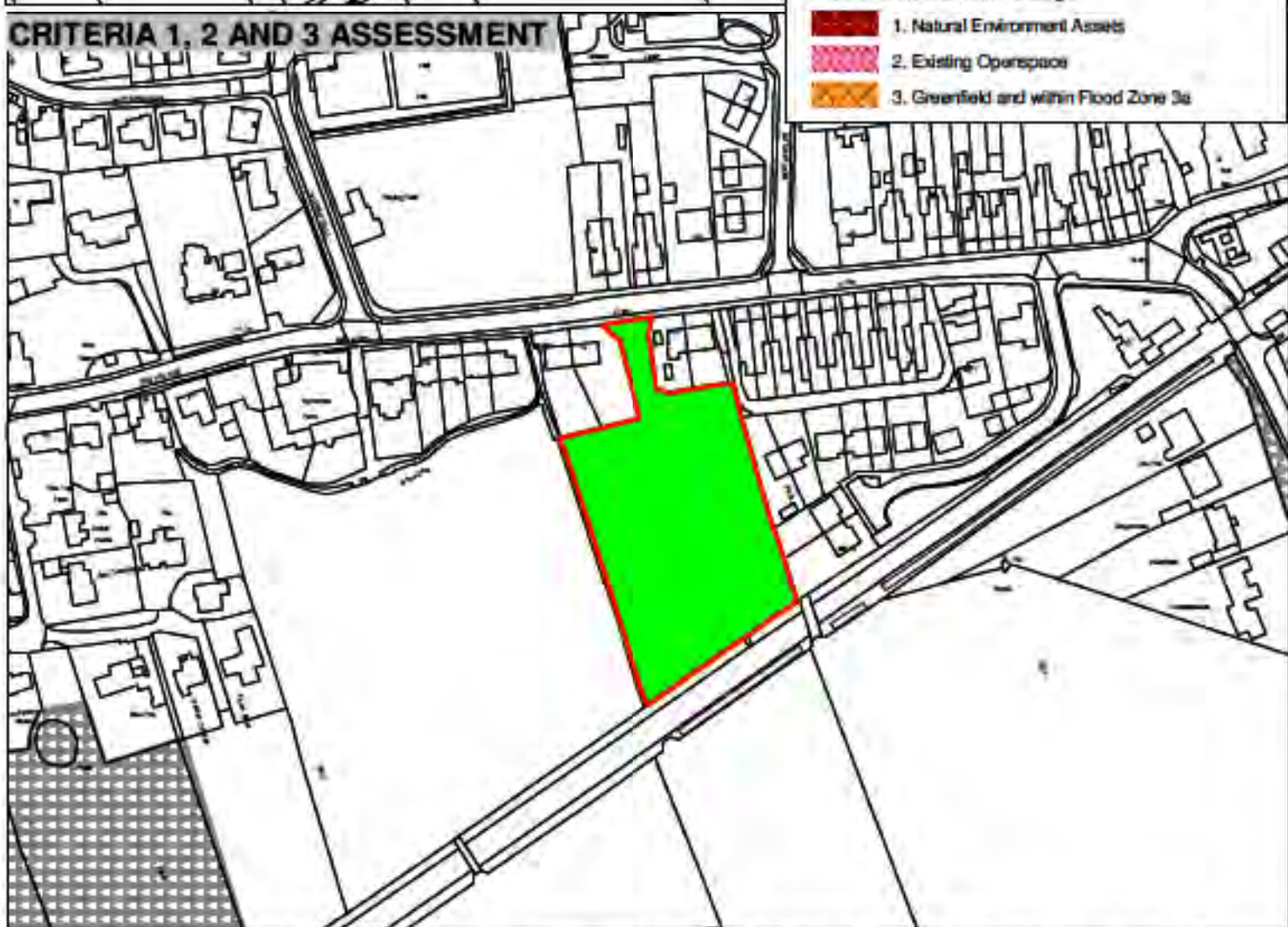


SUBMITTED SITE PLAN

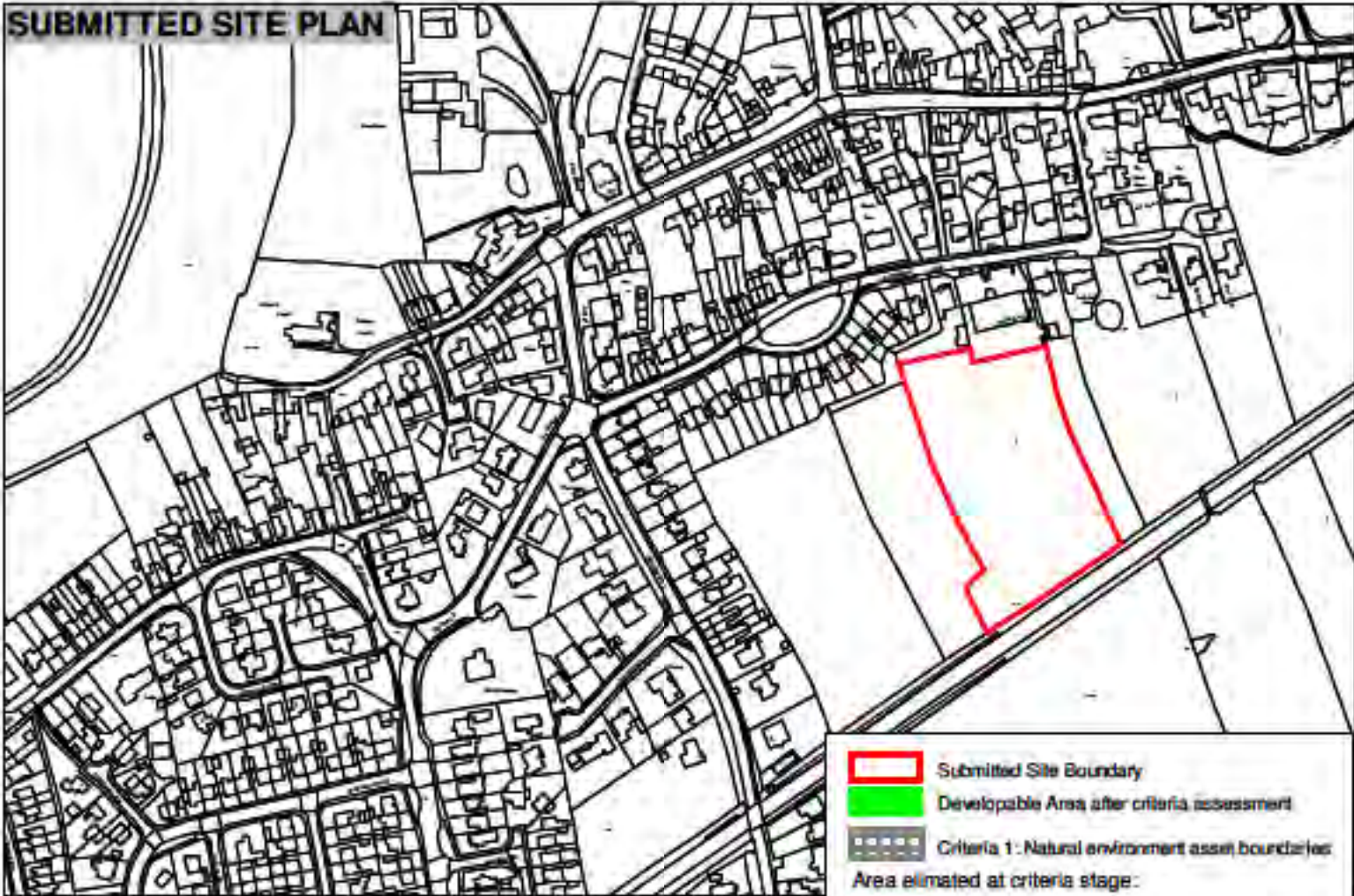








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CRITERIA 1, 2 AND 3 ASSESSMENT



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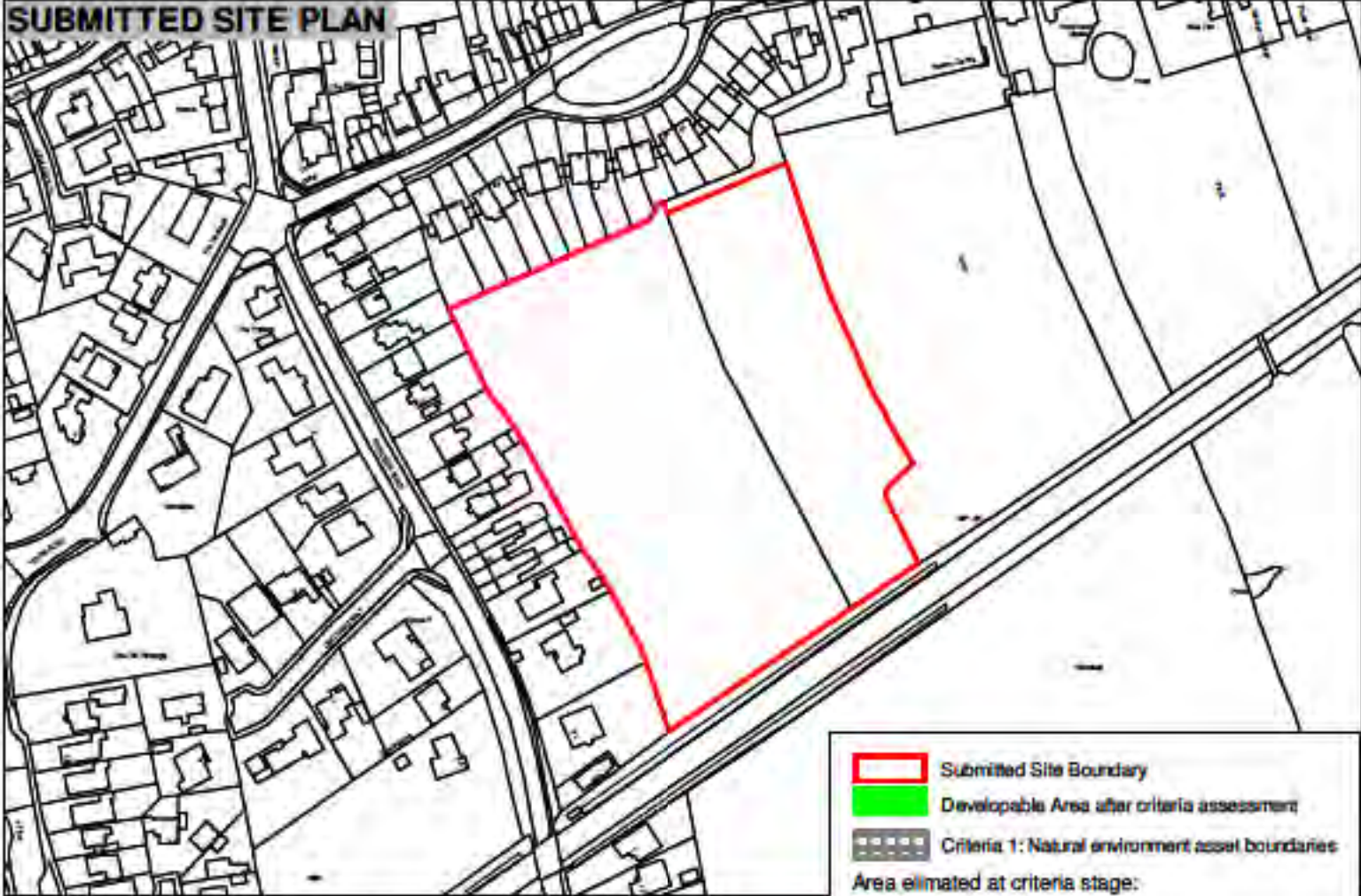








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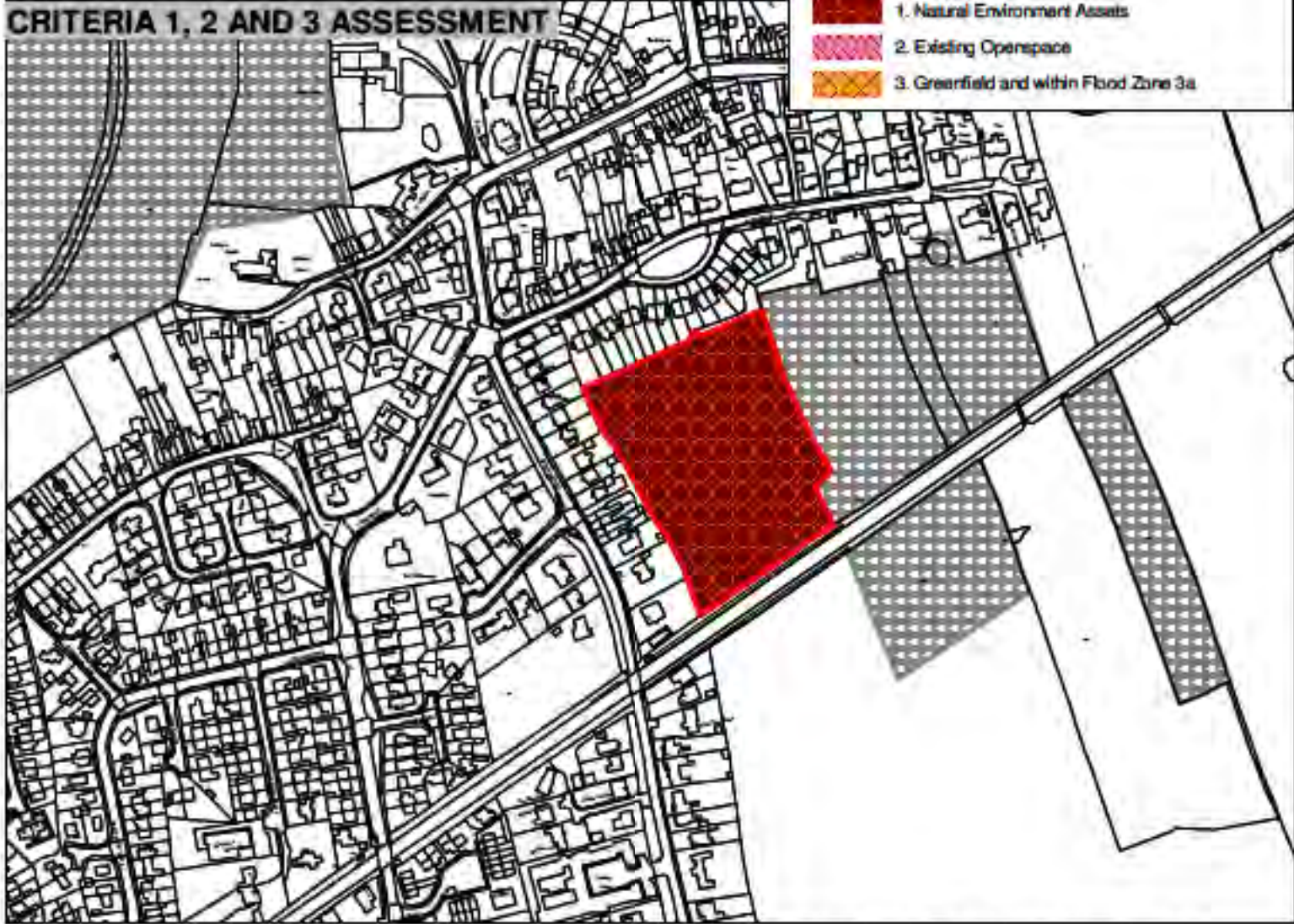


SUBMITTED SITE PLAN

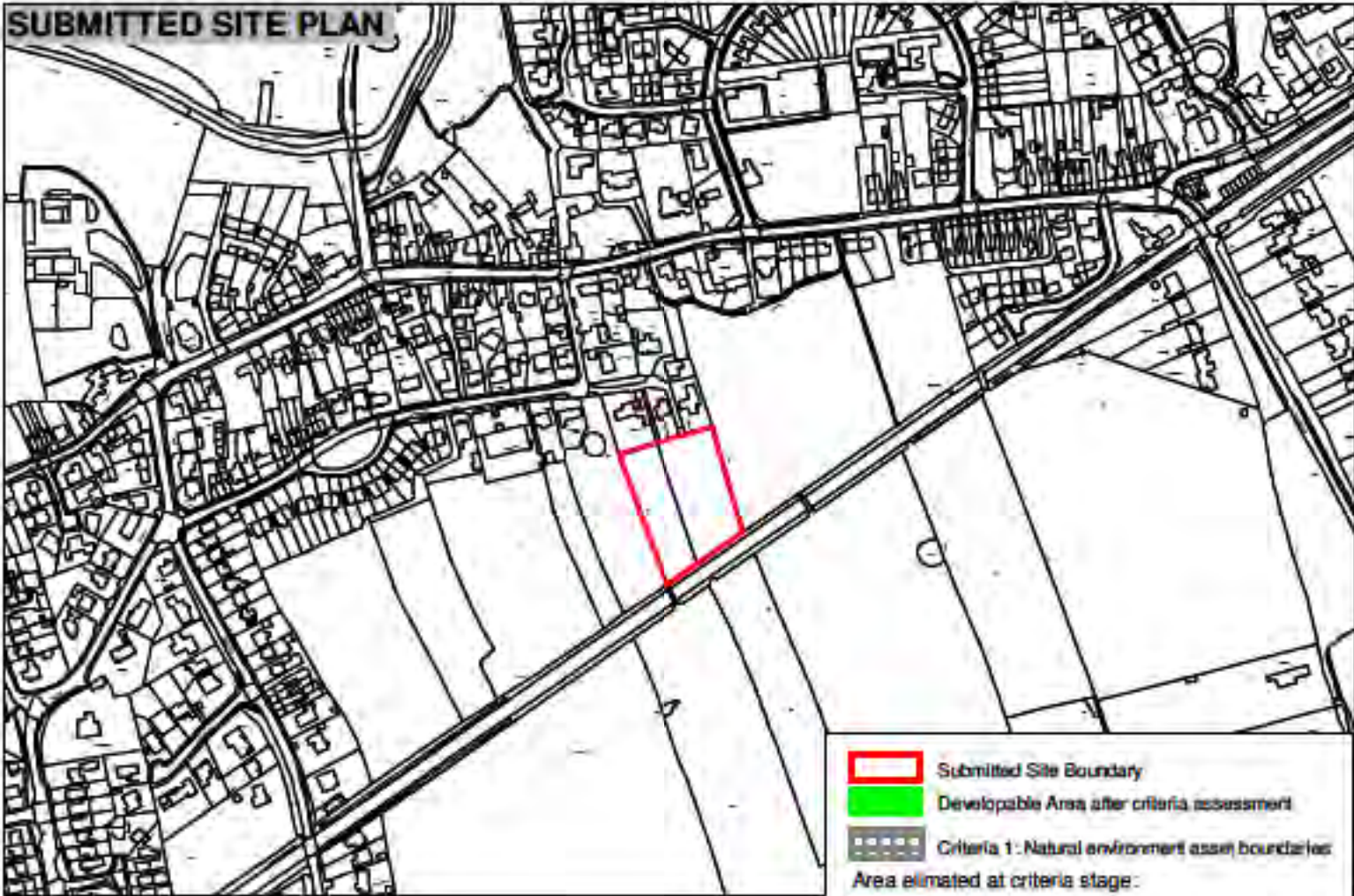








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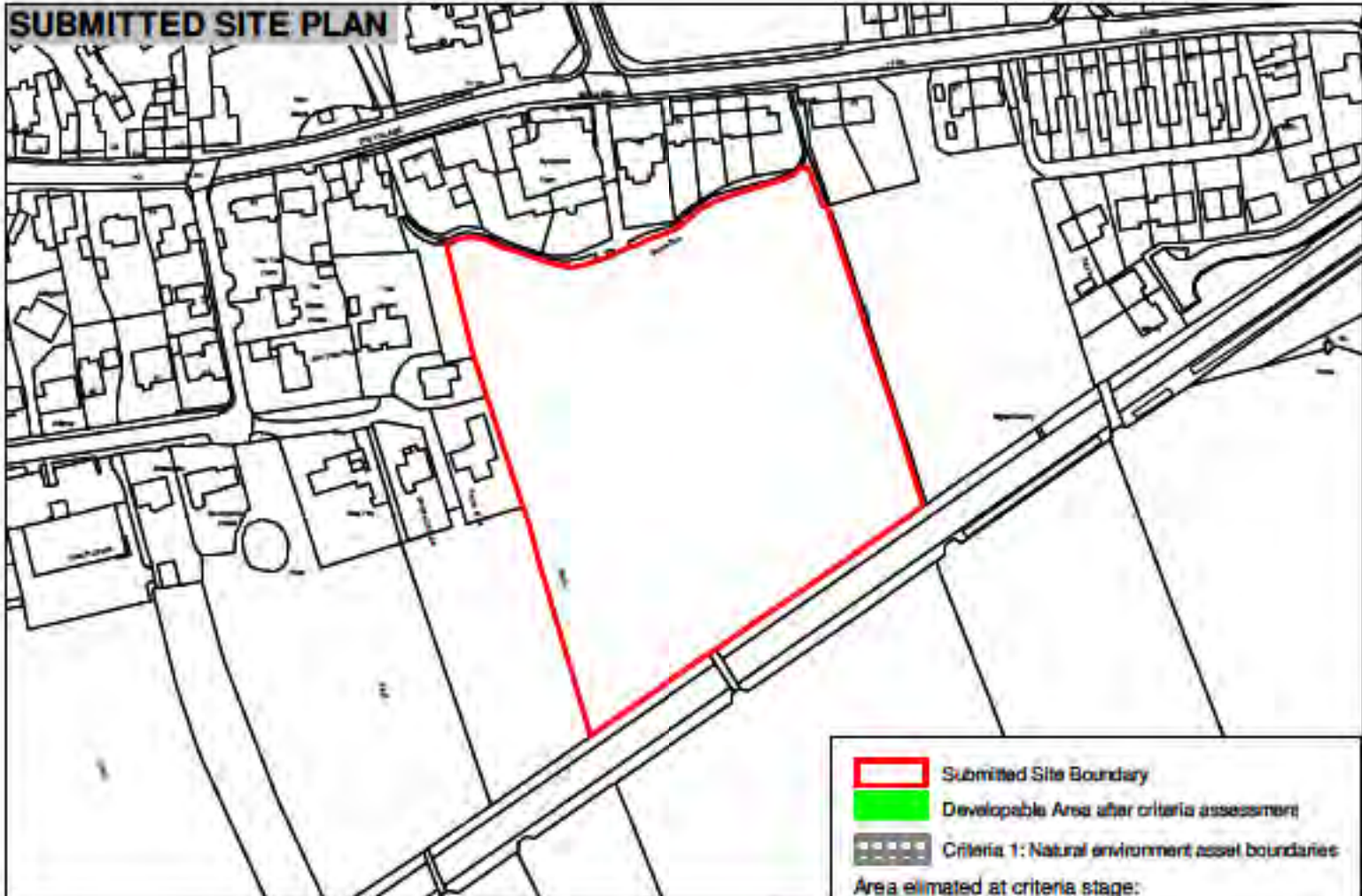


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



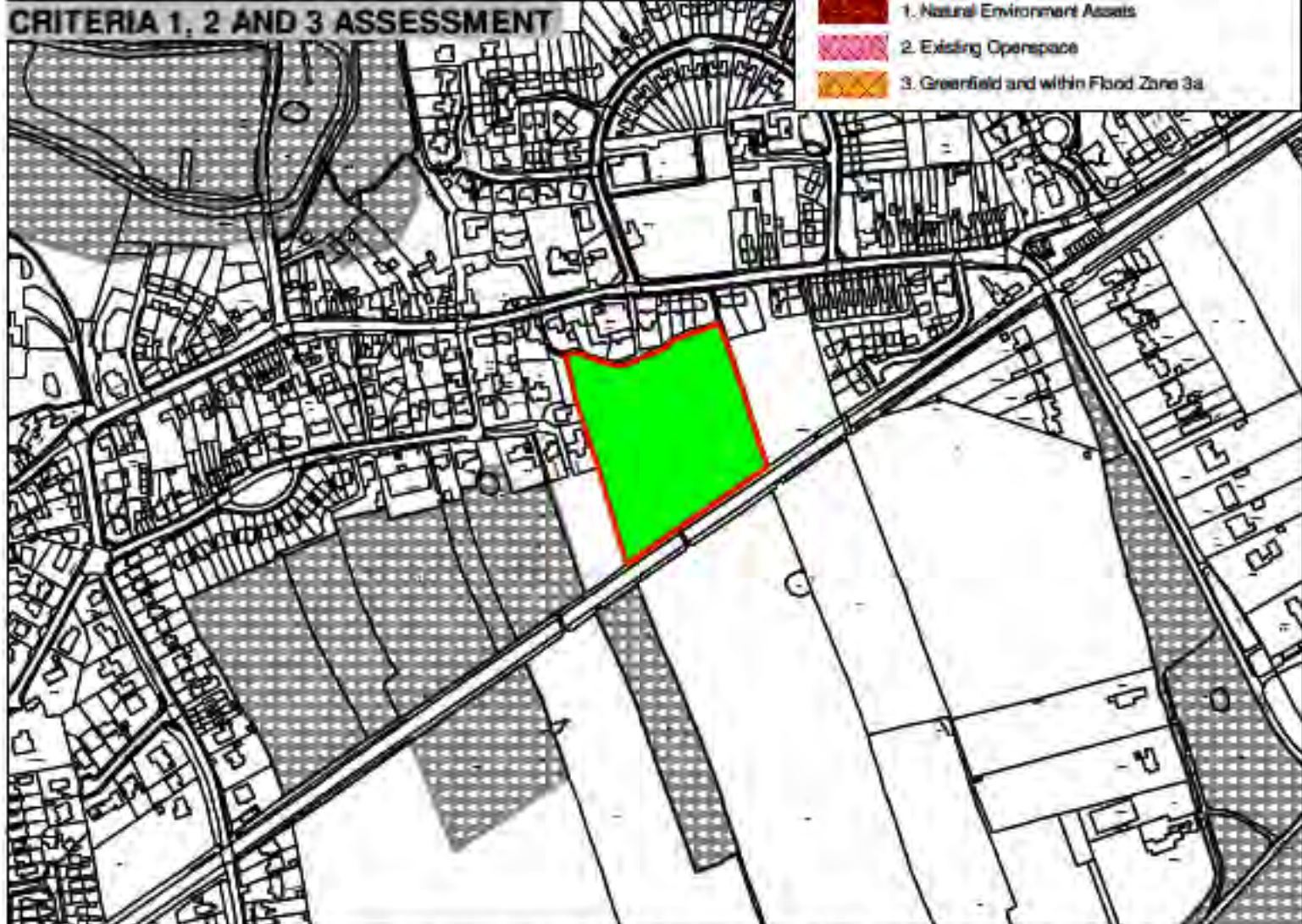
Legend for the maps:

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

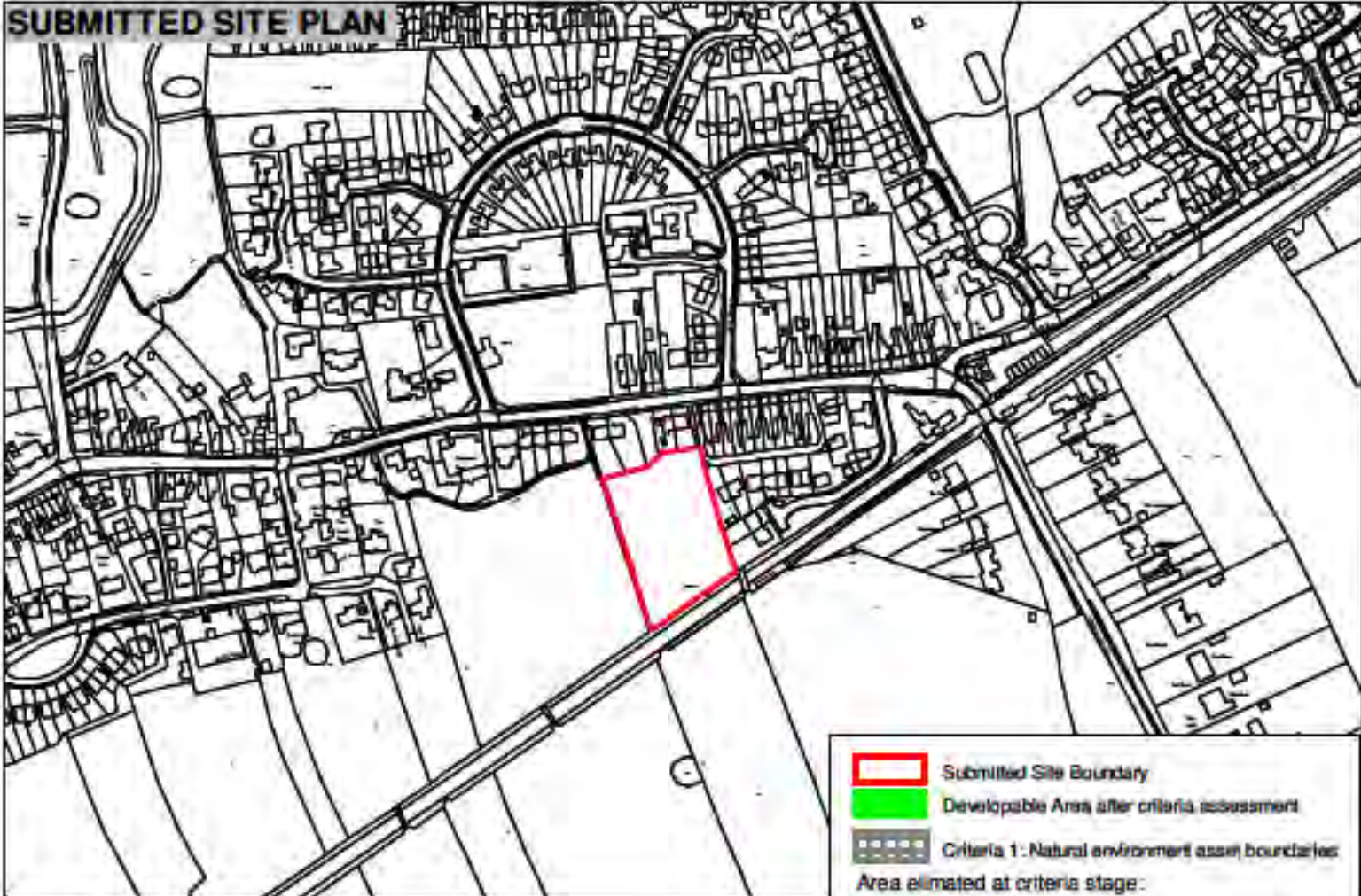
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CRITERIA 1, 2 AND 3 ASSESSMENT

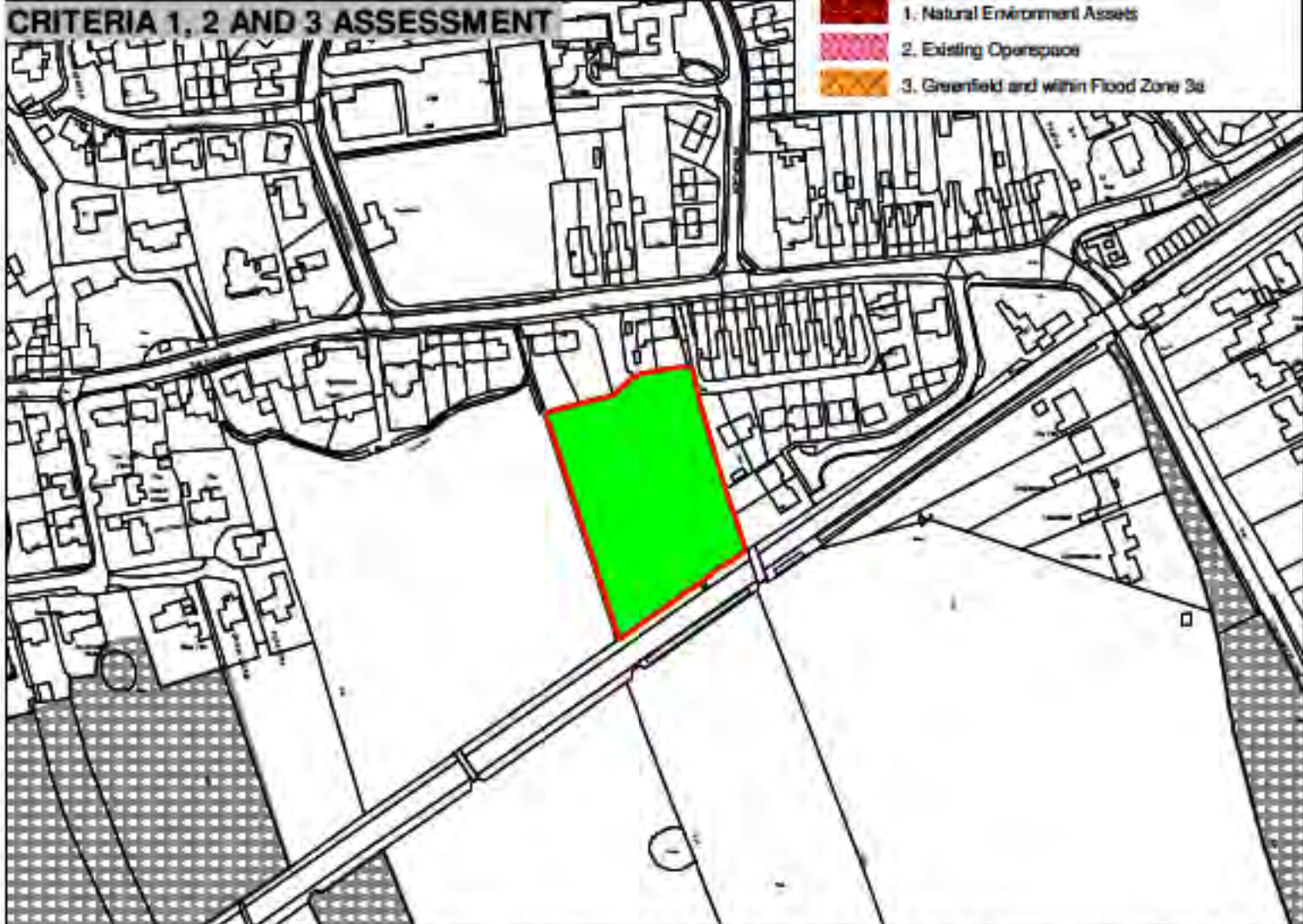


SUBMITTED SITE PLAN

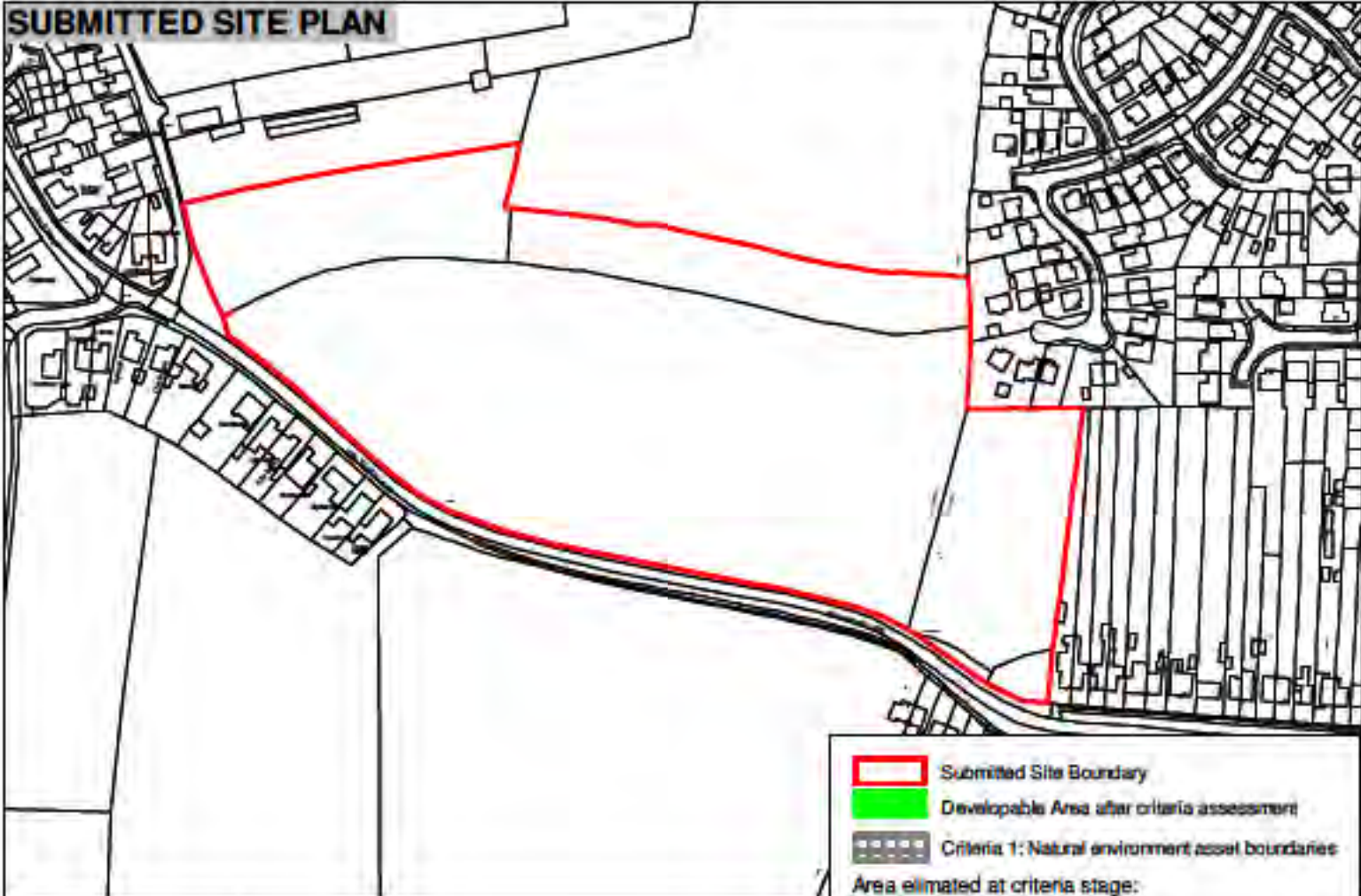


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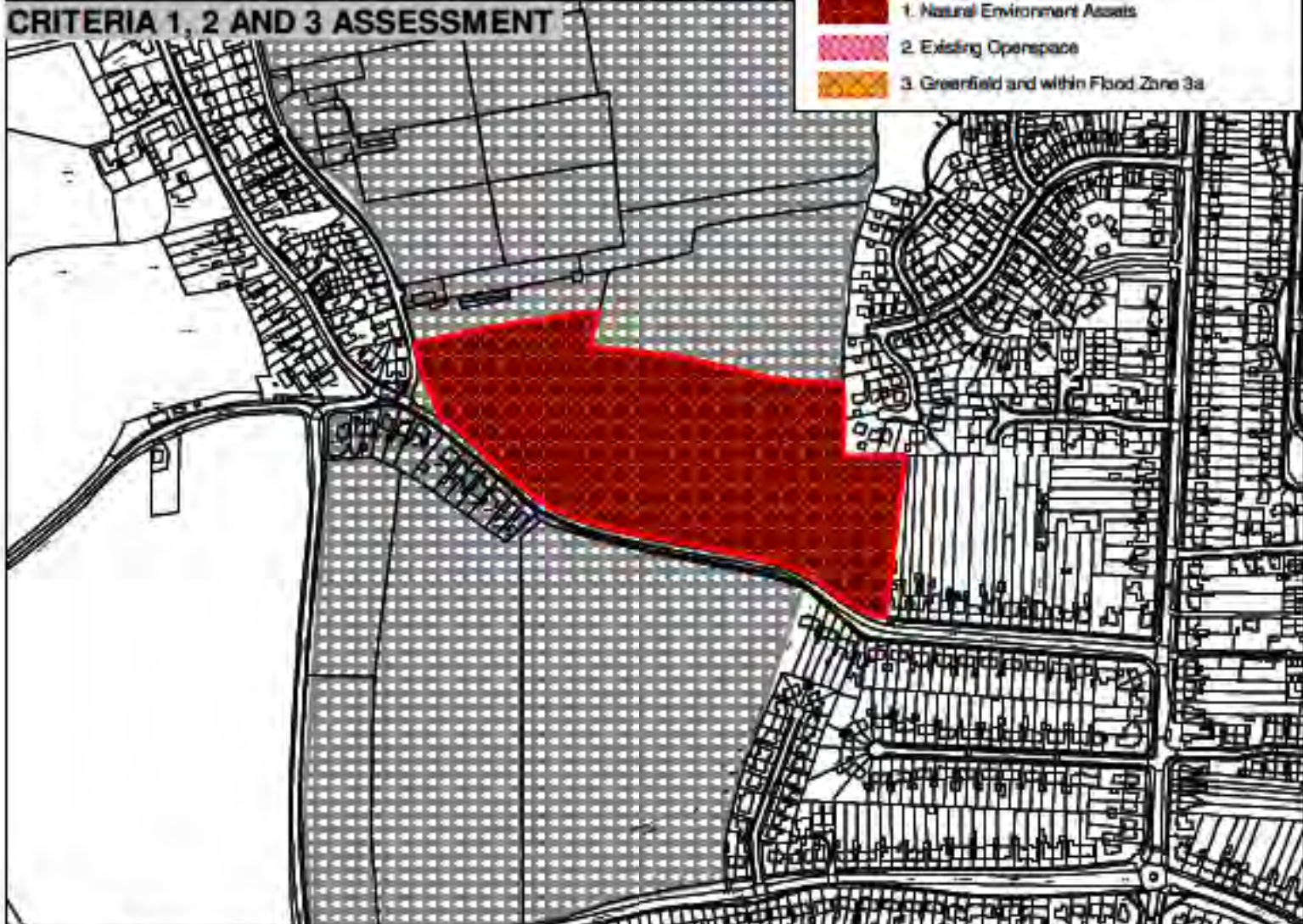
CRITERIA 1, 2 AND 3 ASSESSMENT



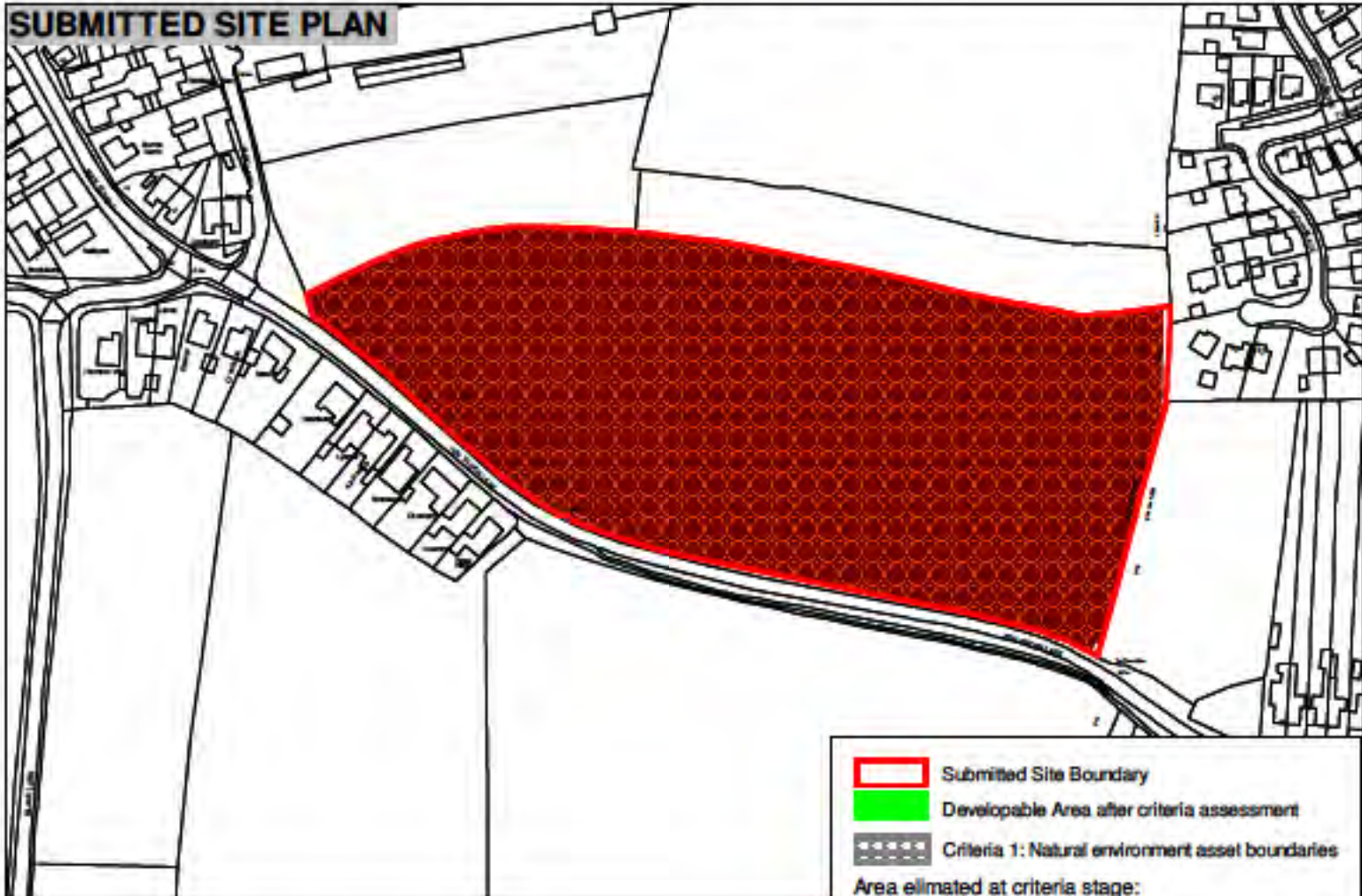
SUBMITTED SITE PLAN



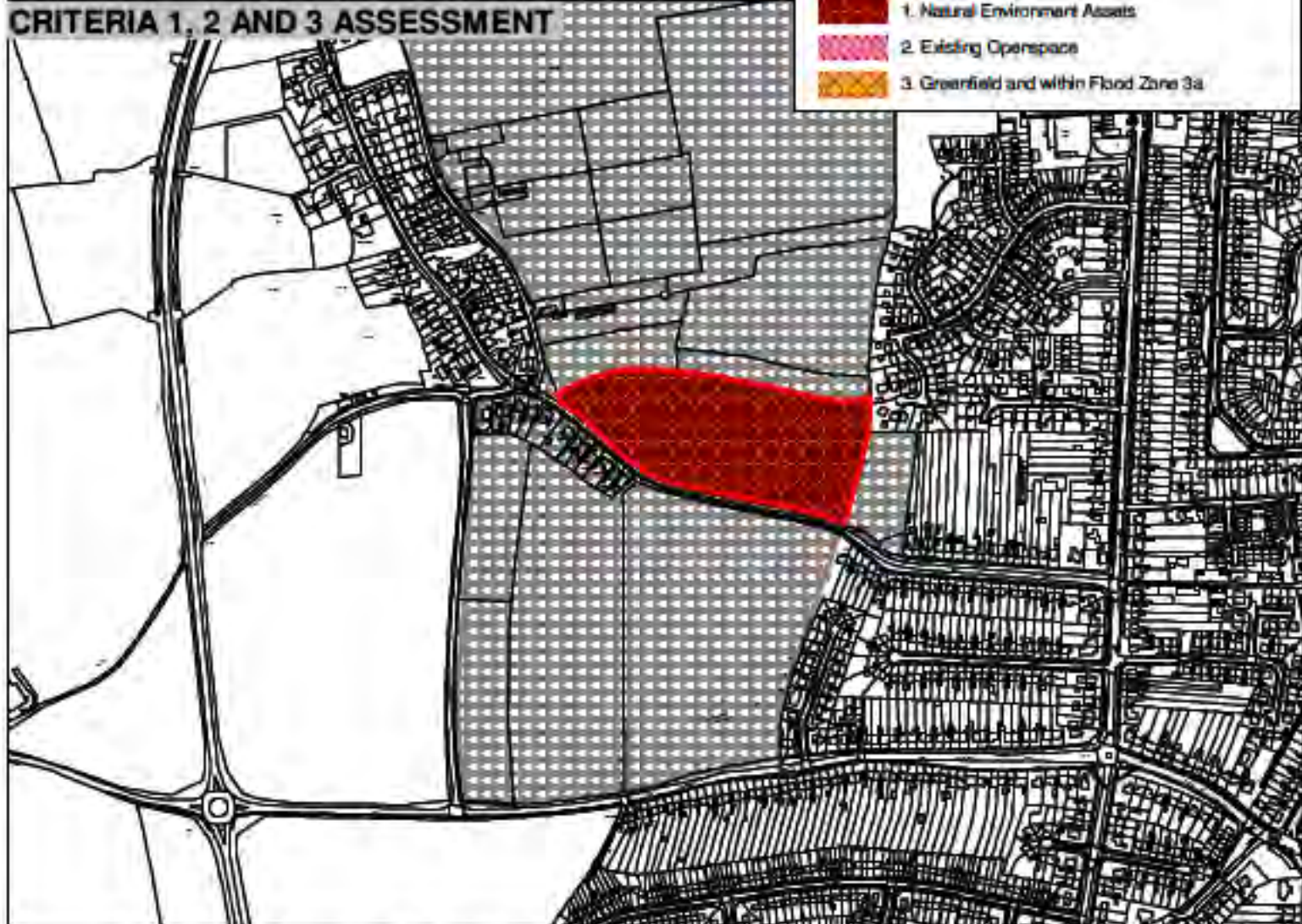
CRITERIA 1, 2 AND 3 ASSESSMENT



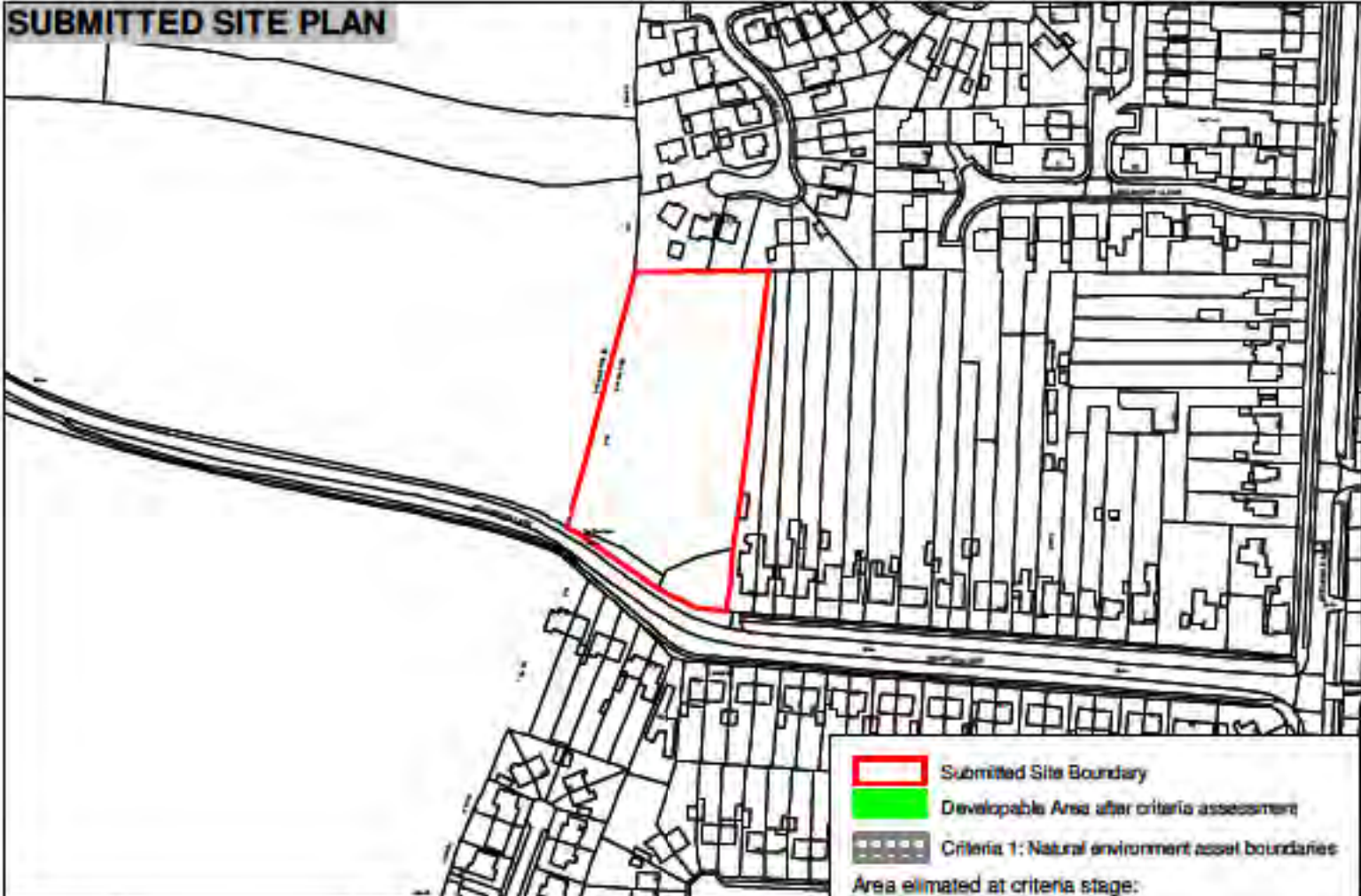
SUBMITTED SITE PLAN








CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

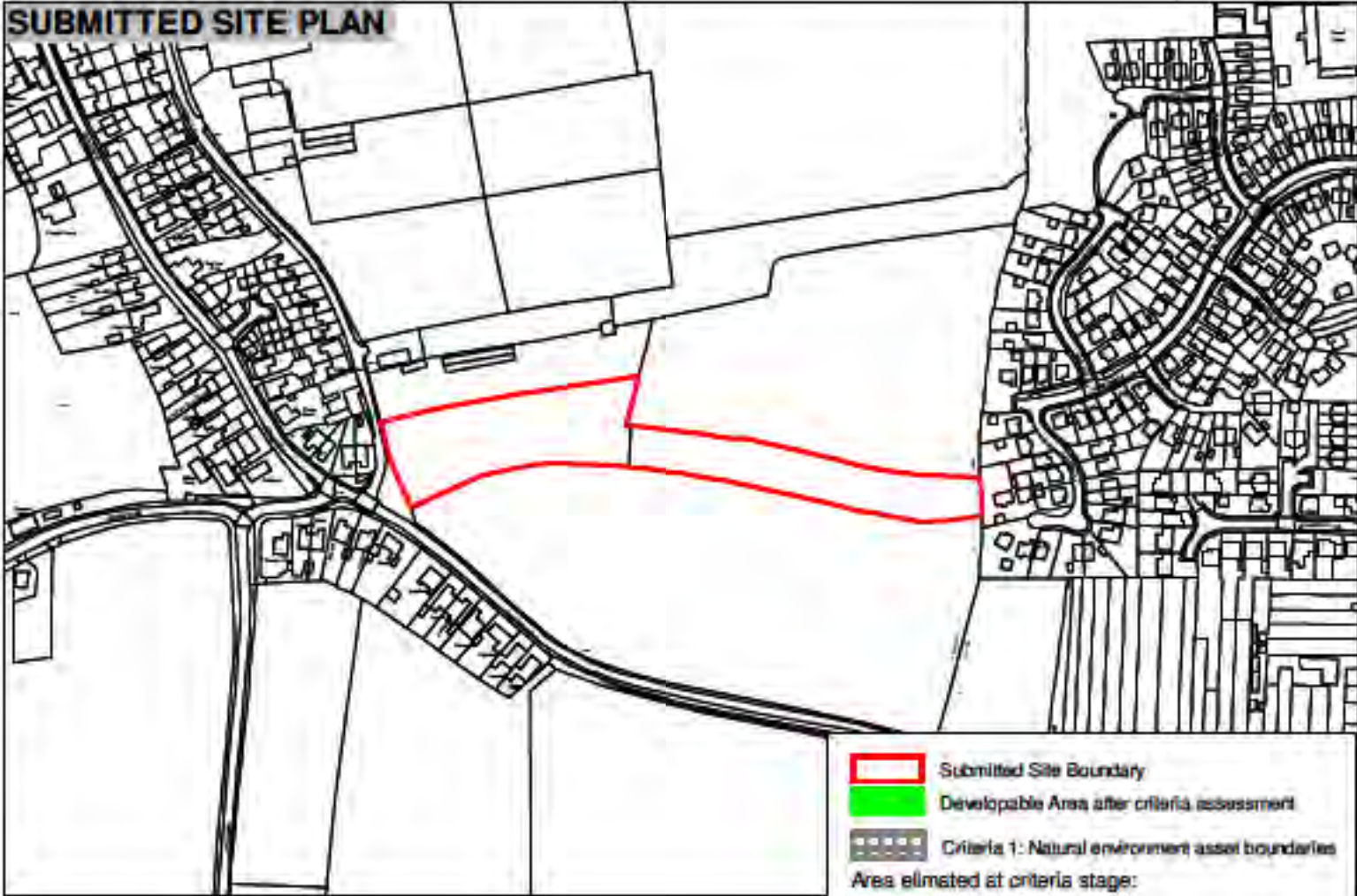








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CRITERIA 1, 2 AND 3 ASSESSMENT

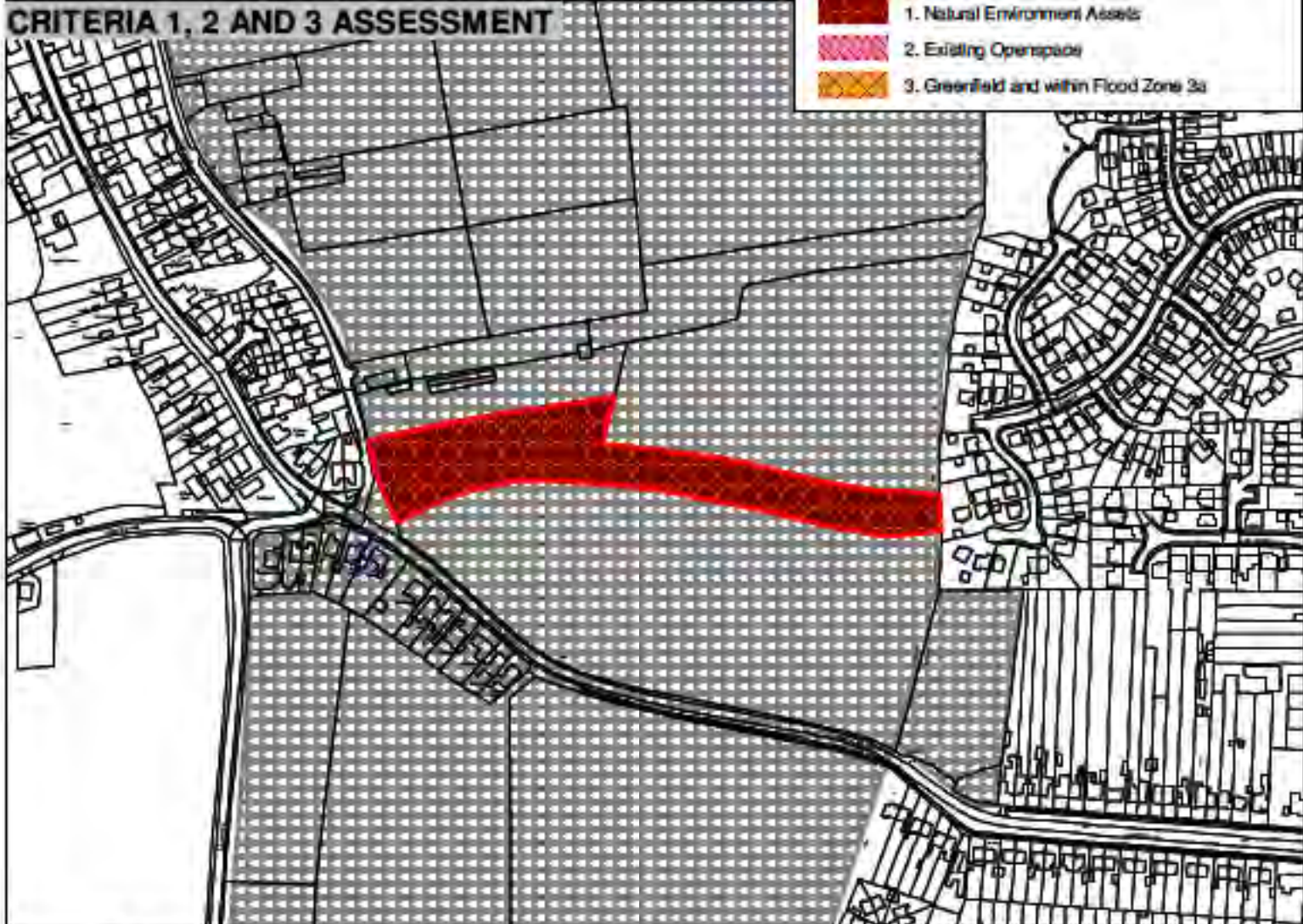


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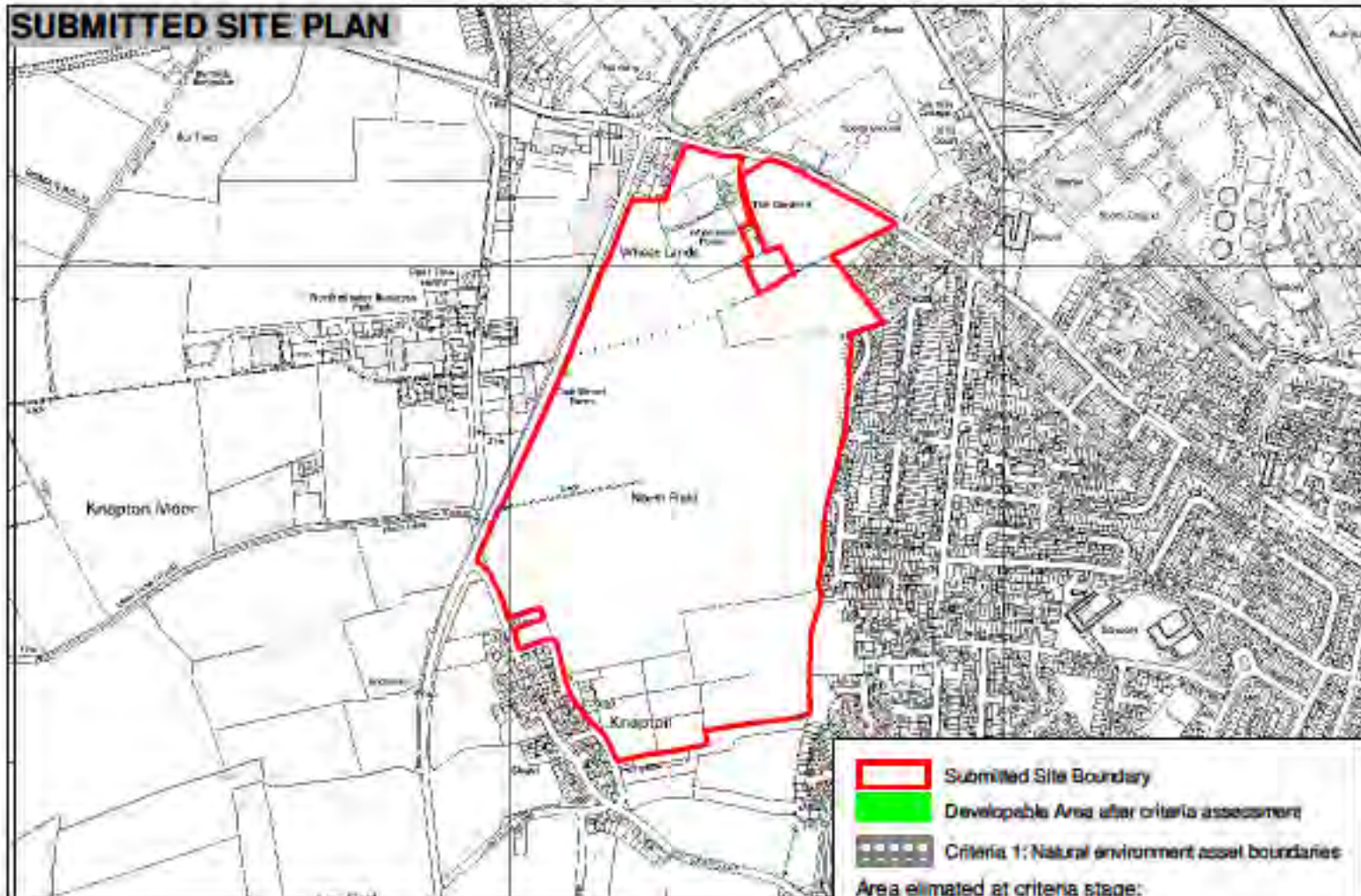


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CRITERIA 1, 2 AND 3 ASSESSMENT

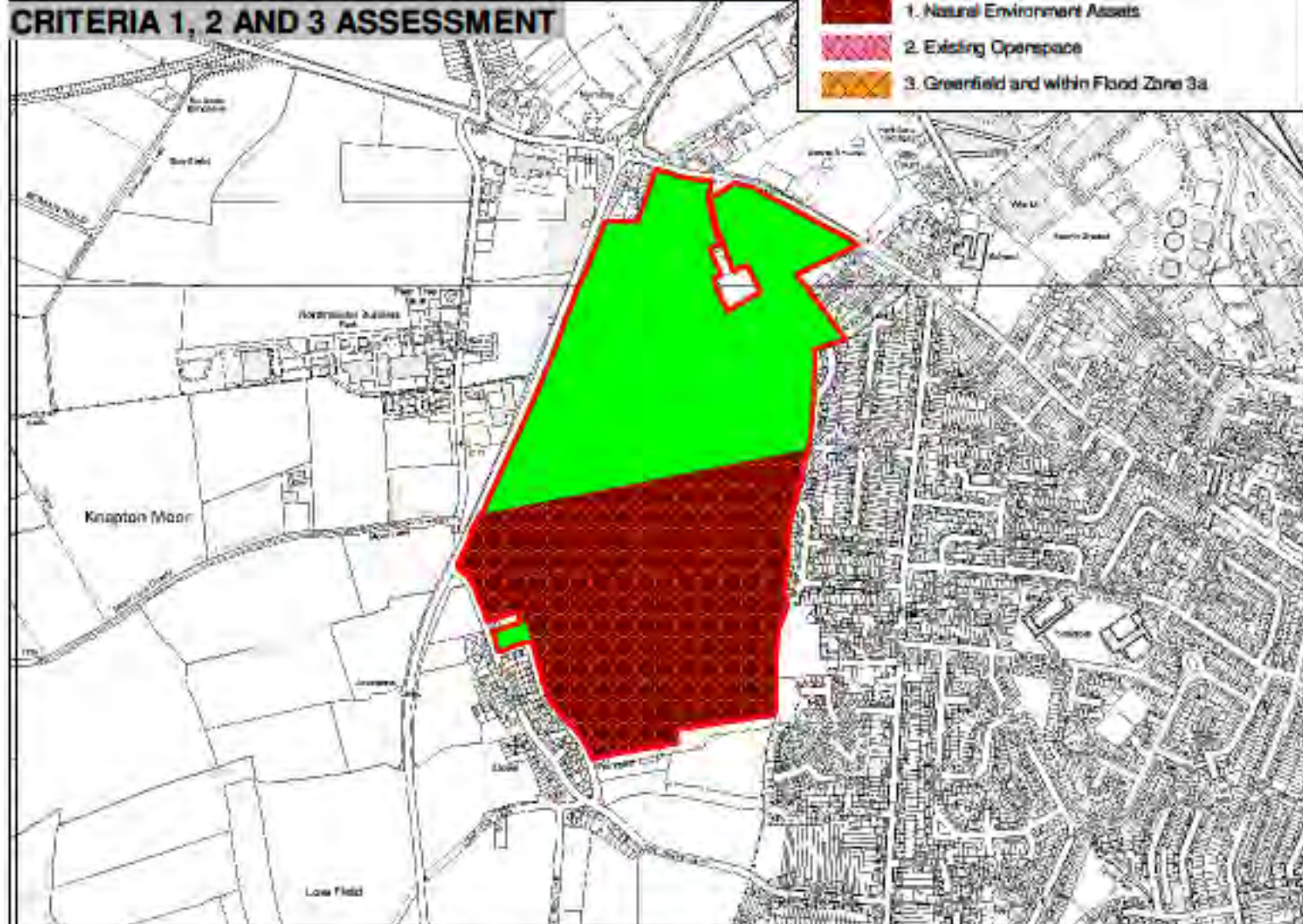


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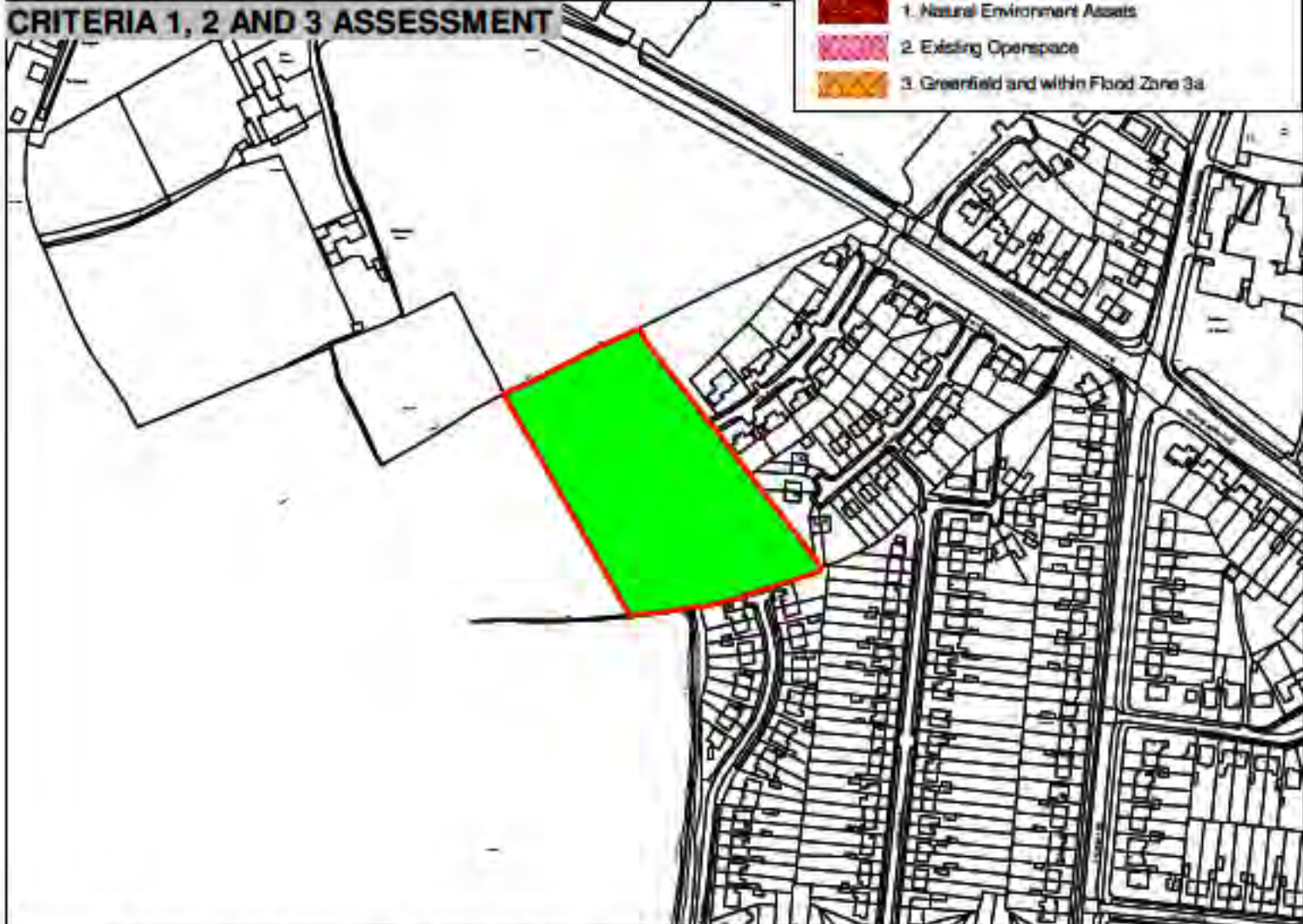


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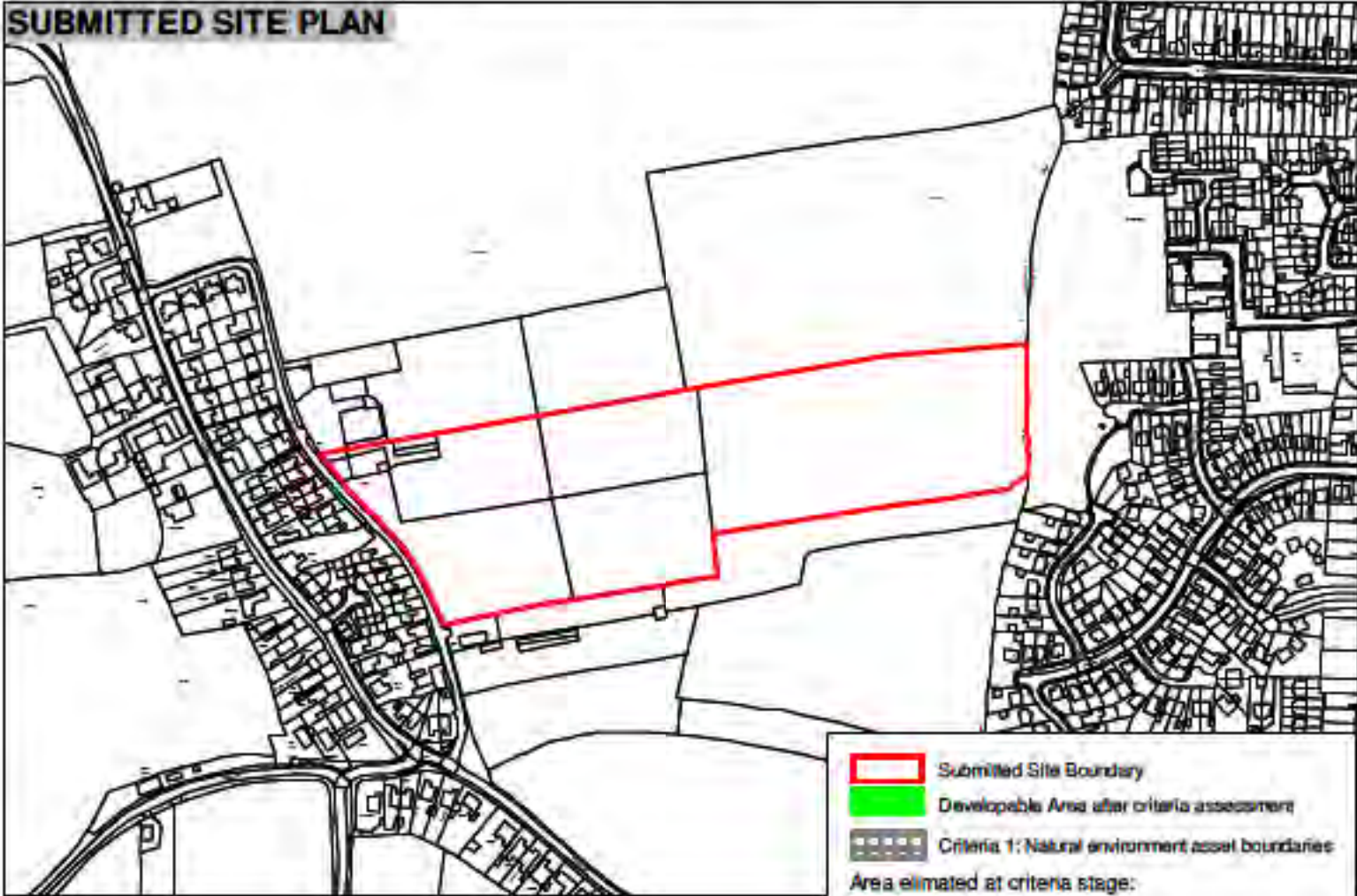








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CRITERIA 1, 2 AND 3 ASSESSMENT



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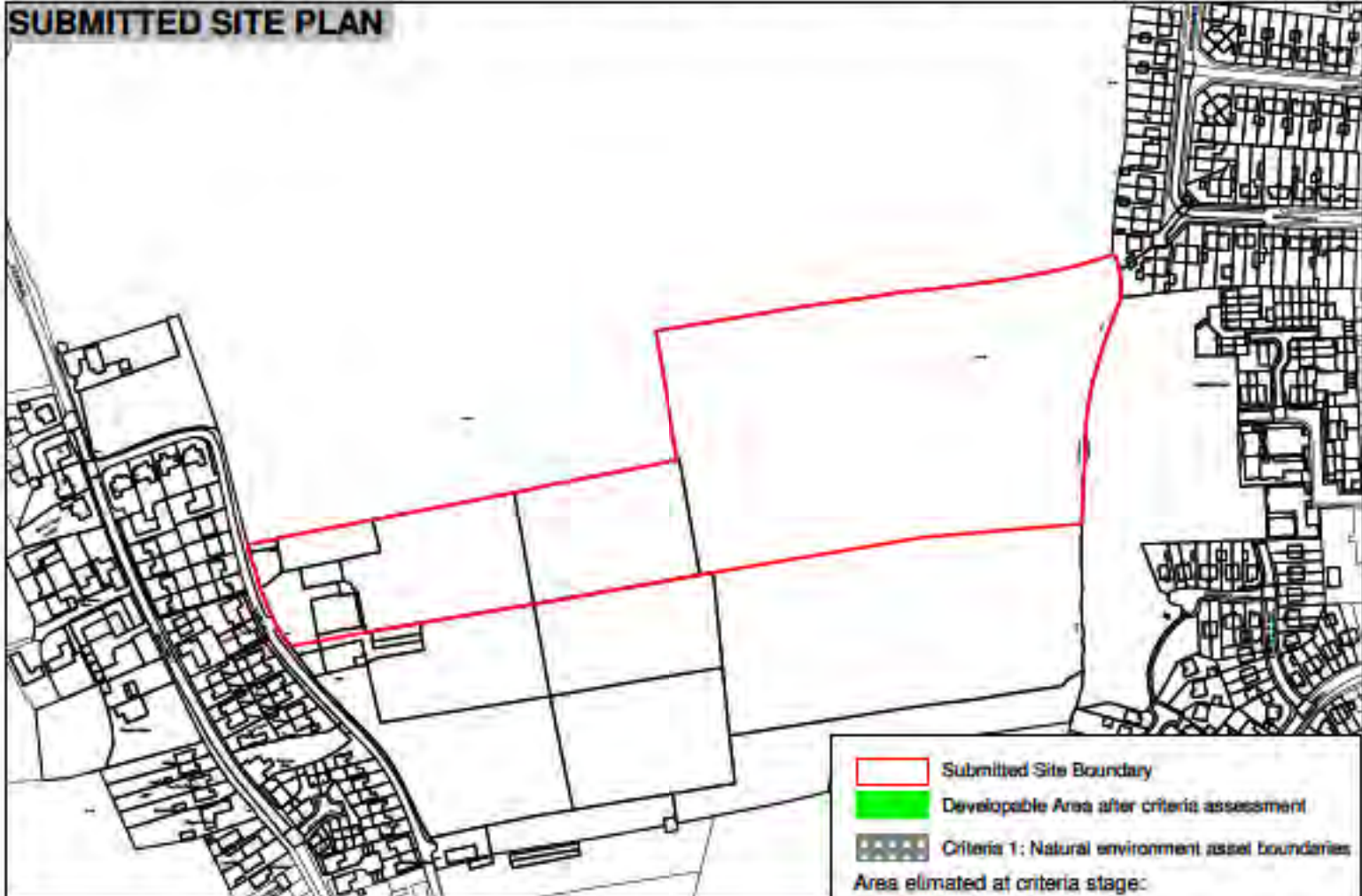


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

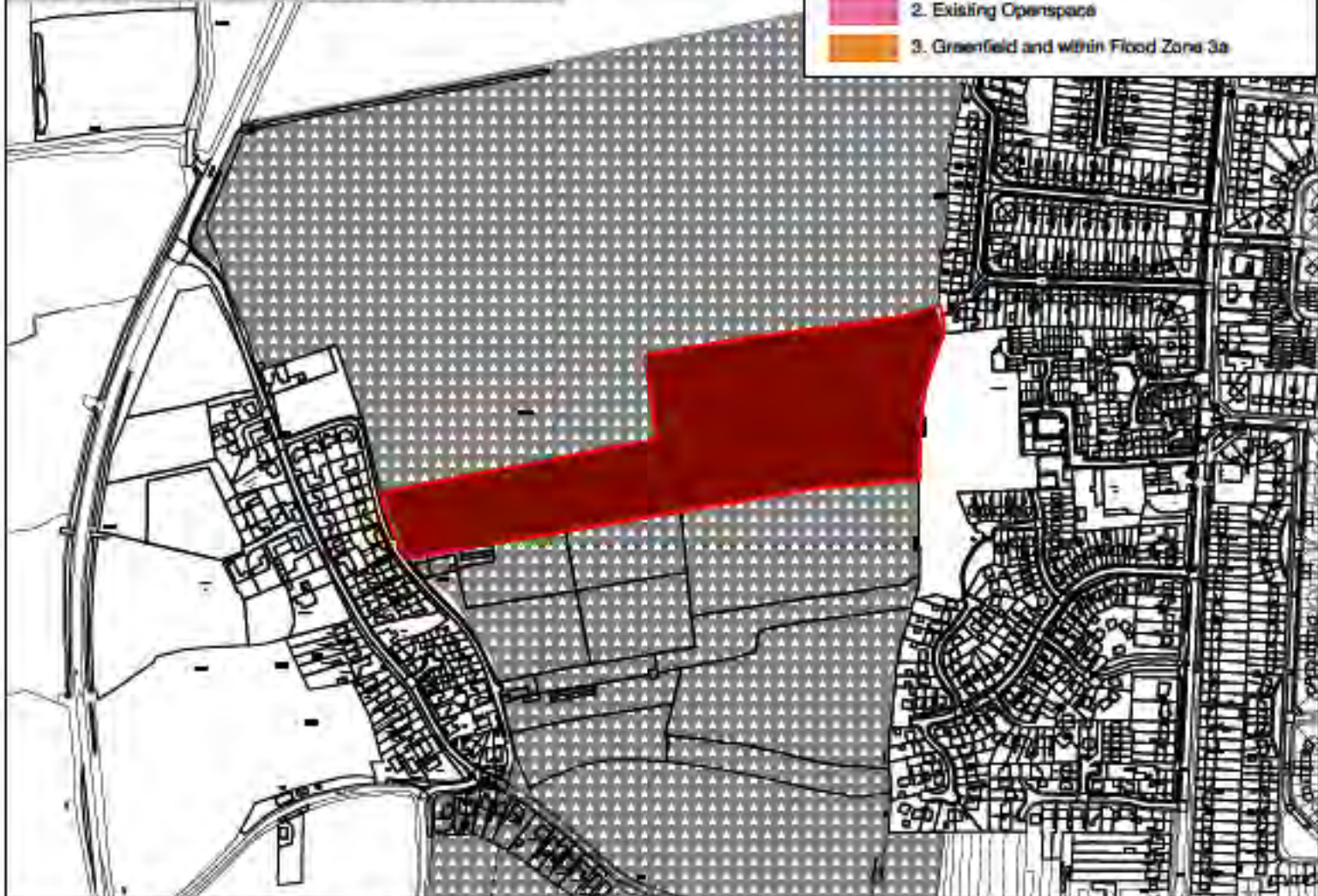
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

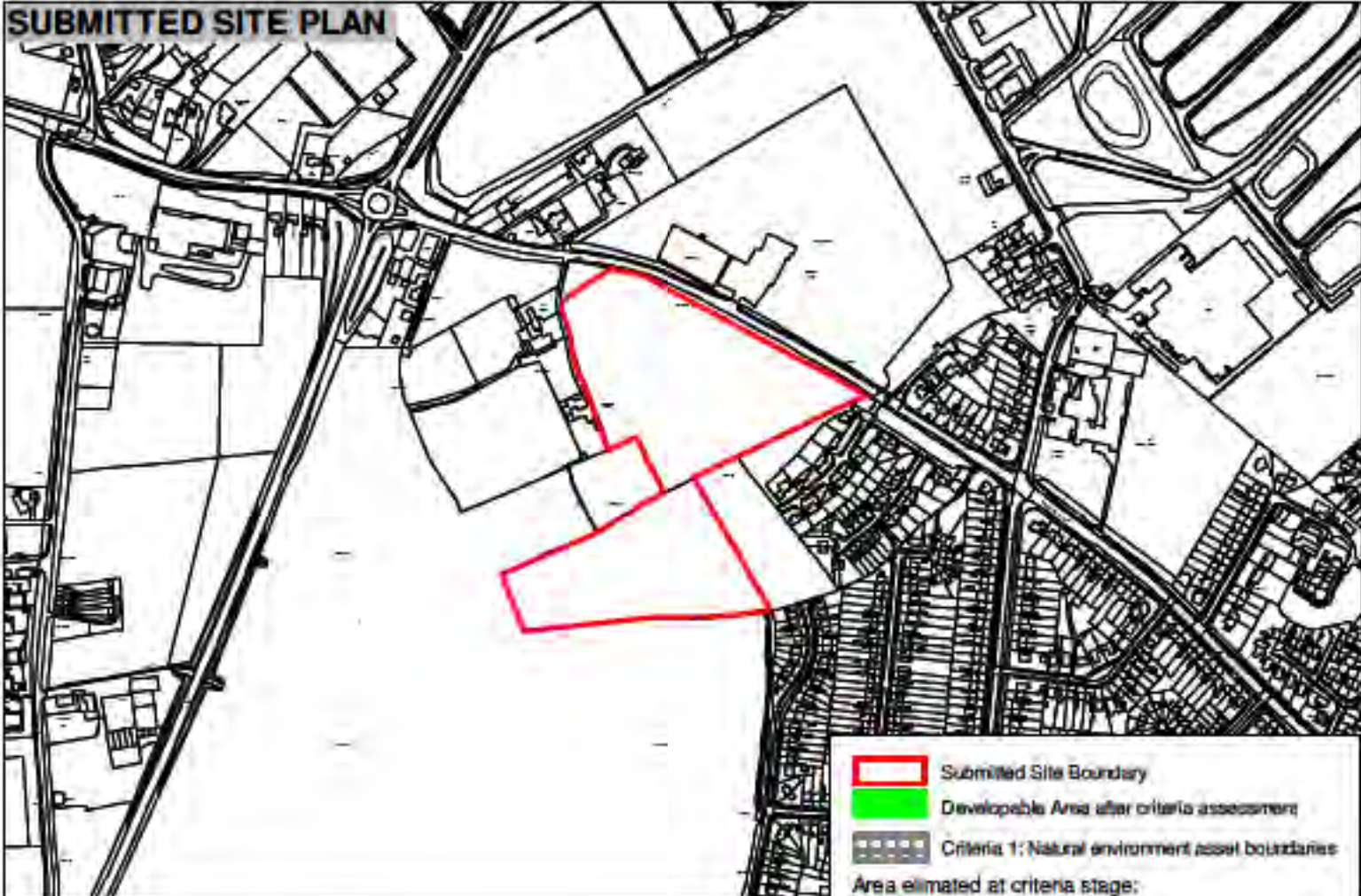
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CRITERIA 1, 2 AND 3 ASSESSMENT

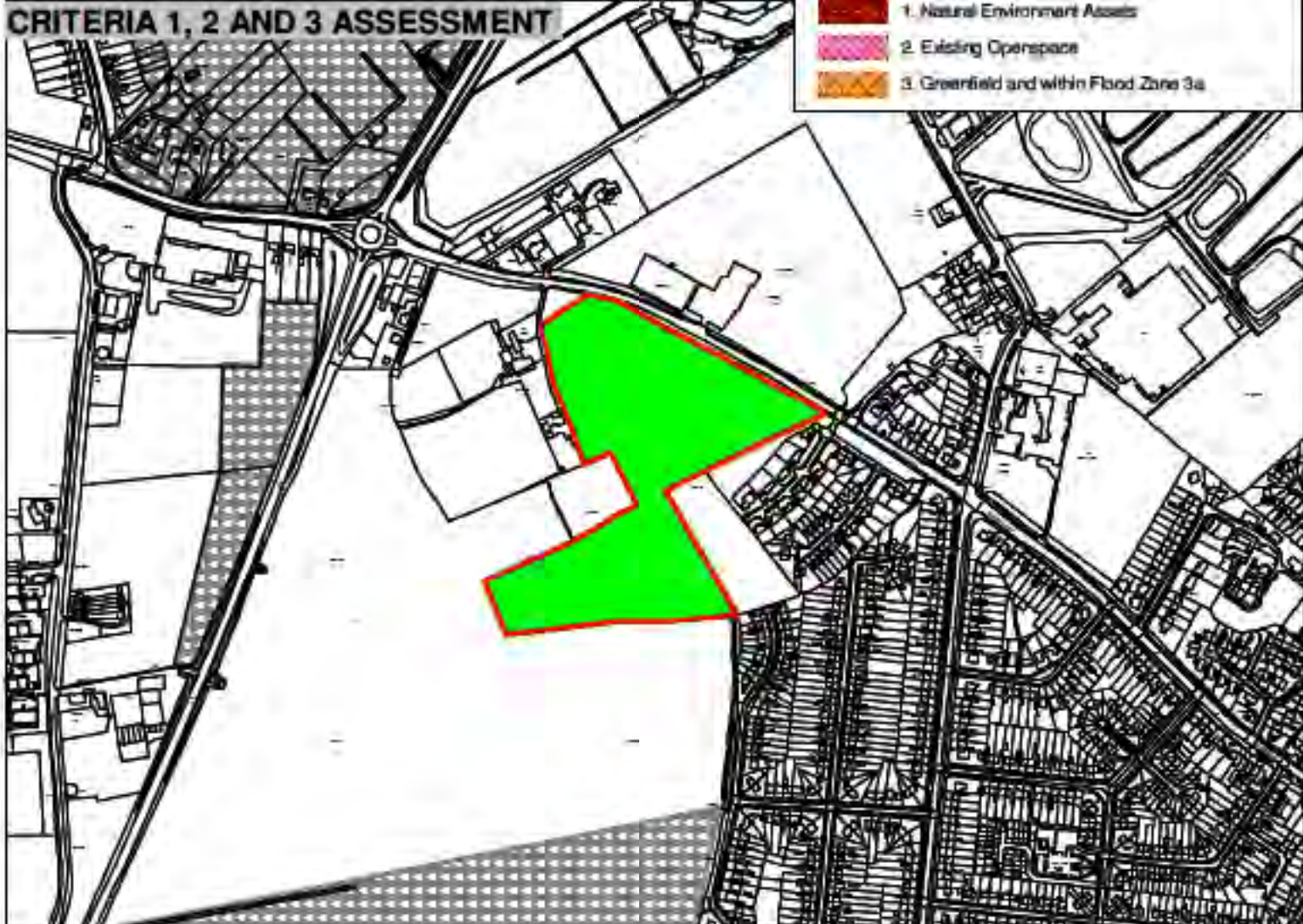


SUBMITTED SITE PLAN

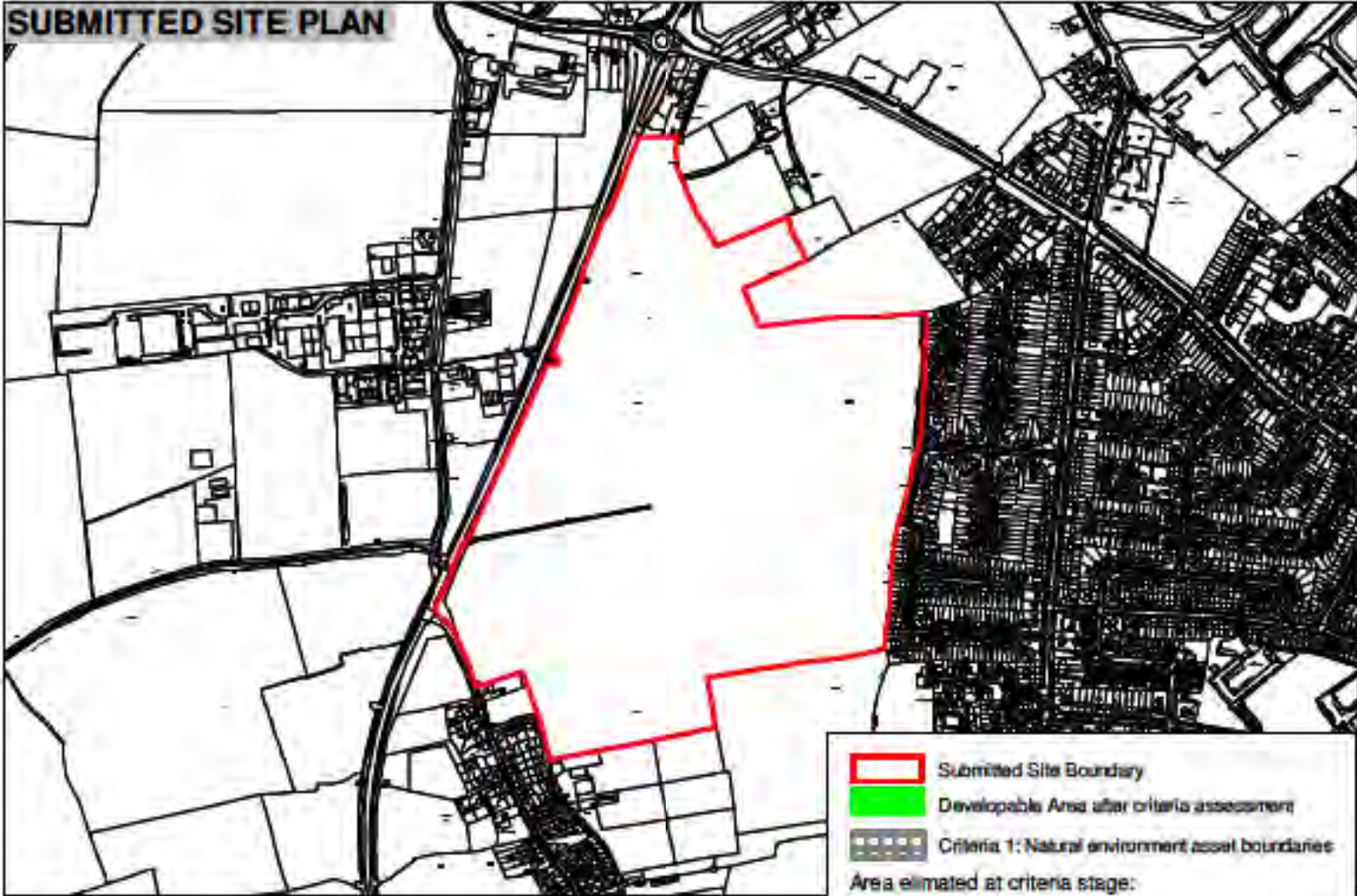


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

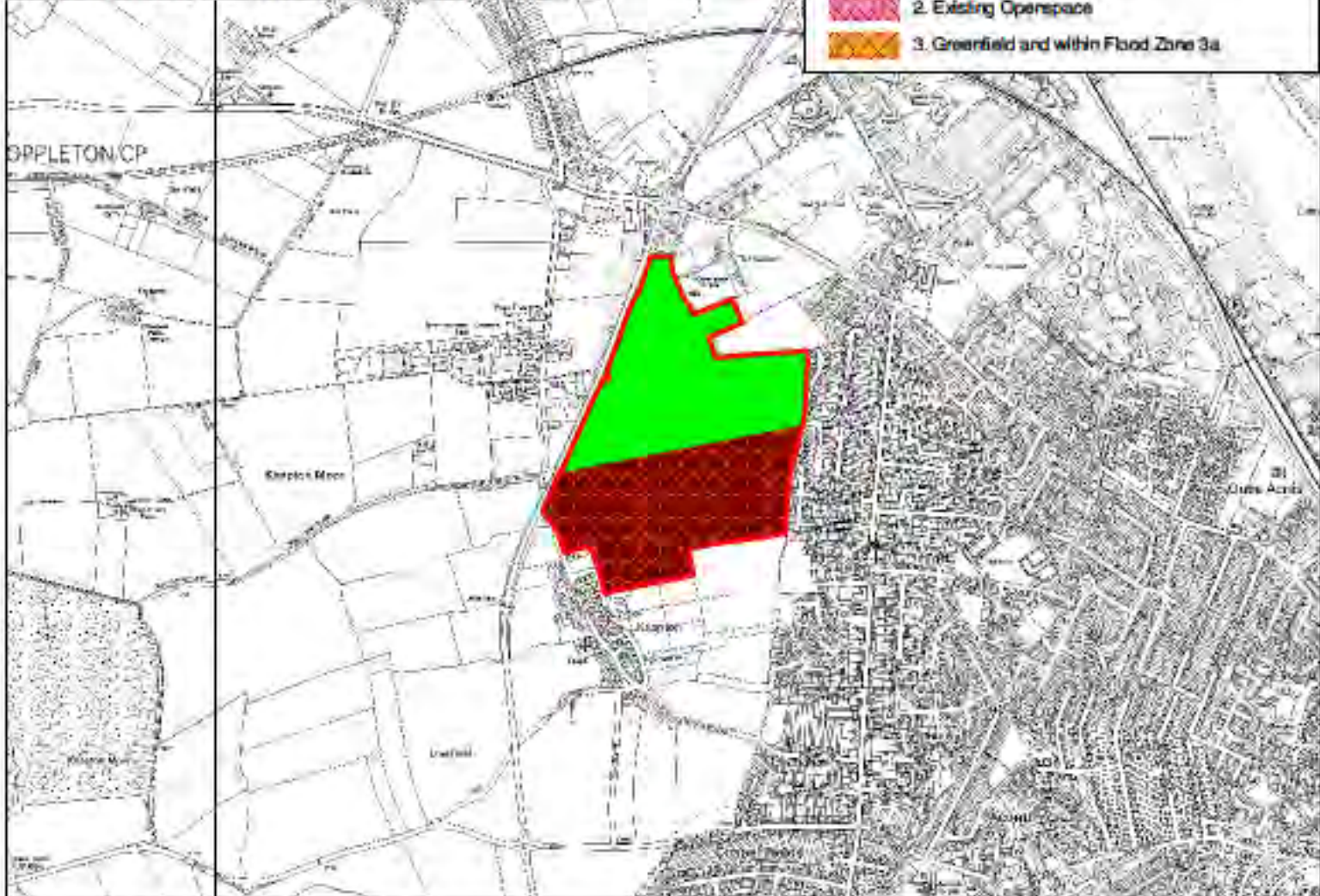


SUBMITTED SITE PLAN

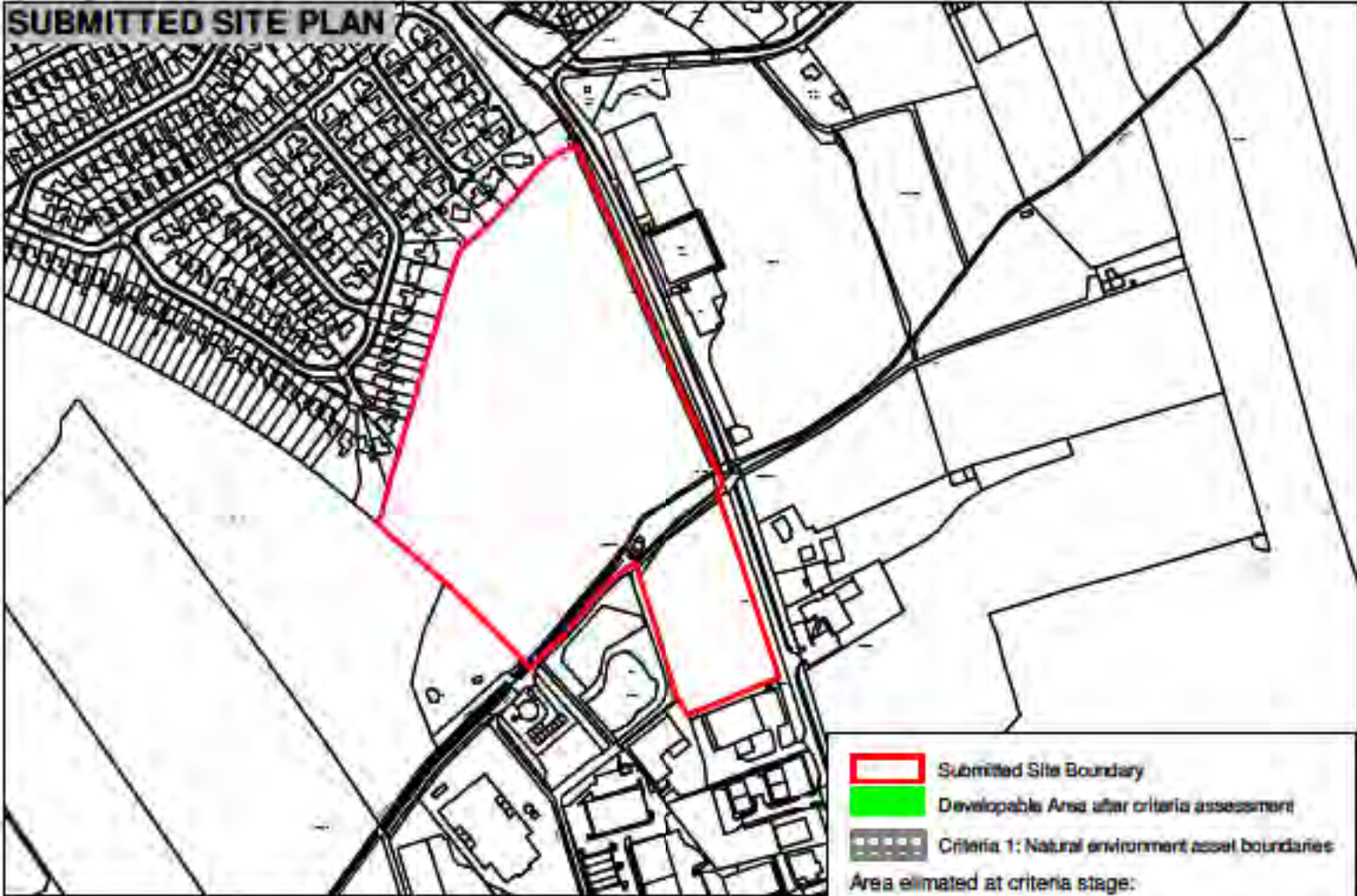


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	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openpace
	3. Greenfield and within Flood Zone 3a

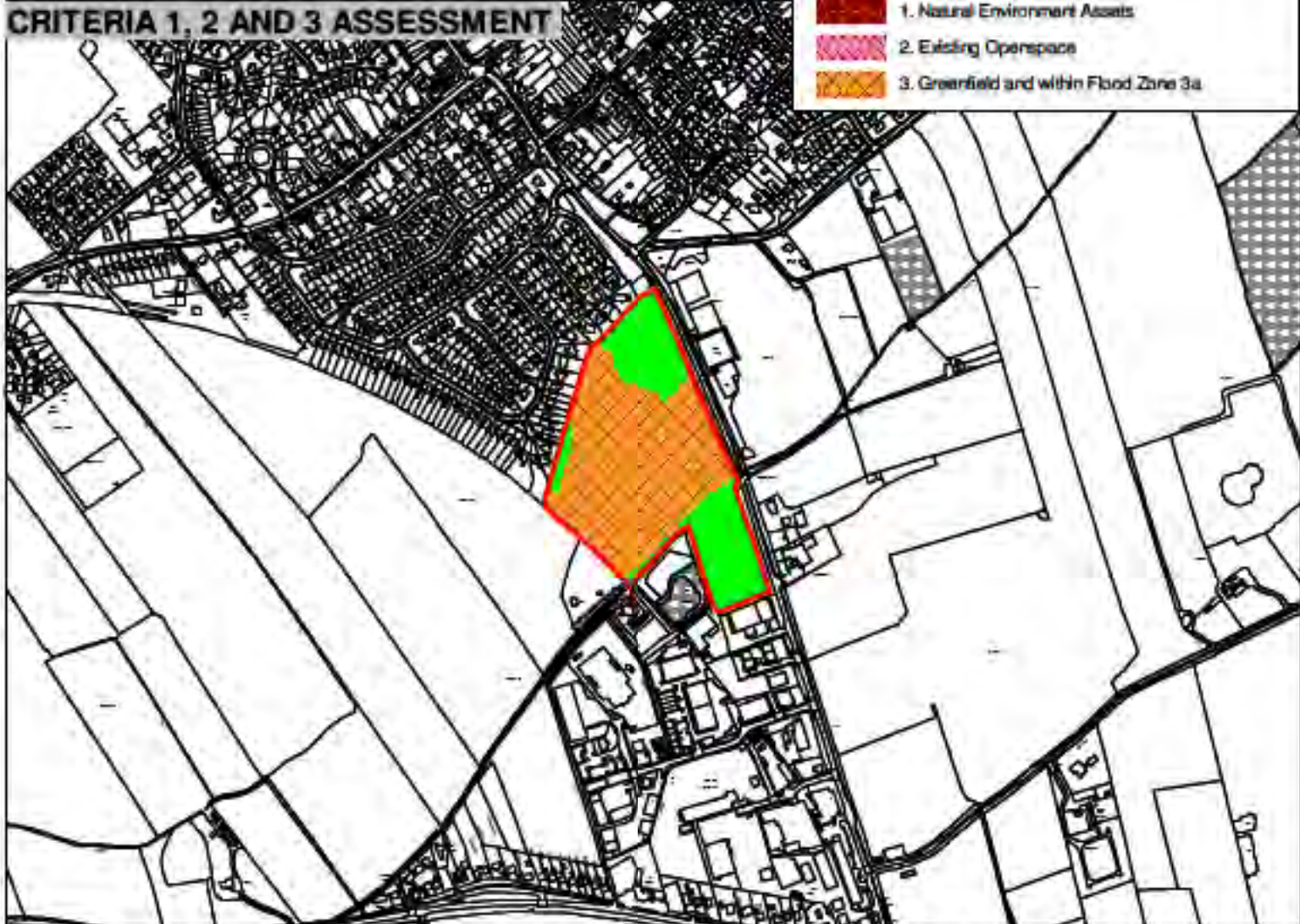
CRITERIA 1, 2 AND 3 ASSESSMENT



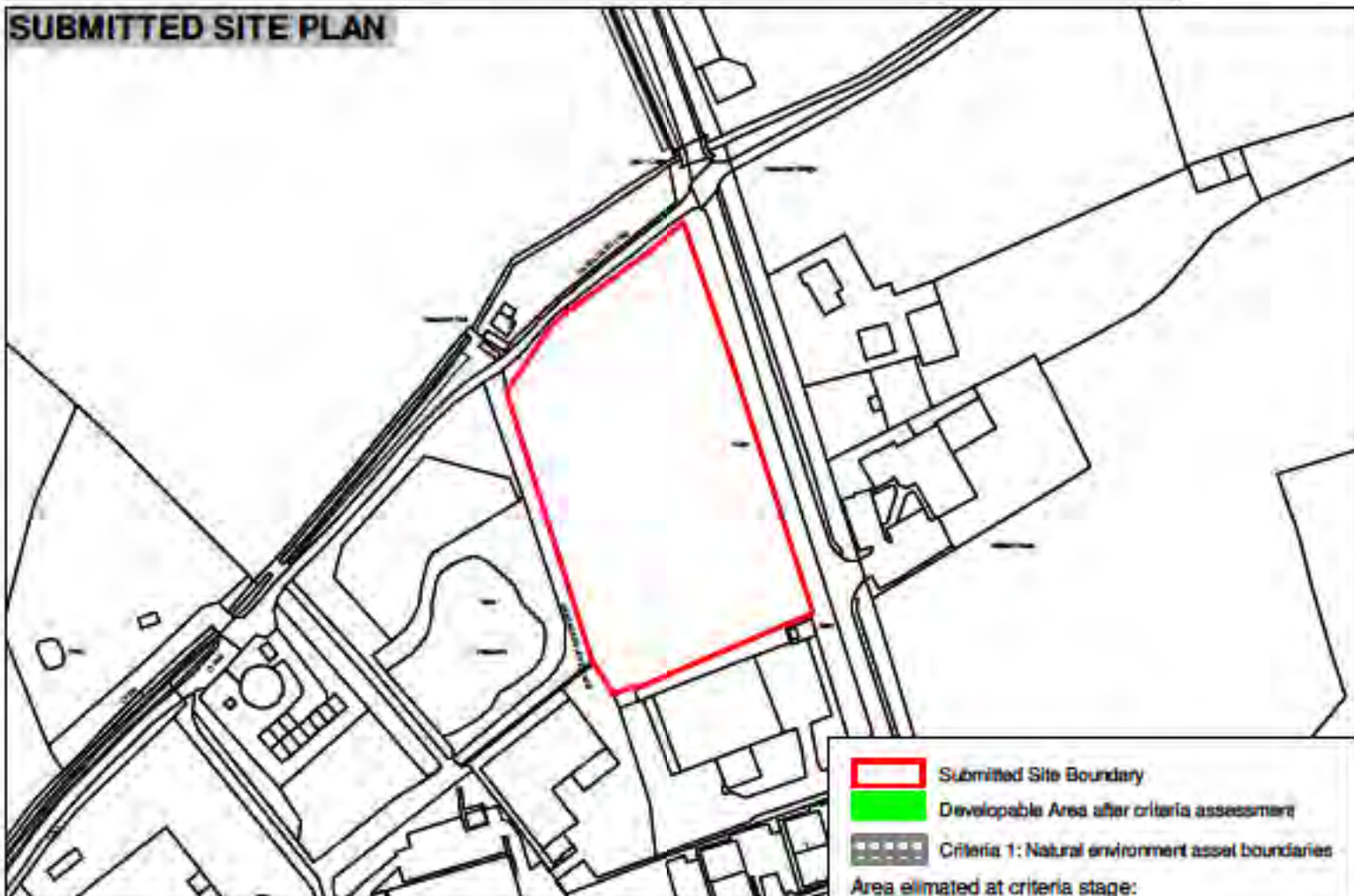
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

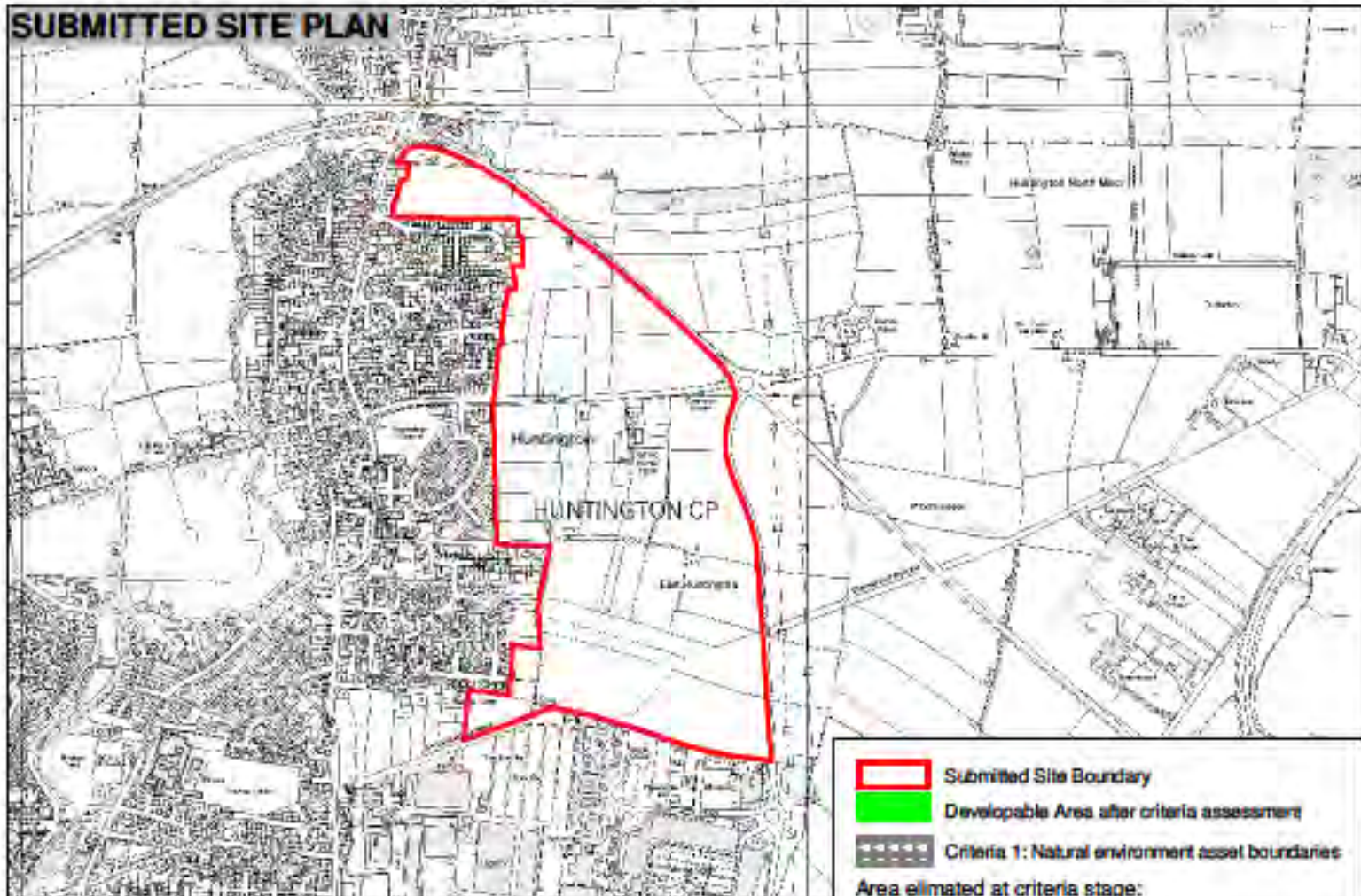


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
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CRITERIA 1, 2 AND 3 ASSESSMENT

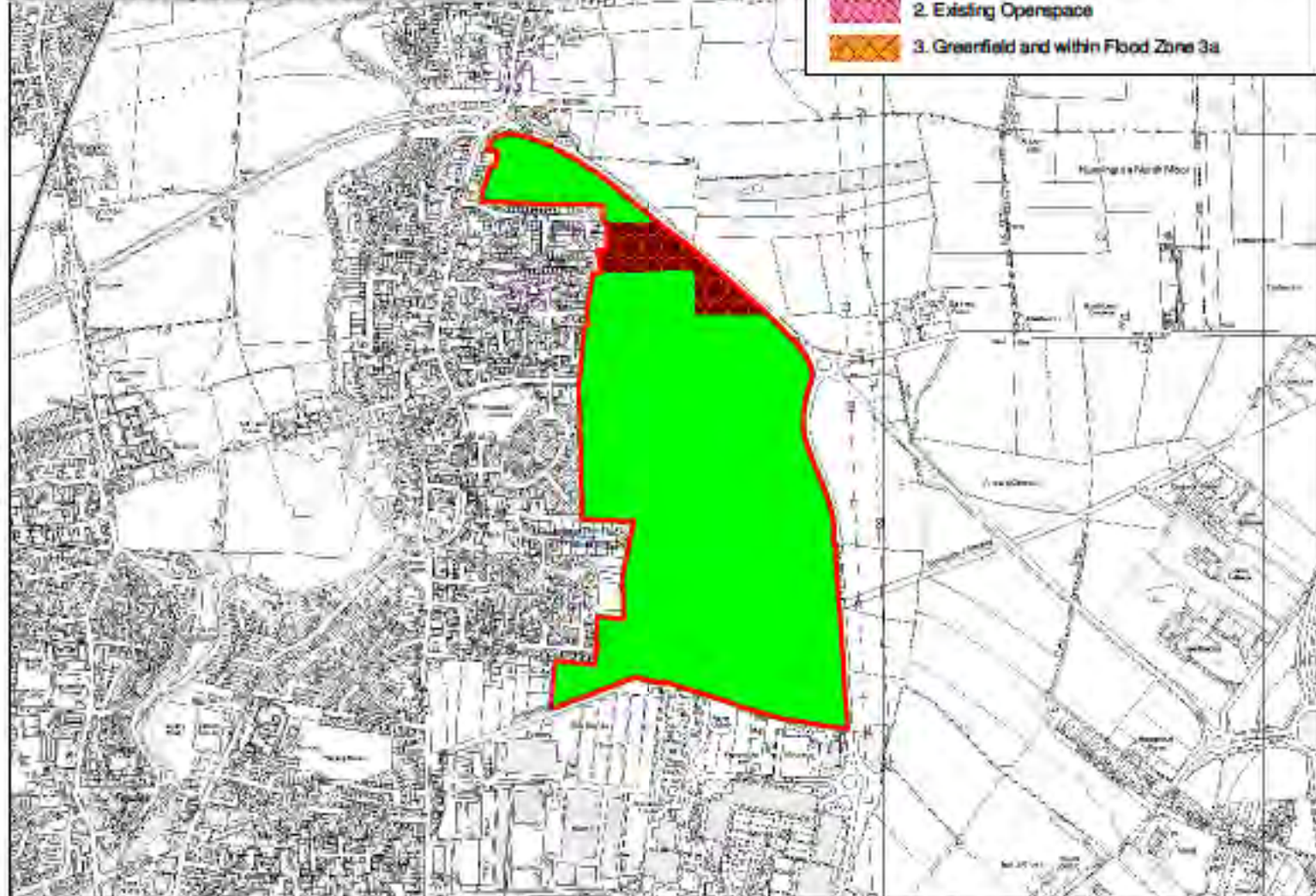


SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

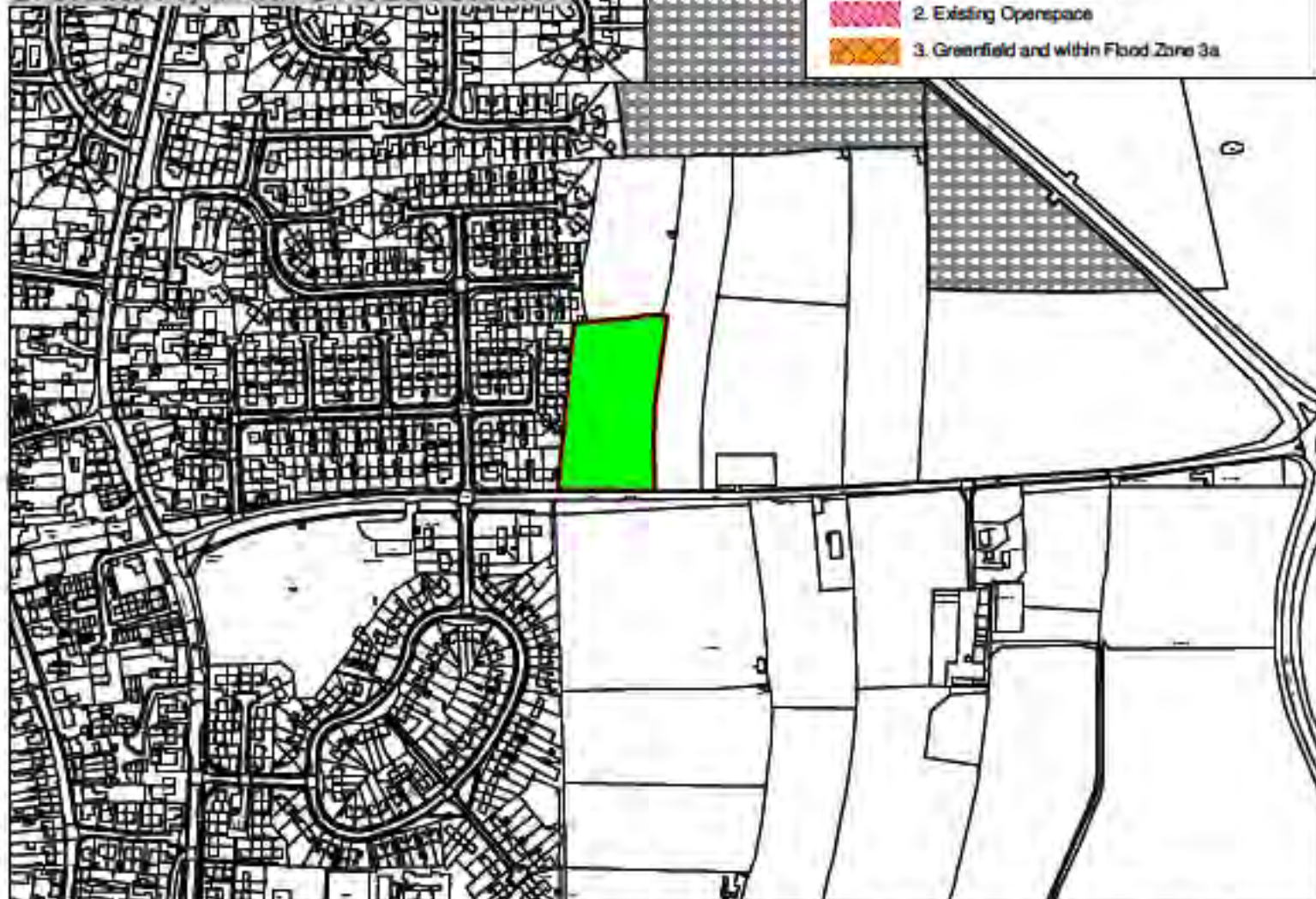
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Criteria 1: Natural environment asset boundaries

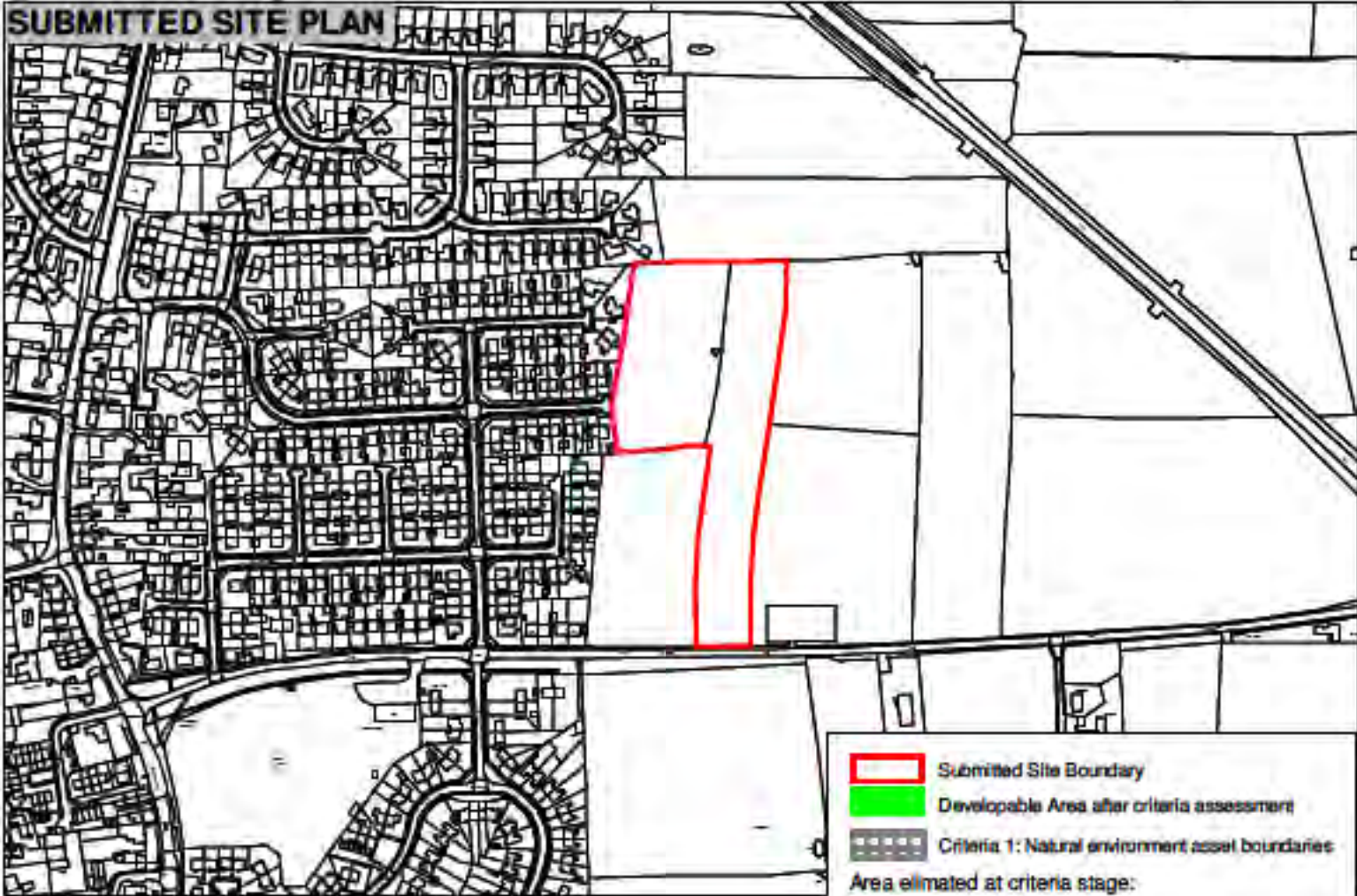
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- 1. Natural Environment Assets
- 2. Existing Openspace
- 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

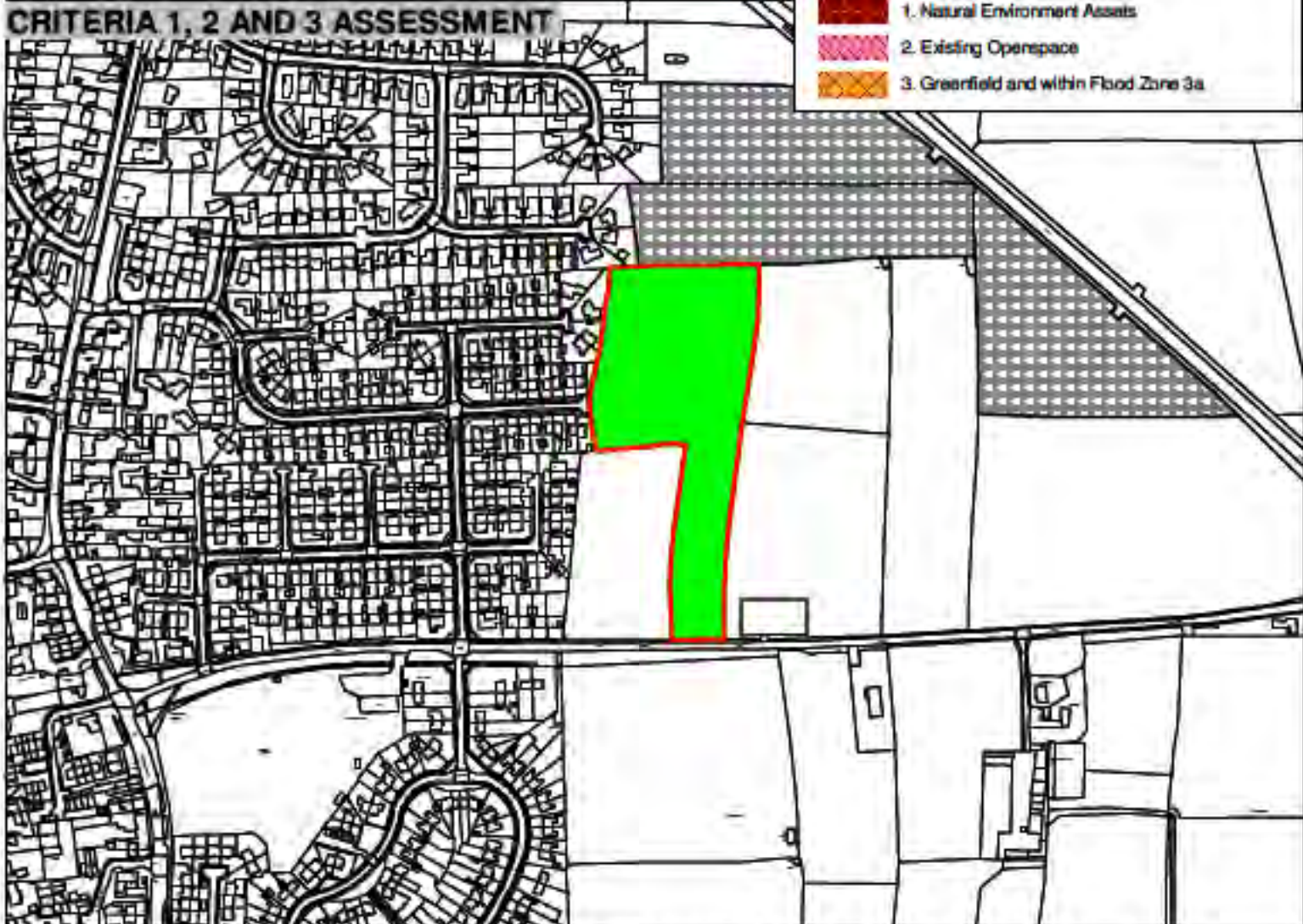


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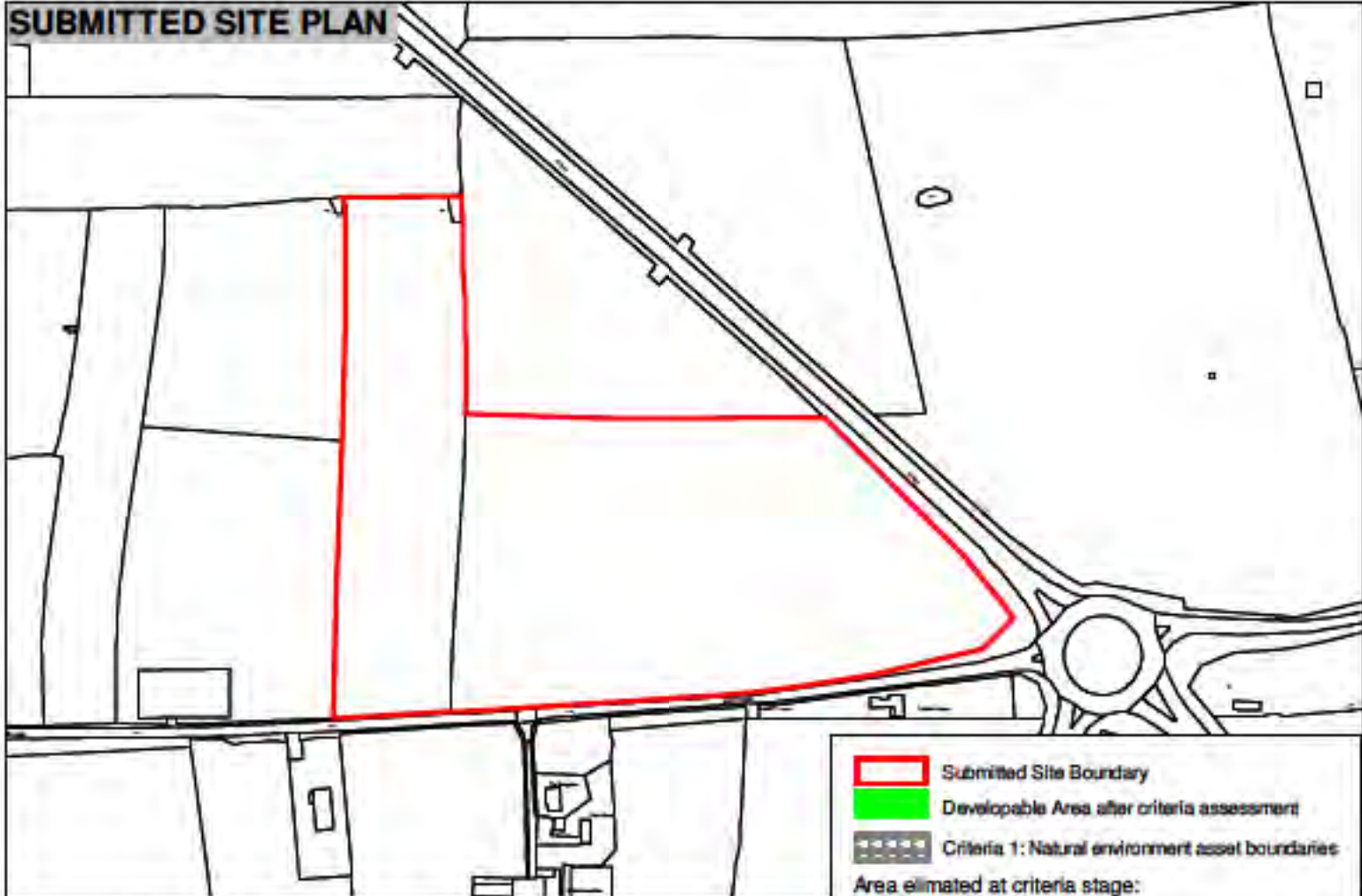


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	Developable Area after criteria assessment
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Area eliminated at criteria stage:	
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CRITERIA 1, 2 AND 3 ASSESSMENT

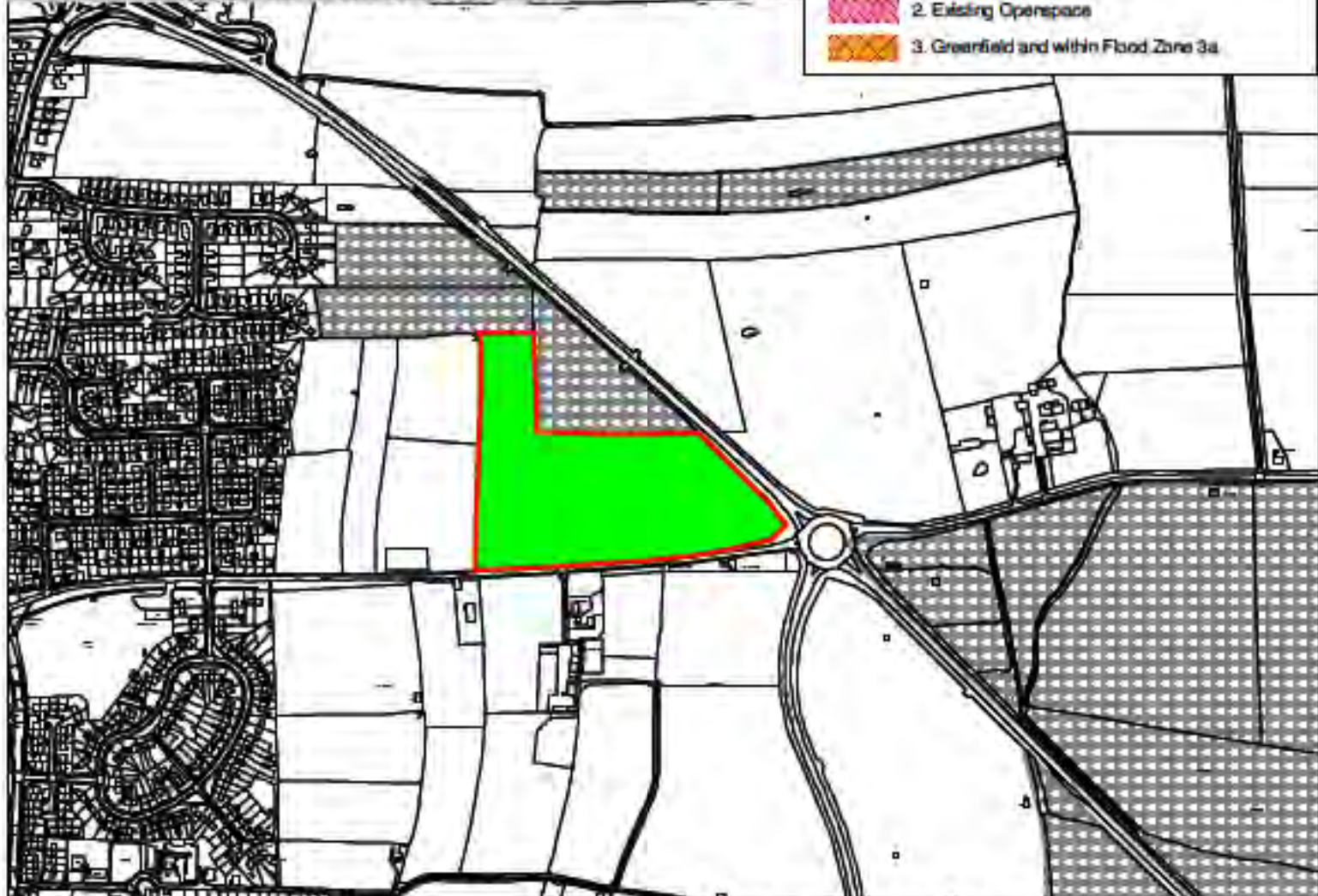


SUBMITTED SITE PLAN

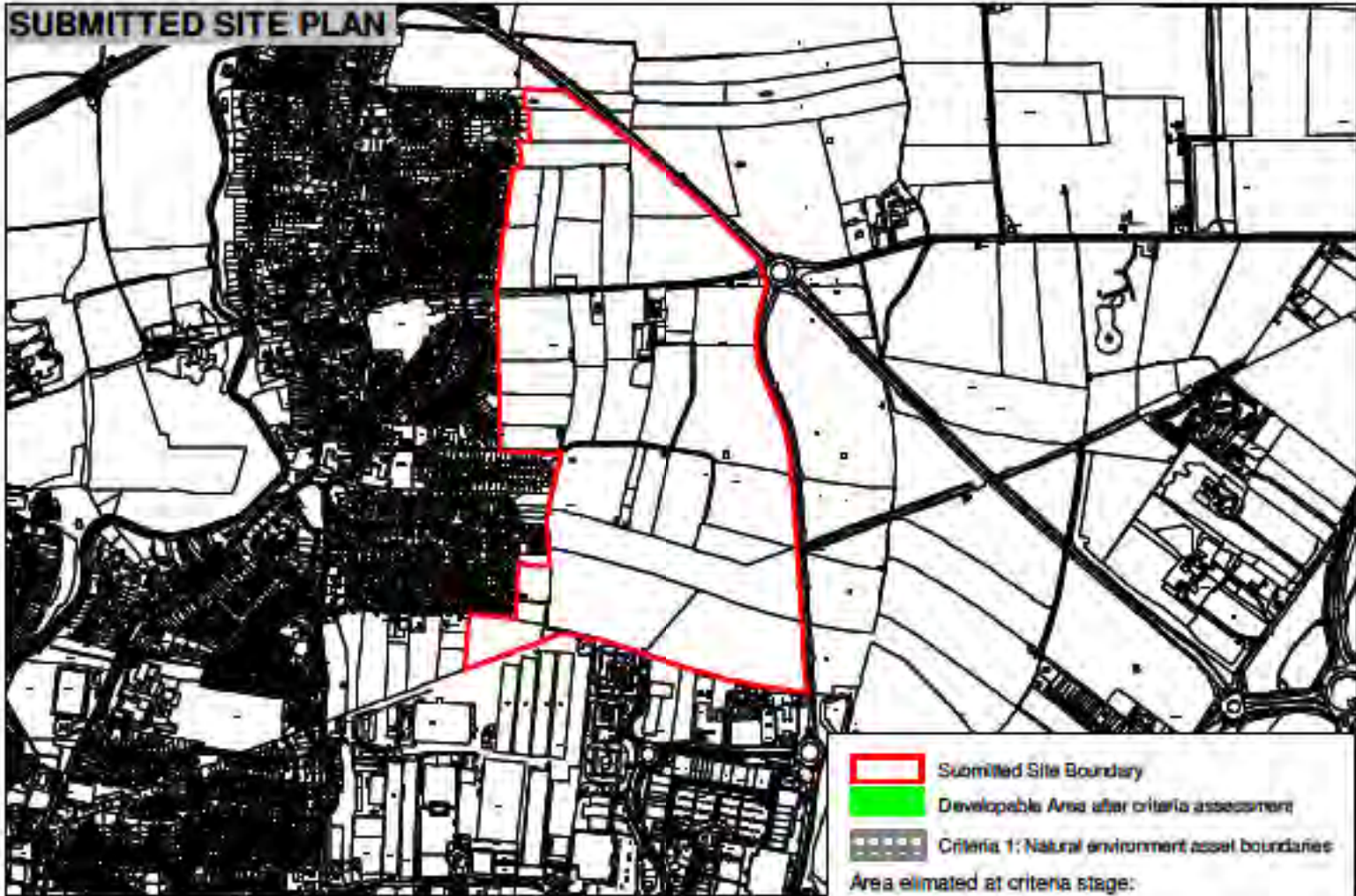


Submitted Site Boundary
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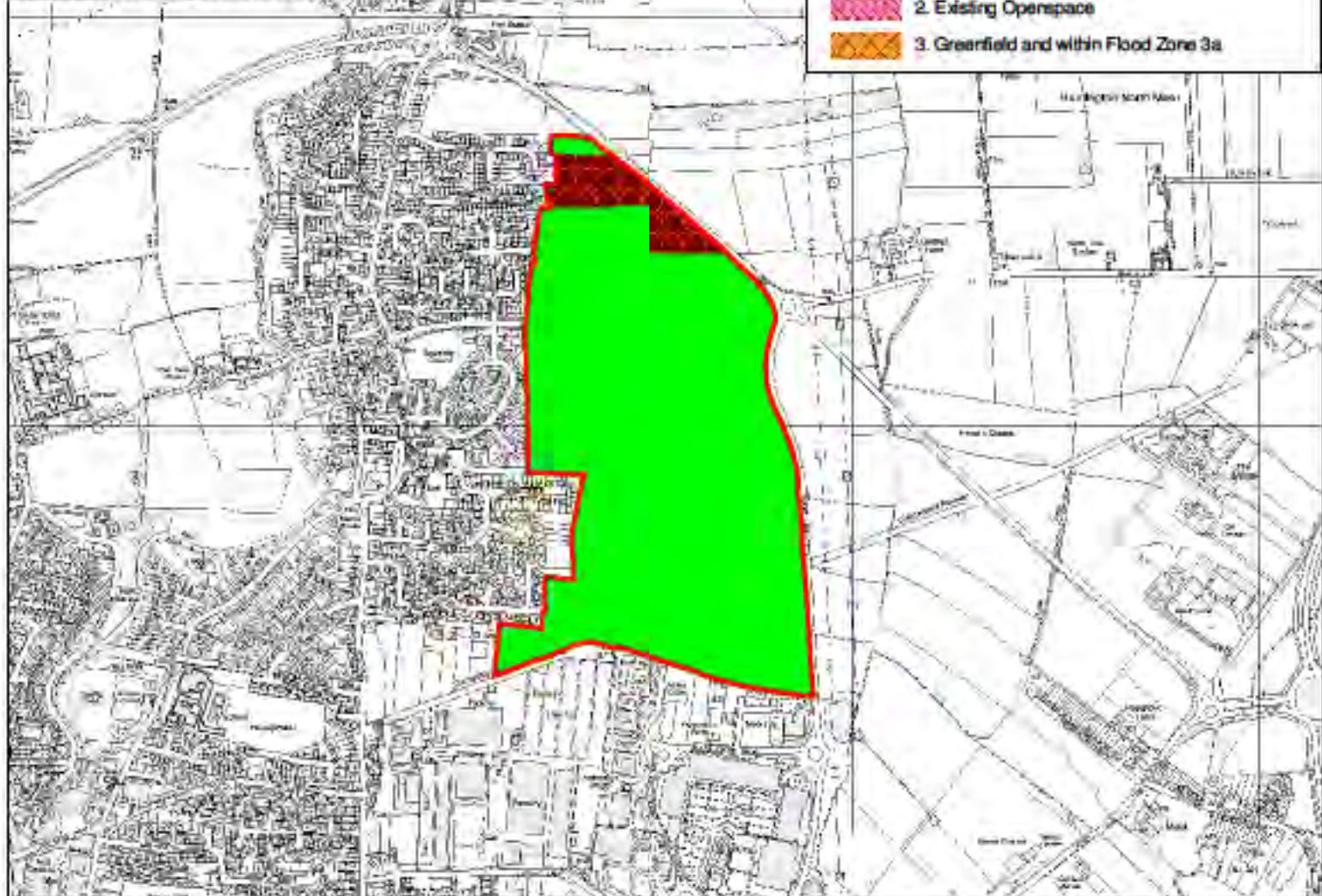
CRITERIA 1, 2 AND 3 ASSESSMENT



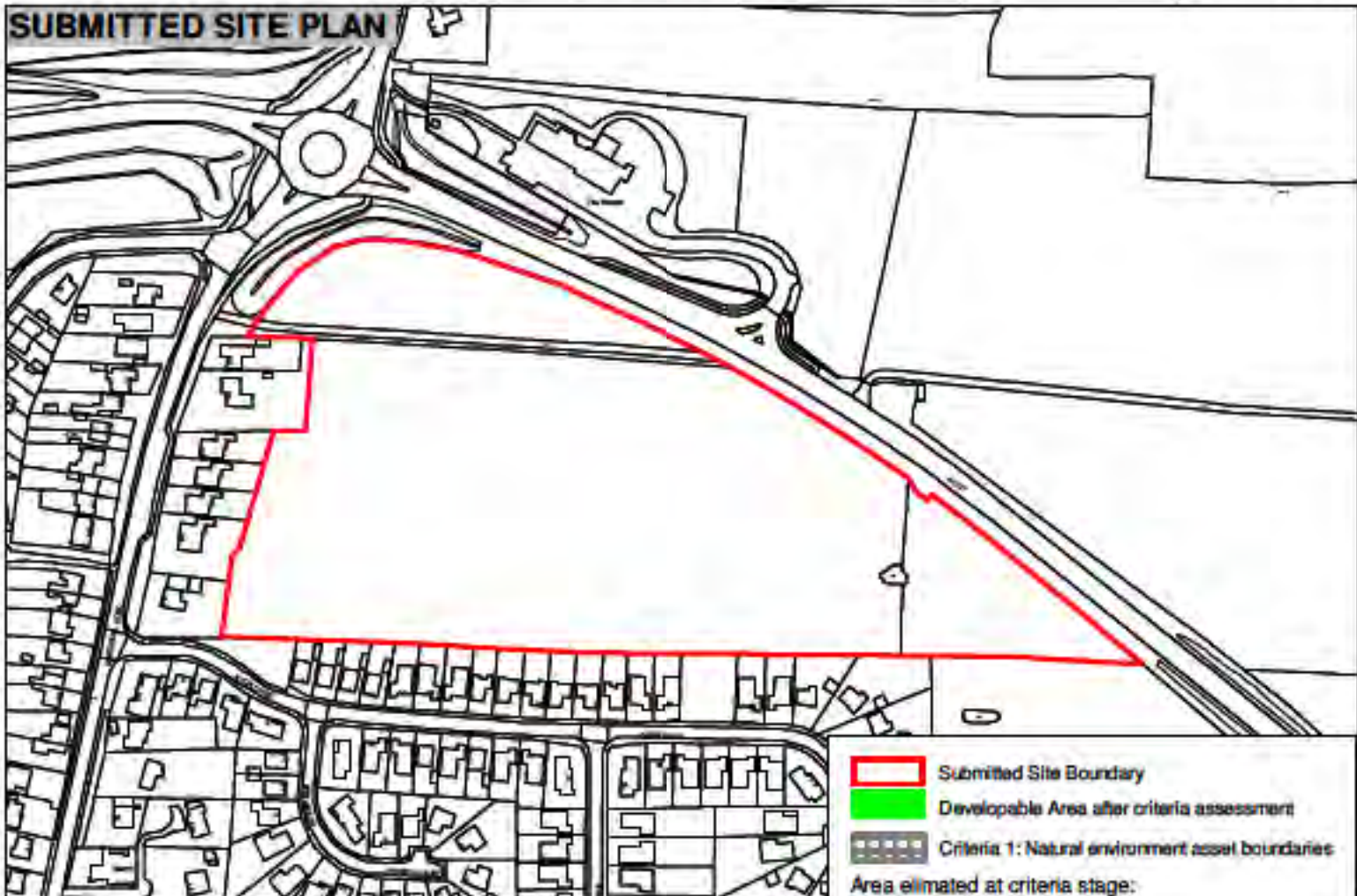
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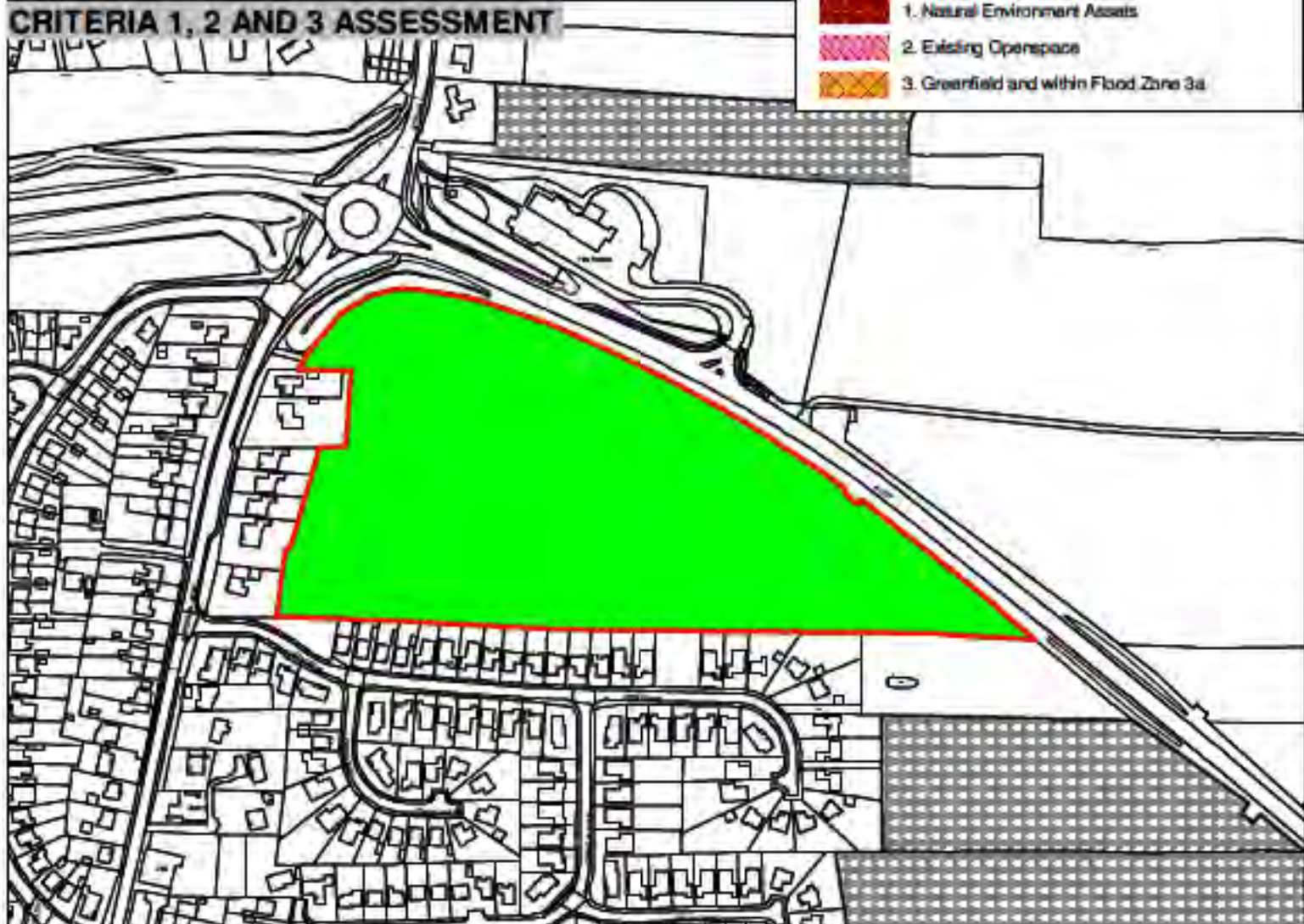
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

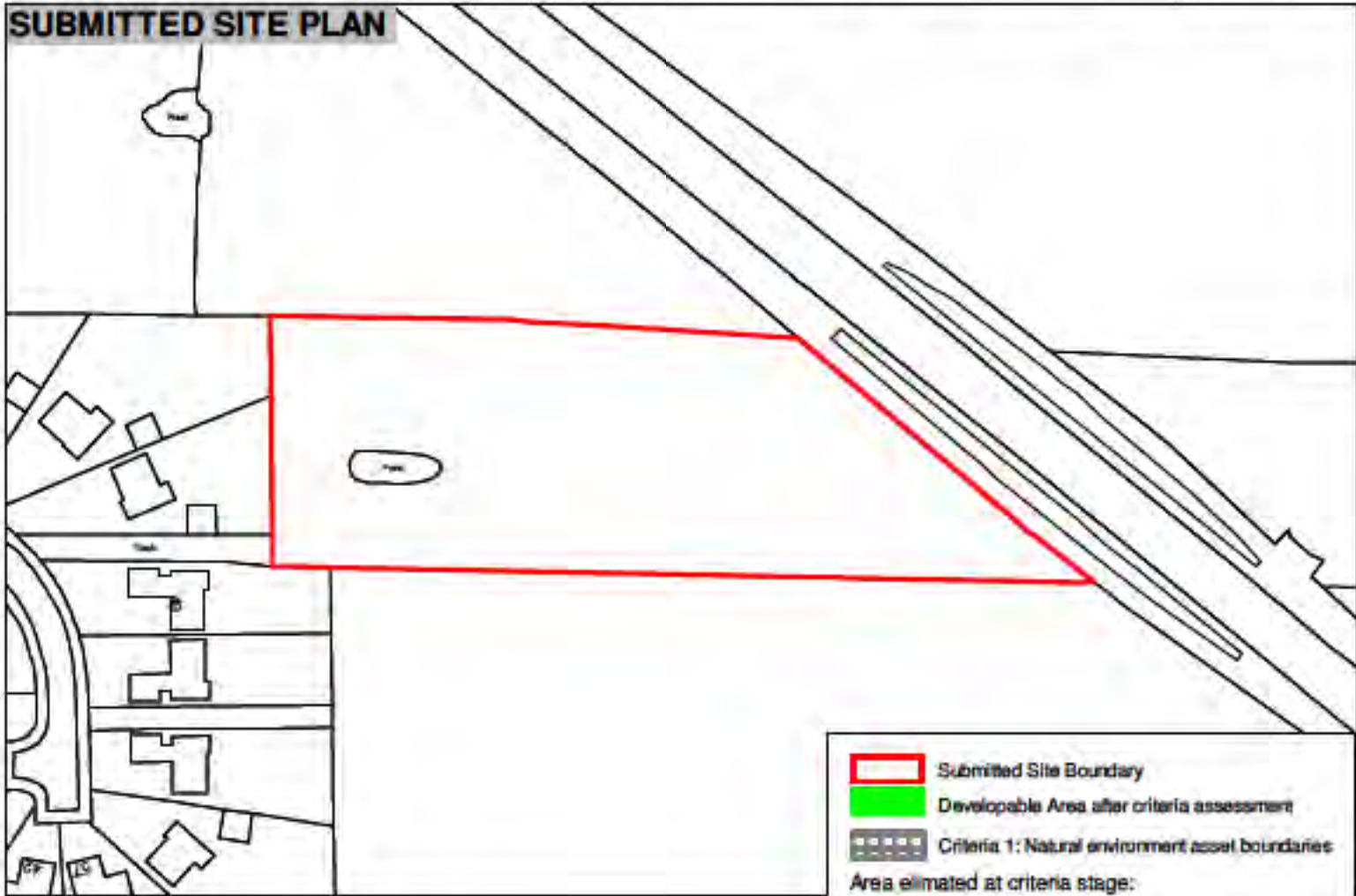








CRITERIA 1, 2 AND 3 ASSESSMENT



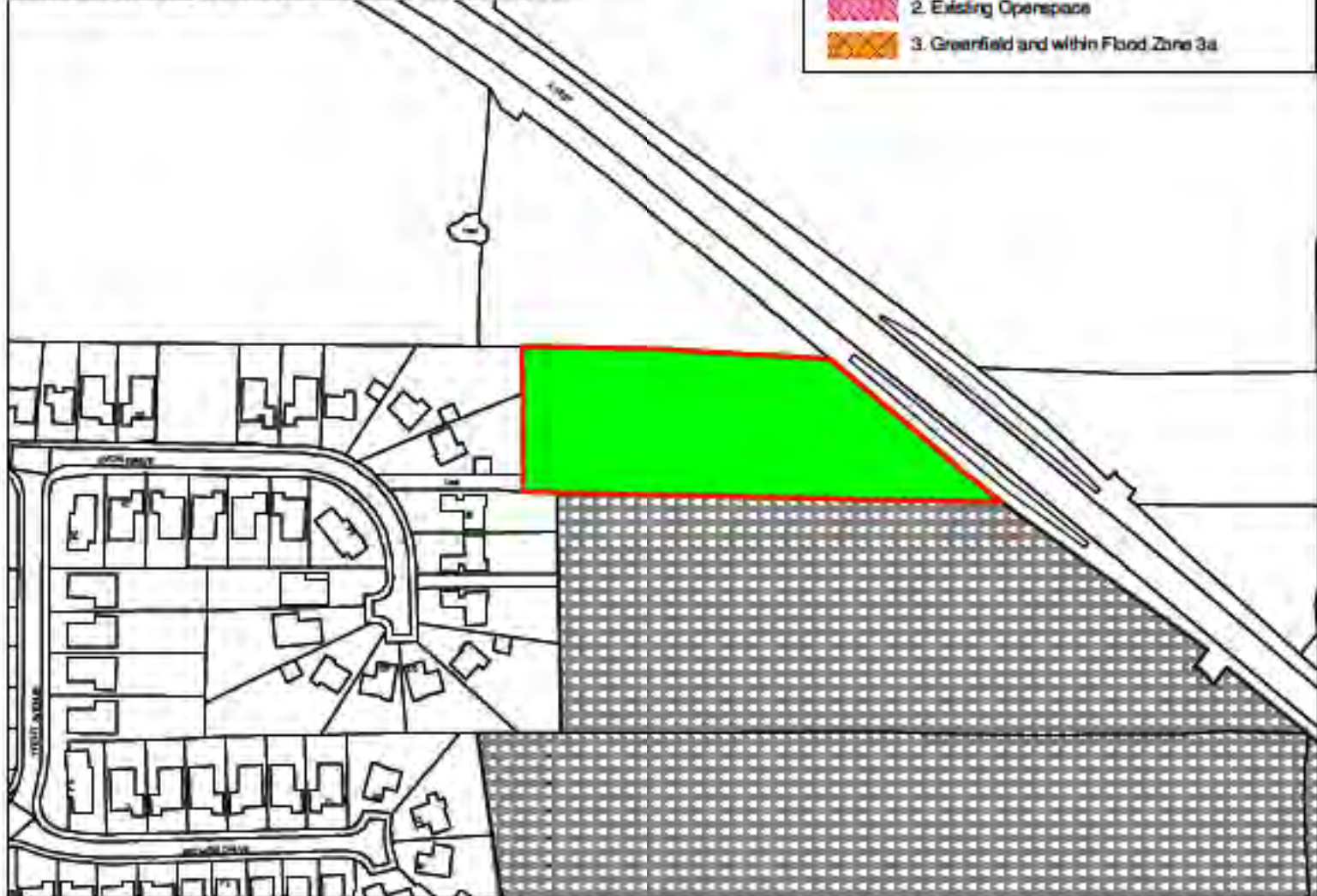
-  Submitted Site Boundary
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SUBMITTED SITE PLAN

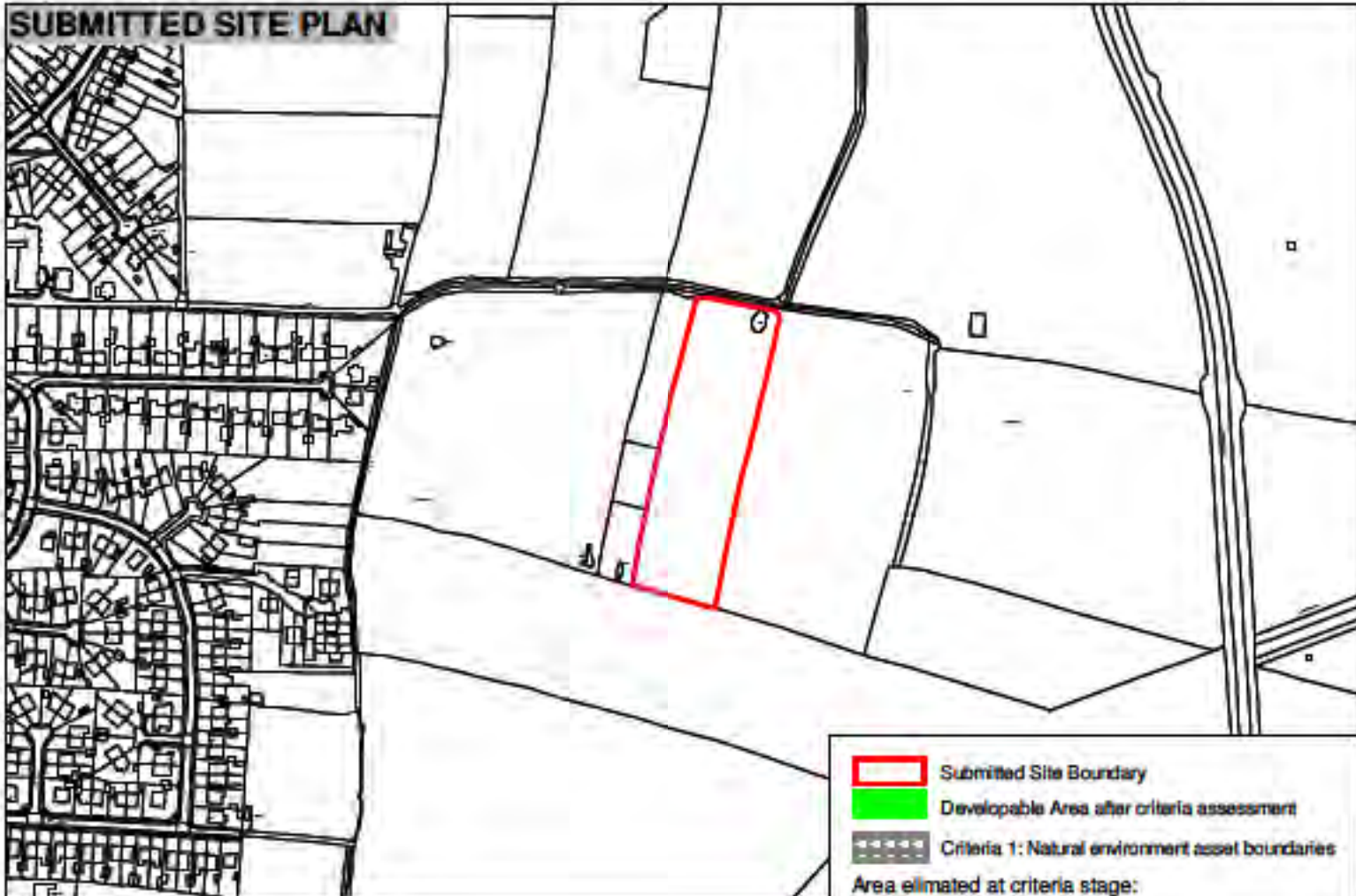


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CRITERIA 1, 2 AND 3 ASSESSMENT

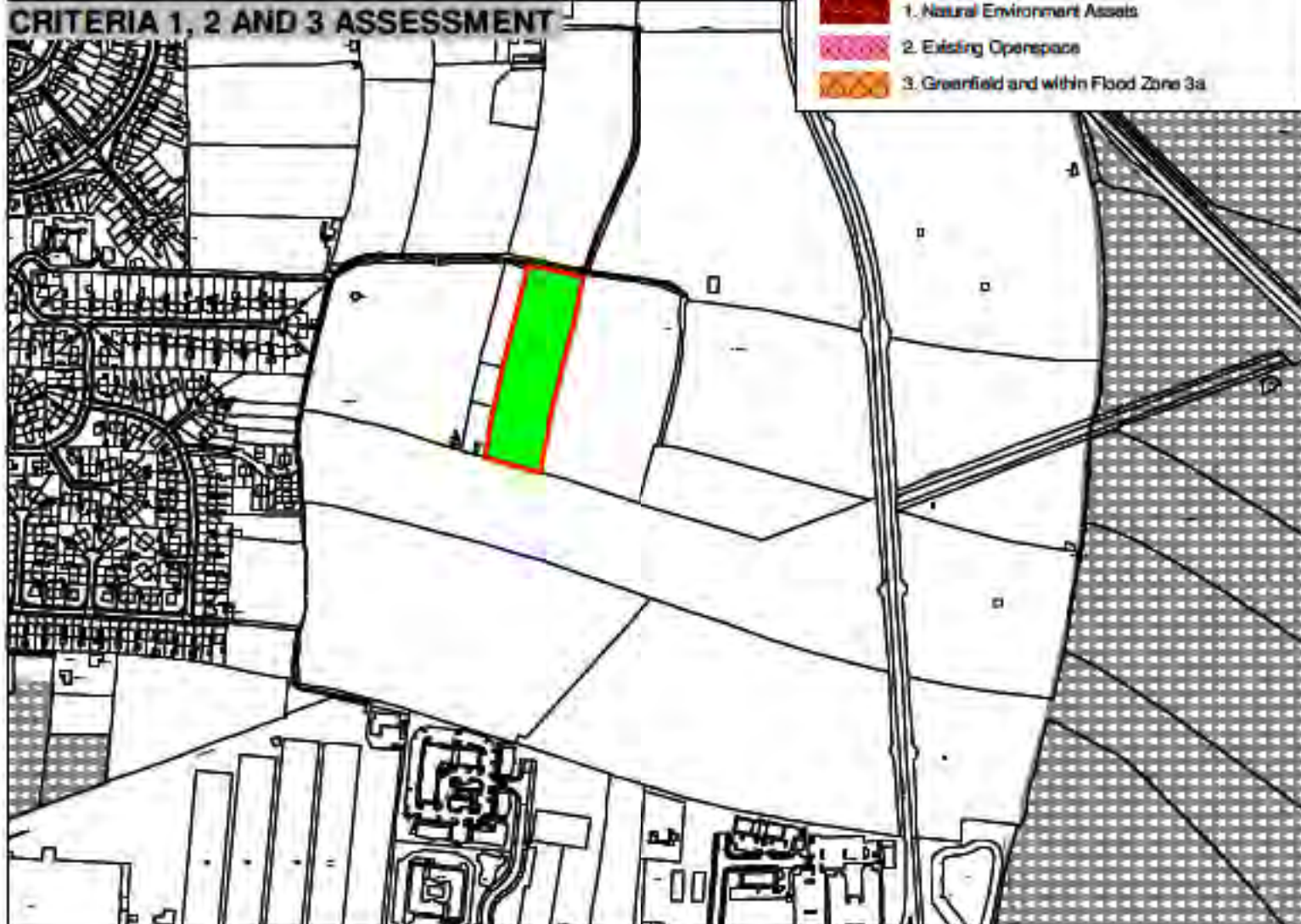


SUBMITTED SITE PLAN

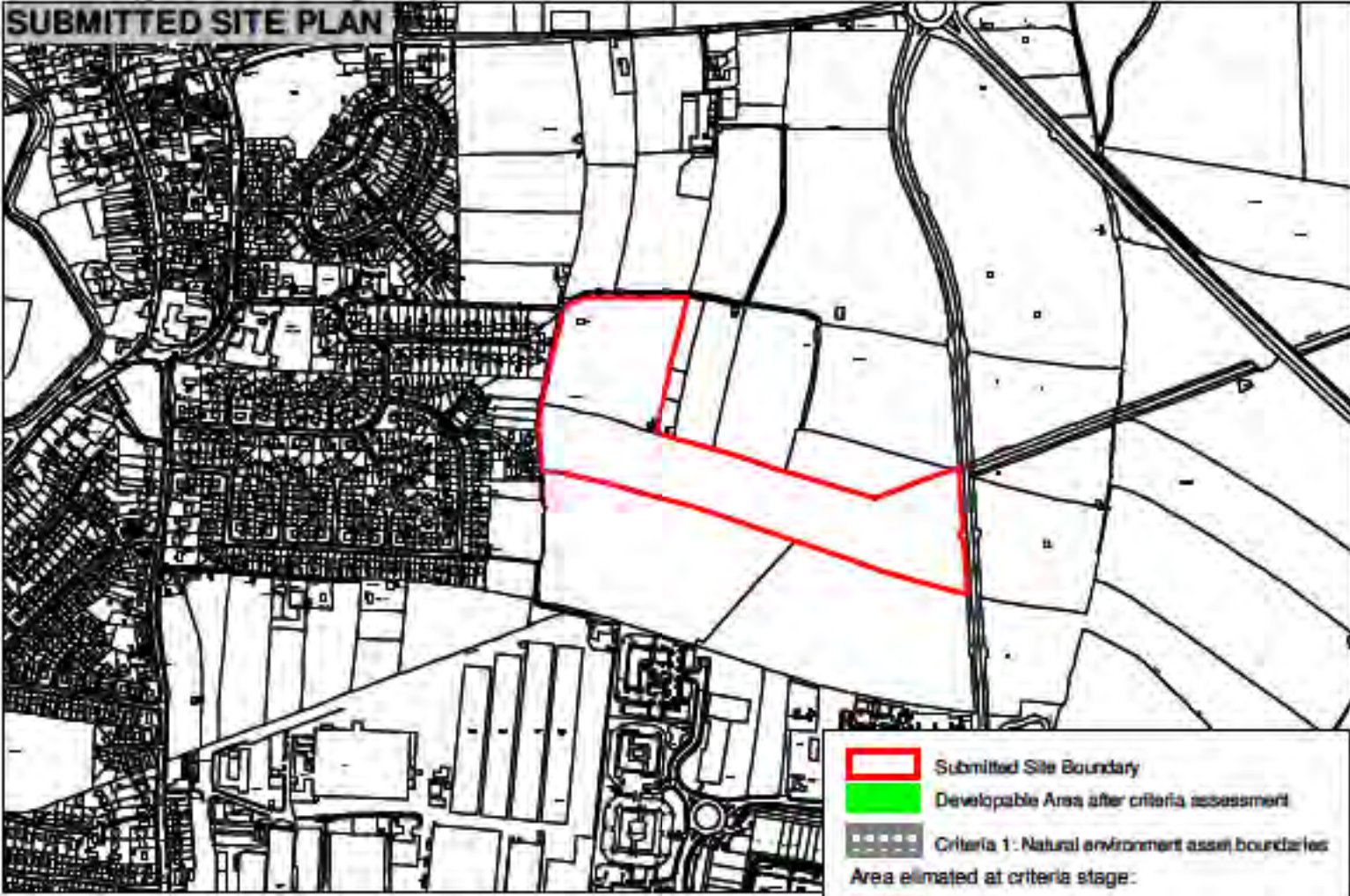








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CRITERIA 1, 2 AND 3 ASSESSMENT

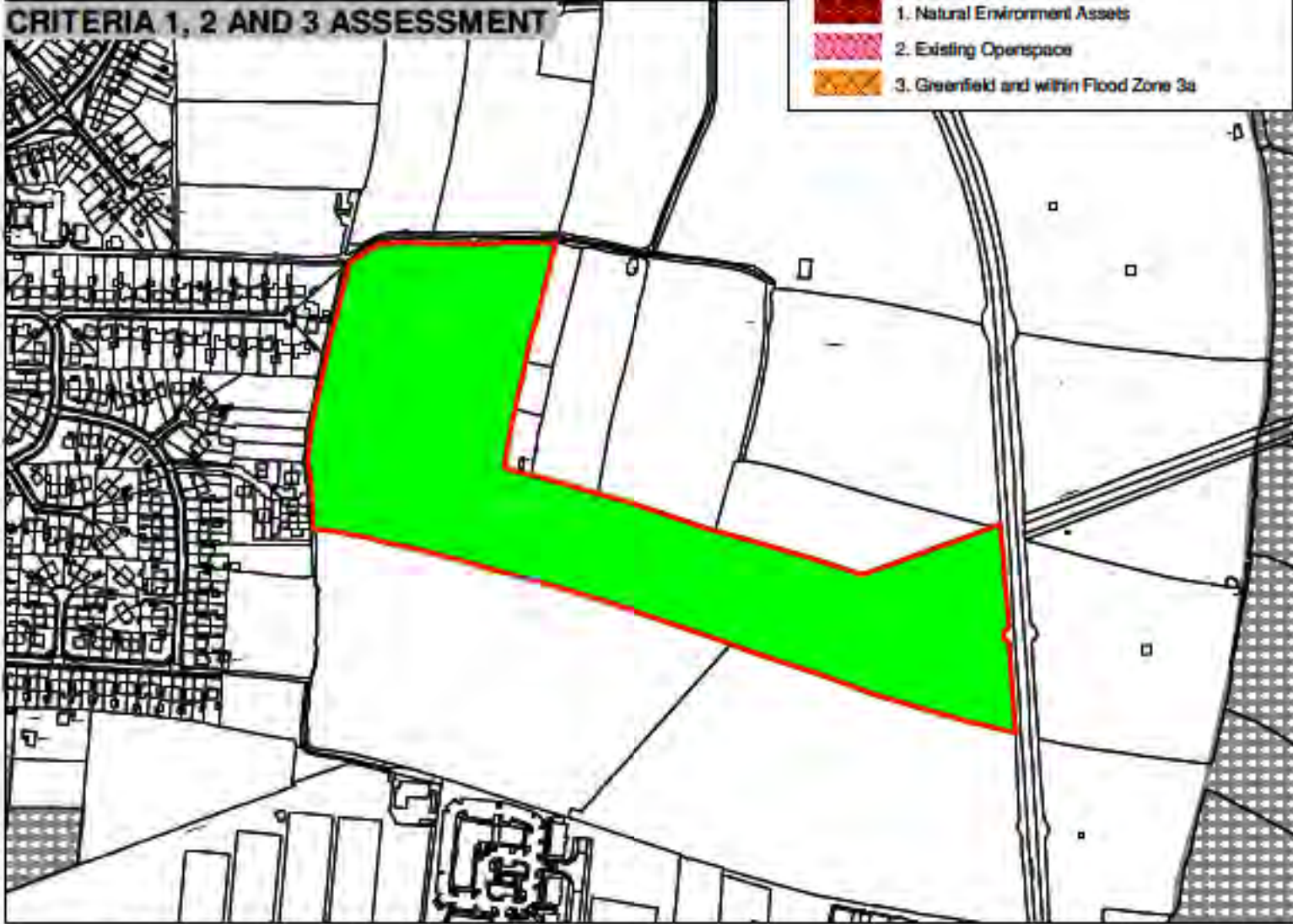


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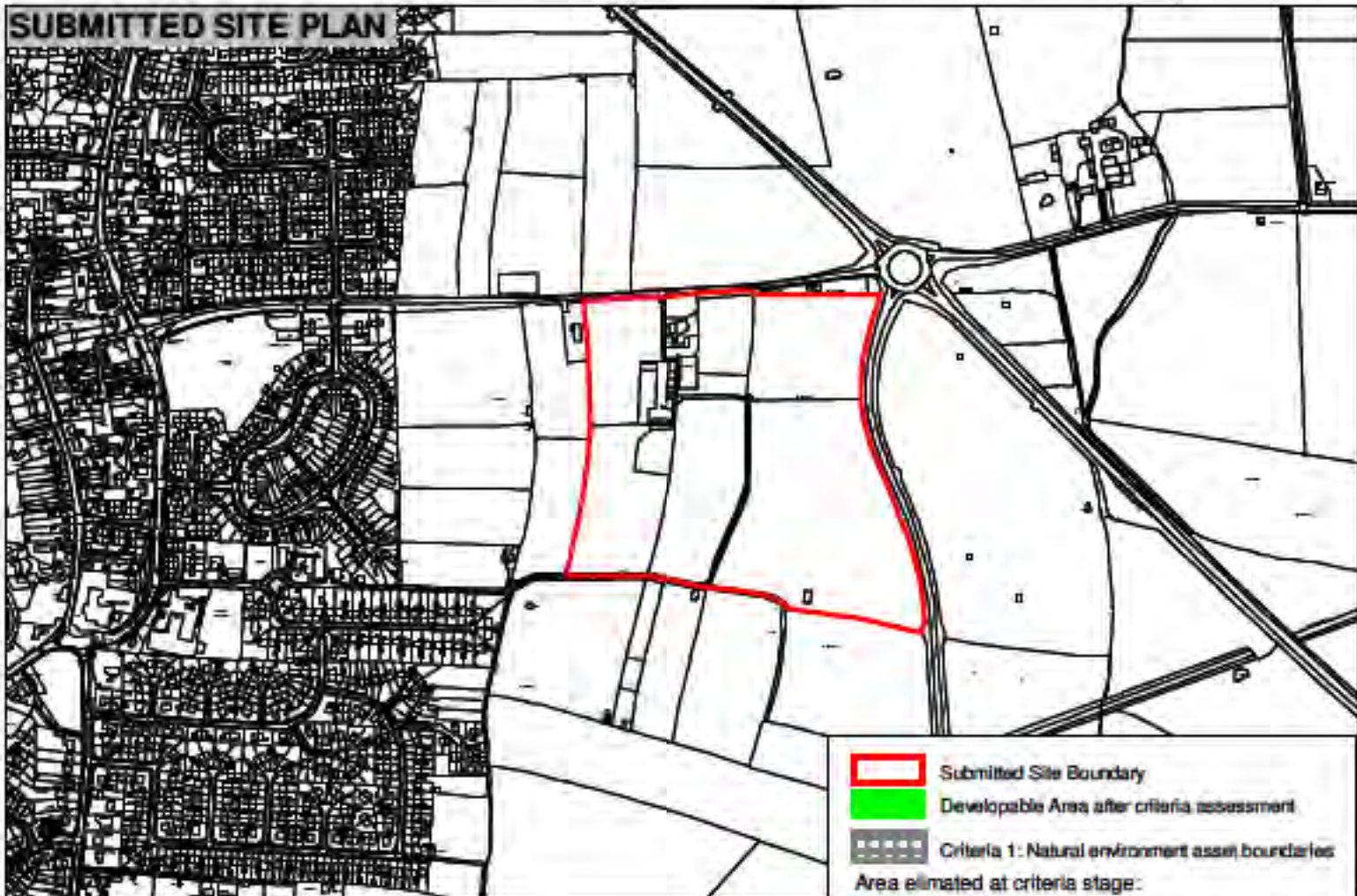


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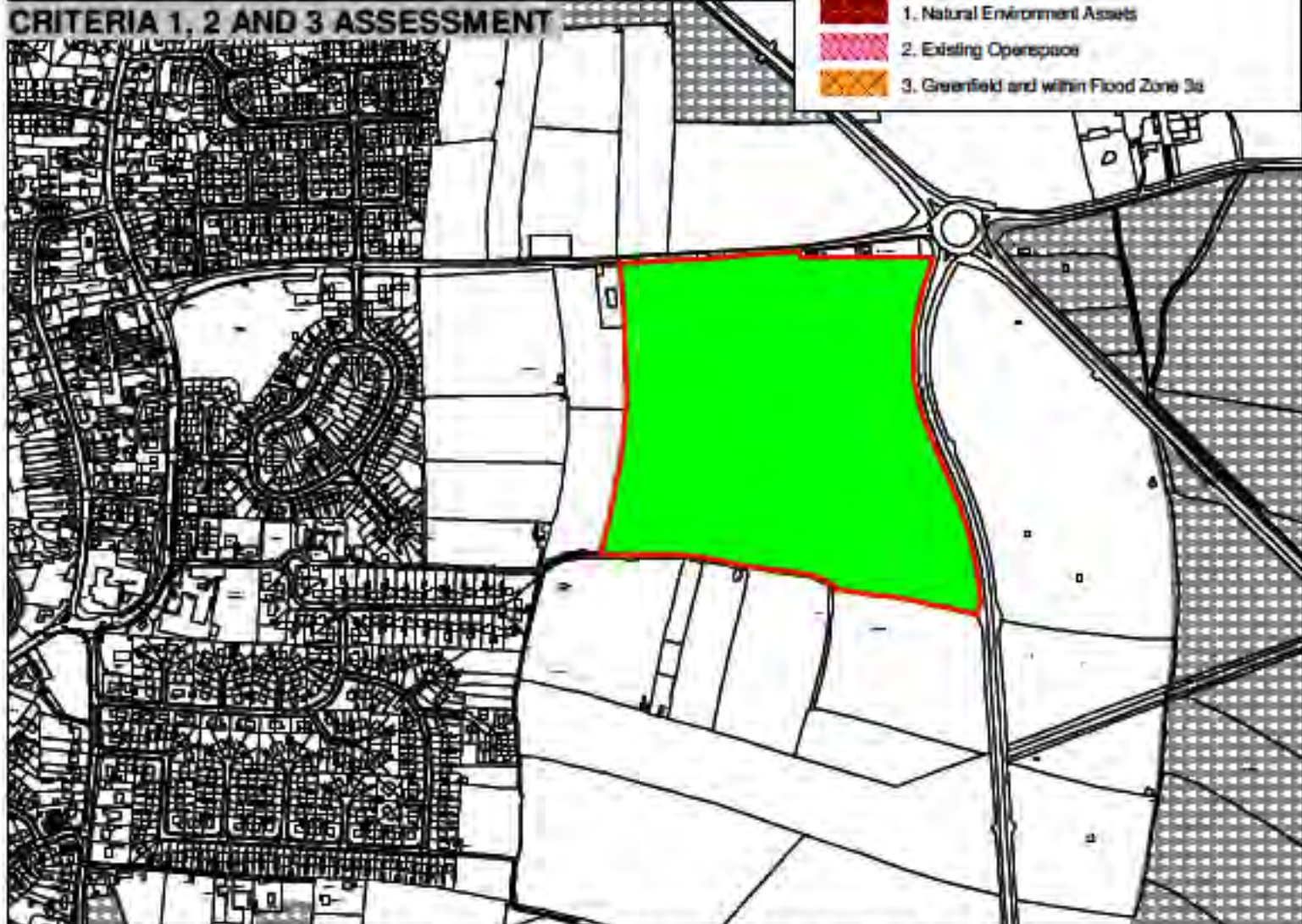


SUBMITTED SITE PLAN

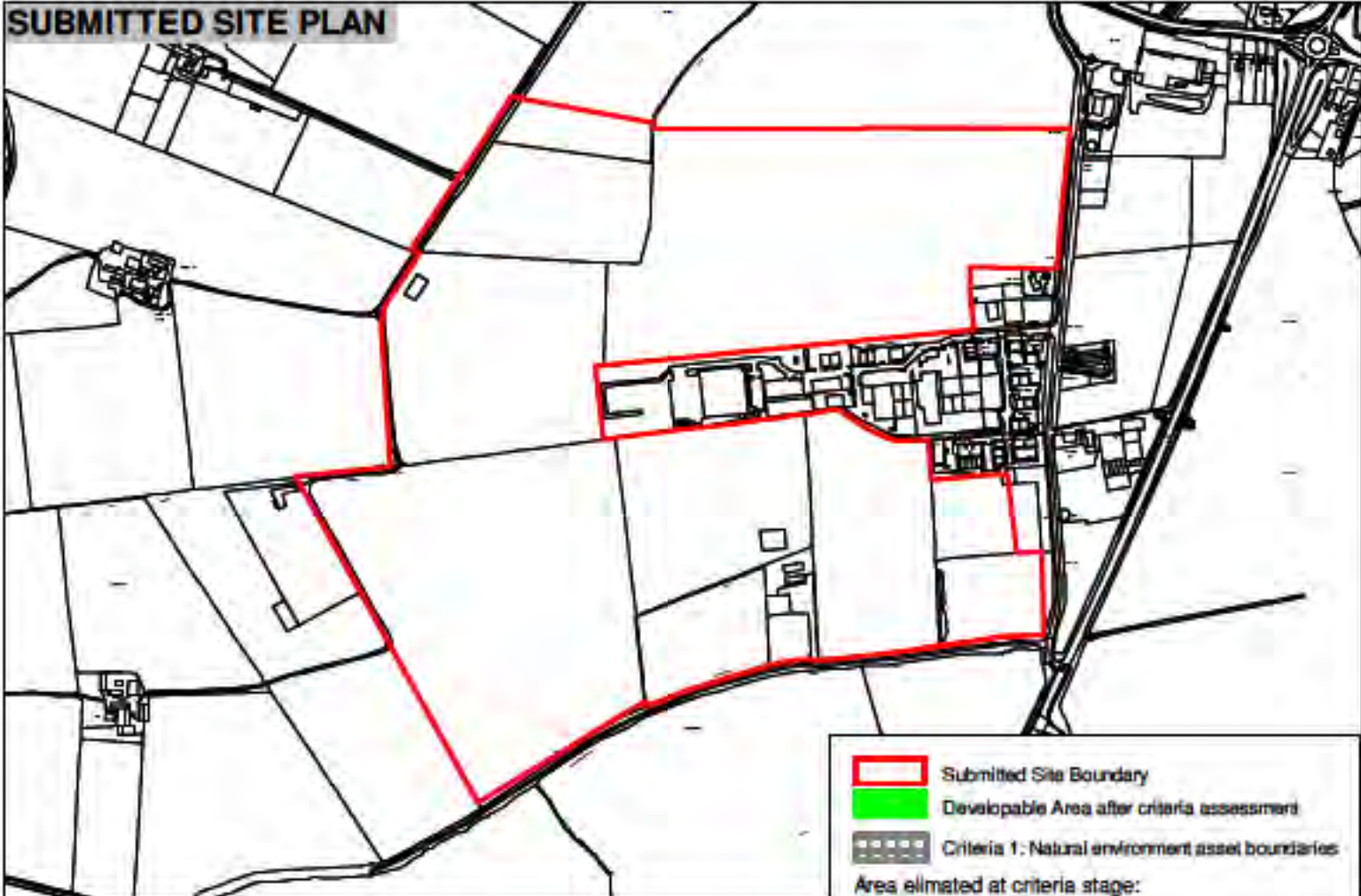





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CRITERIA 1, 2 AND 3 ASSESSMENT

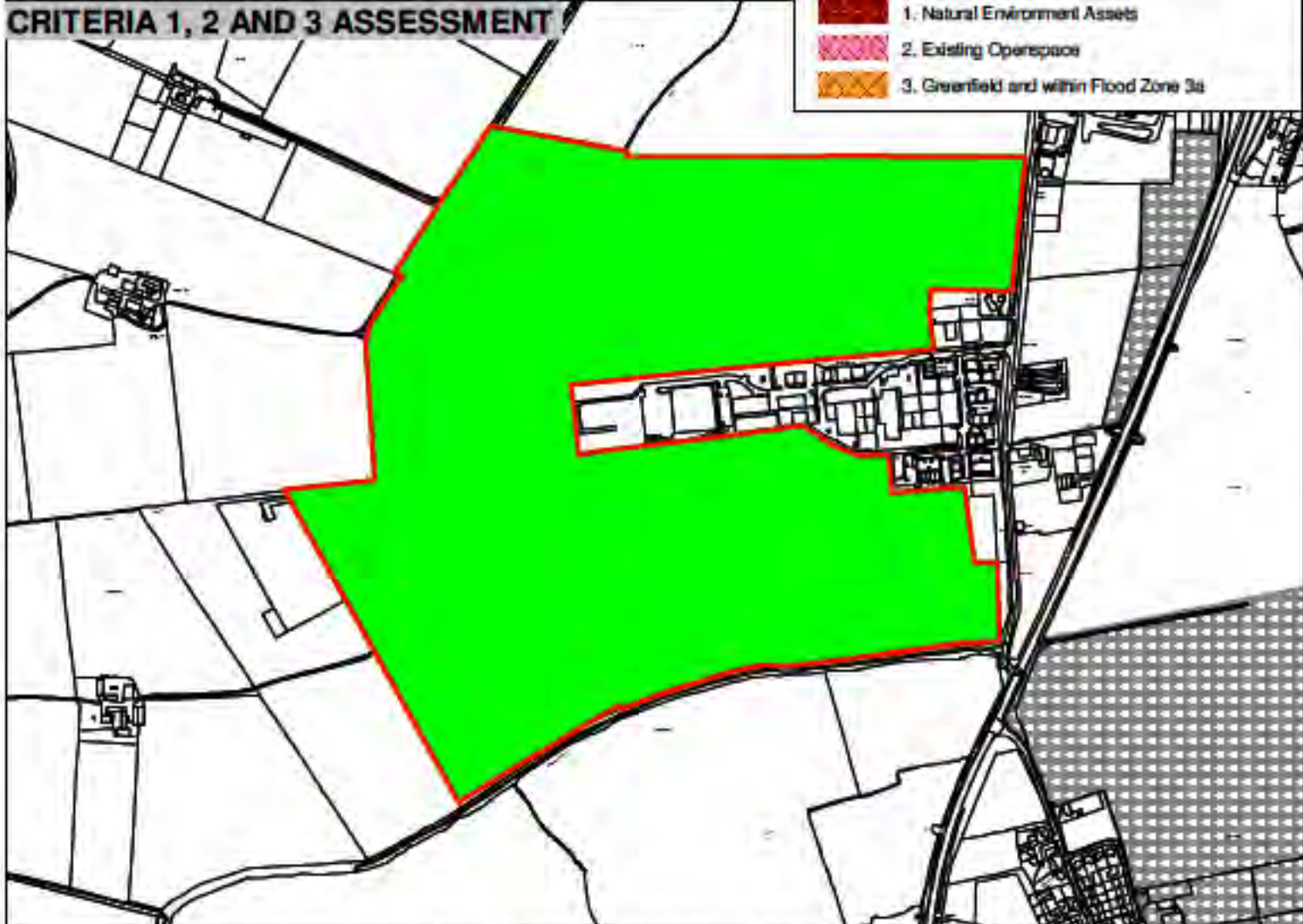


SUBMITTED SITE PLAN



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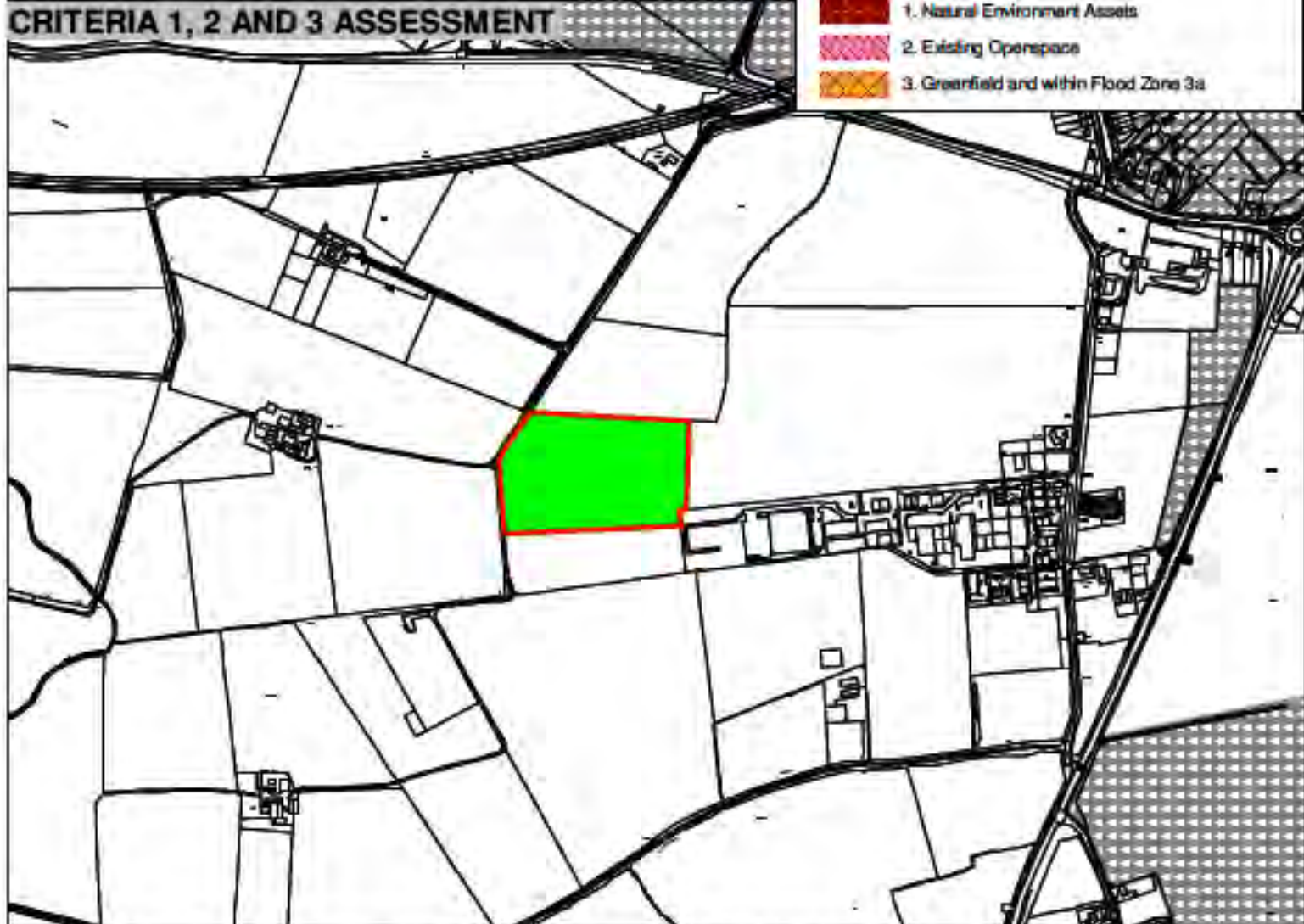
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

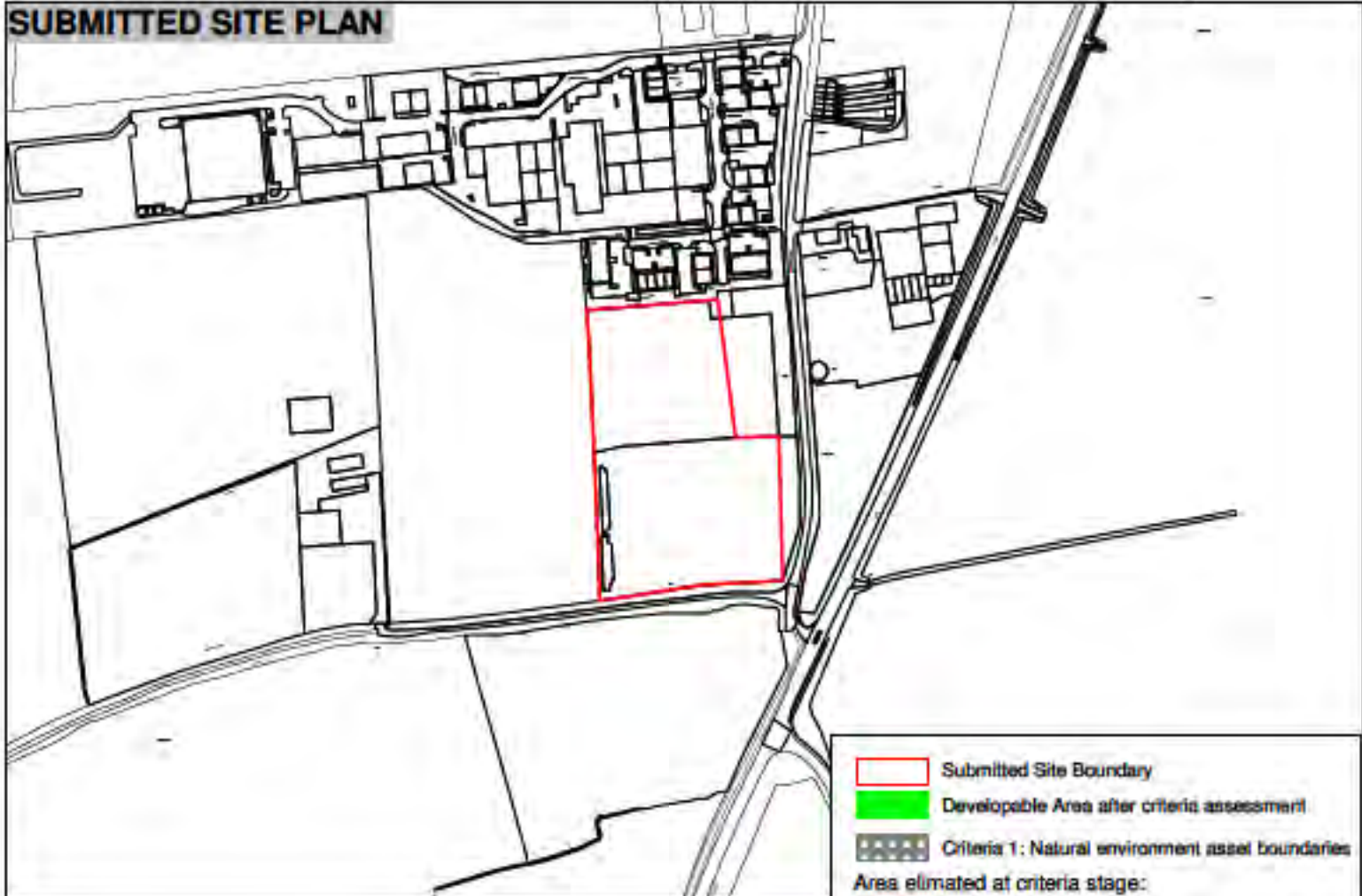








CRITERIA 1, 2 AND 3 ASSESSMENT



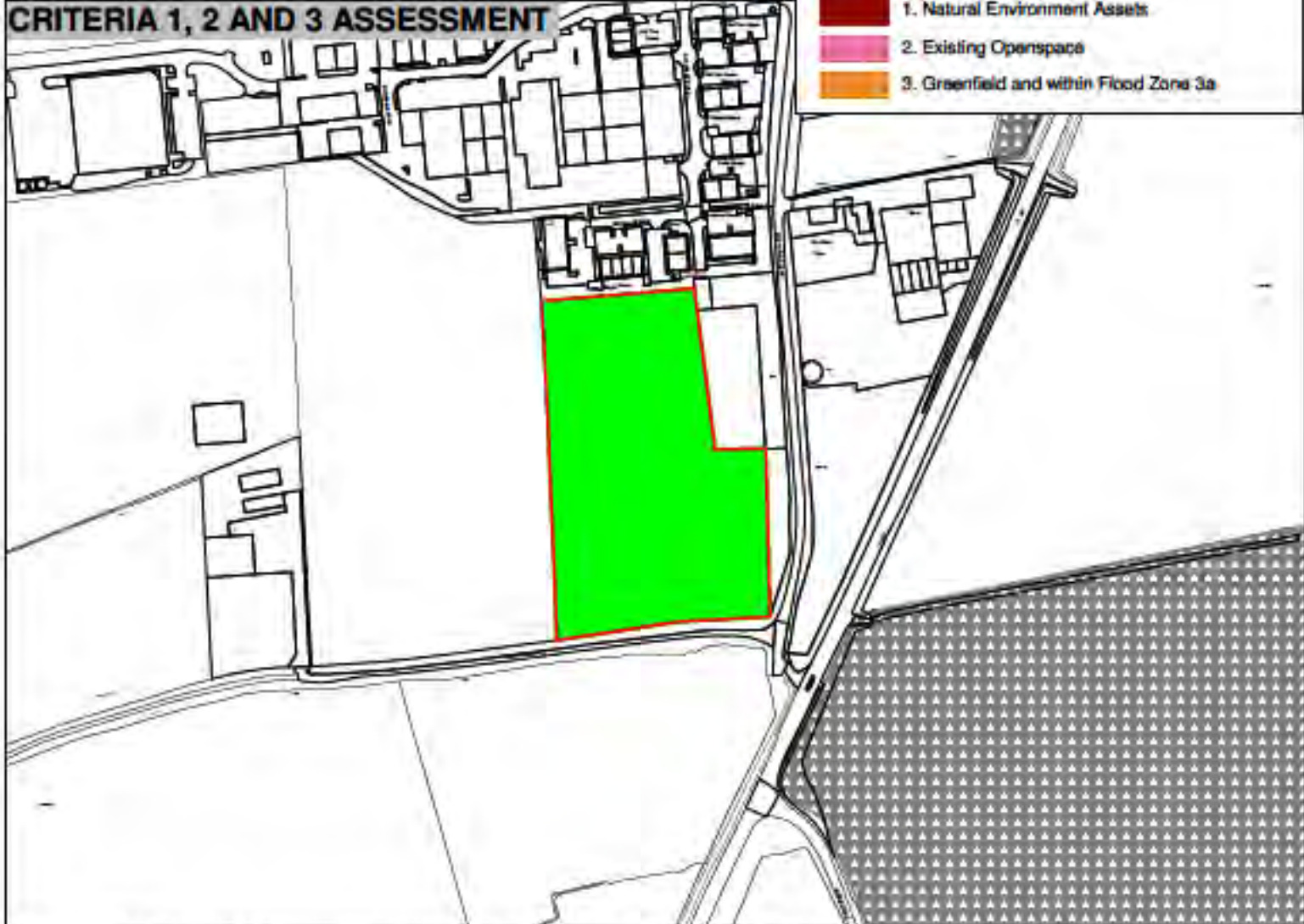
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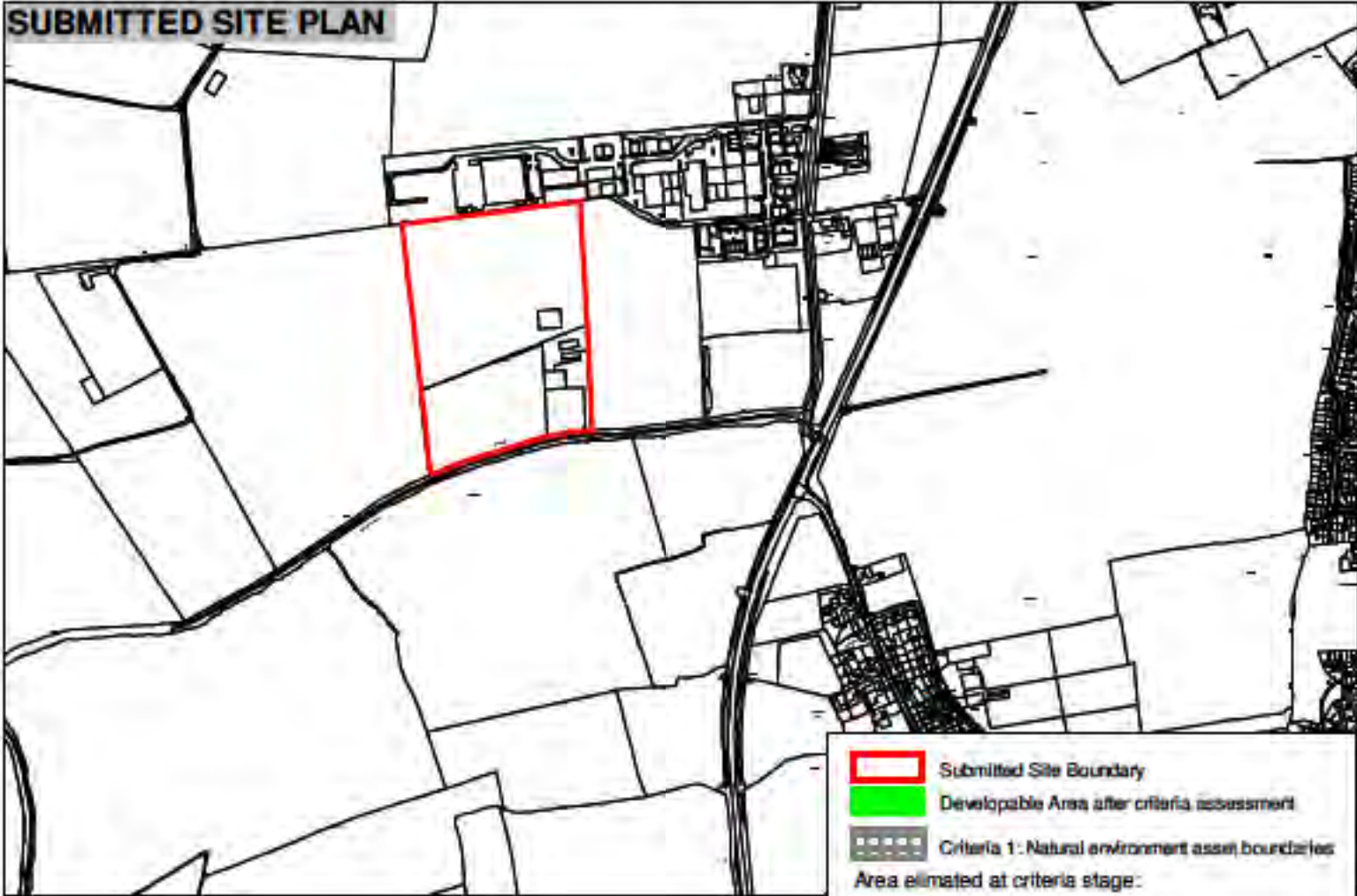








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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

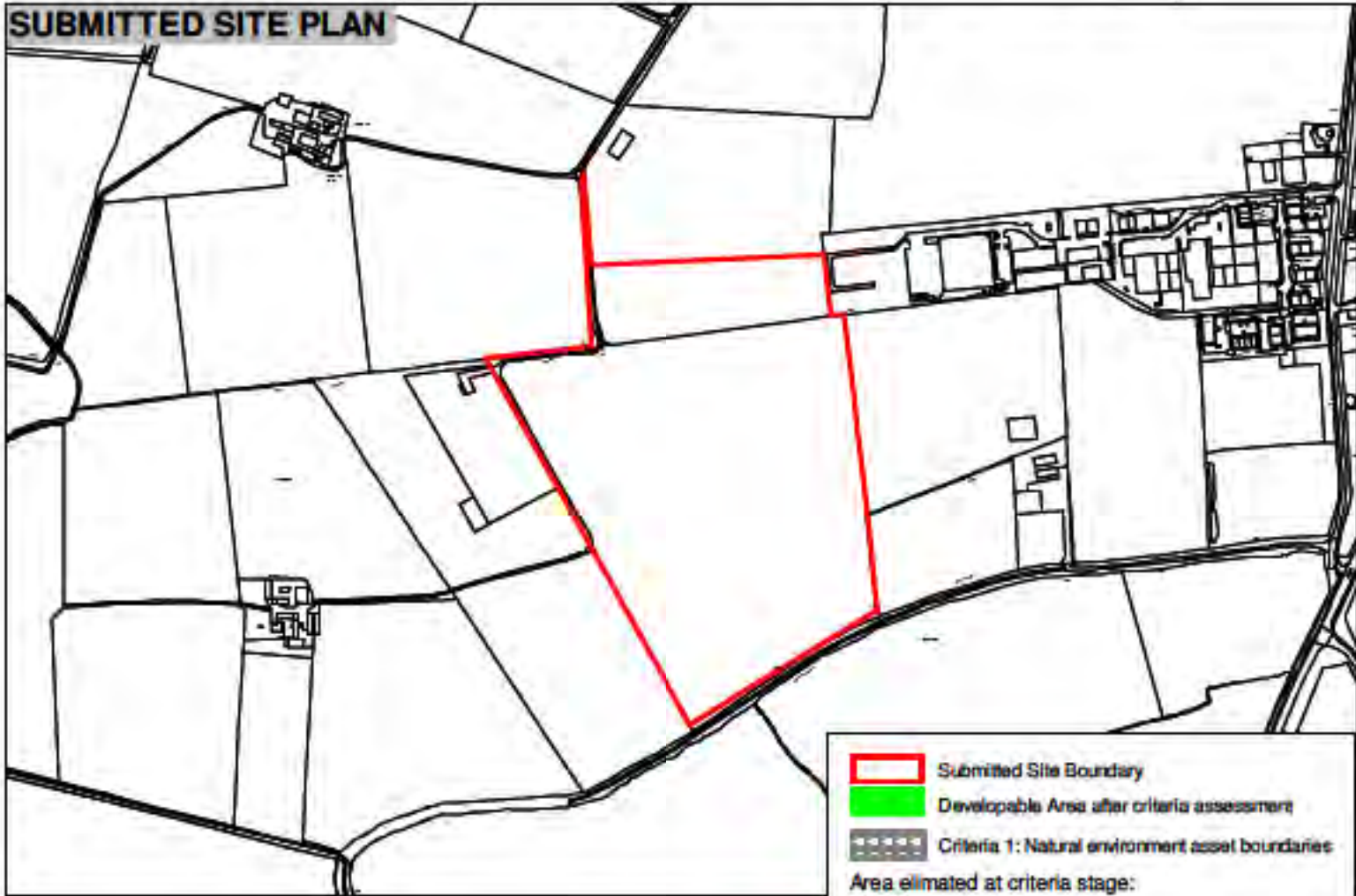


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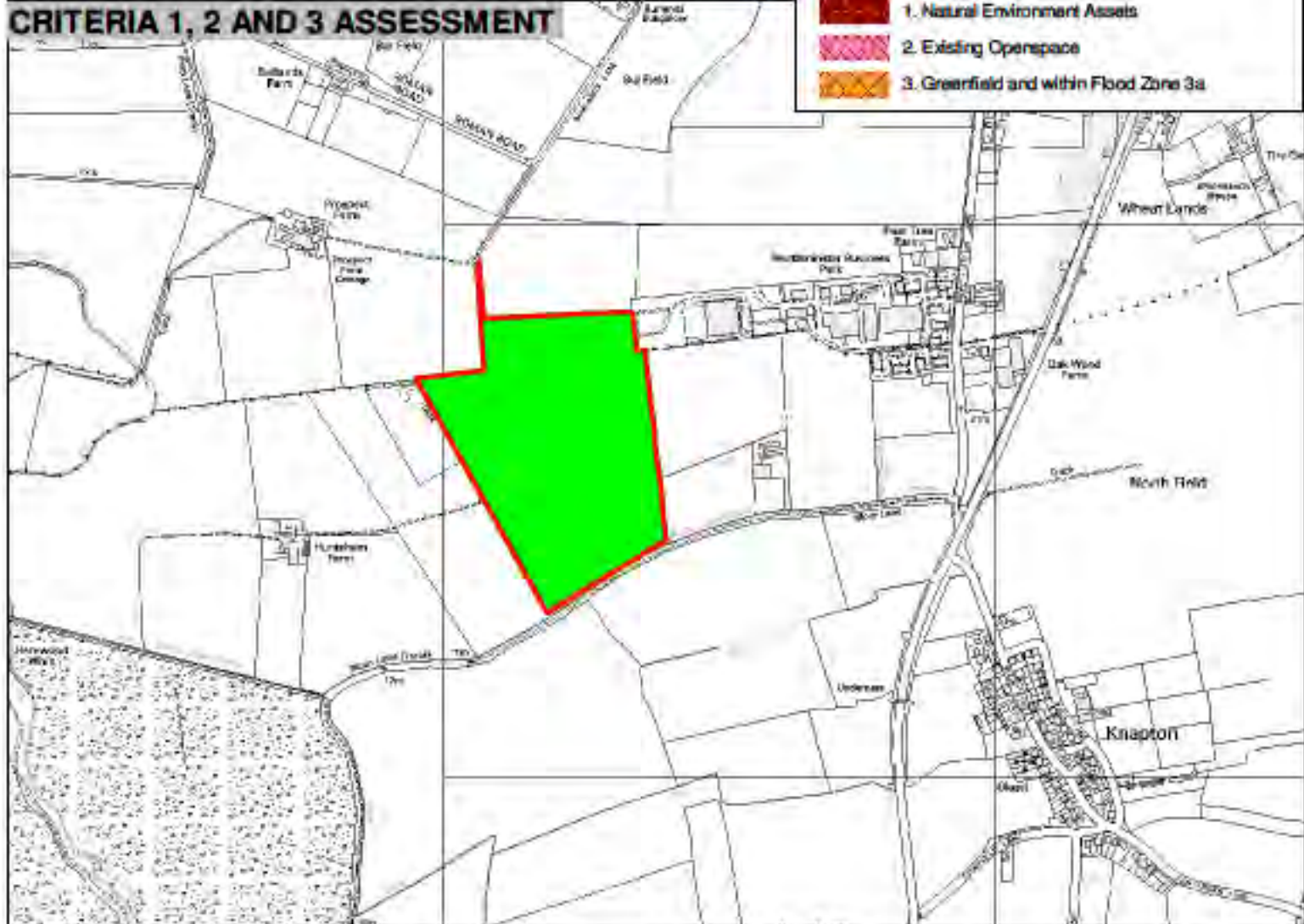
CRITERIA 1, 2 AND 3 ASSESSMENT



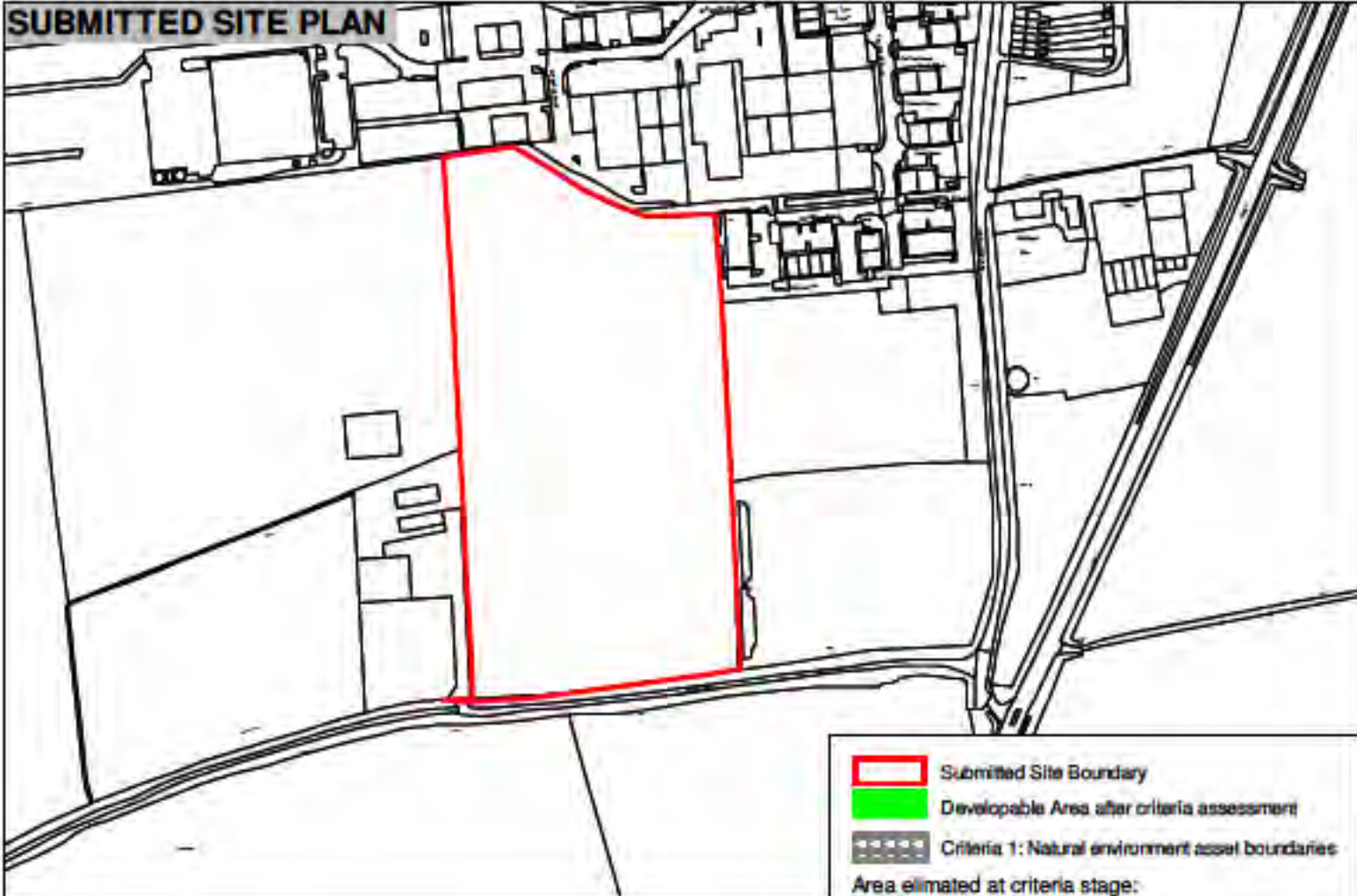
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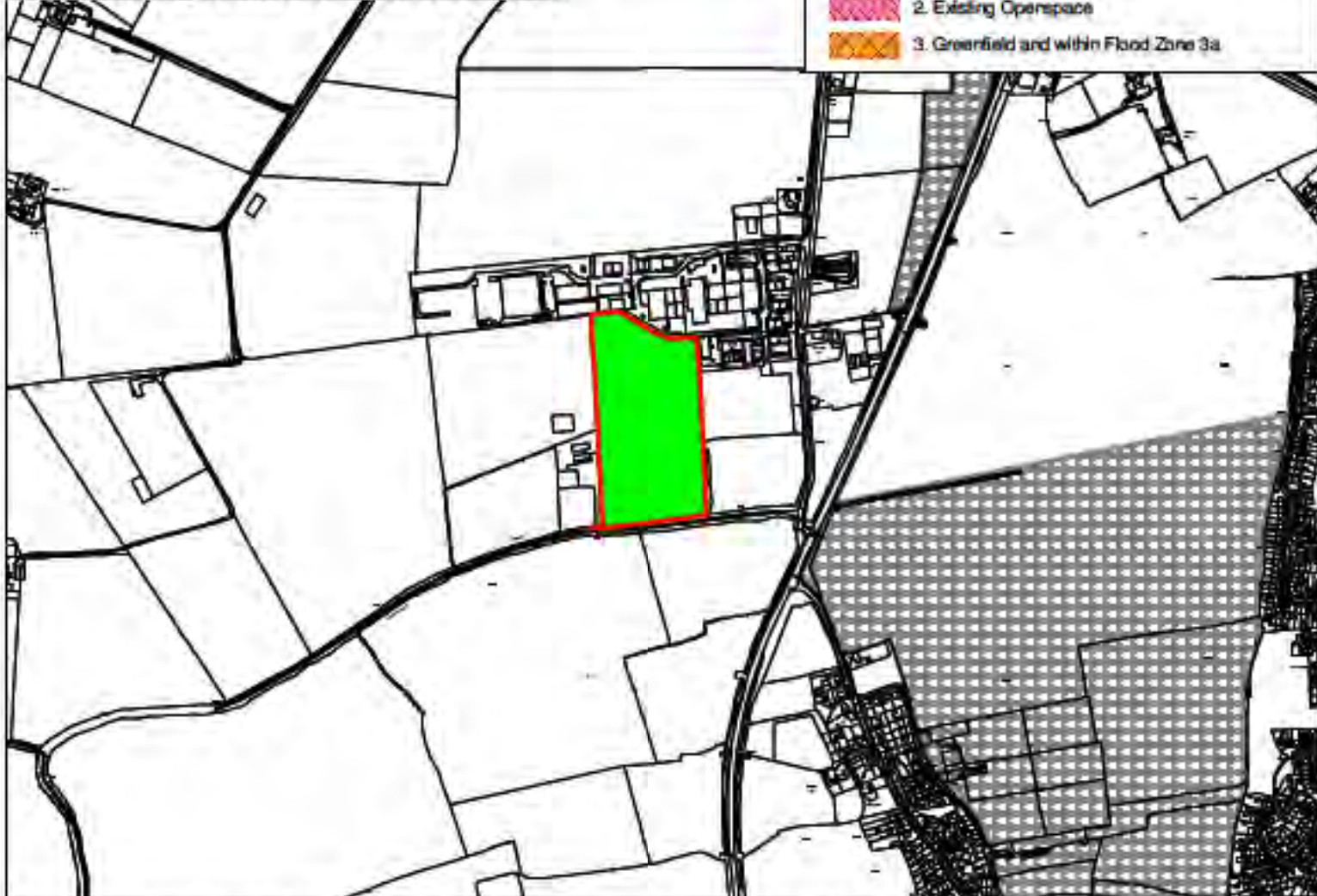
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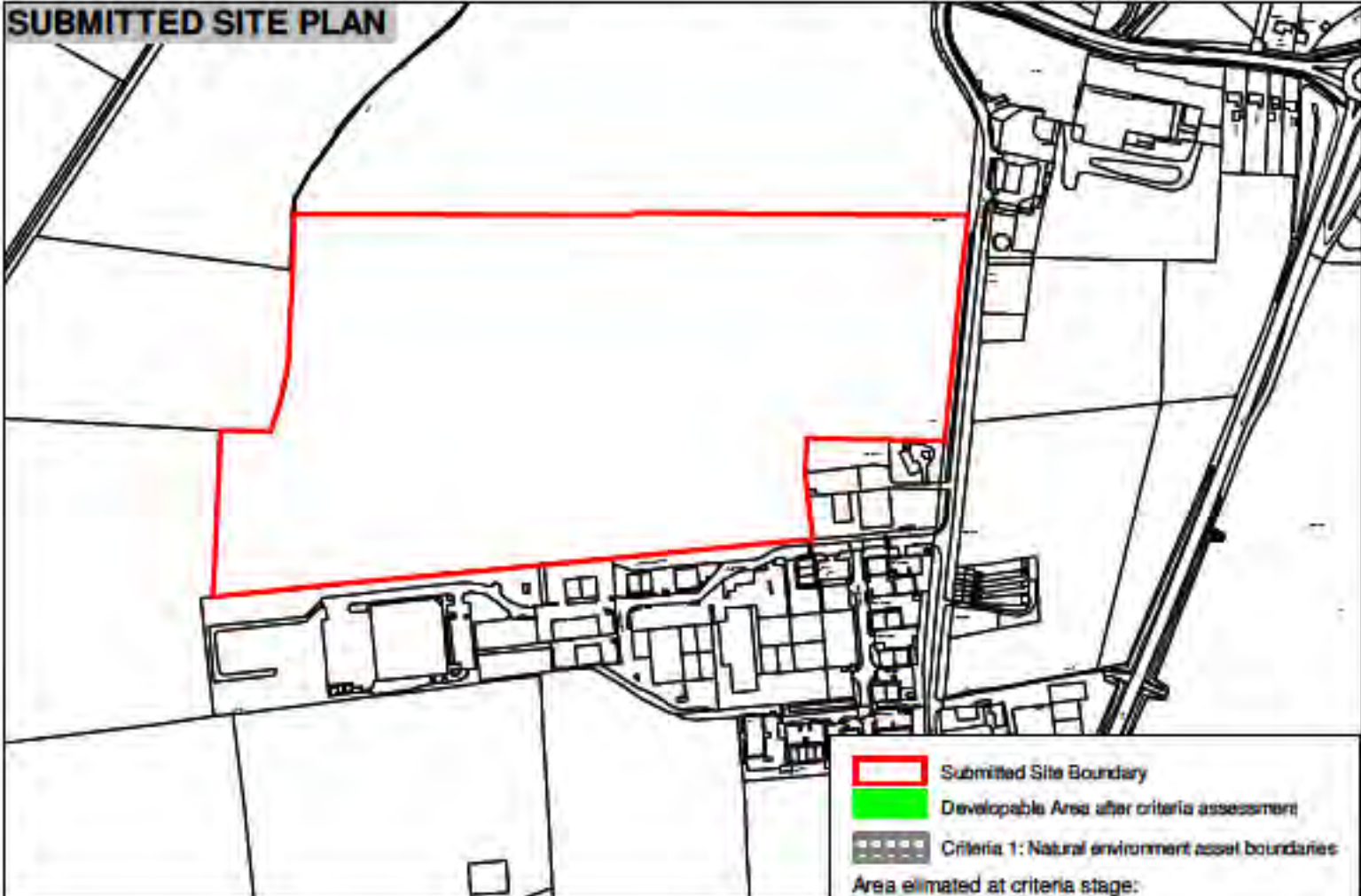
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CRITERIA 1, 2 AND 3 ASSESSMENT

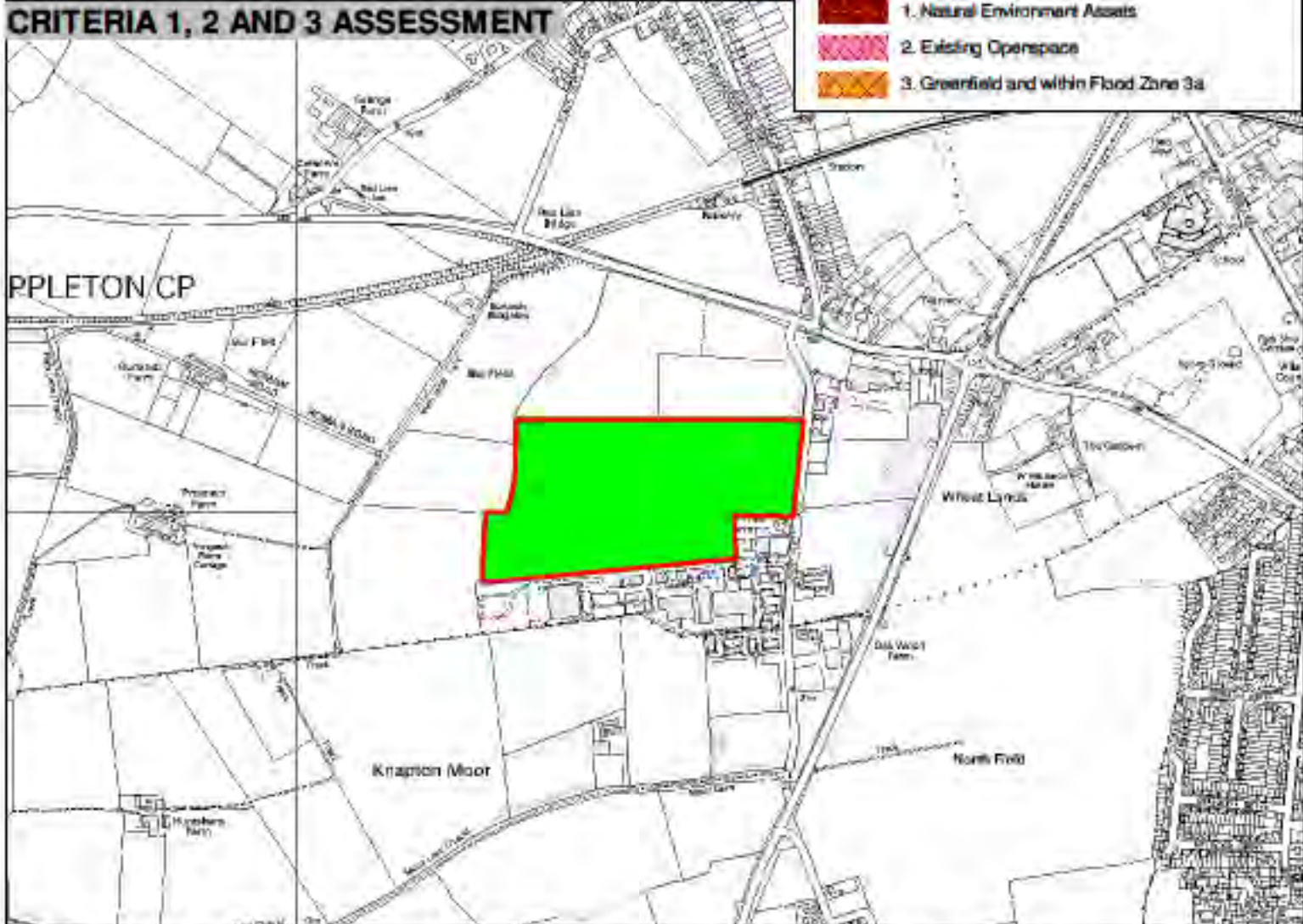


SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
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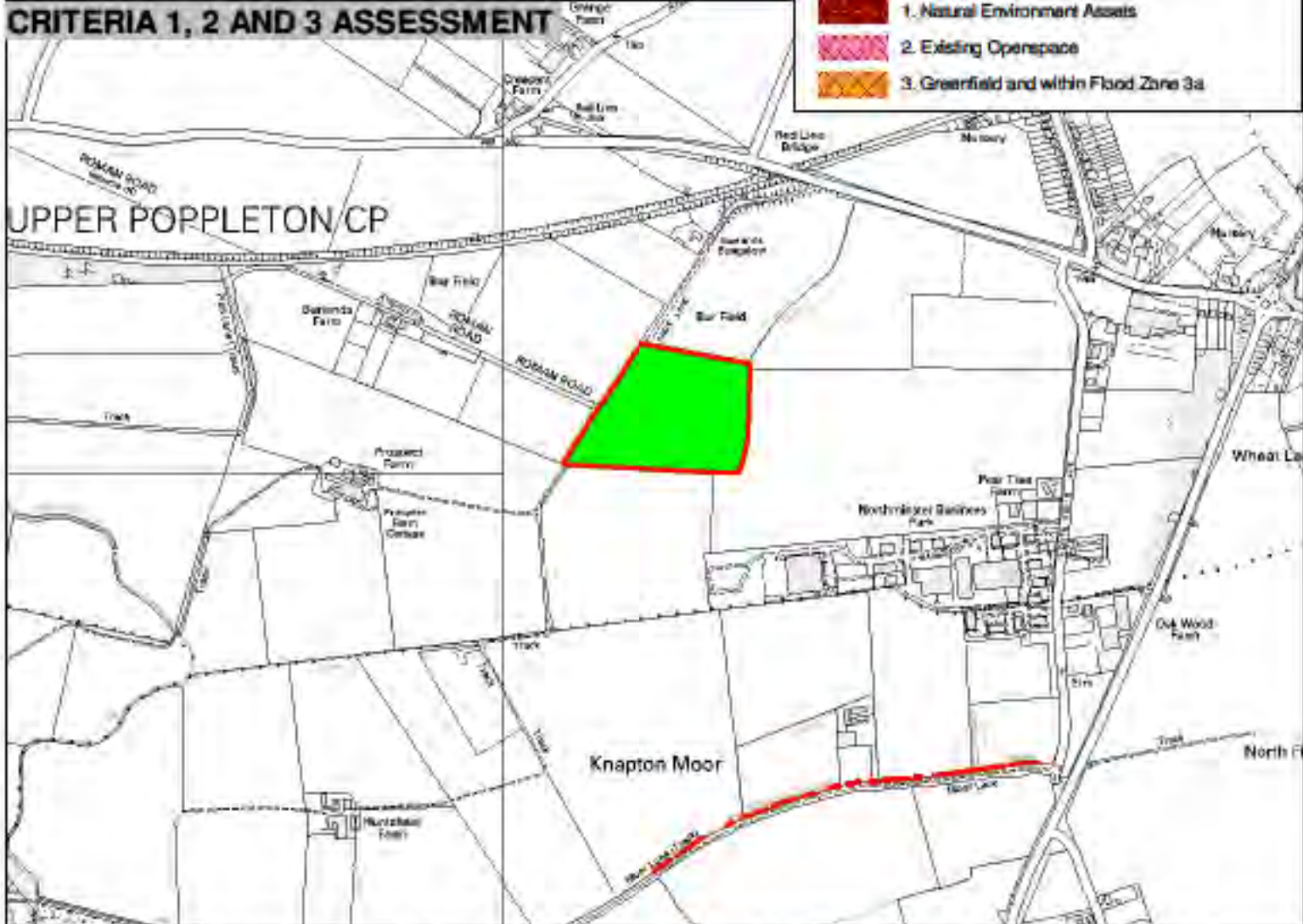
CRITERIA 1, 2 AND 3 ASSESSMENT



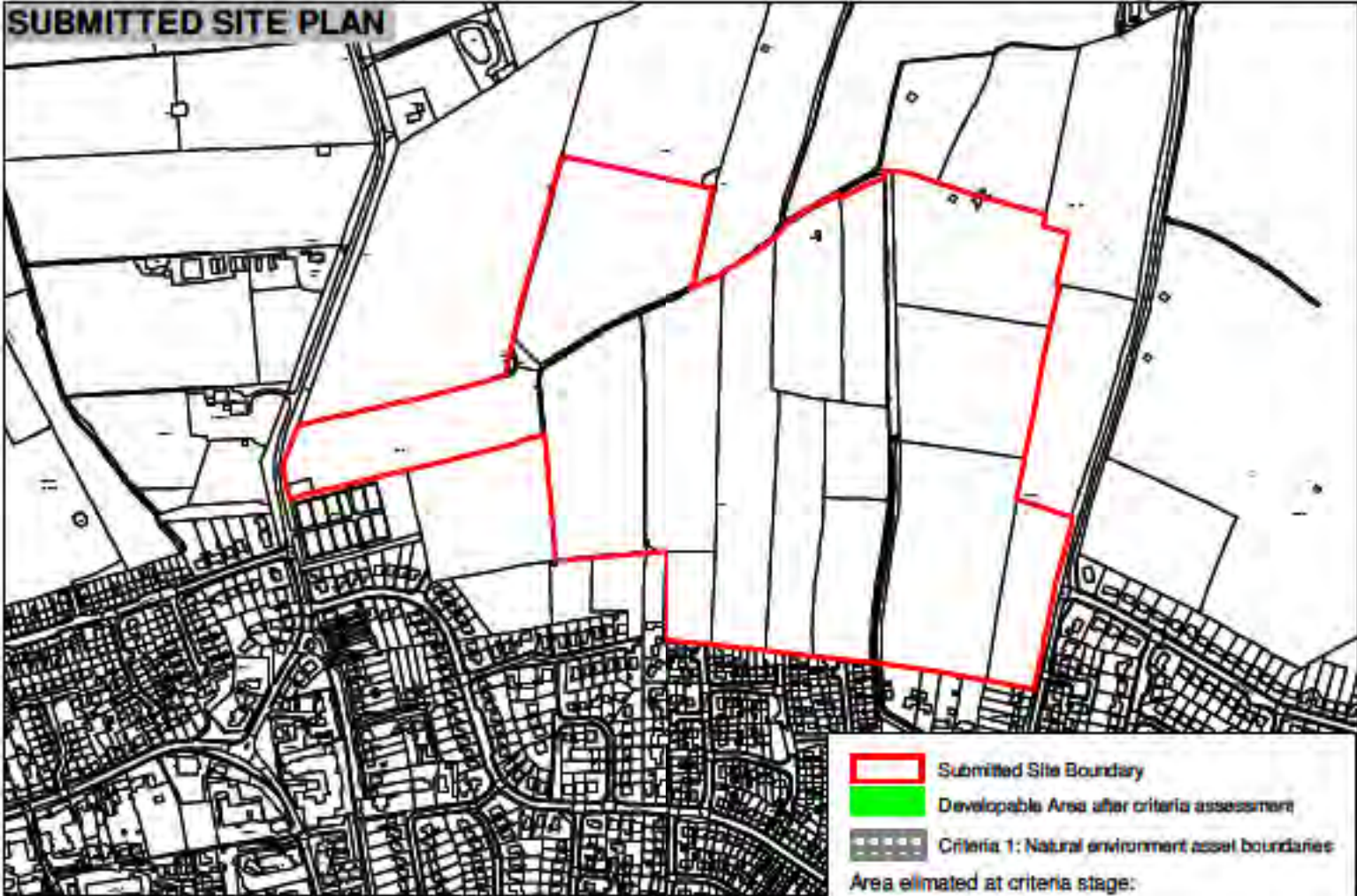
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CRITERIA 1, 2 AND 3 ASSESSMENT

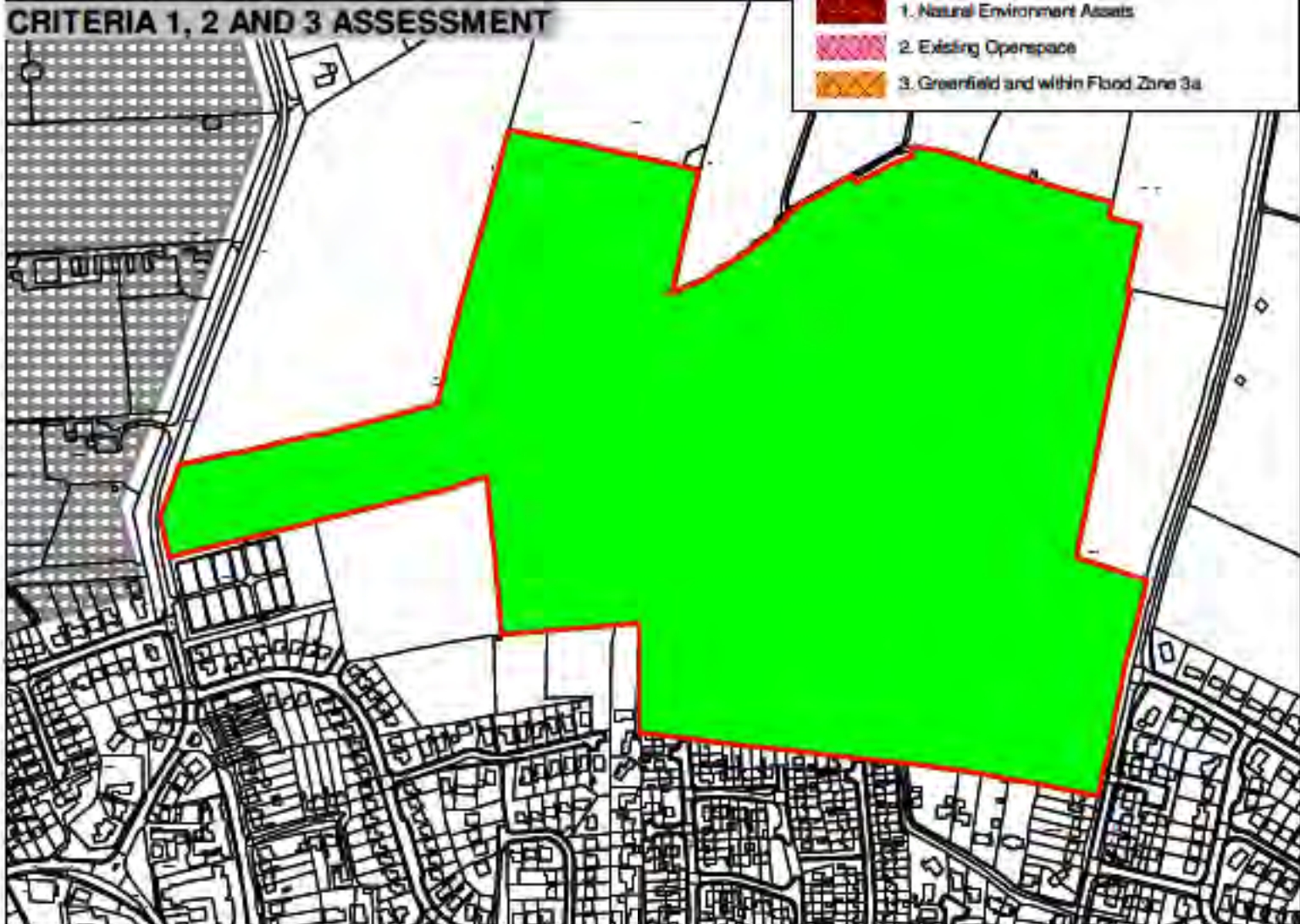


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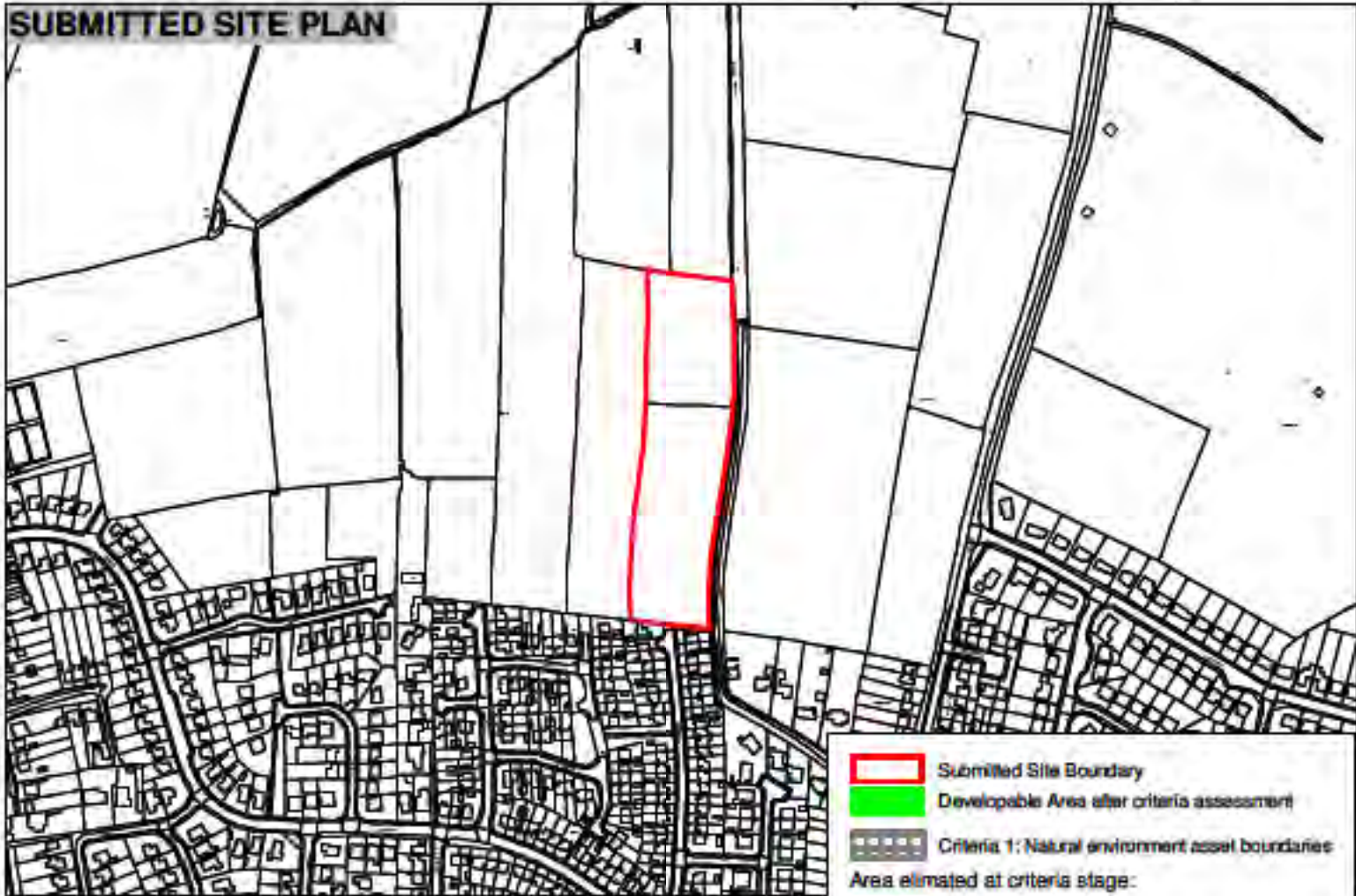


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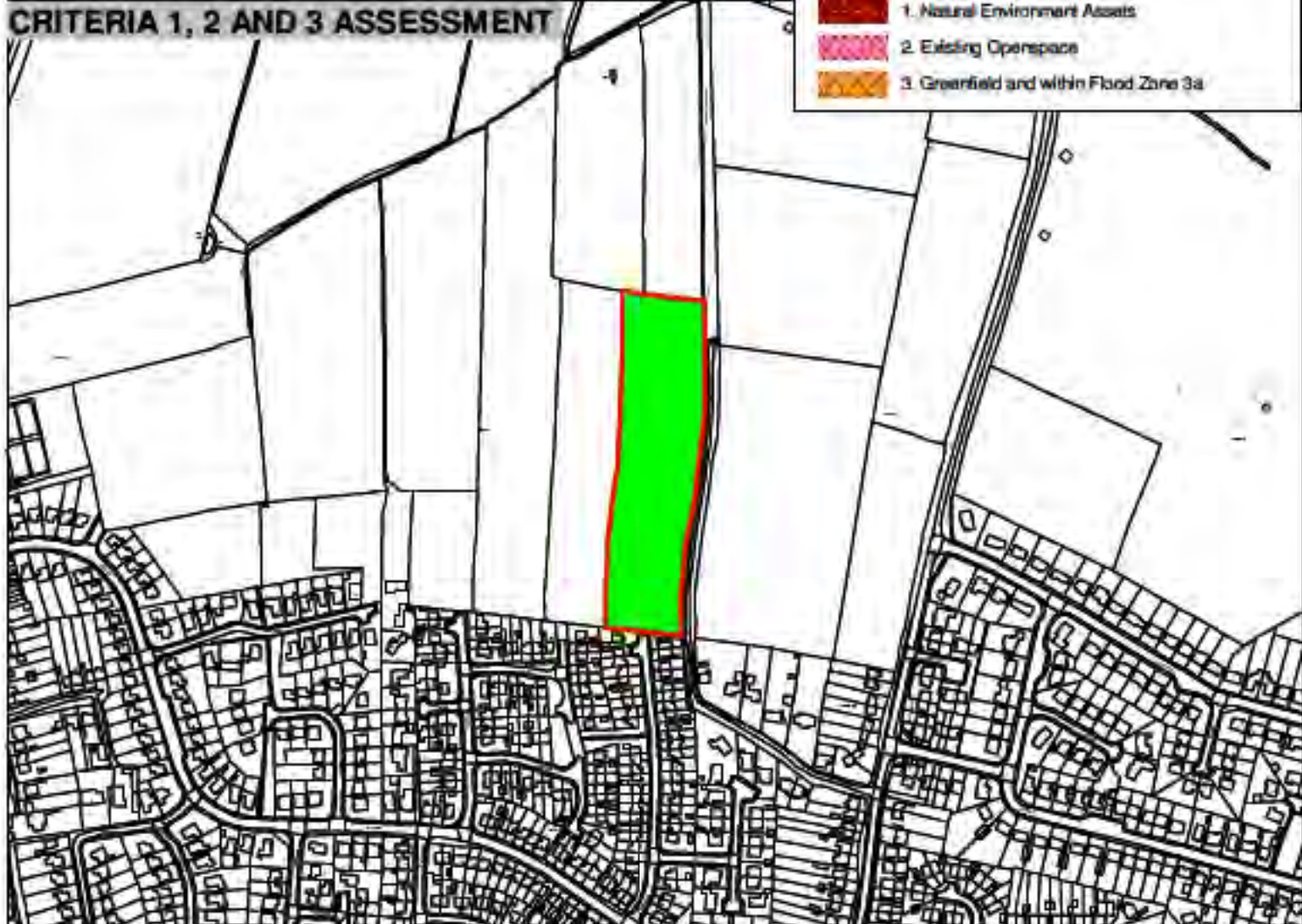
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

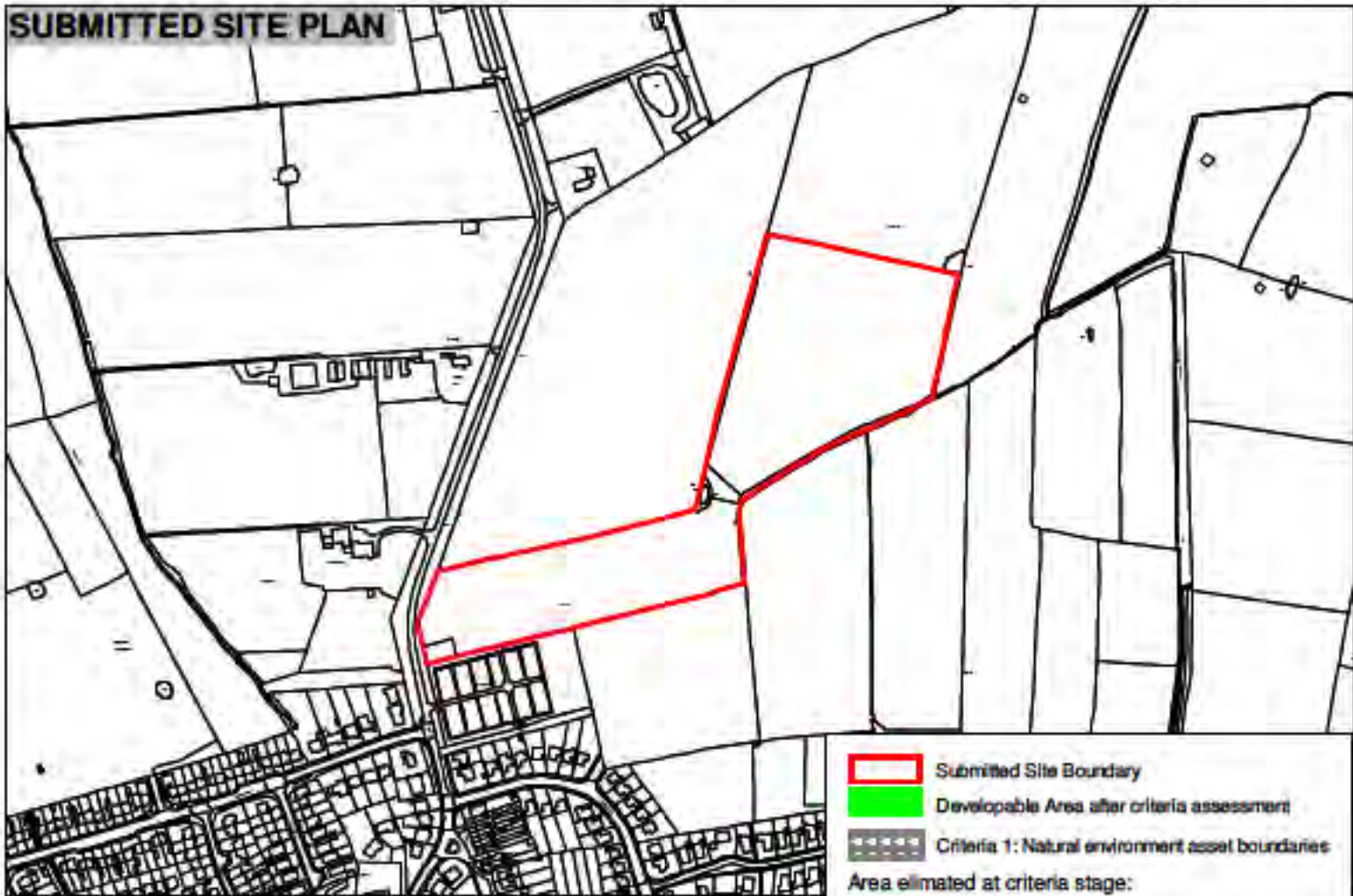


CRITERIA 1, 2 AND 3 ASSESSMENT

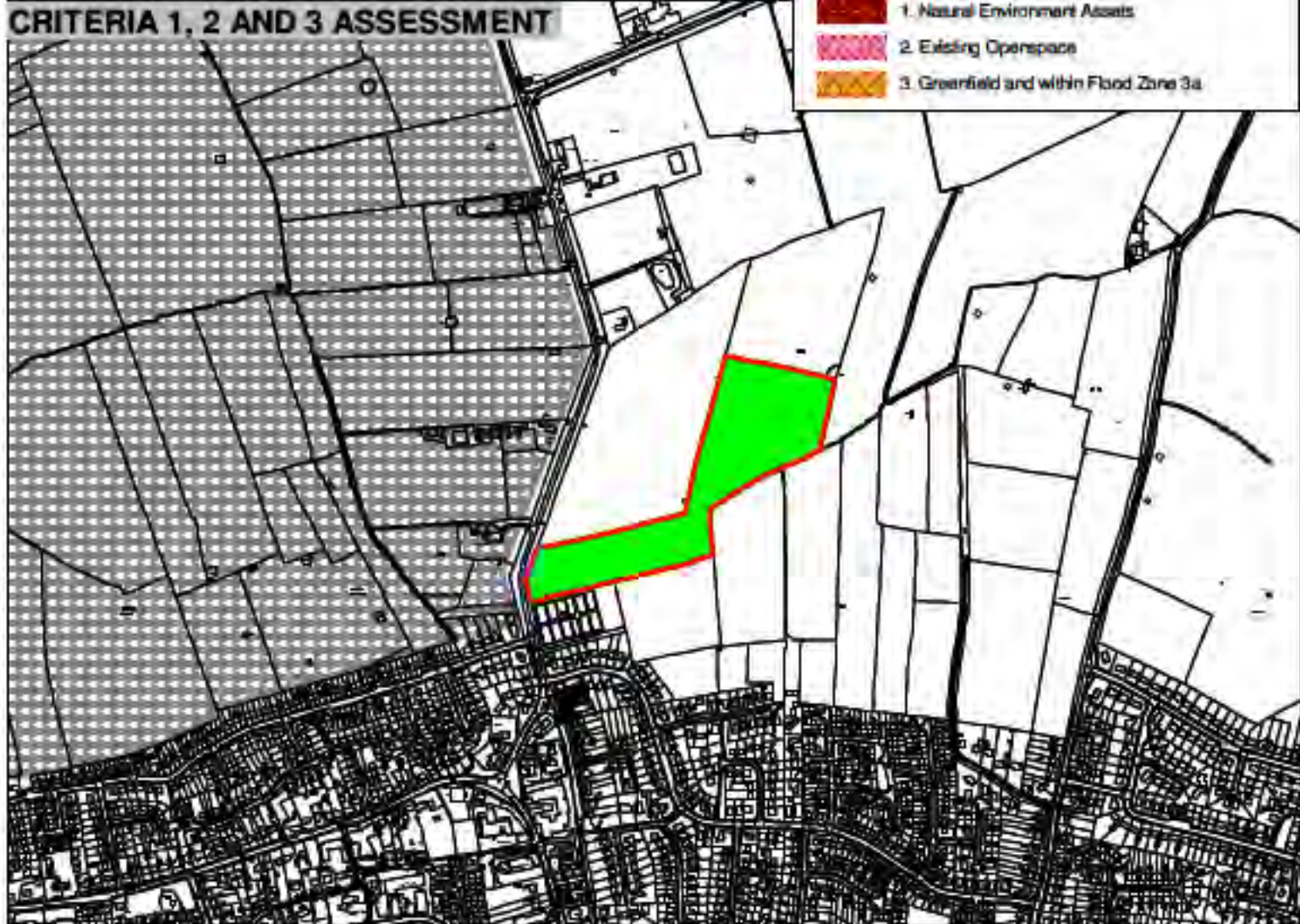


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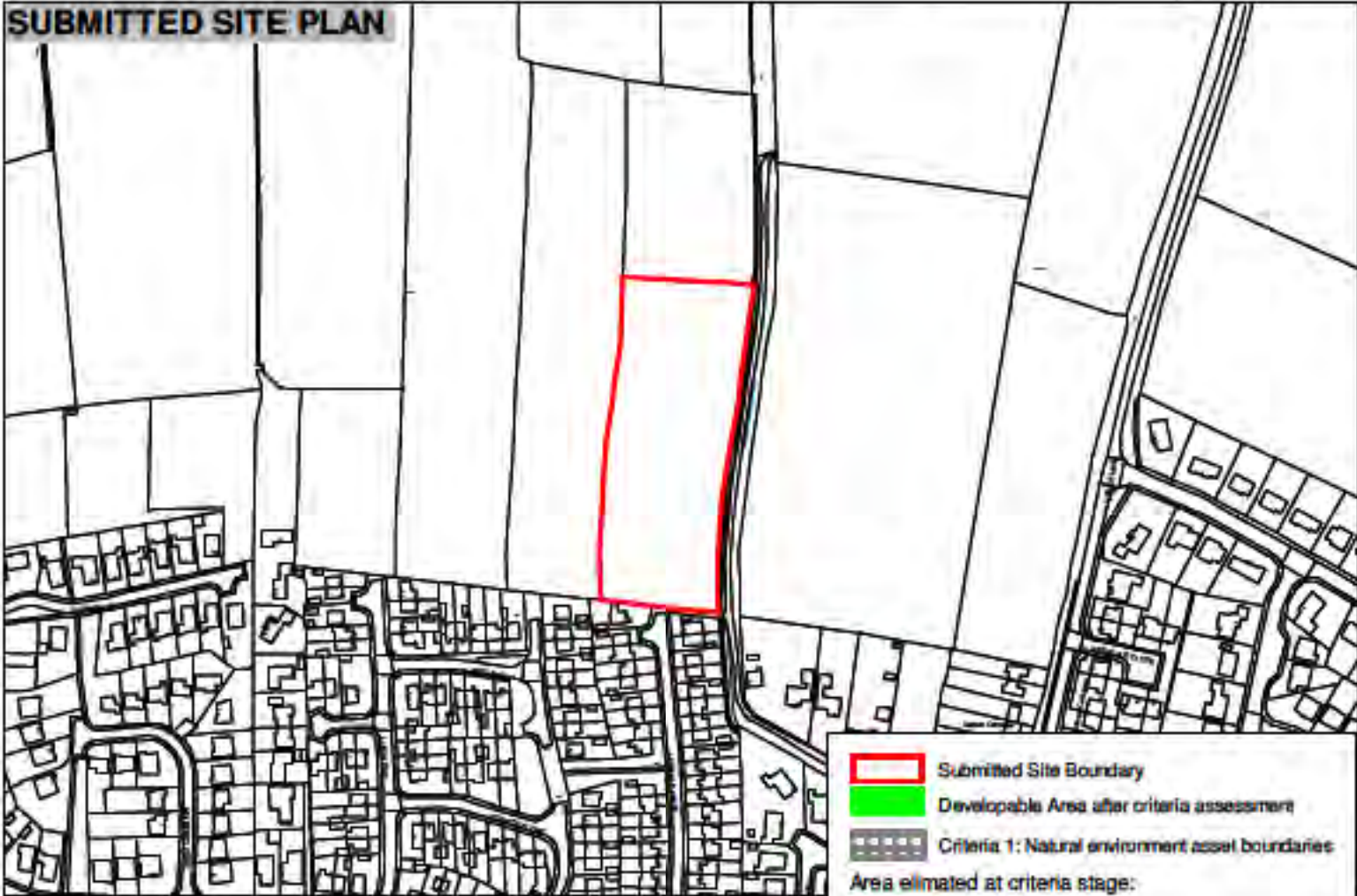


CRITERIA 1, 2 AND 3 ASSESSMENT

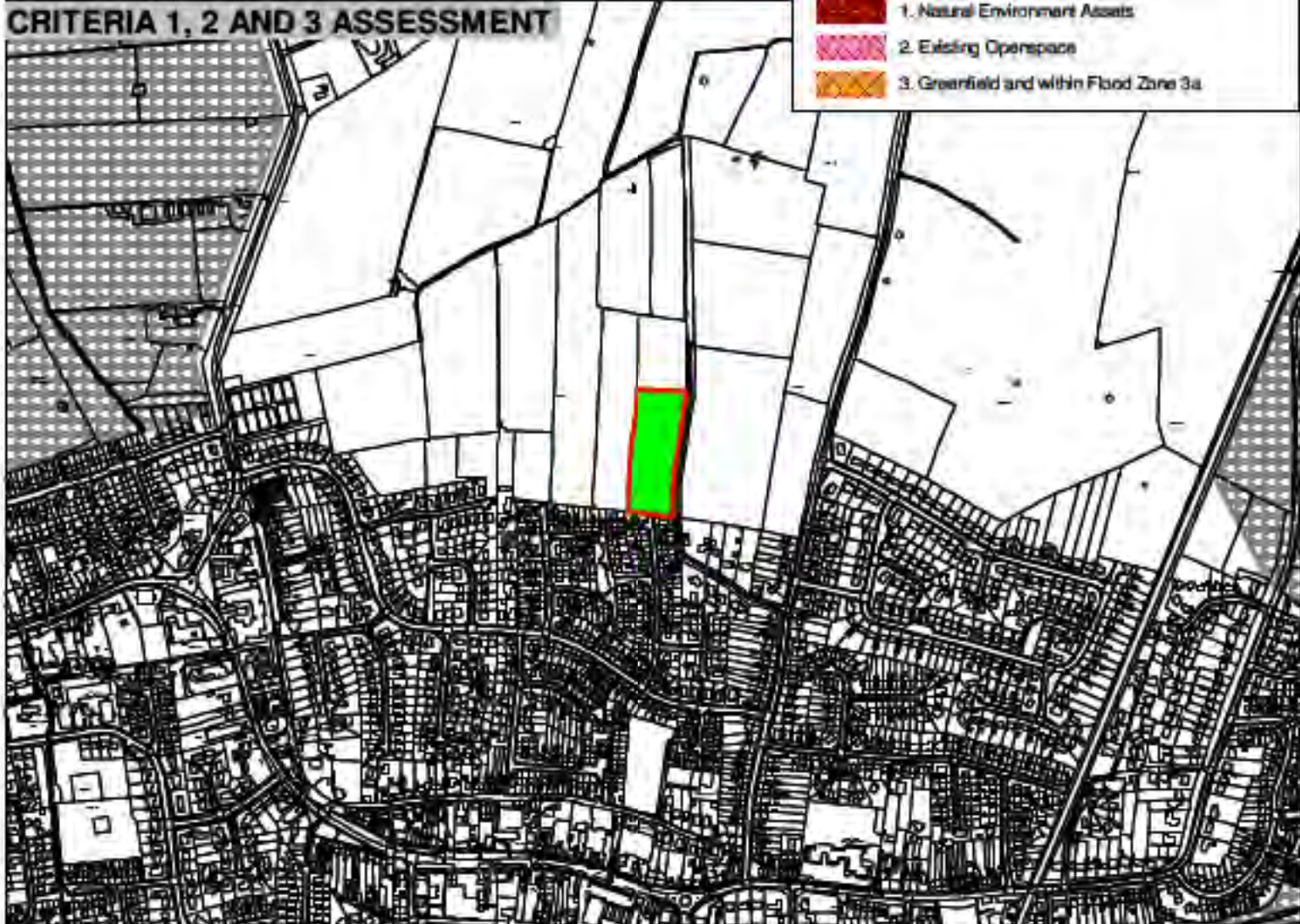


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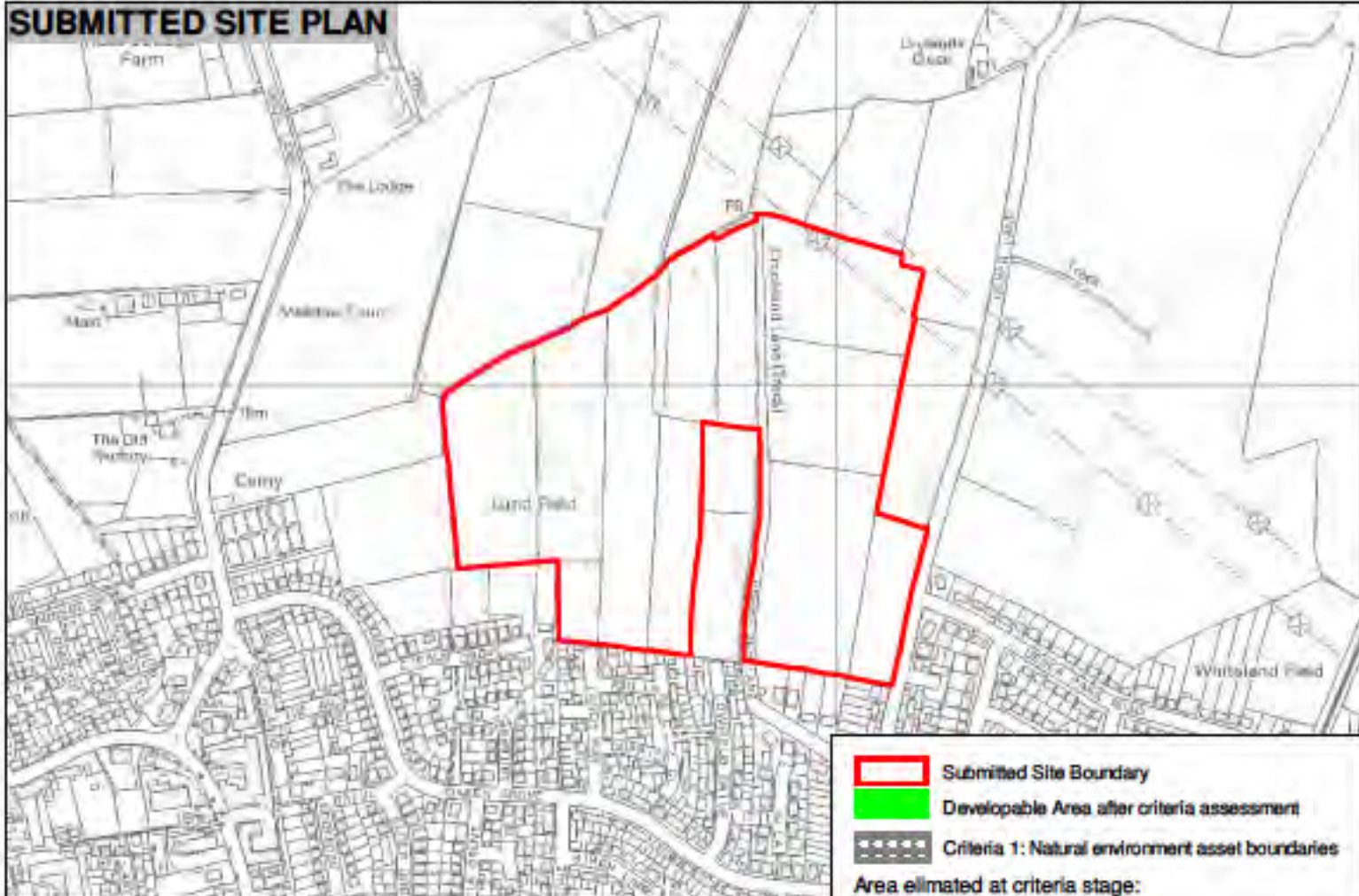


CRITERIA 1, 2 AND 3 ASSESSMENT

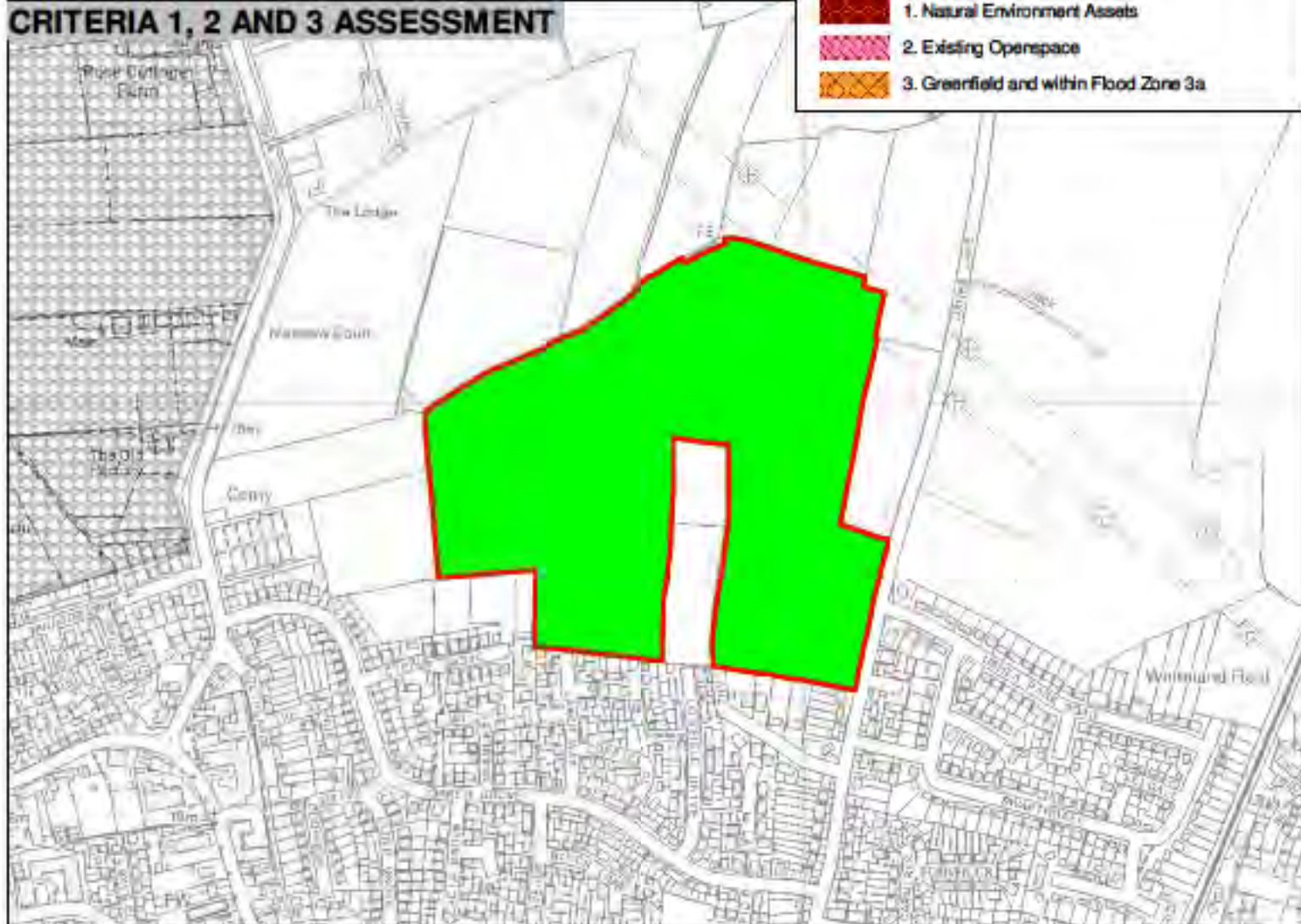


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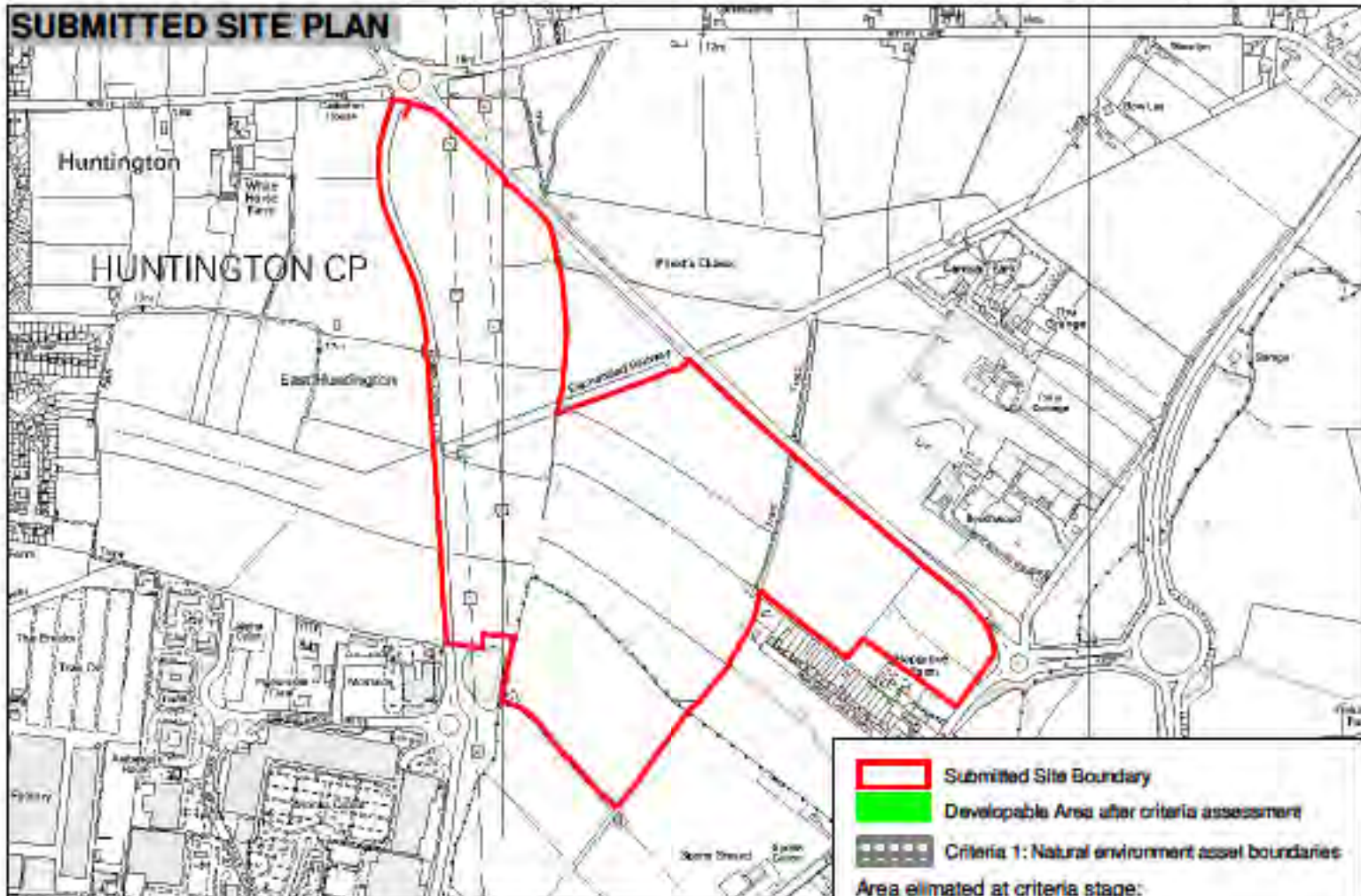
SUBMITTED SITE PLAN



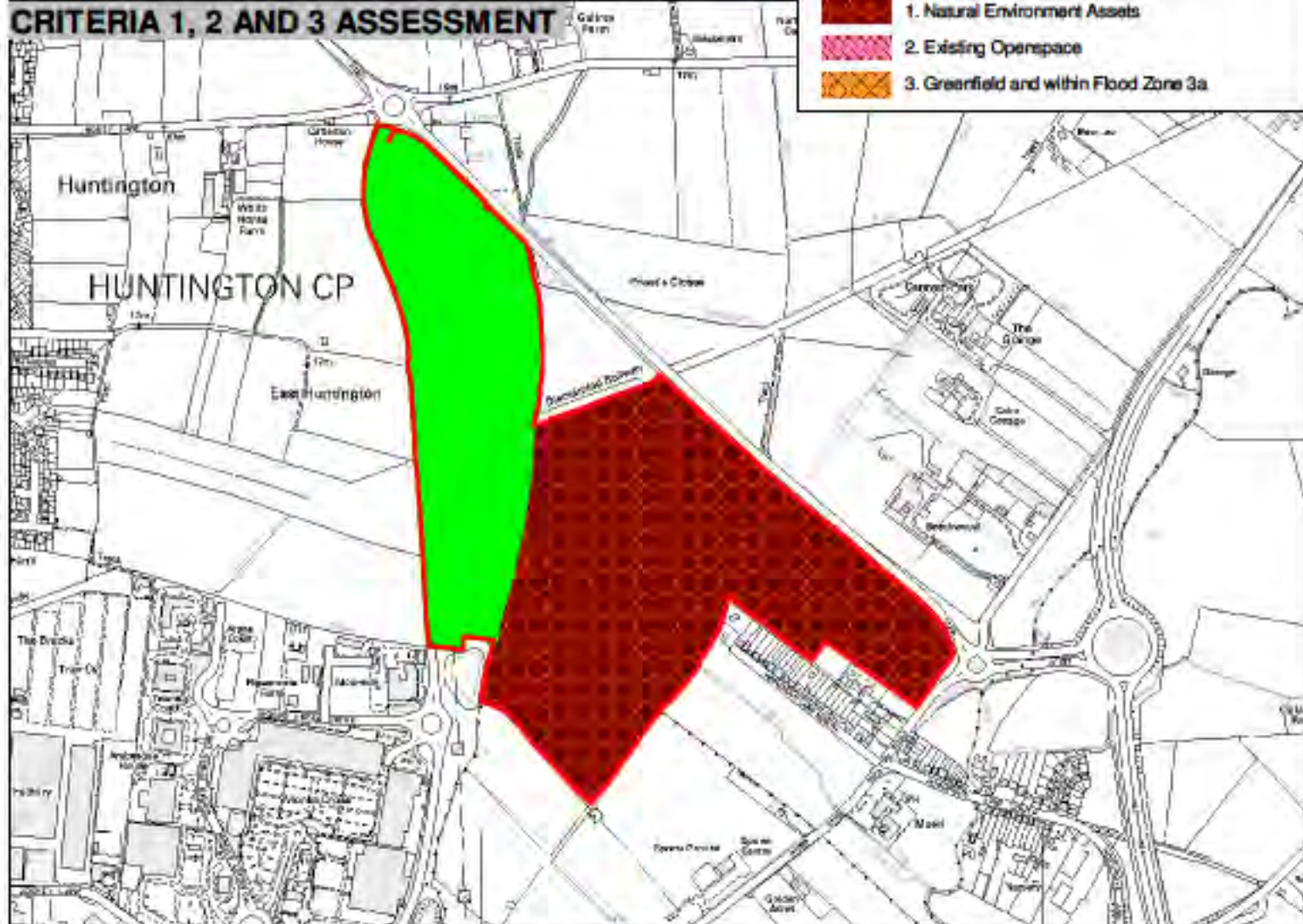
CRITERIA 1, 2 AND 3 ASSESSMENT



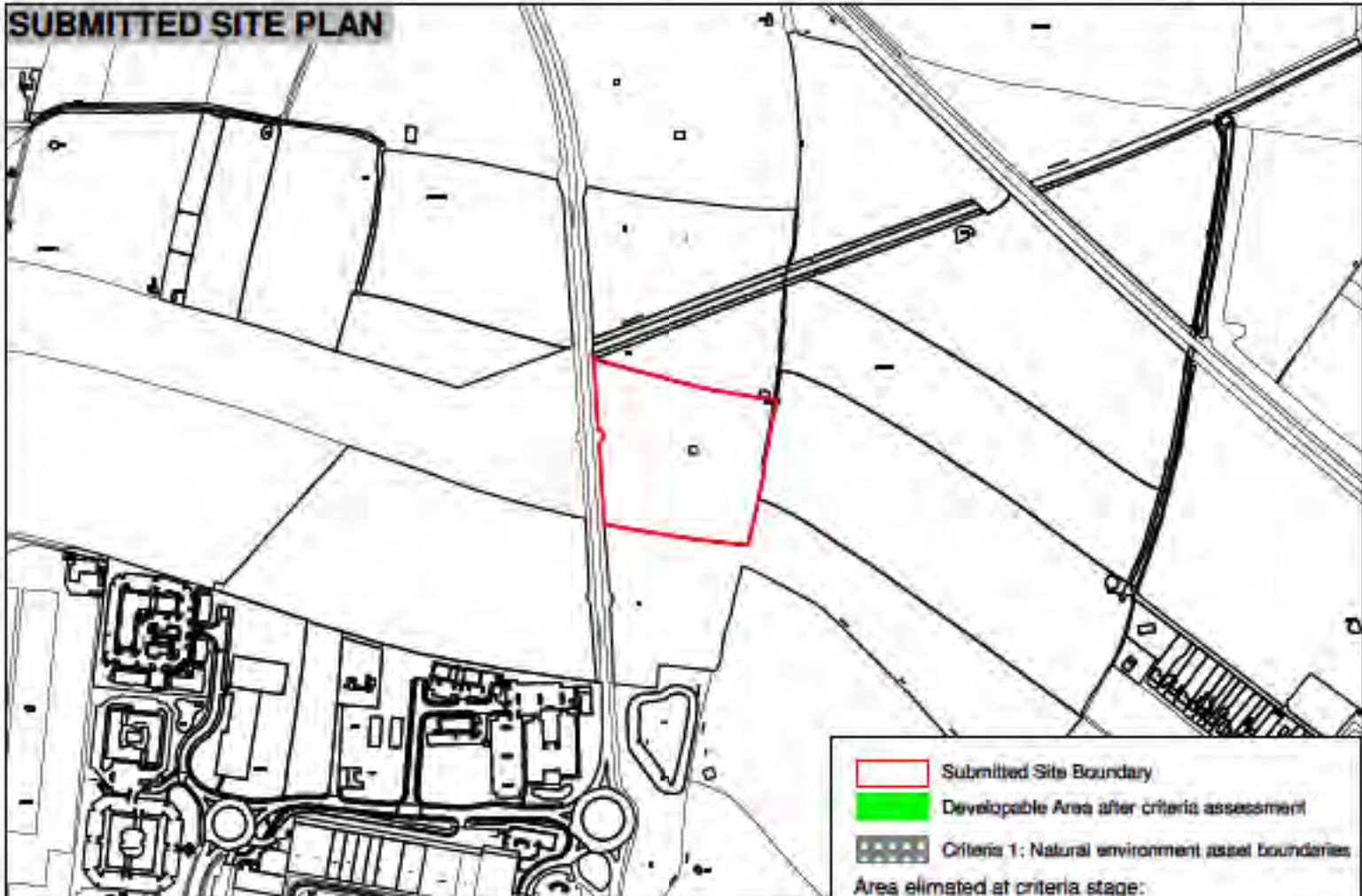
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CRITERIA 1, 2 AND 3 ASSESSMENT

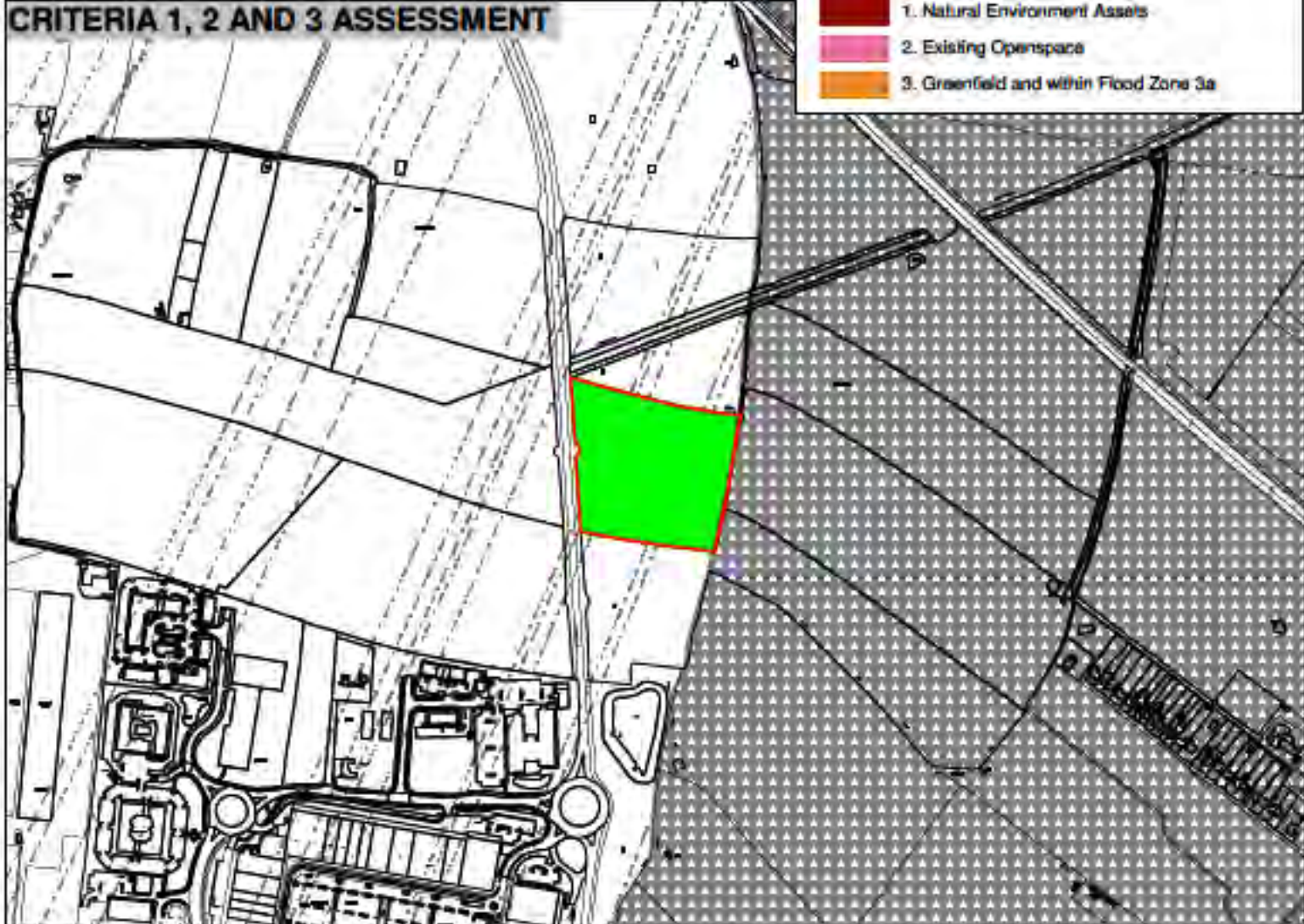


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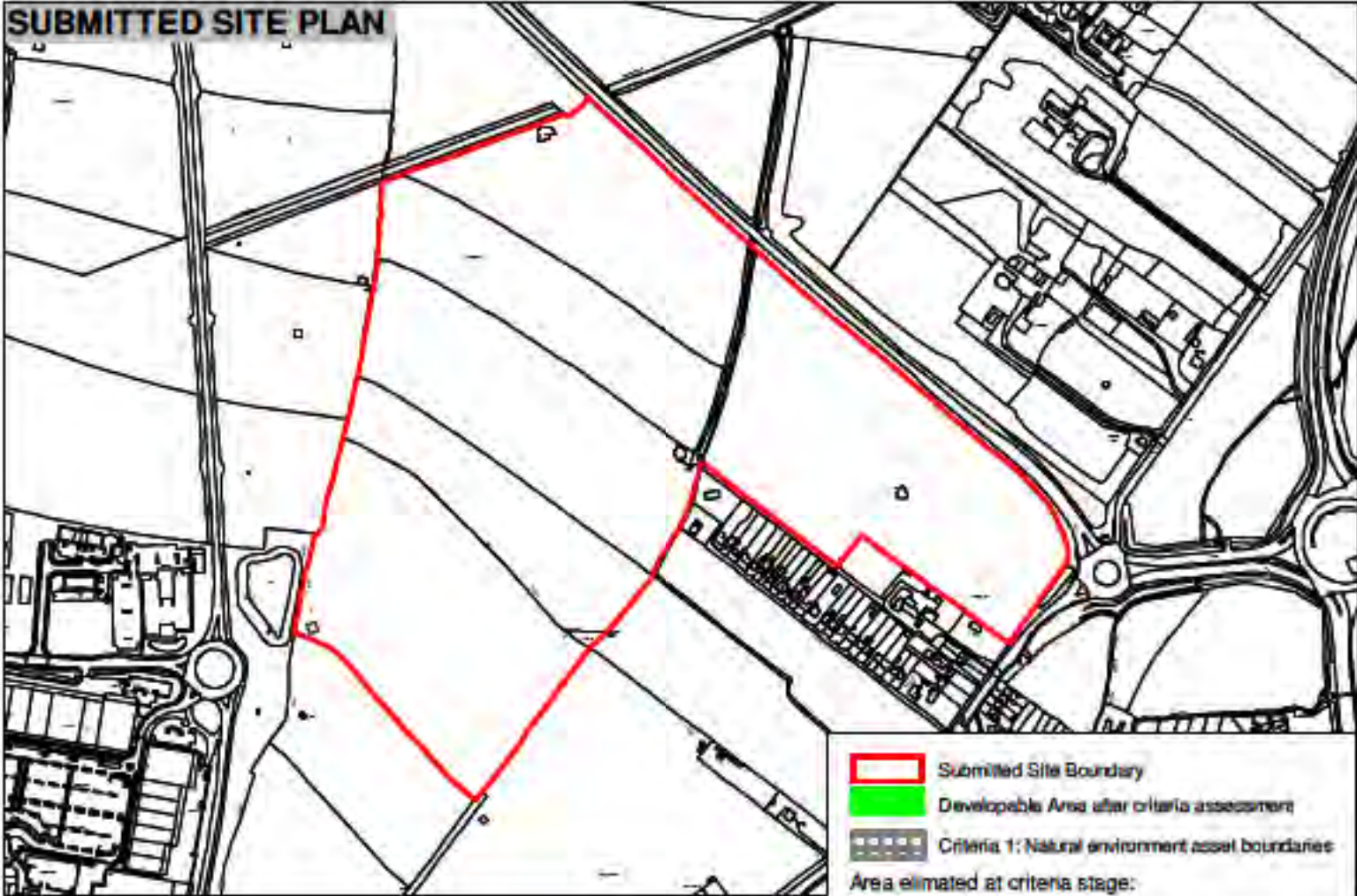


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CRITERIA 1, 2 AND 3 ASSESSMENT

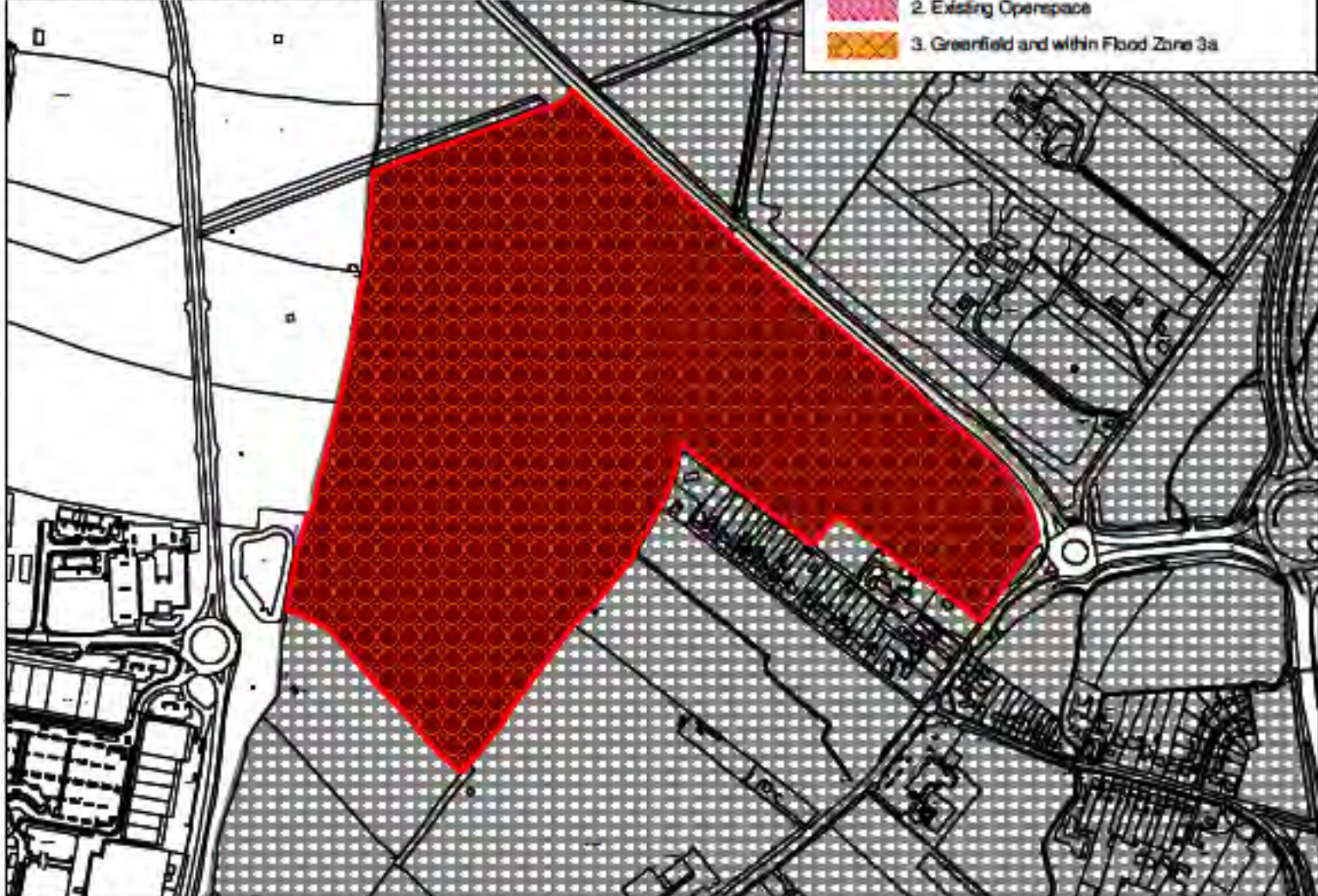


SUBMITTED SITE PLAN

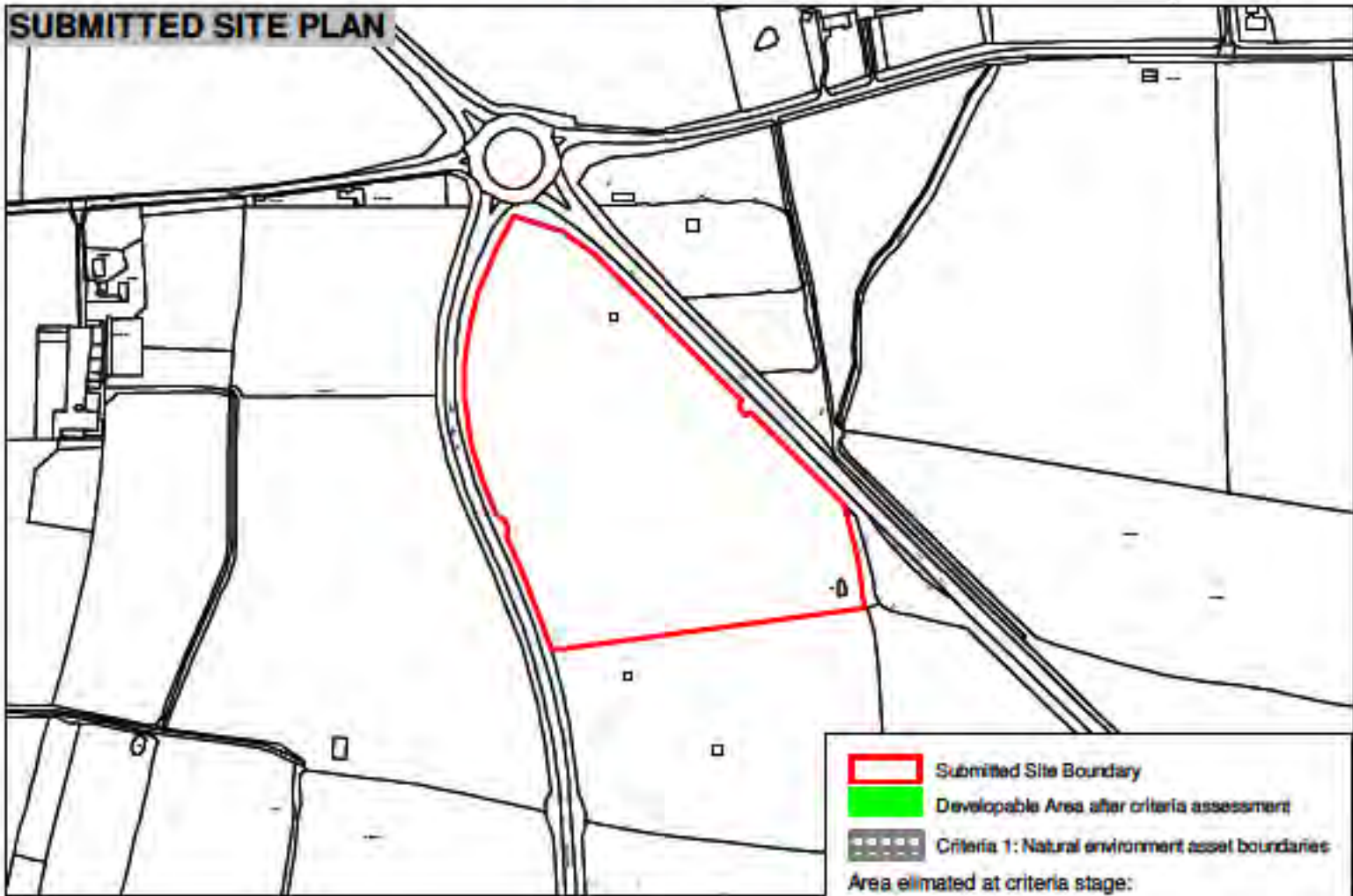


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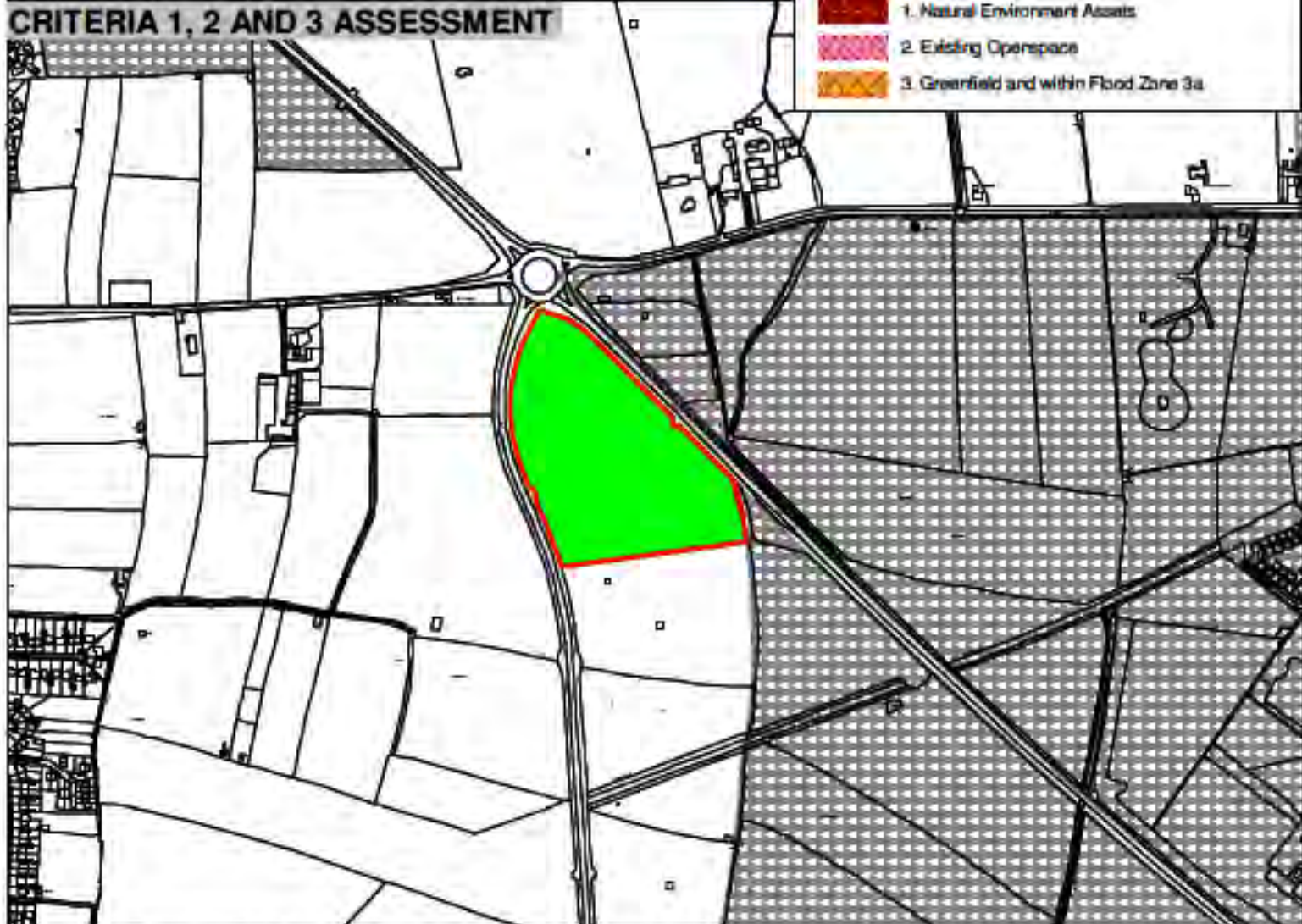
CRITERIA 1, 2 AND 3 ASSESSMENT



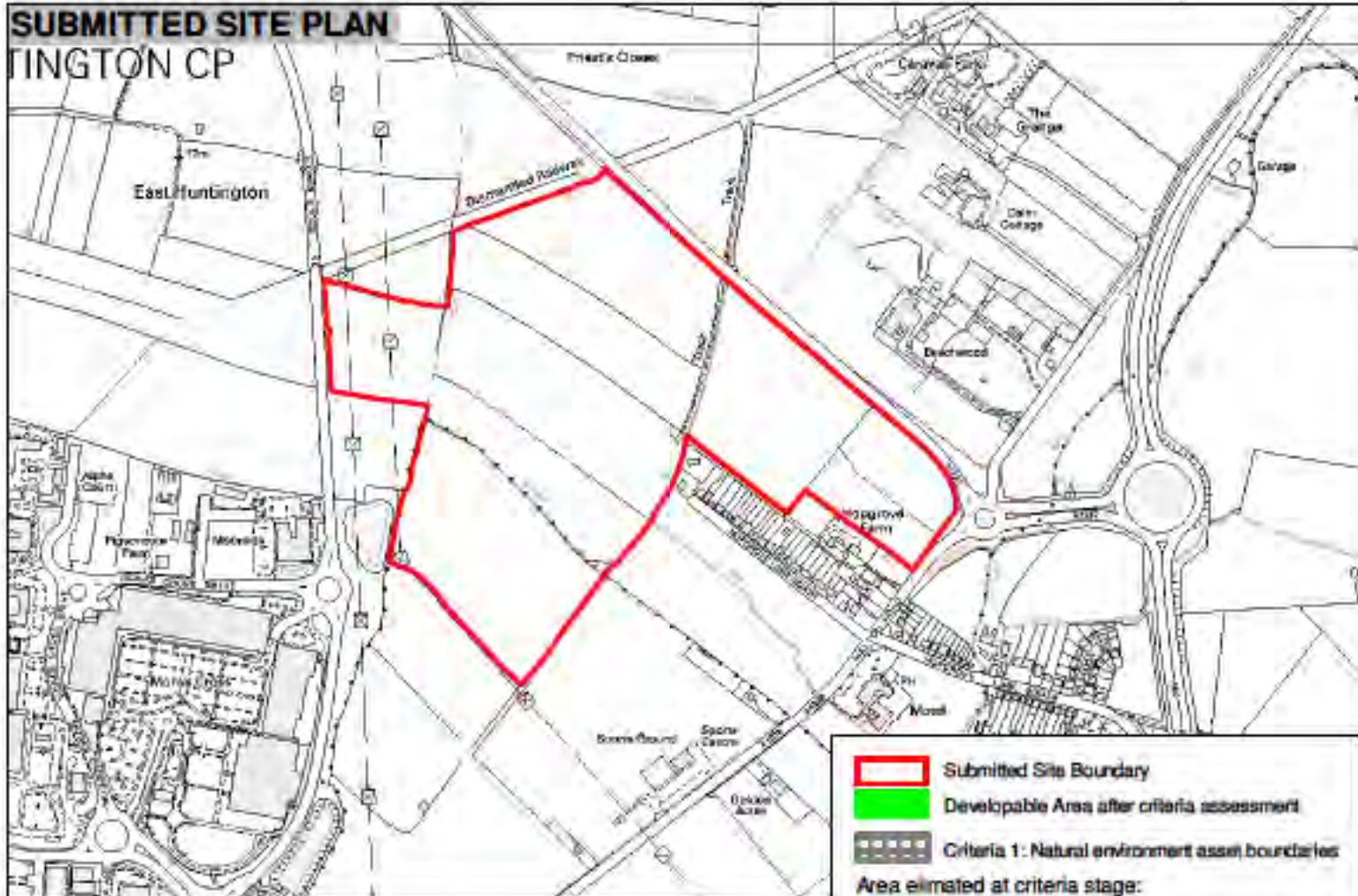
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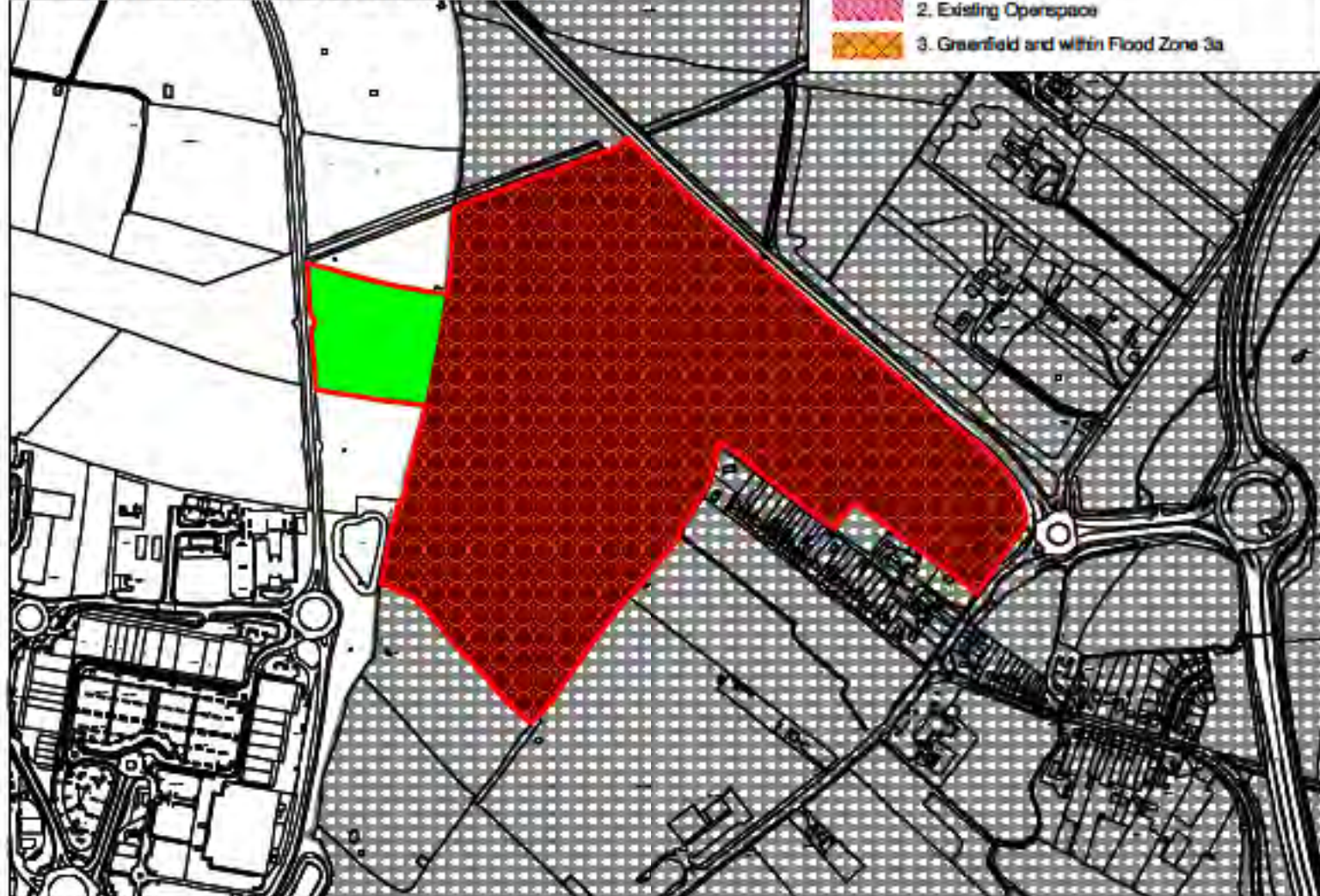
CRITERIA 1, 2 AND 3 ASSESSMENT



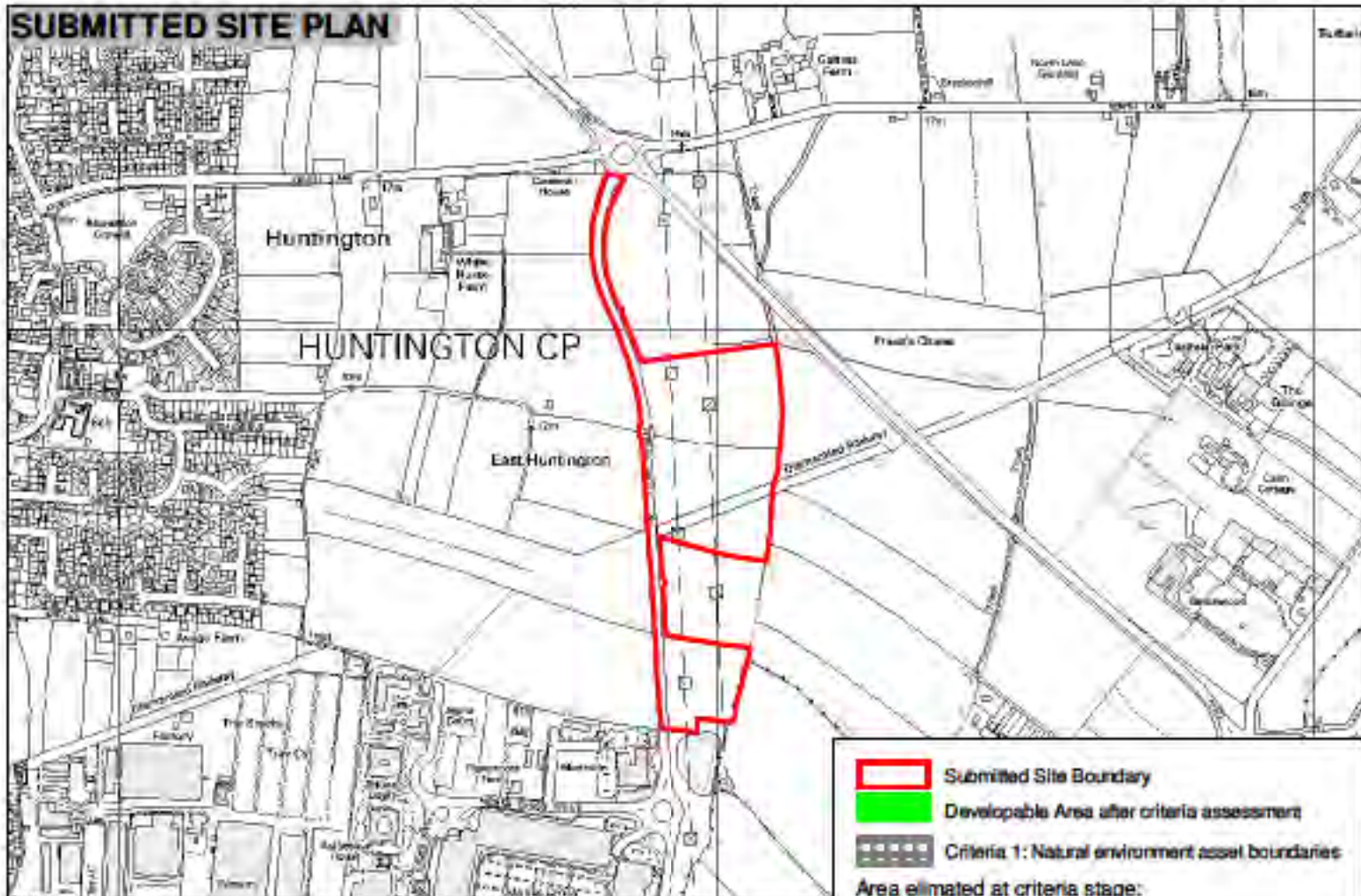
SUBMITTED SITE PLAN
HUNTINGTON CP



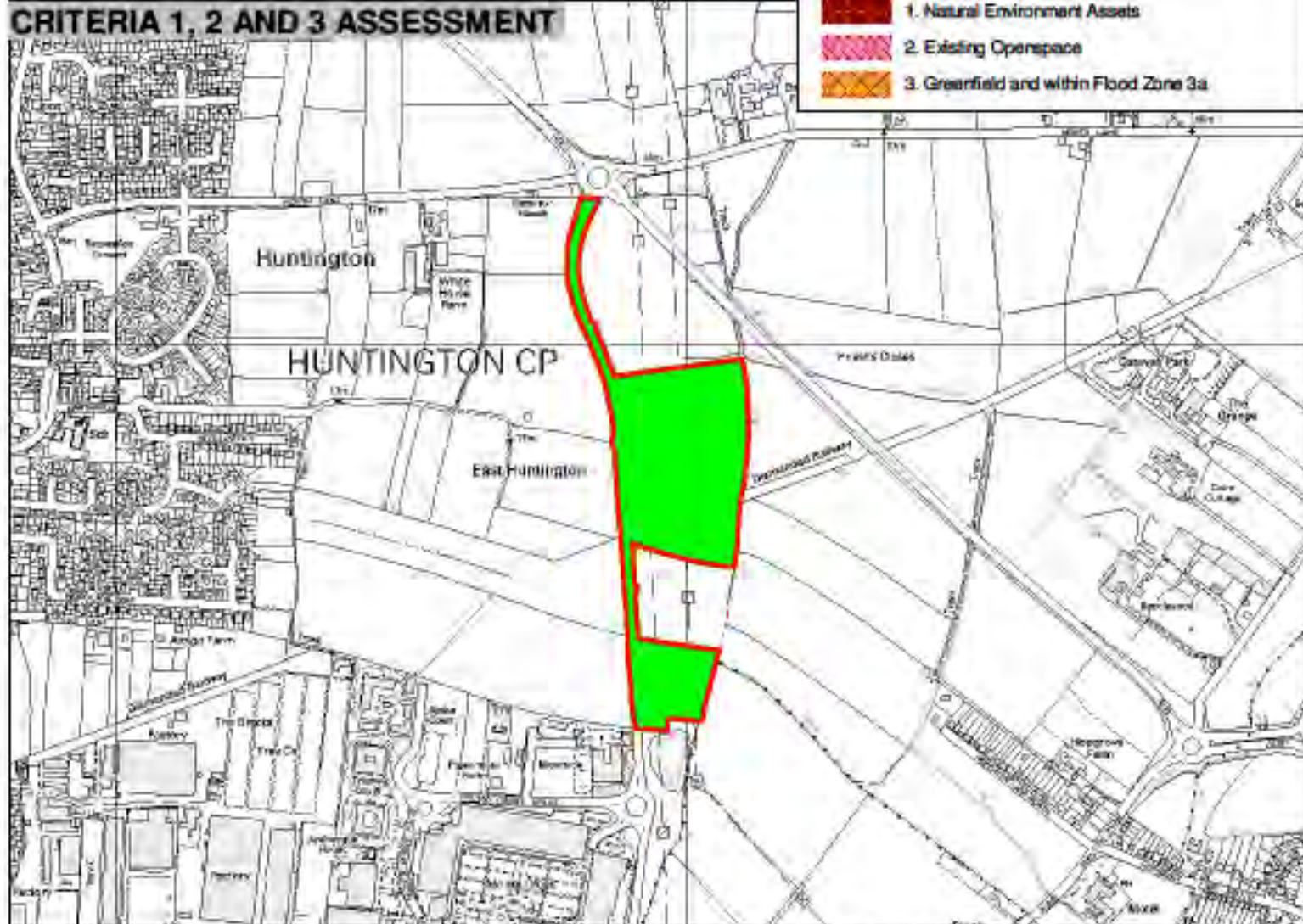
CRITERIA 1, 2 AND 3 ASSESSMENT



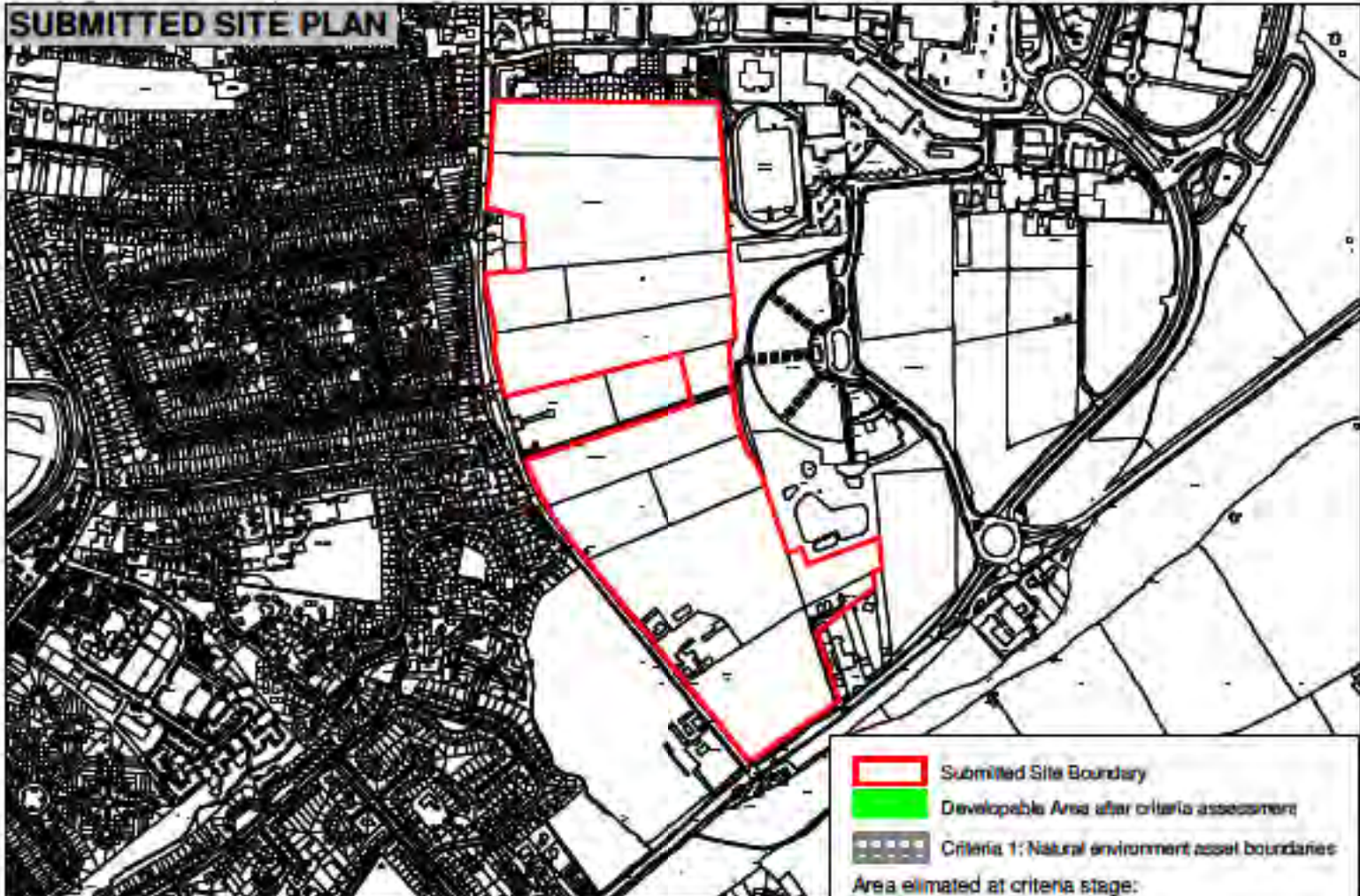
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
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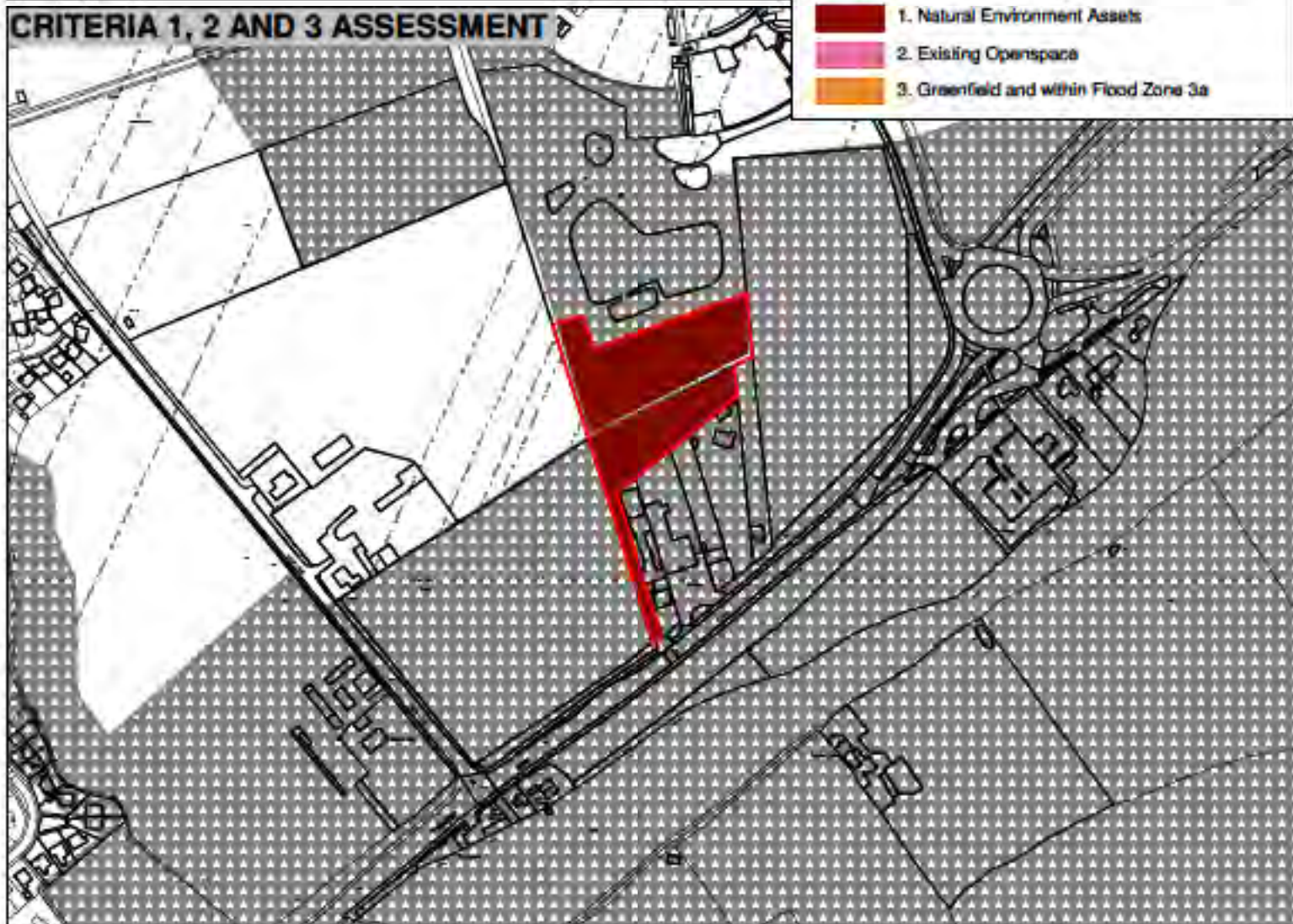
CRITERIA 1, 2 AND 3 ASSESSMENT



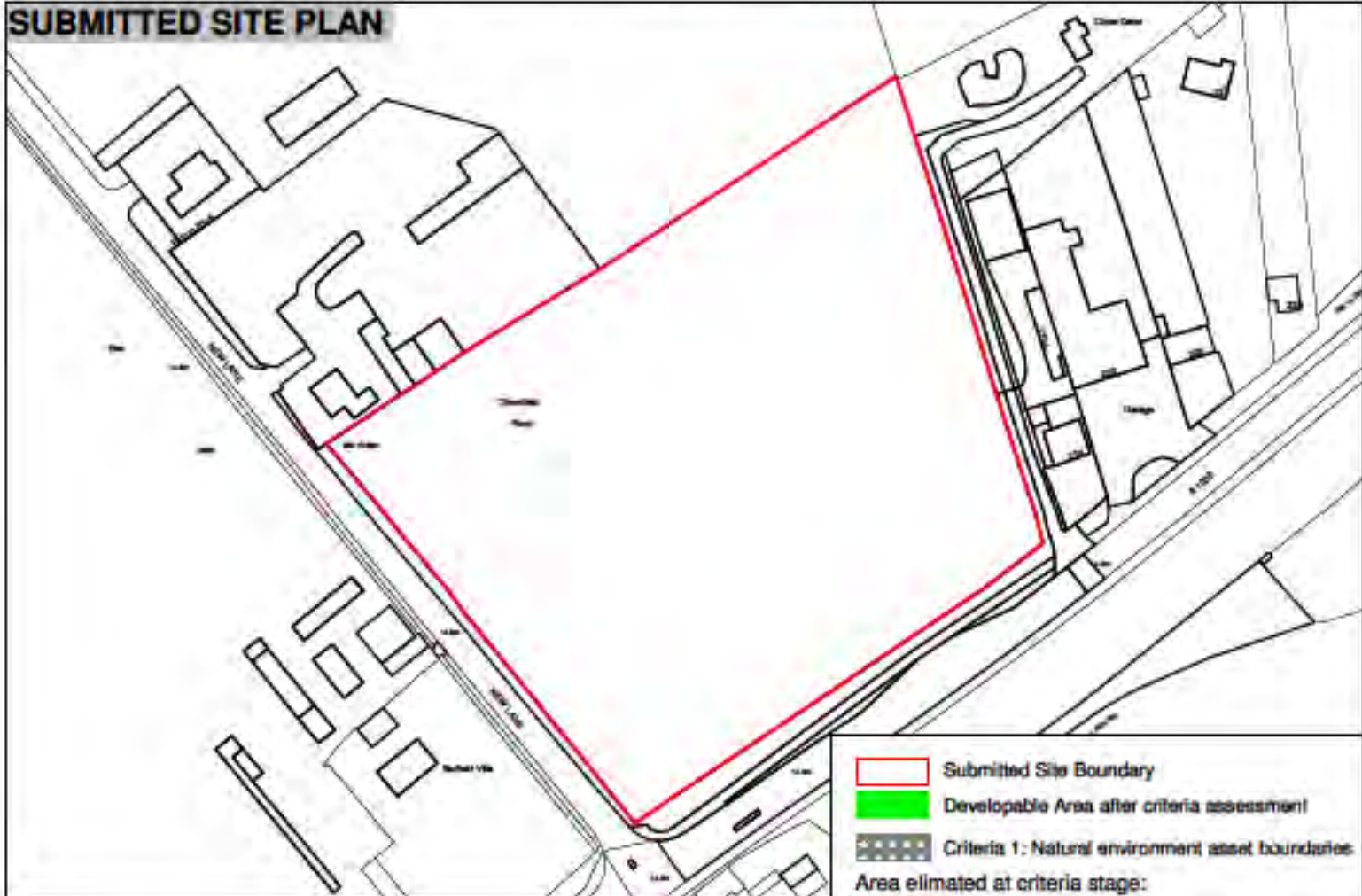
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

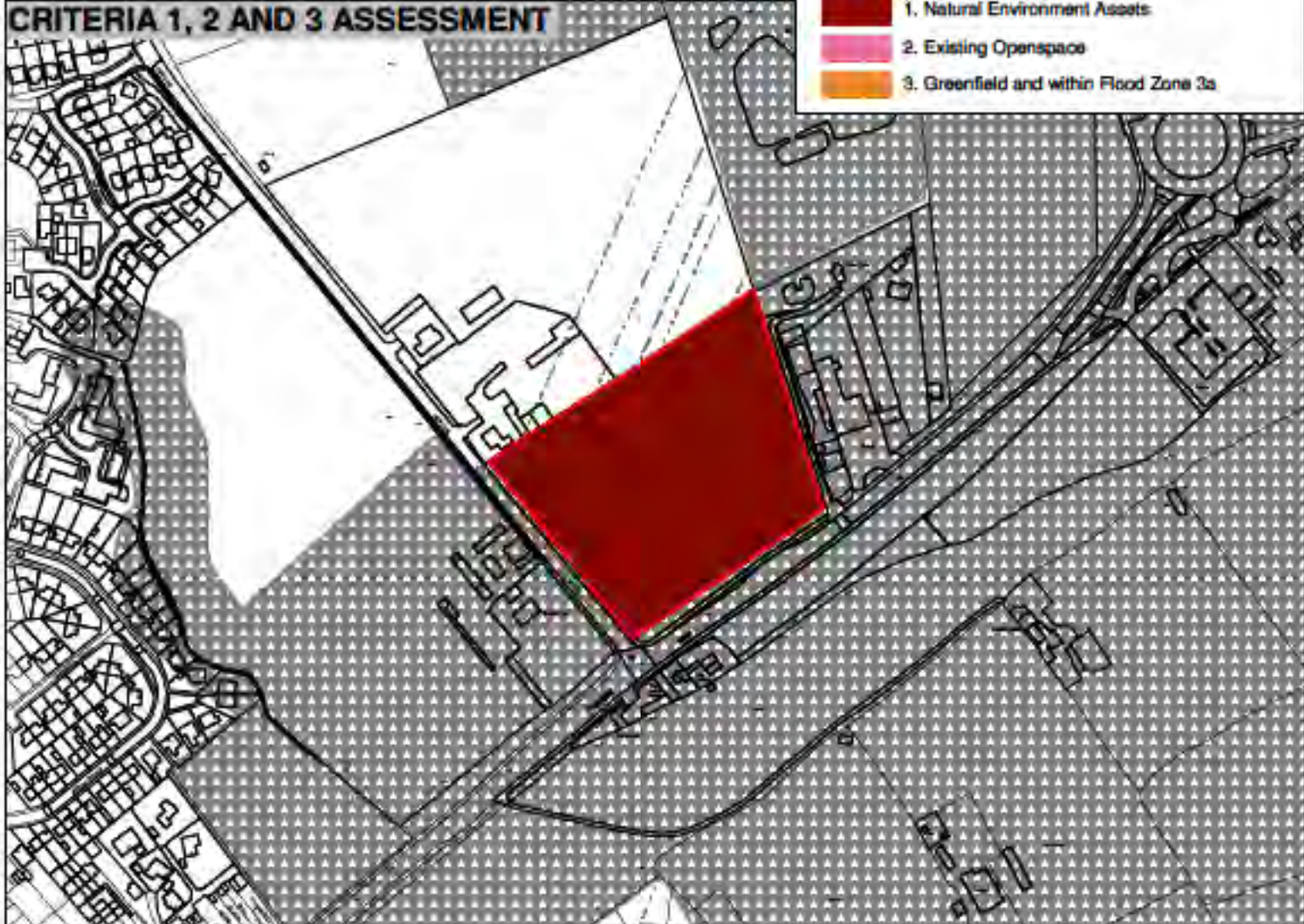


SUBMITTED SITE PLAN

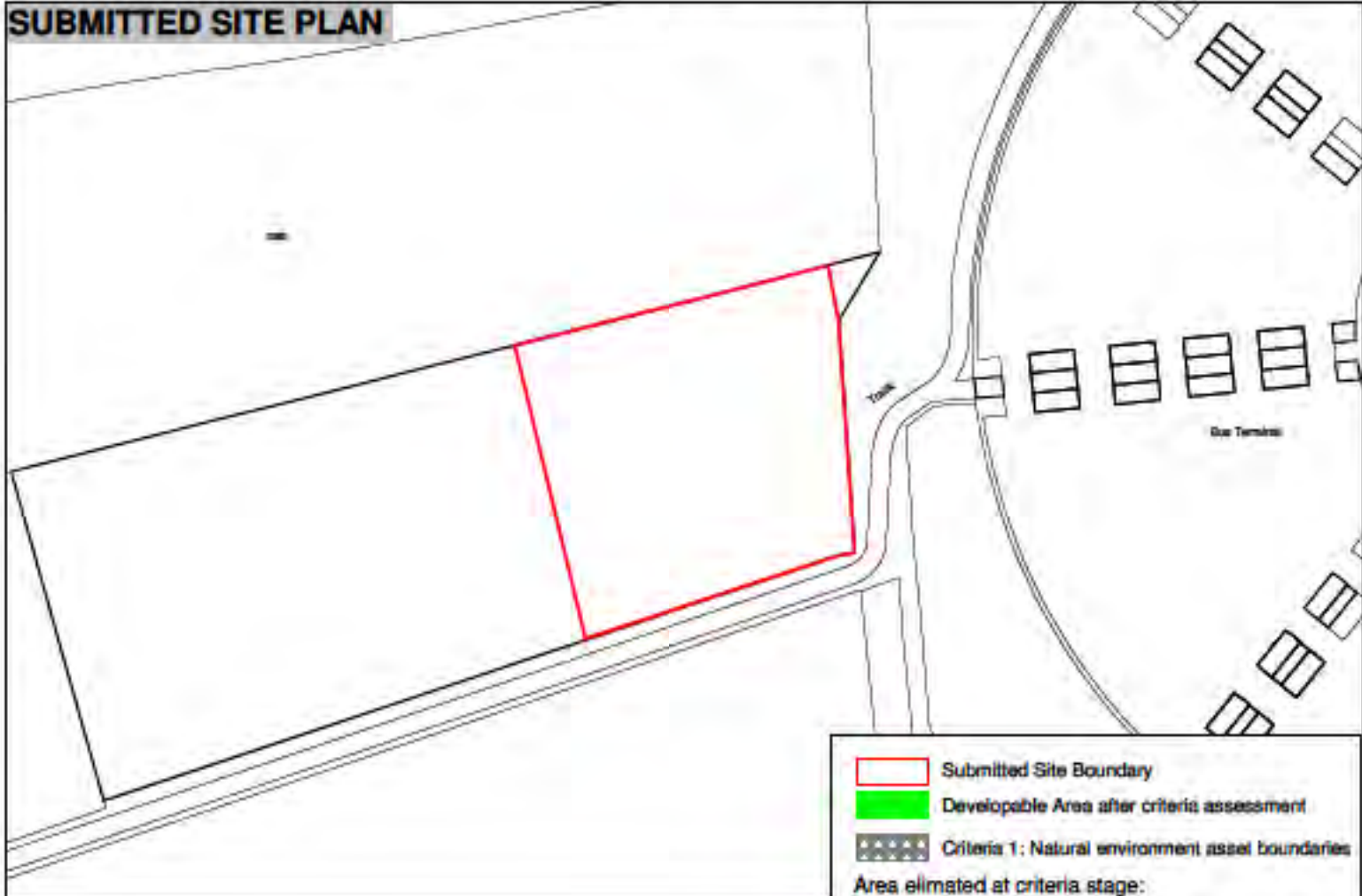








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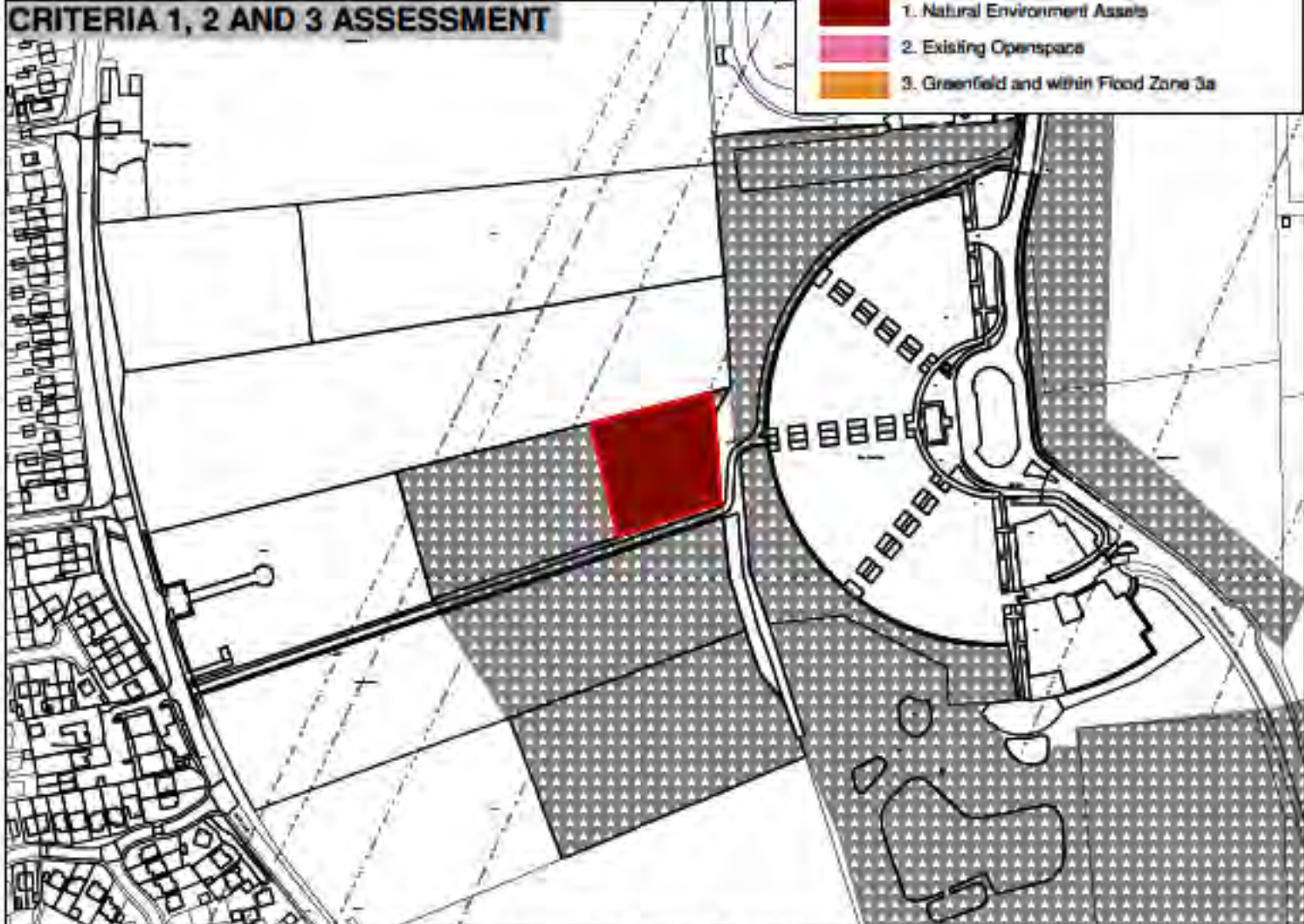


SUBMITTED SITE PLAN

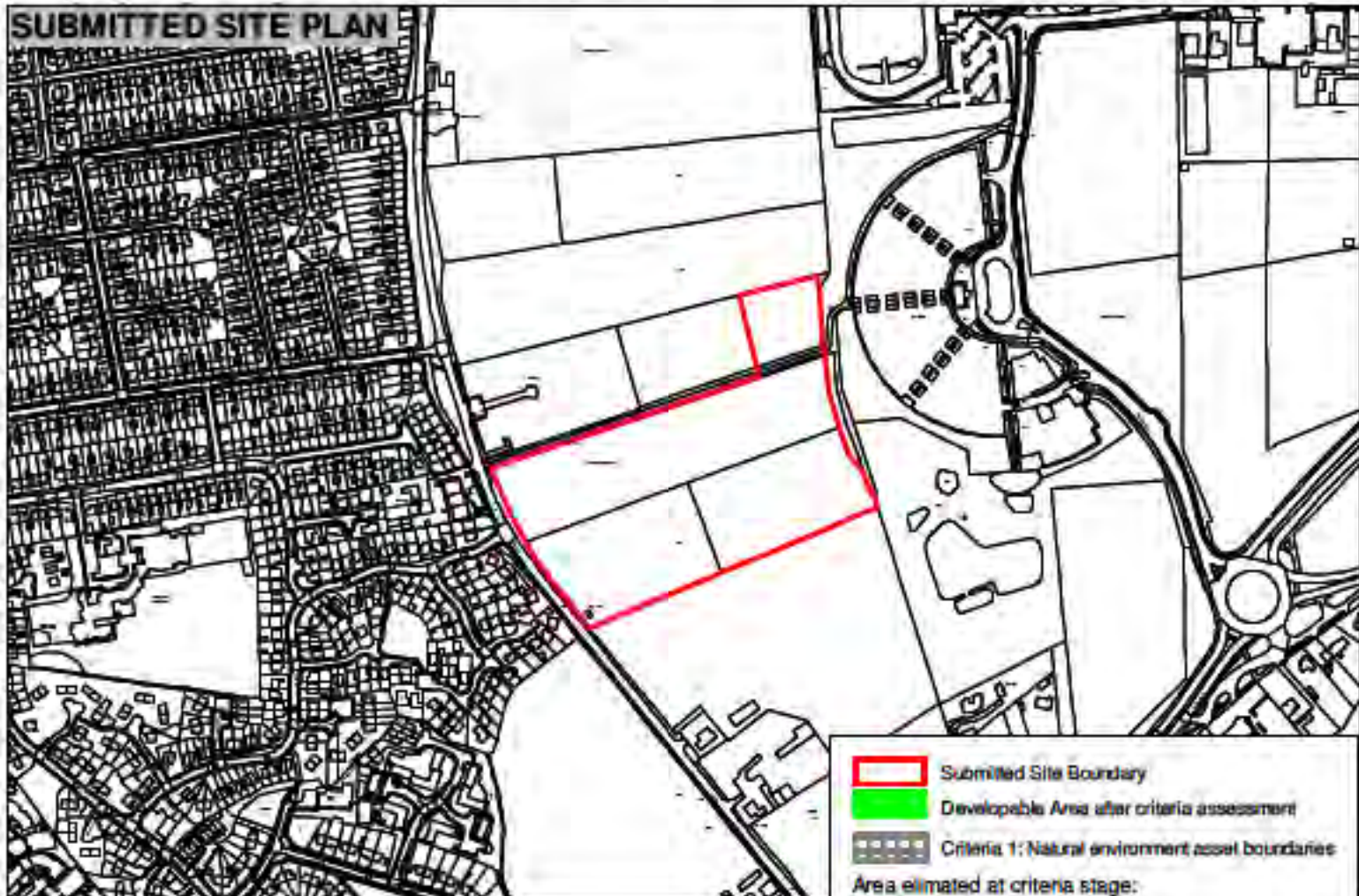


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
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	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

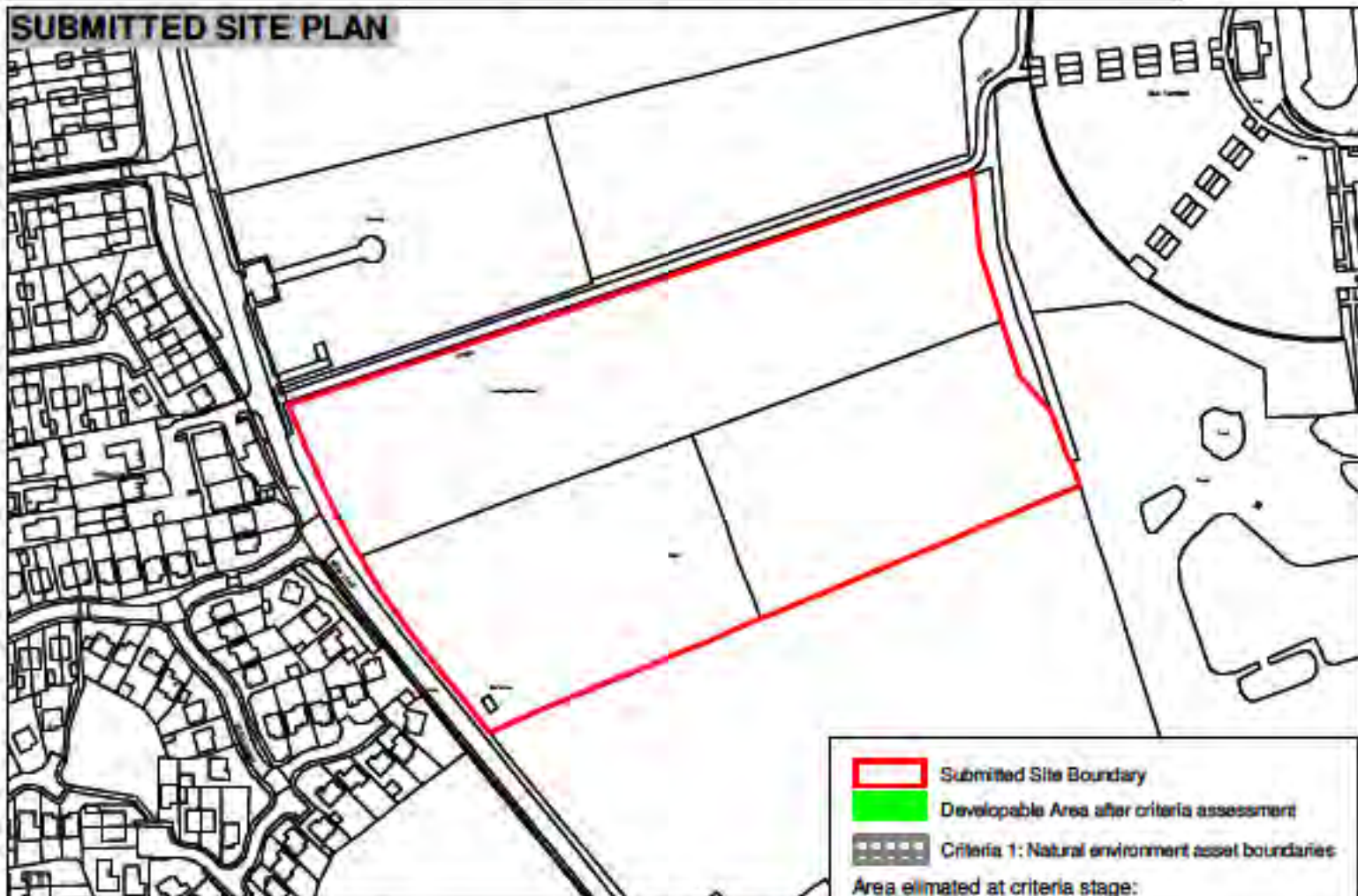


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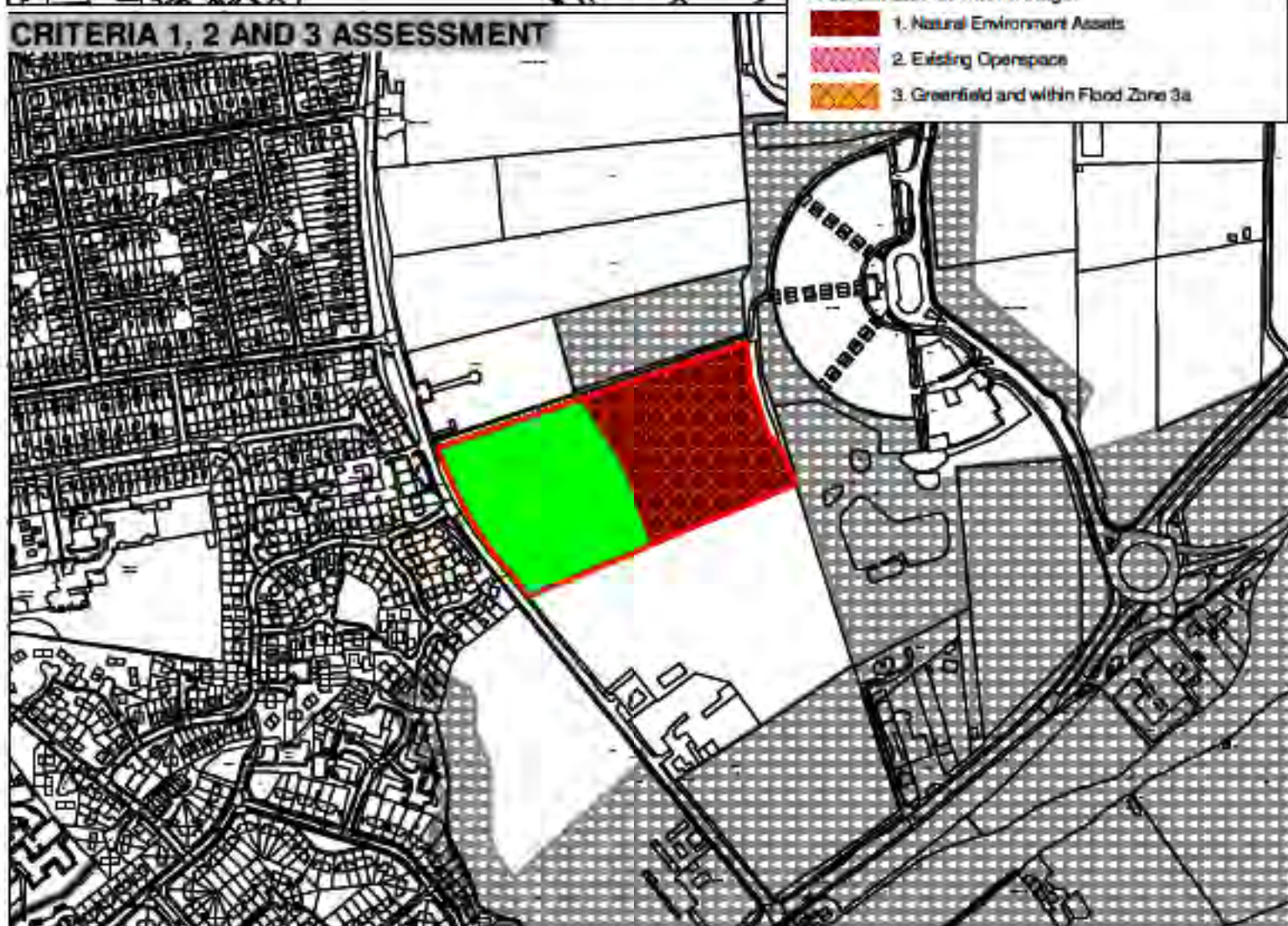
CRITERIA 1, 2 AND 3 ASSESSMENT



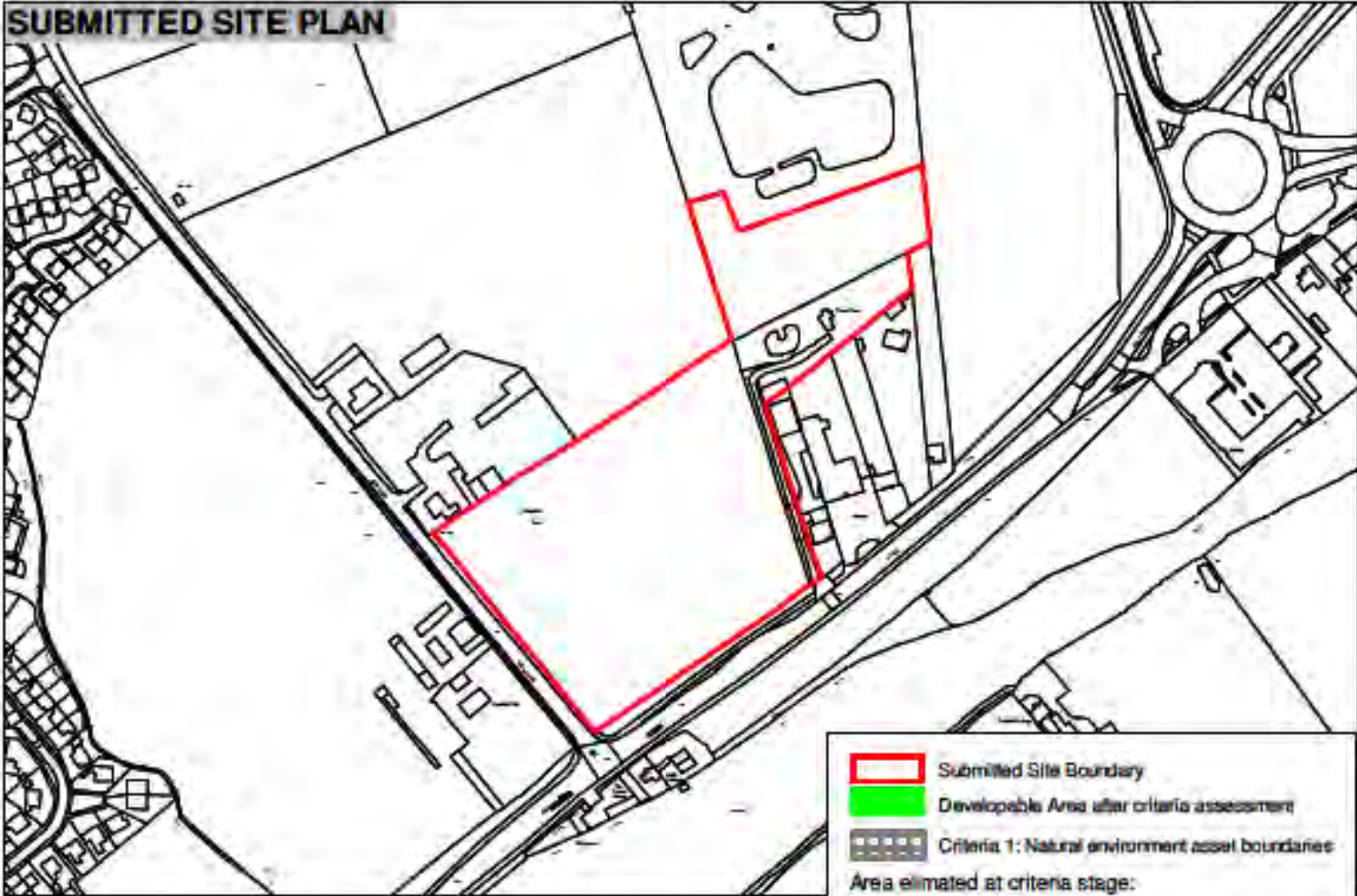
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

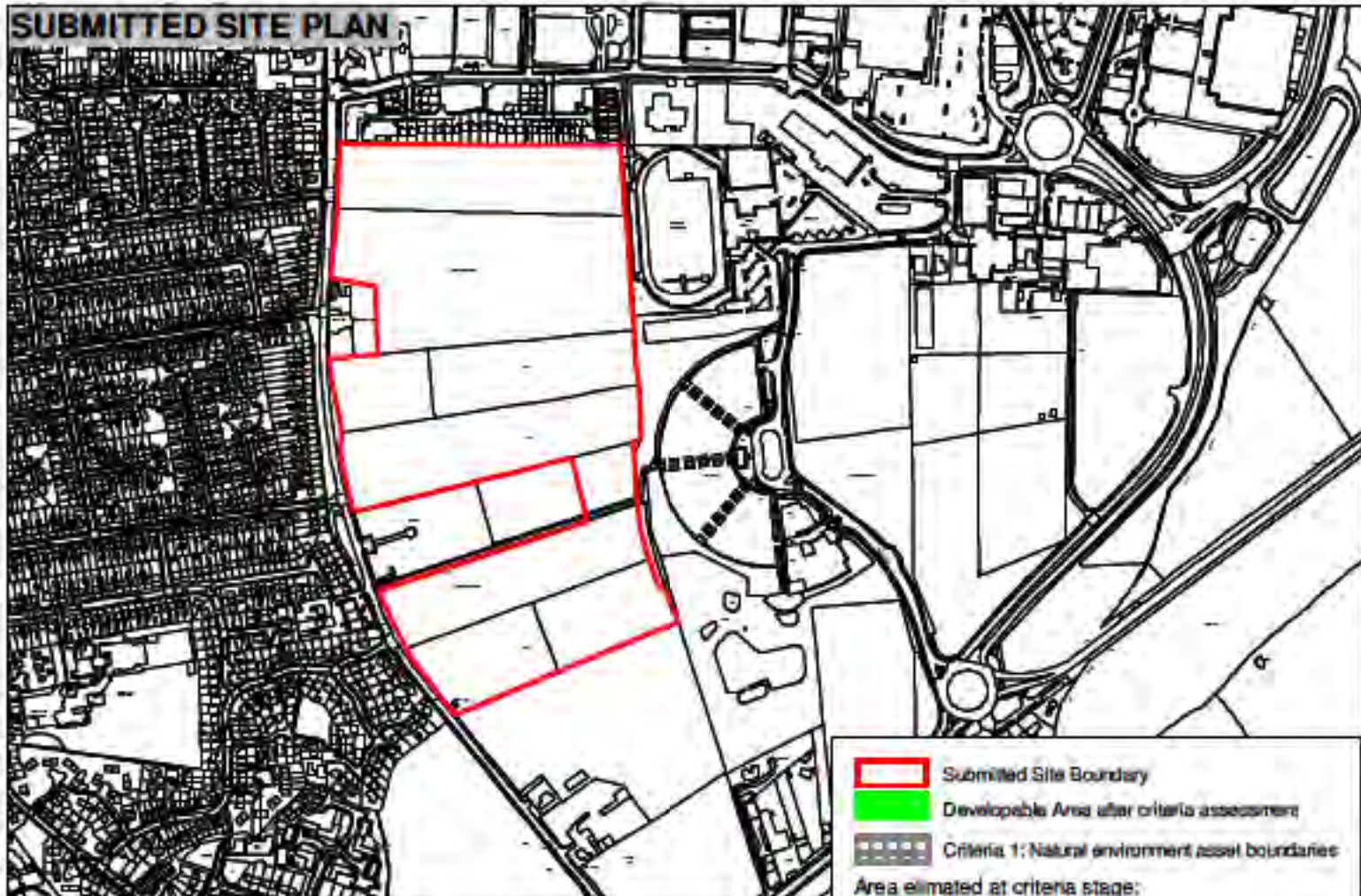


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CRITERIA 1, 2 AND 3 ASSESSMENT

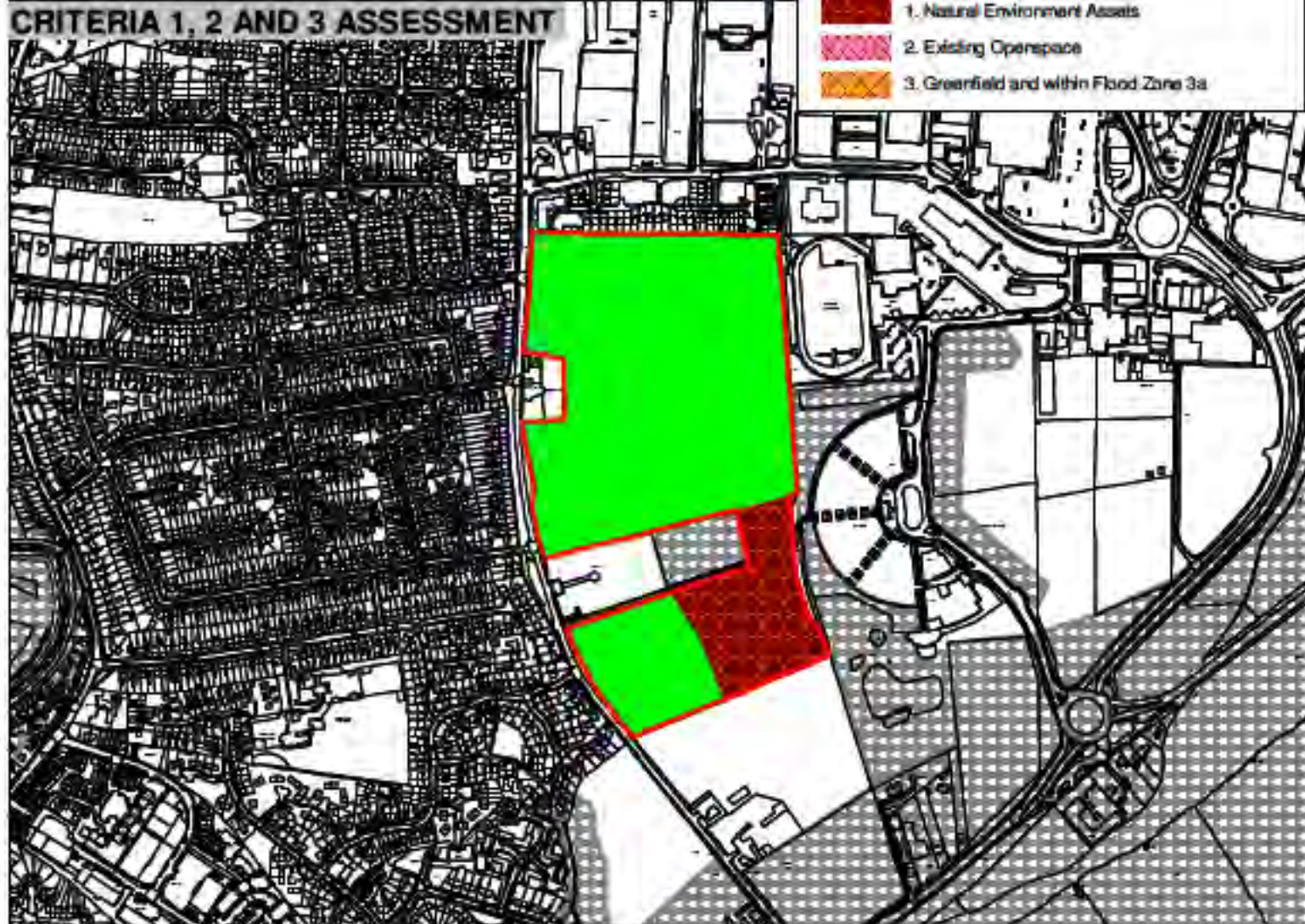


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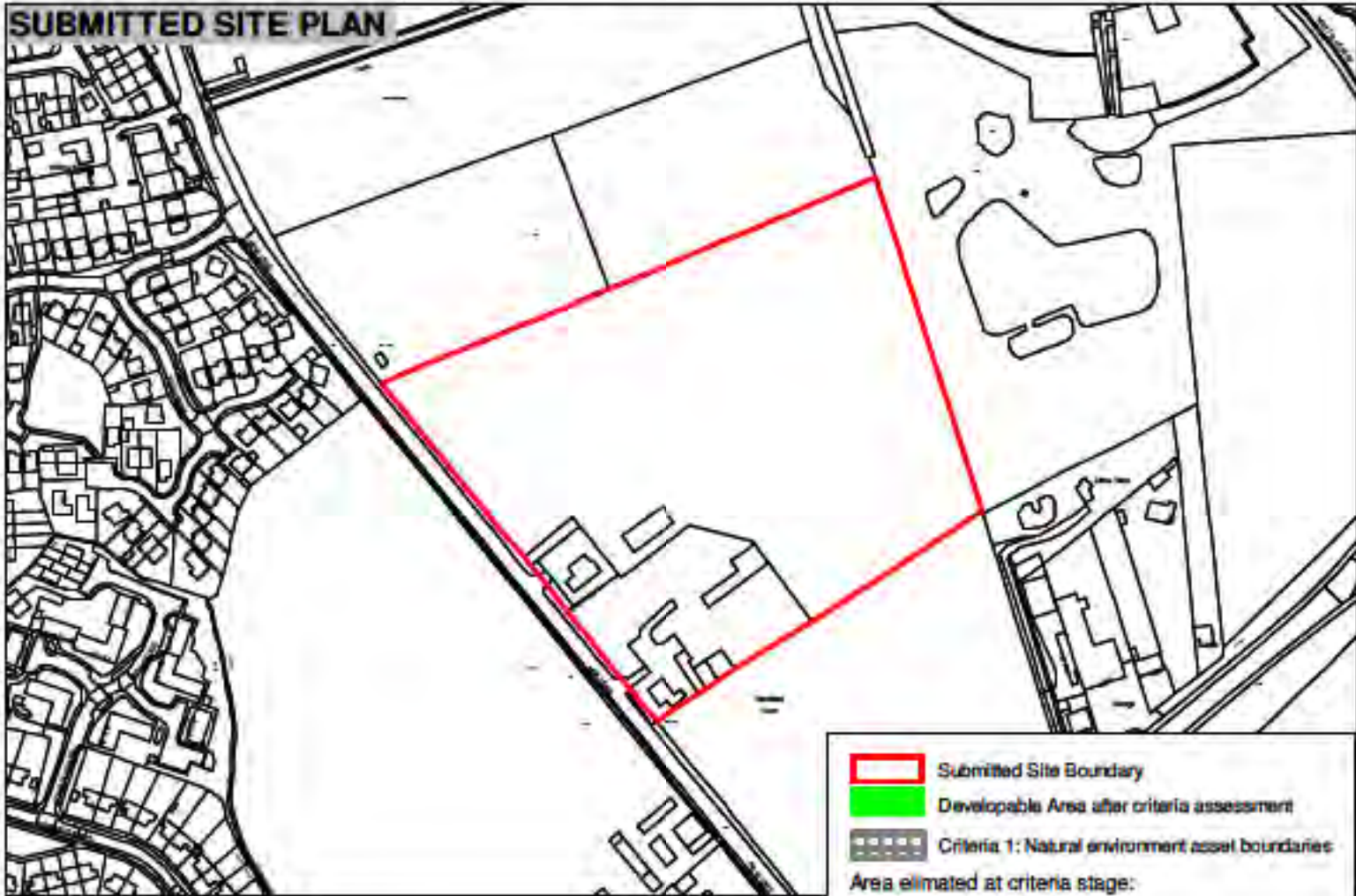








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CRITERIA 1, 2 AND 3 ASSESSMENT

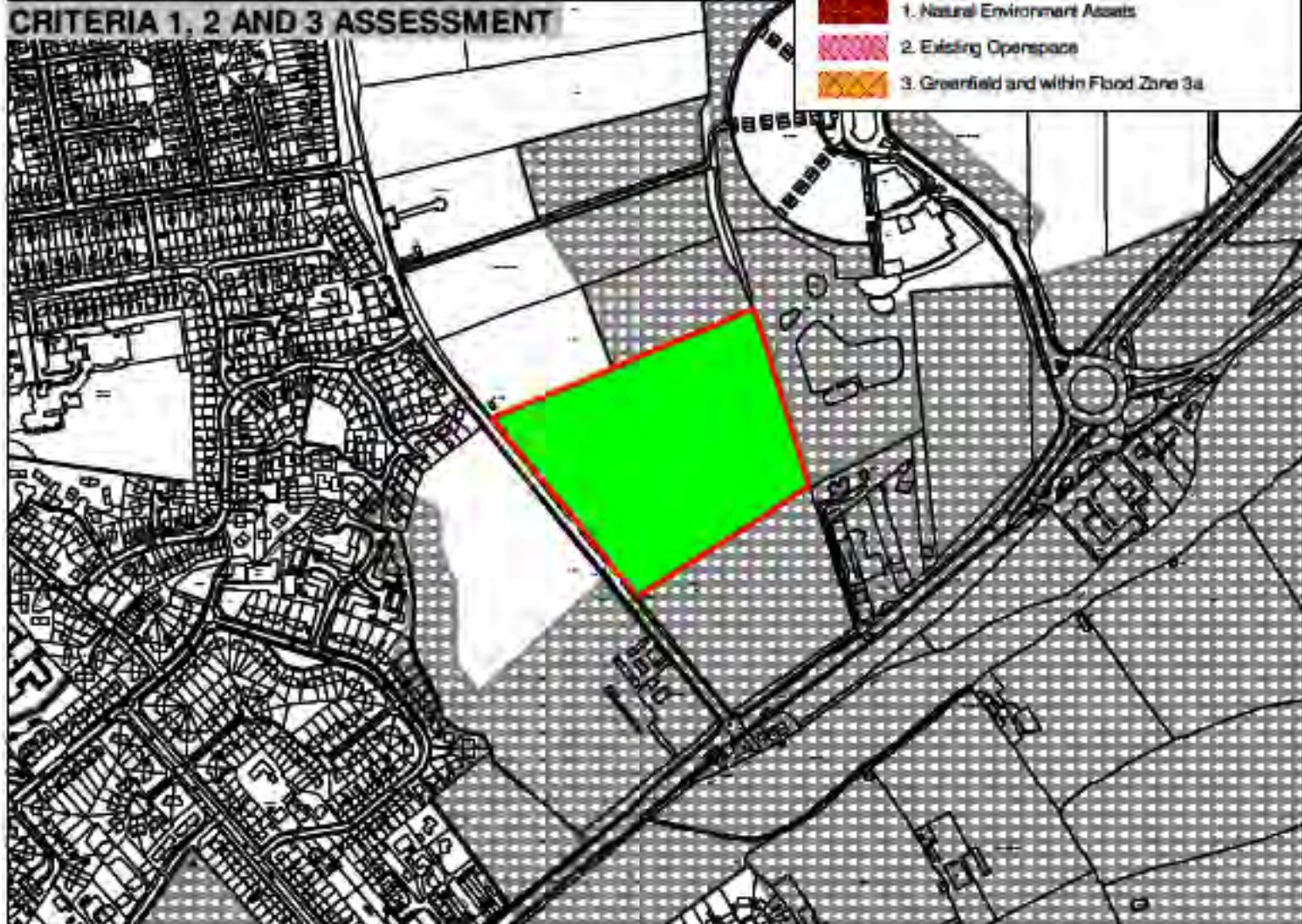


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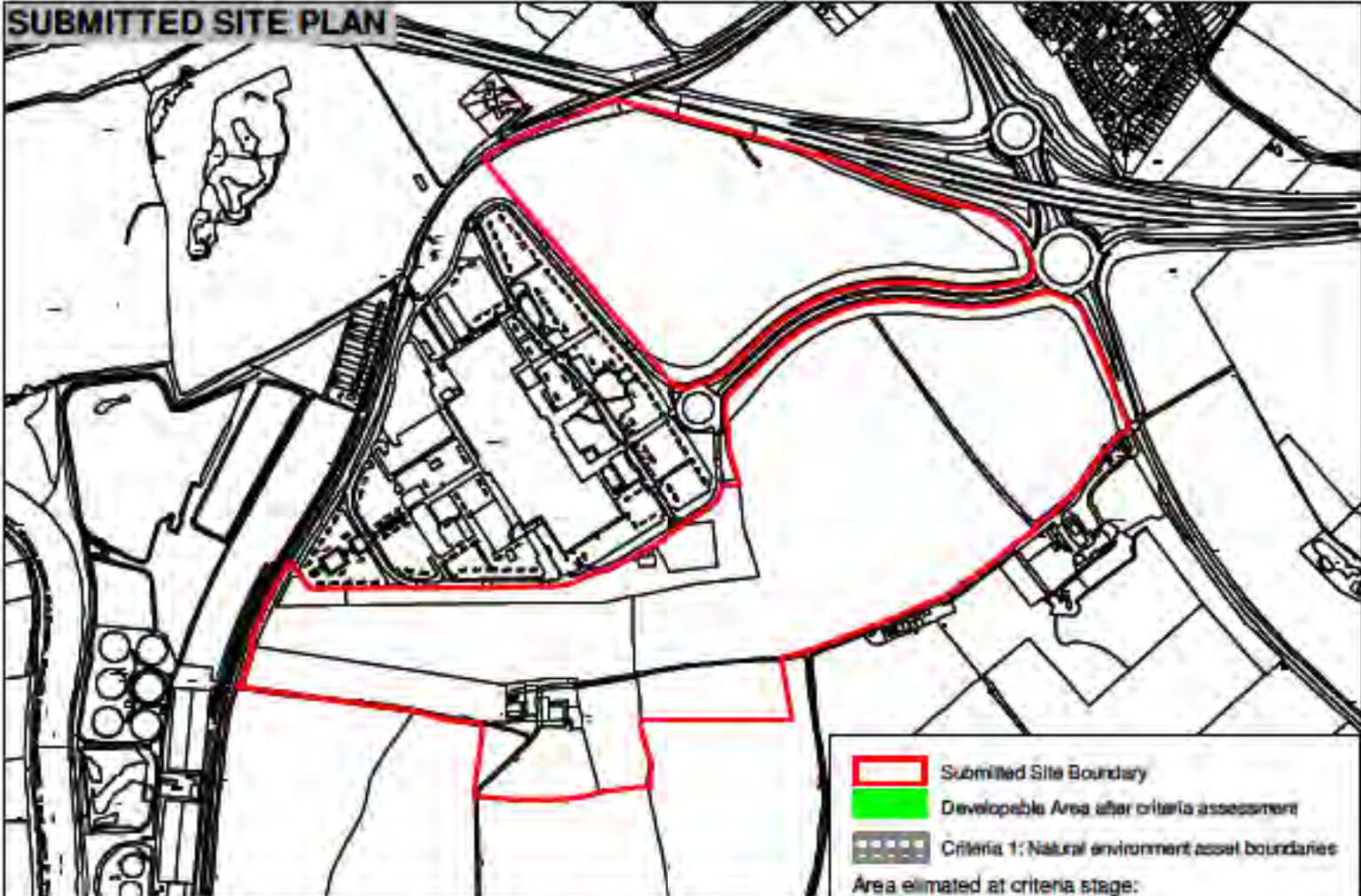


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CRITERIA 1, 2 AND 3 ASSESSMENT

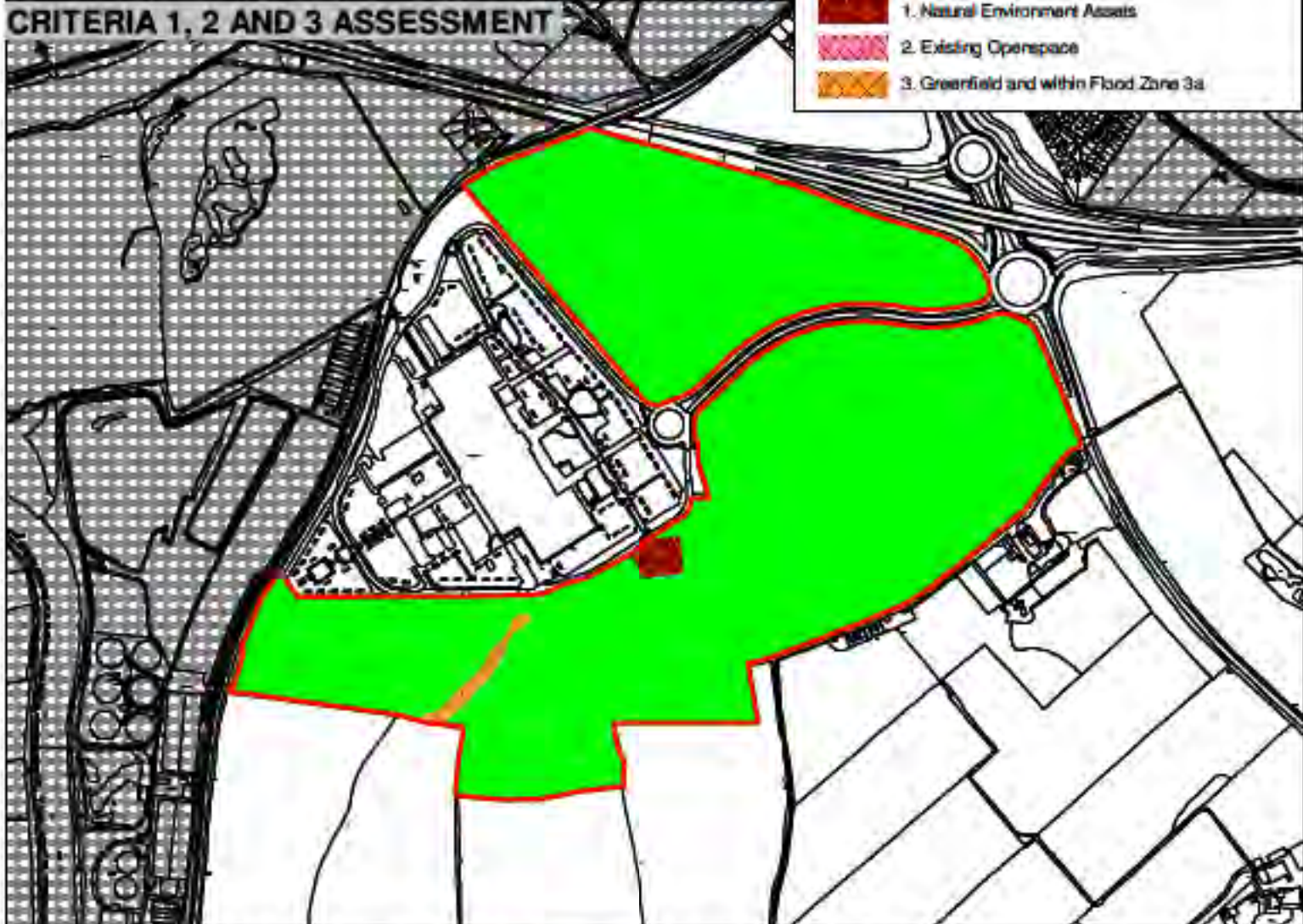


SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT

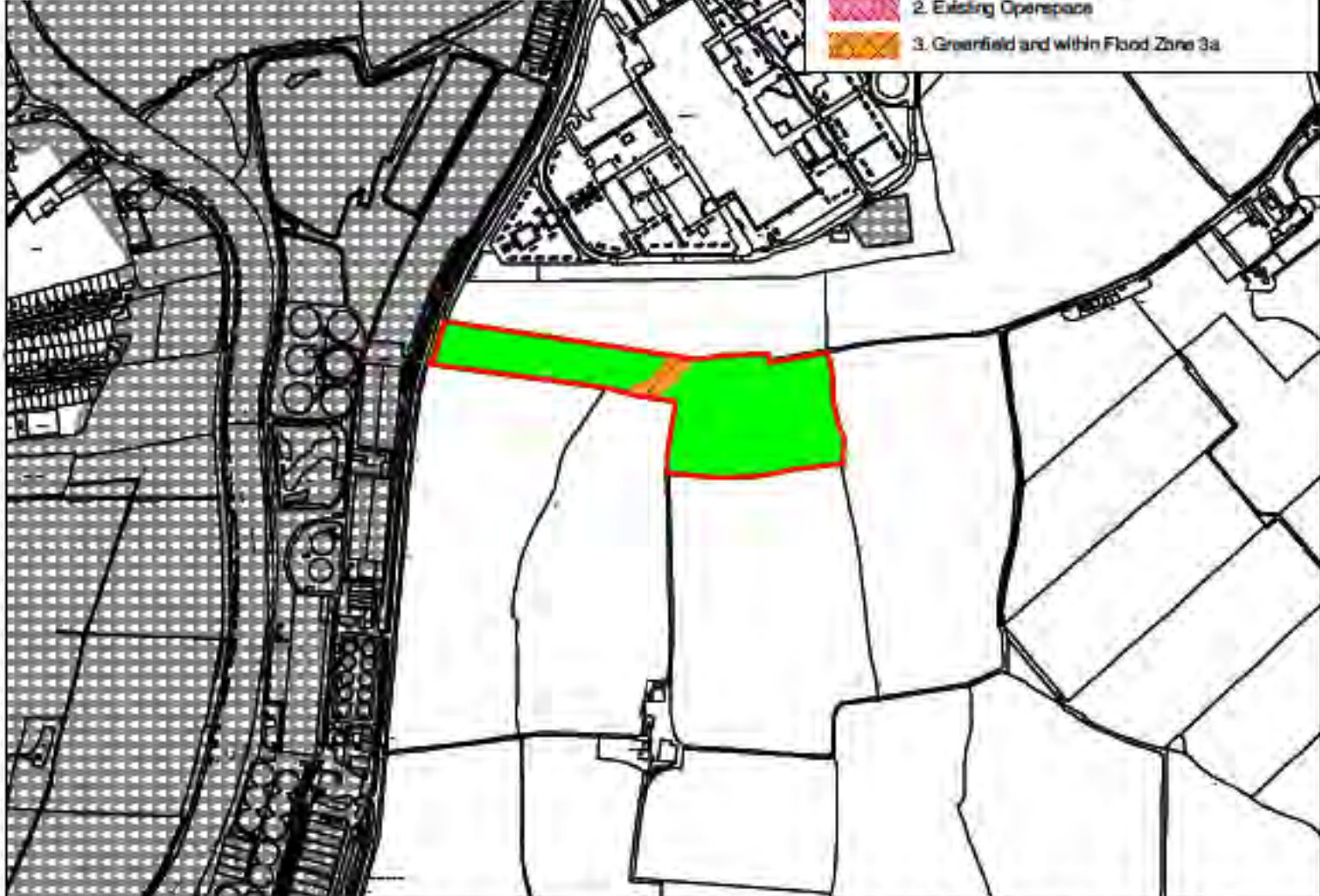


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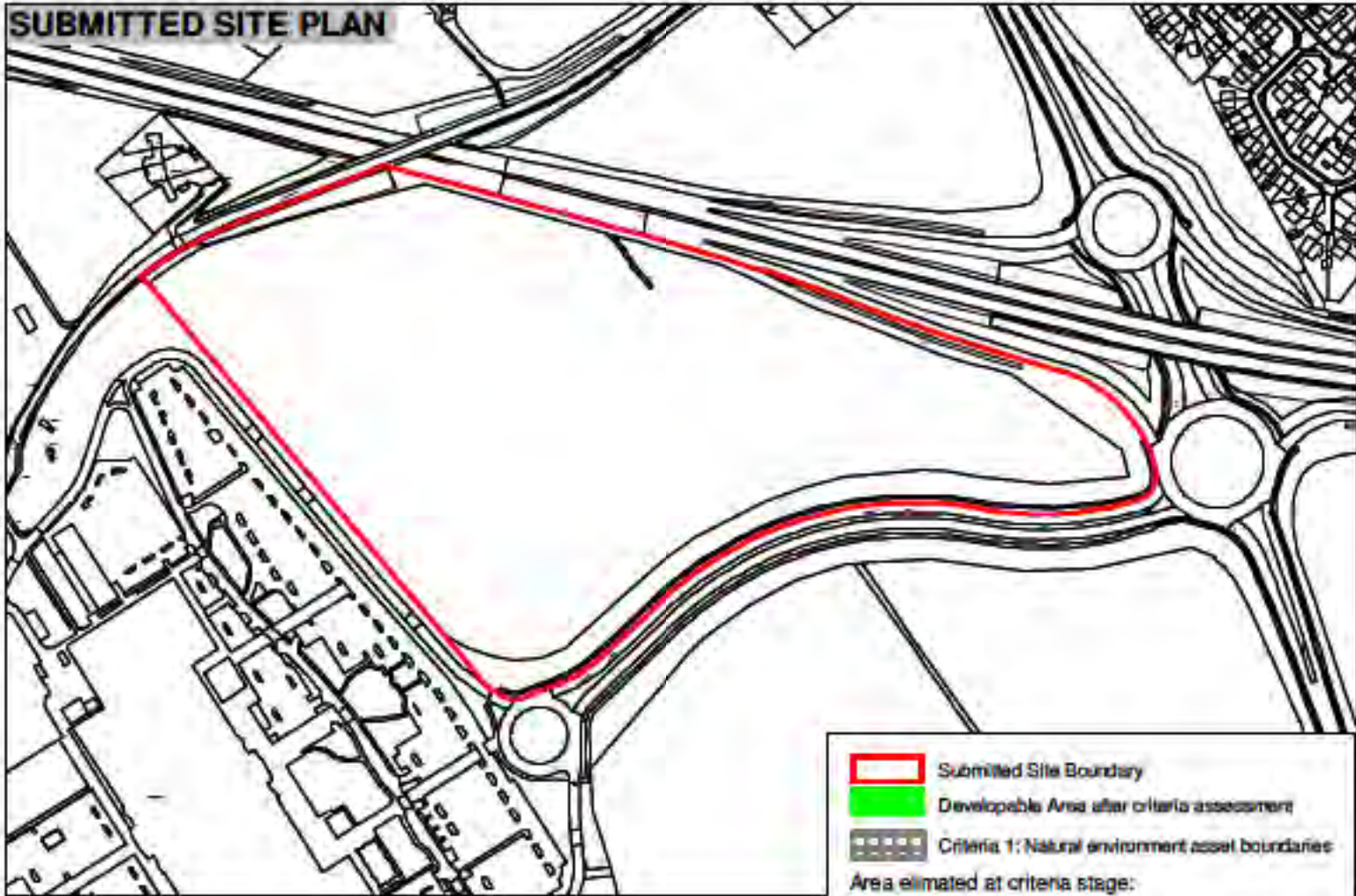


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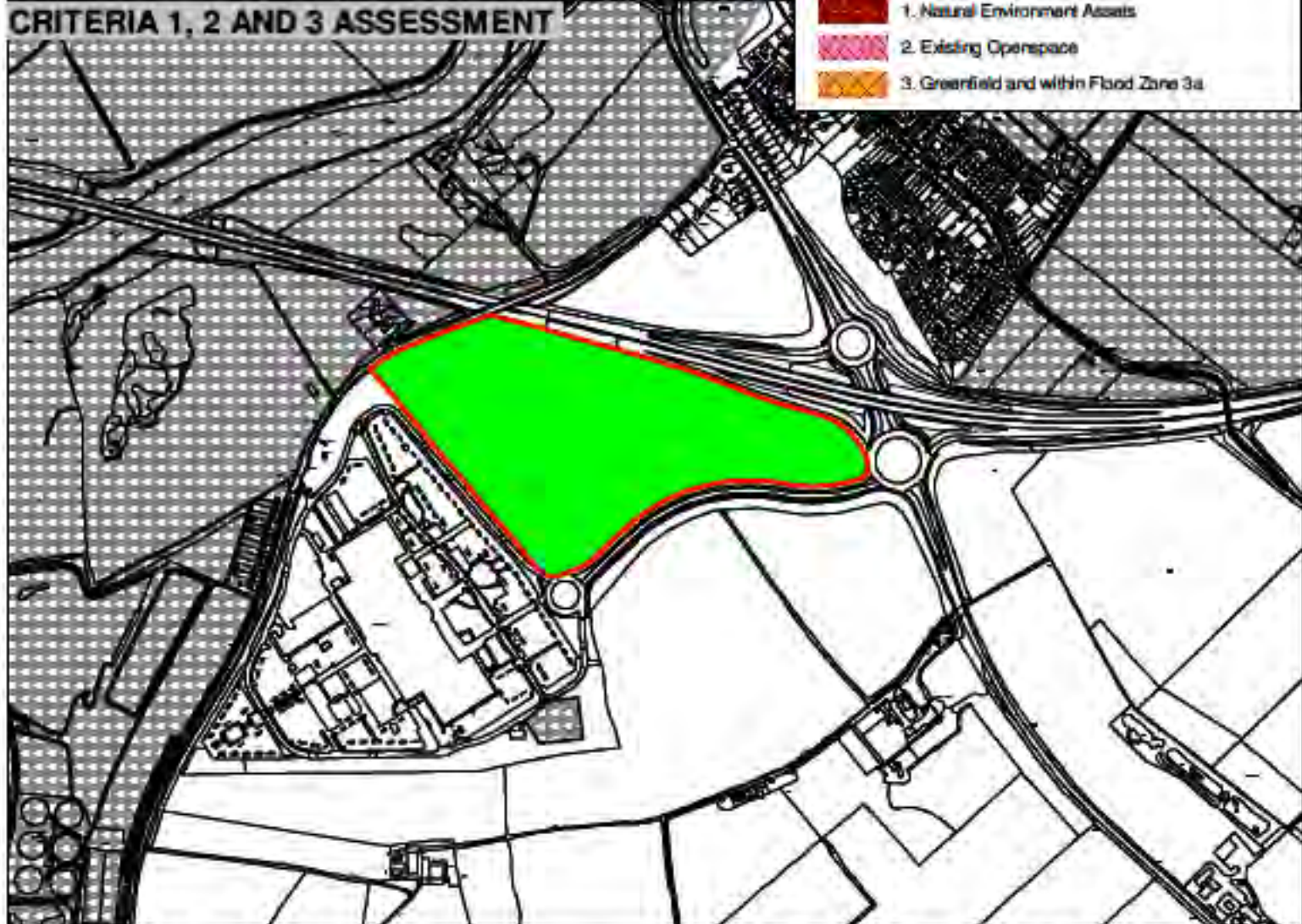


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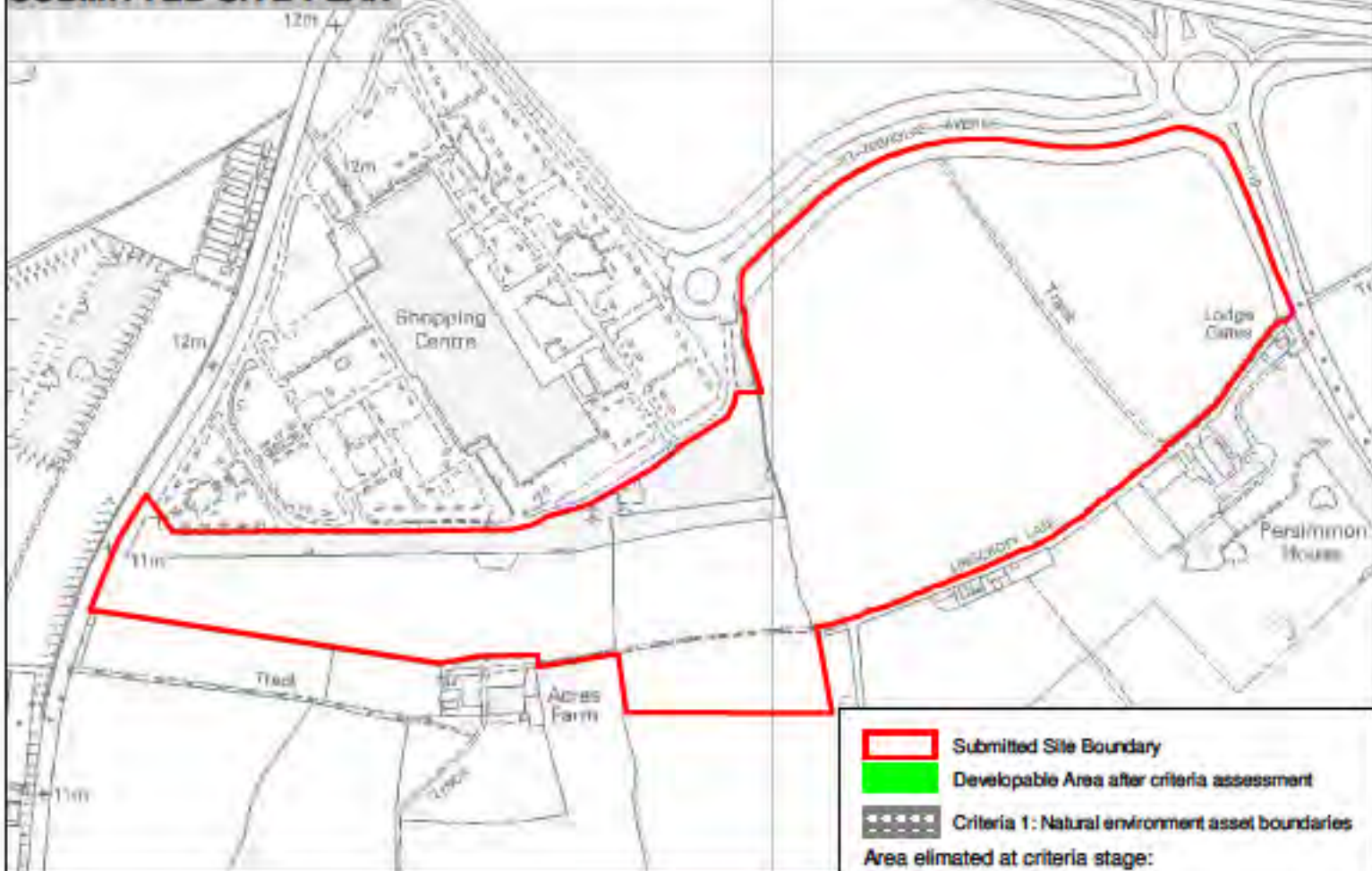


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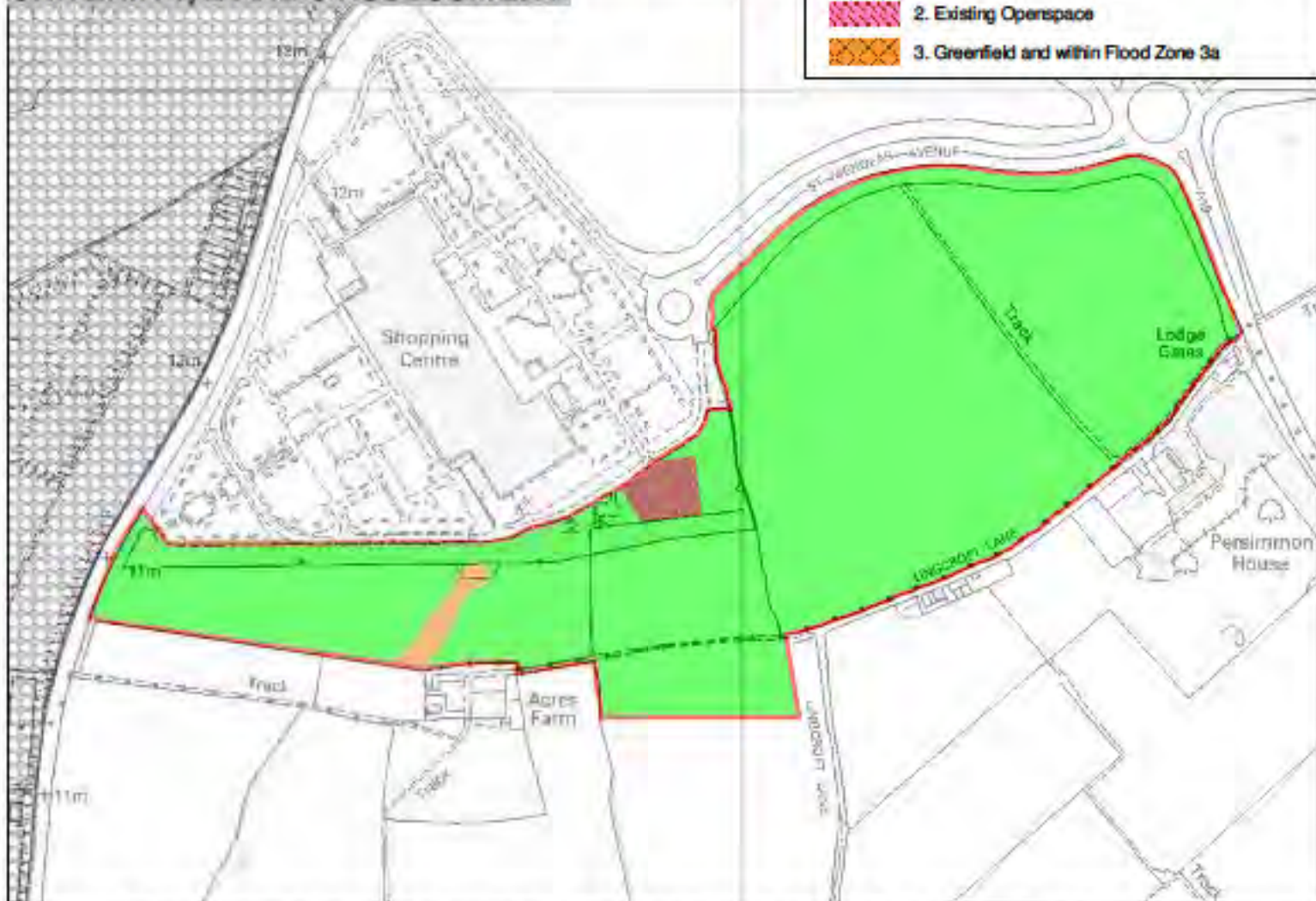


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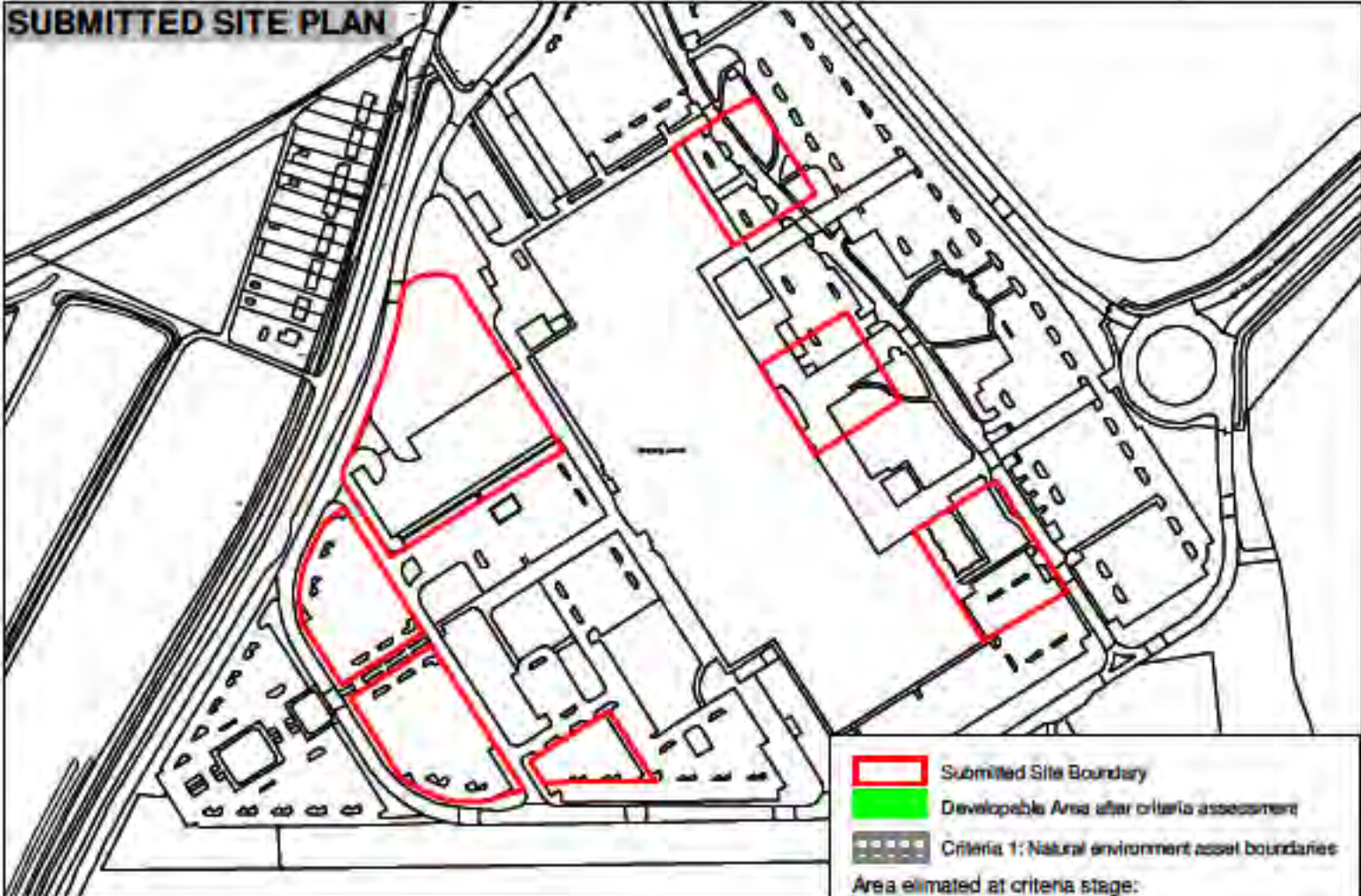


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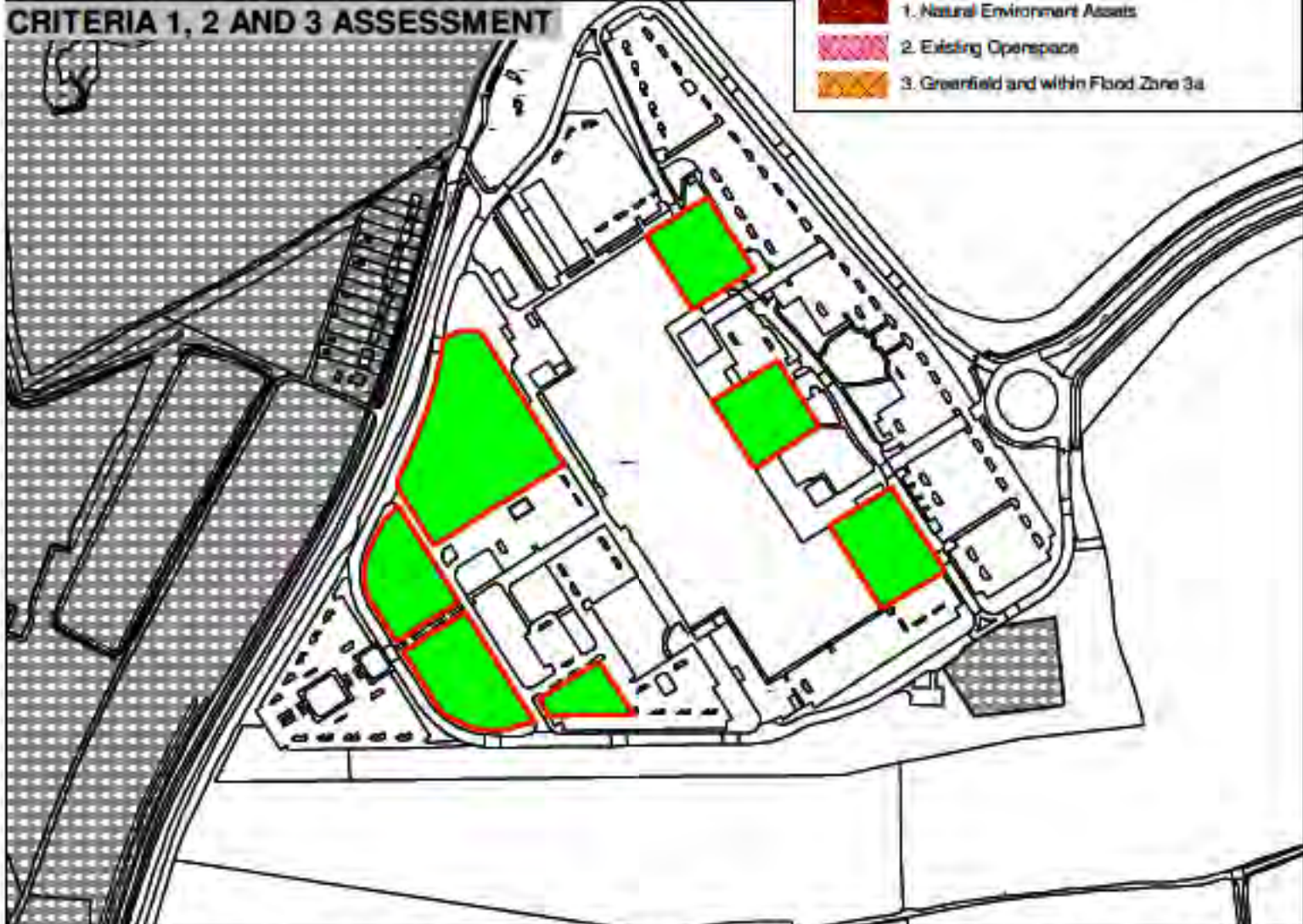
CRITERIA 1, 2 AND 3 ASSESSMENT



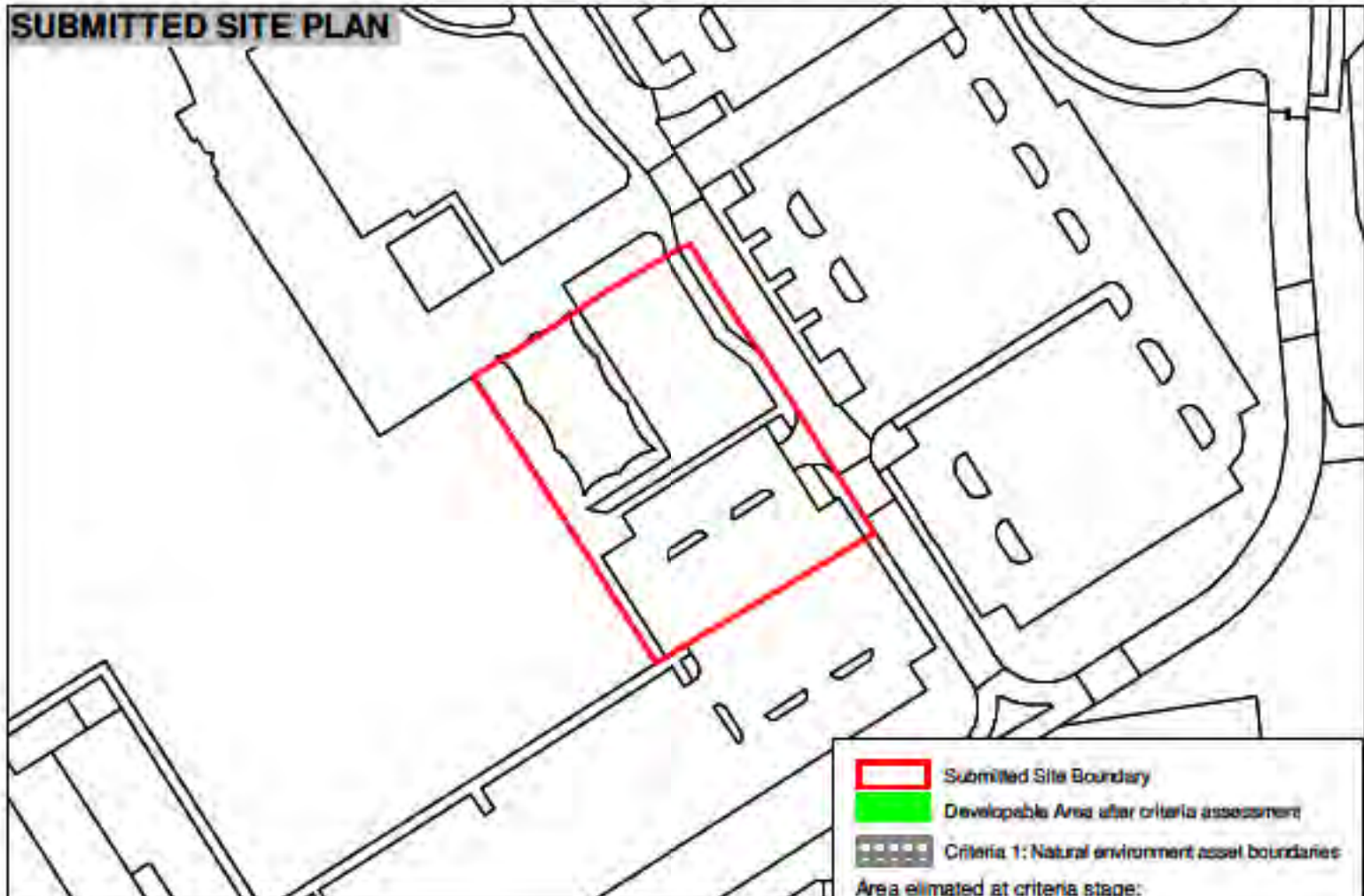
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CRITERIA 1, 2 AND 3 ASSESSMENT

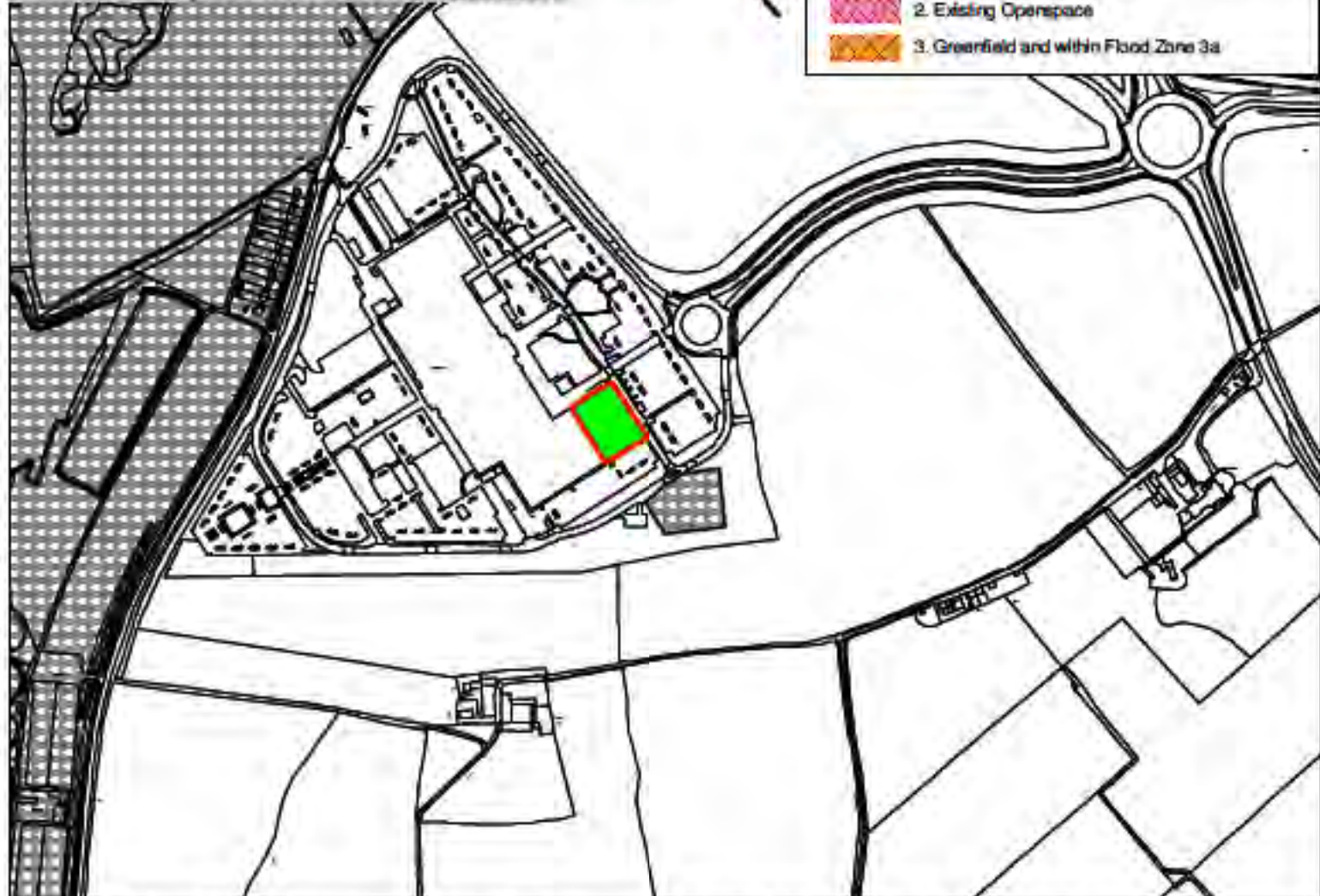


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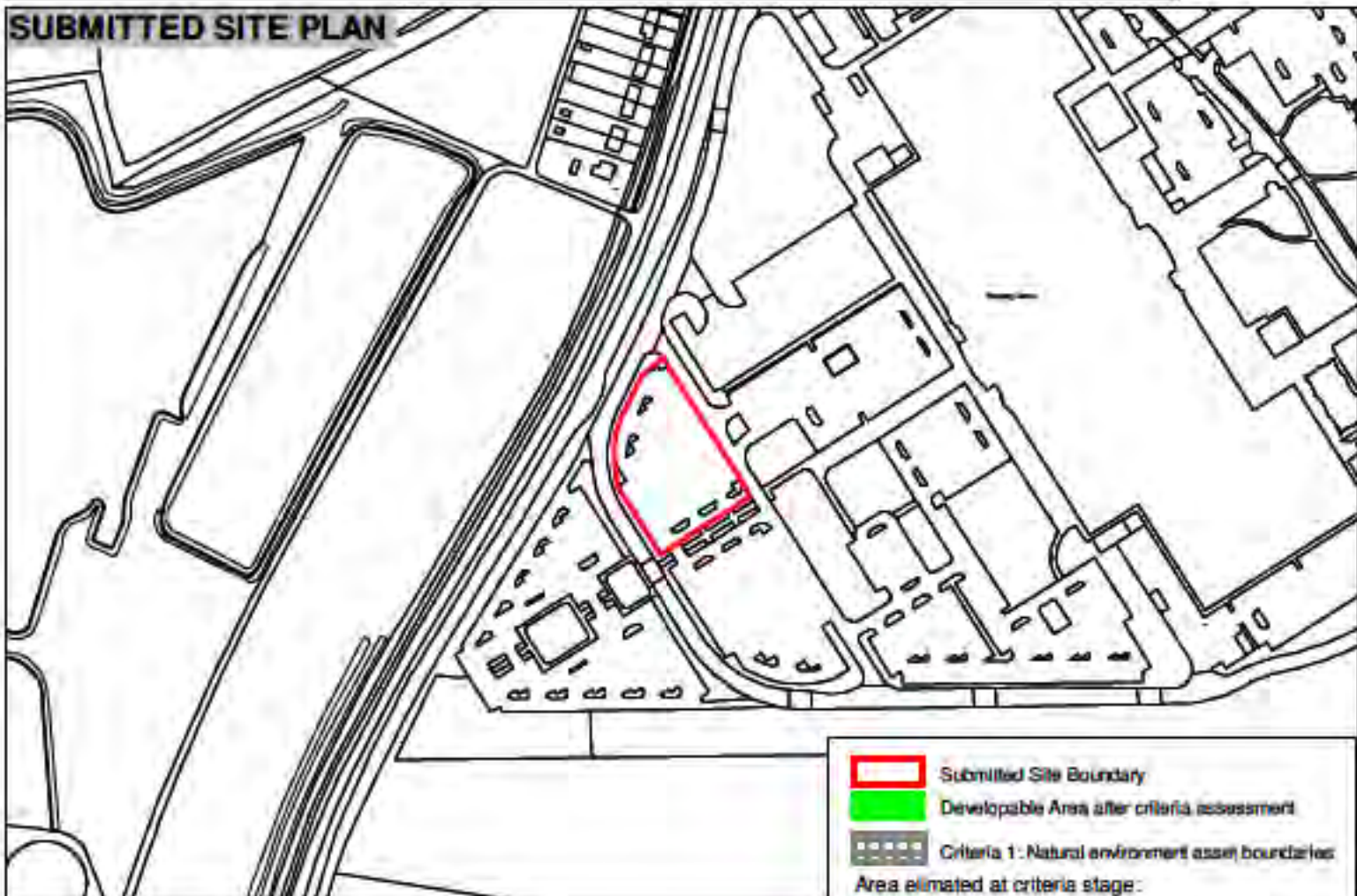


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CRITERIA 1, 2 AND 3 ASSESSMENT

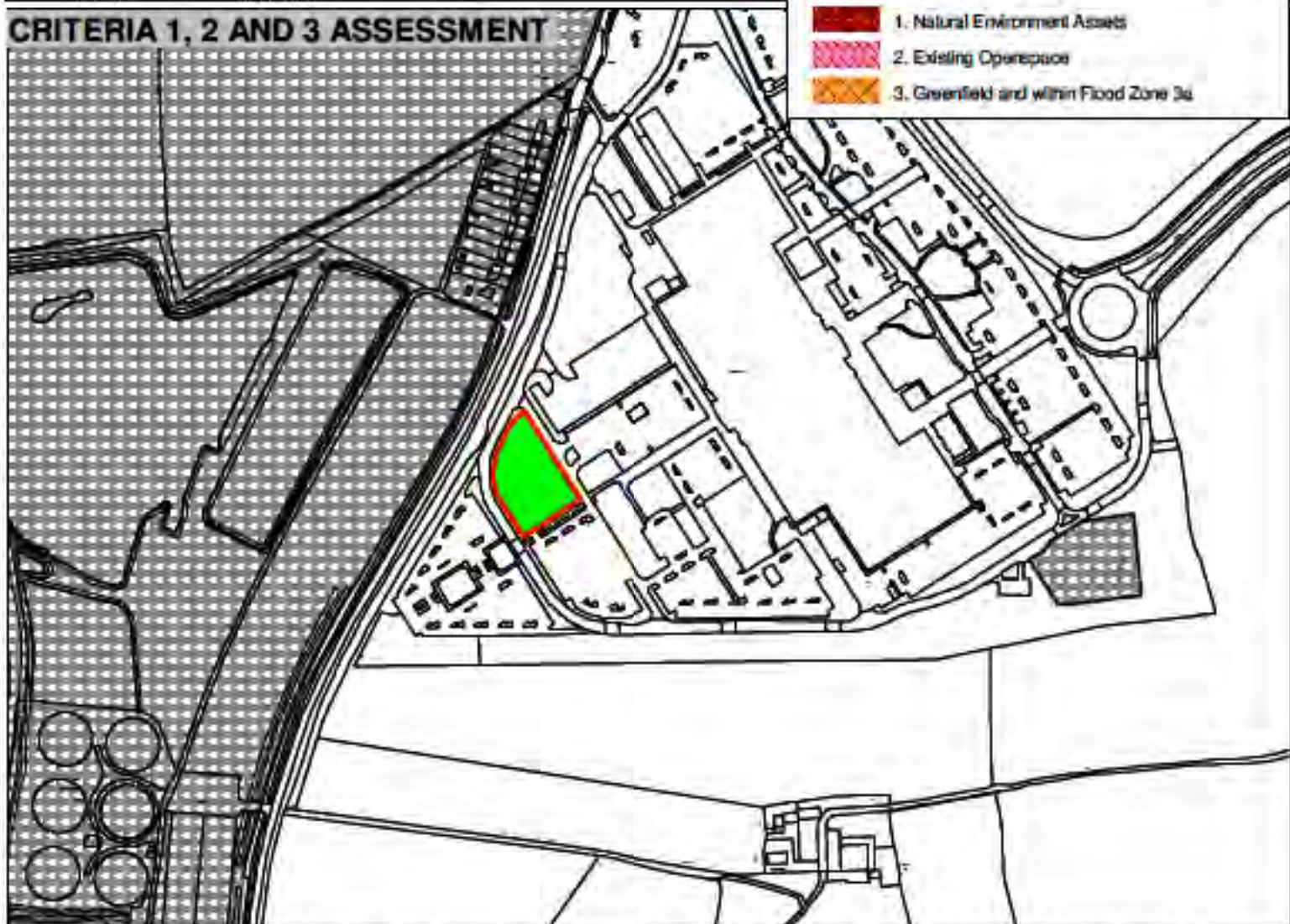


SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT

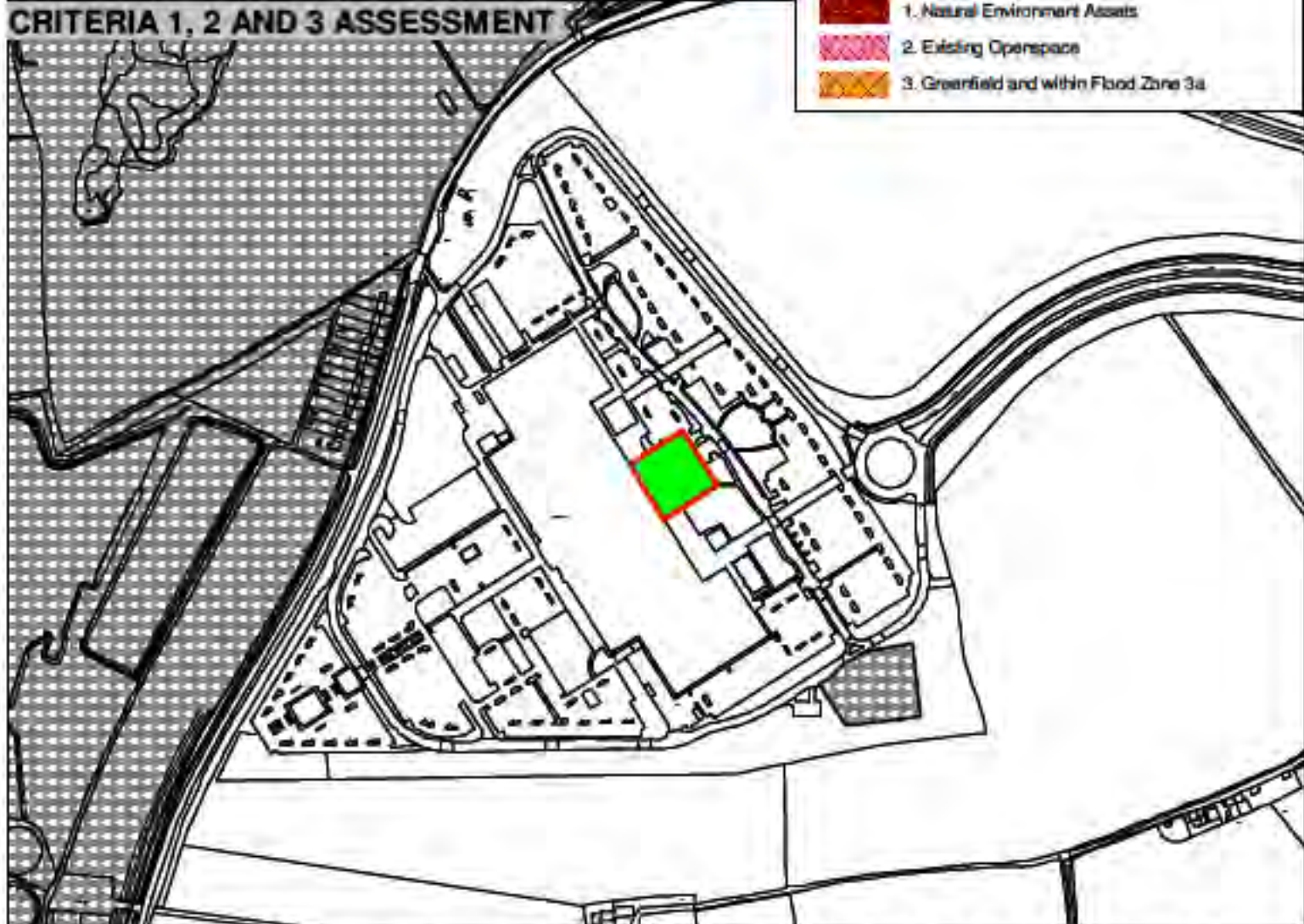


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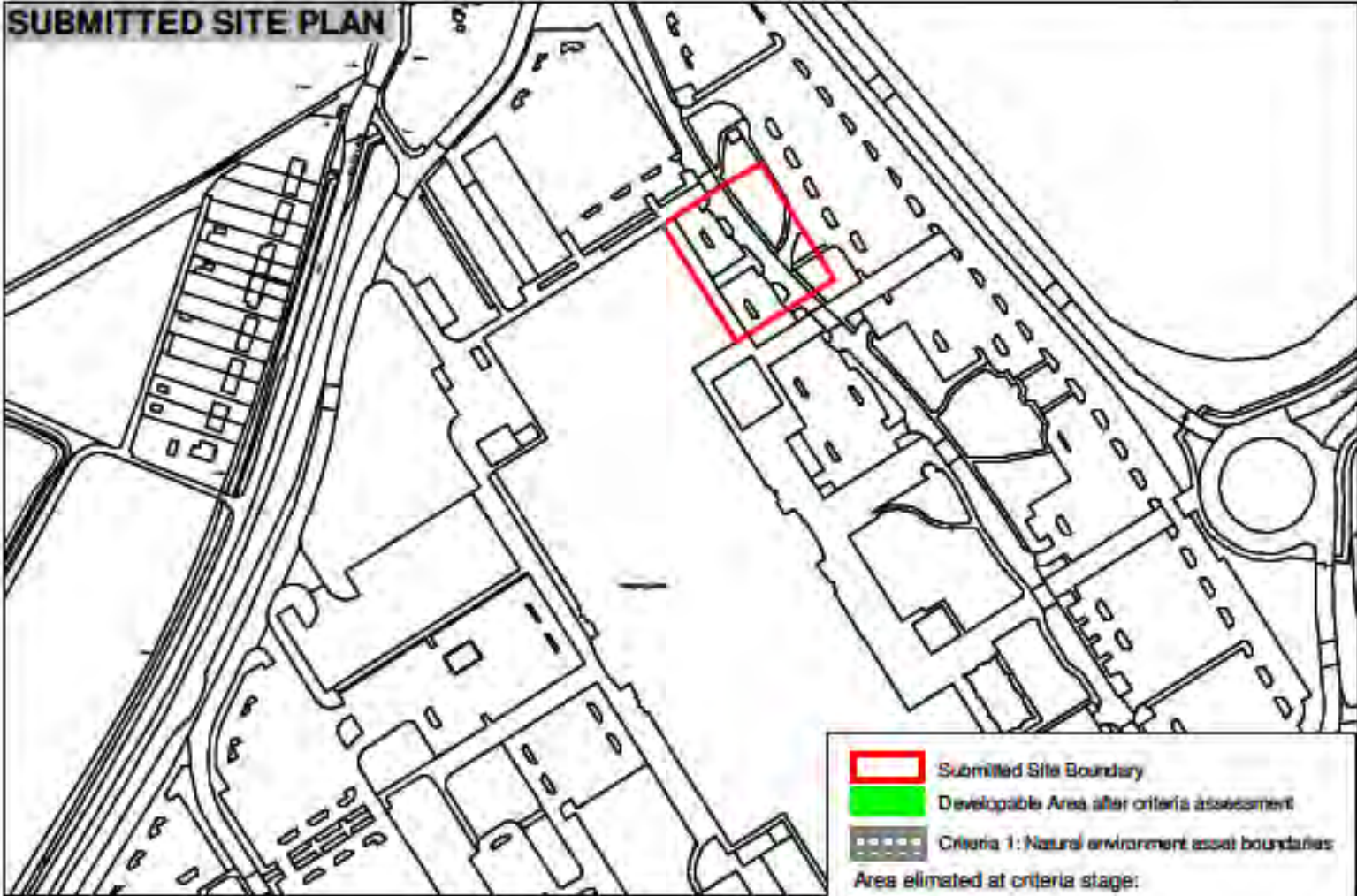


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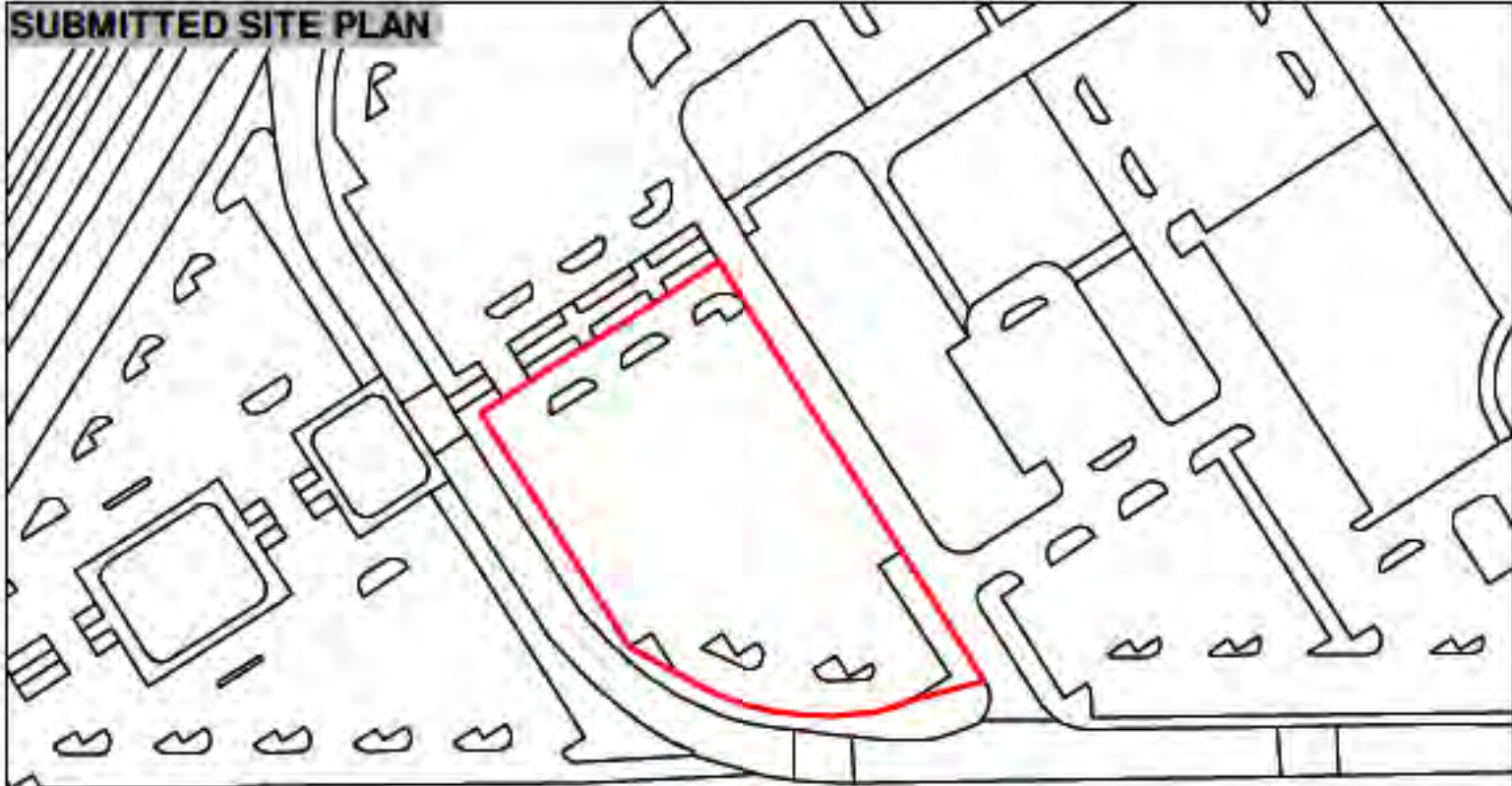
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CRITERIA 1, 2 AND 3 ASSESSMENT

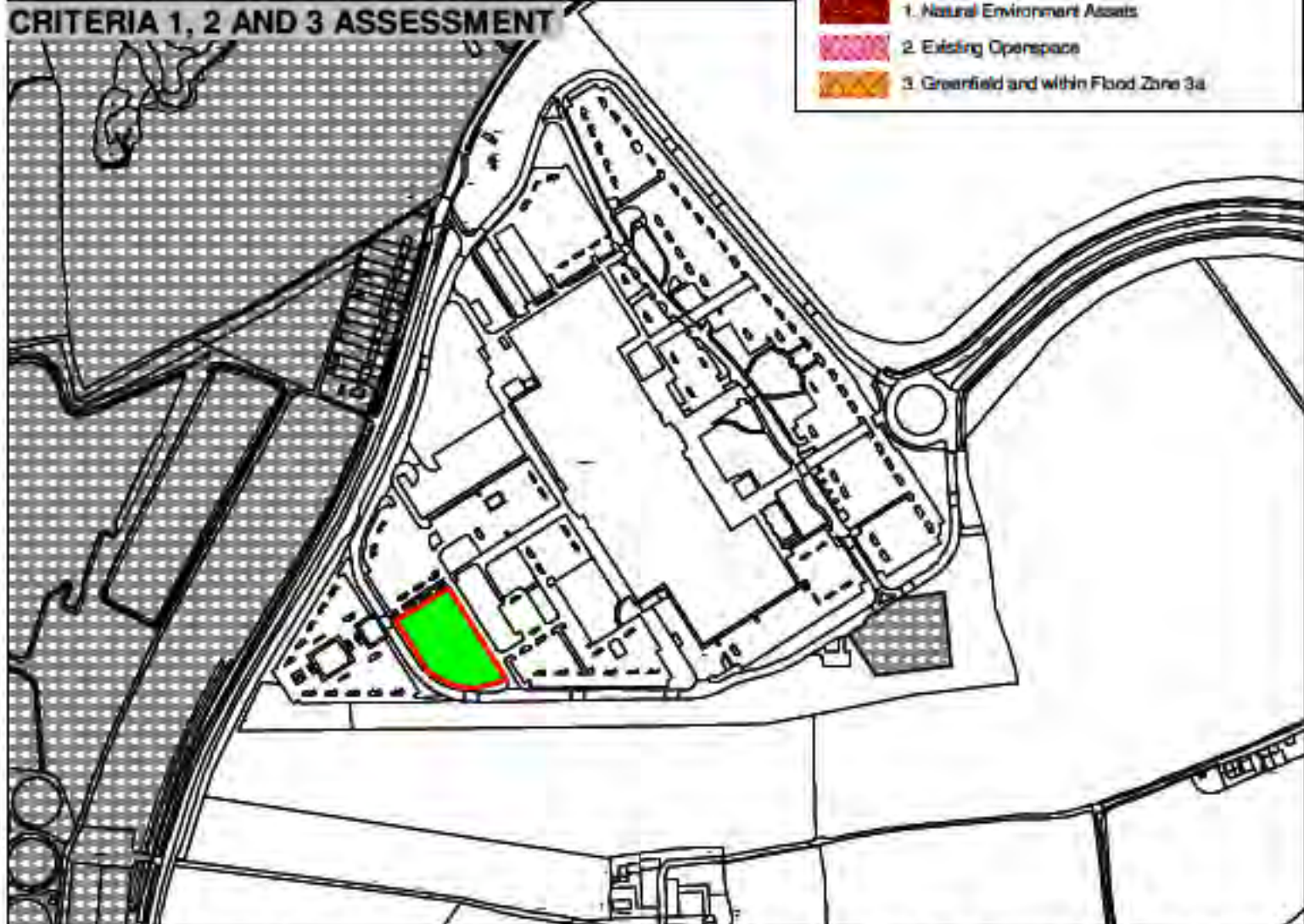


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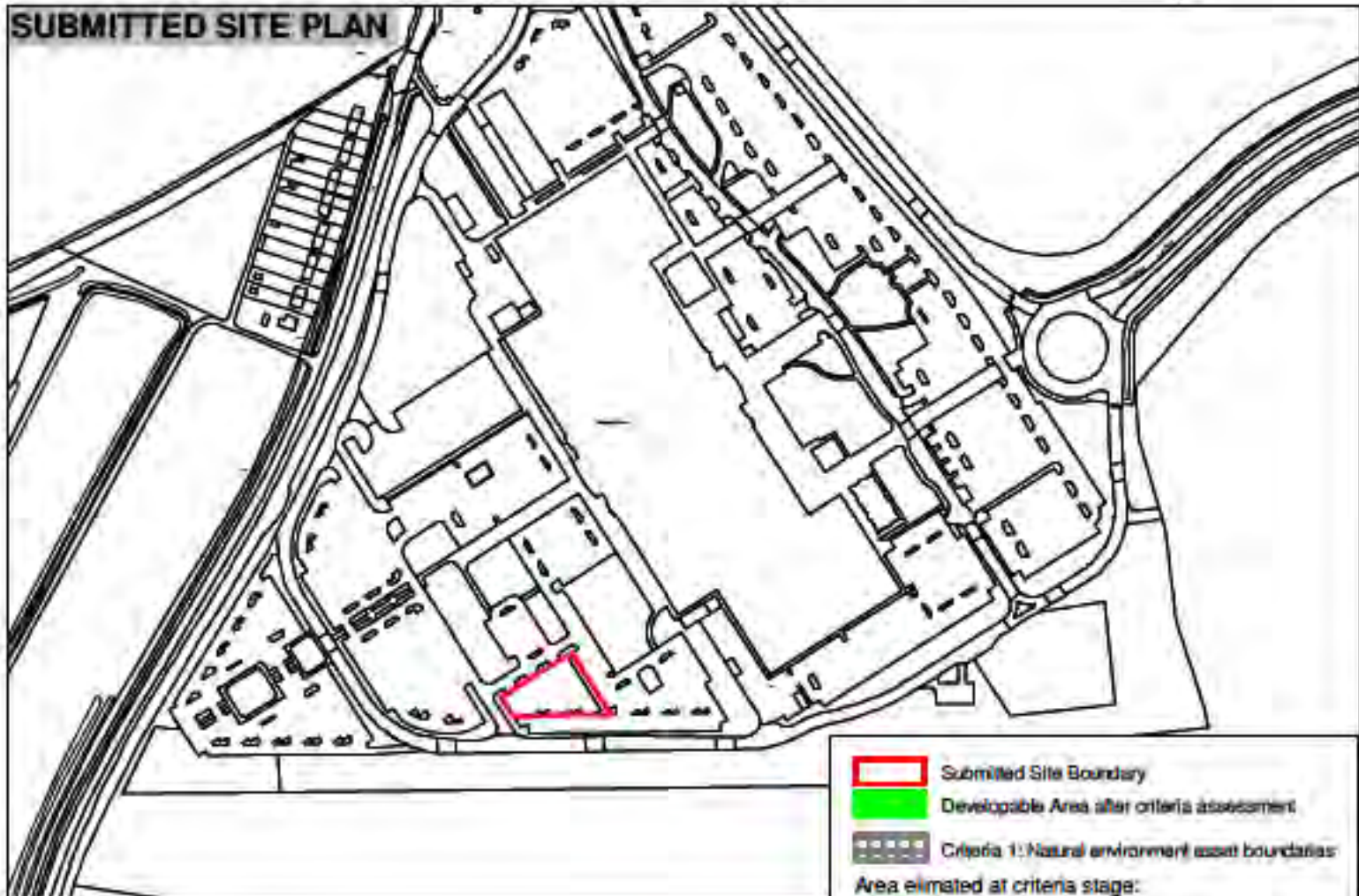


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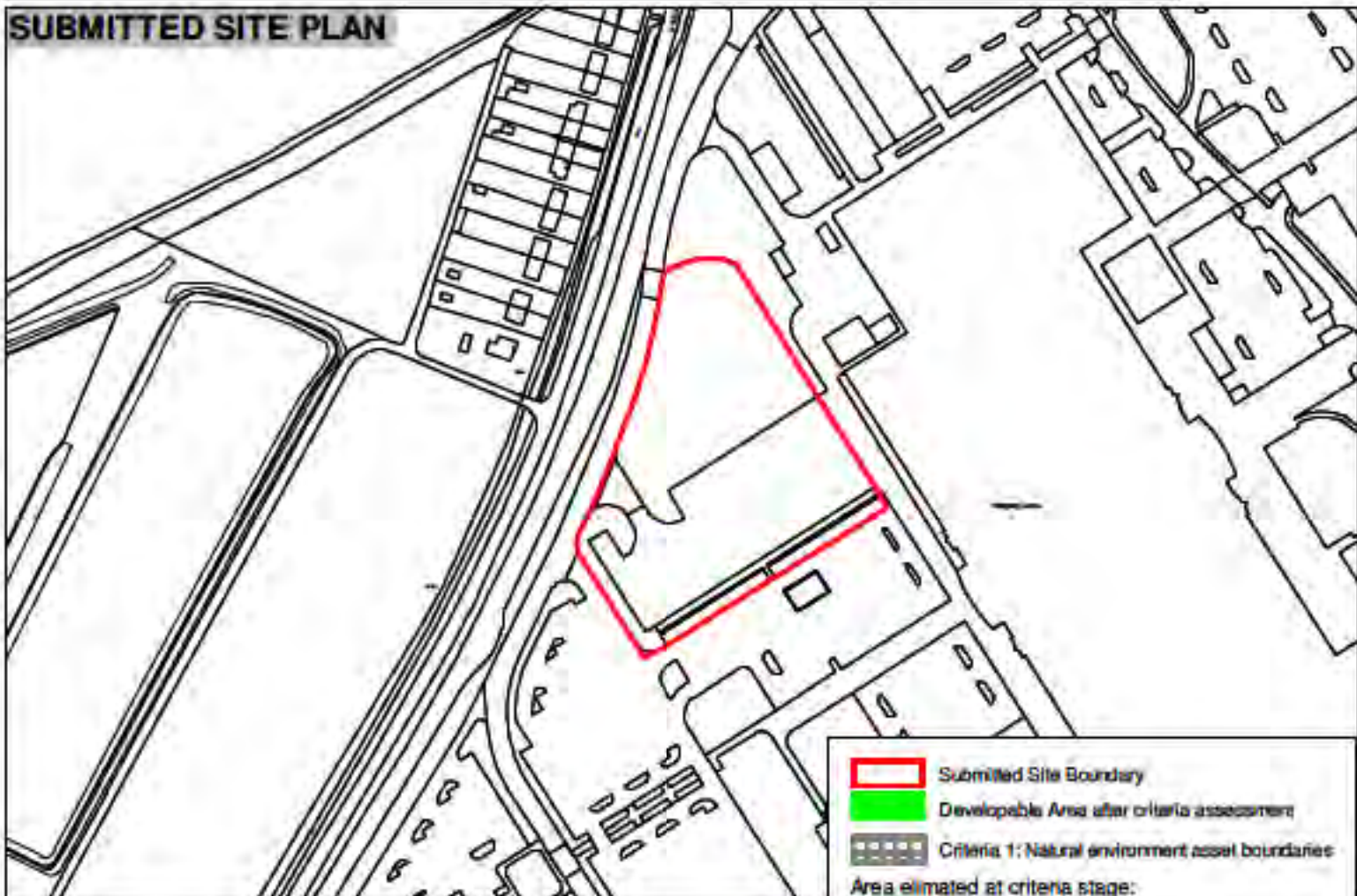
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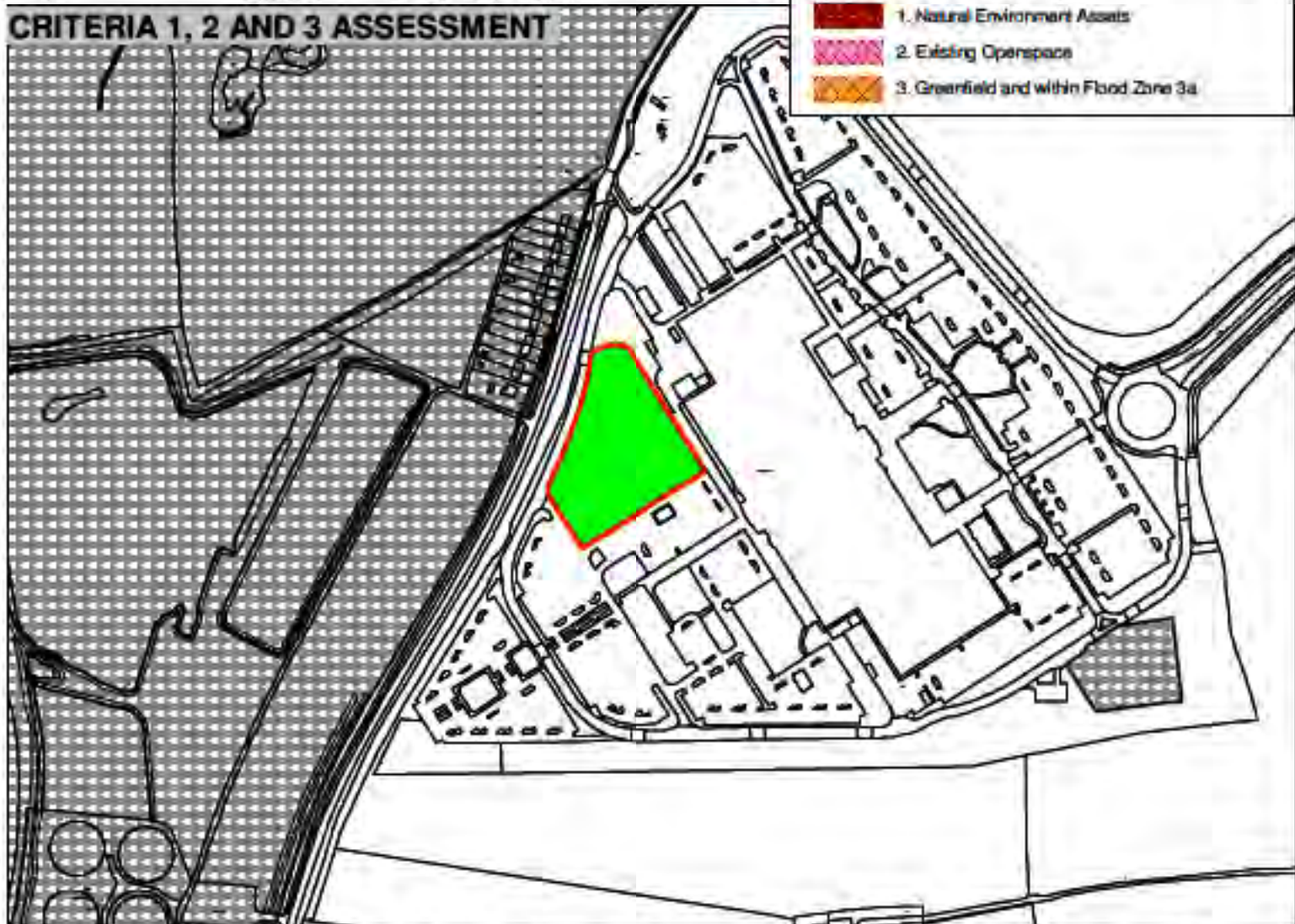
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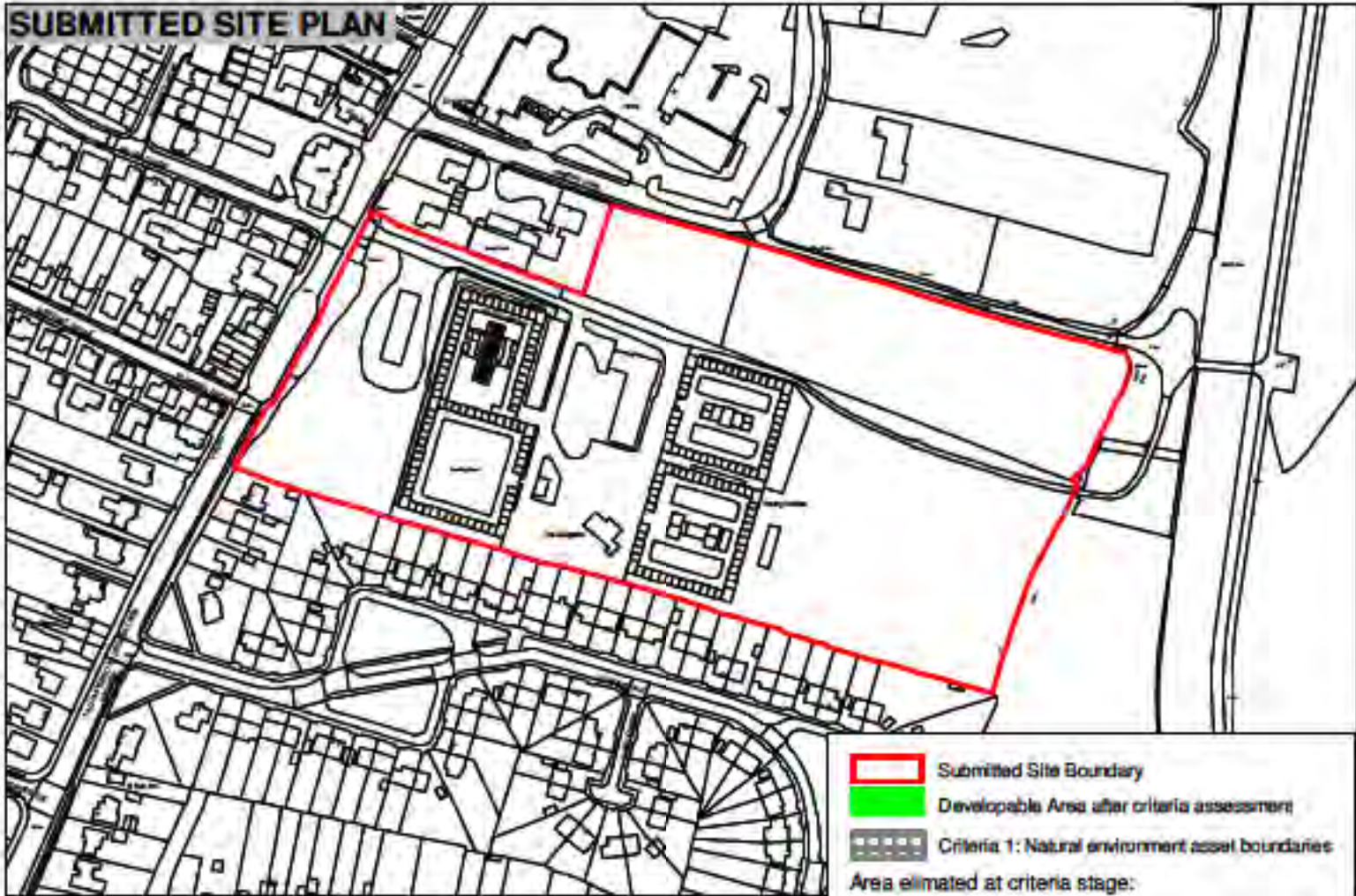
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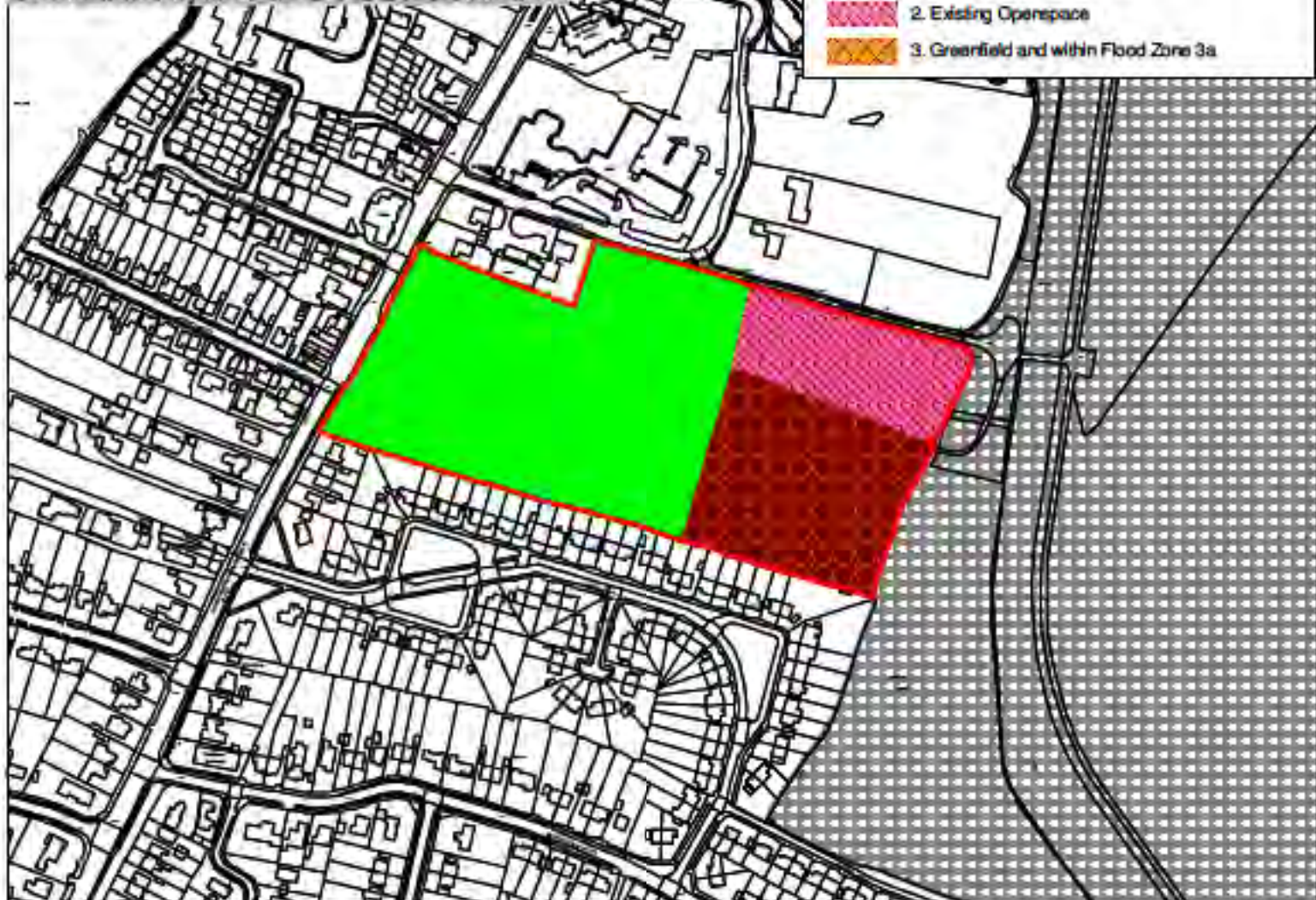
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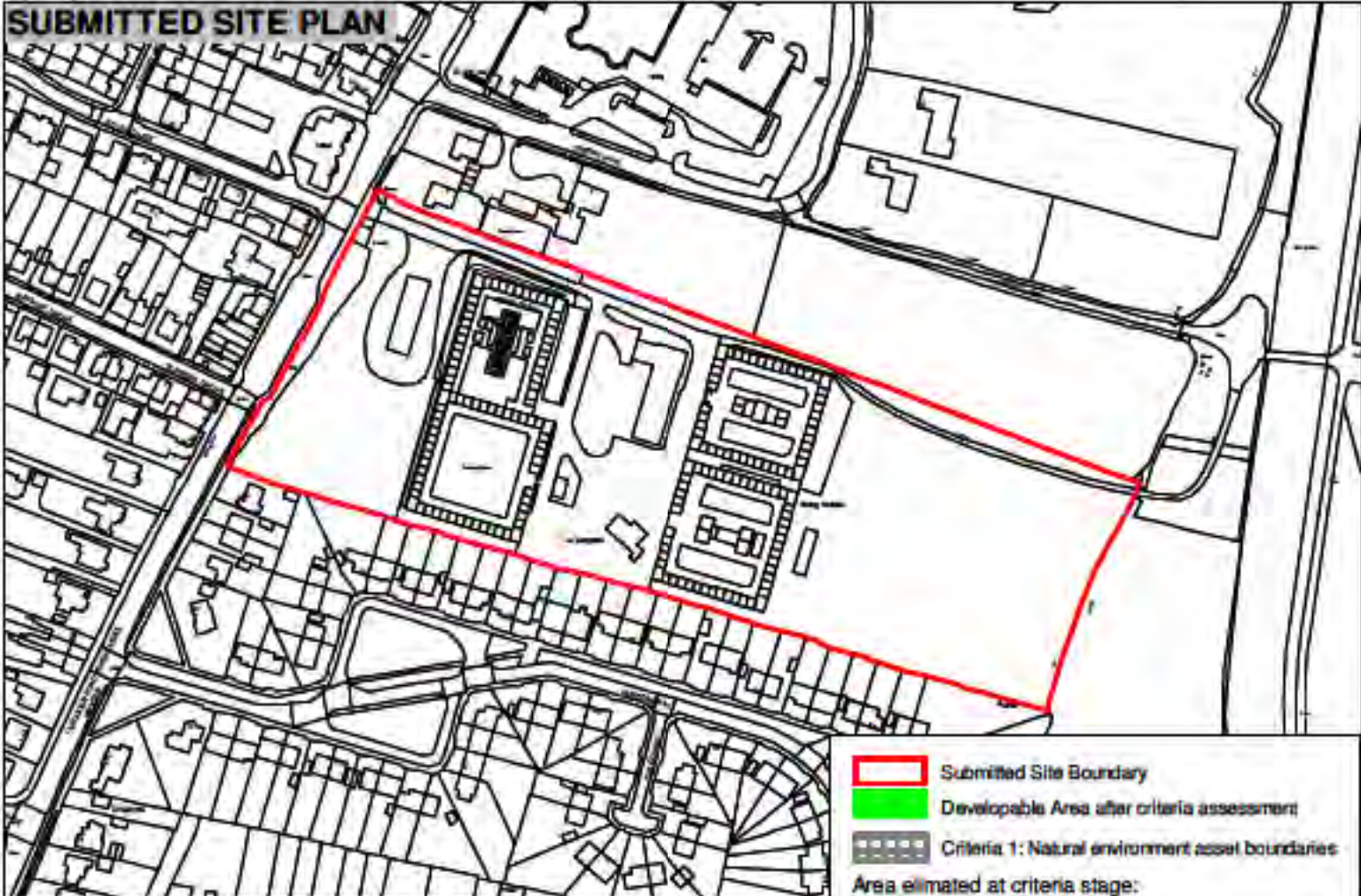
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CRITERIA 1, 2 AND 3 ASSESSMENT



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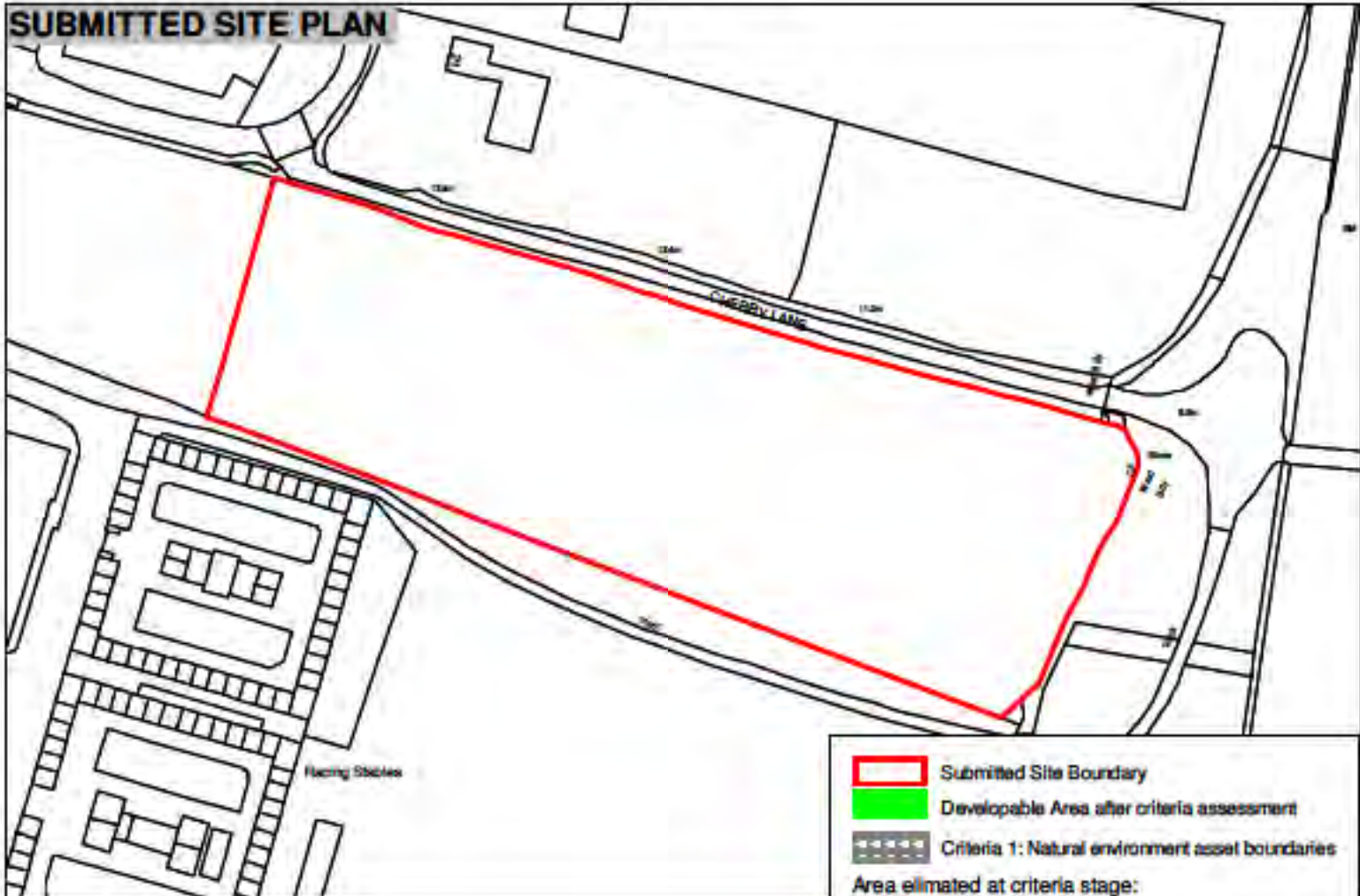


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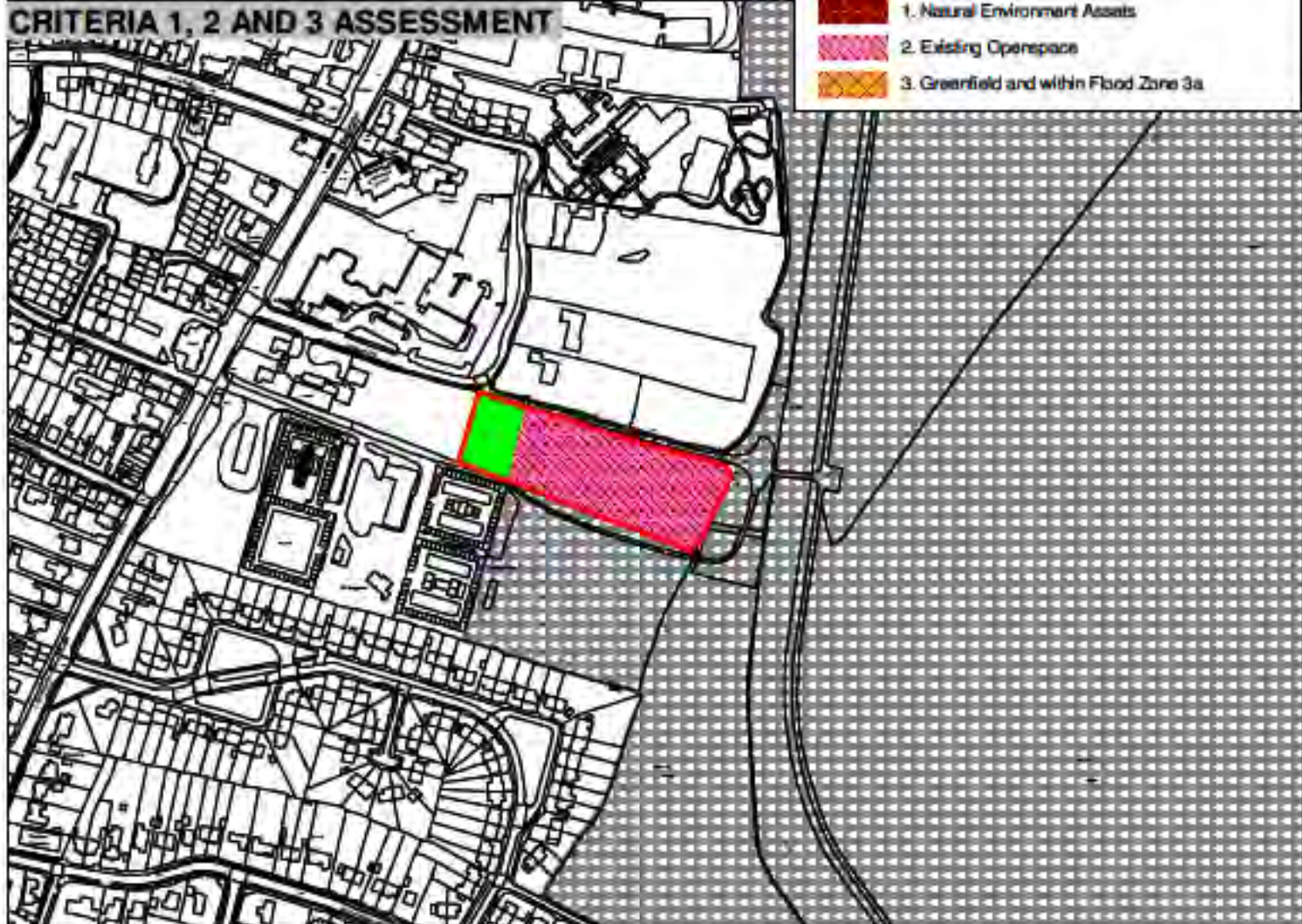
CRITERIA 1, 2 AND 3 ASSESSMENT



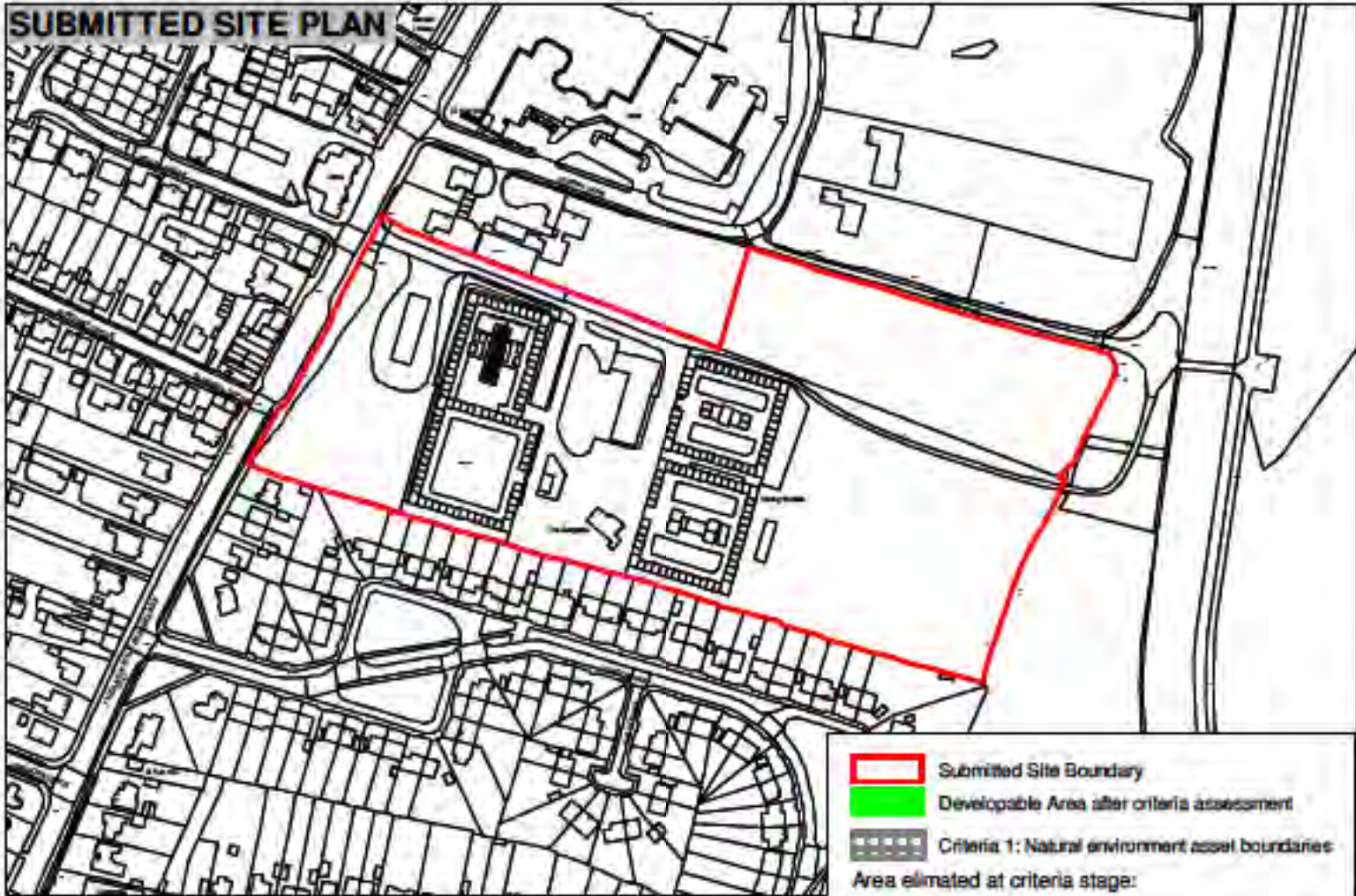
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CRITERIA 1, 2 AND 3 ASSESSMENT



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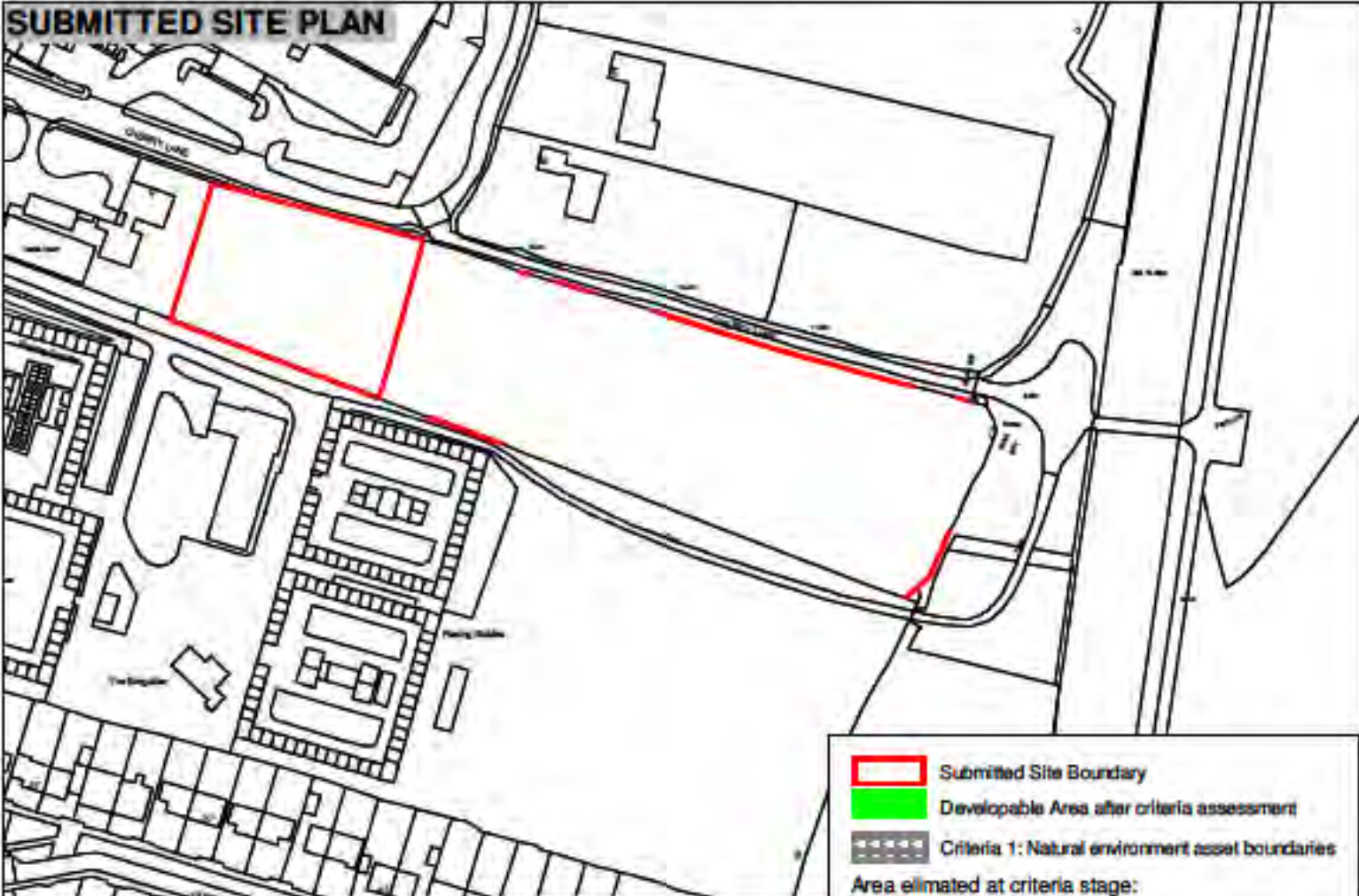


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SUBMITTED SITE PLAN

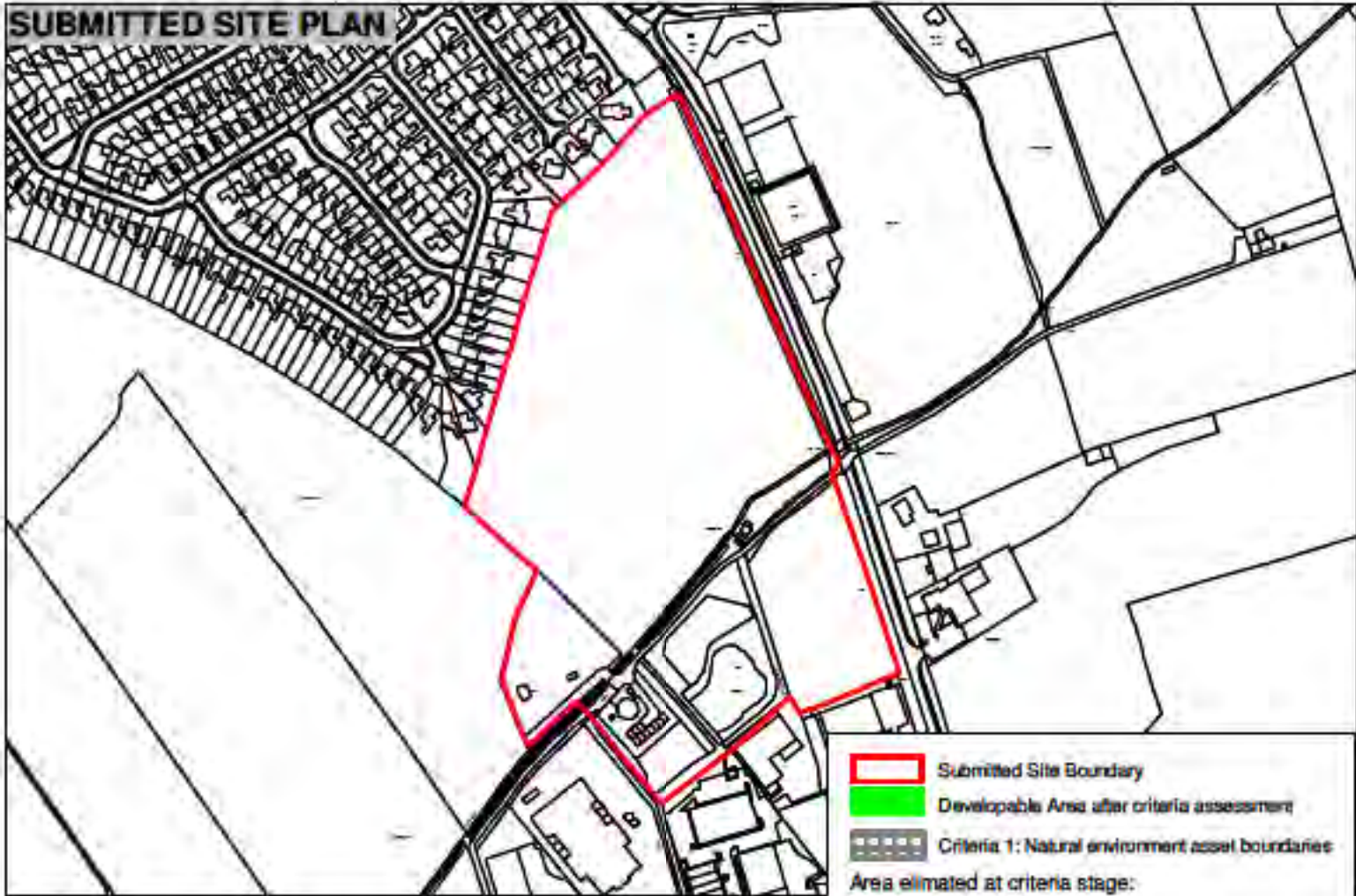


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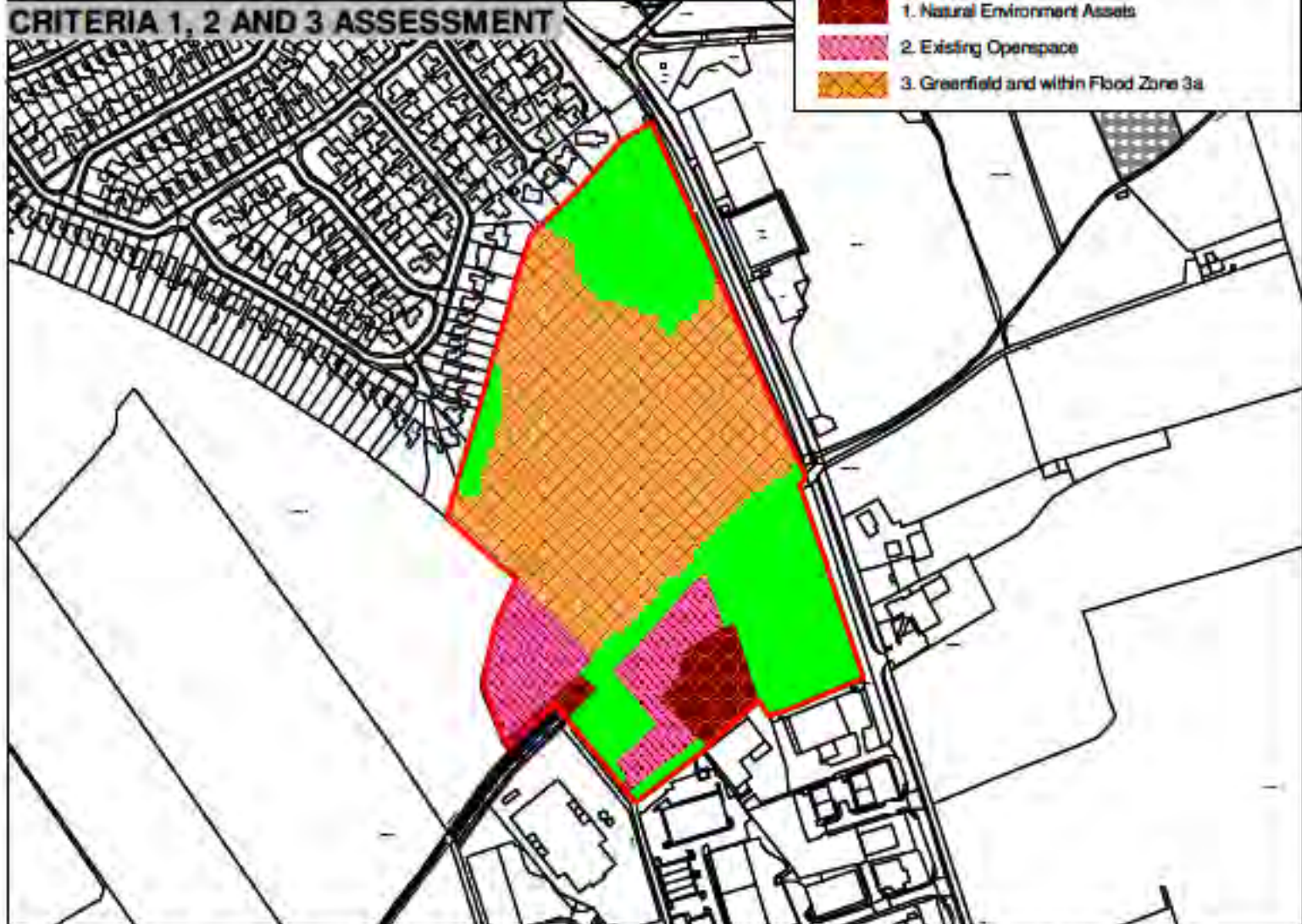


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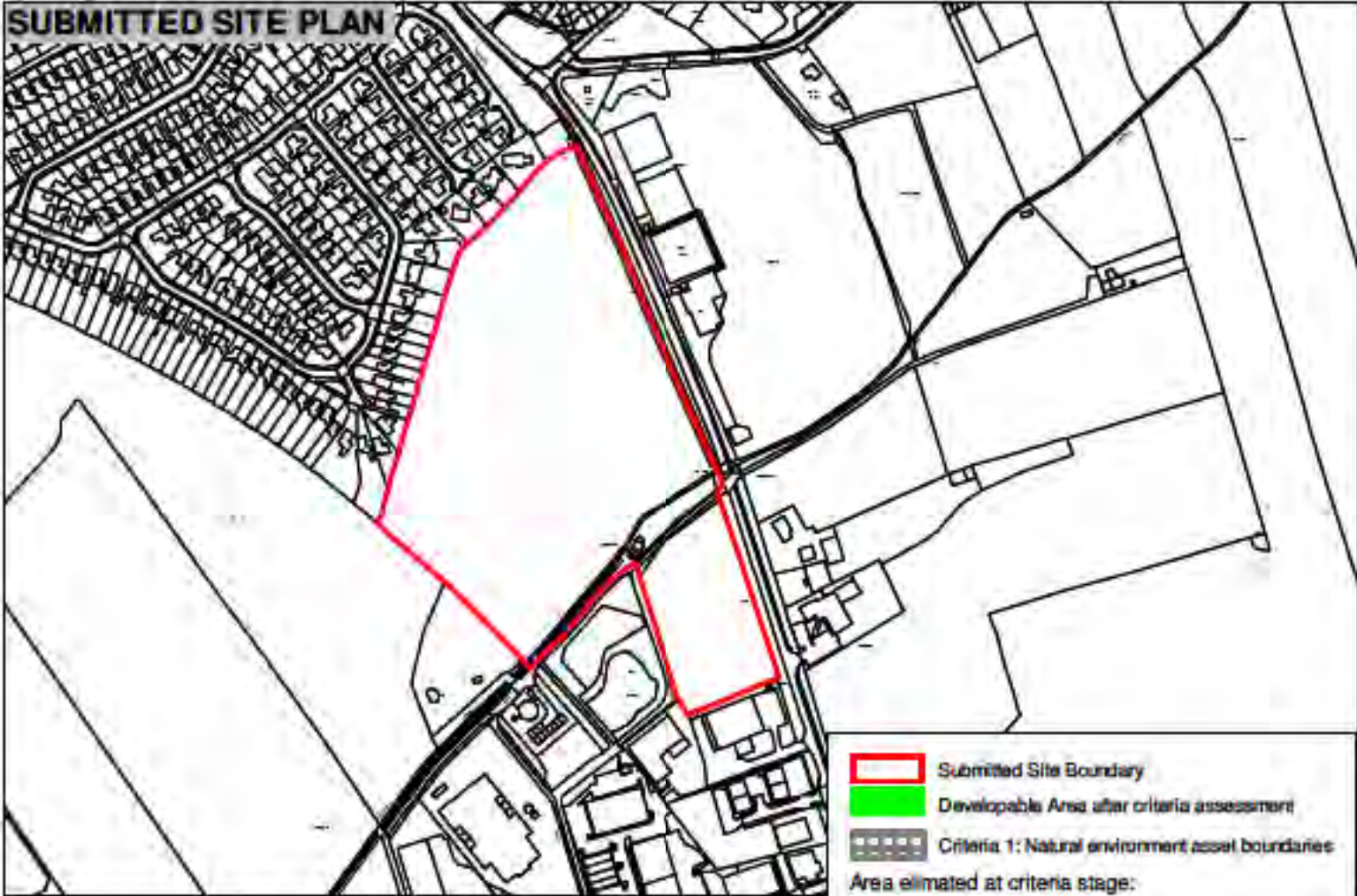
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CRITERIA 1, 2 AND 3 ASSESSMENT

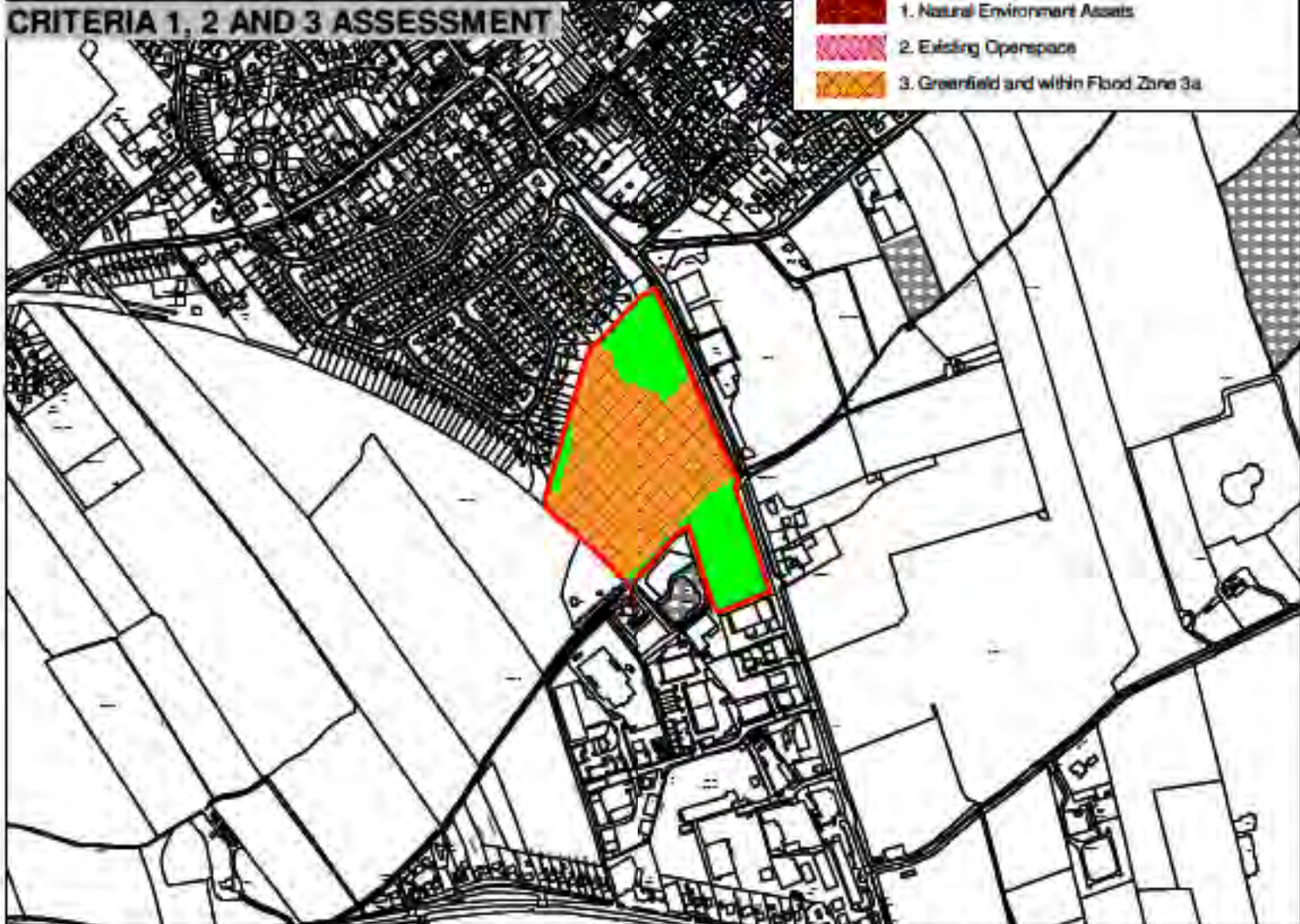


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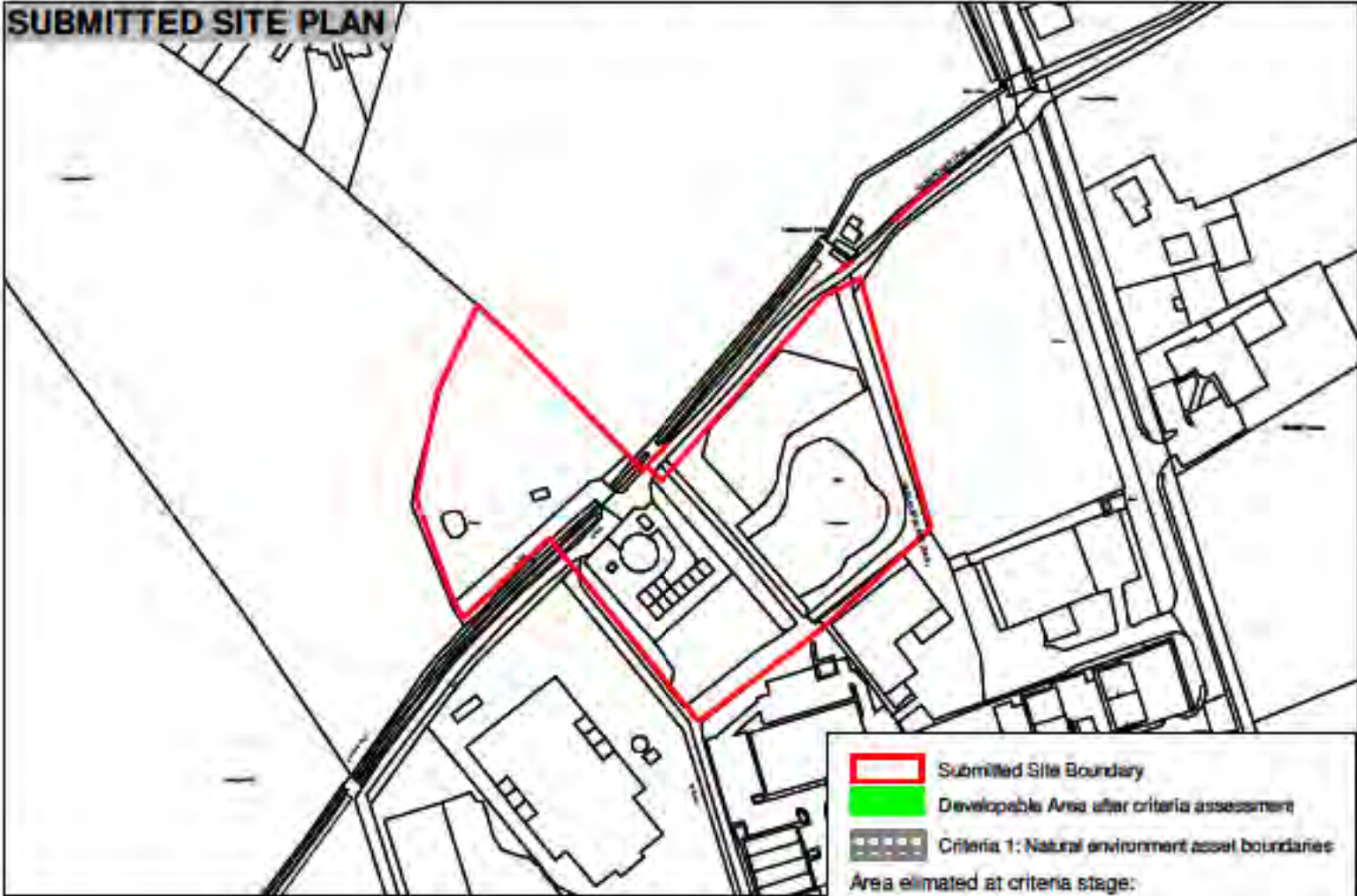





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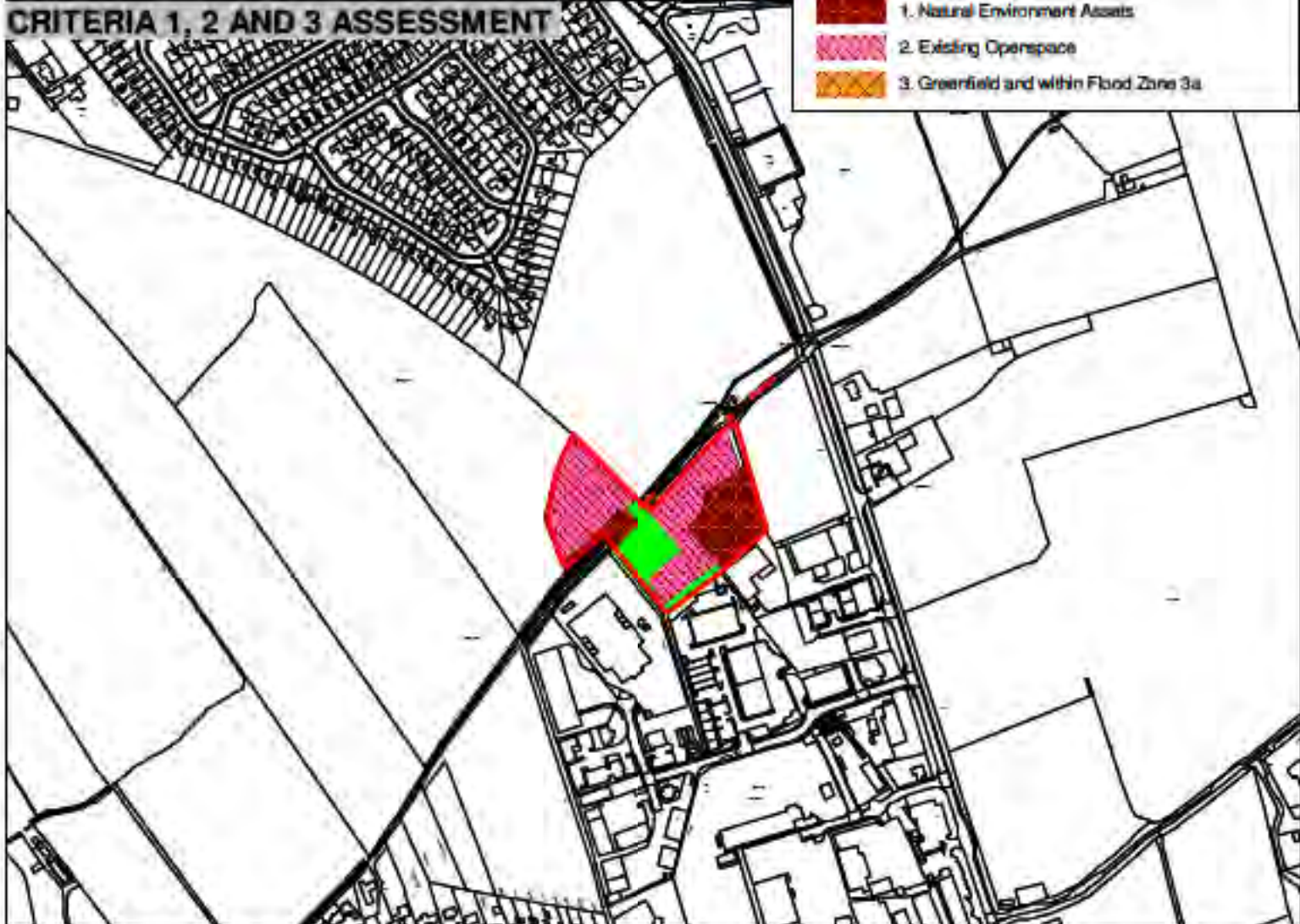


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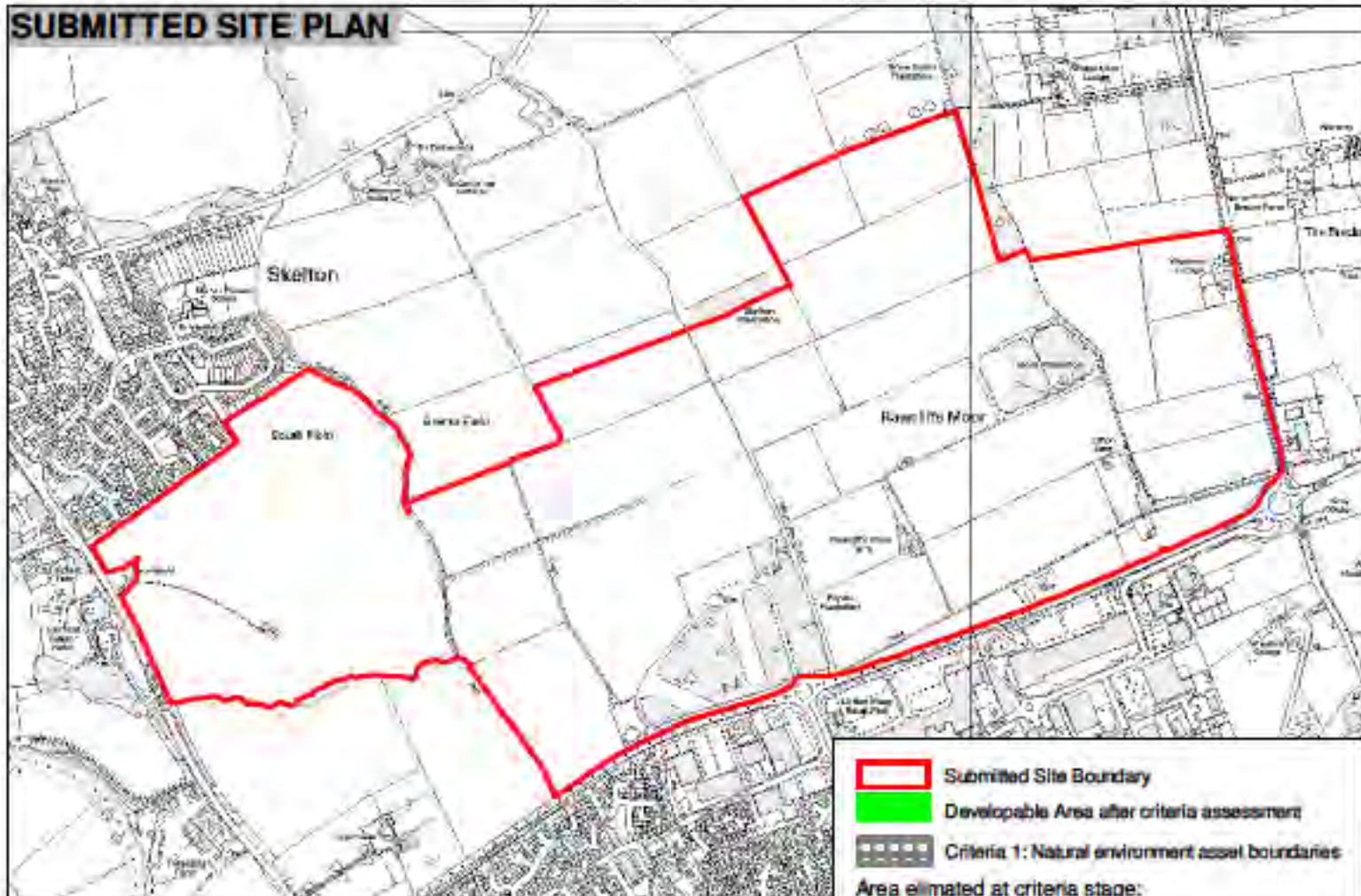


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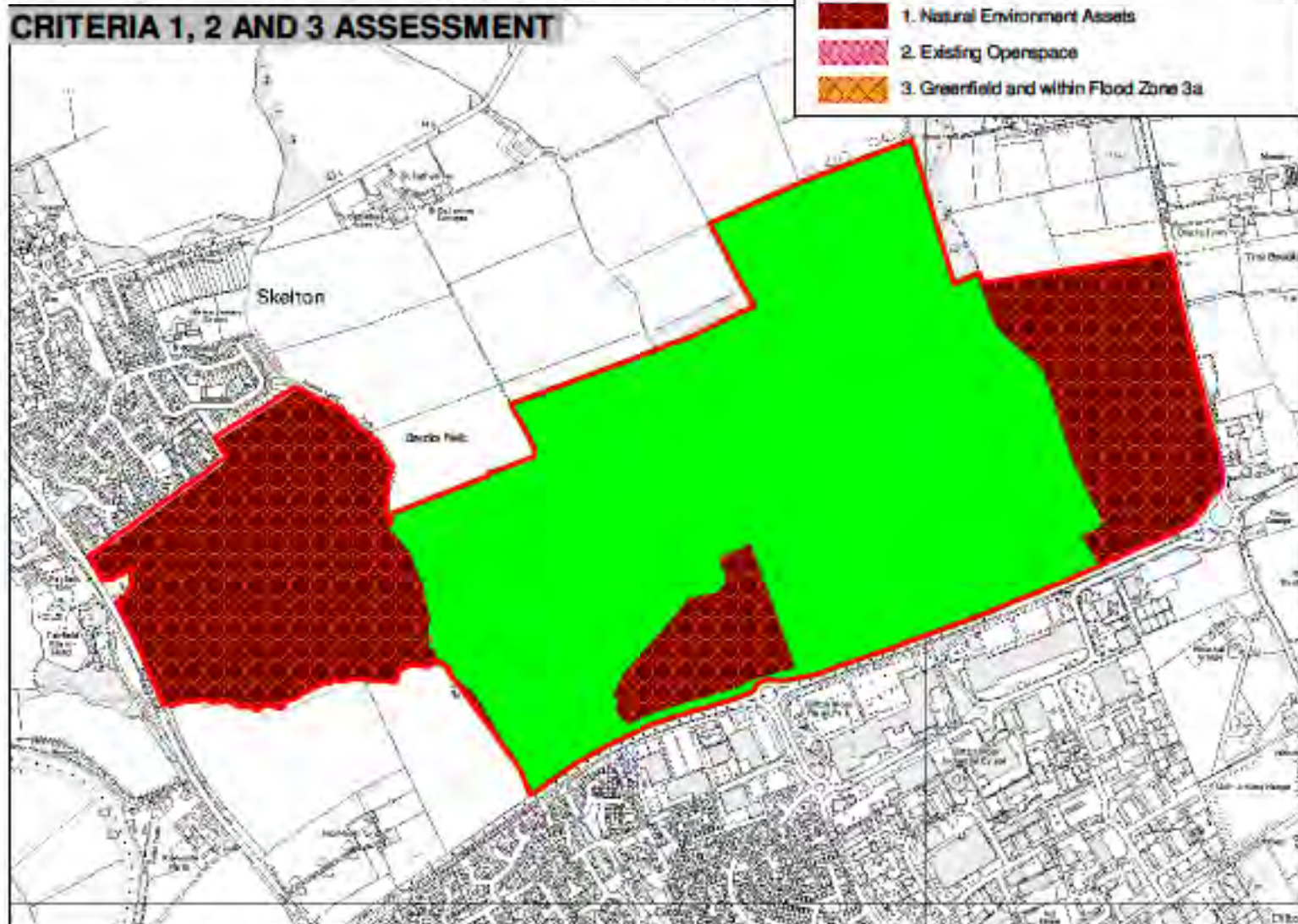
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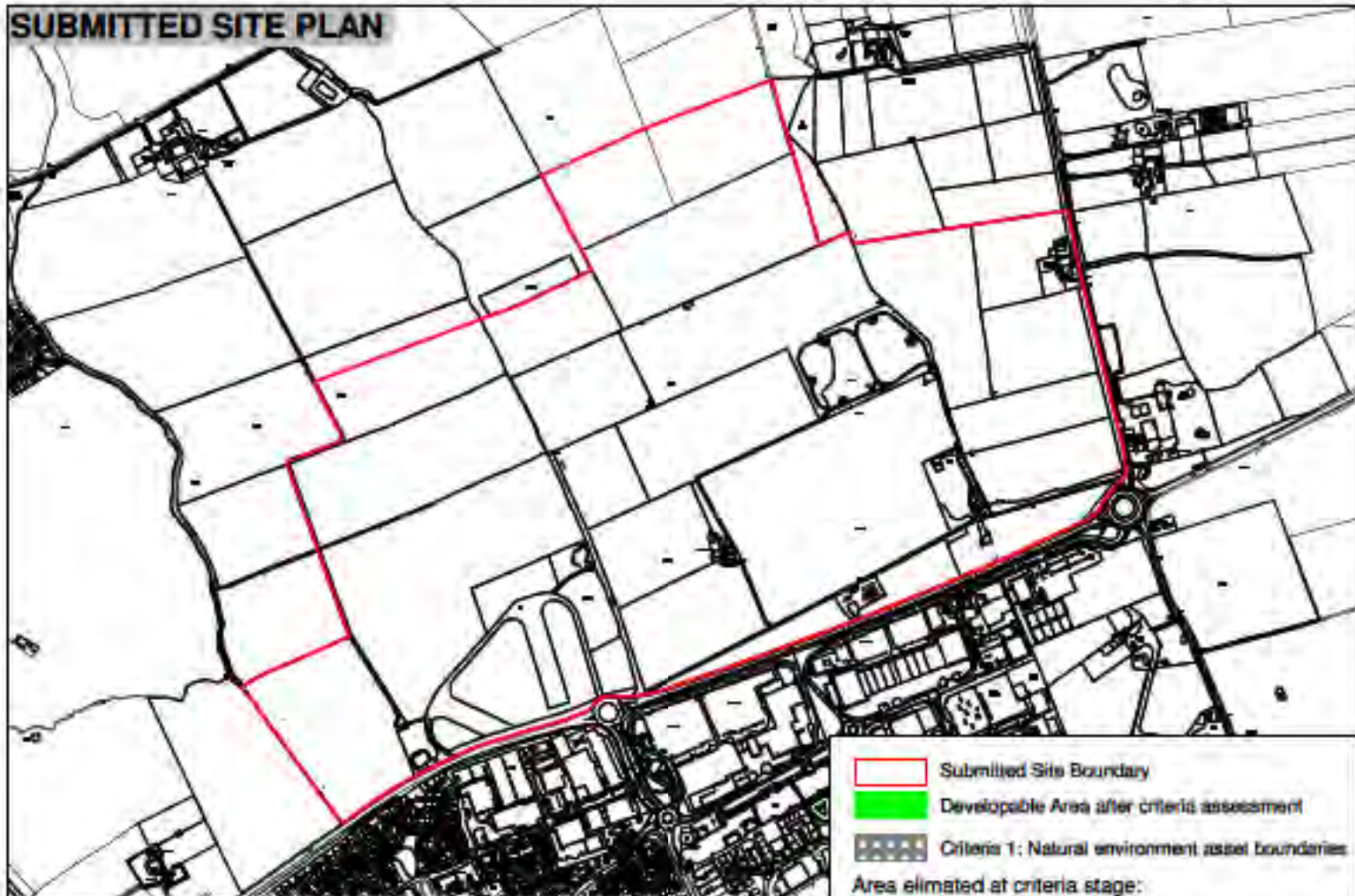
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CRITERIA 1, 2 AND 3 ASSESSMENT

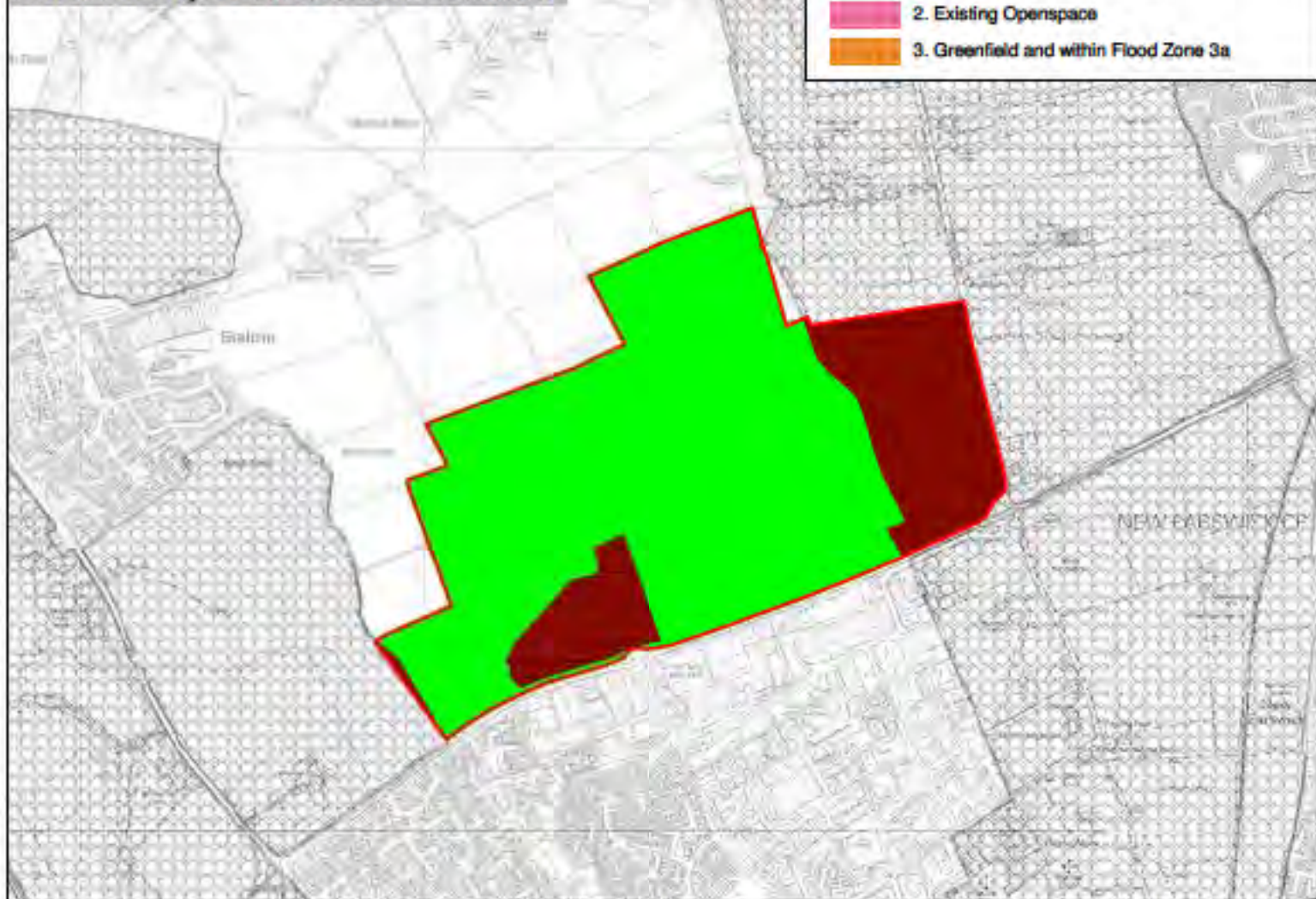


SUBMITTED SITE PLAN



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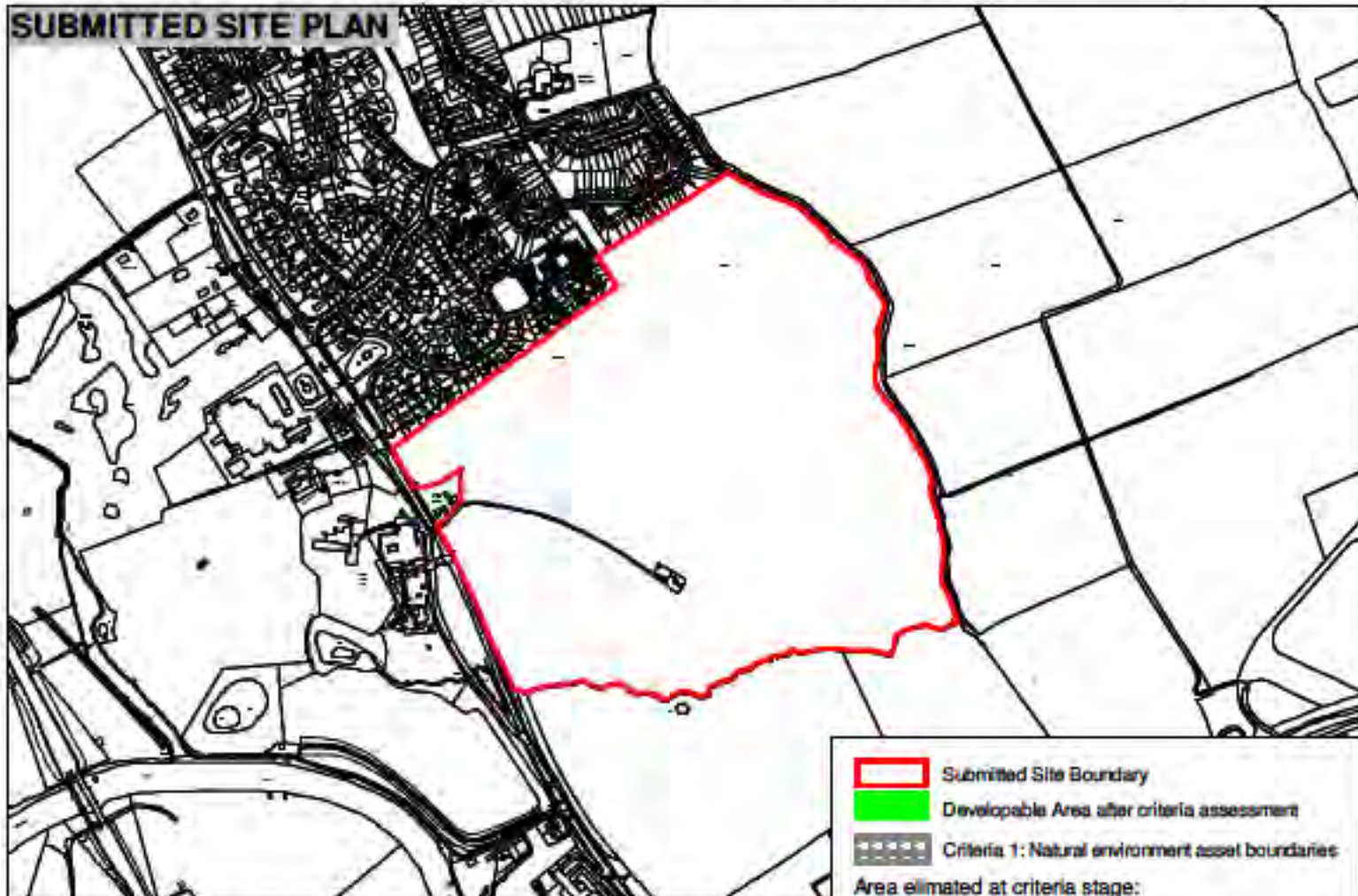
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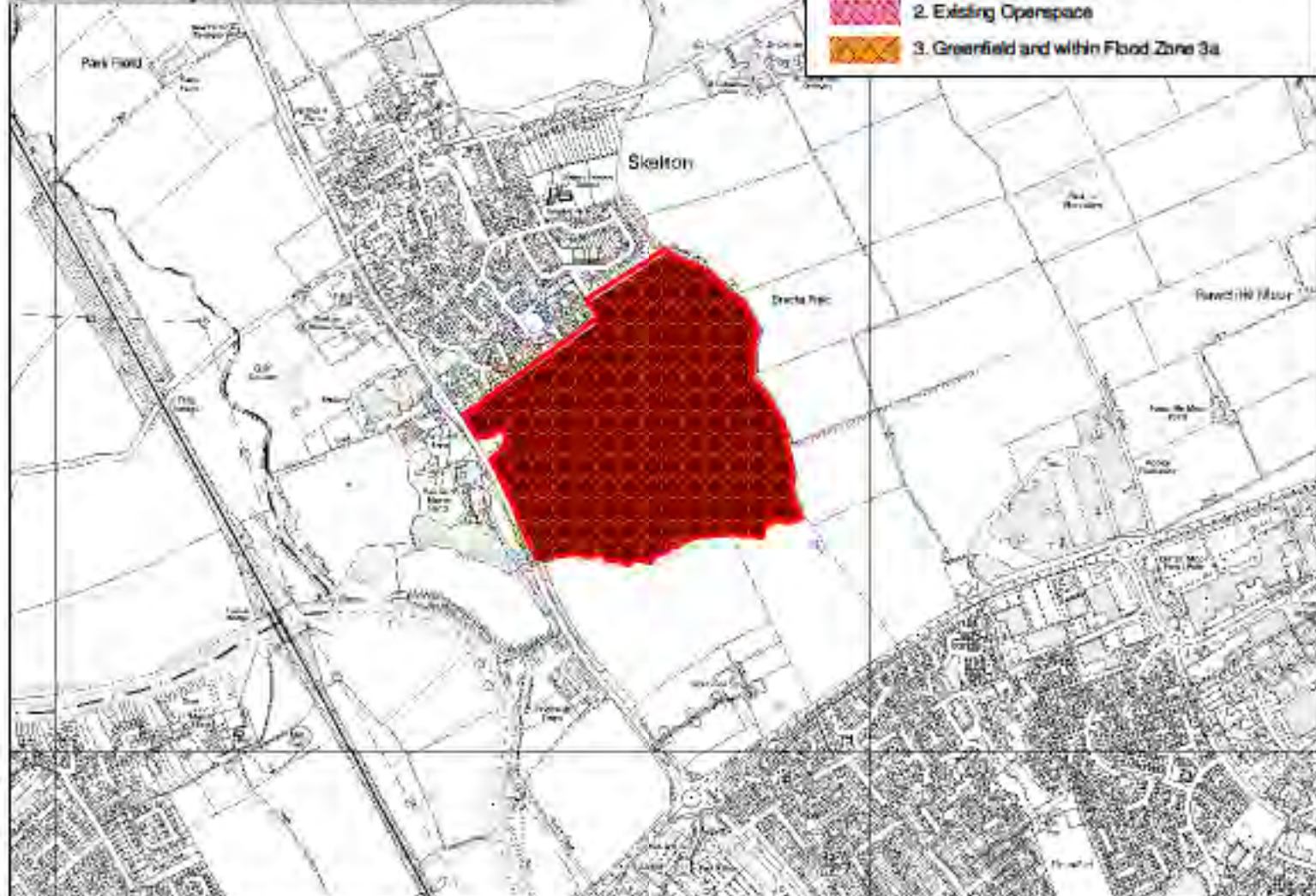
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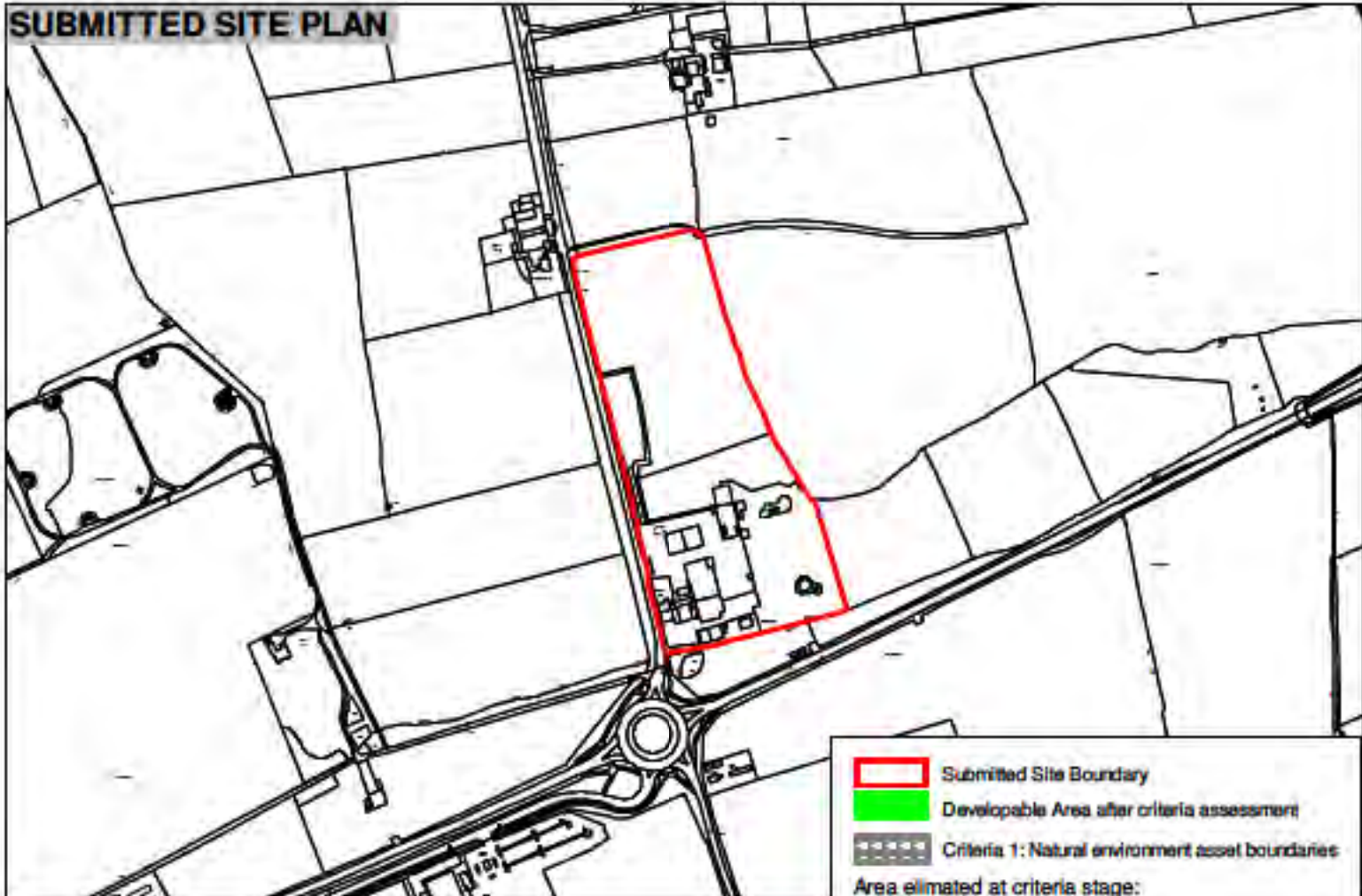
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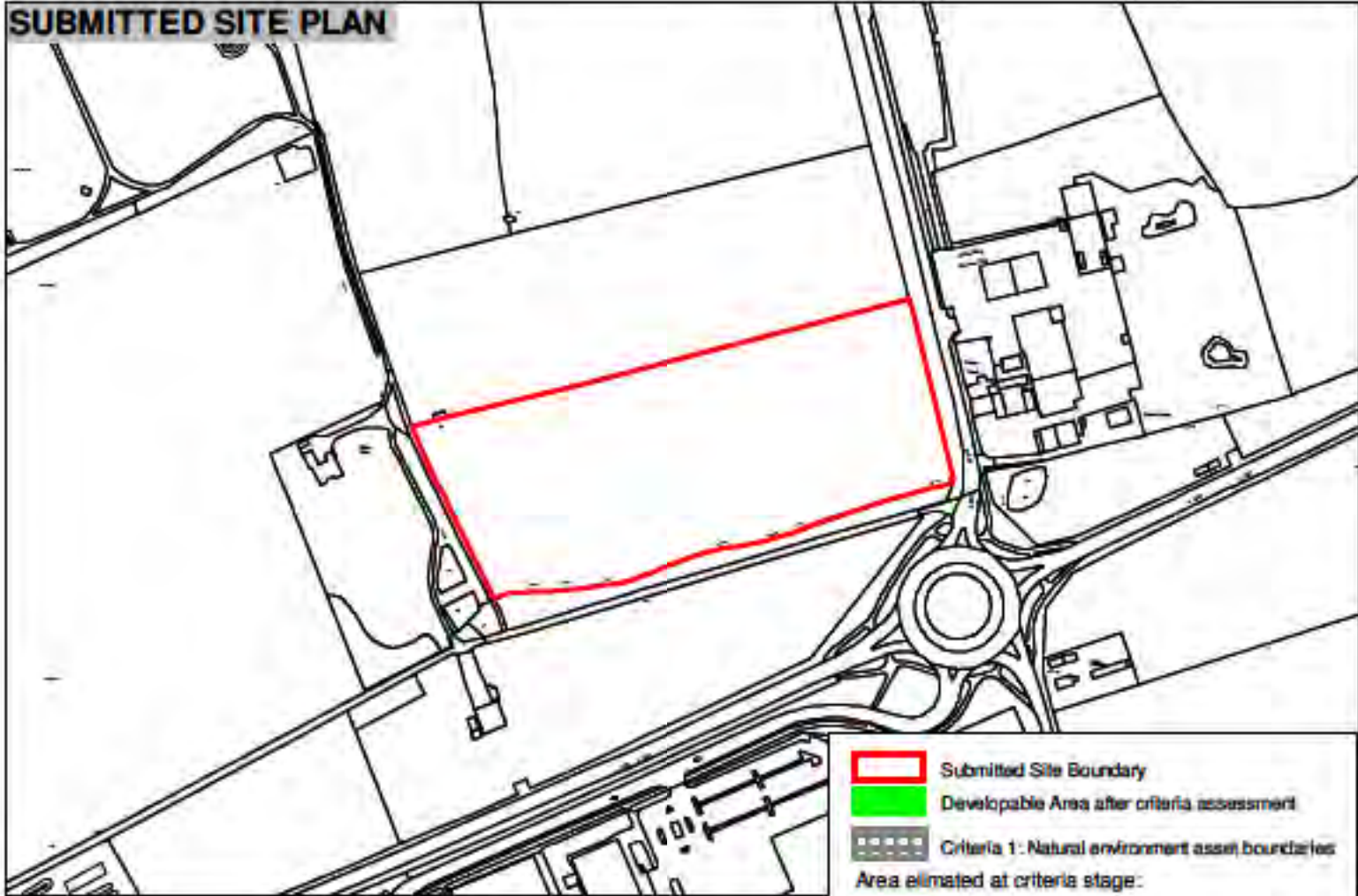
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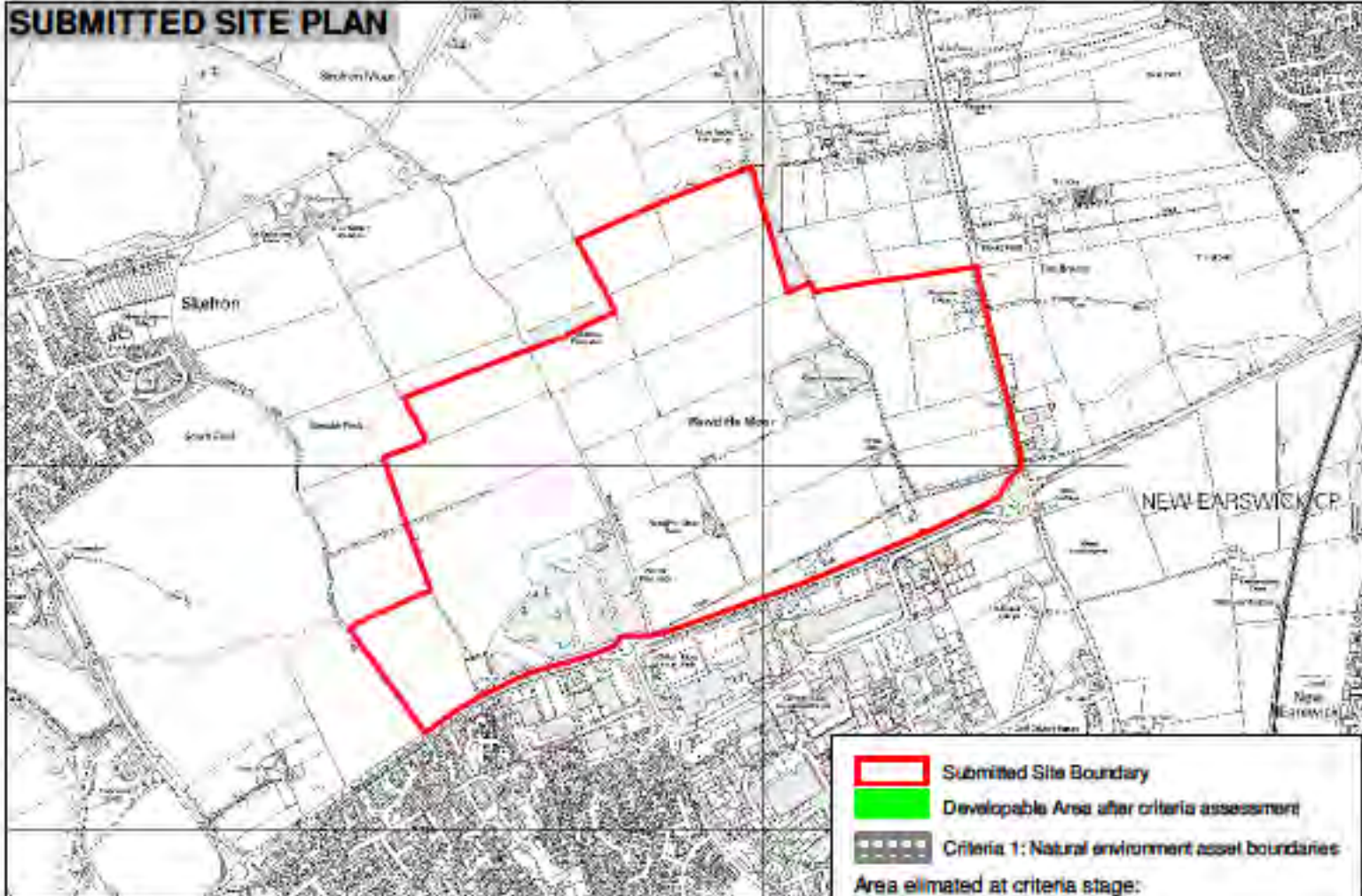


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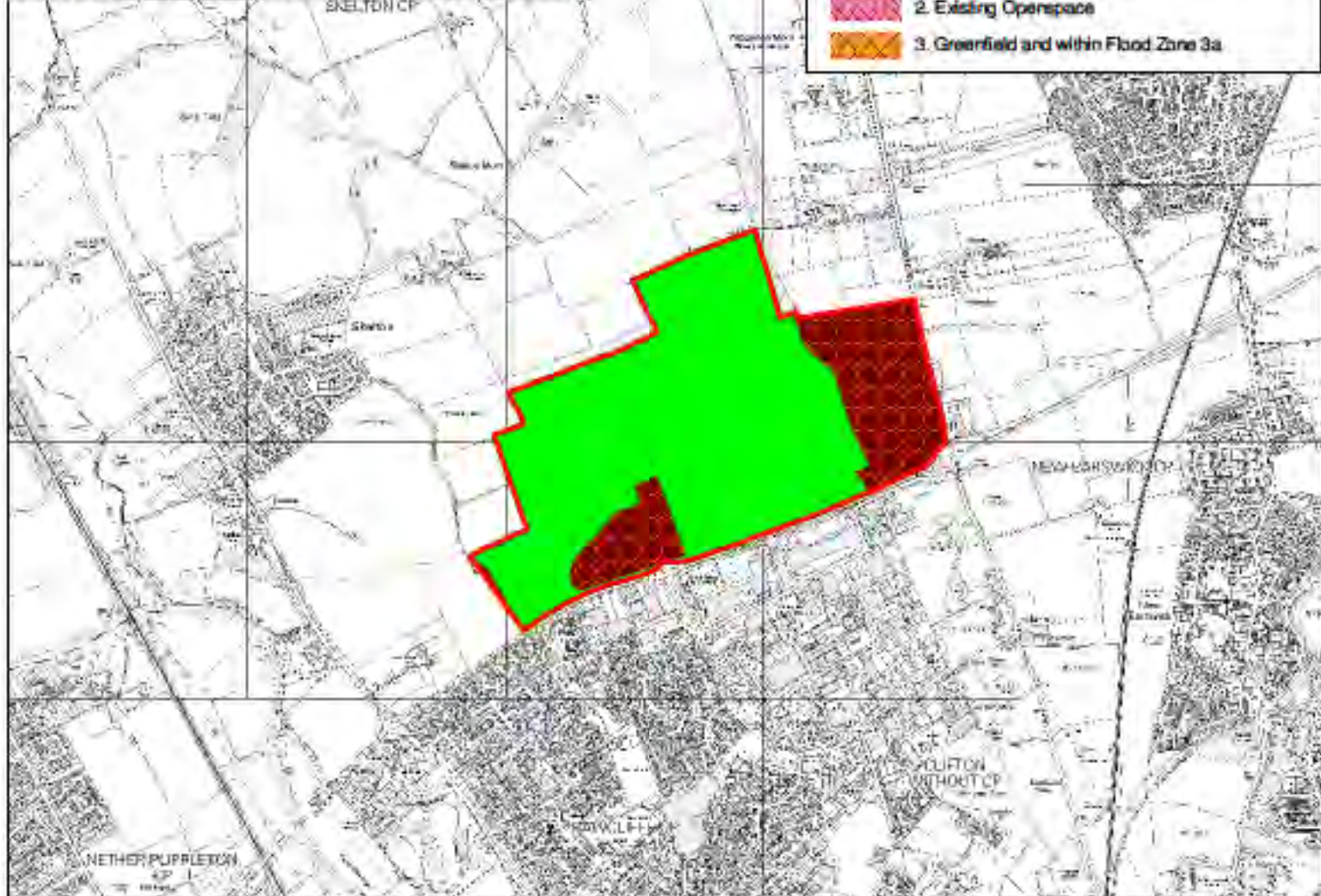


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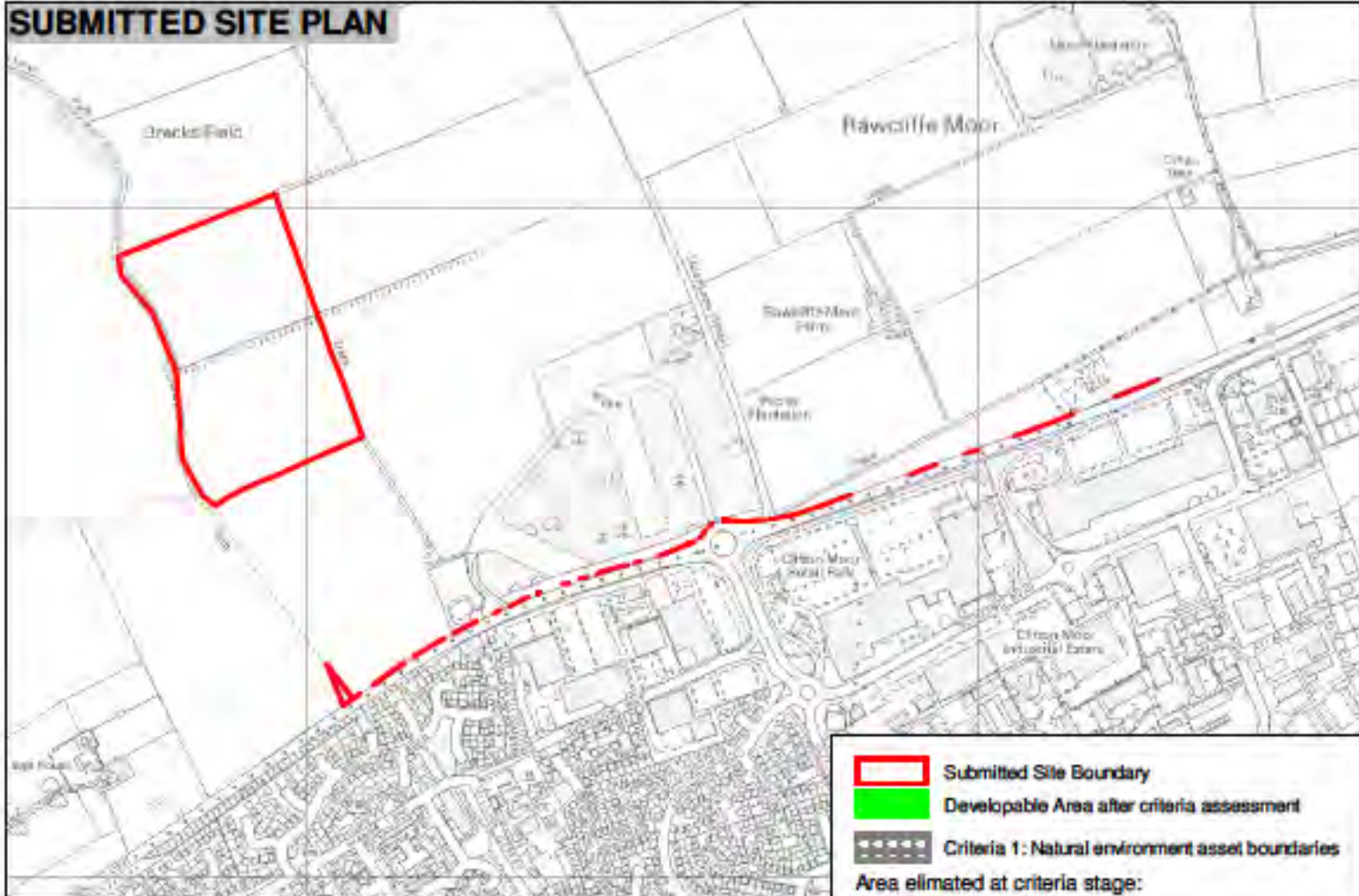


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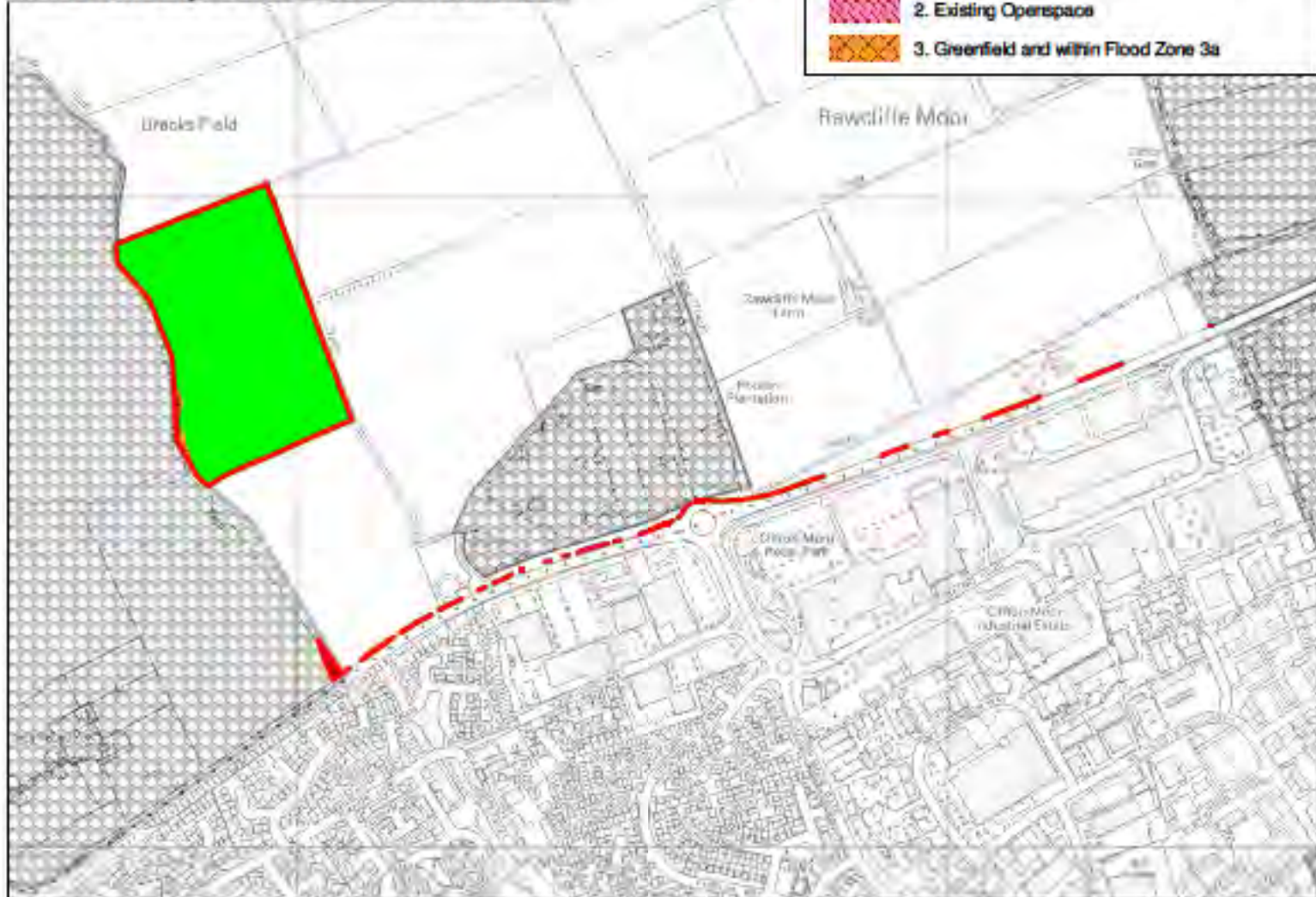


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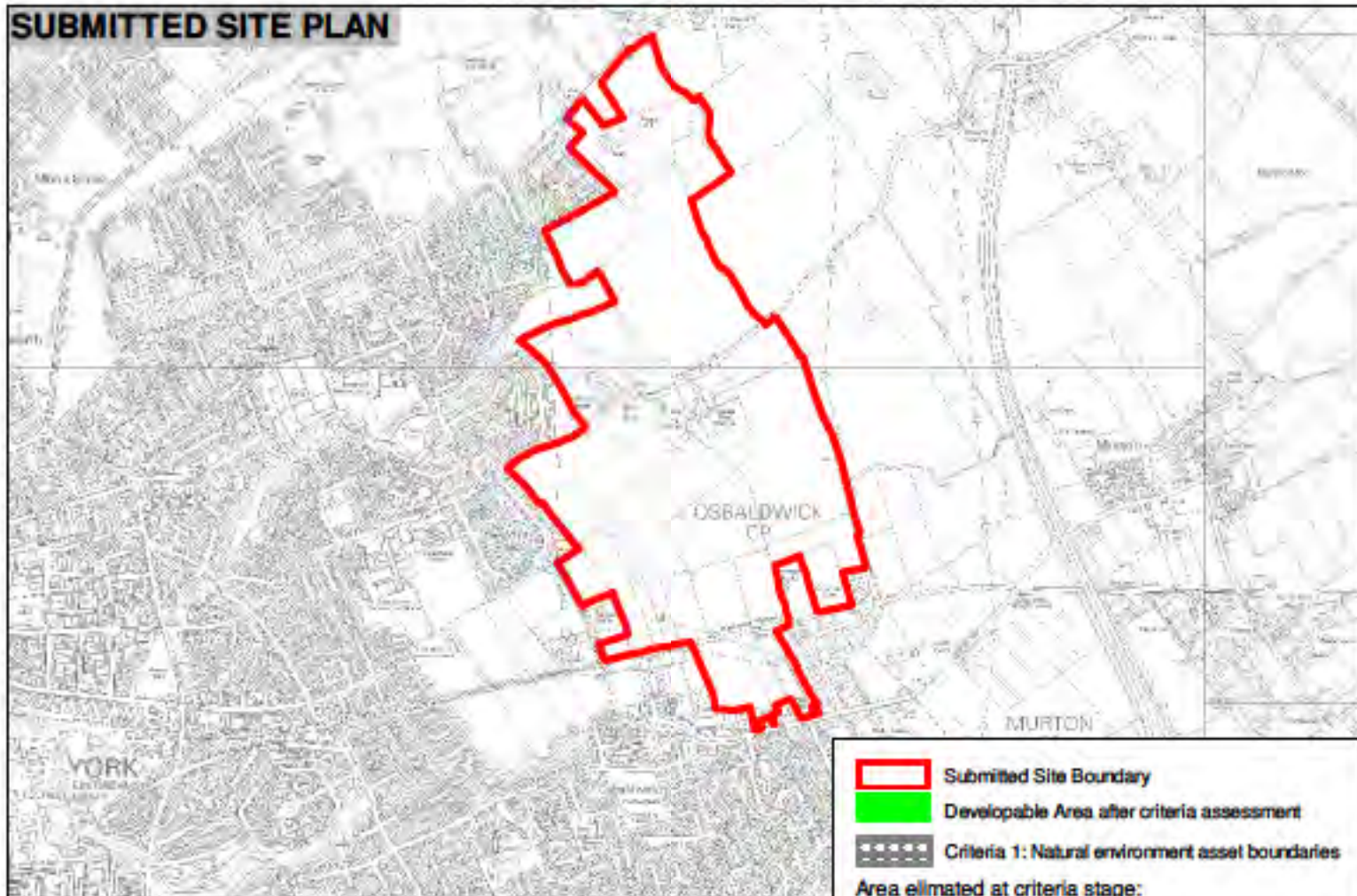


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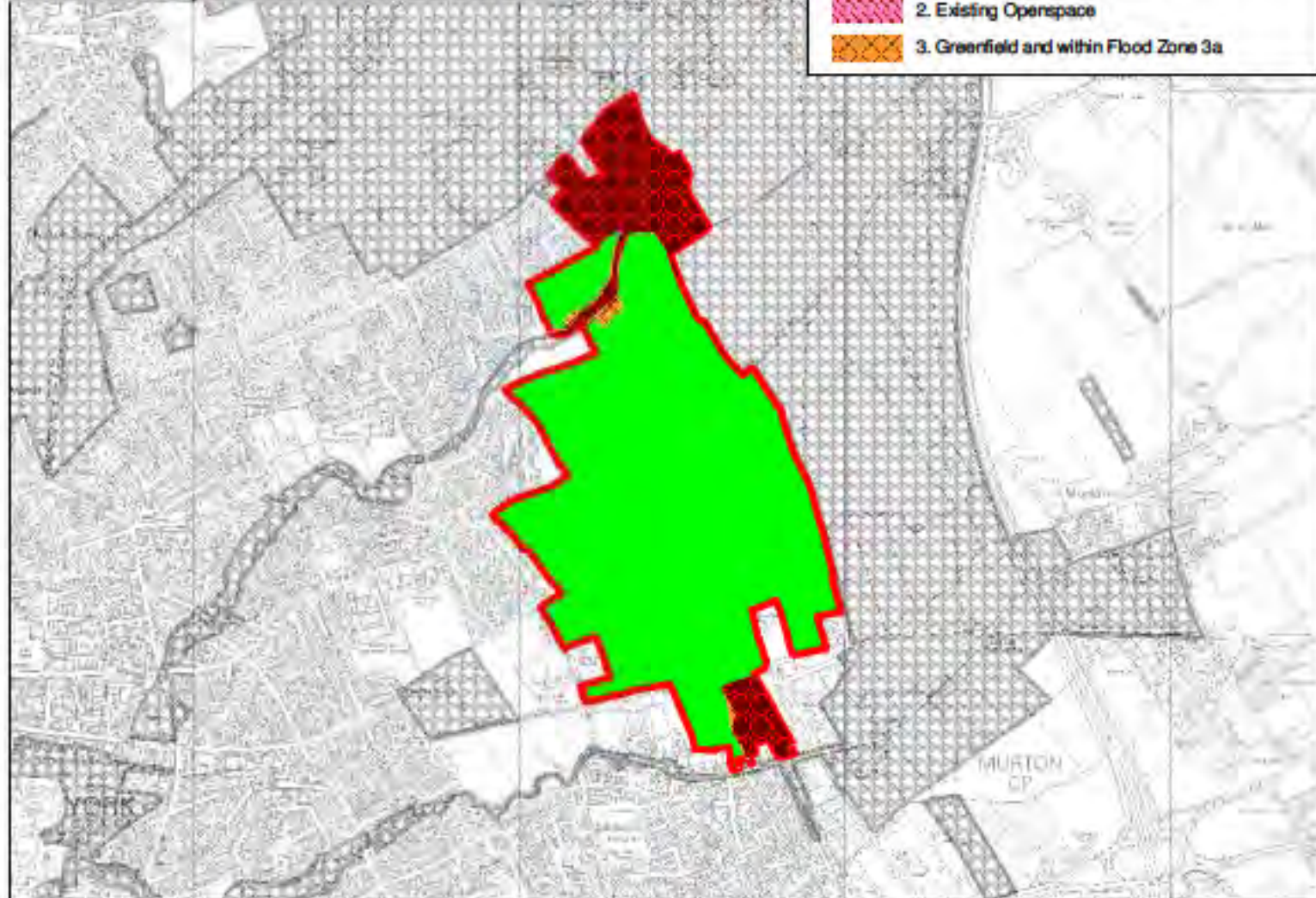


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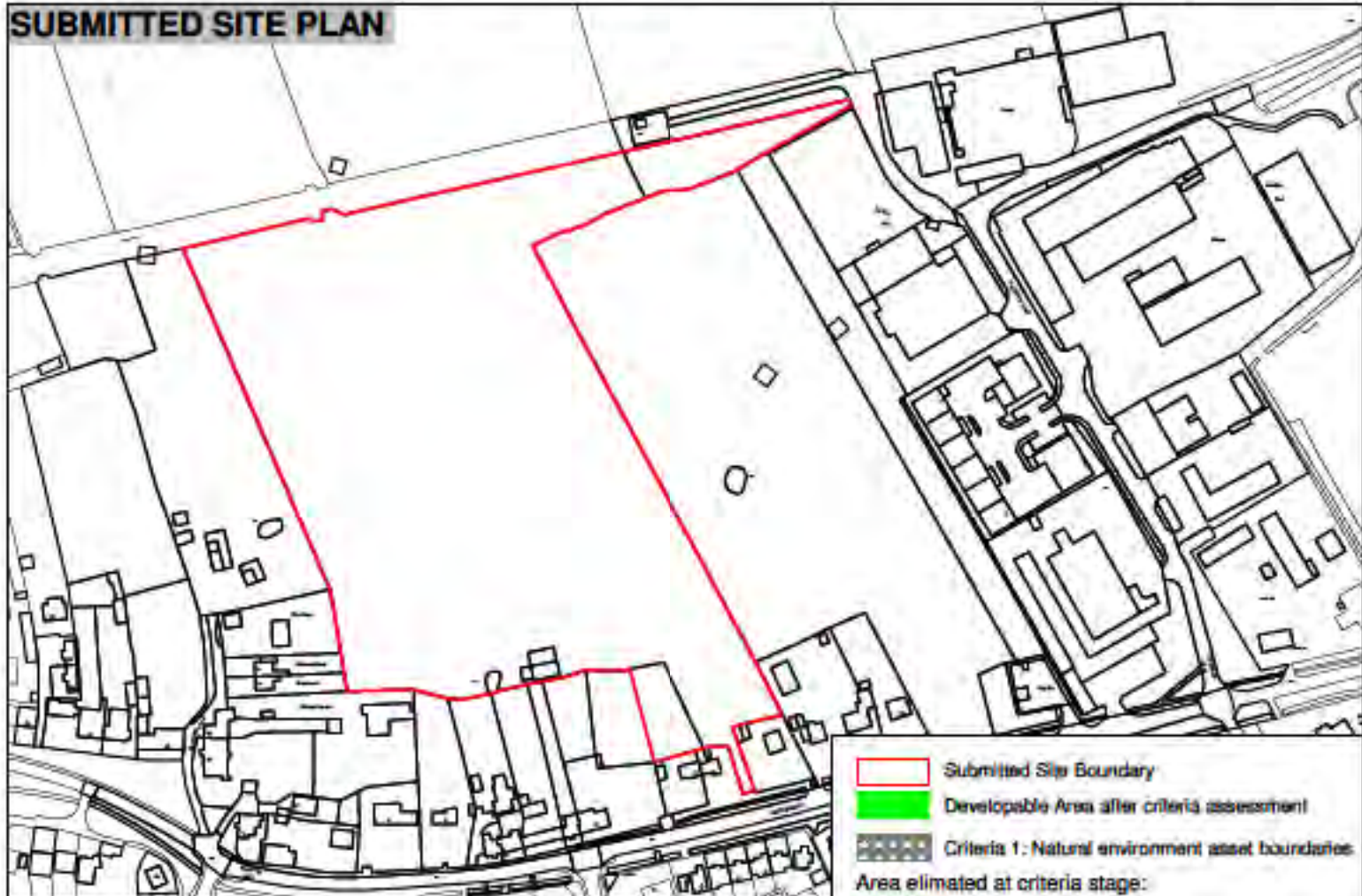


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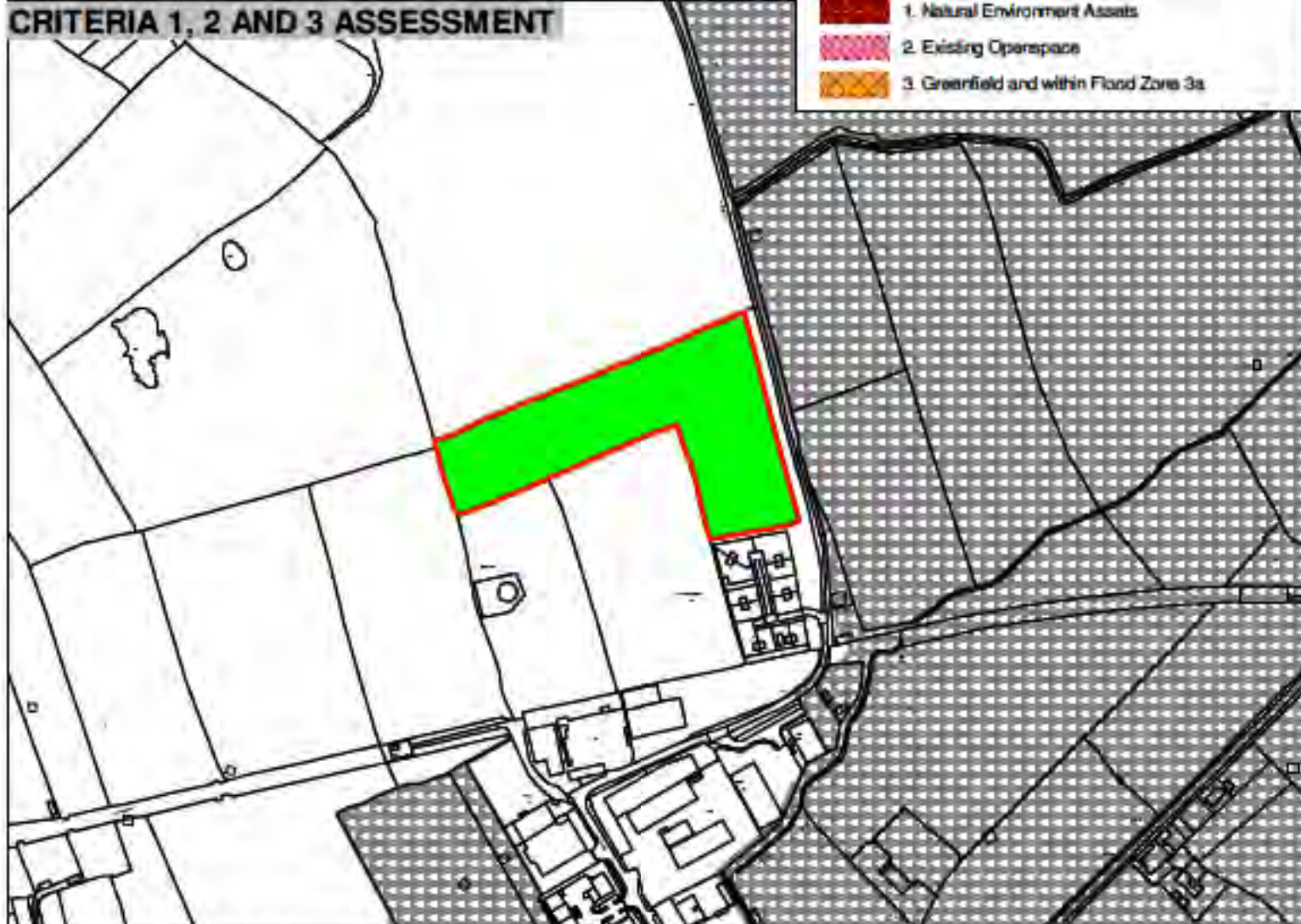


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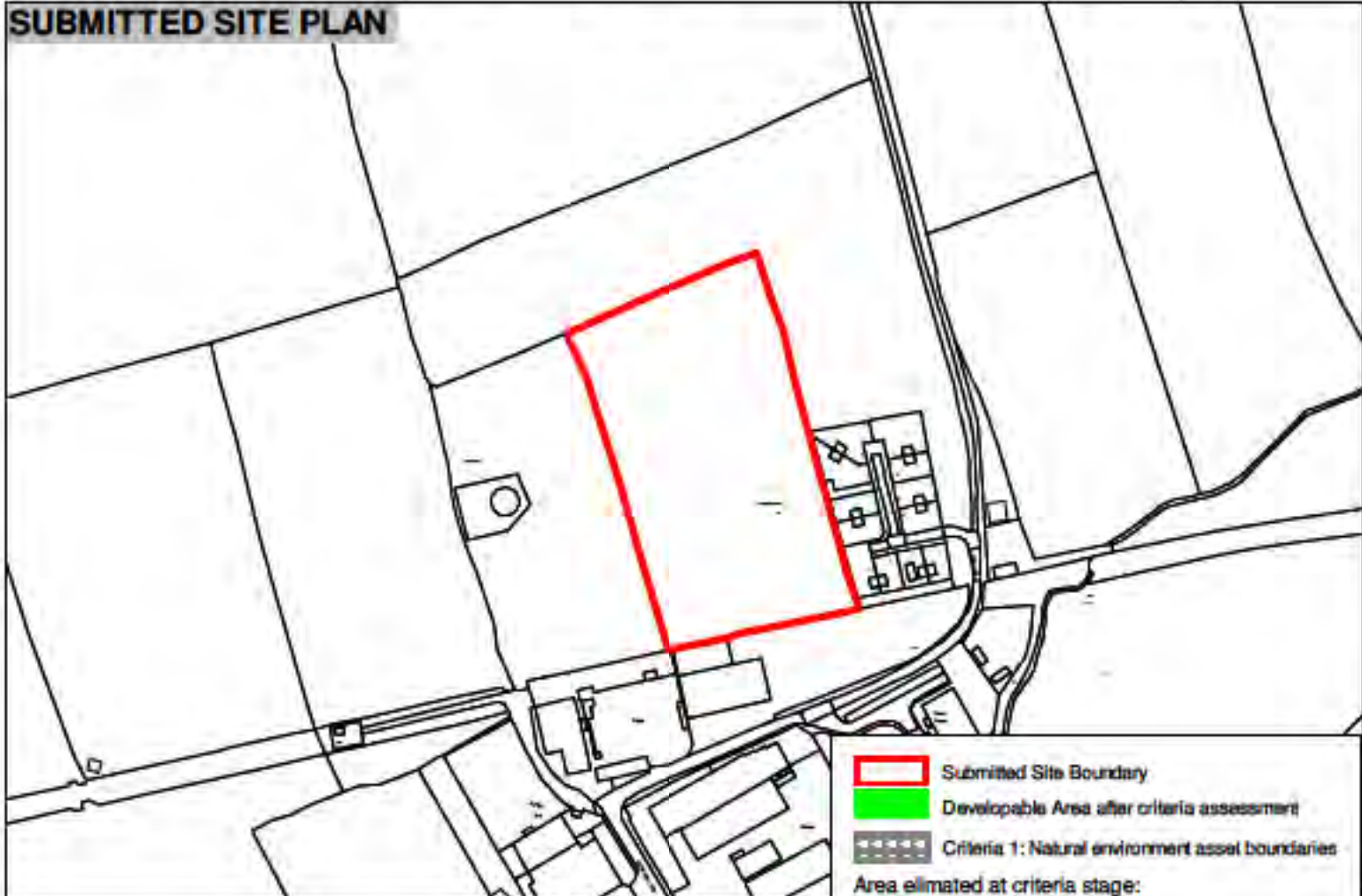


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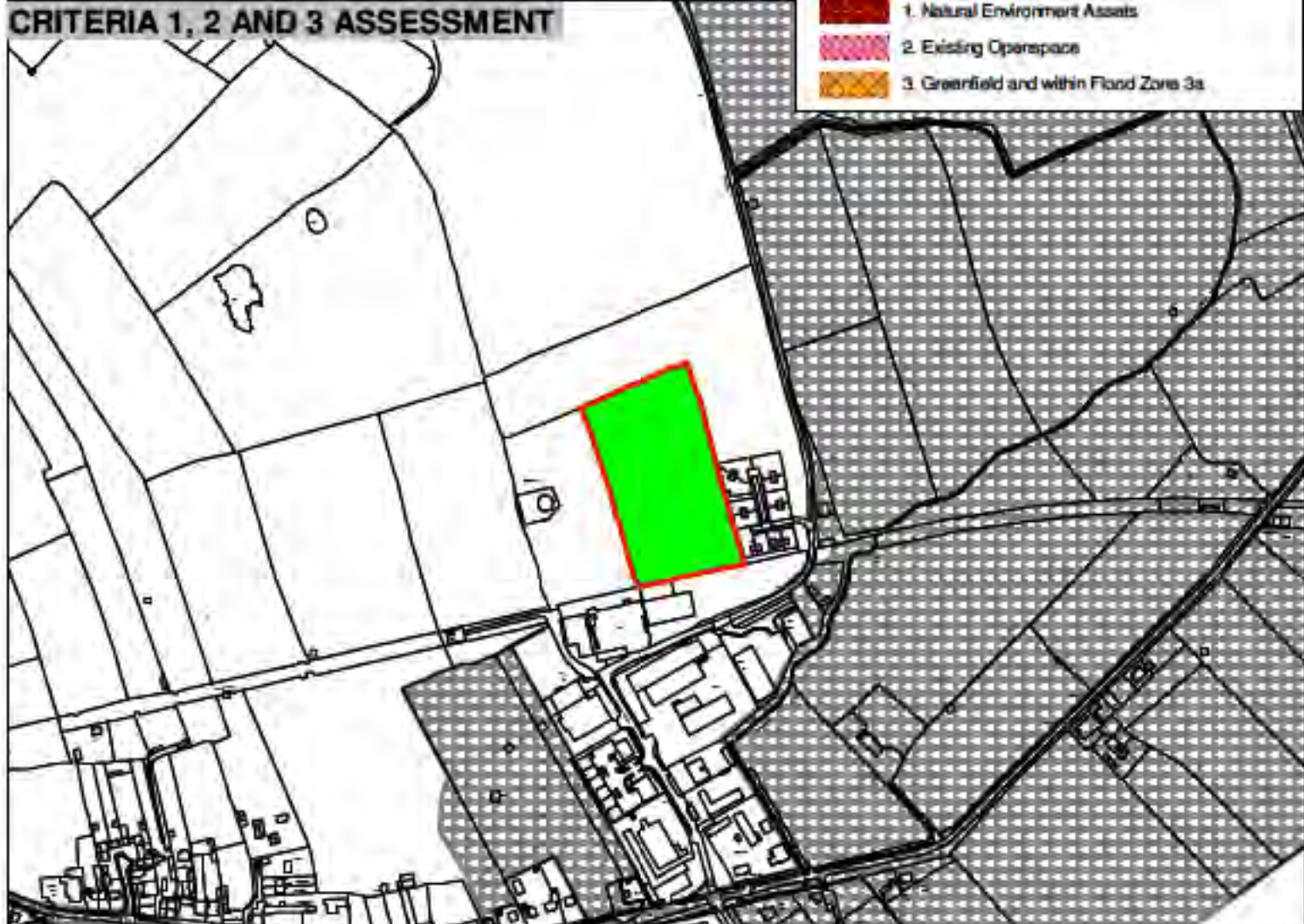


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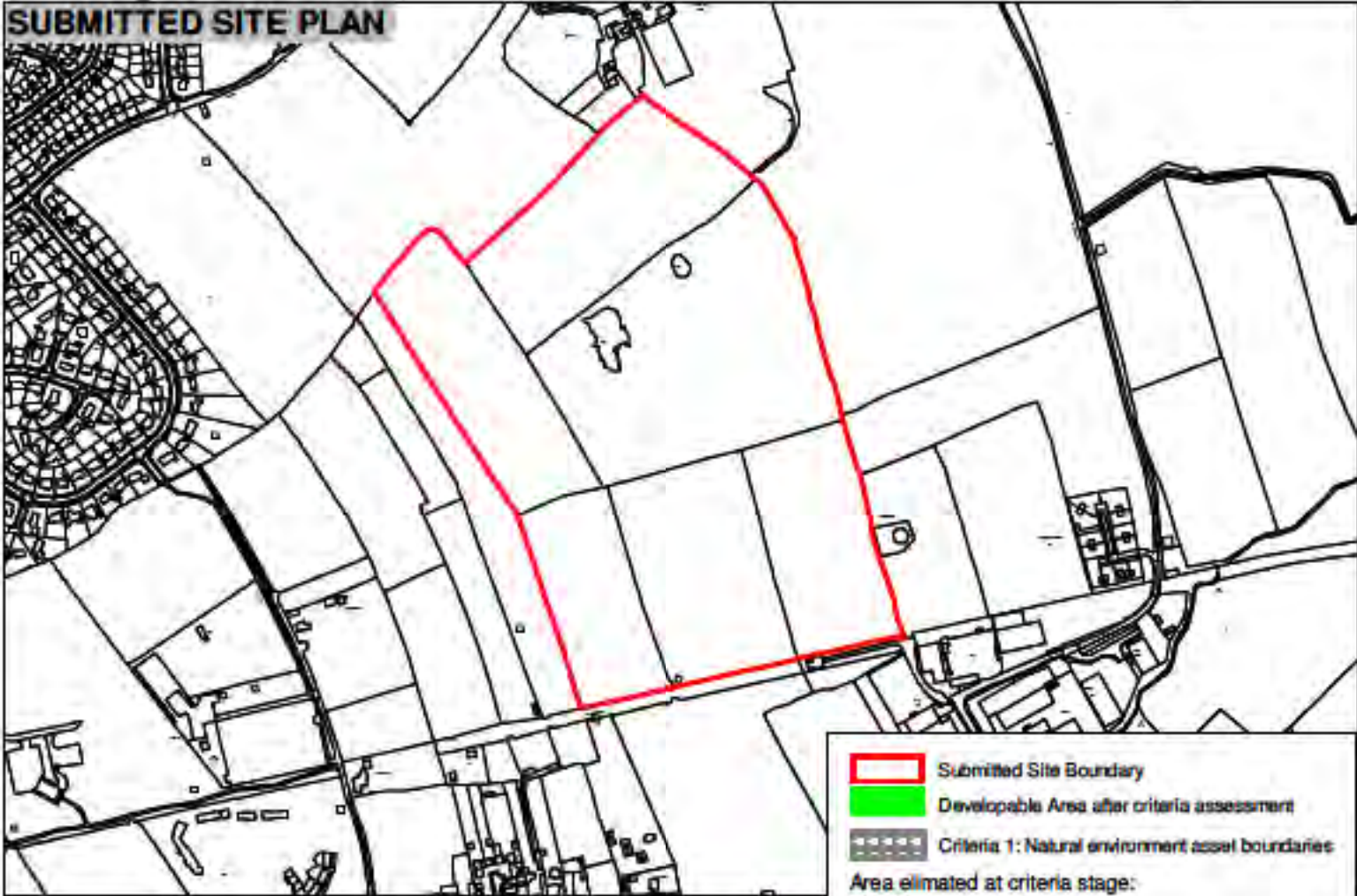


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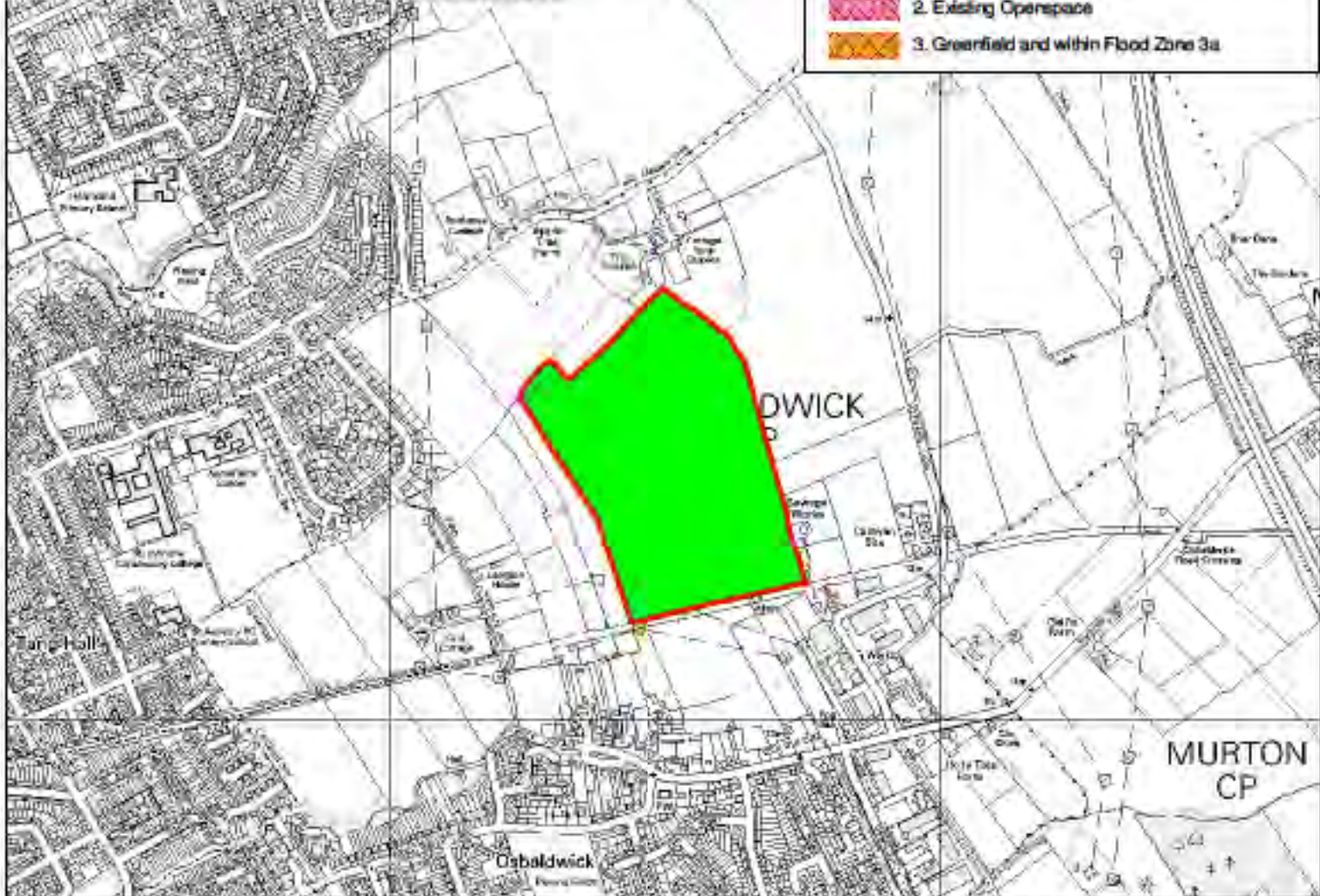


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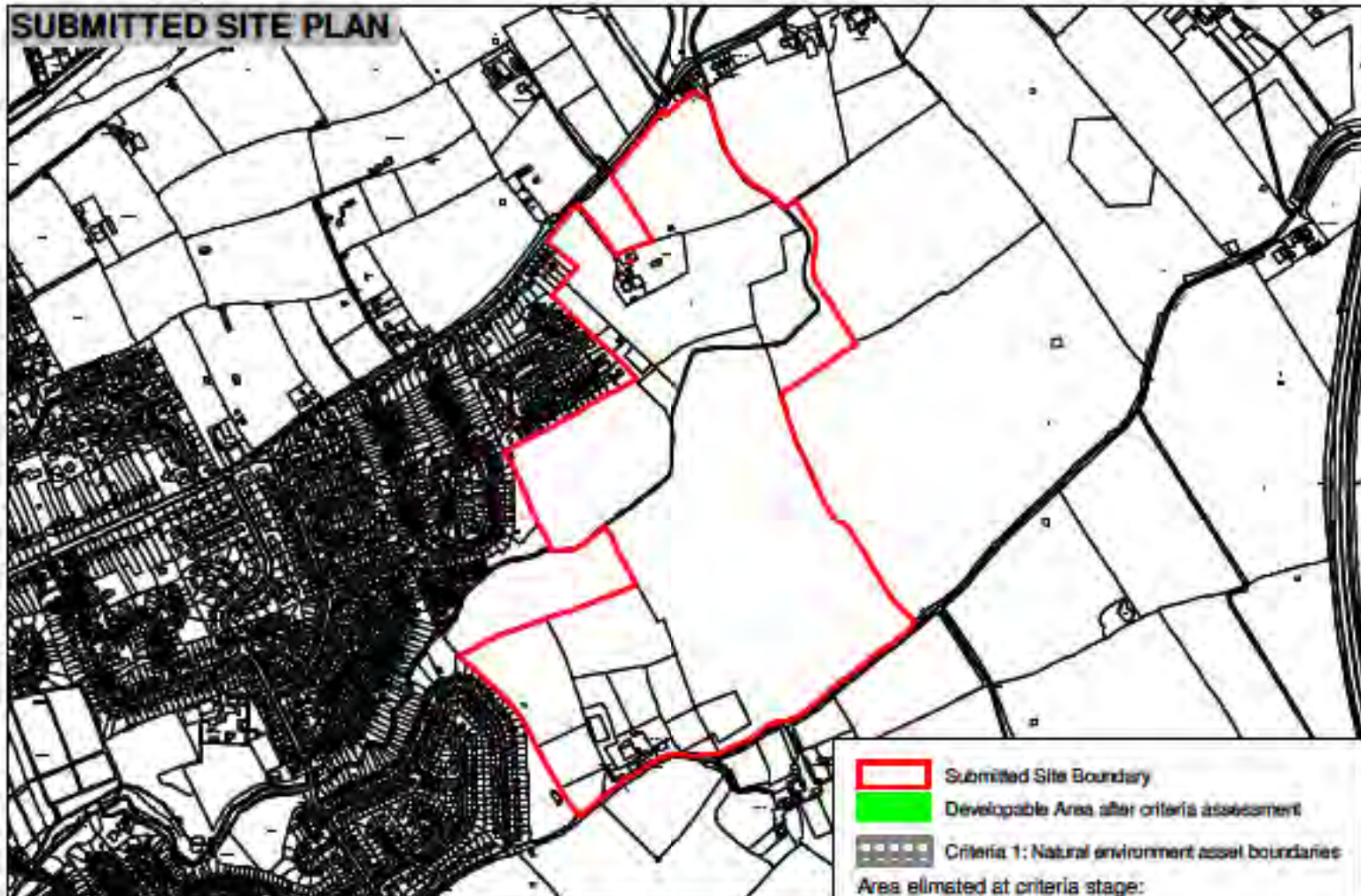


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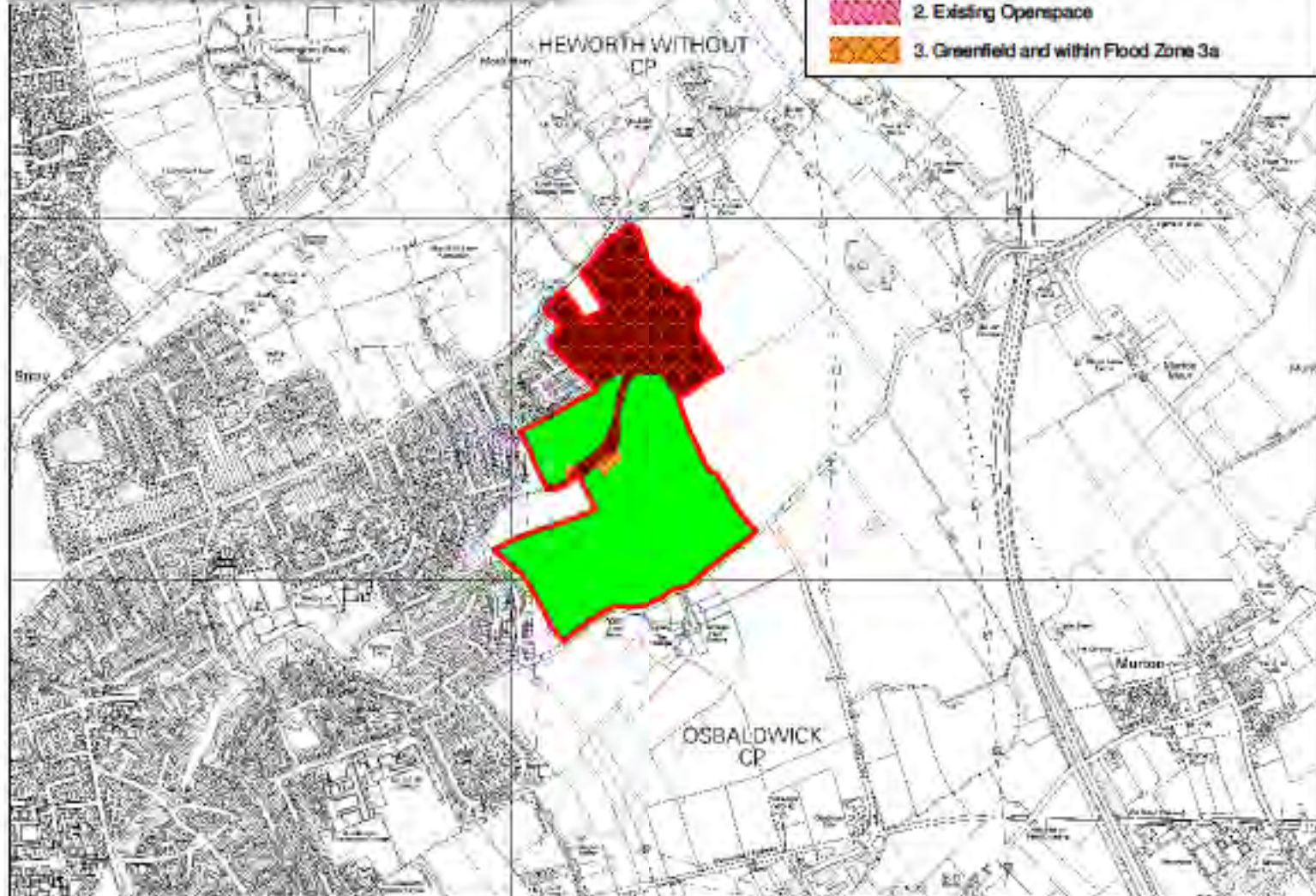
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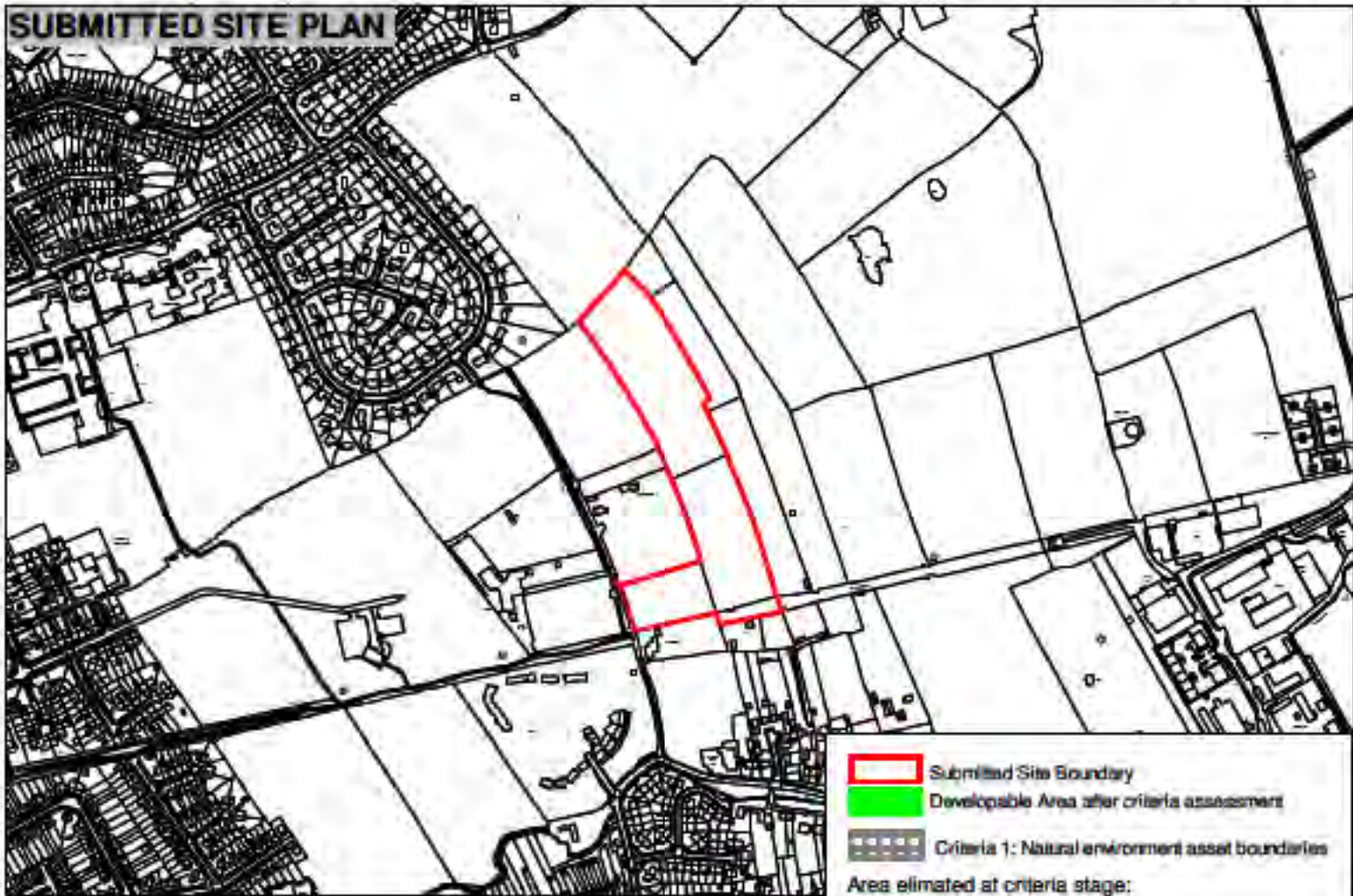
SUBMITTED SITE PLAN



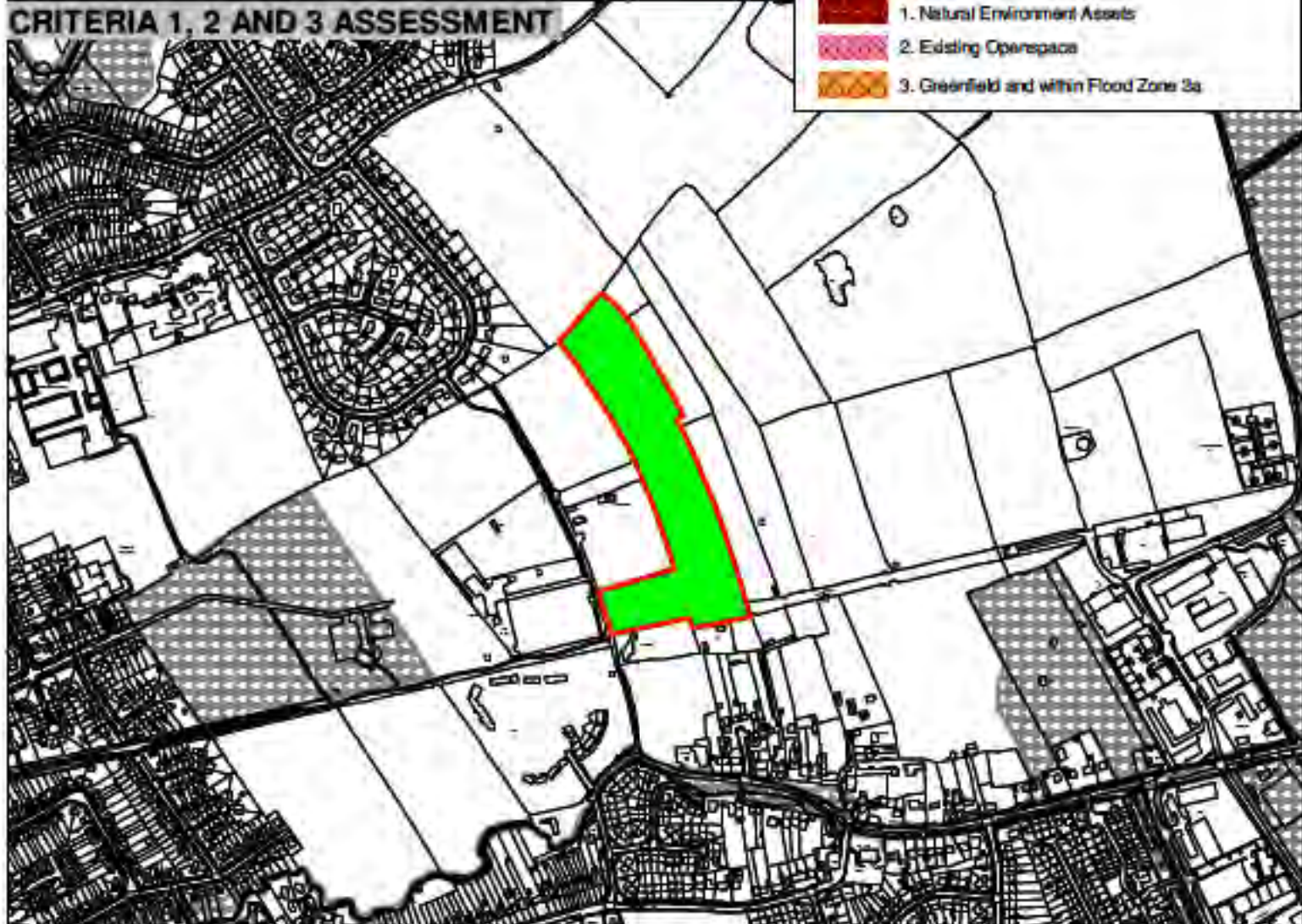
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

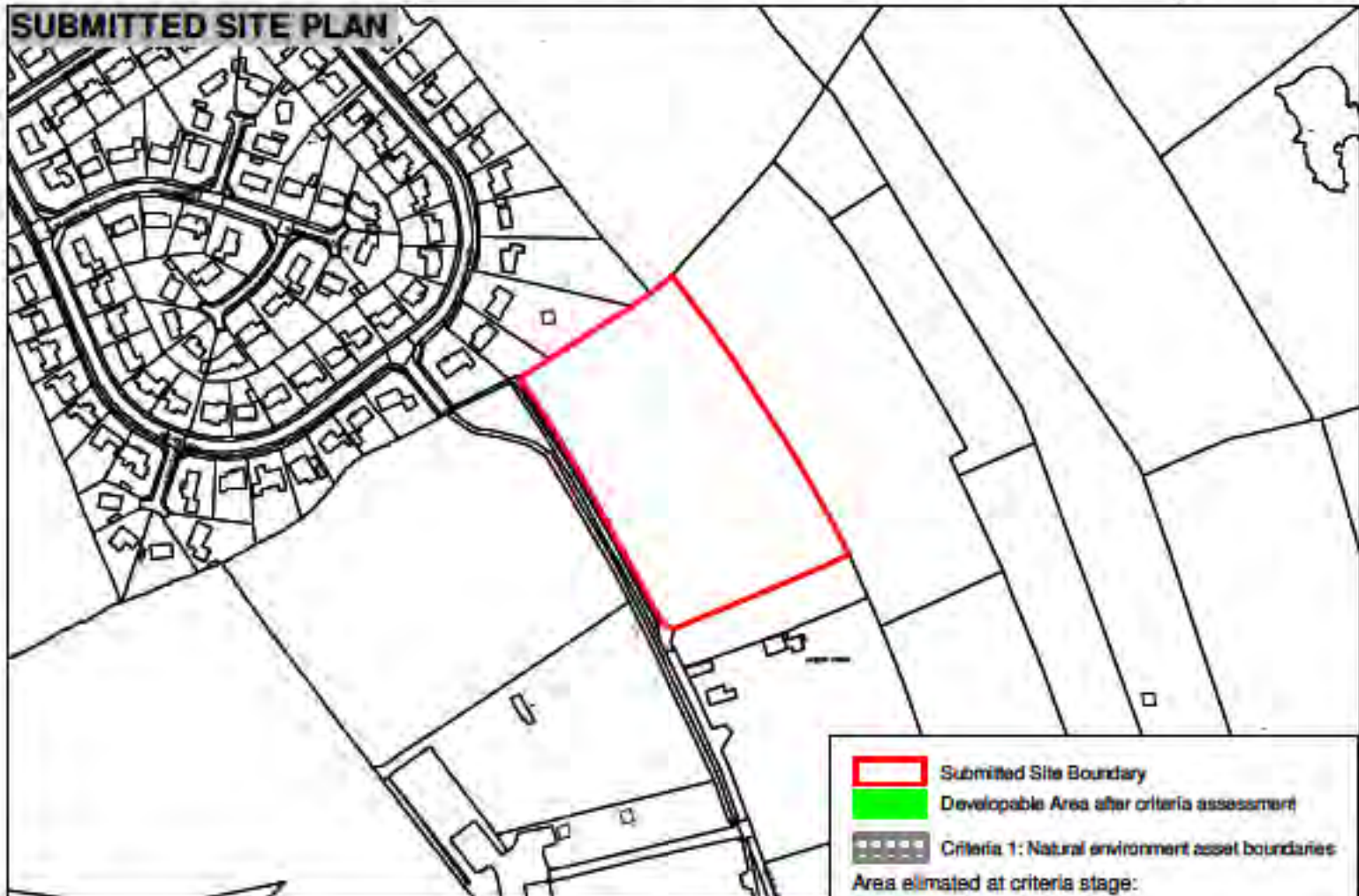








	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openpace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

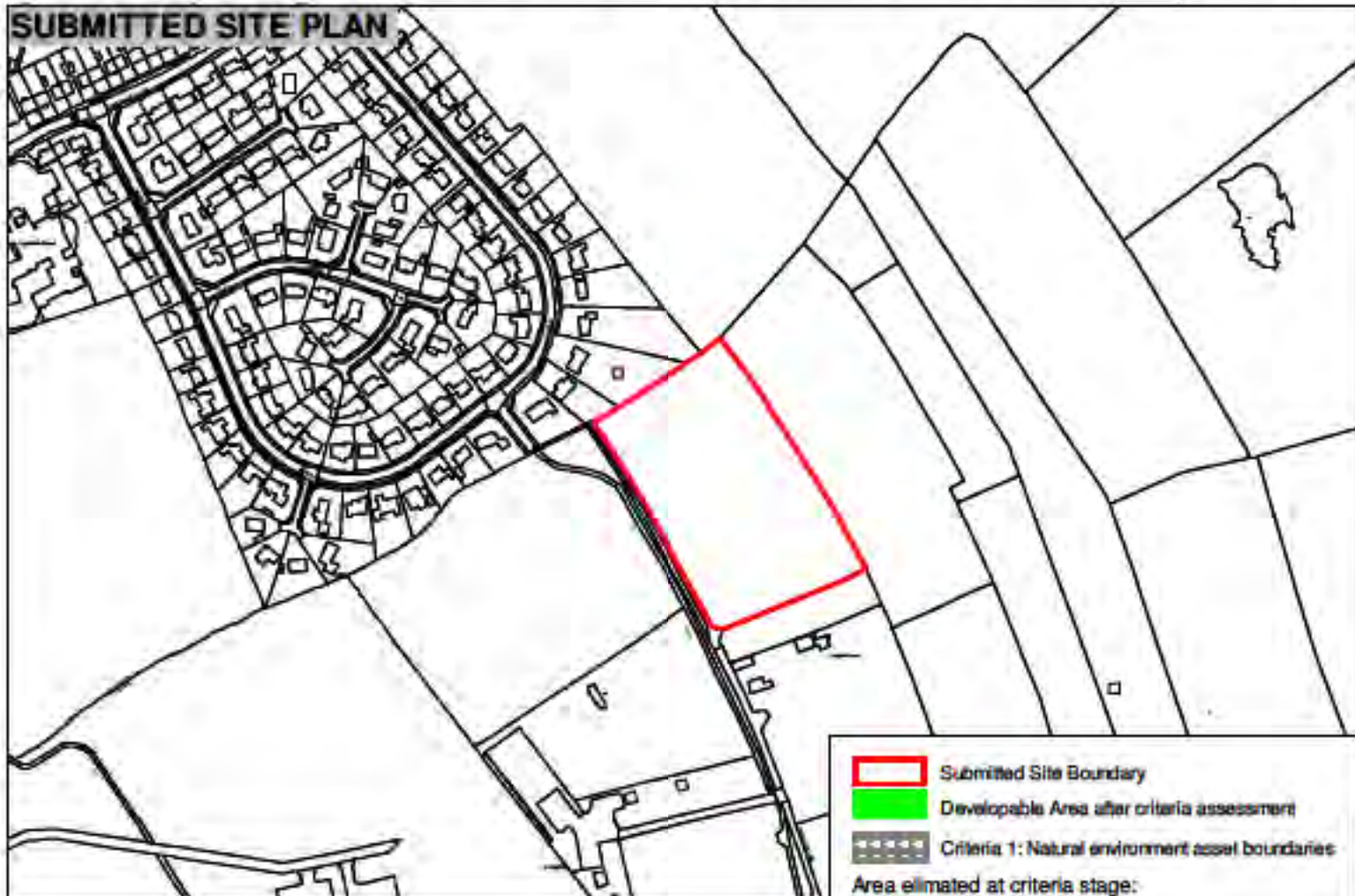








	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

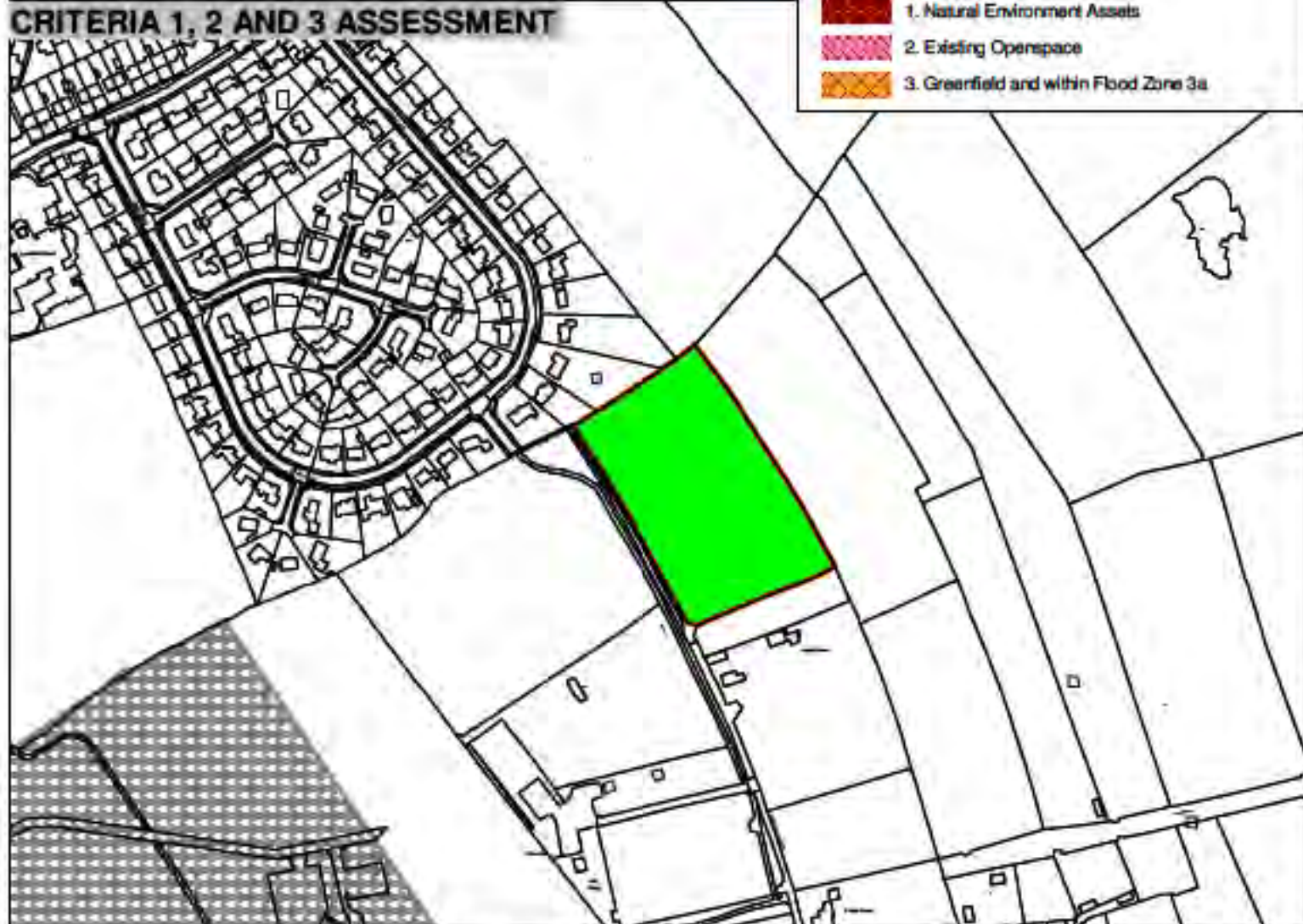


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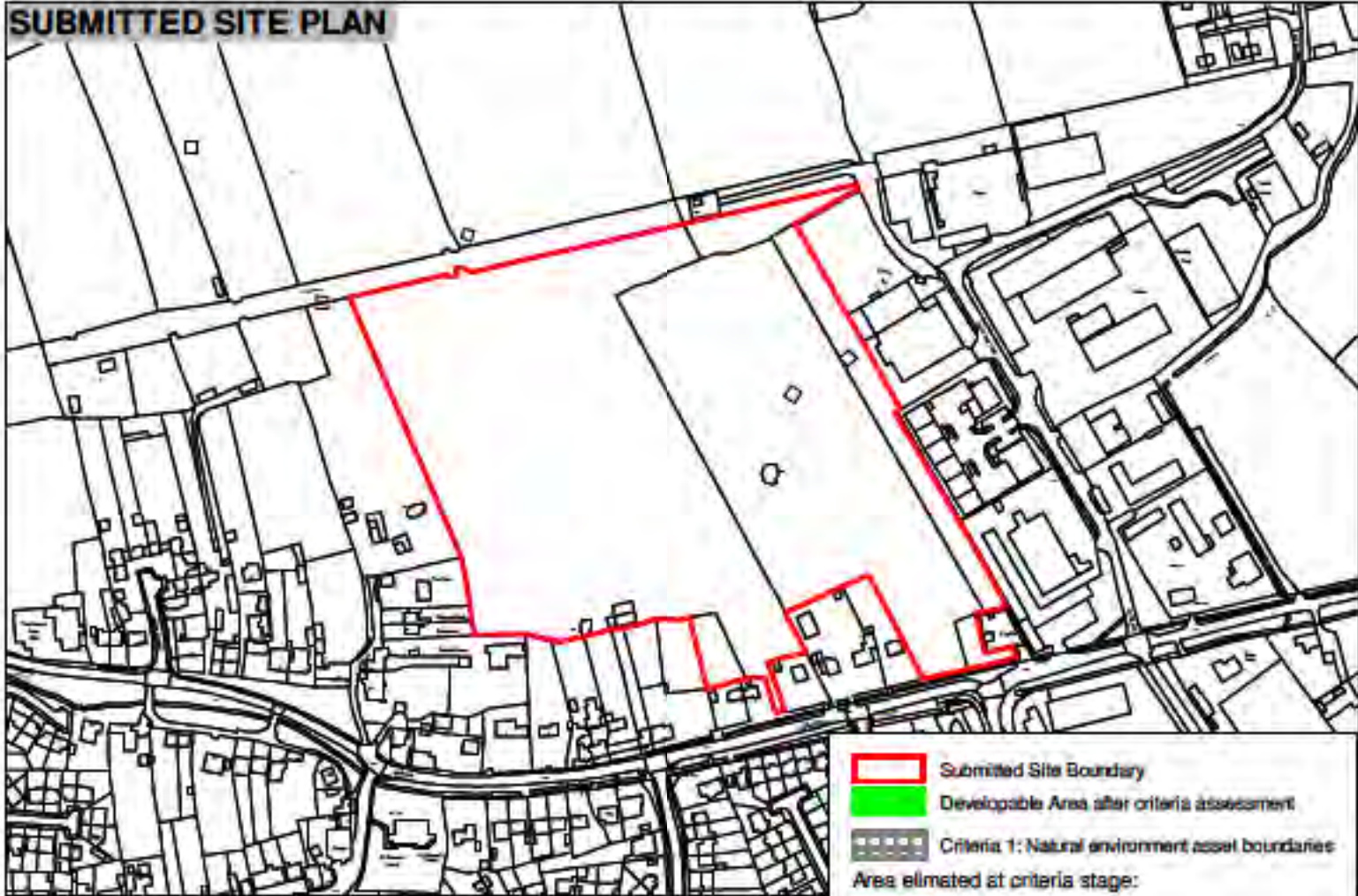


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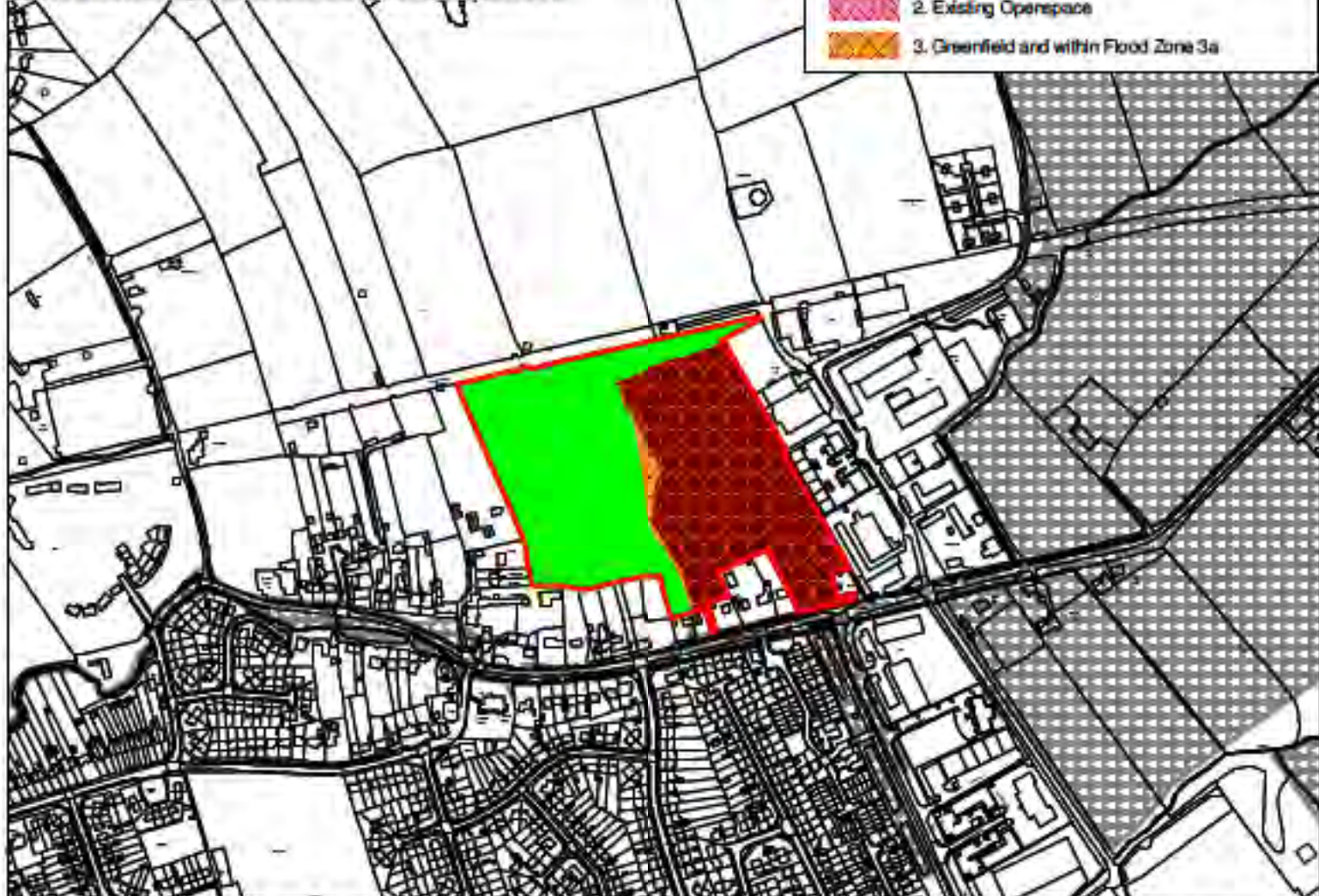
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



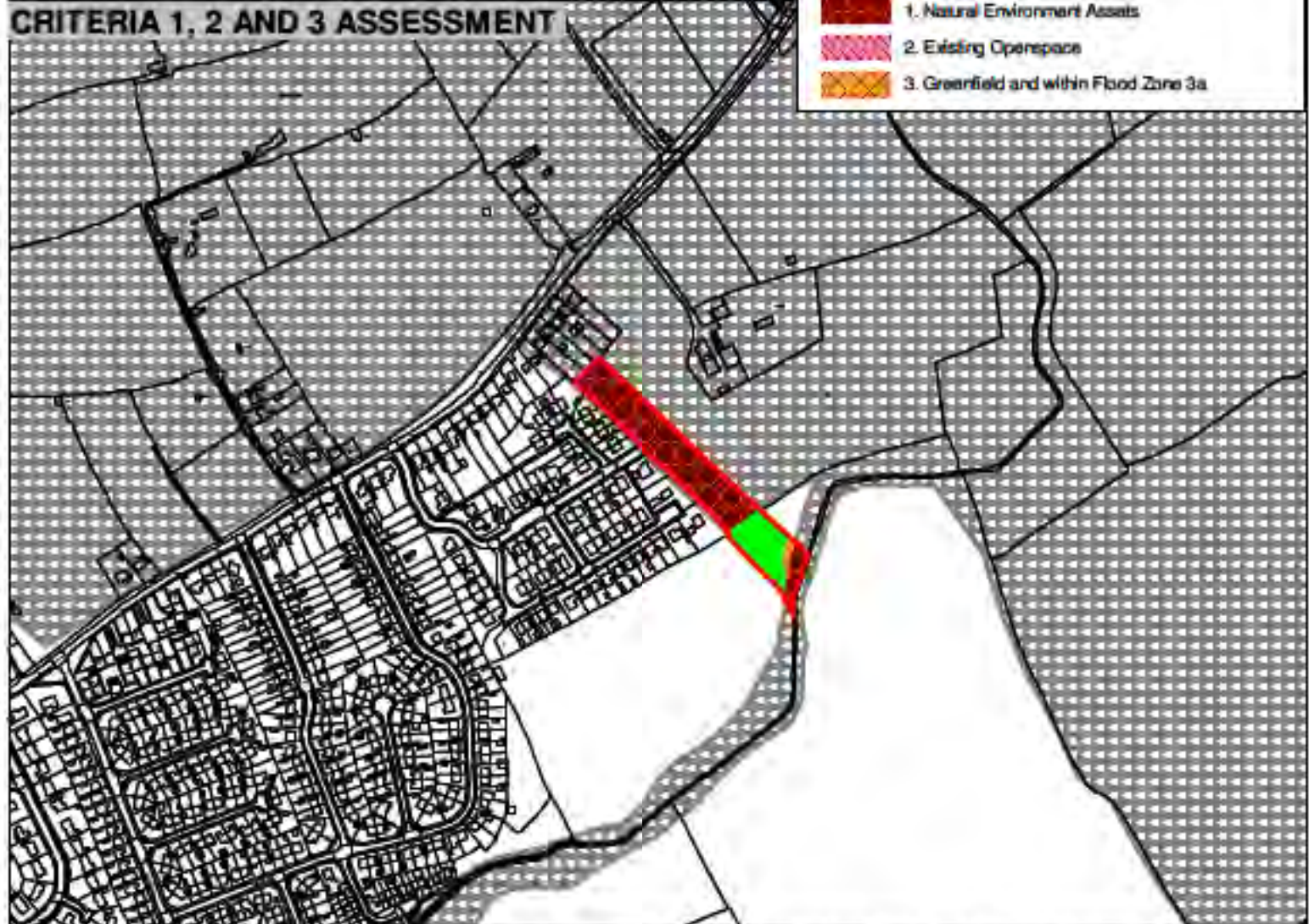
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	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
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	3. Greenfield and within Flood Zone 3a

SUBMITTED SITE PLAN

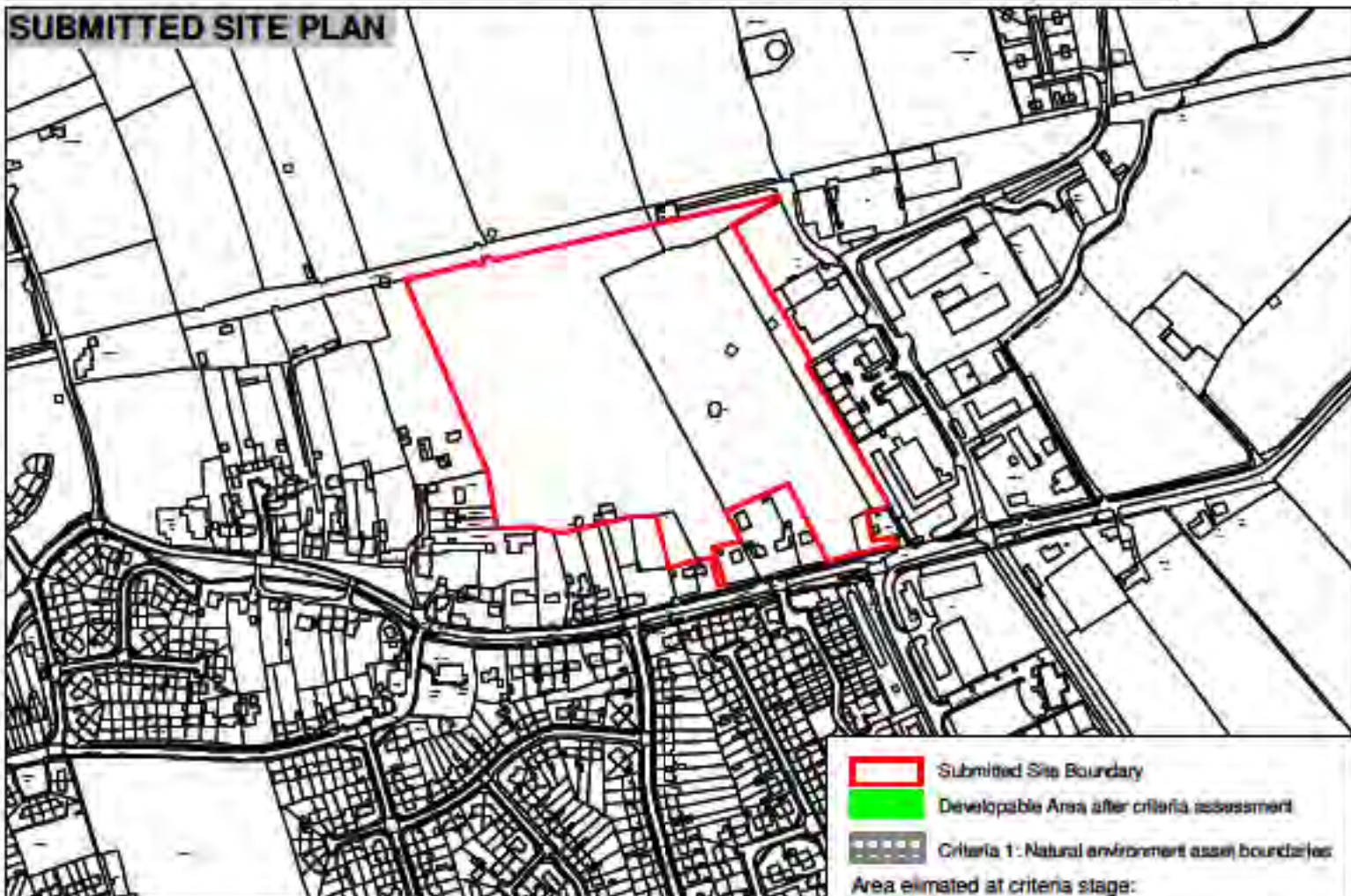


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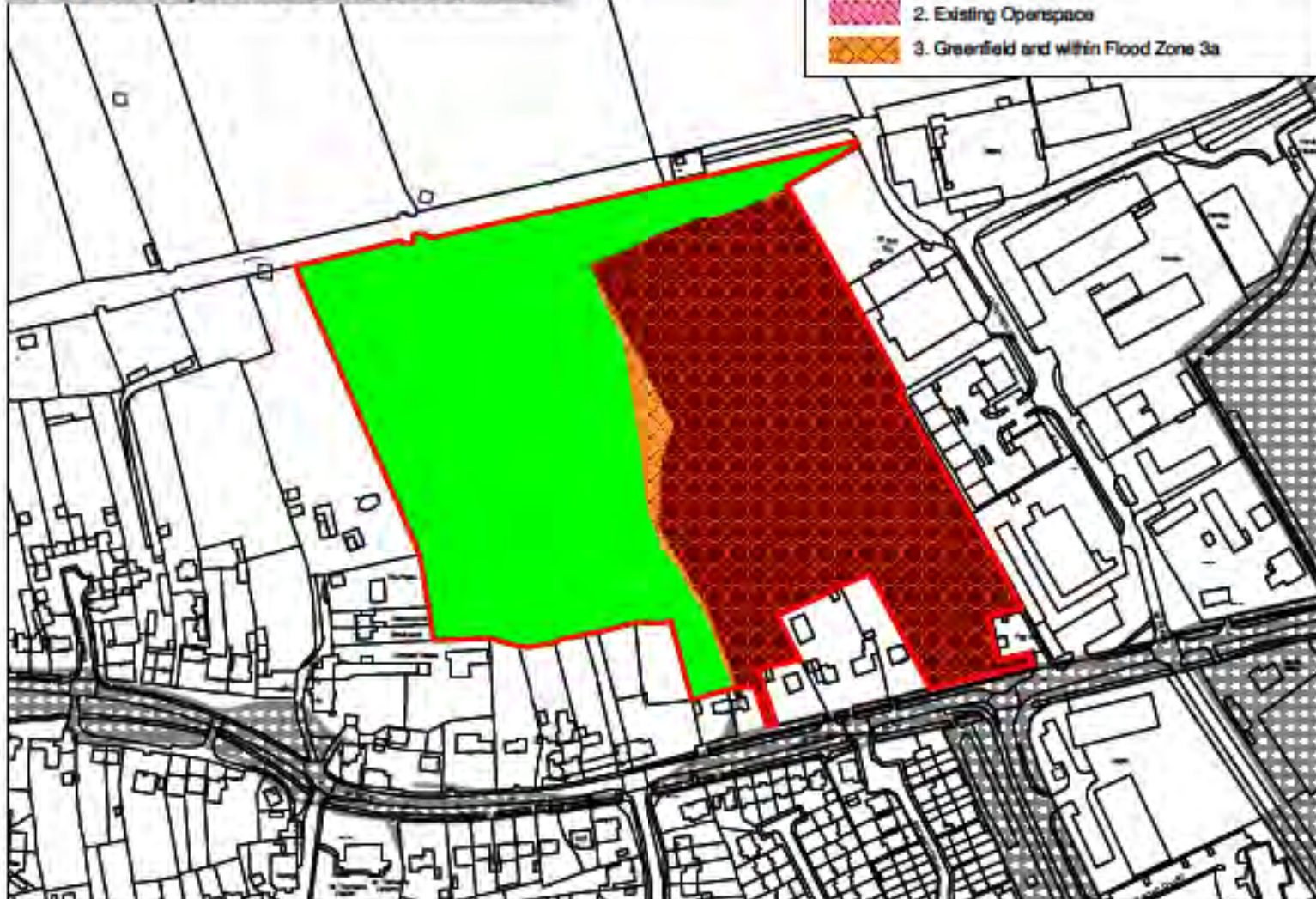
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

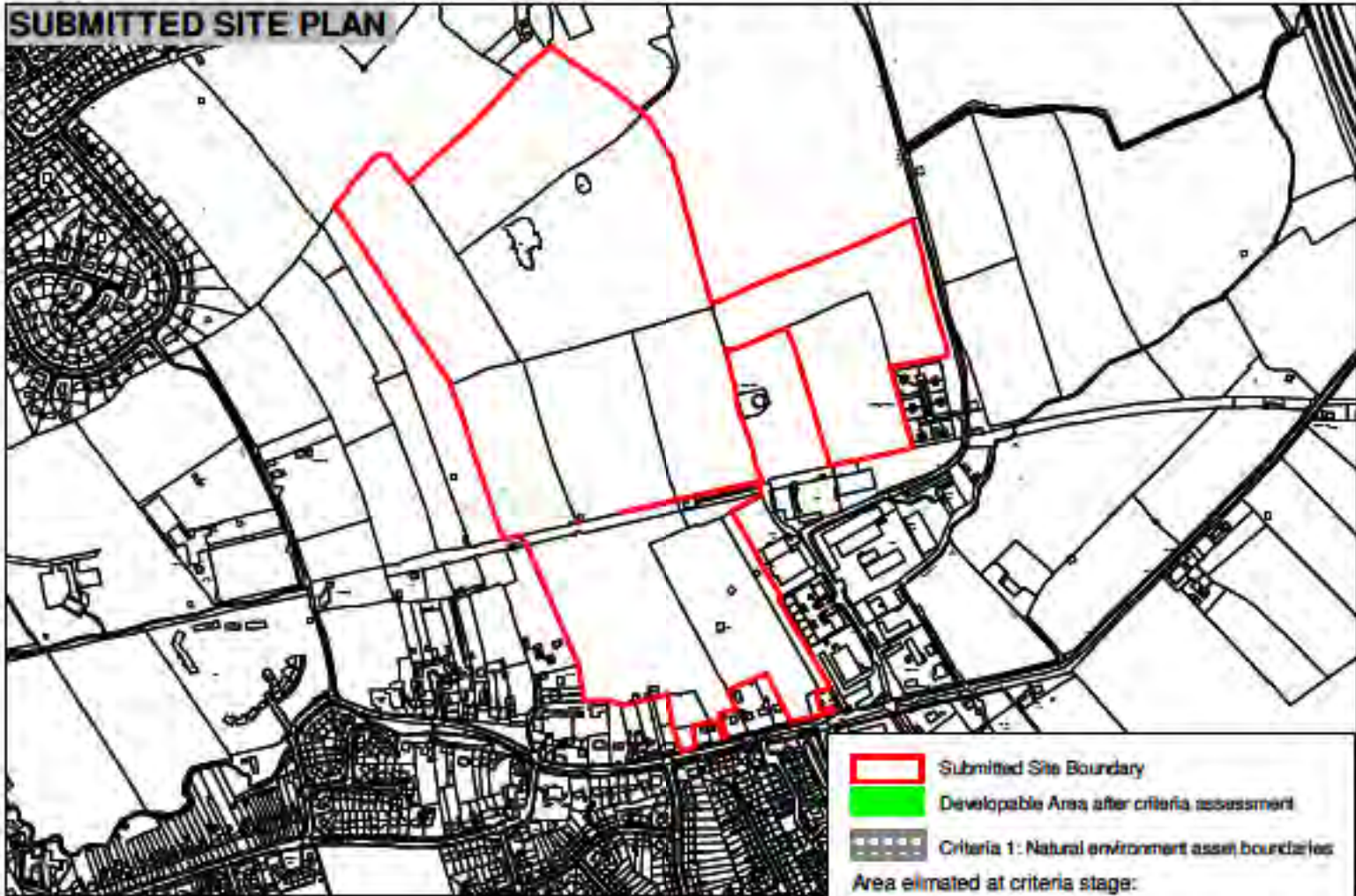


CRITERIA 1, 2 AND 3 ASSESSMENT

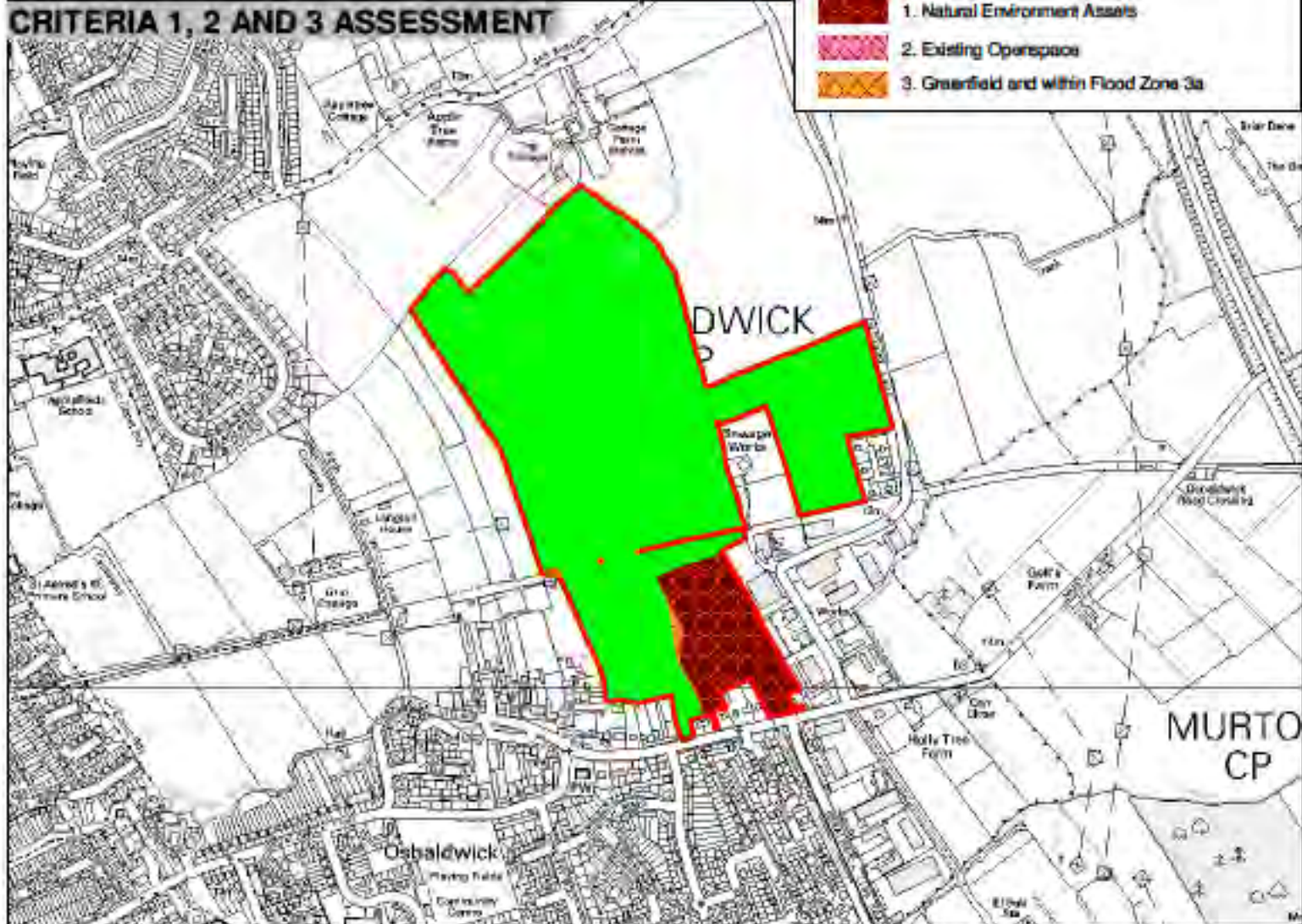


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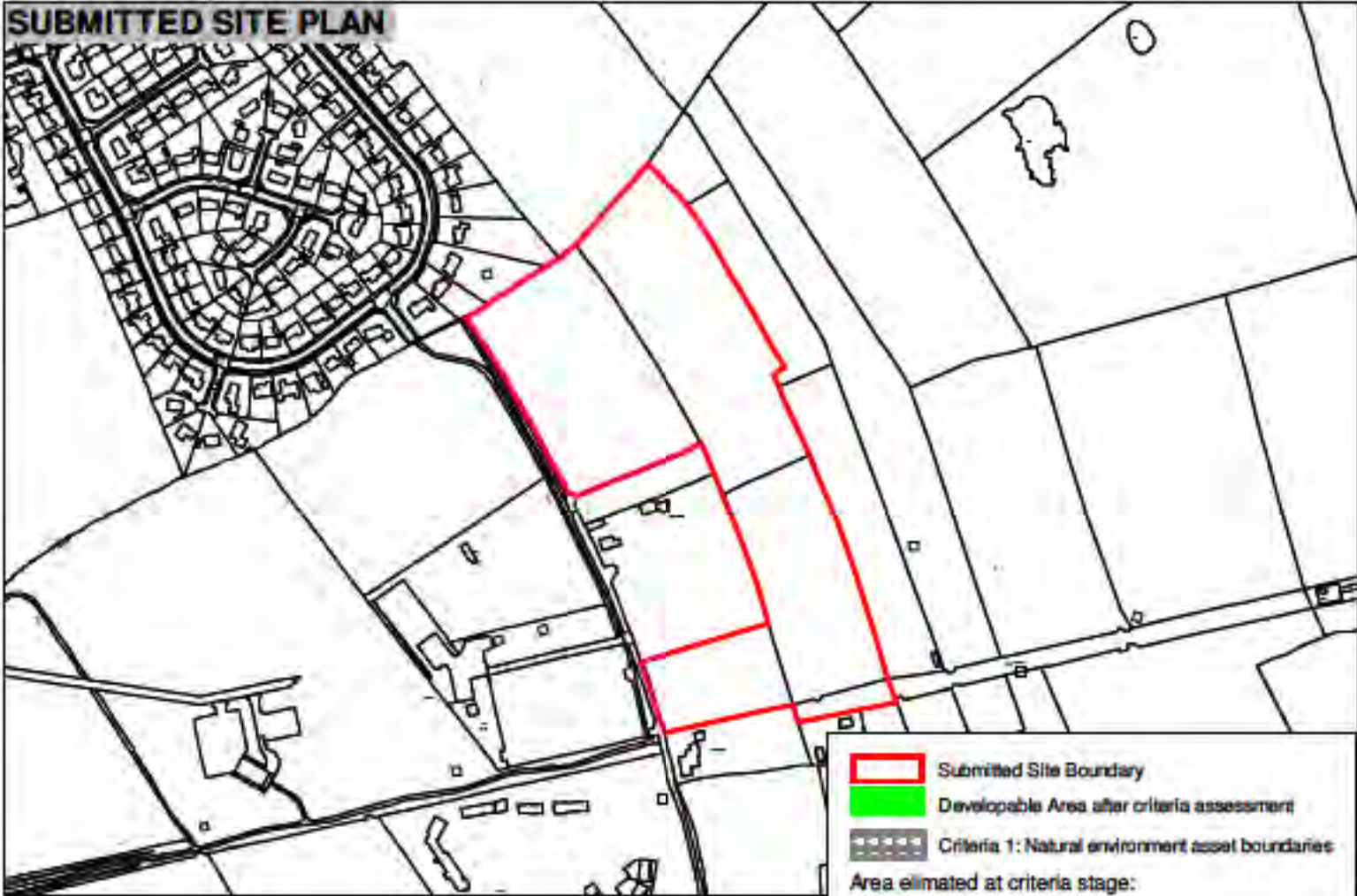
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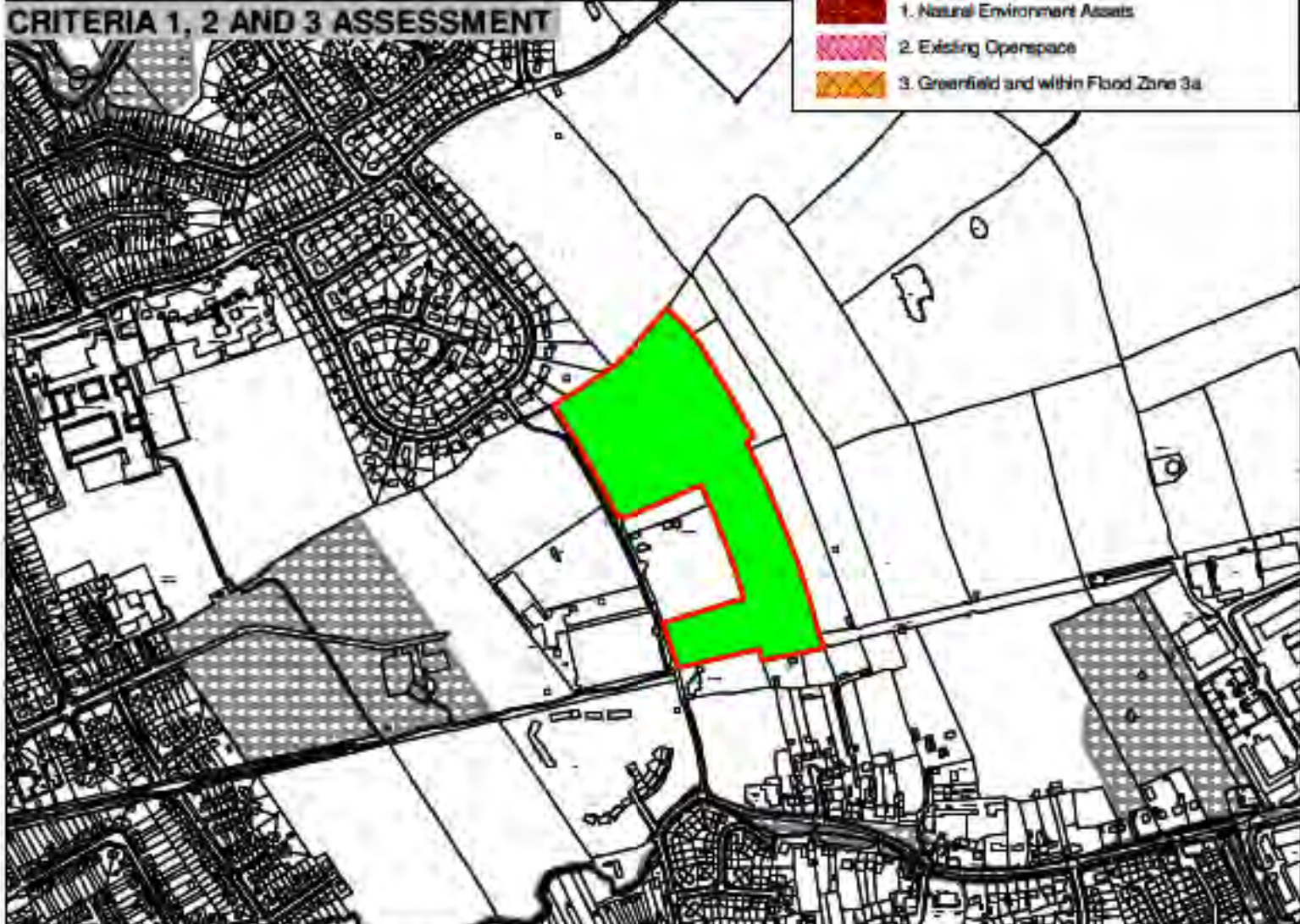
CRITERIA 1, 2 AND 3 ASSESSMENT



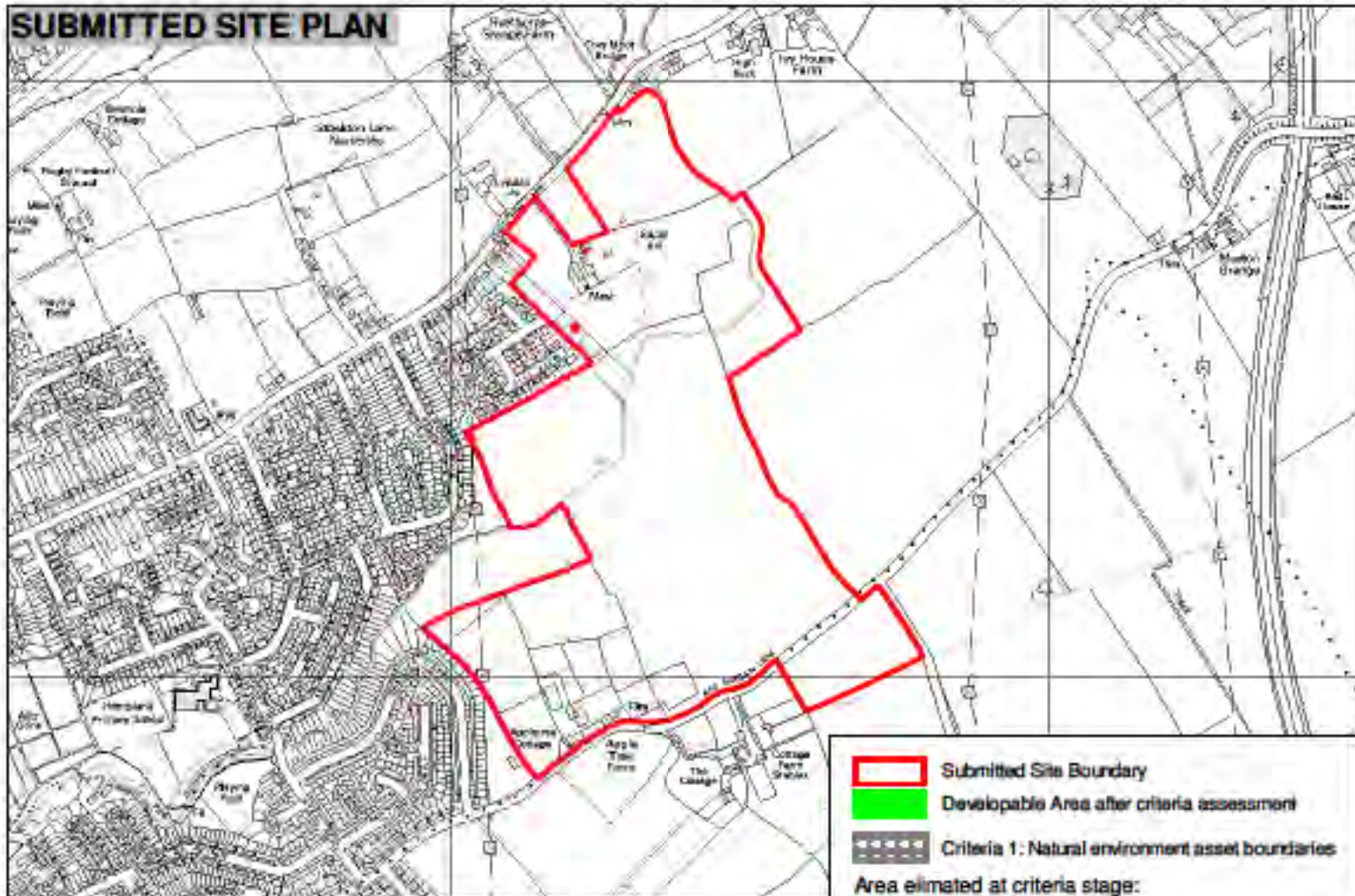
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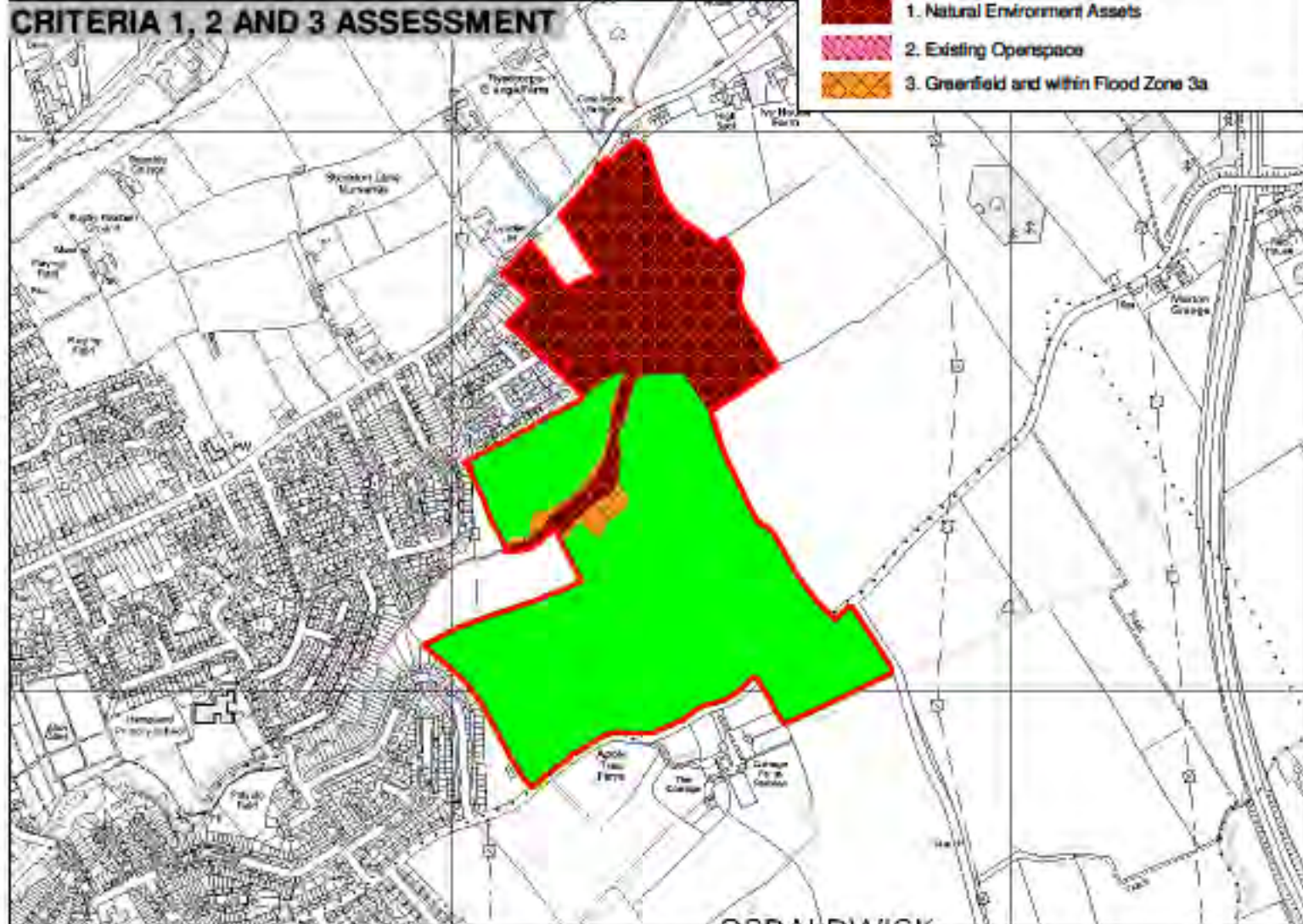
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

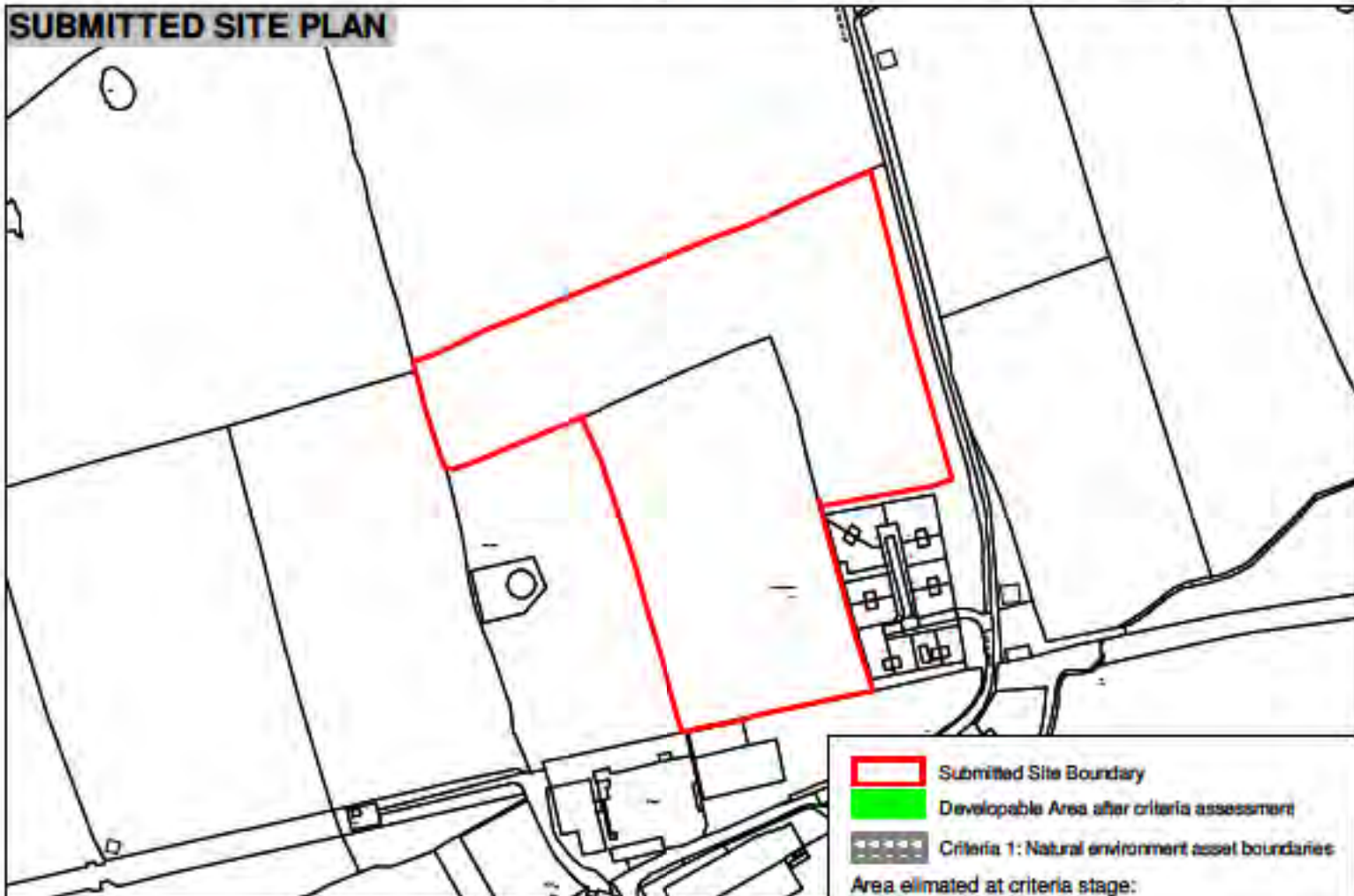


CRITERIA 1, 2 AND 3 ASSESSMENT



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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SUBMITTED SITE PLAN

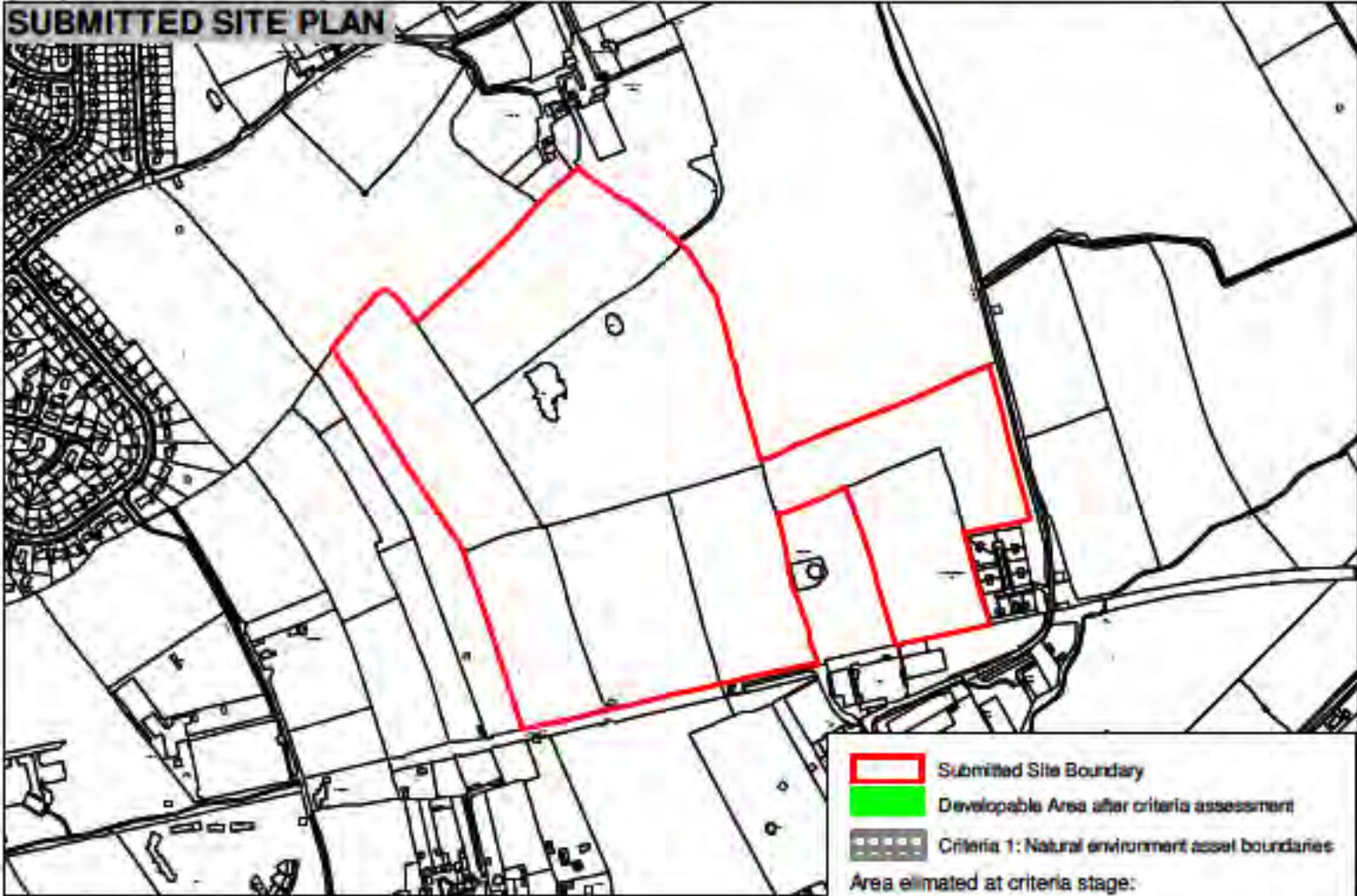


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CRITERIA 1, 2 AND 3 ASSESSMENT





SUBMITTED SITE PLAN

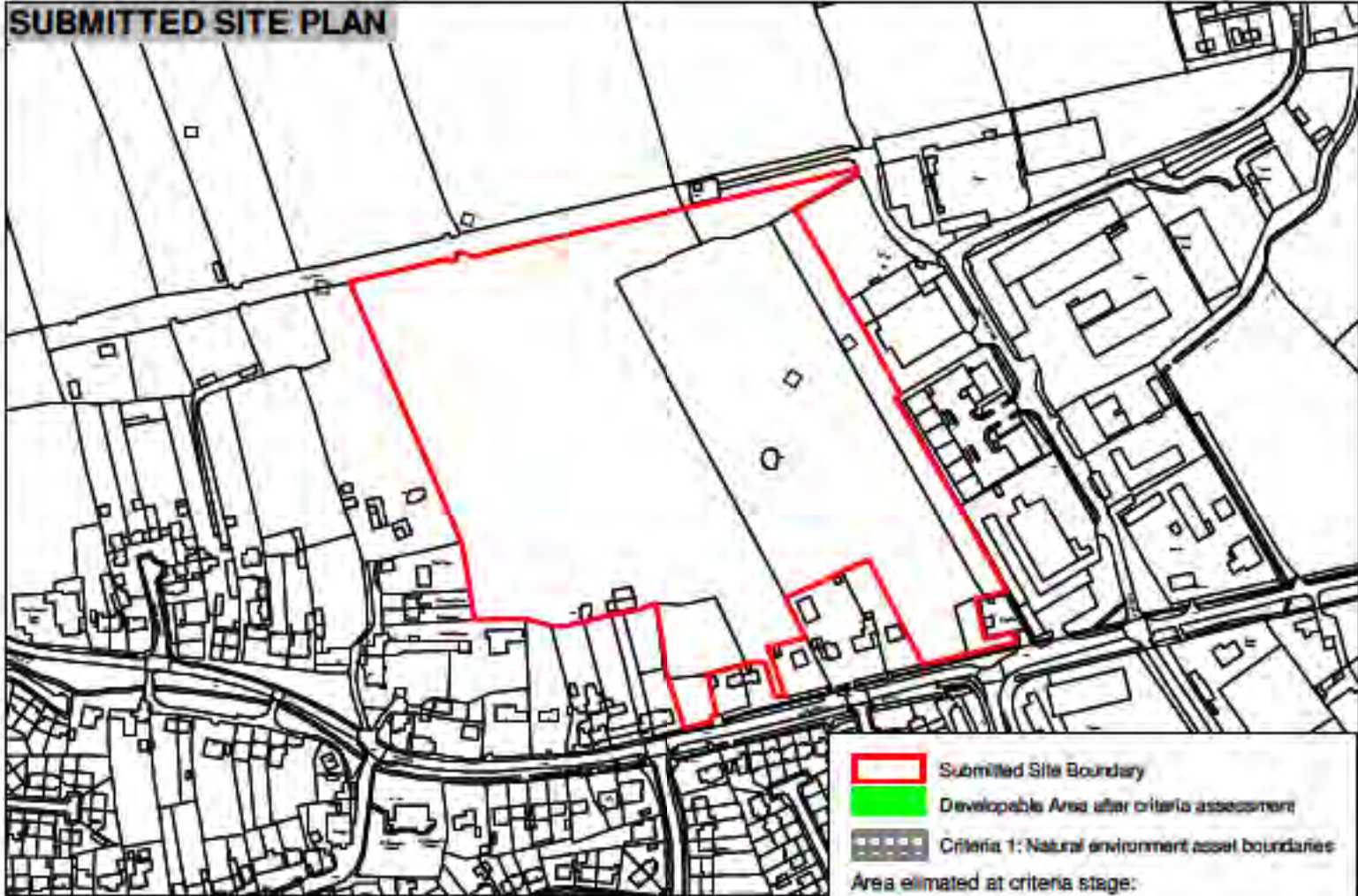


CRITERIA 1, 2 AND 3 ASSESSMENT

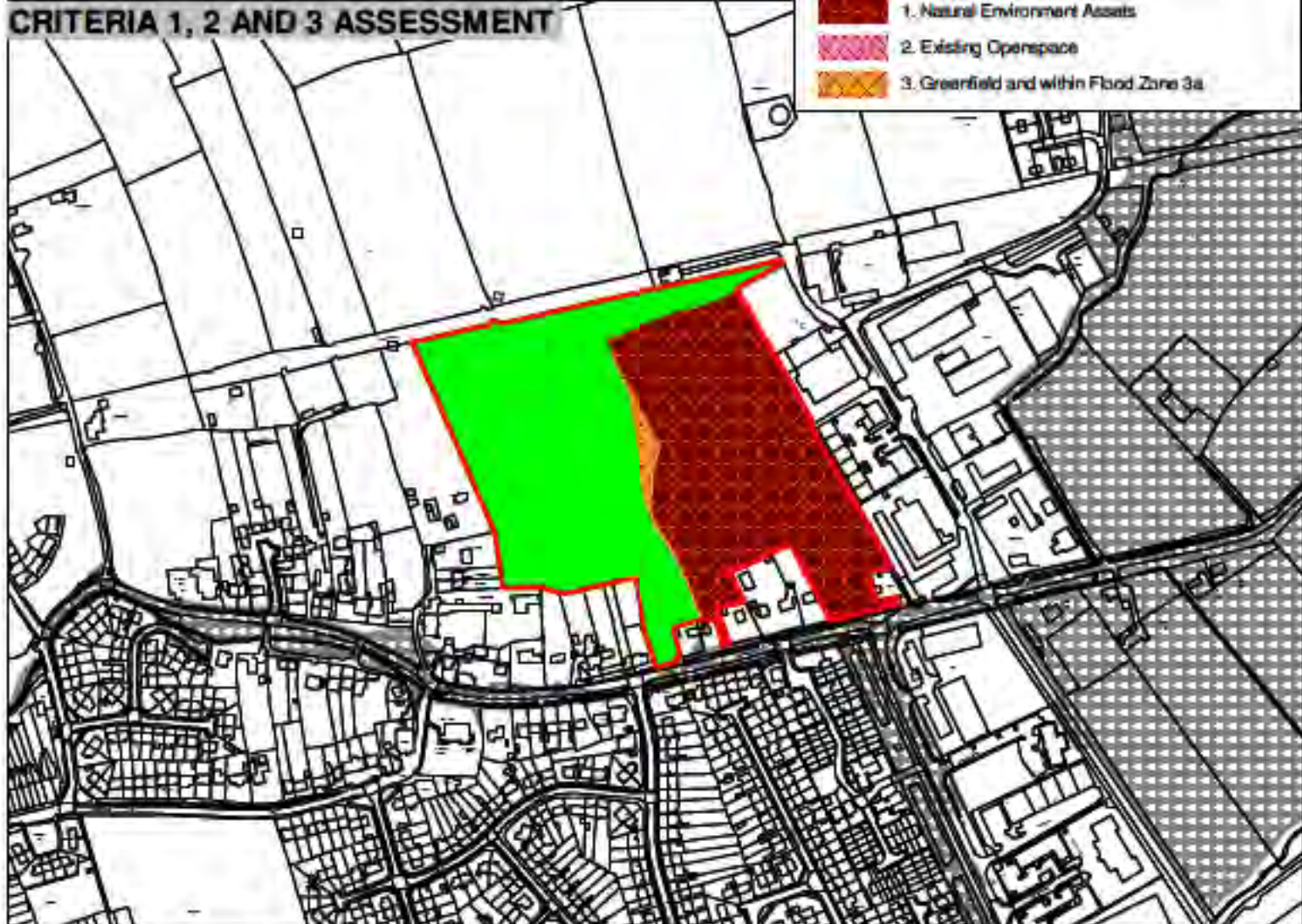


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- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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SUBMITTED SITE PLAN

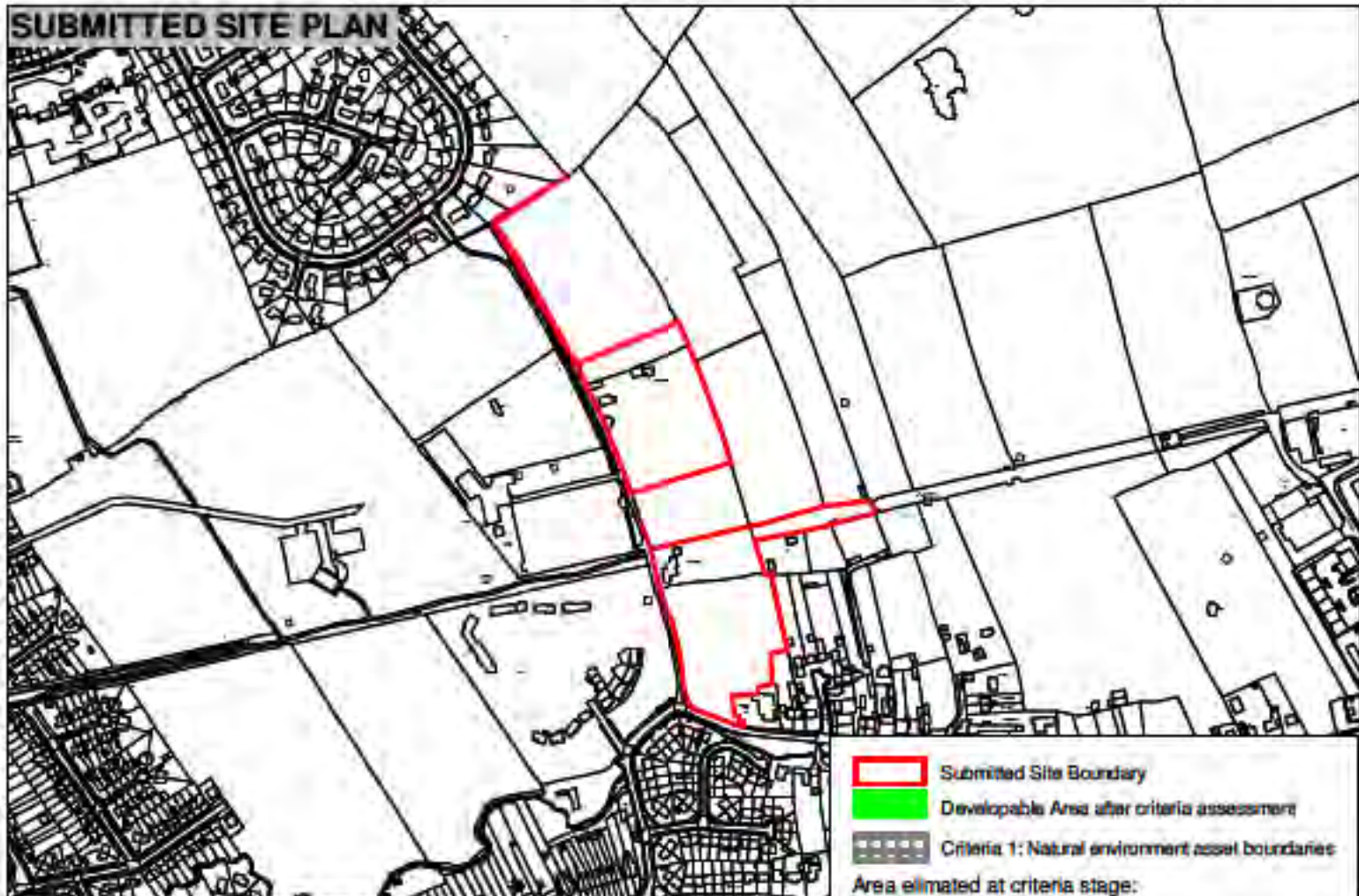


CRITERIA 1, 2 AND 3 ASSESSMENT




- Submitted Site Boundary
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SUBMITTED SITE PLAN

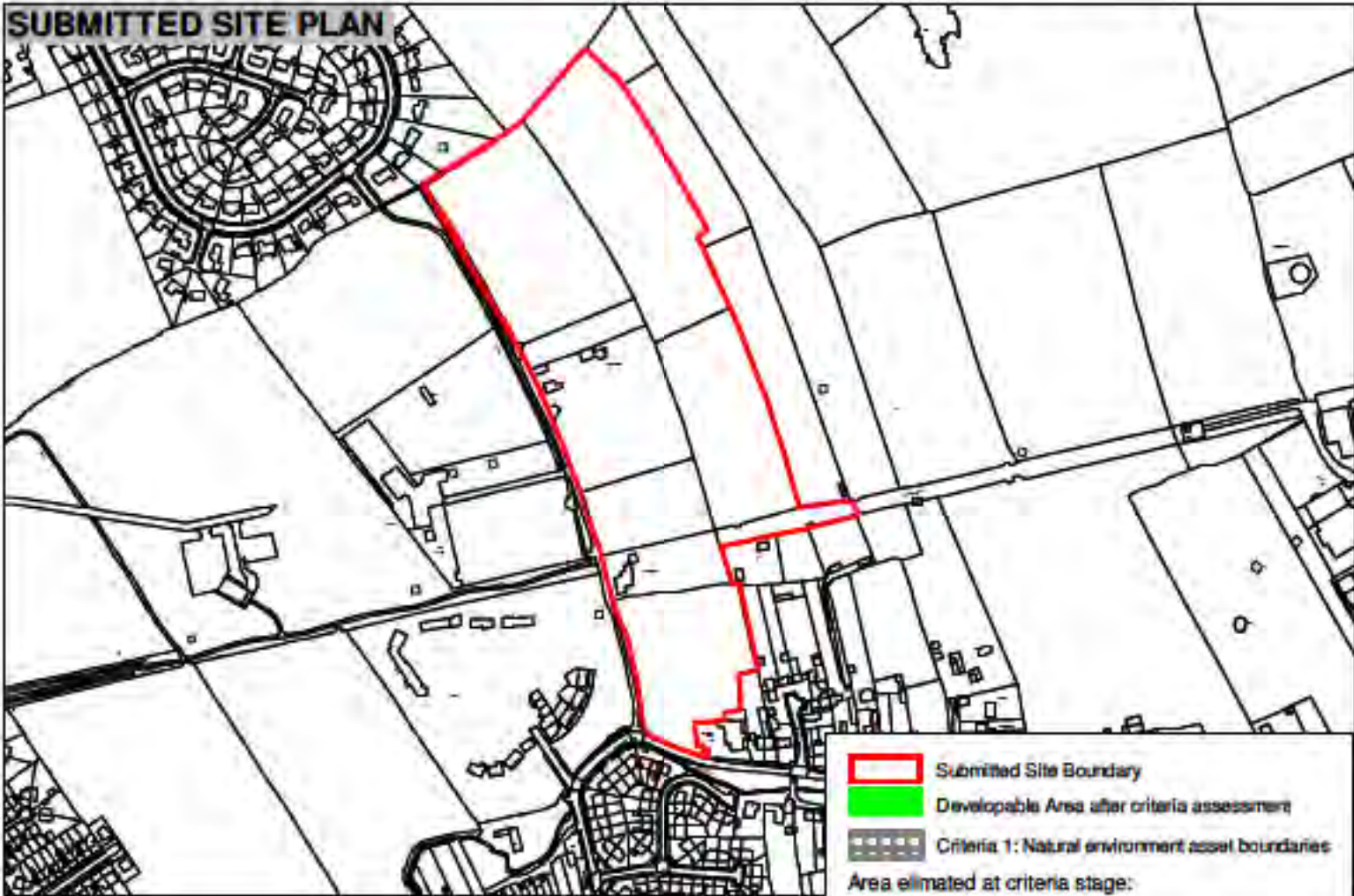


CRITERIA 1, 2 AND 3 ASSESSMENT

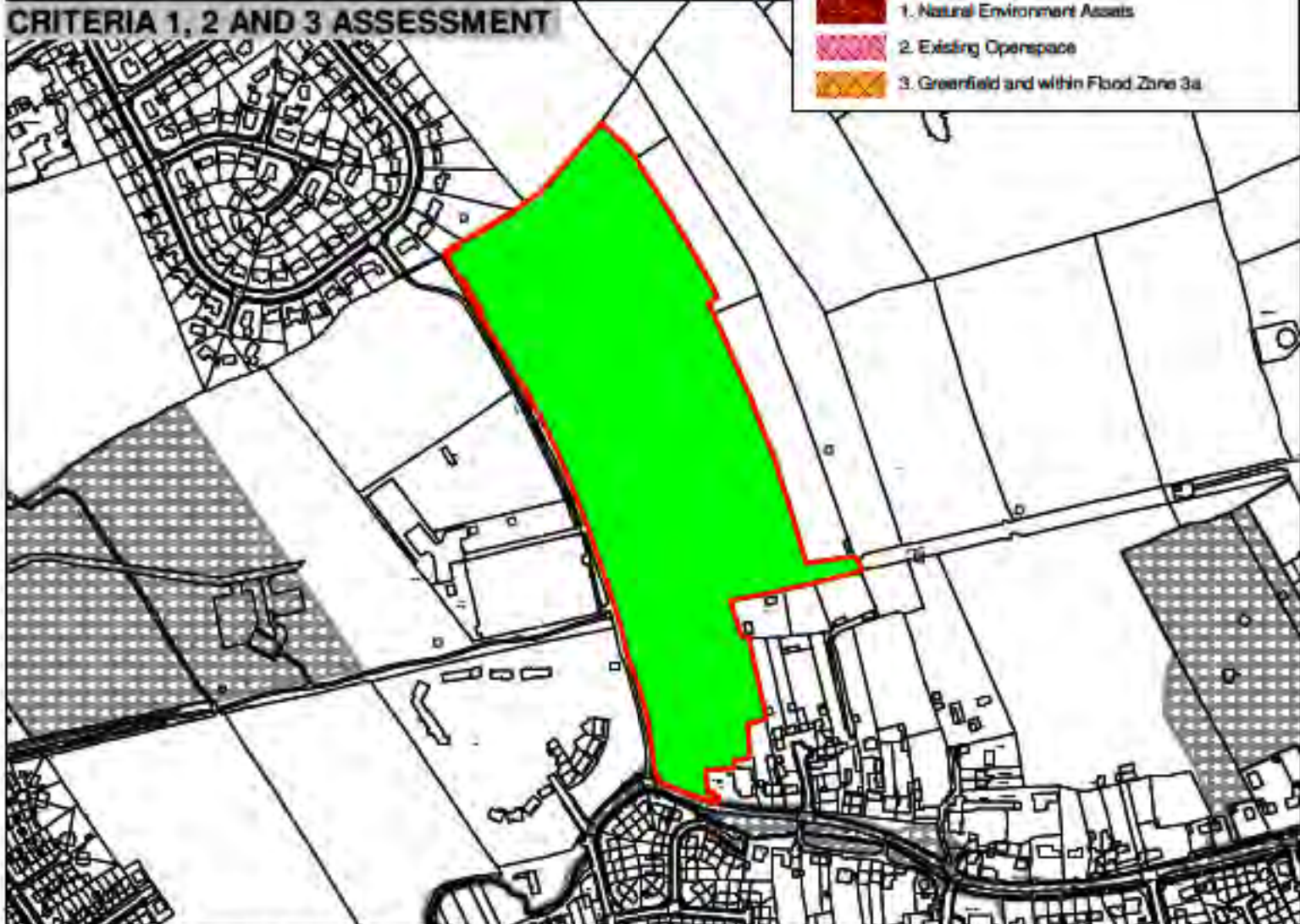








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- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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SUBMITTED SITE PLAN

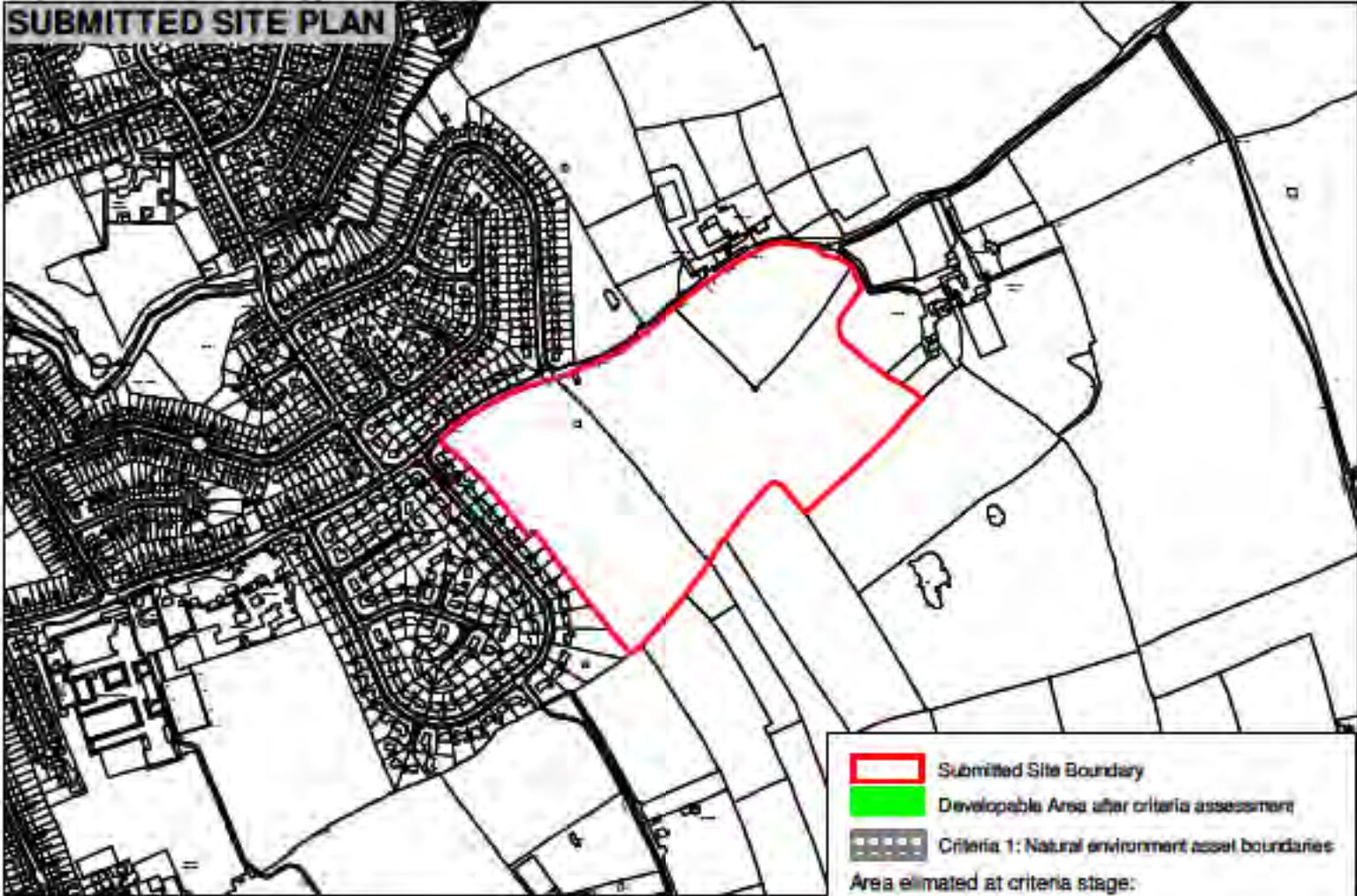


CRITERIA 1, 2 AND 3 ASSESSMENT

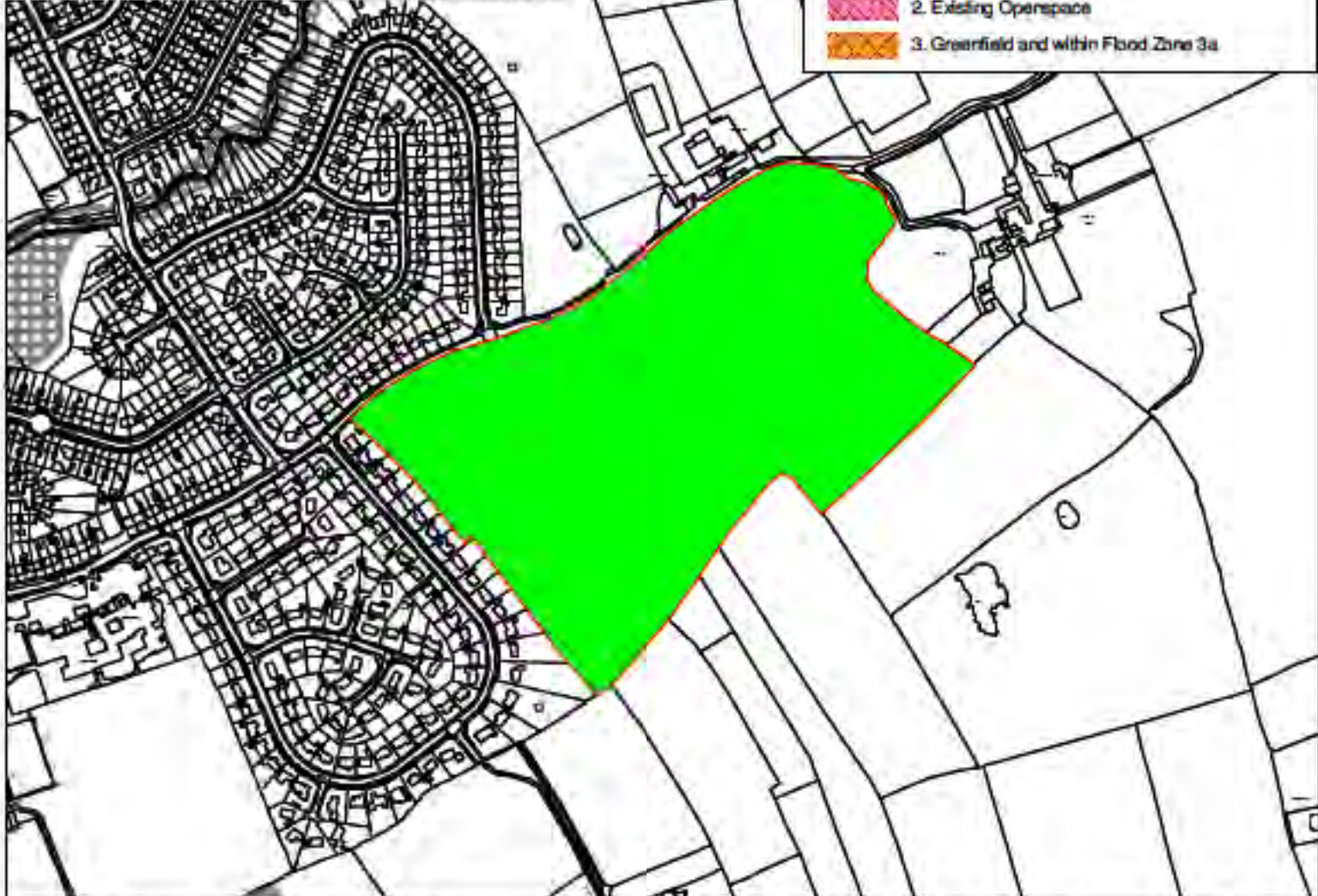


-  Submitted Site Boundary
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-  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Submitted Site Boundary

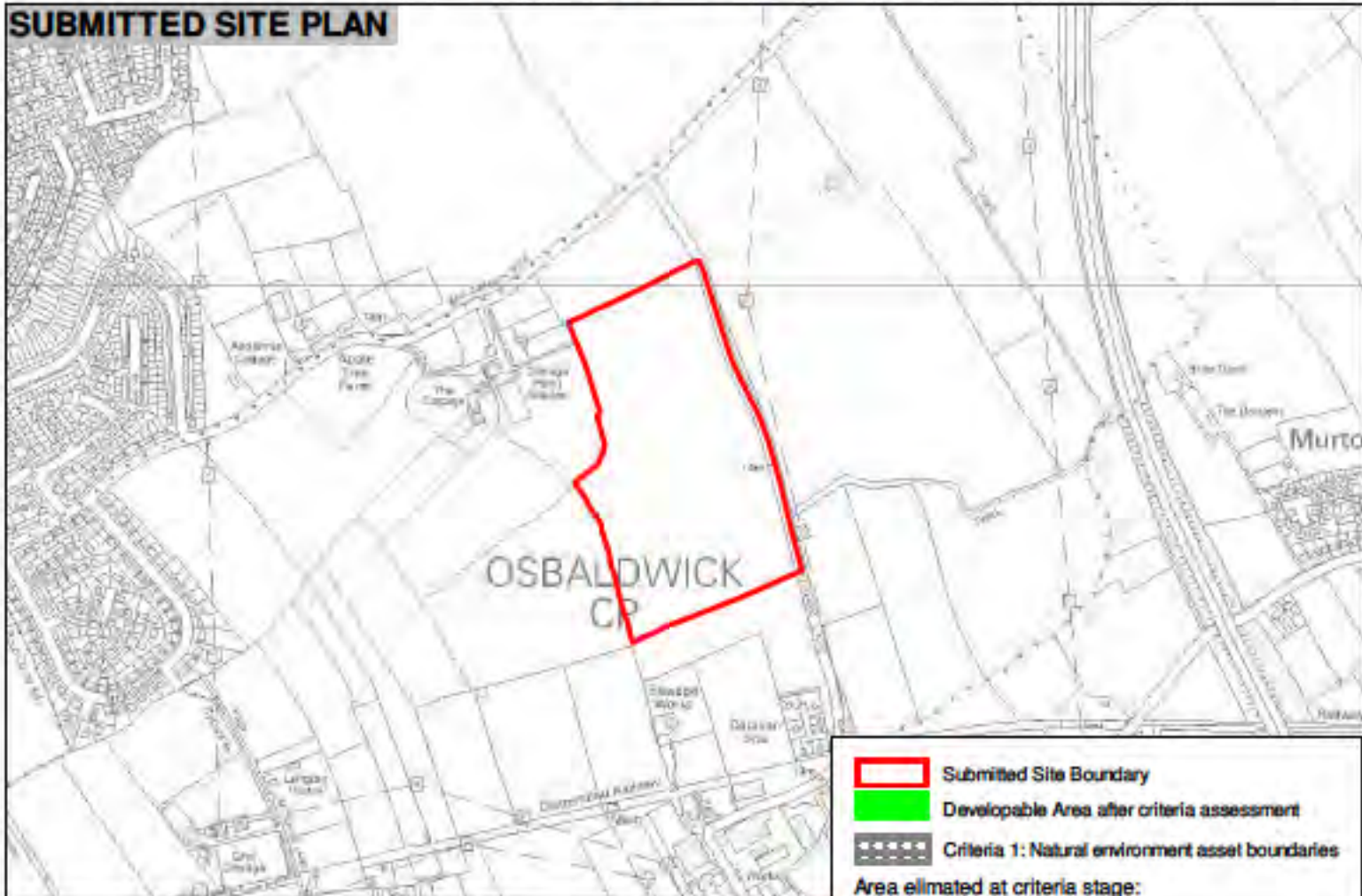
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Criteria 1: Natural environment asset boundaries

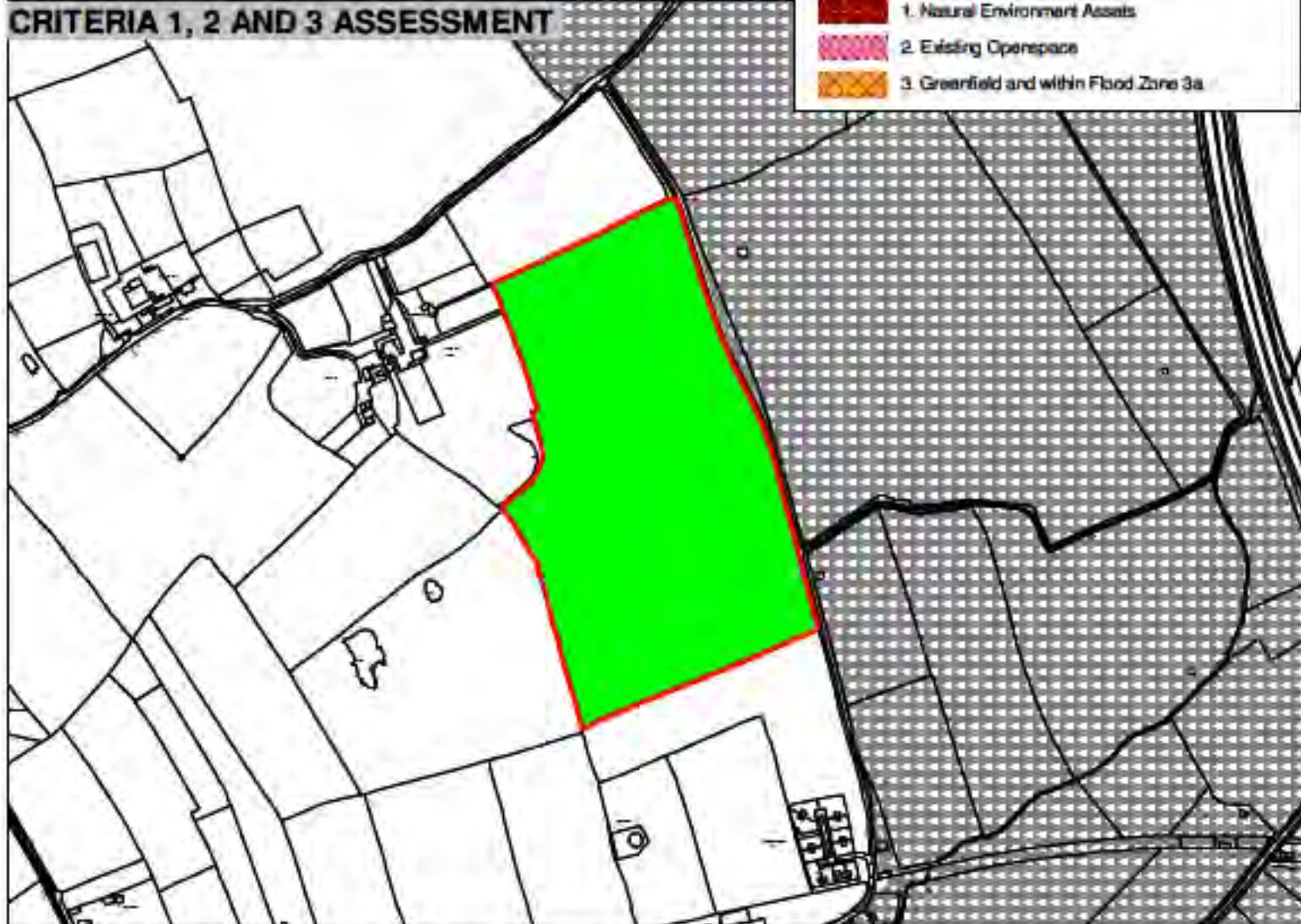
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- 2. Existing OpenSpace
- 3. Greenfield and within Flood Zone 3a

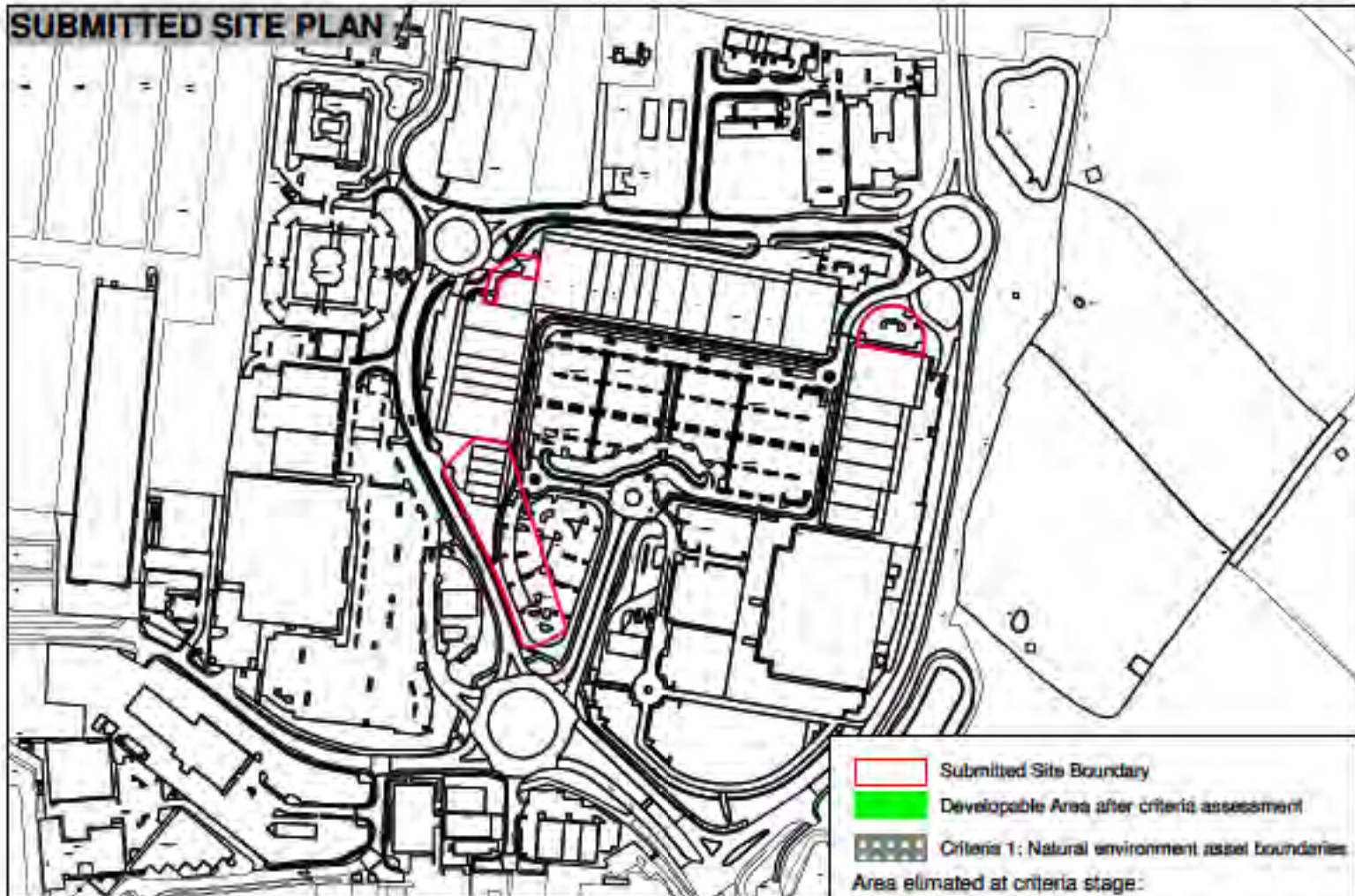
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

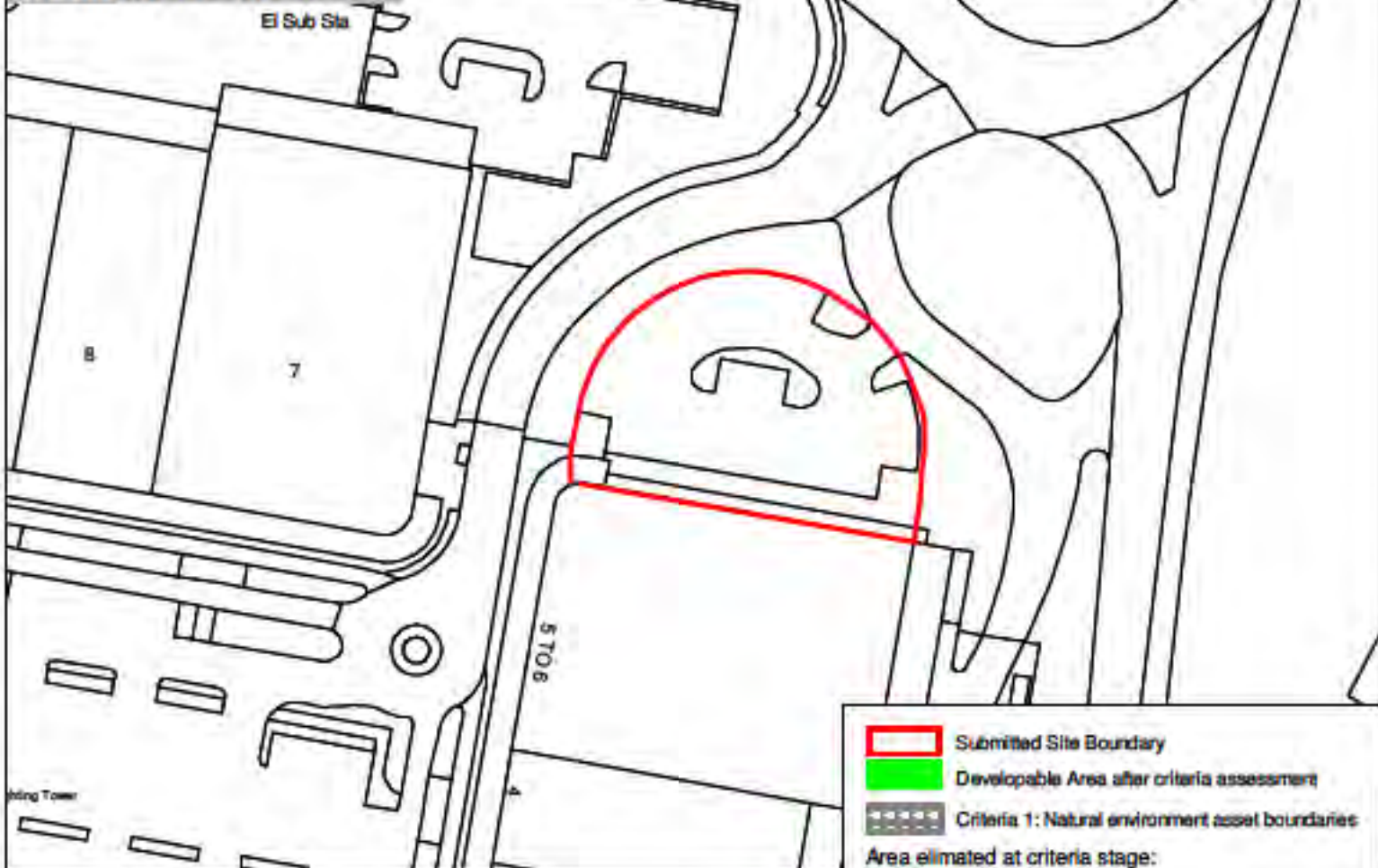


- Submitted Site Boundary
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

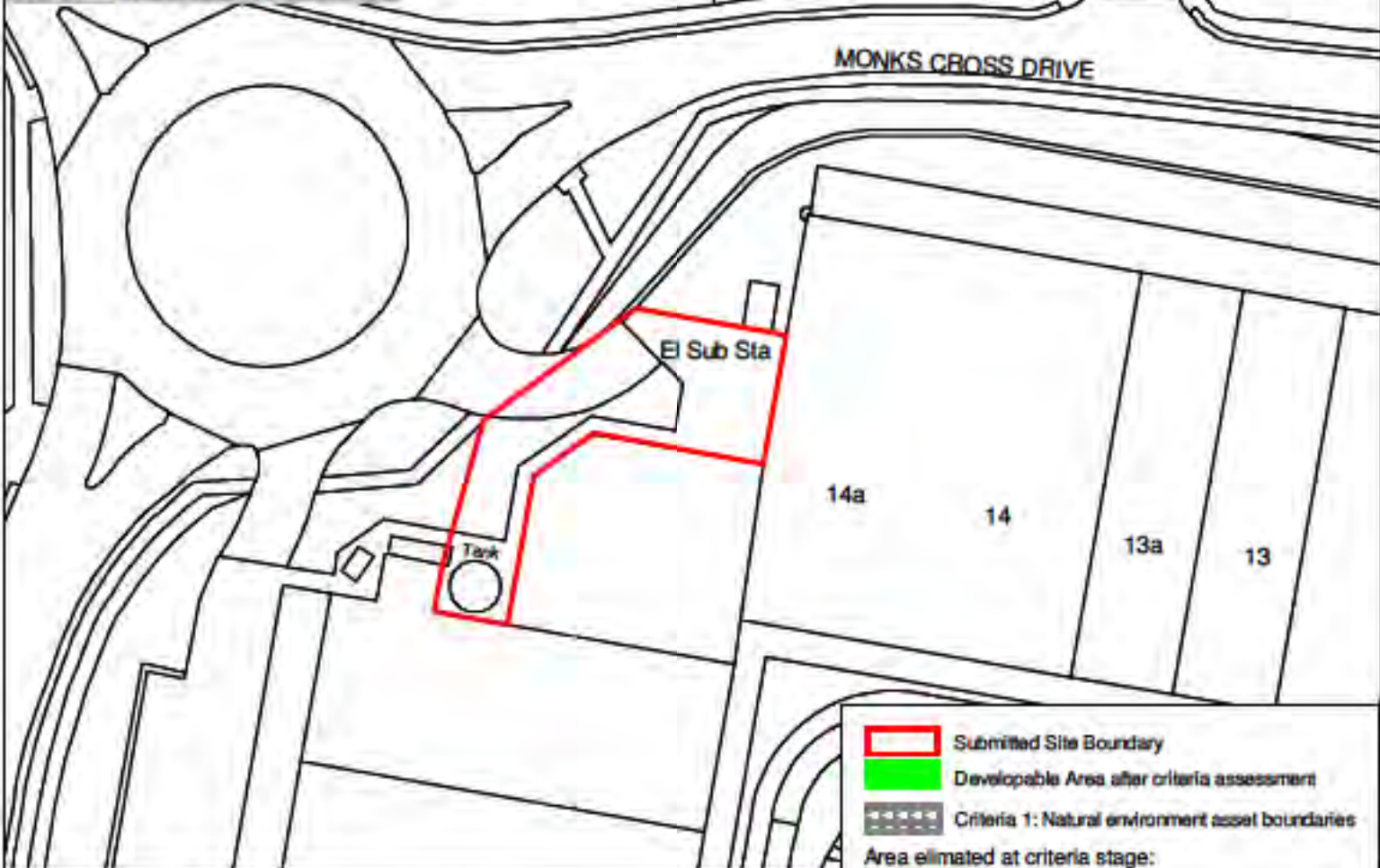


	Submitted Site Boundary
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CRITERIA 1, 2 AND 3 ASSESSMENT

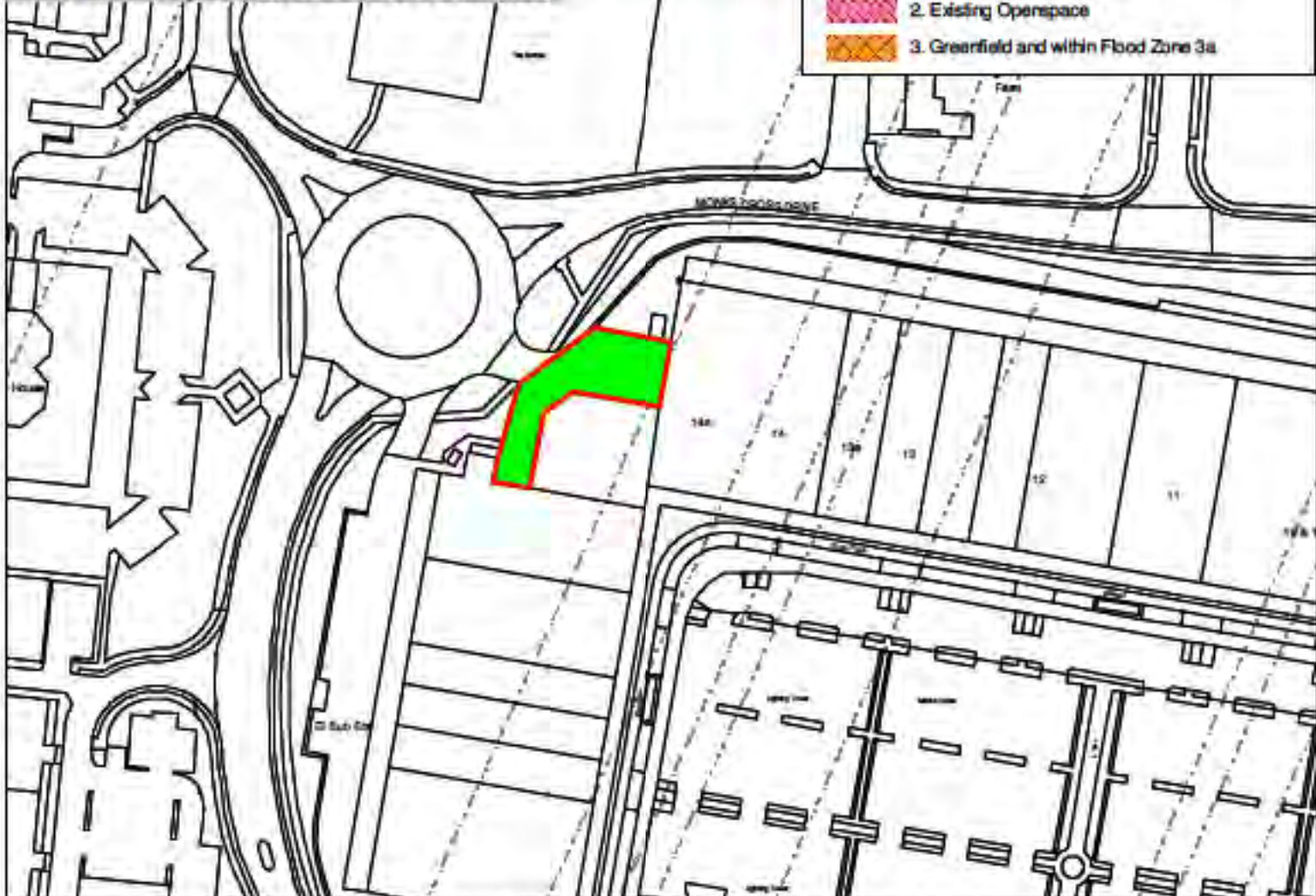


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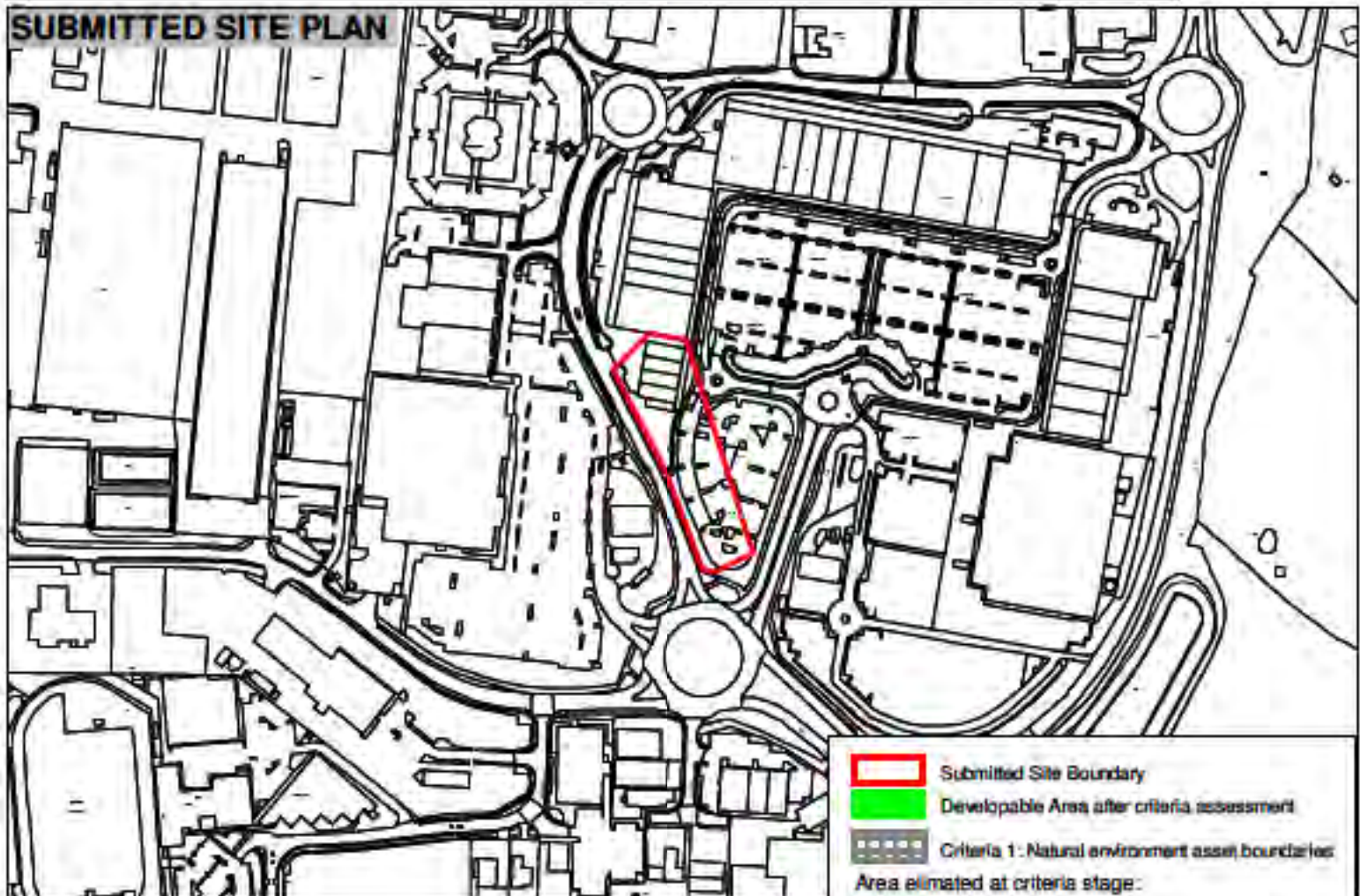


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	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

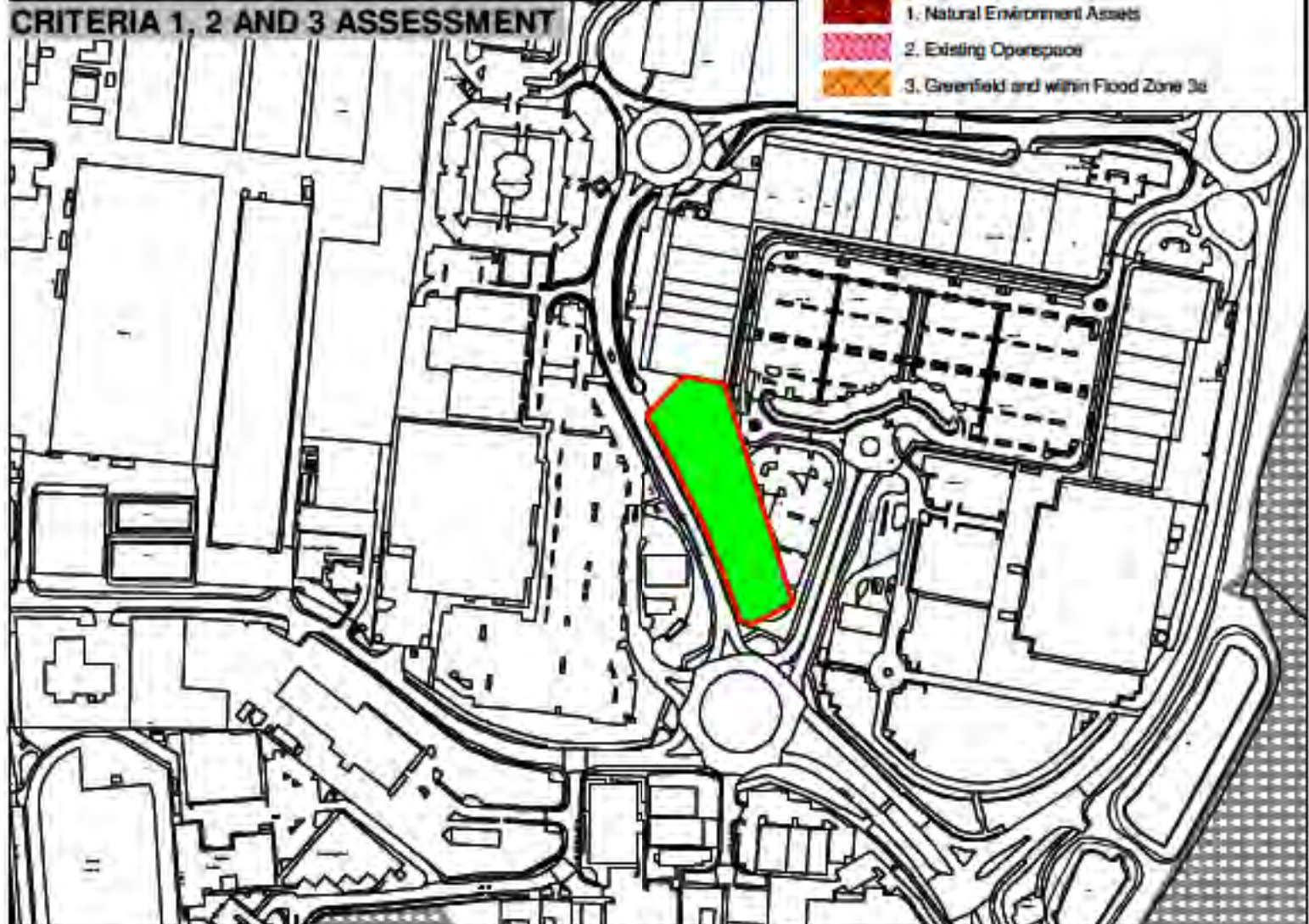


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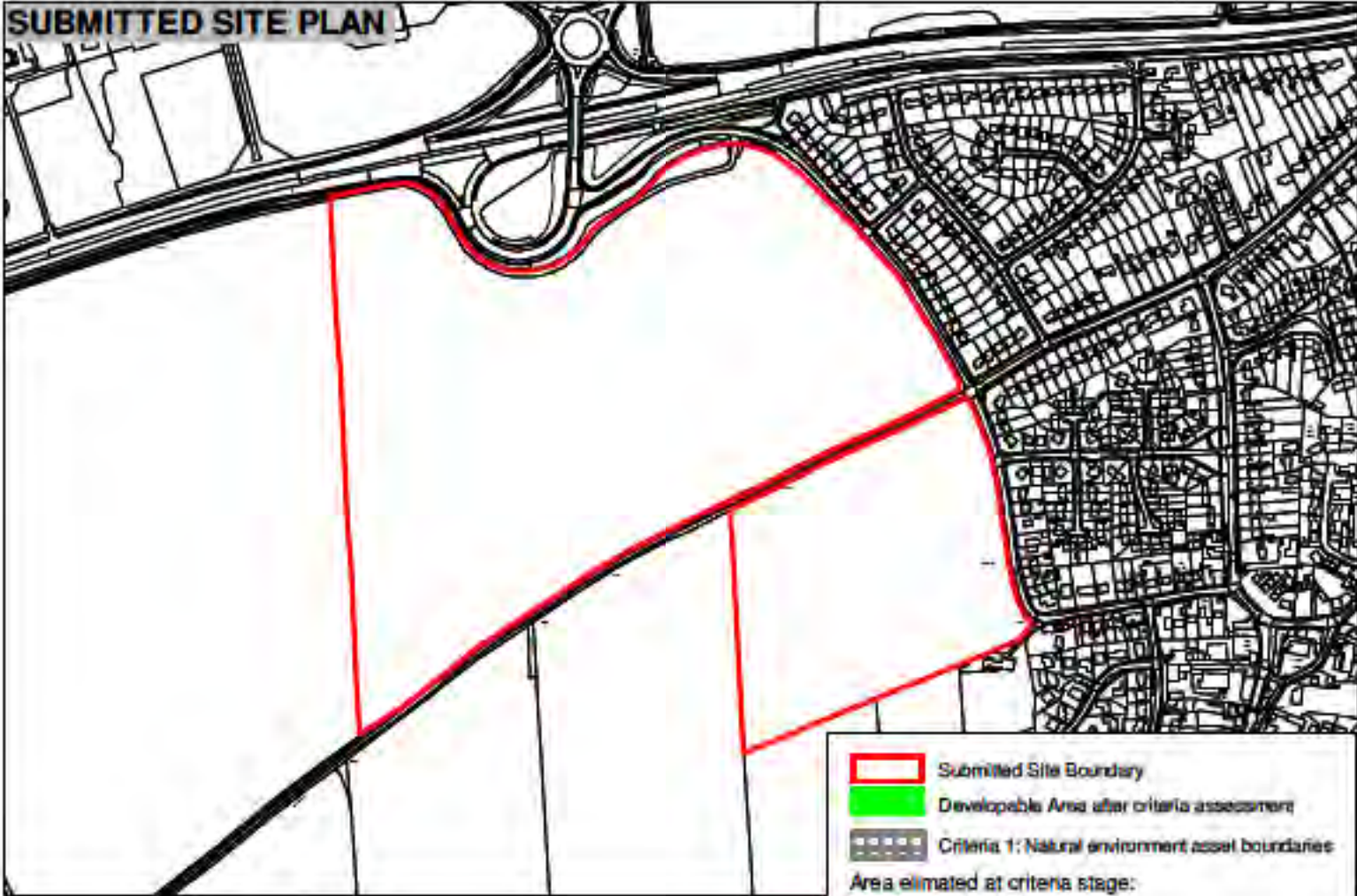


- Submitted Site Boundary
- Developable Area after criteria assessment
- Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
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- 2. Existing Open-space
- 3. Greenfield and within Flood Zone 3a

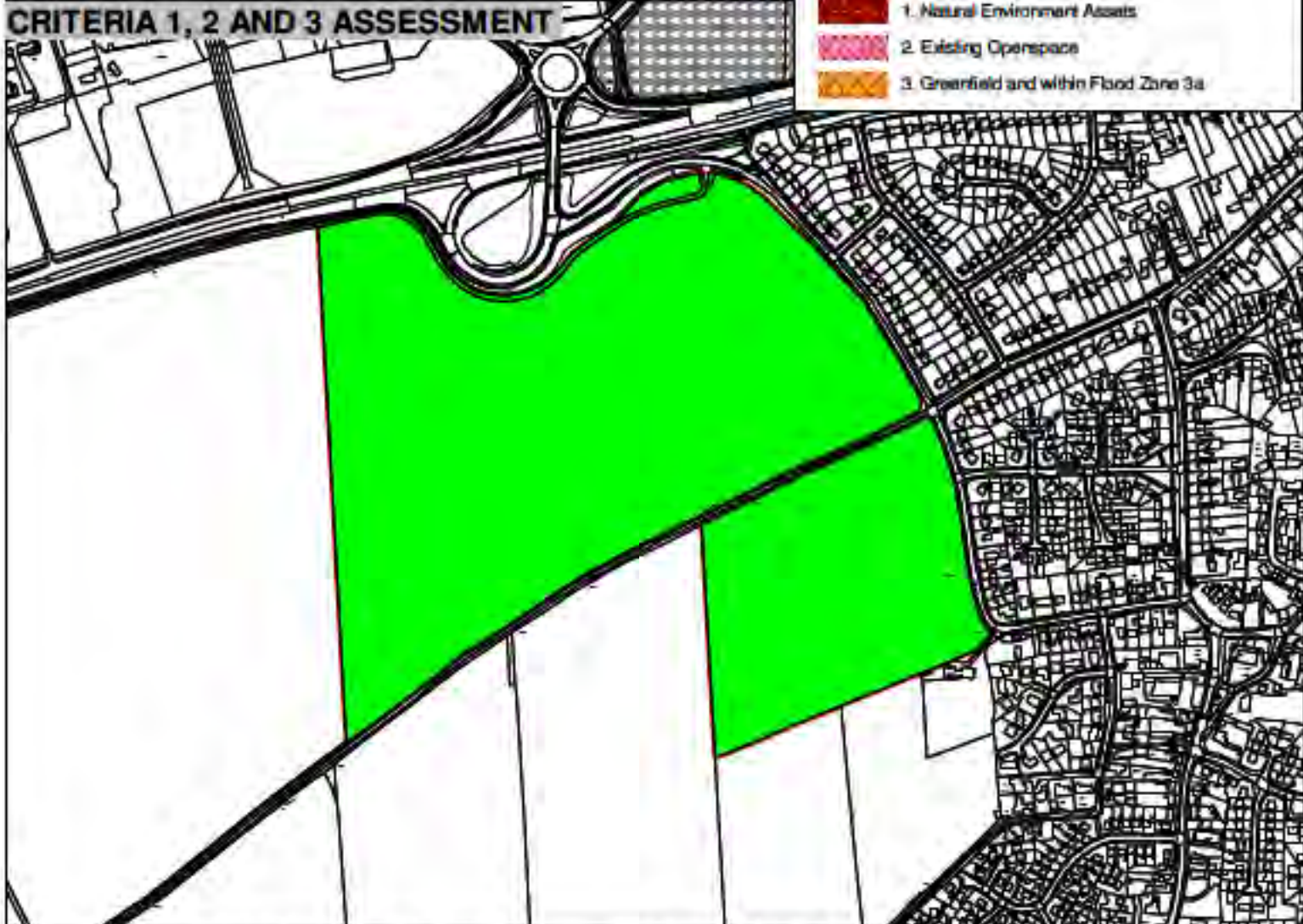
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

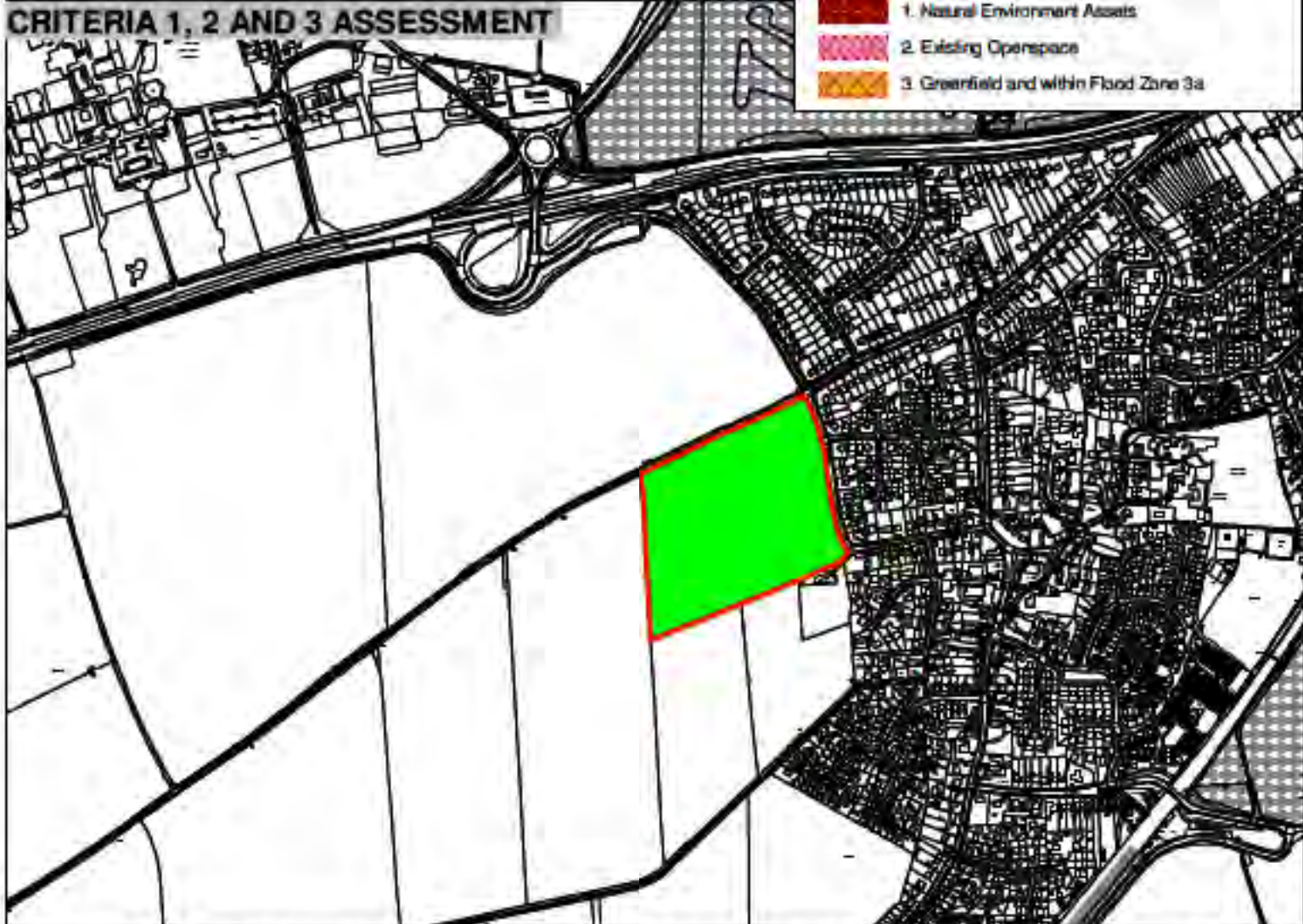


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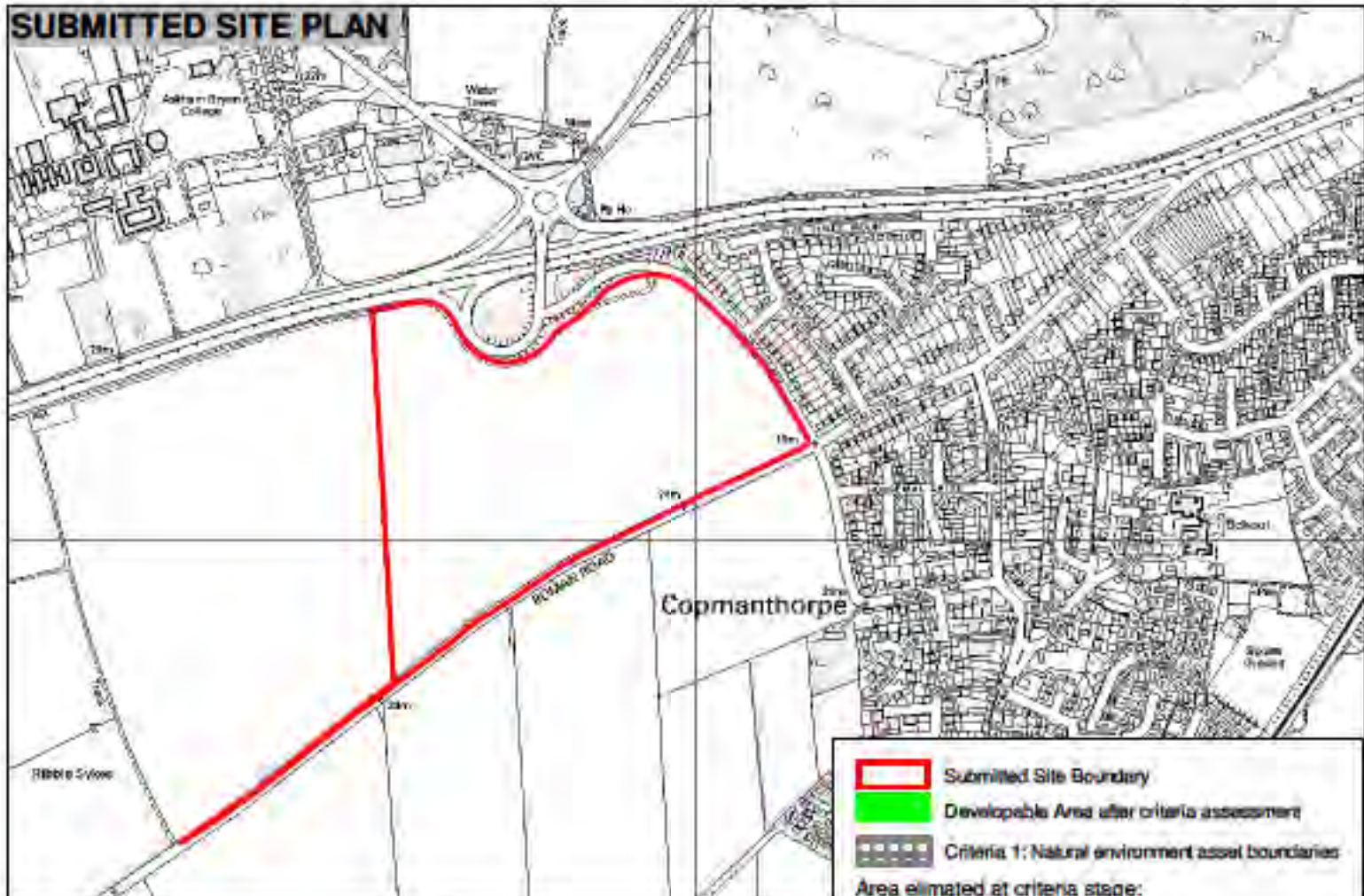


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

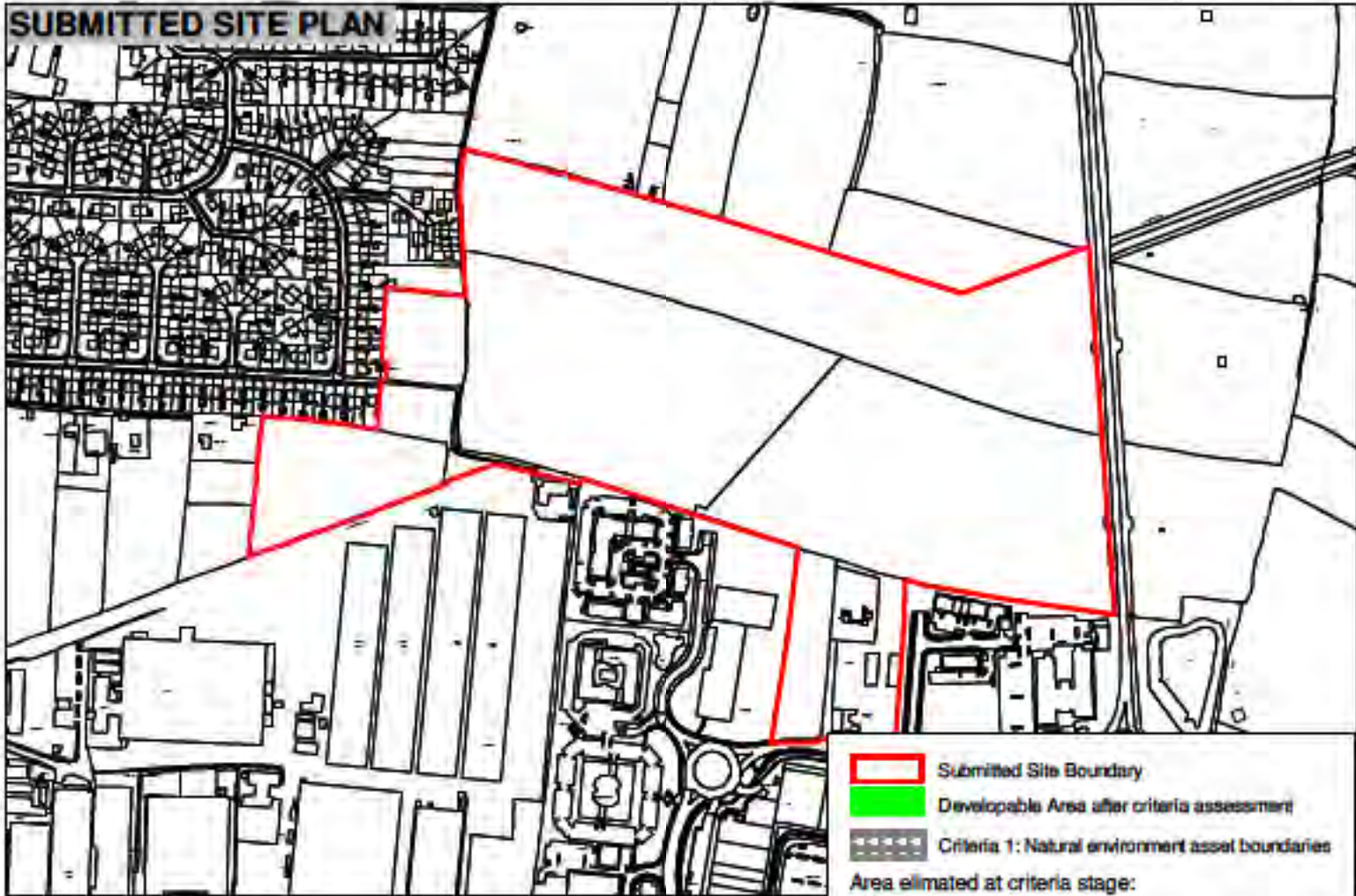


CRITERIA 1, 2 AND 3 ASSESSMENT

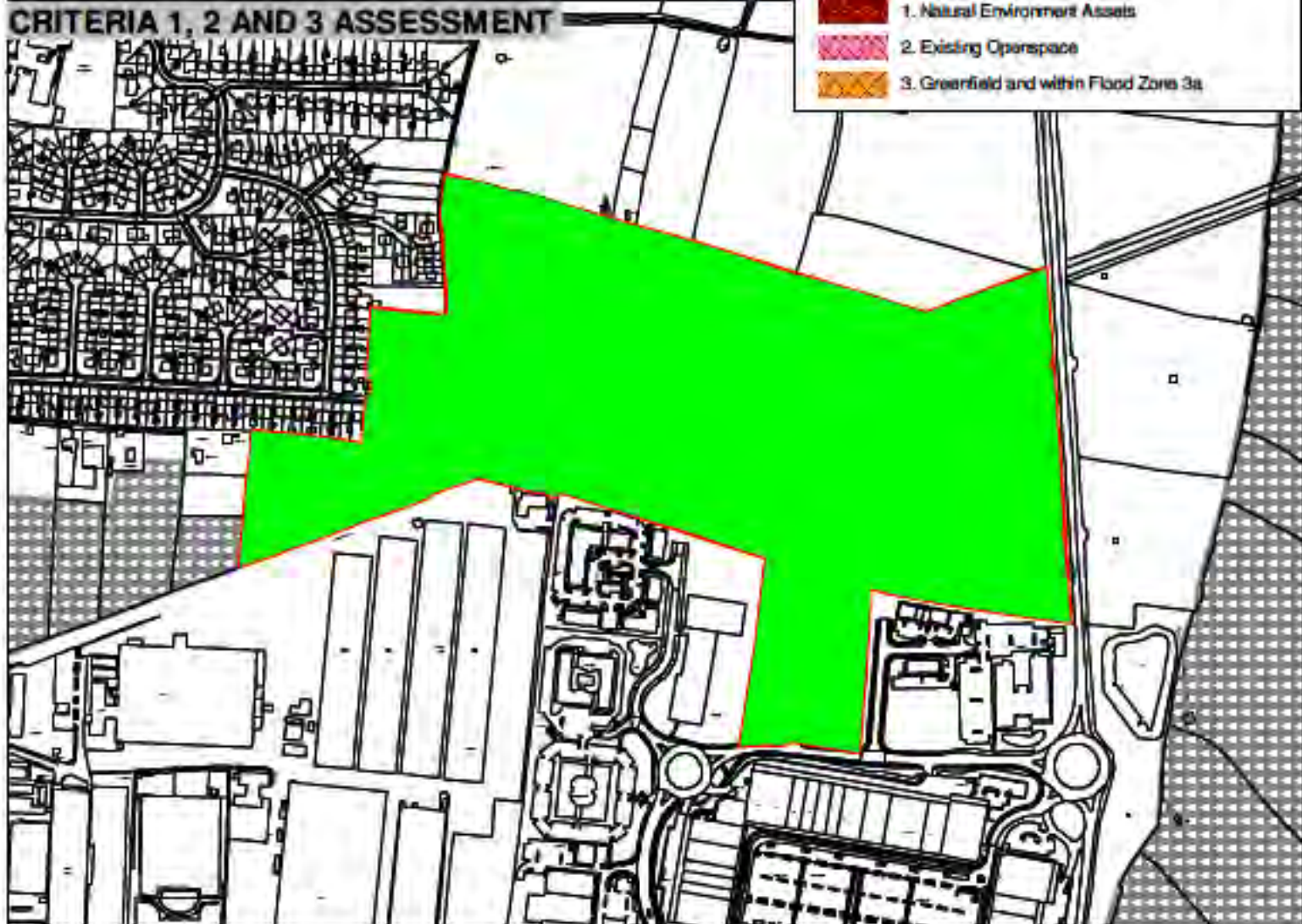


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- Area eliminated at criteria stage:
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SUBMITTED SITE PLAN

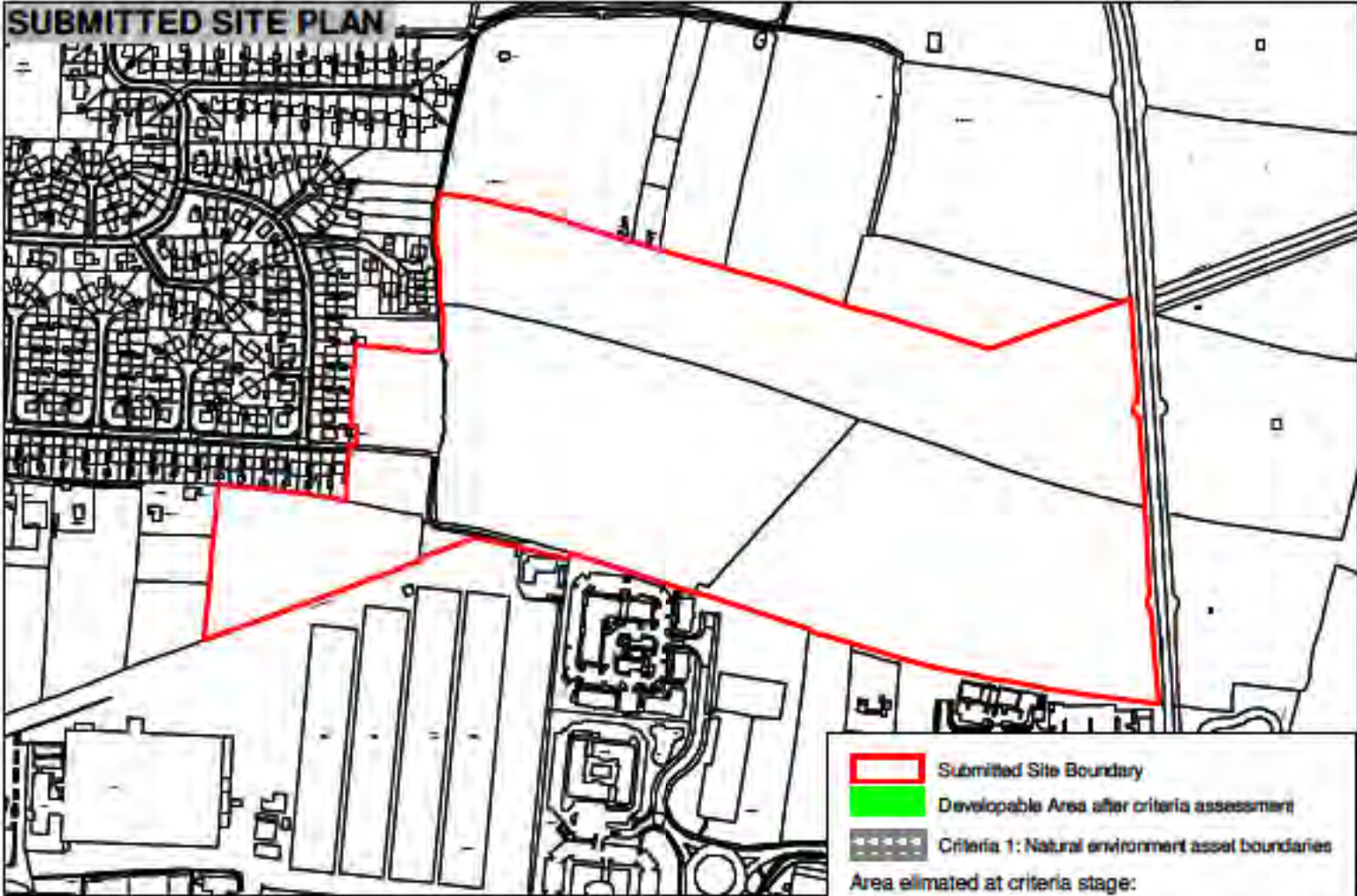


CRITERIA 1, 2 AND 3 ASSESSMENT









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	Developable Area after criteria assessment
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SUBMITTED SITE PLAN

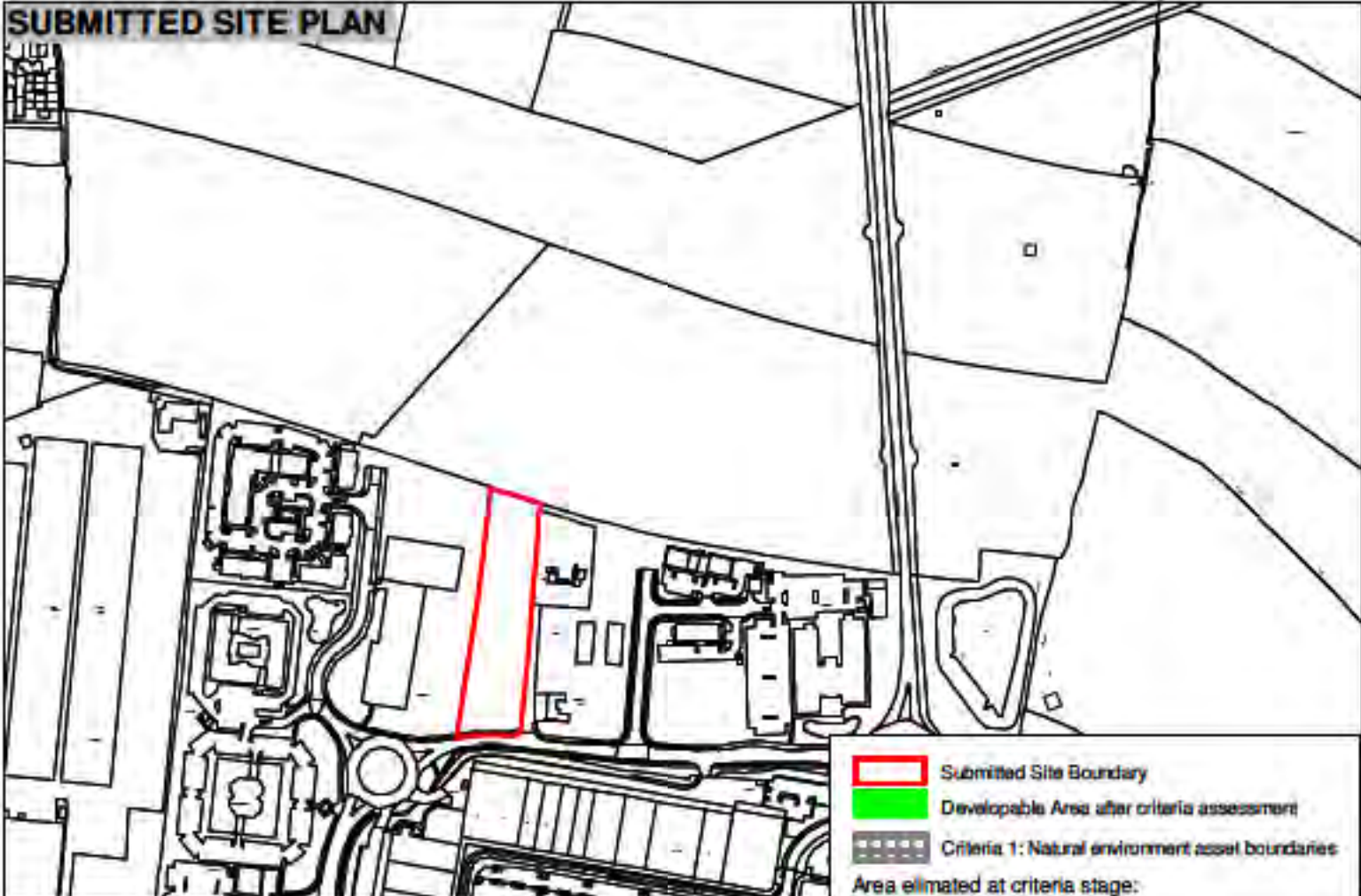


CRITERIA 1, 2 AND 3 ASSESSMENT

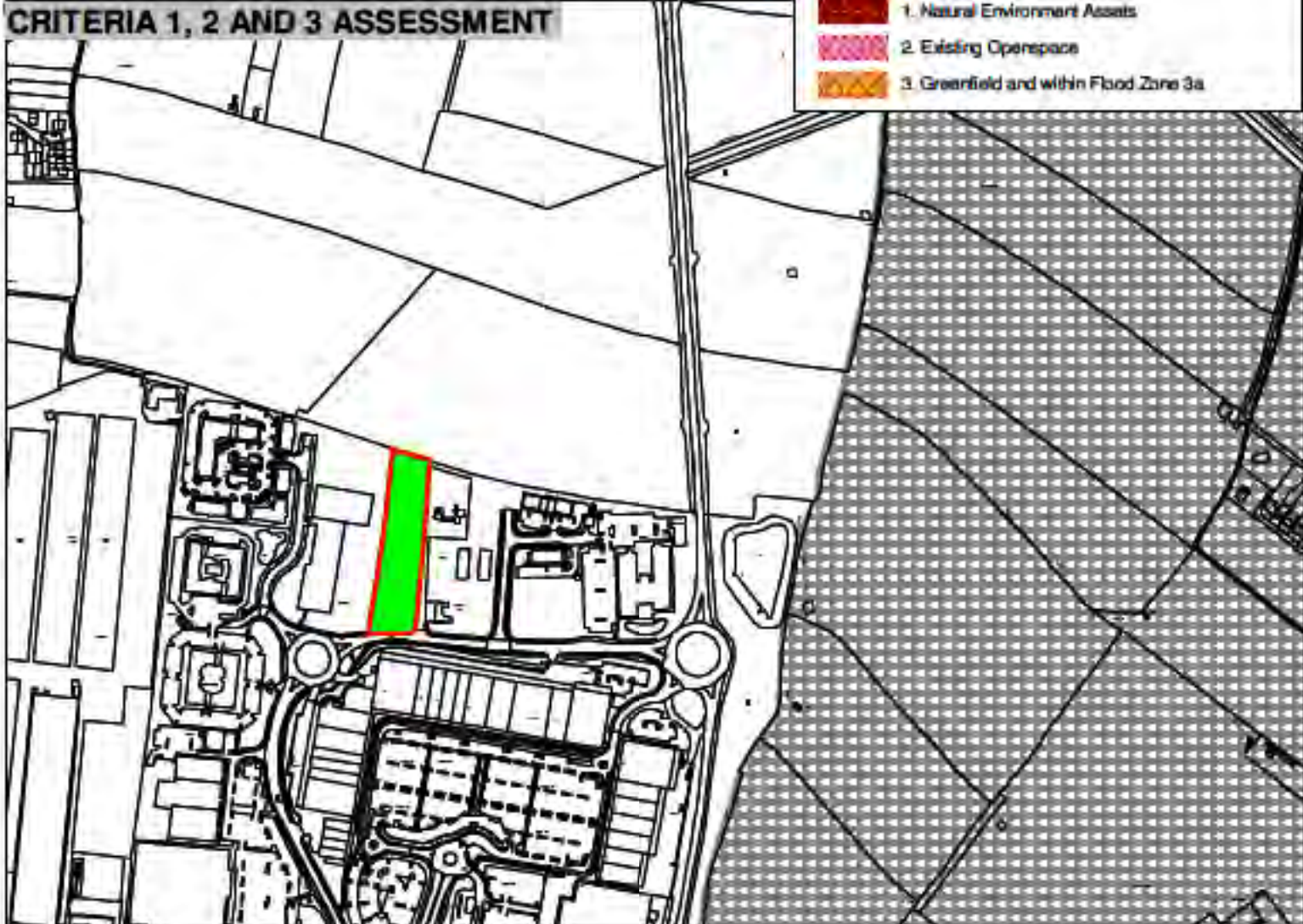


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	Developable Area after criteria assessment
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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



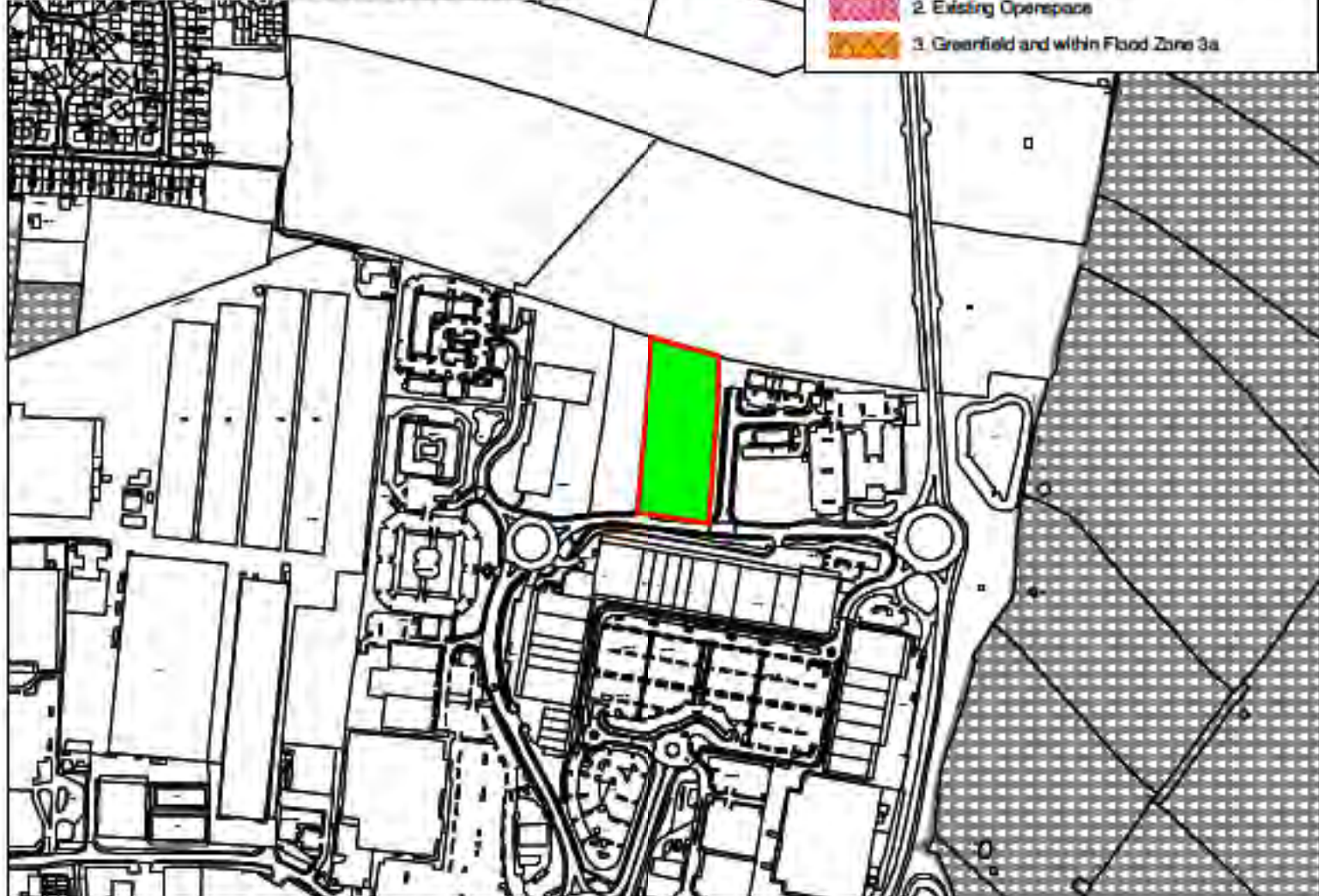
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SUBMITTED SITE PLAN

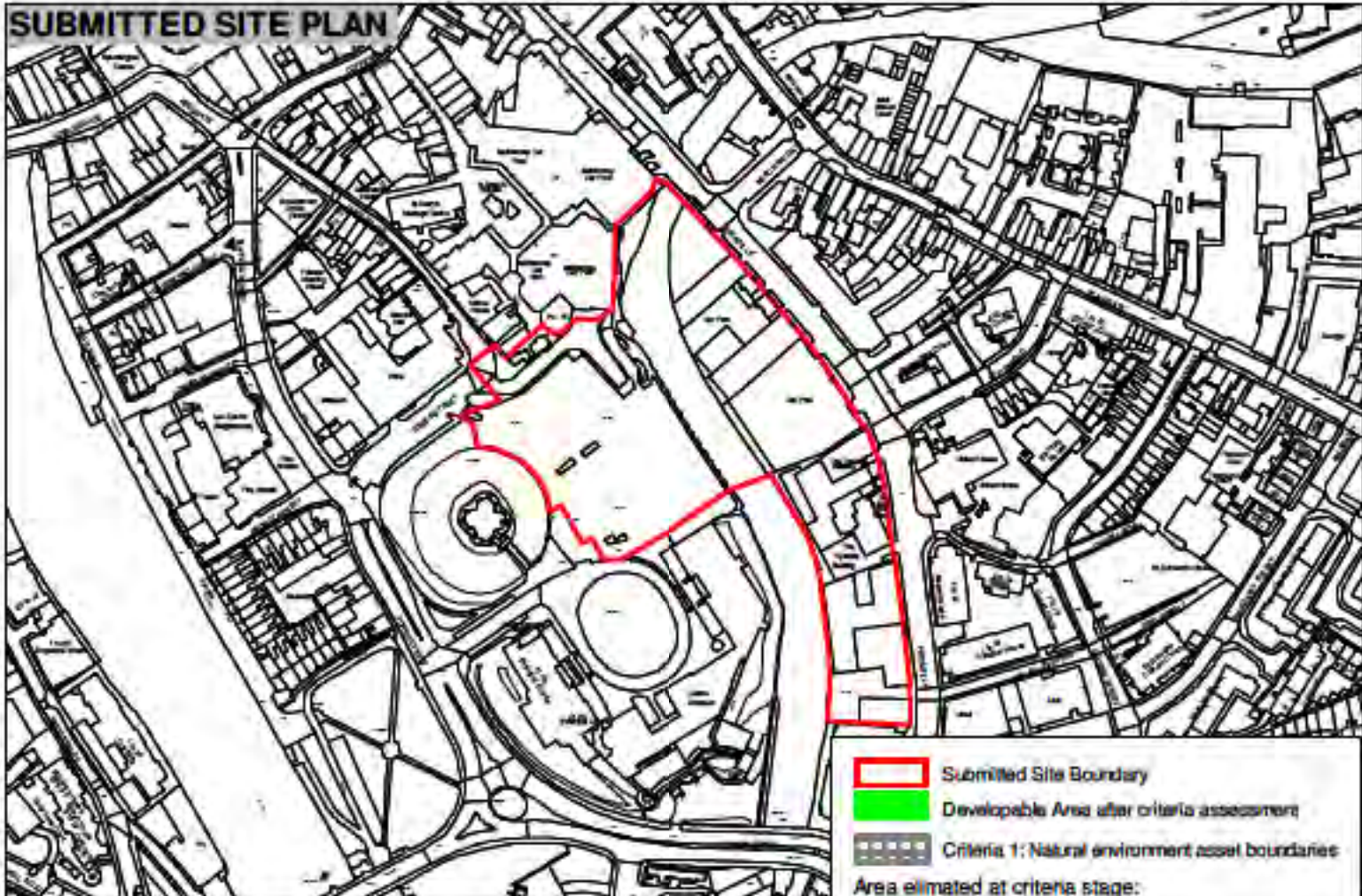


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CRITERIA 1, 2 AND 3 ASSESSMENT

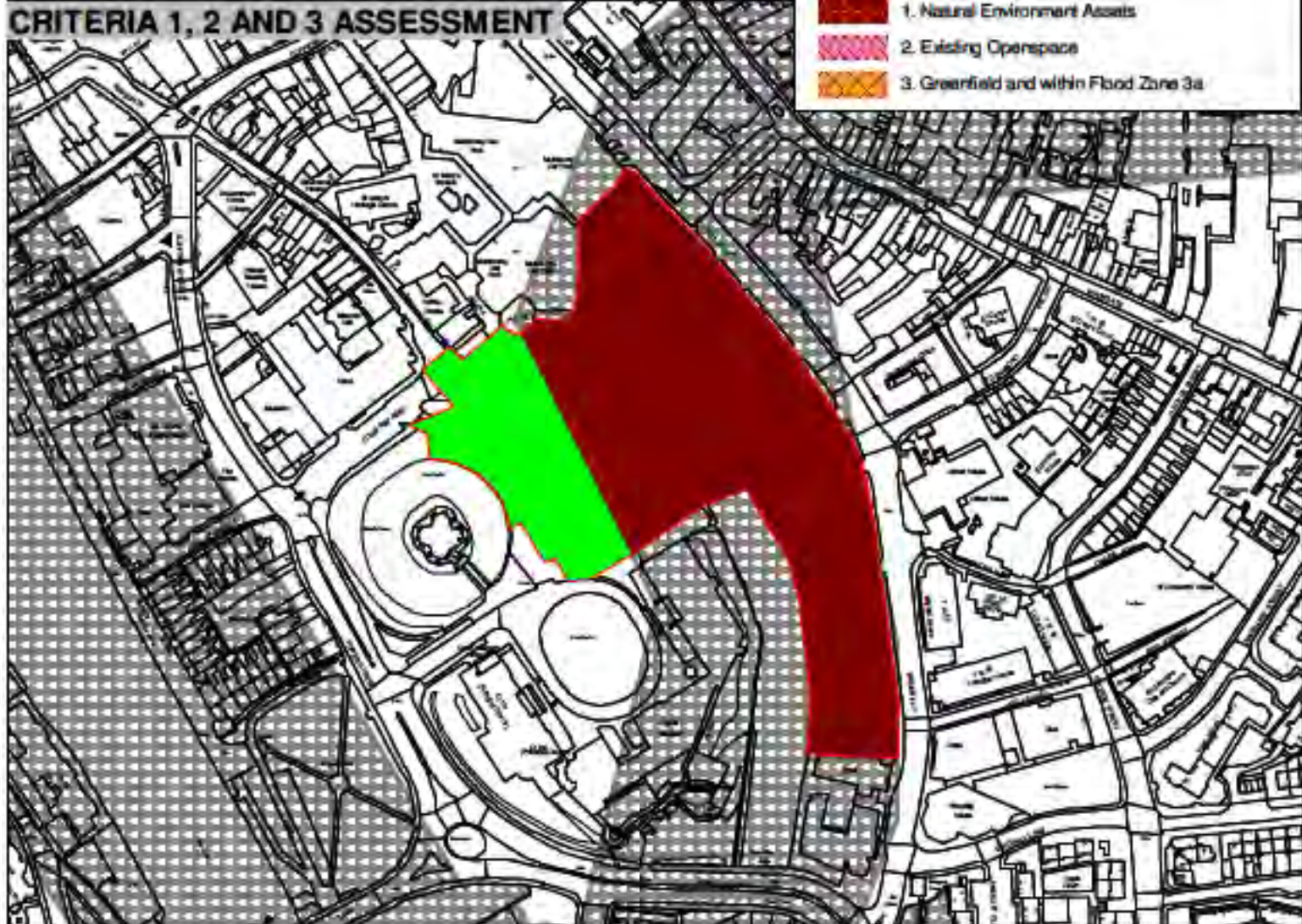


SUBMITTED SITE PLAN

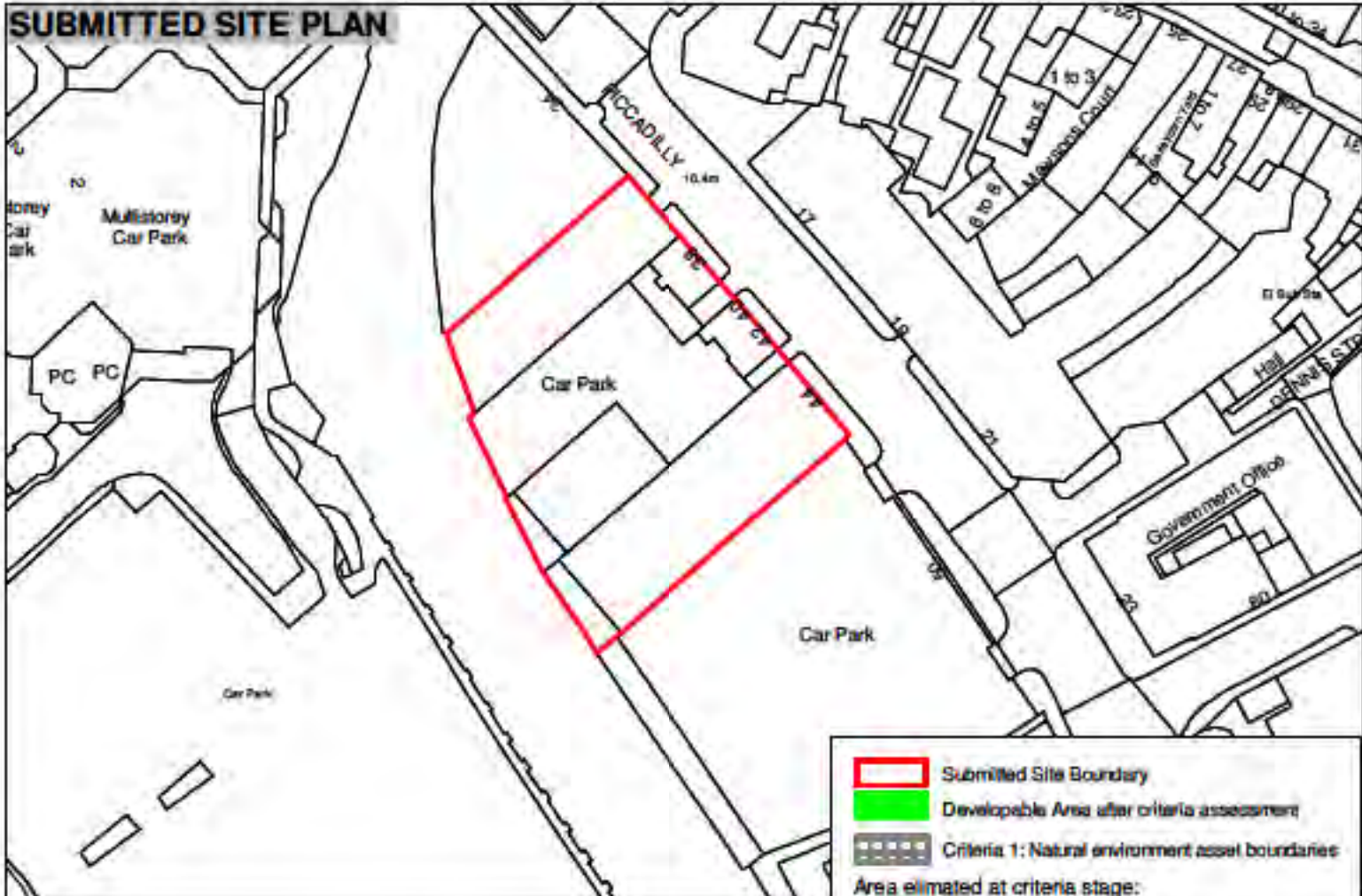


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CRITERIA 1, 2 AND 3 ASSESSMENT



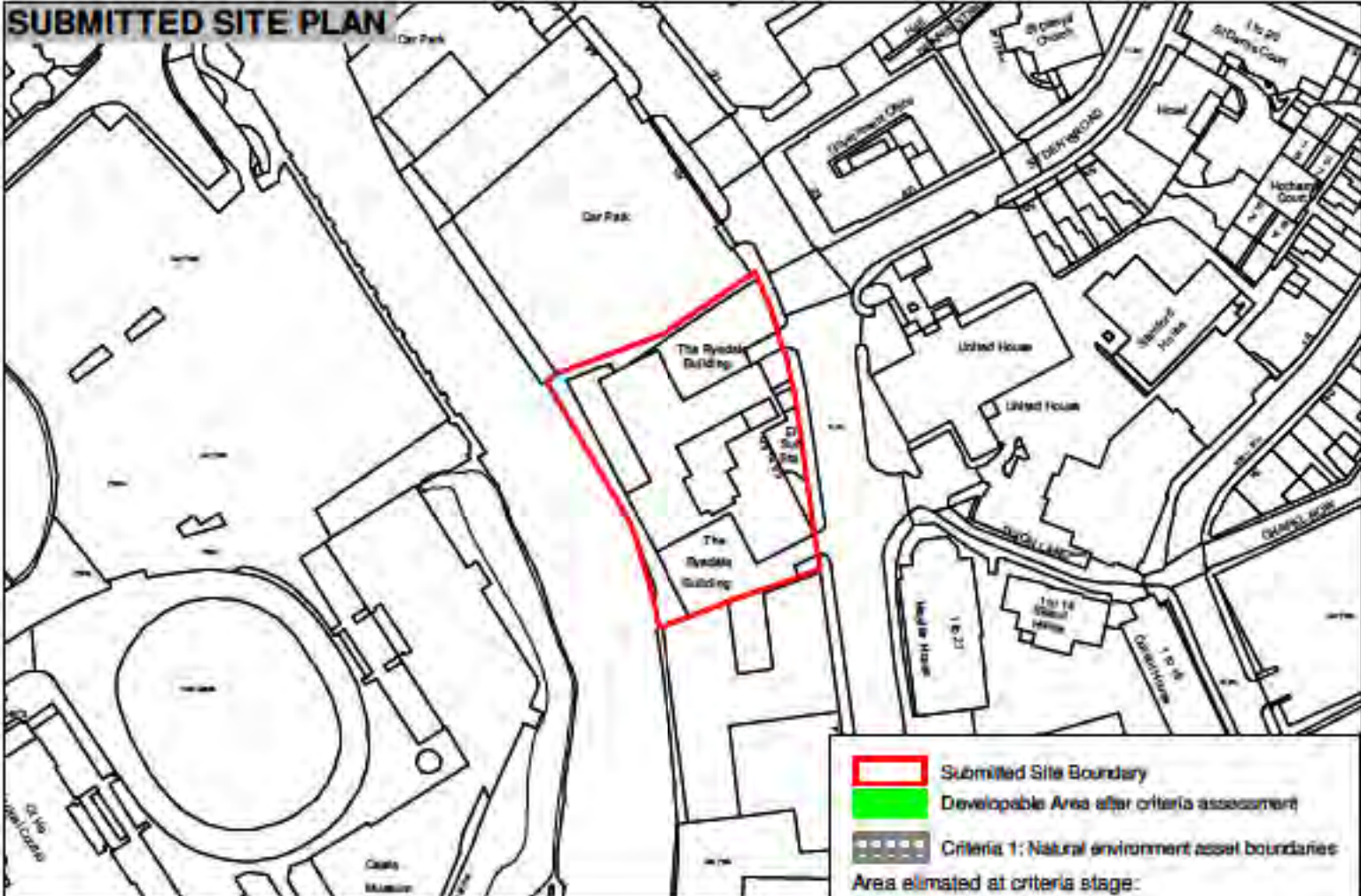
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CRITERIA 1, 2 AND 3 ASSESSMENT

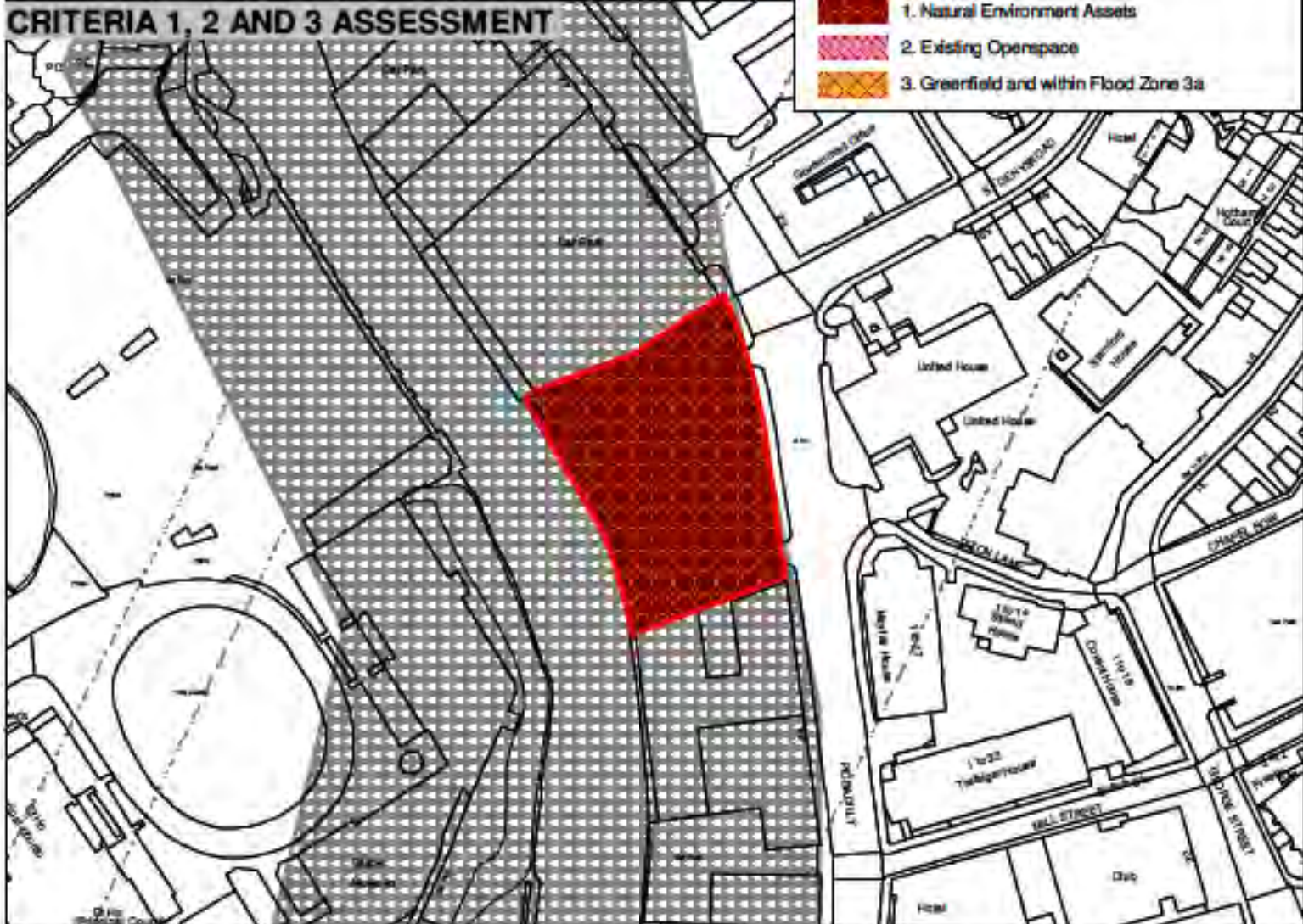


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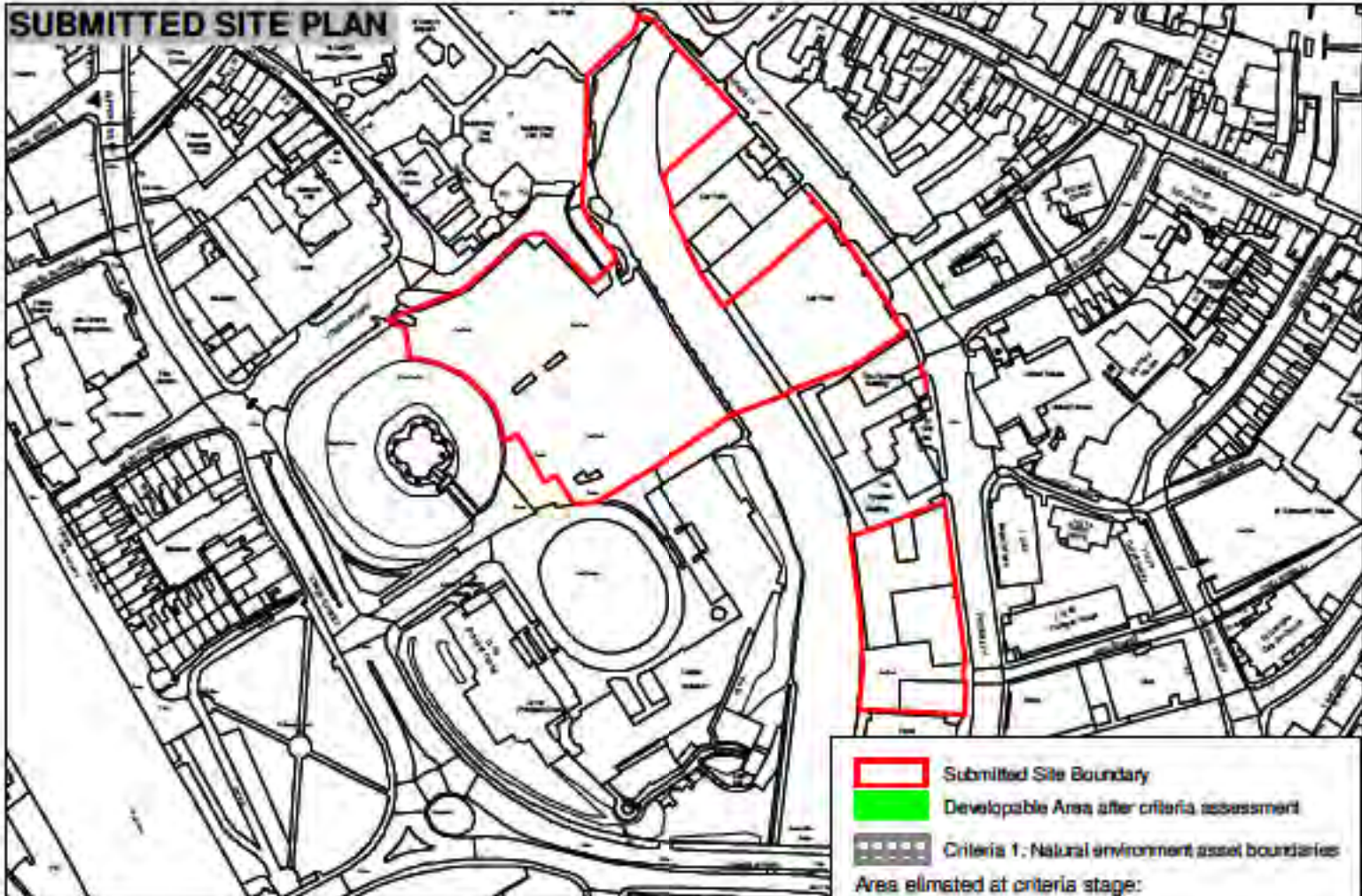








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CRITERIA 1, 2 AND 3 ASSESSMENT

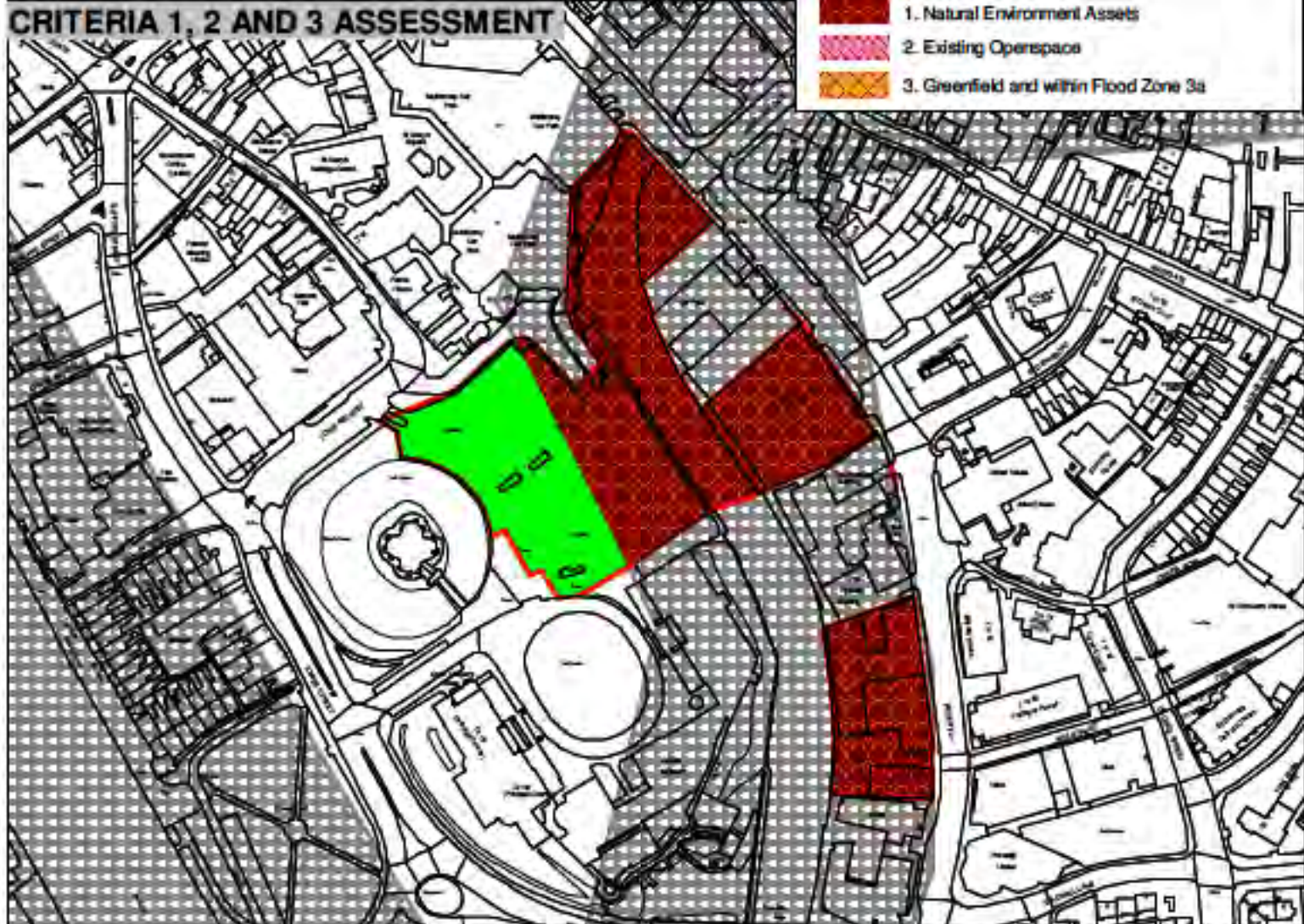


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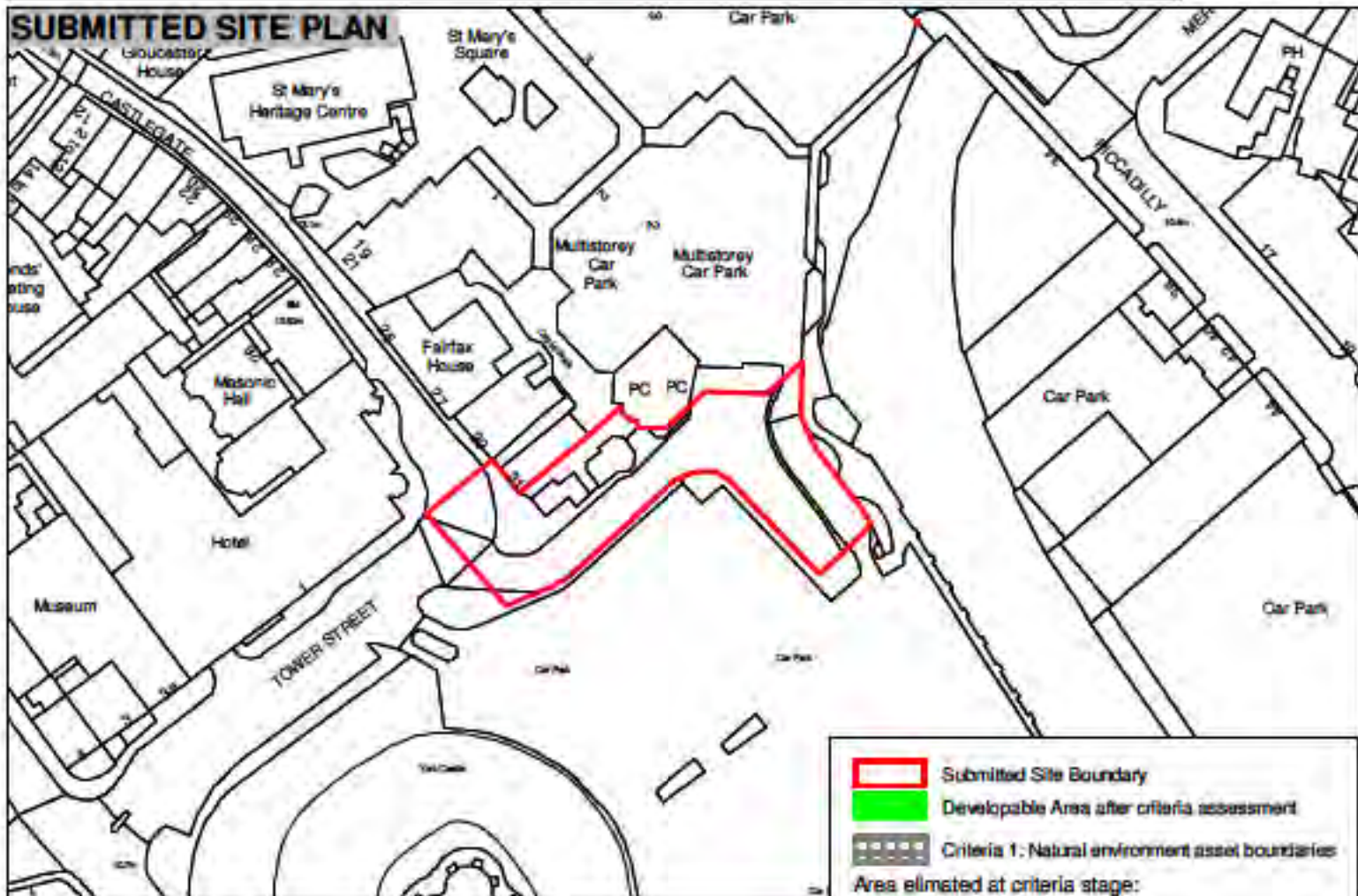


	Submitted Site Boundary
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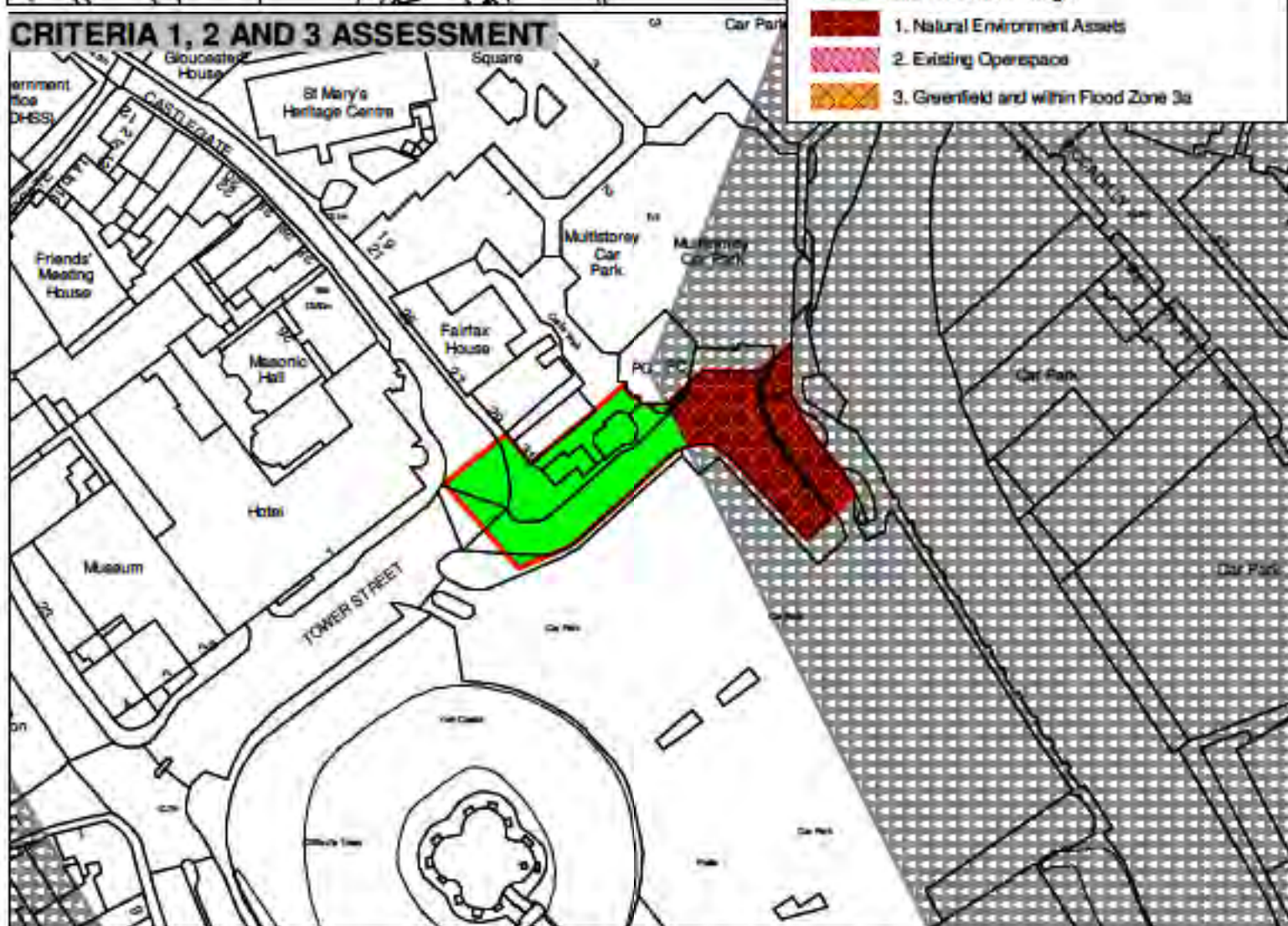


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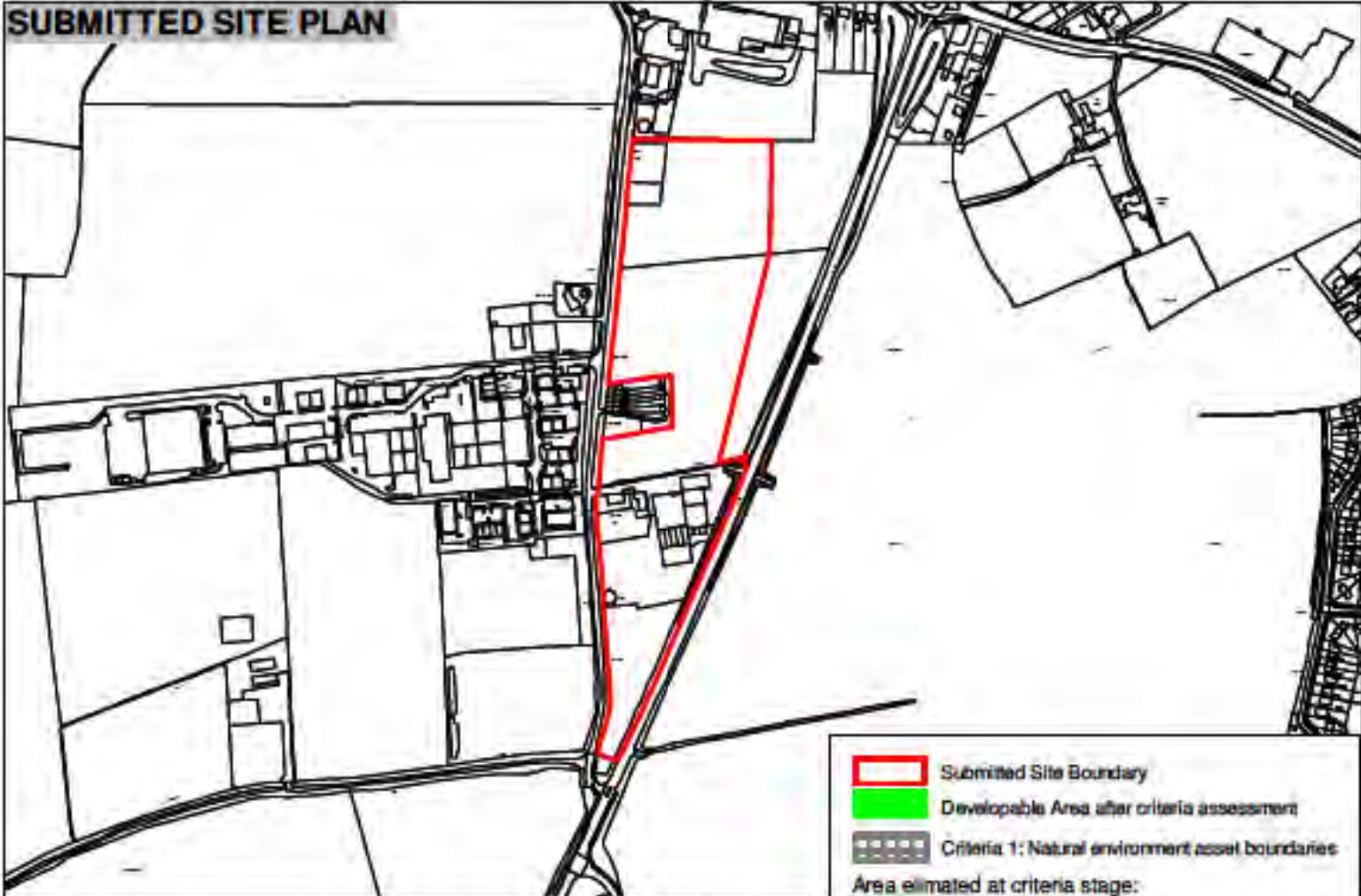


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

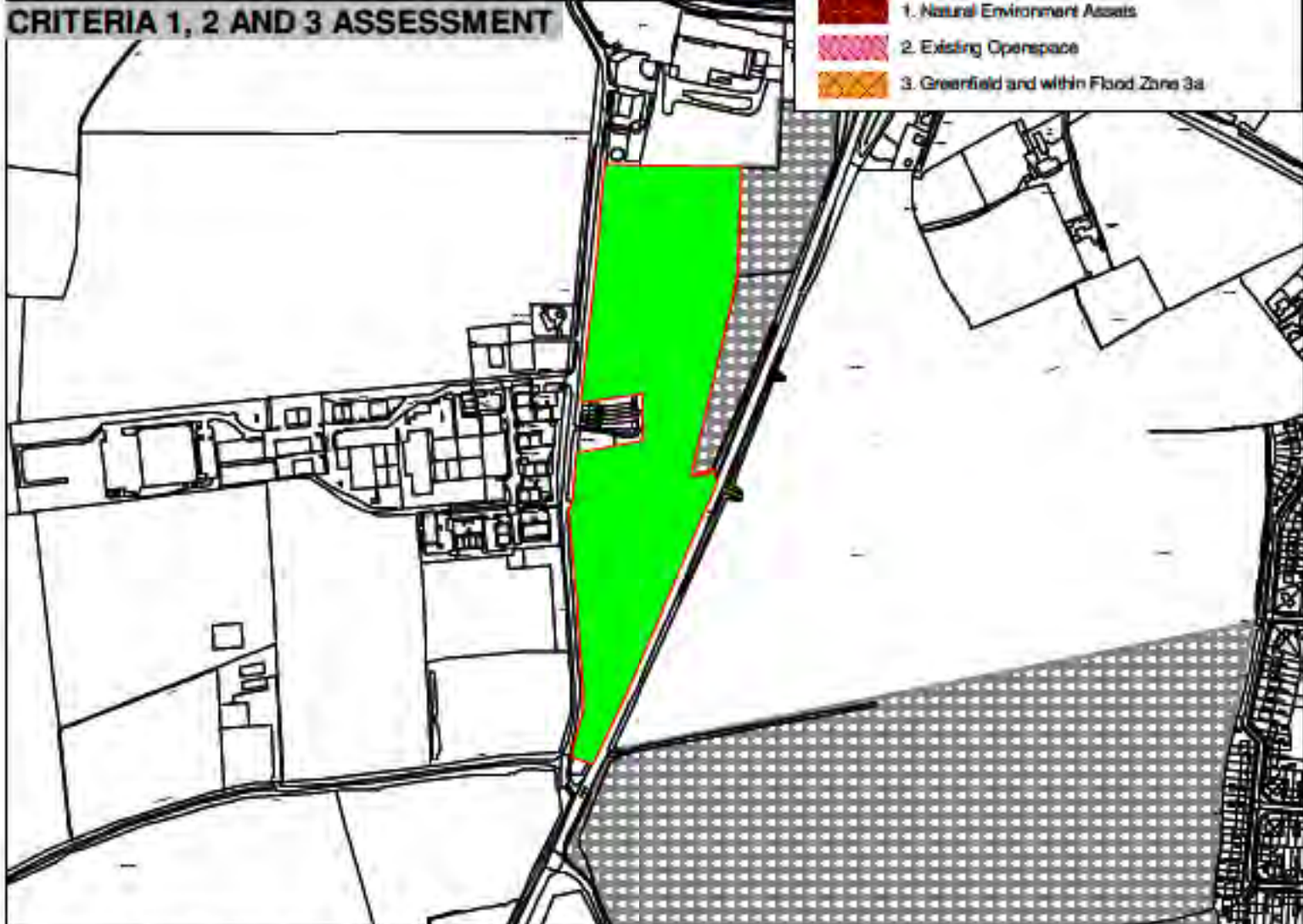
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

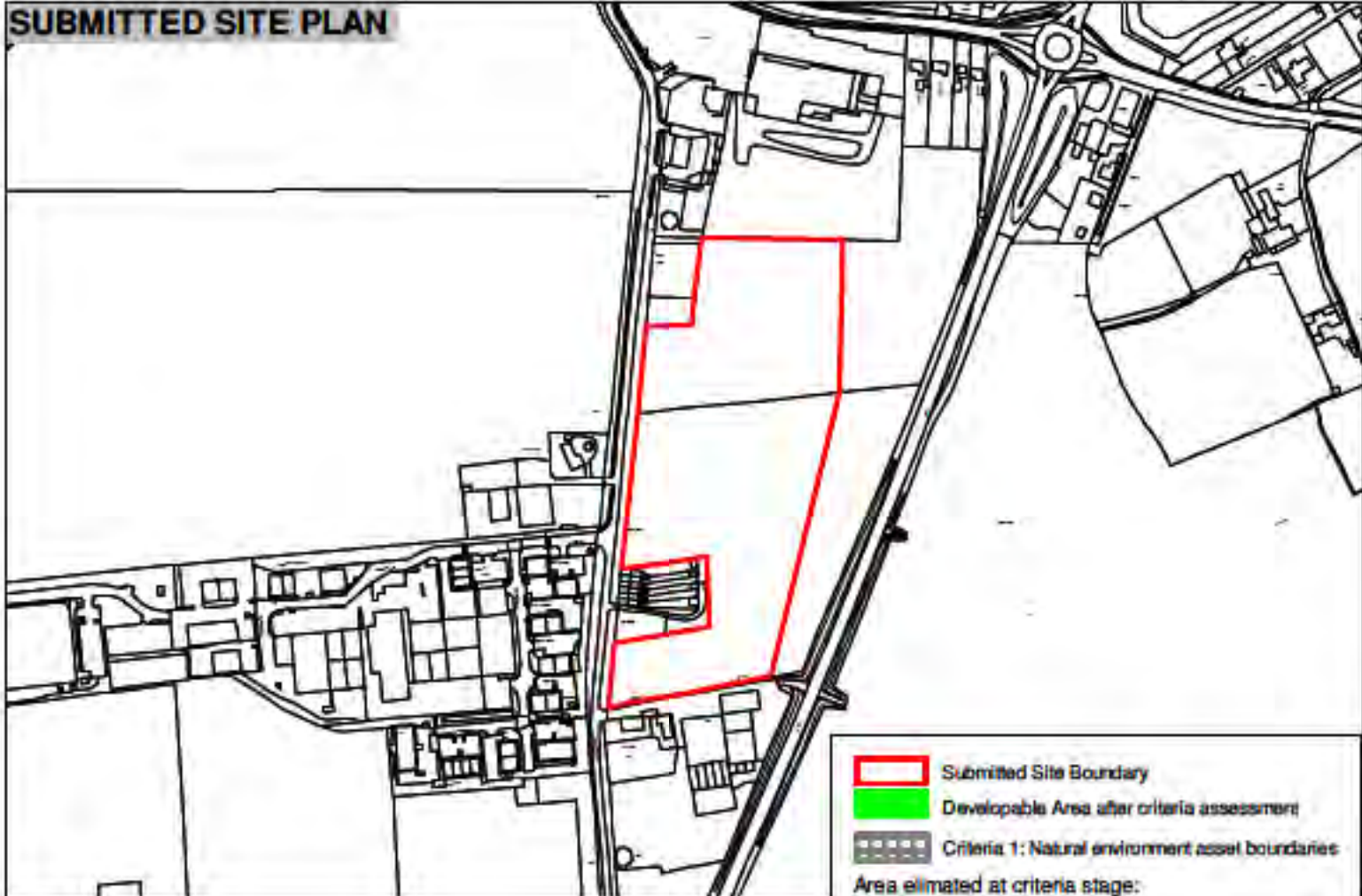
Area eliminated at criteria stage:

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CRITERIA 1, 2 AND 3 ASSESSMENT

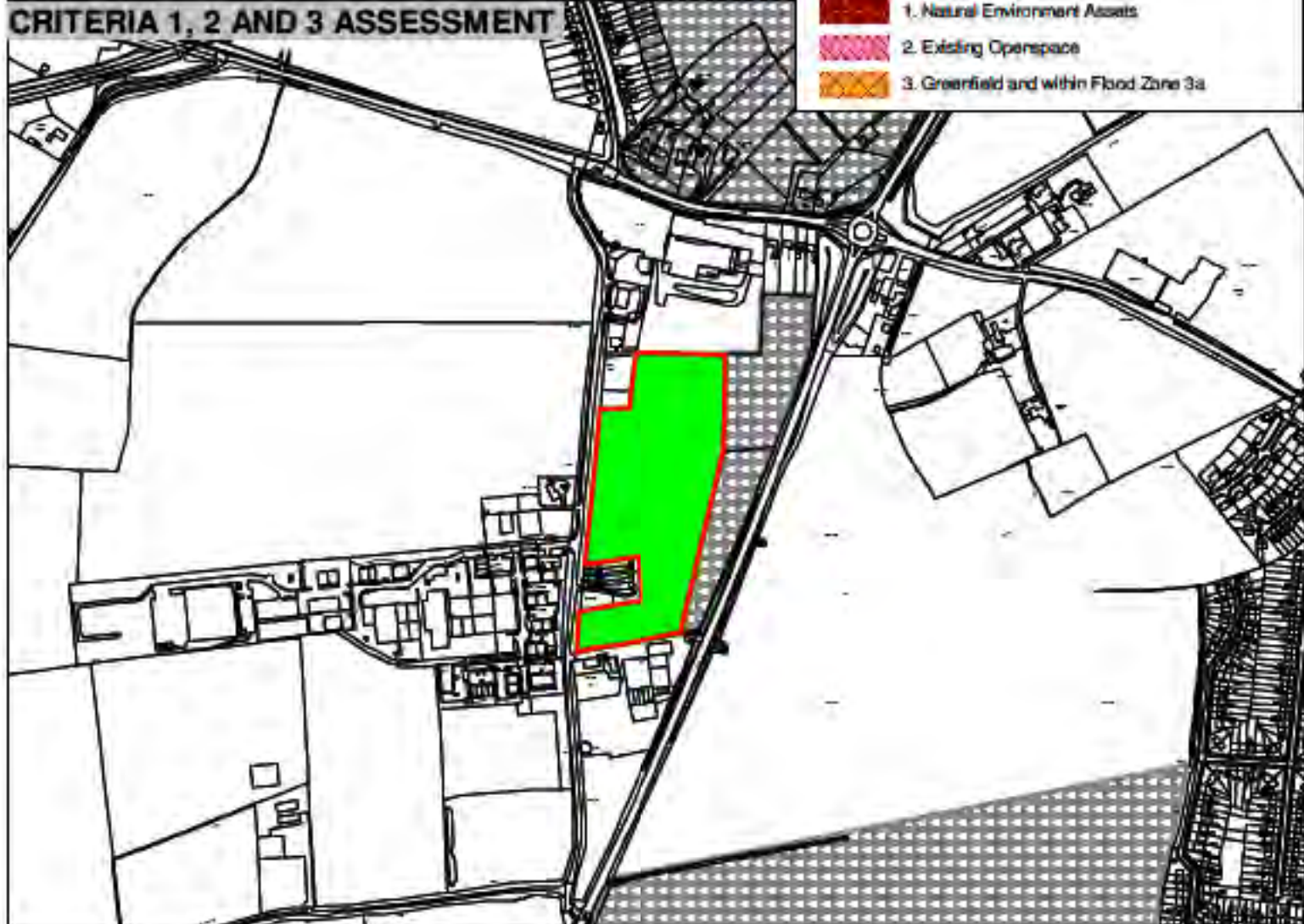


SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT

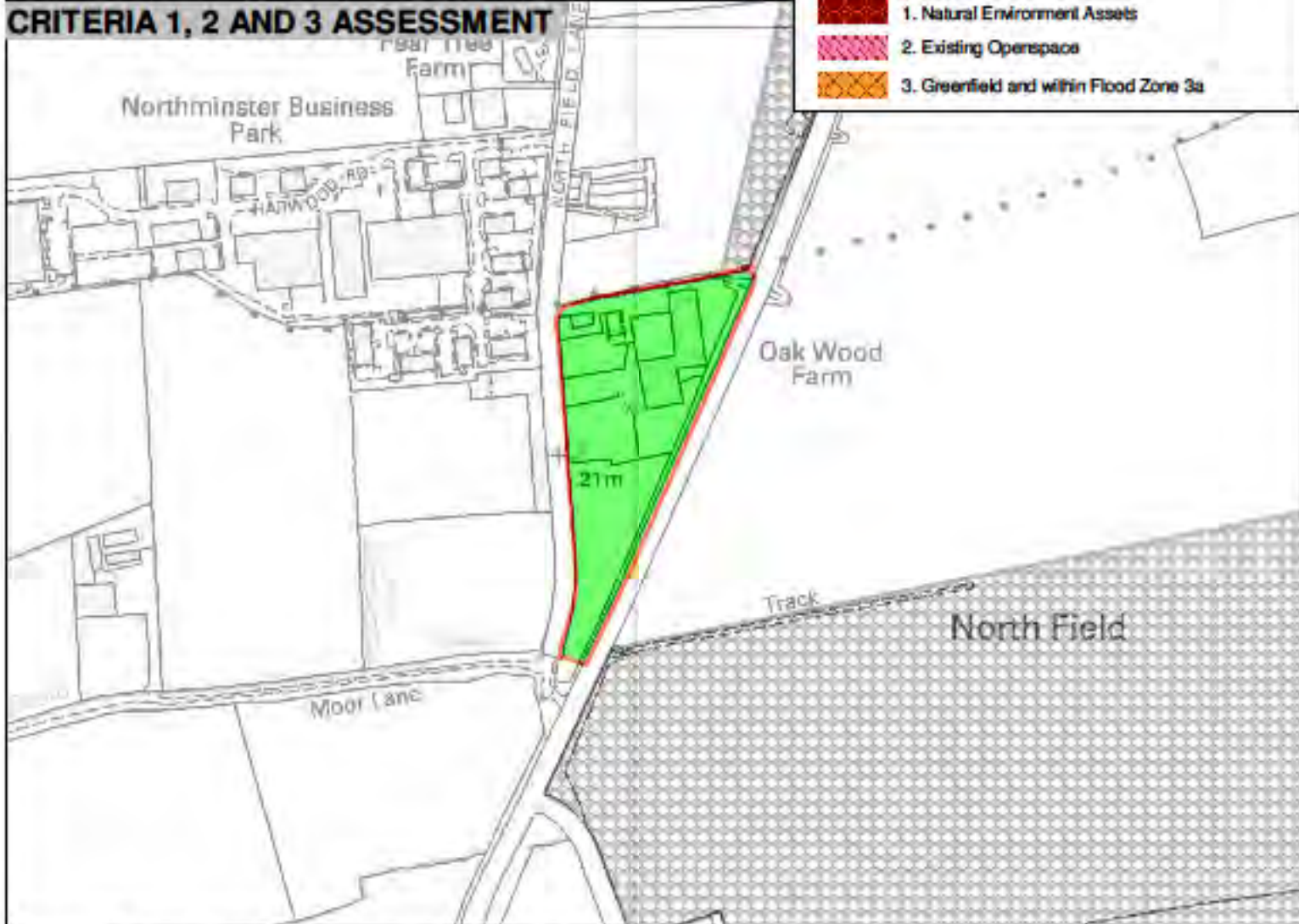


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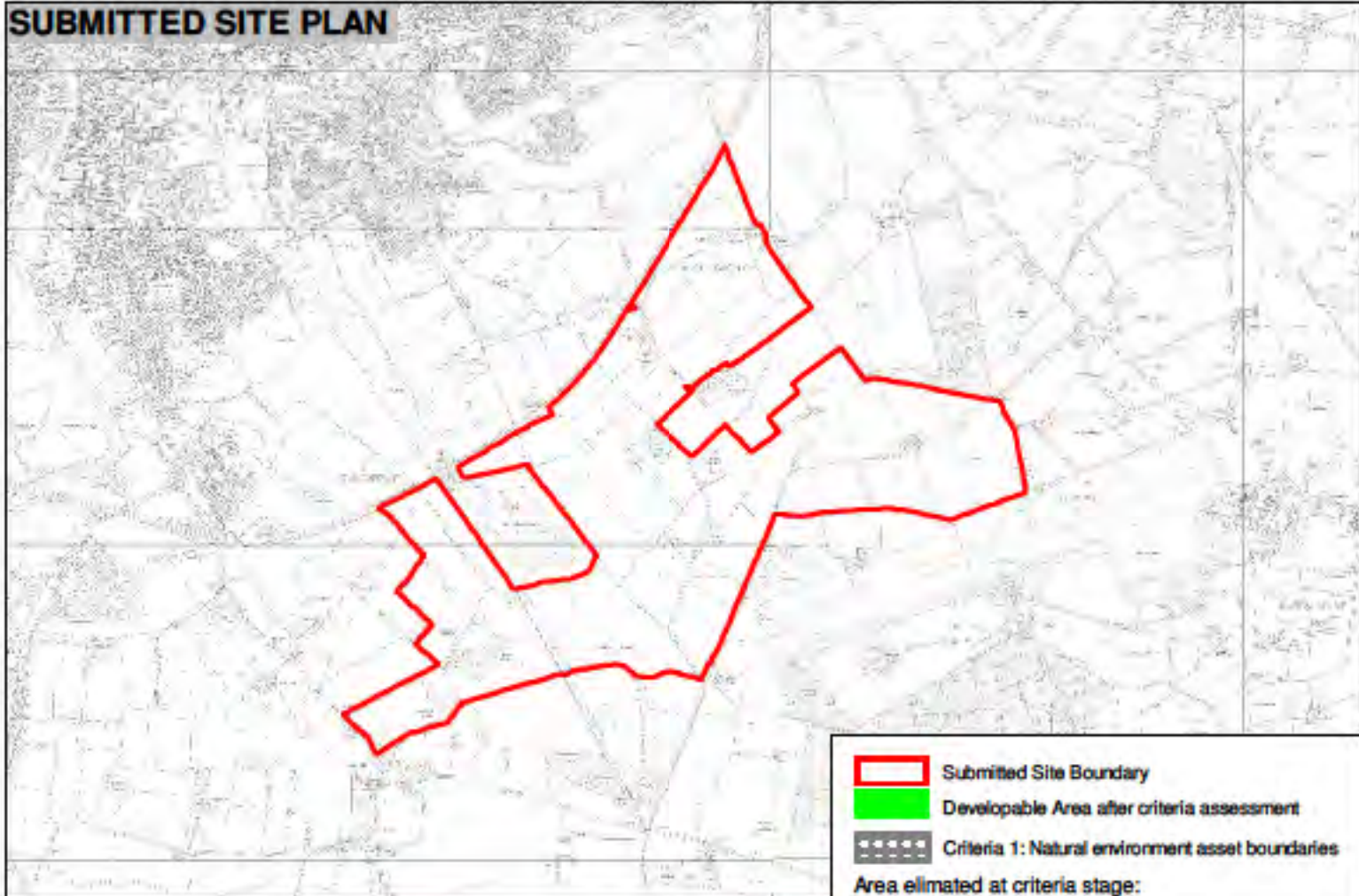








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CRITERIA 1, 2 AND 3 ASSESSMENT

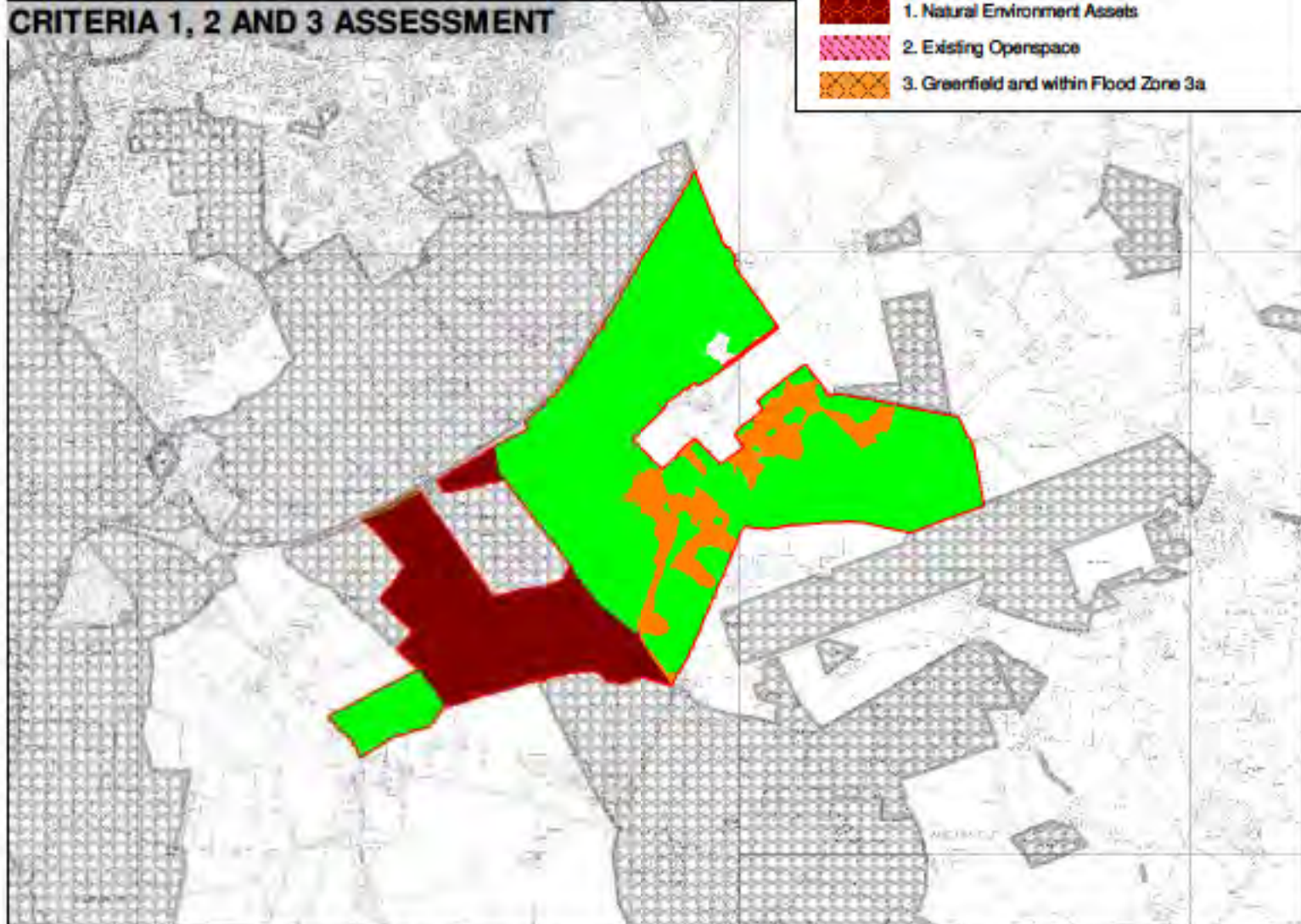


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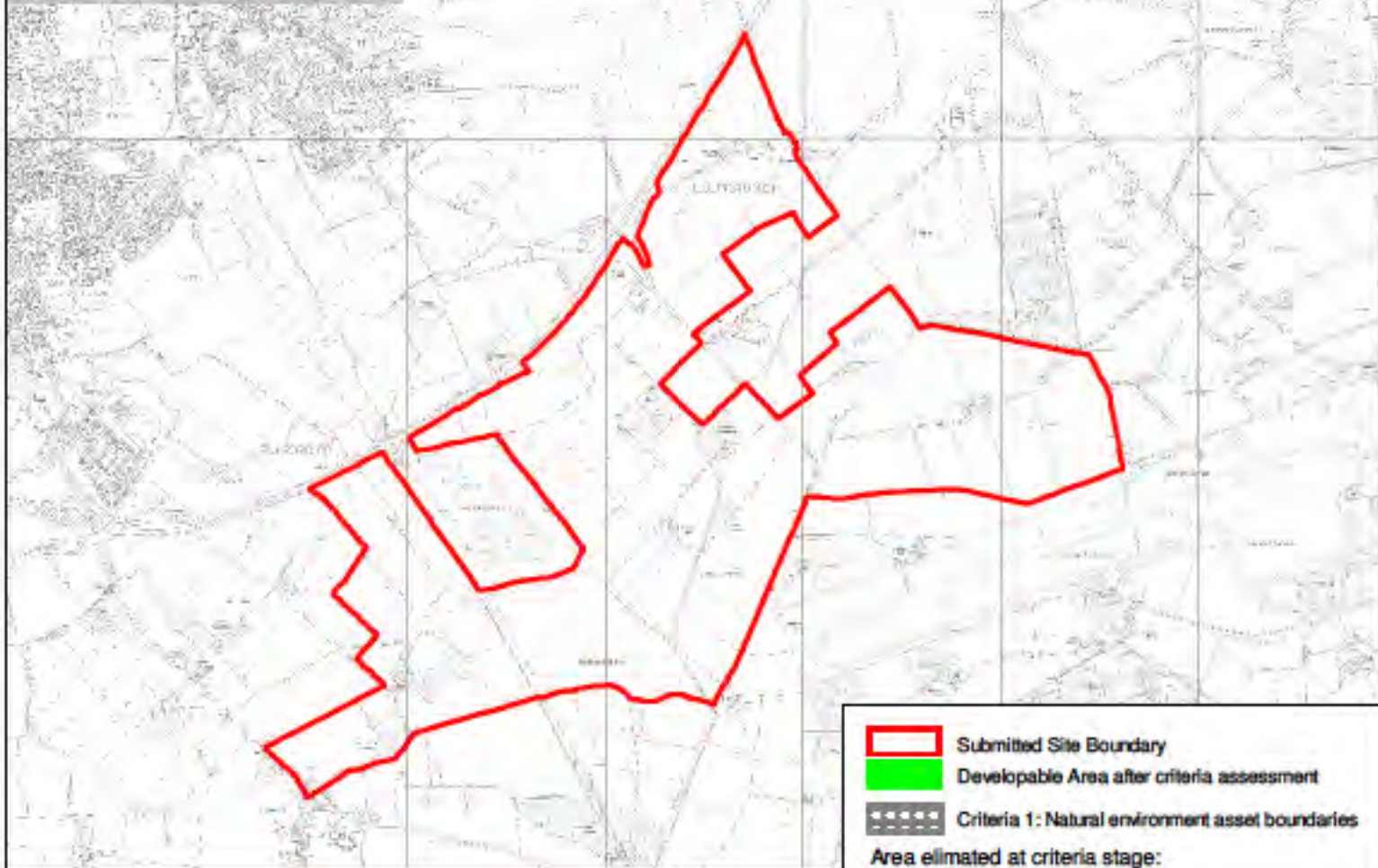








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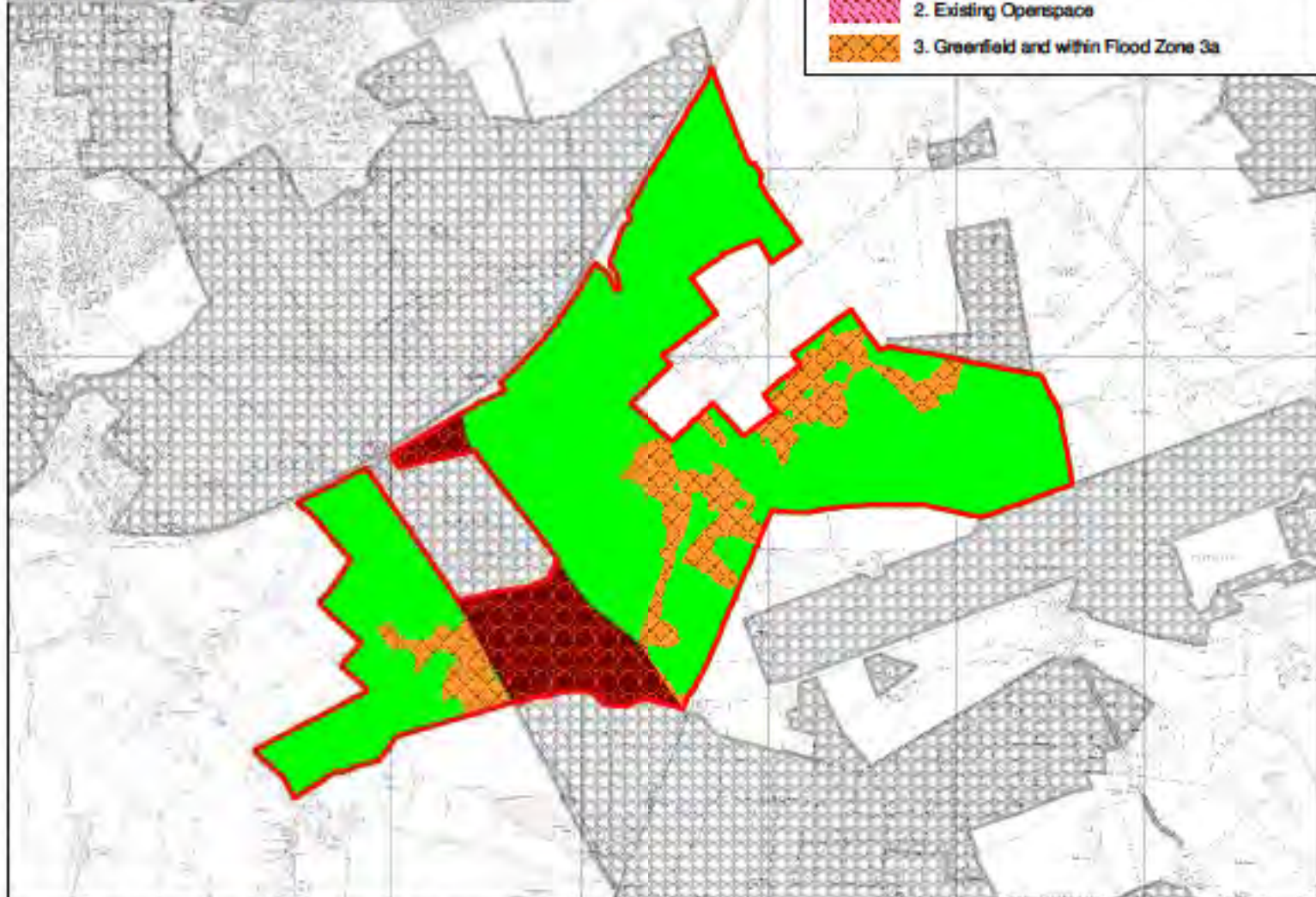


SUBMITTED SITE PLAN

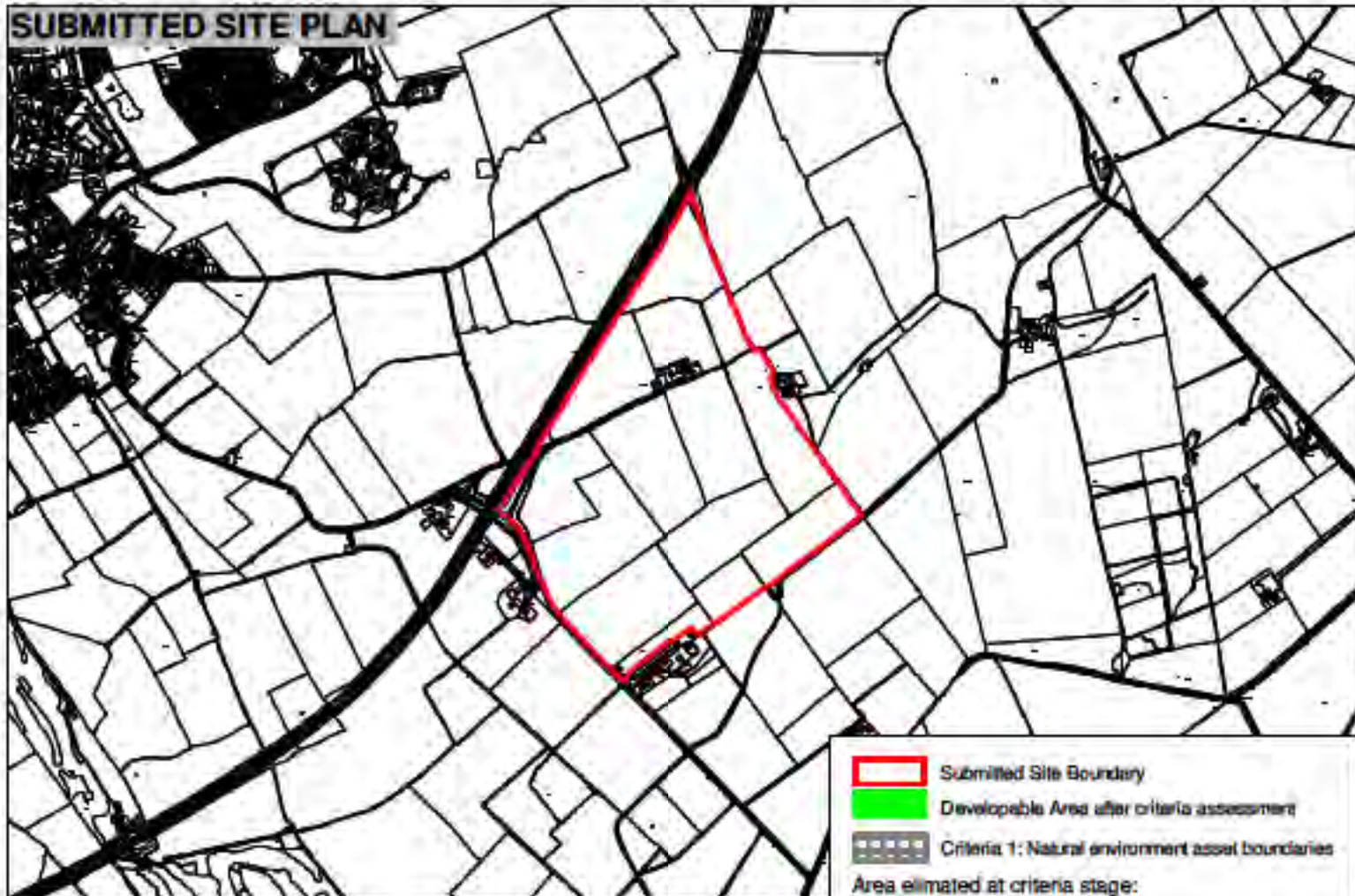


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CRITERIA 1, 2 AND 3 ASSESSMENT

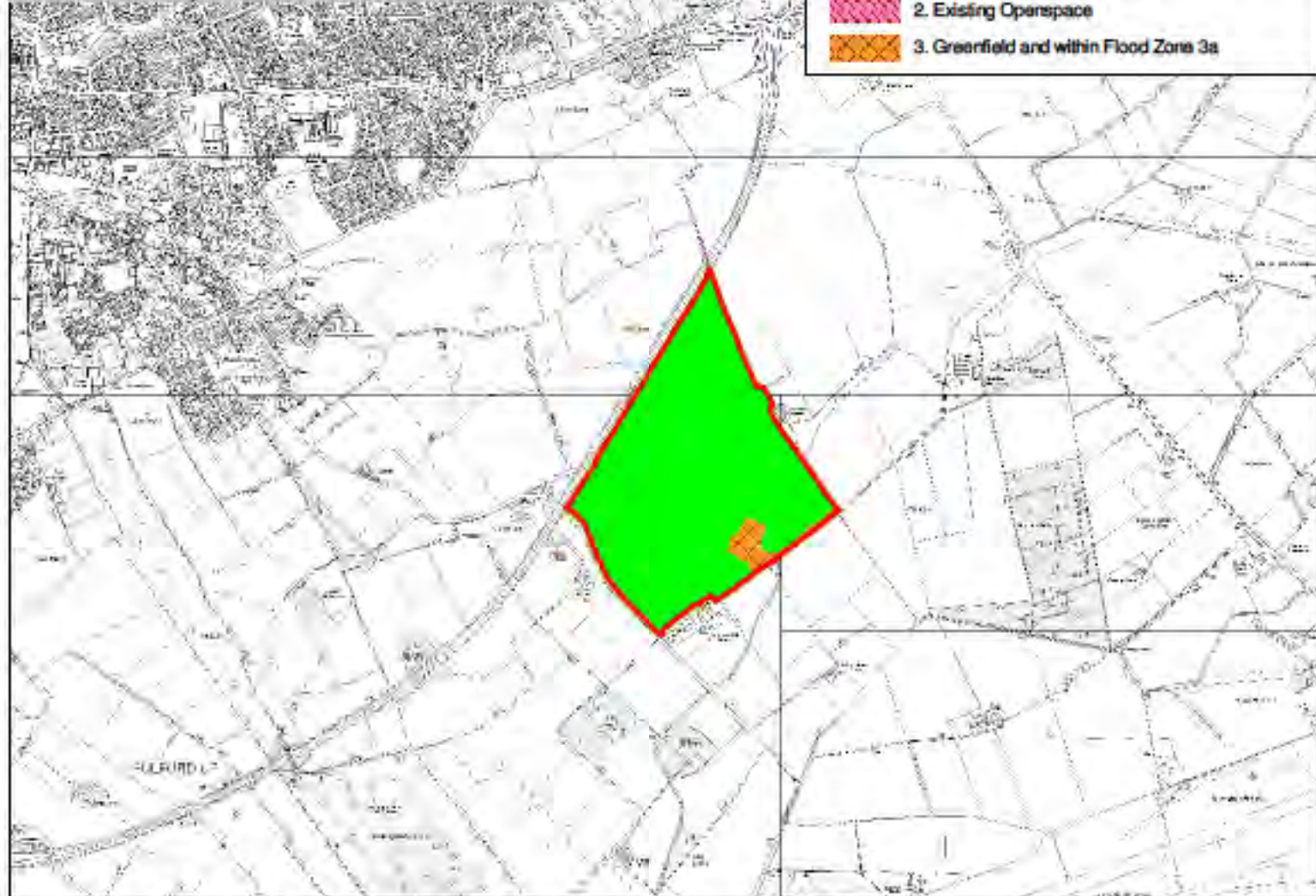


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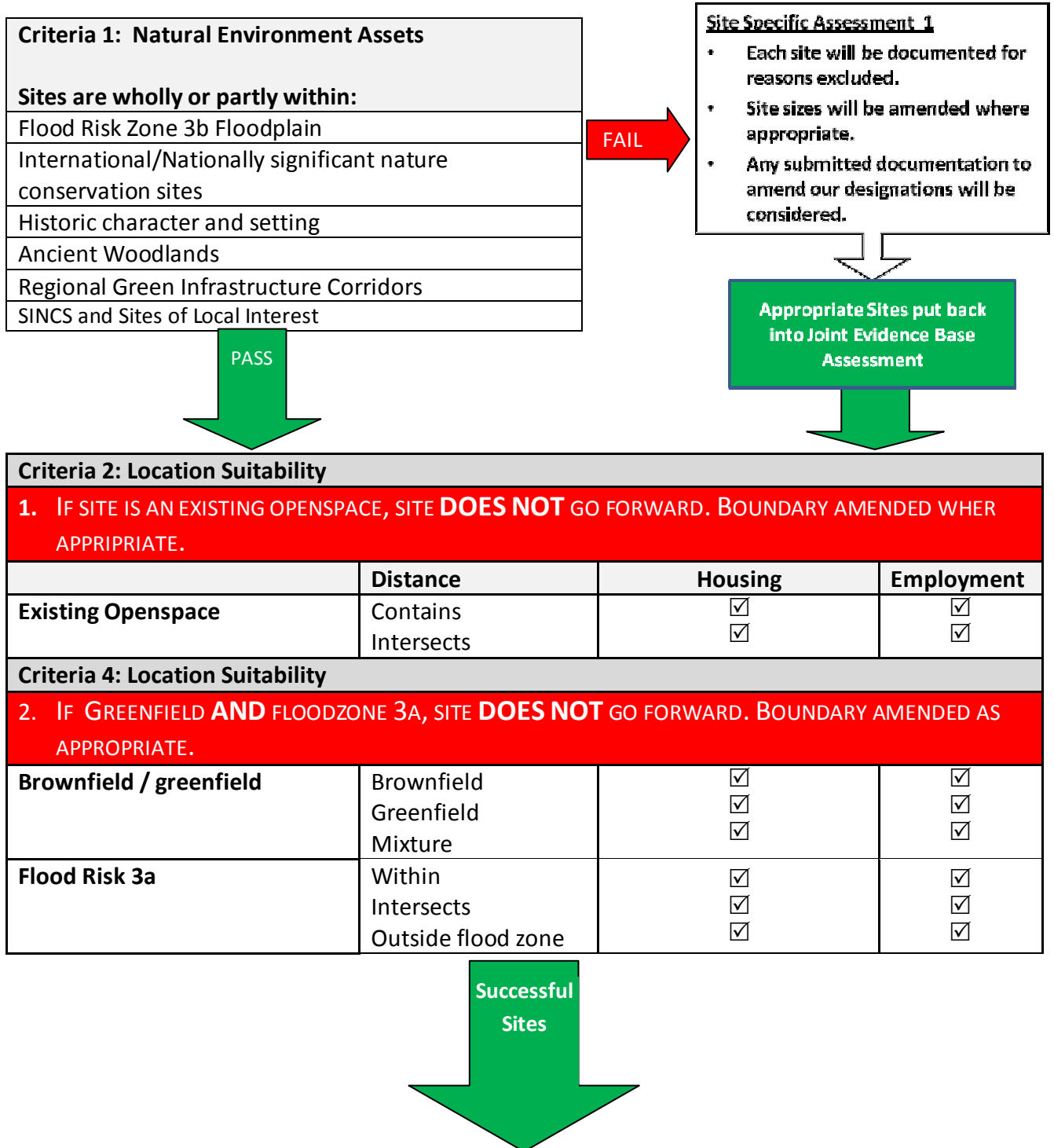


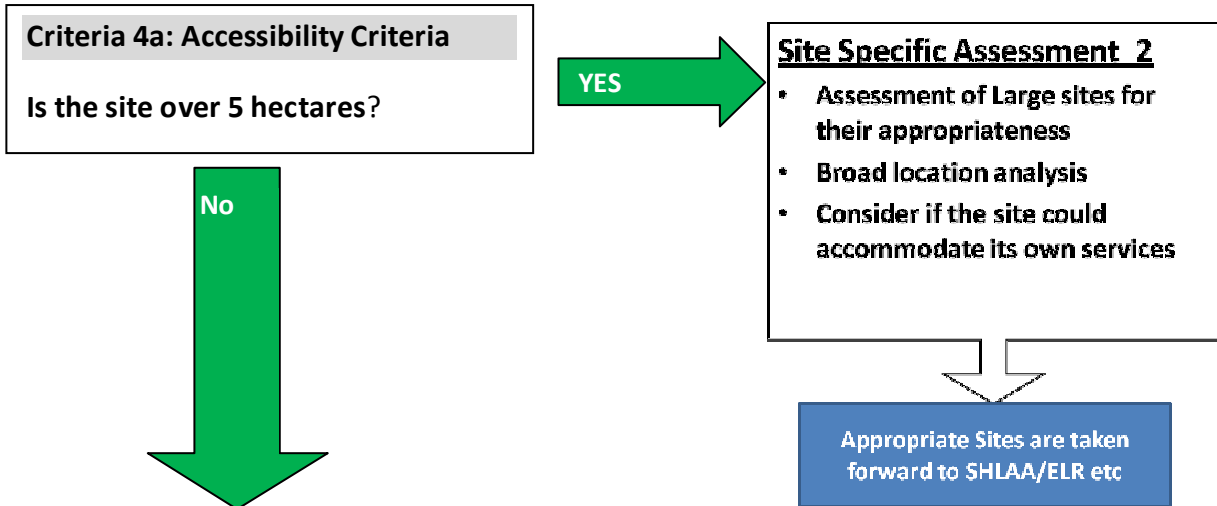
Site Selection Technical Paper (June 2013)

Annex 6 - Site Selection Flow Diagram and Scoring Mechanism

Methodology:

The following flow diagram illustrates the steps taken in the site selection process.

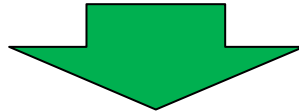




	Distance	Housing Score	Employment Score
Number of residential properties within	400m 800m		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Location of site	<input type="radio"/> City Centre <input type="radio"/> Edge of centre <input type="radio"/> Neighbourhood Parade <input type="radio"/> District Centre <input type="radio"/> Surburban <input type="radio"/> Village		
Service Accessibility			
Nursery Care Provision	400m No barriers	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	400m partly/800m no barriers	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 4
	800m partly no barriers /	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 2
	400m with barriers		
	800m with barriers	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 800m	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Primary School	400m wholly within	<input checked="" type="checkbox"/> 5	
	400m partly within	<input checked="" type="checkbox"/> 4	
	800m wholly within	<input checked="" type="checkbox"/> 3	
	800m partly within	<input checked="" type="checkbox"/> 1	
	Over 800m	<input checked="" type="checkbox"/> 0	
Secondary education	400m No Barrier	<input checked="" type="checkbox"/> 5	
	800m No Barrier	<input checked="" type="checkbox"/> 4	
	400m with barriers	<input checked="" type="checkbox"/> 3	
	800m with barriers	<input checked="" type="checkbox"/> 2	
	Over 800m	<input checked="" type="checkbox"/> 0	

Higher and Further education	400m No barriers 400m partly/800m no barriers 800m partly no barriers / 400m with barriers 800m with barriers Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
Neighbourhood Parade and type	400m No barriers 400m partly/800m no barriers 800m partly no barriers / 400m with barriers 800m with barriers Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	
Supermarket / range of services within parade	400m 800m Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0	
Doctors	400m No Barrier 400m partly No barrier 800m No Barrier 800m partly no barriers No doctors	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	
Openspace and type (as PMP. To be revised)	Within/part within buffer: 5-8 Openspaces 2-4 Openspaces 1 Openspaces 0 Openspaces	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	
Transport Accessibility			
Non Frequent Bus routes	400m 800m Over 800m	<input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0
Frequent bus route (15 mins)	400m 800m Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 0
P&R bus stop	400m no barriers Partly 400m no barriers 800m no barriers Partly 800m no barriers Over 800m	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 4 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 0
Railway Station within minutes walk (accession boundaries)	5 mins 10 mins 15 mins Over 15 mins	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0
Railway Station within minutes cycle (accession boundaries)	5 mins 10 mins 15 mins Over 15 mins	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 3 <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 0

Direct access to adopted highway network	Yes (A, B, Minor or Local road)	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	No	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Cycle route	On or adjacent to site	<input checked="" type="checkbox"/> 5	<input checked="" type="checkbox"/> 5
	50m	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 3
	Within or partly within 530m	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 1
	Over 530	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/> 0
Max Score		78	43



Further Environmental Considerations: All Uses		Distance to / within:			
		Sites Contains	50m	250m	500m
• Listed buildings					
• Conservation area					
• Scheduled ancient monuments					
• AQMAs					
• Flood zone 2					
• Green Corridors (and type)					
• Areas of Archaeological Importance					
• Pedestrian Rights of Way (PRoW)					
• SINC					
		Within		Adjacent to	
• Location of Site (For all development types)	City Centre				
	Edge of centre				
	Neighbourhood Parade				
	District Centre				
	Out of Centre				
	Village				
• Central Historic Core Character Appraisal Zone					
• Agricultural land Type					
• Brownfield / greenfield					
		Contains			
• Tree Protections Orders					

Selecting the most sustainable sites

The following minimum scoring system was applied to ensure the most sustainable sites were selected for consideration.

STAGE 1	
<u>Minimum Residential ACCESS TO SERVICES Score Stage 1</u>	
To Include:	
Primary school within 800m	
Access to a neighbourhood parade containing convenience provision	
Access to a doctors surgery within 800m	
Access to 2-4 open space typologies within the required distances ¹	
Total Minimum Score	13 points
<u>Minimum Residential TRANSPORT Score Stage 1</u>	
To include:	
Non-frequent bus route ² within 800m	
Access to an adopted highway	
Access to a cycle route ³	
Total Minimum Score	9 points
Total Minimum Residential Score (access to services + transport)	22 points
<u>Minimum Employment Score Stage 1</u>	
To include:	
Non-frequent bus route ⁴ within 800m	
Access to an adopted highway	
Access to a cycle route ⁵	
Total Minimum Score	9 points
Total Minimum Employment Score	9 points

¹ Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

² Non frequent bus route is a bus route which runs at the most every 15 minutes

³ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

⁴ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁵ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

STAGE 2**Residential Score Stage 2**

Residential sites which scored 22 overall but achieved different results for access to services and/or transport, were taken forward for consideration.

Residential sites which did not score 22 overall but did score 13 or above in residential access to services, were taken forward for consideration.

Employment Score Stage 2

Employment sites were in existing employment areas but did not meet the minimum score were taken forward for consideration.

Next Stages

Following the Selection of Sites for further consideration the following actions took place in order to select the final allocations and strategic sites

Sites which meet scoring criteria



Site is taken forward to Viability Testing / Evidence base



Specialist workshops – discussion of site potential

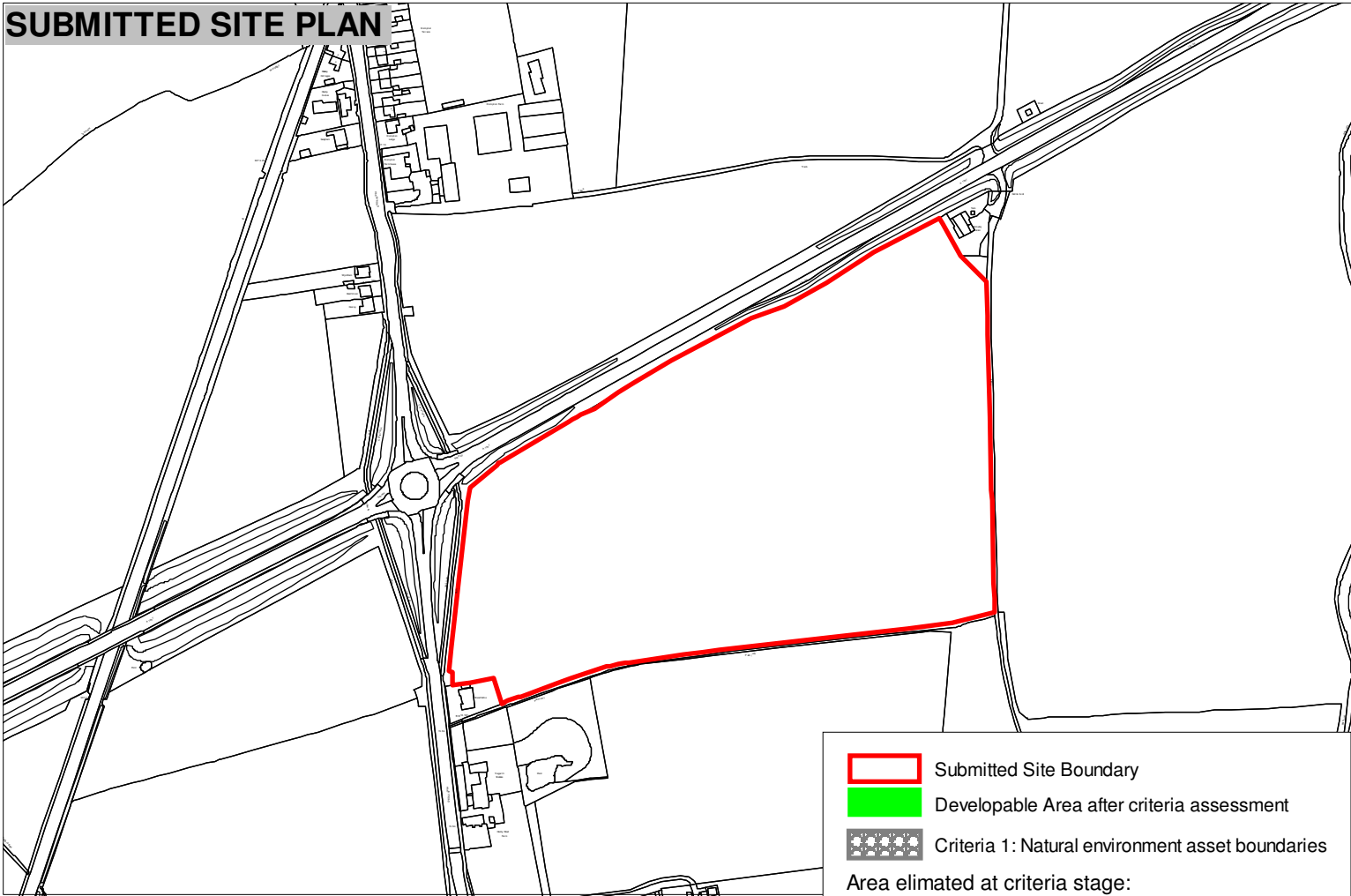








Allocation of Sites

Site Selection Technical Paper (June 2013)

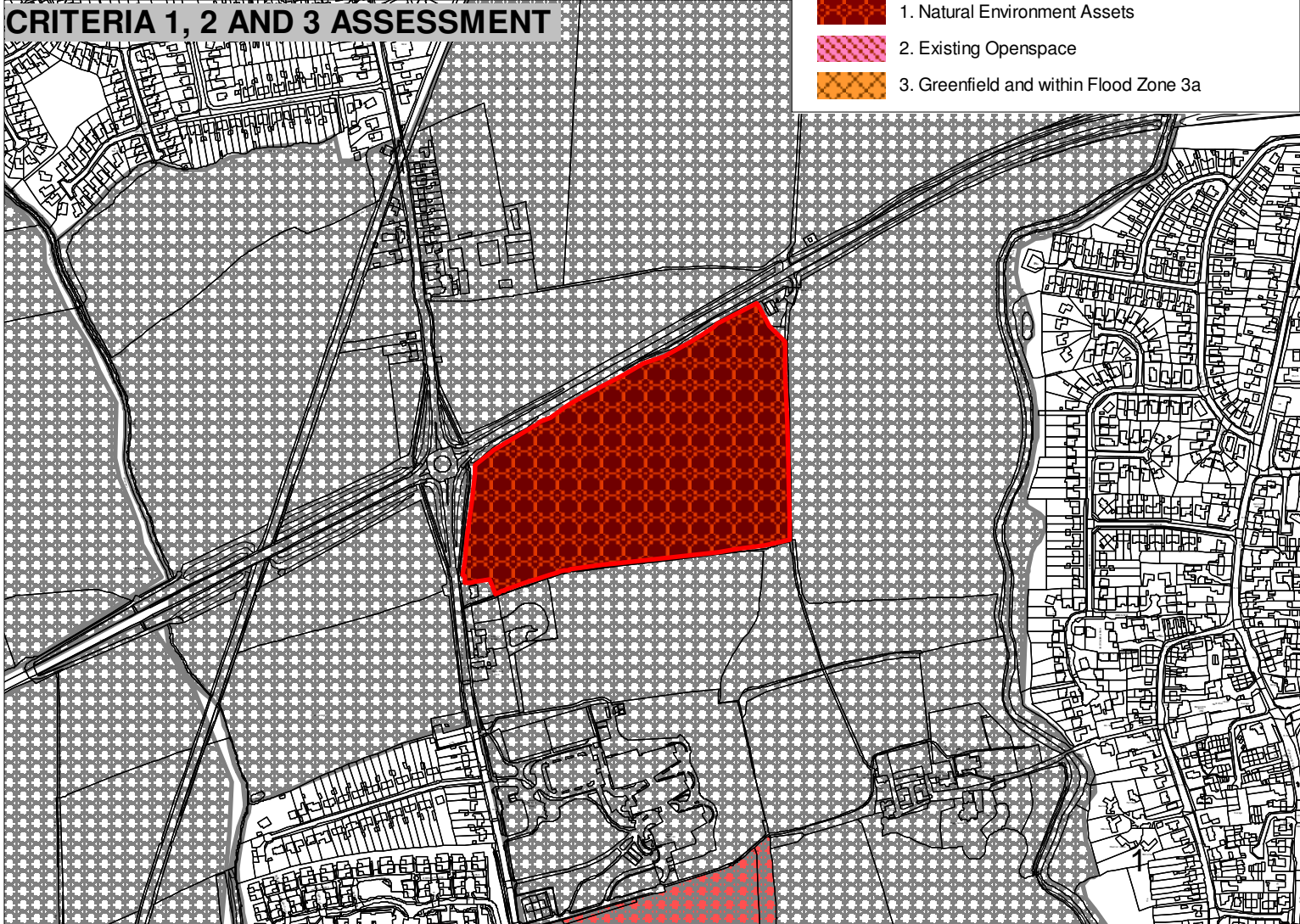
Annex 7 - Sites removed after Criteria 1 (Environmental Assets) Assessment

SUBMITTED SITE PLAN

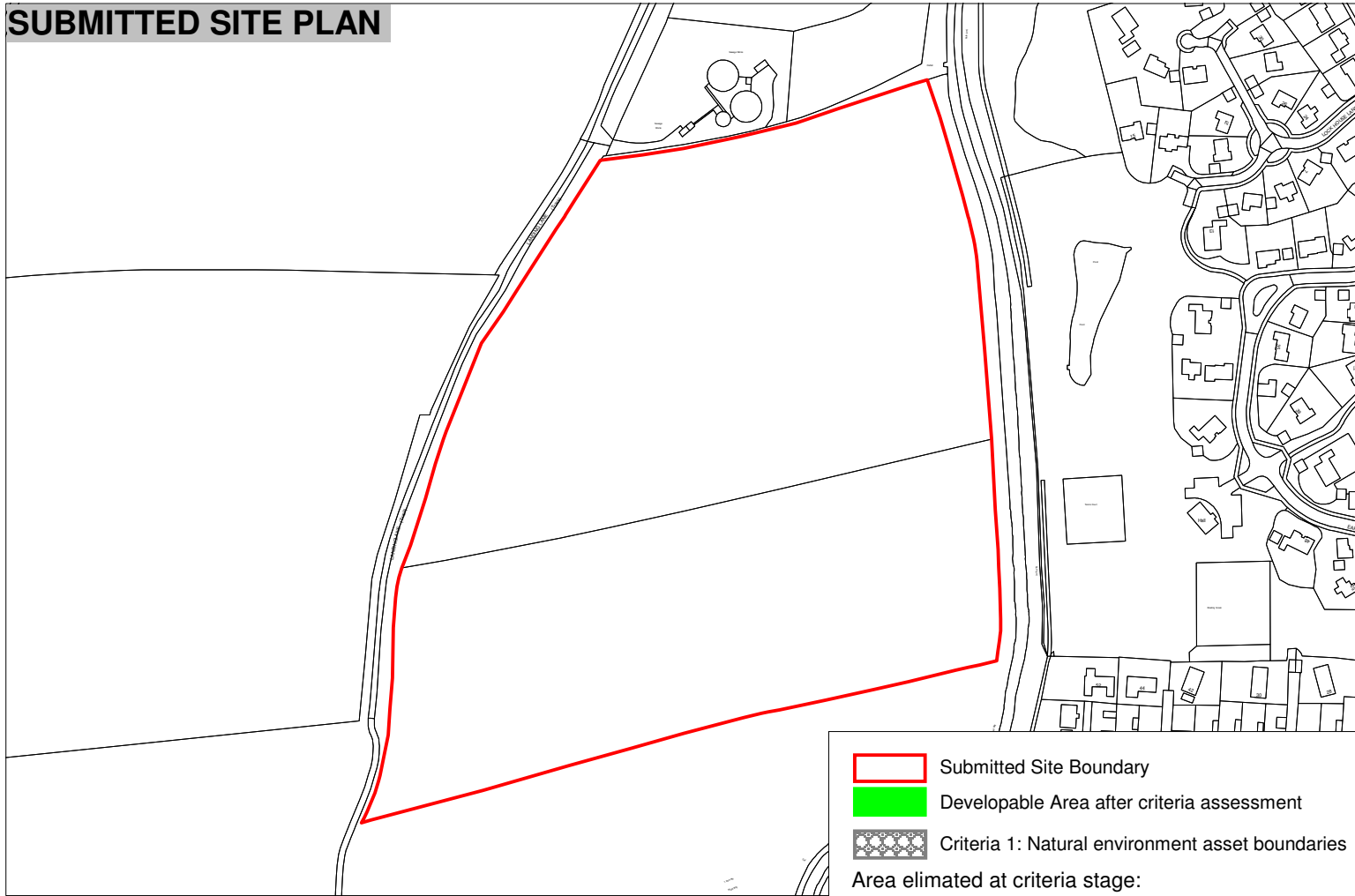








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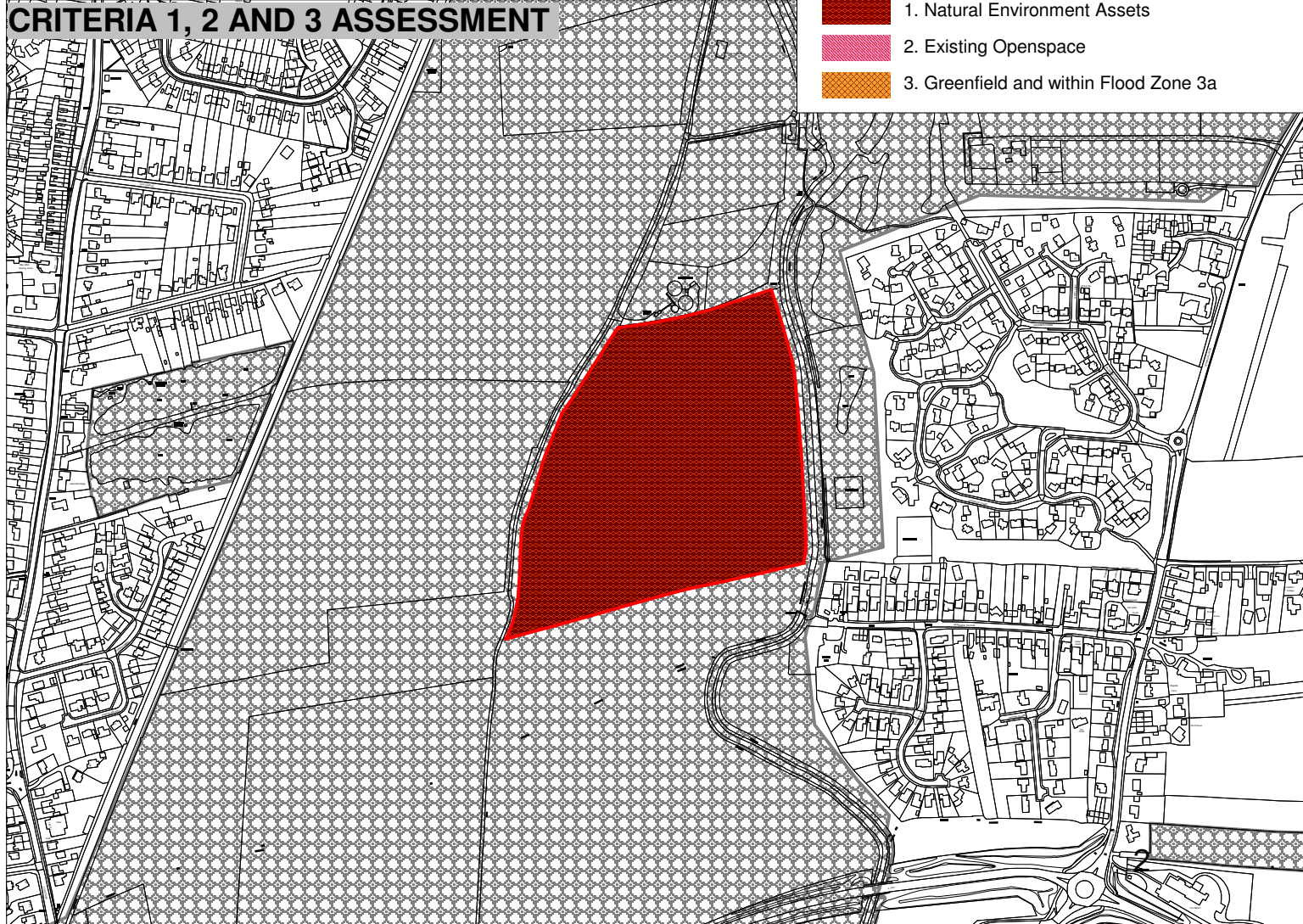


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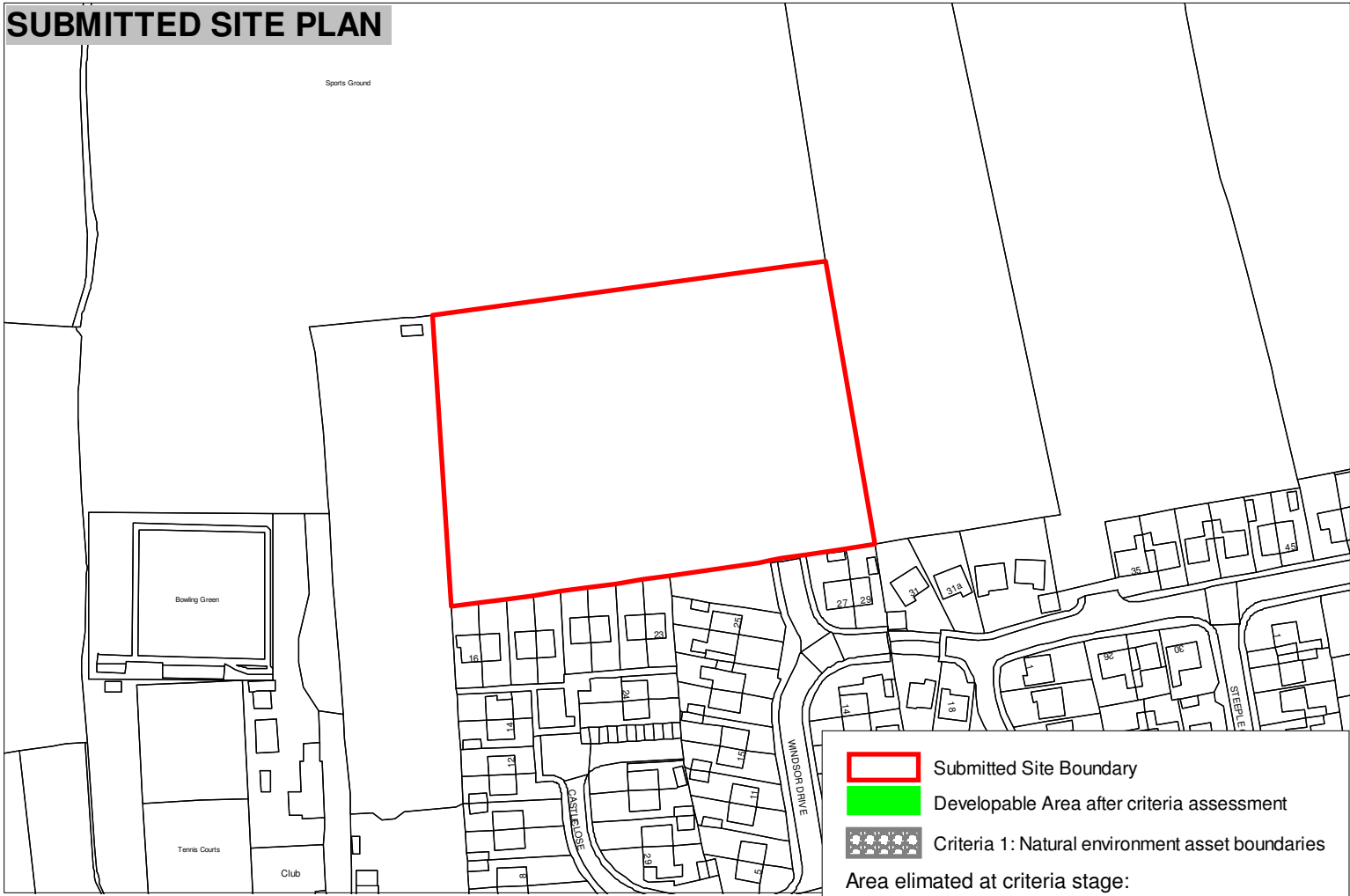


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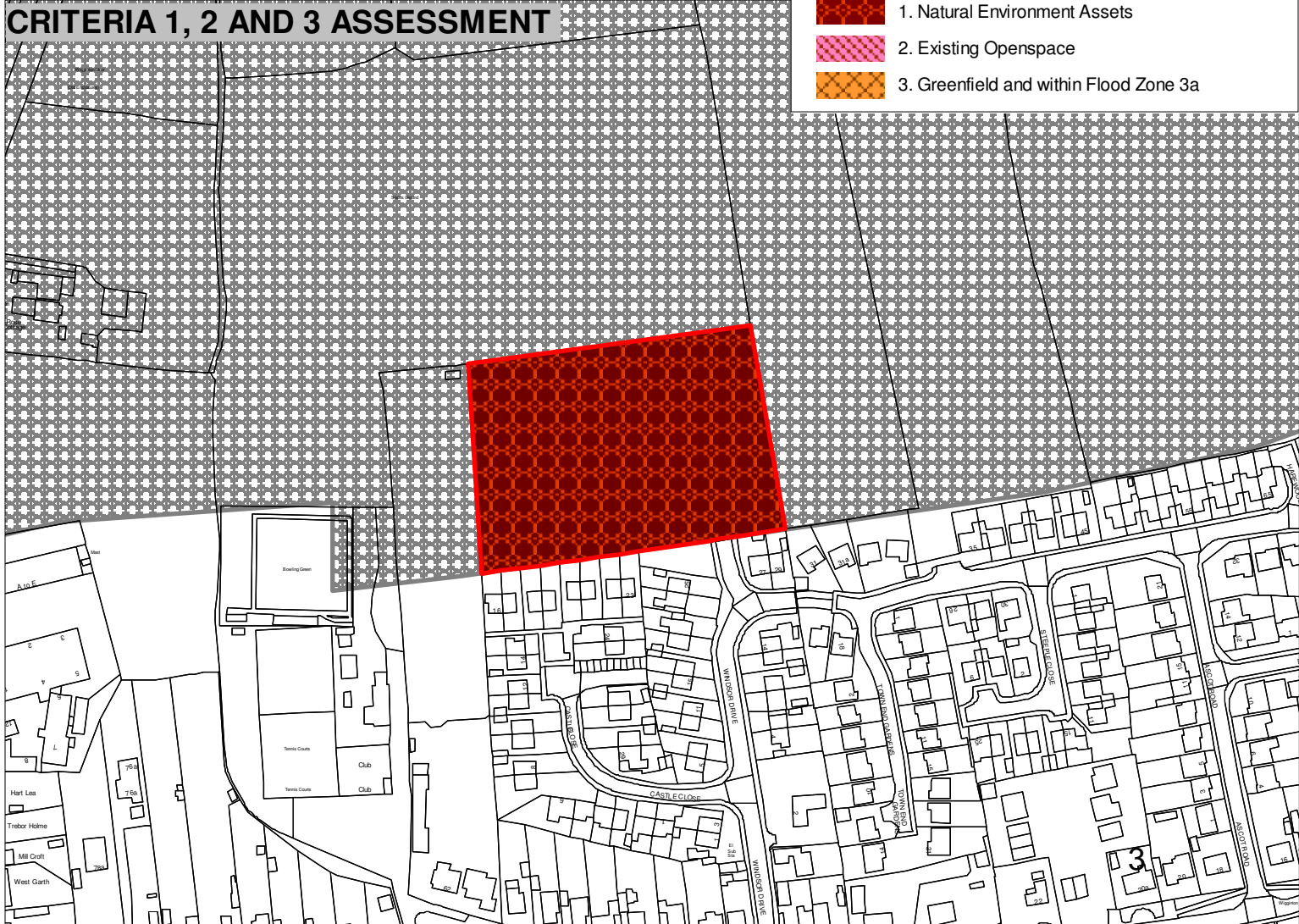
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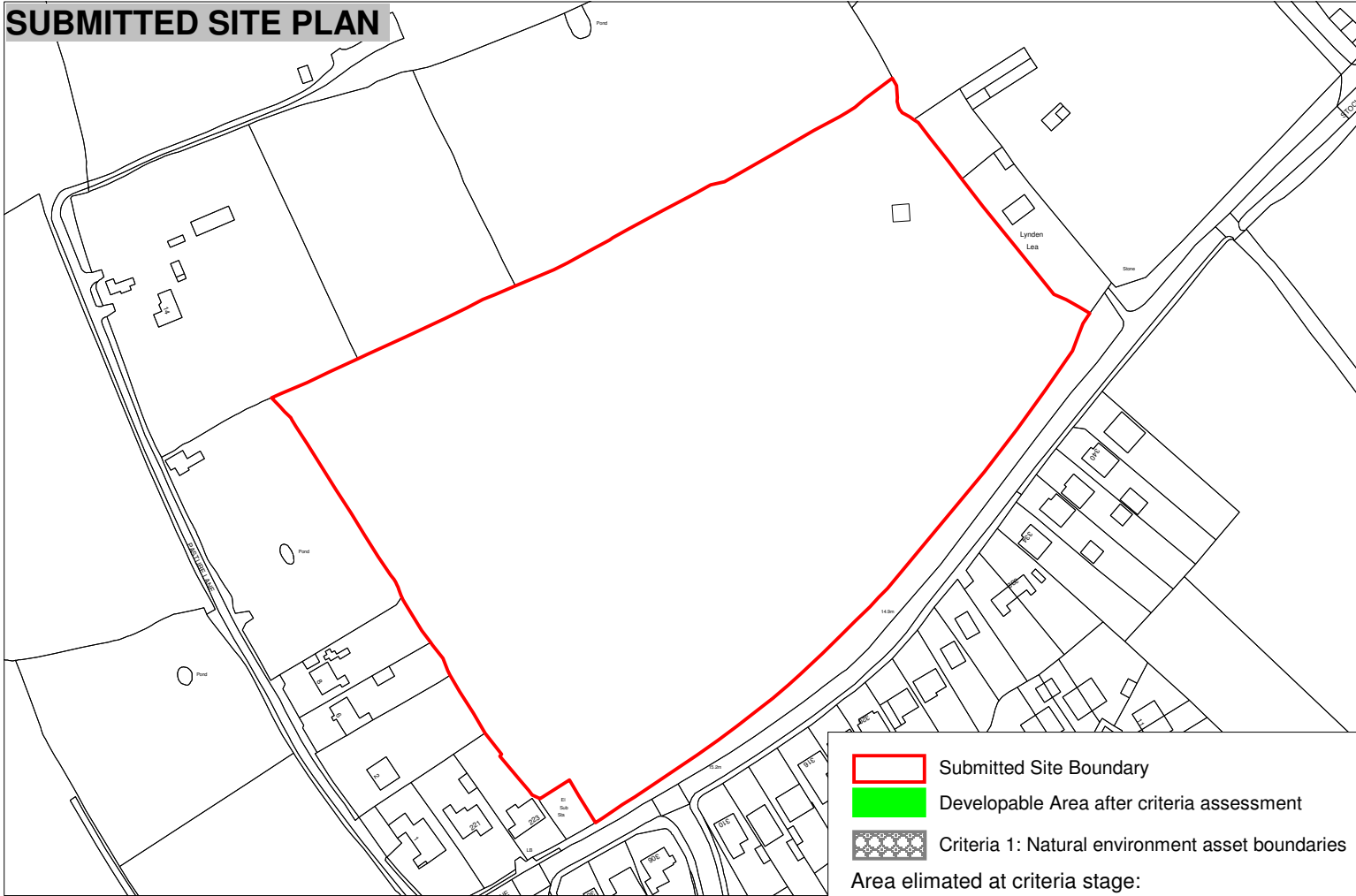
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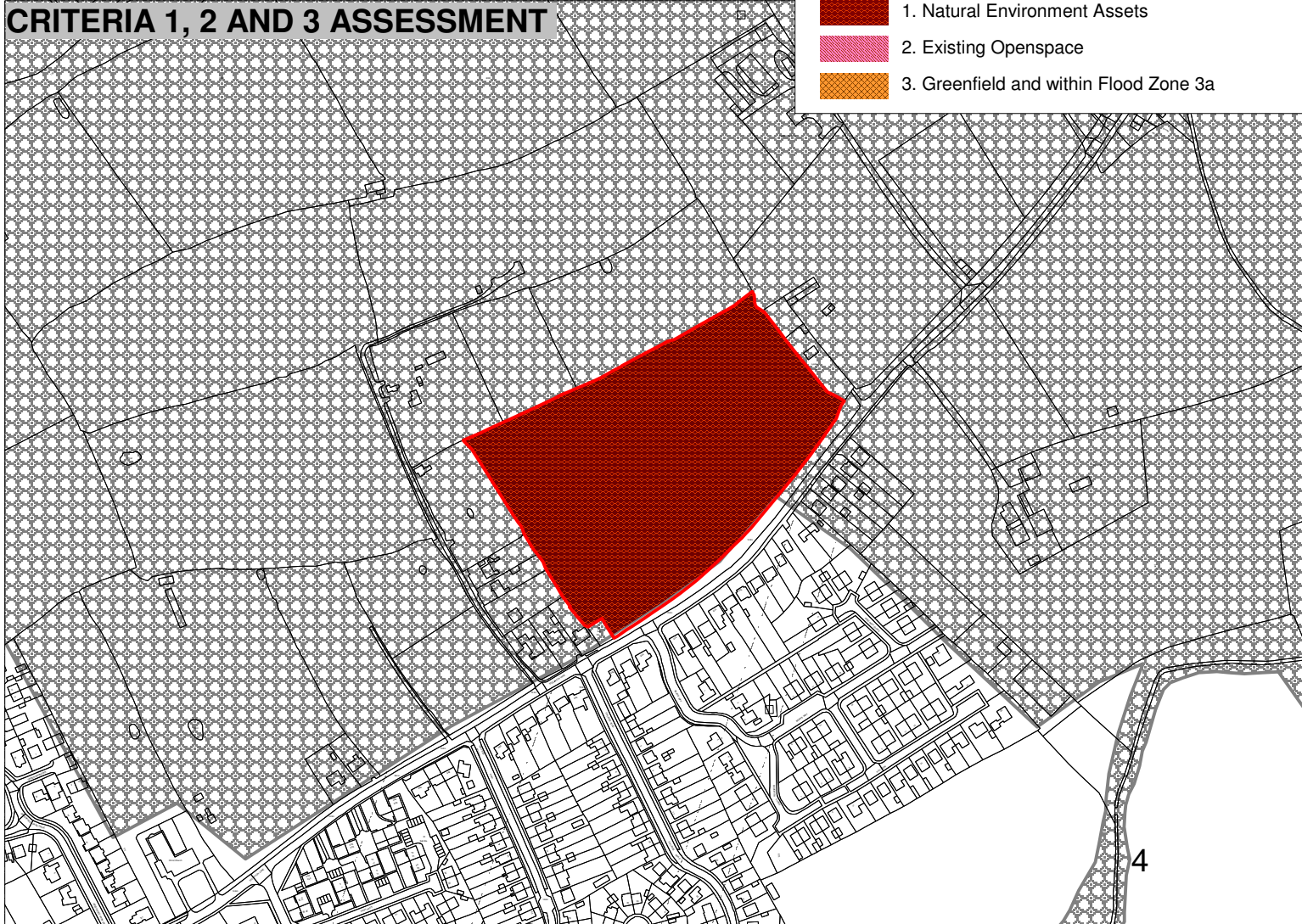
CRITERIA 1, 2 AND 3 ASSESSMENT









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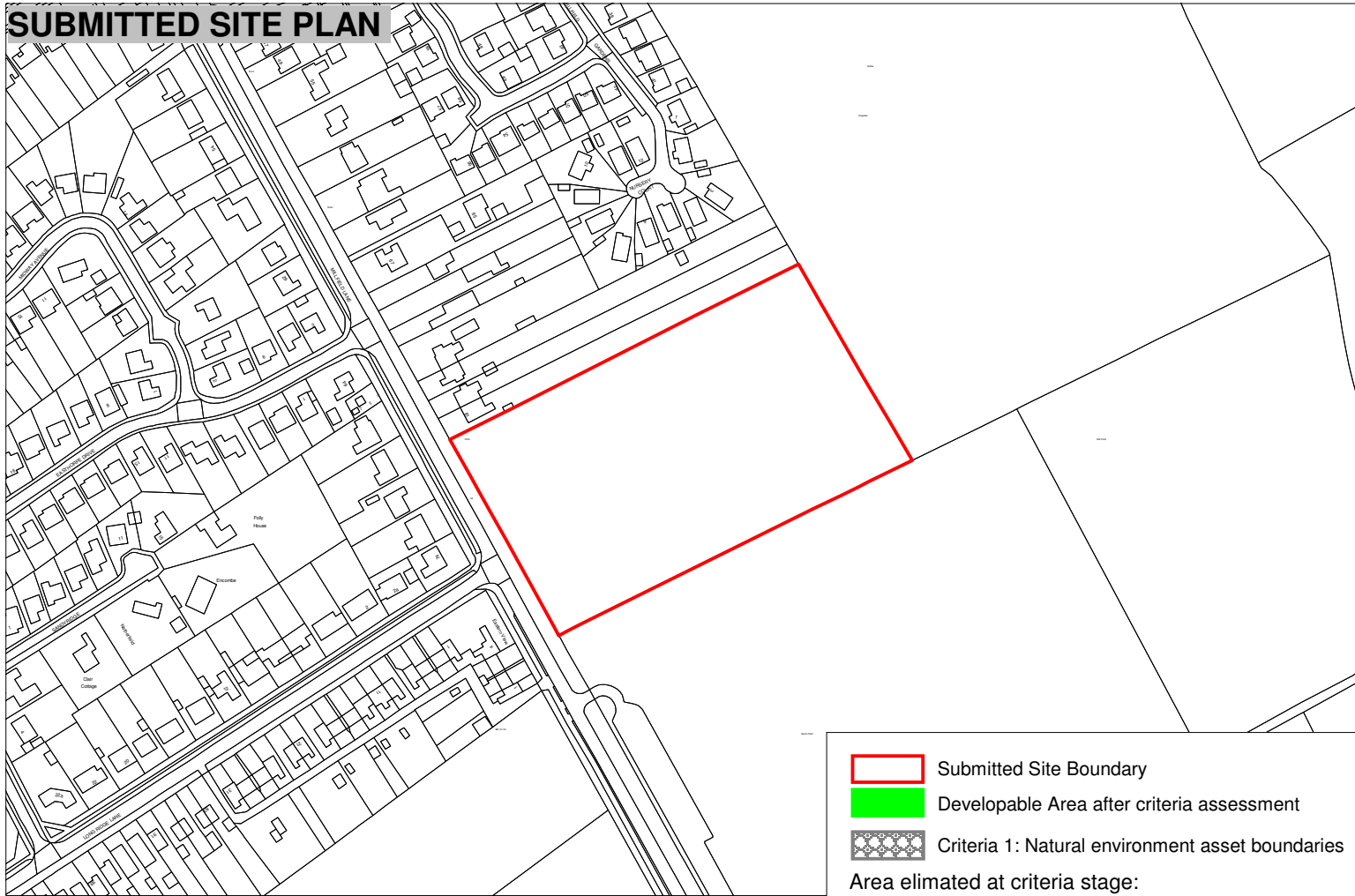








CRITERIA 1, 2 AND 3 ASSESSMENT



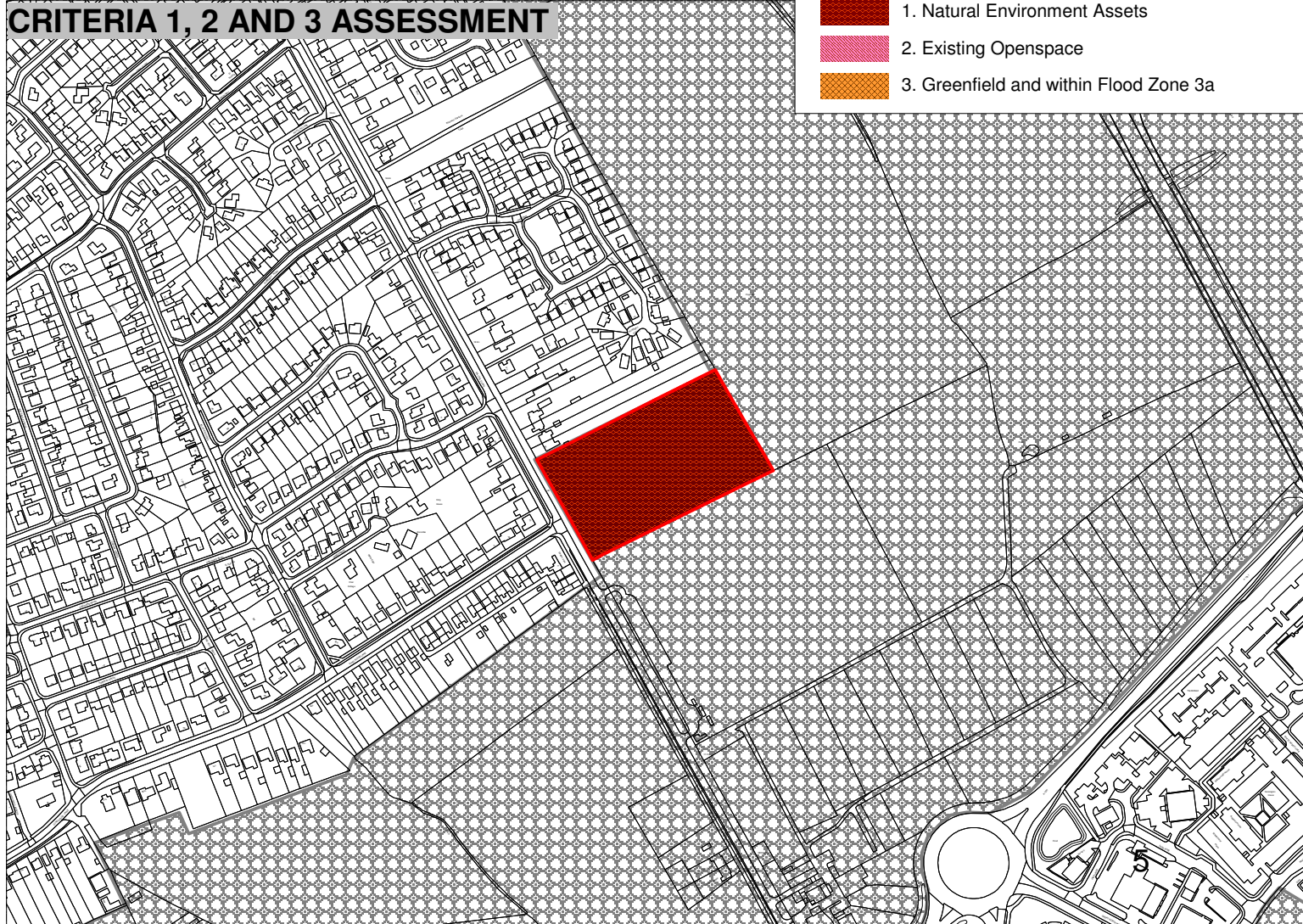
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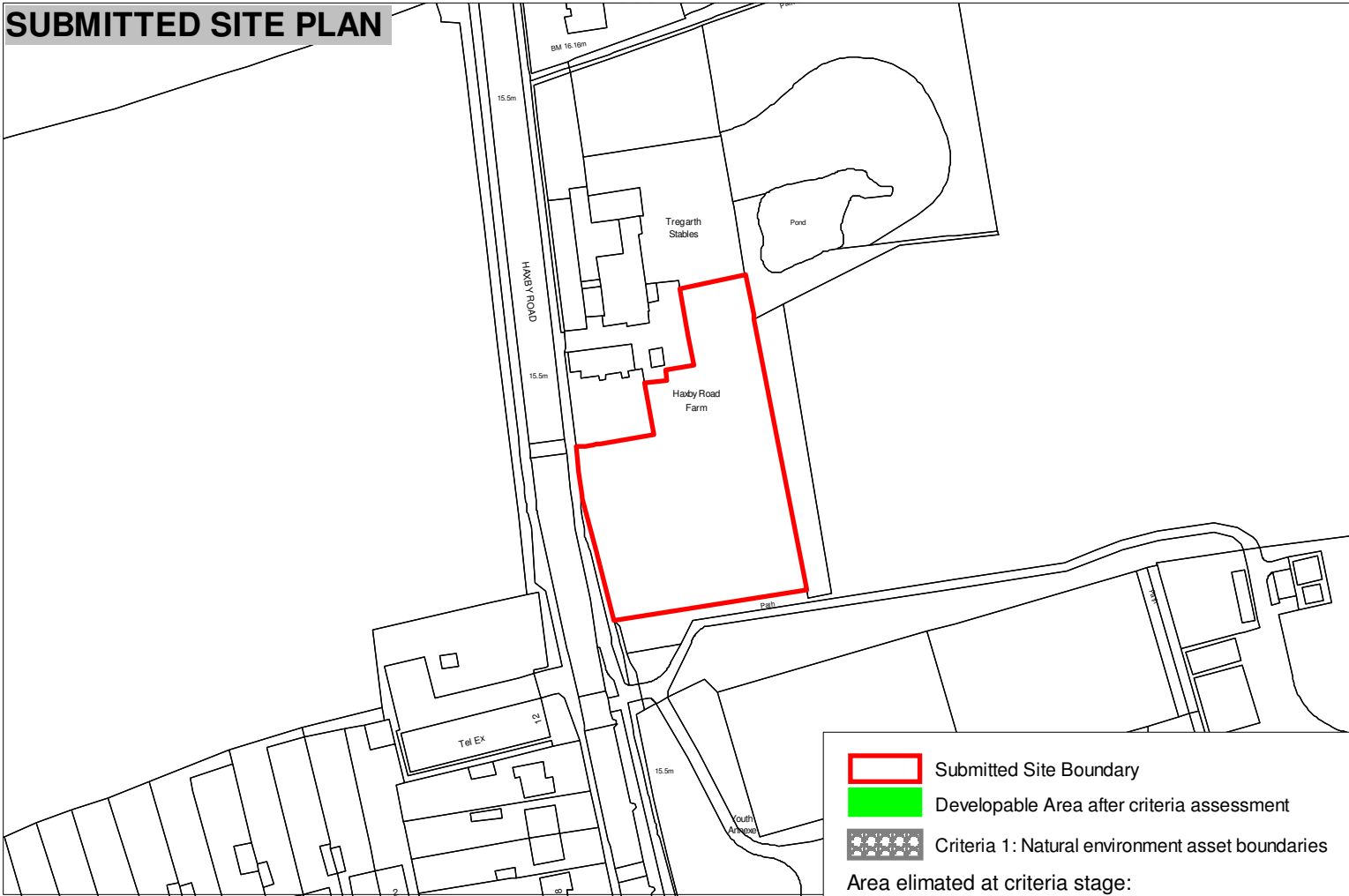








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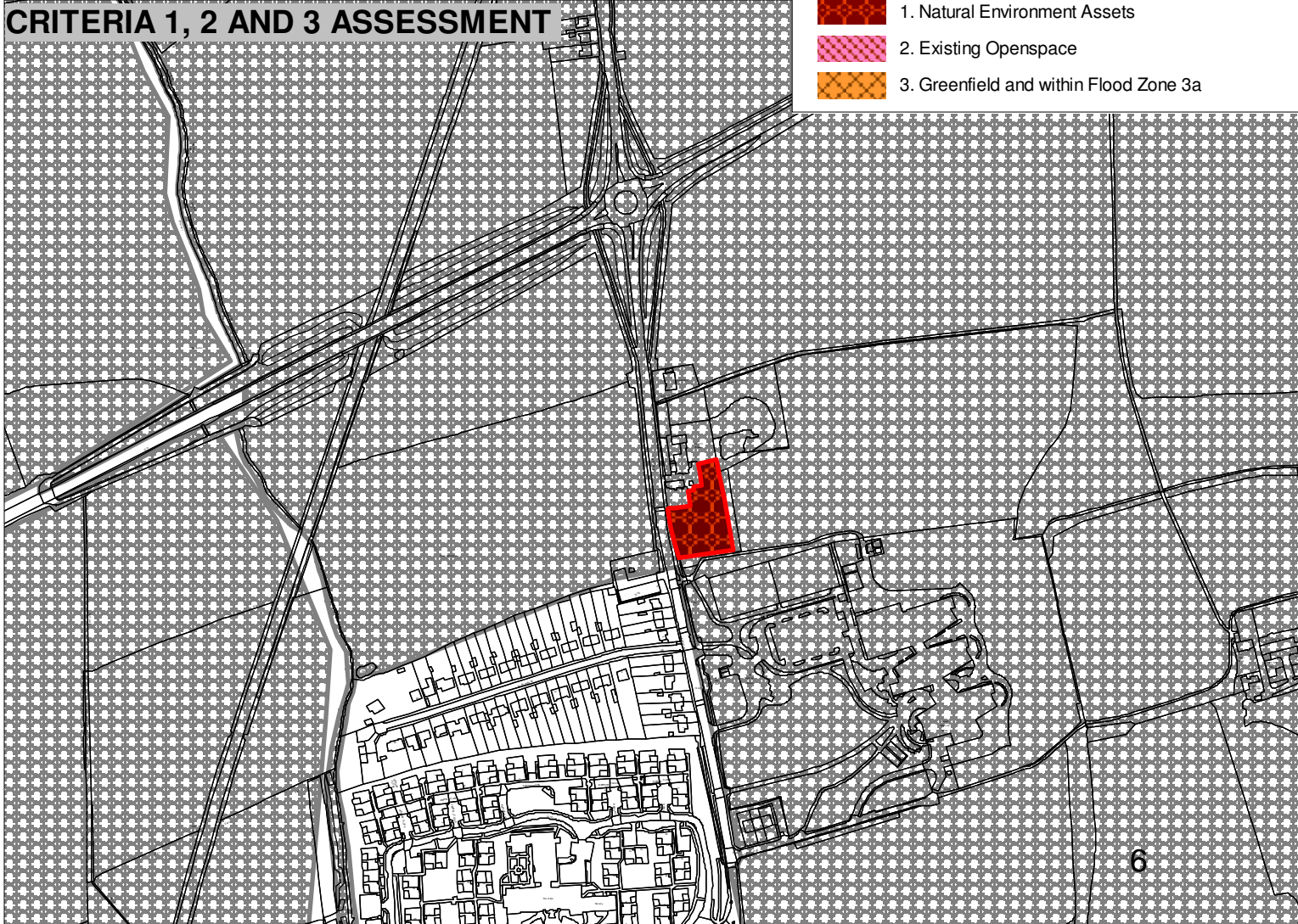


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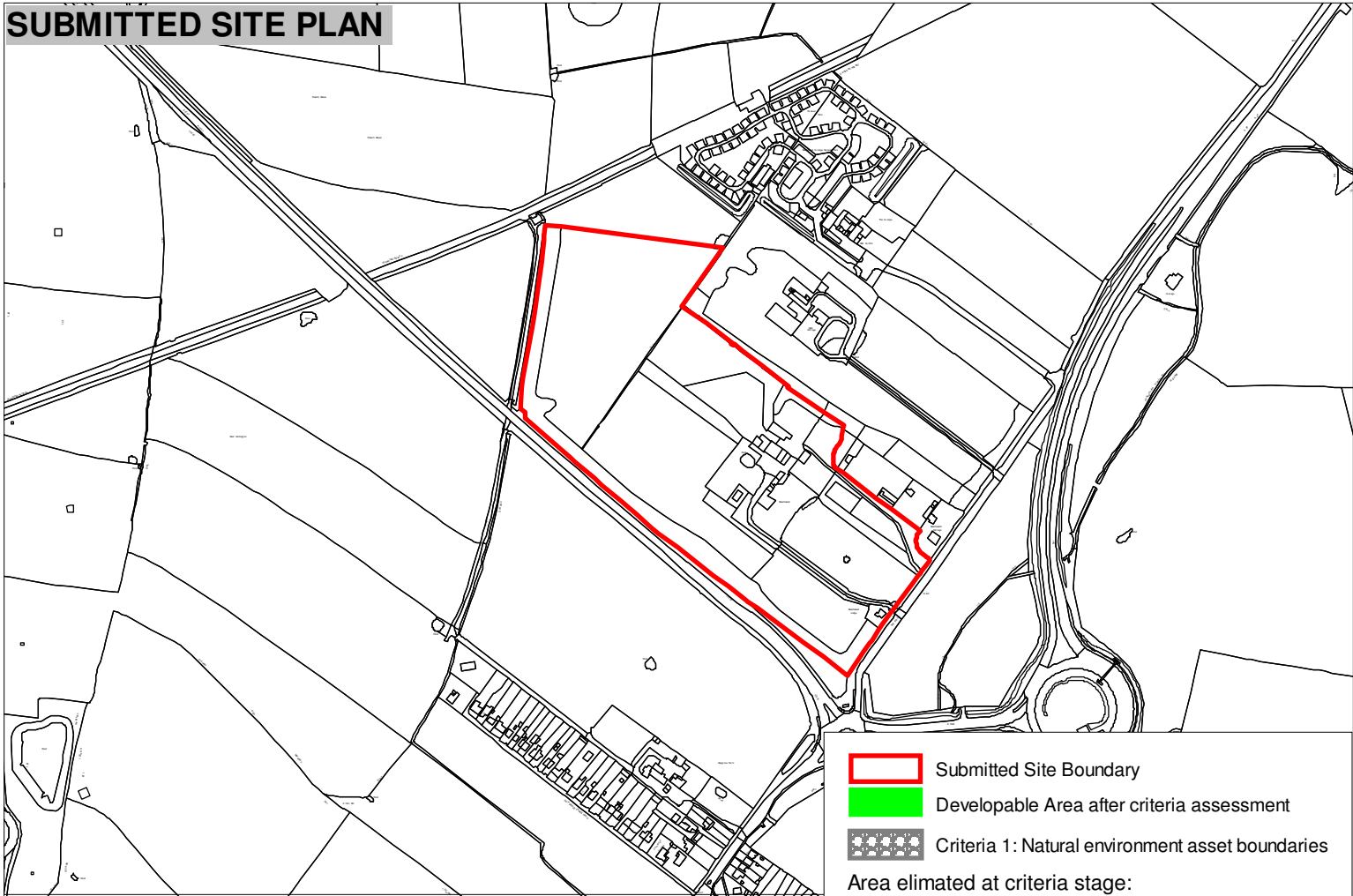


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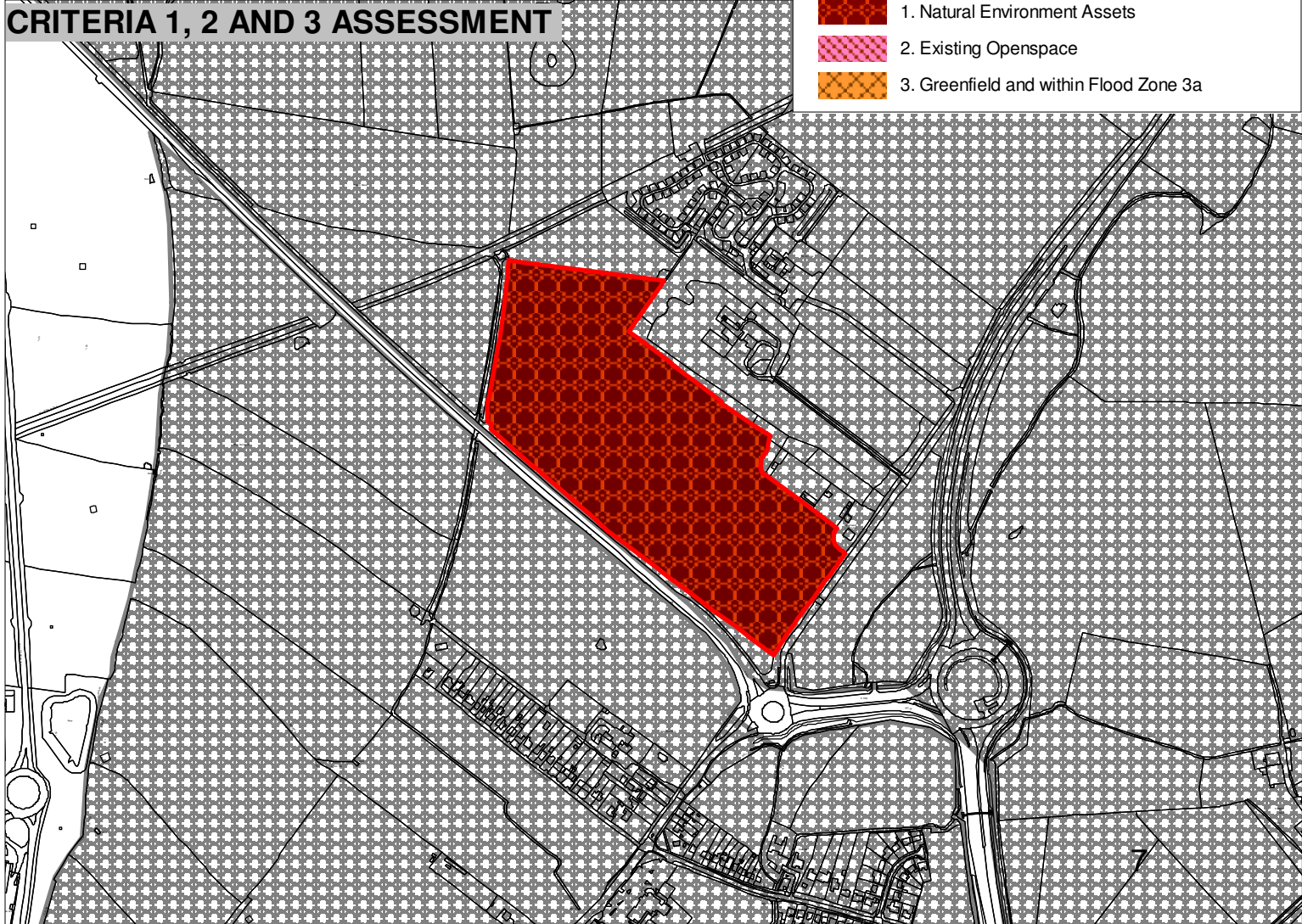
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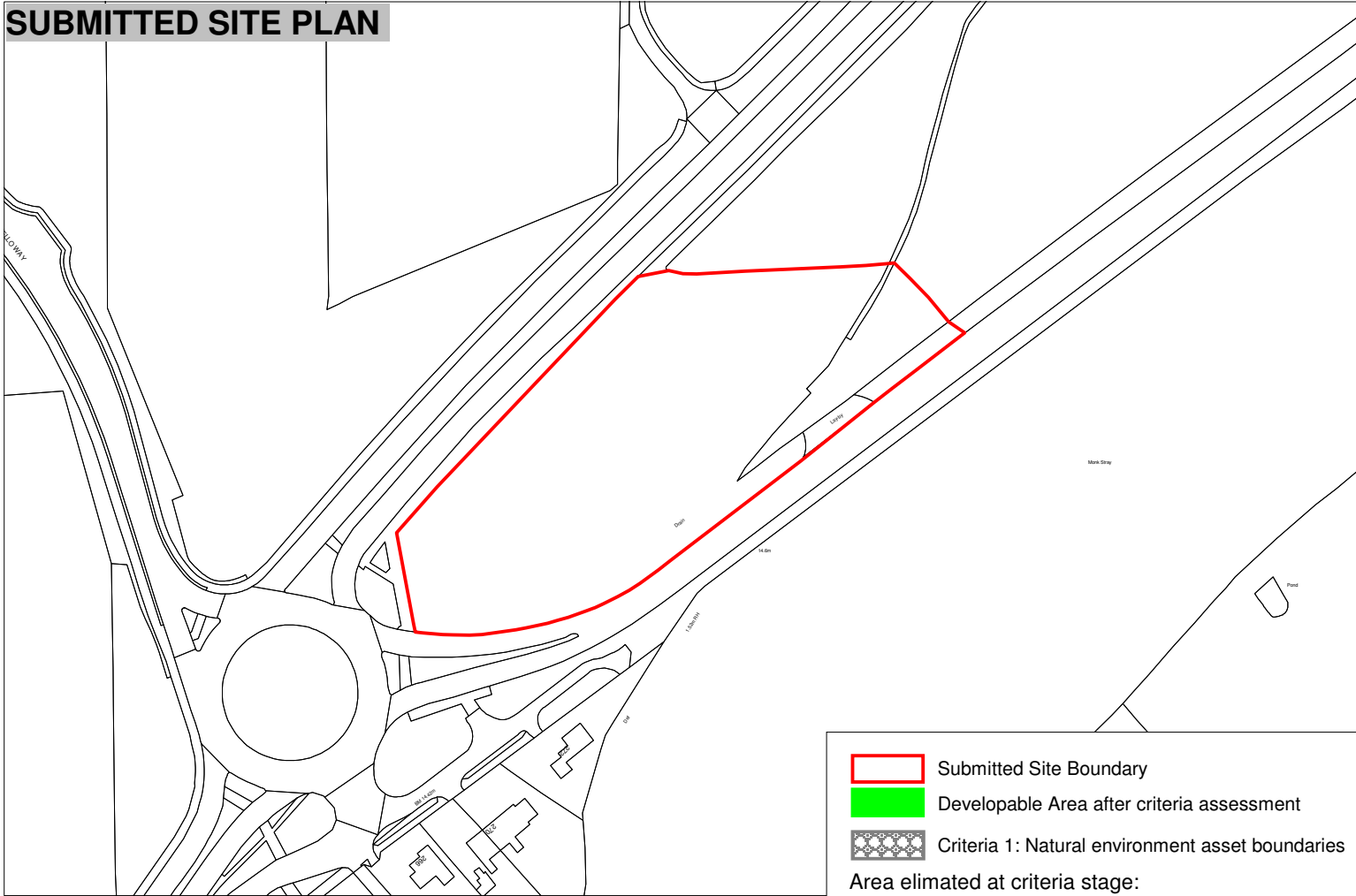
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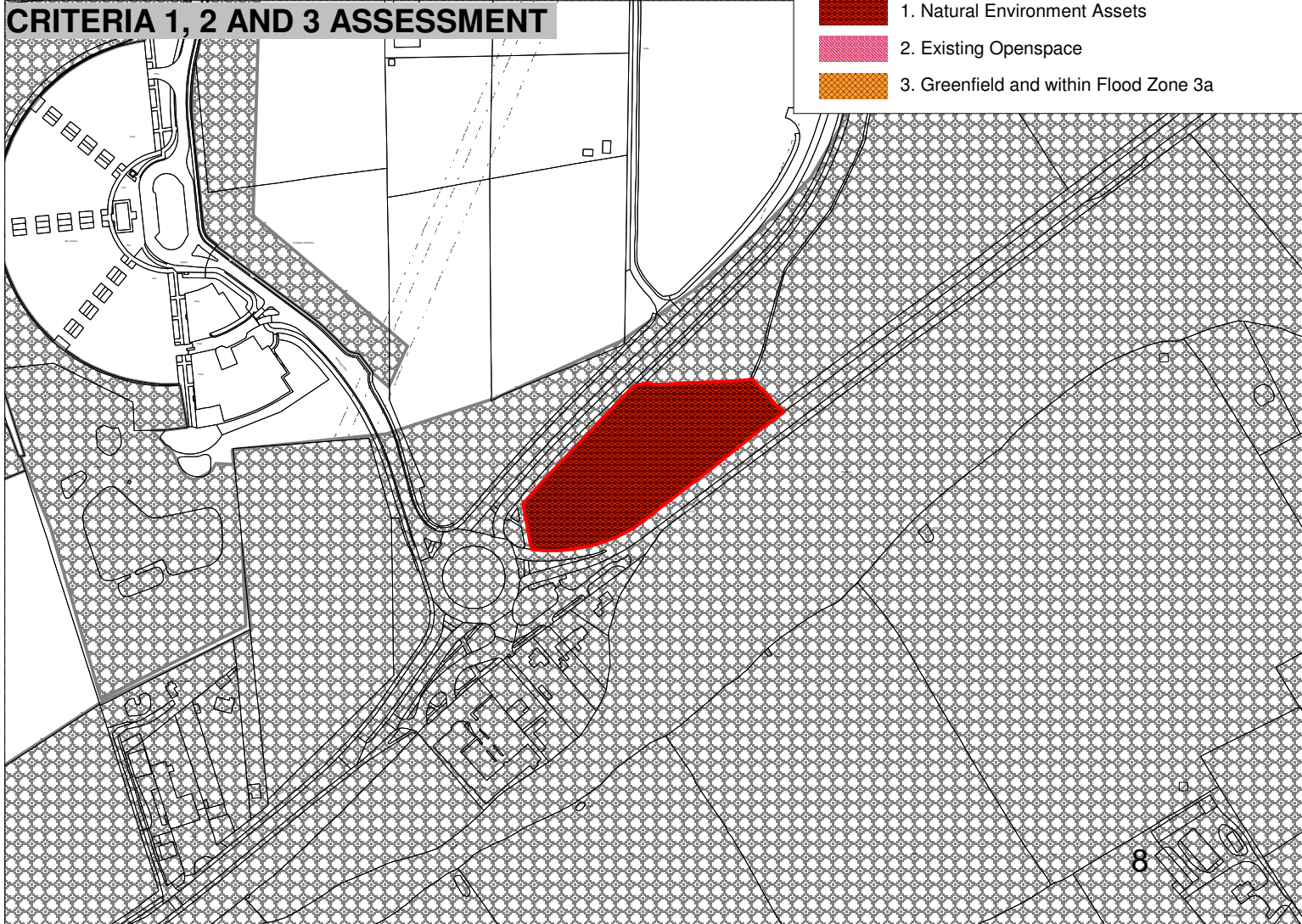
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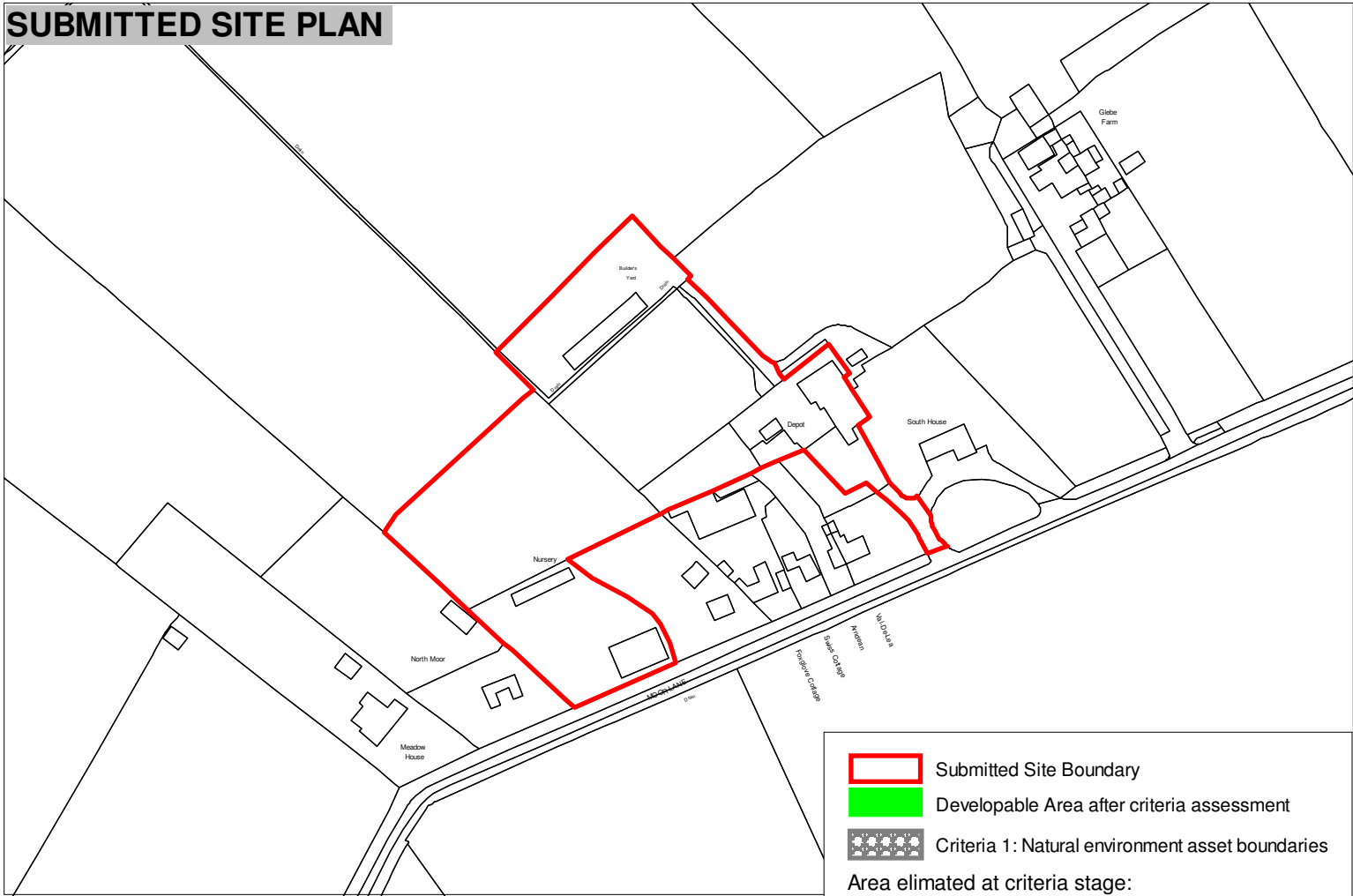
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



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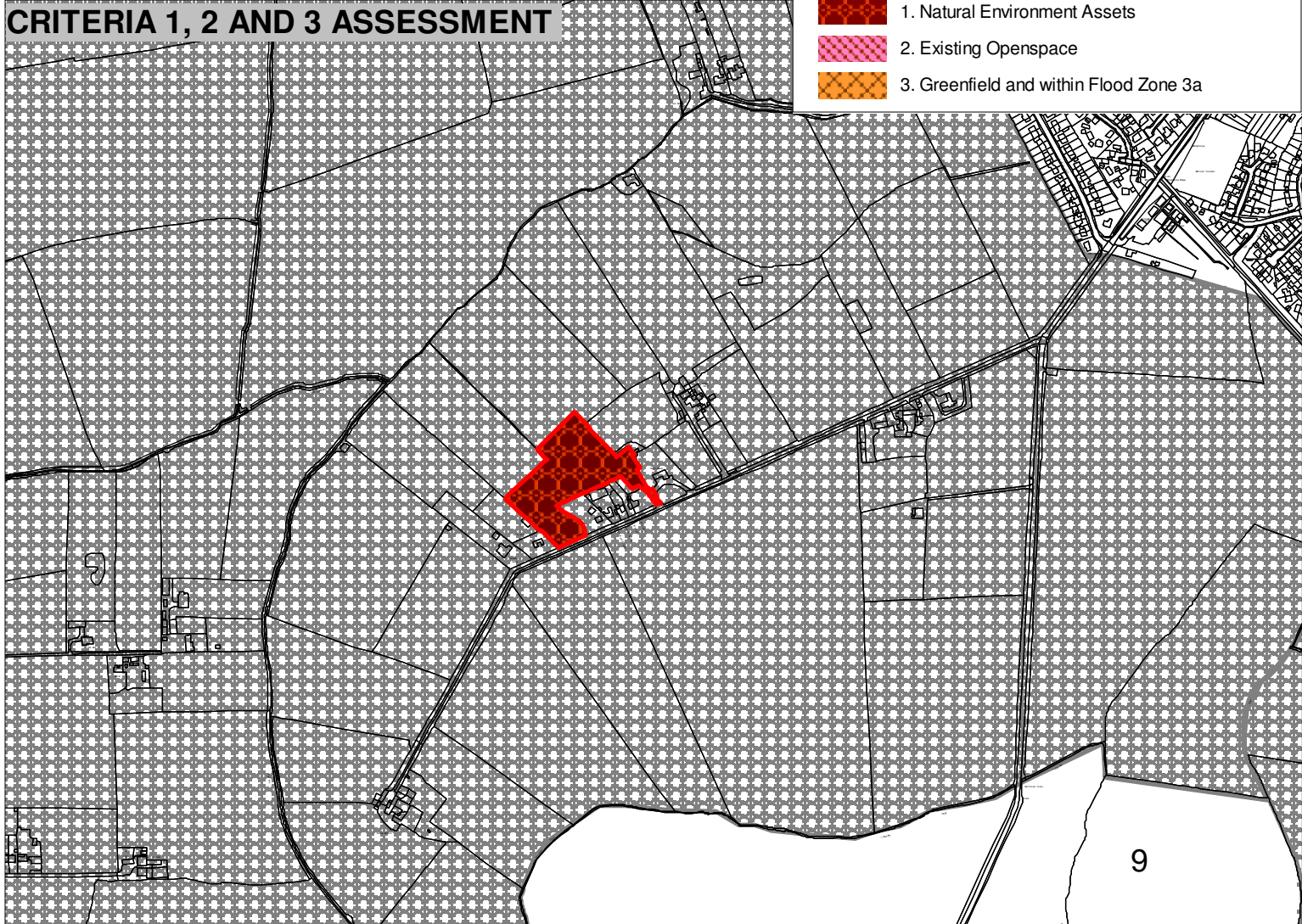
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Criteria 1: Natural environment asset boundaries

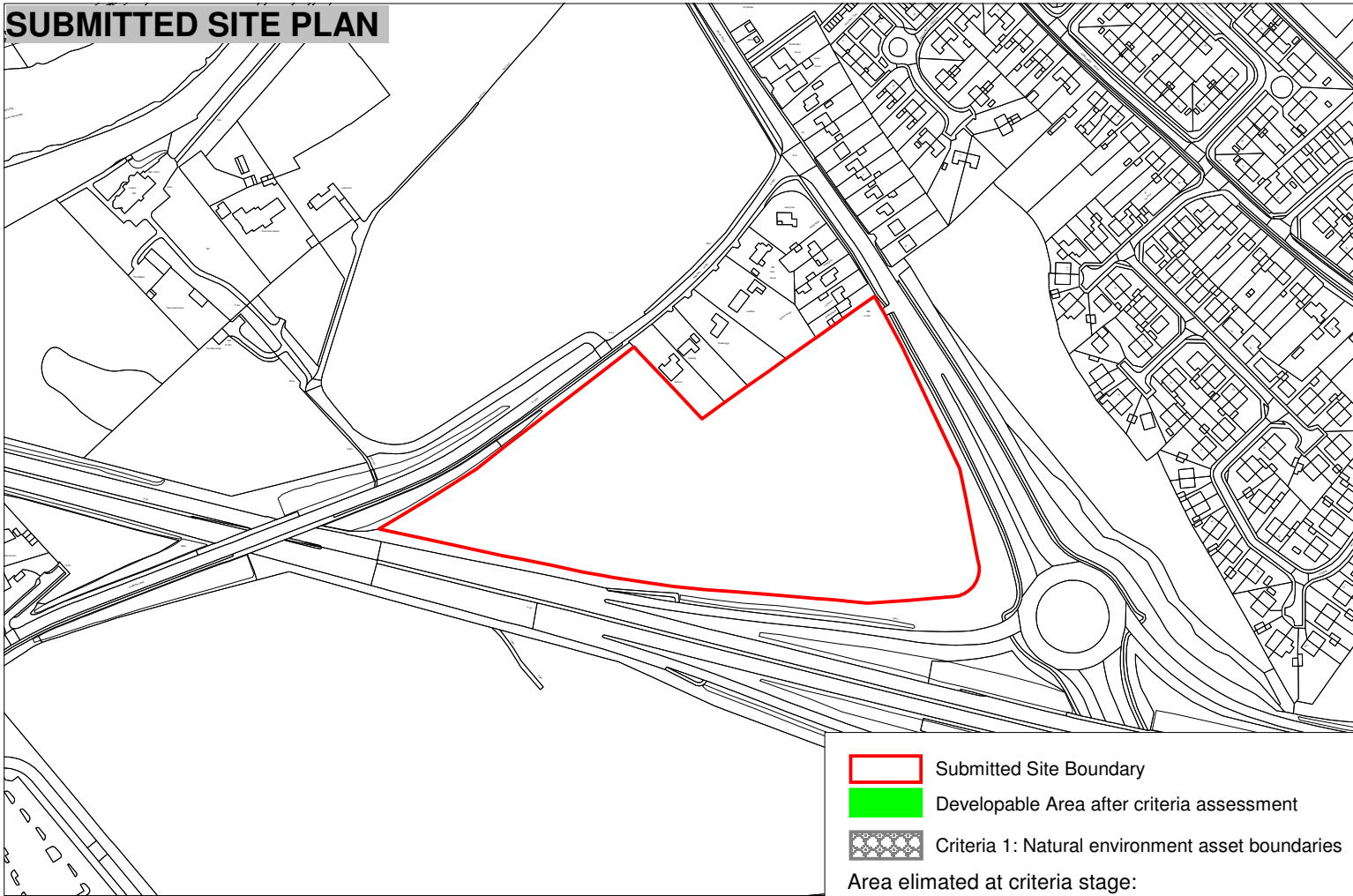
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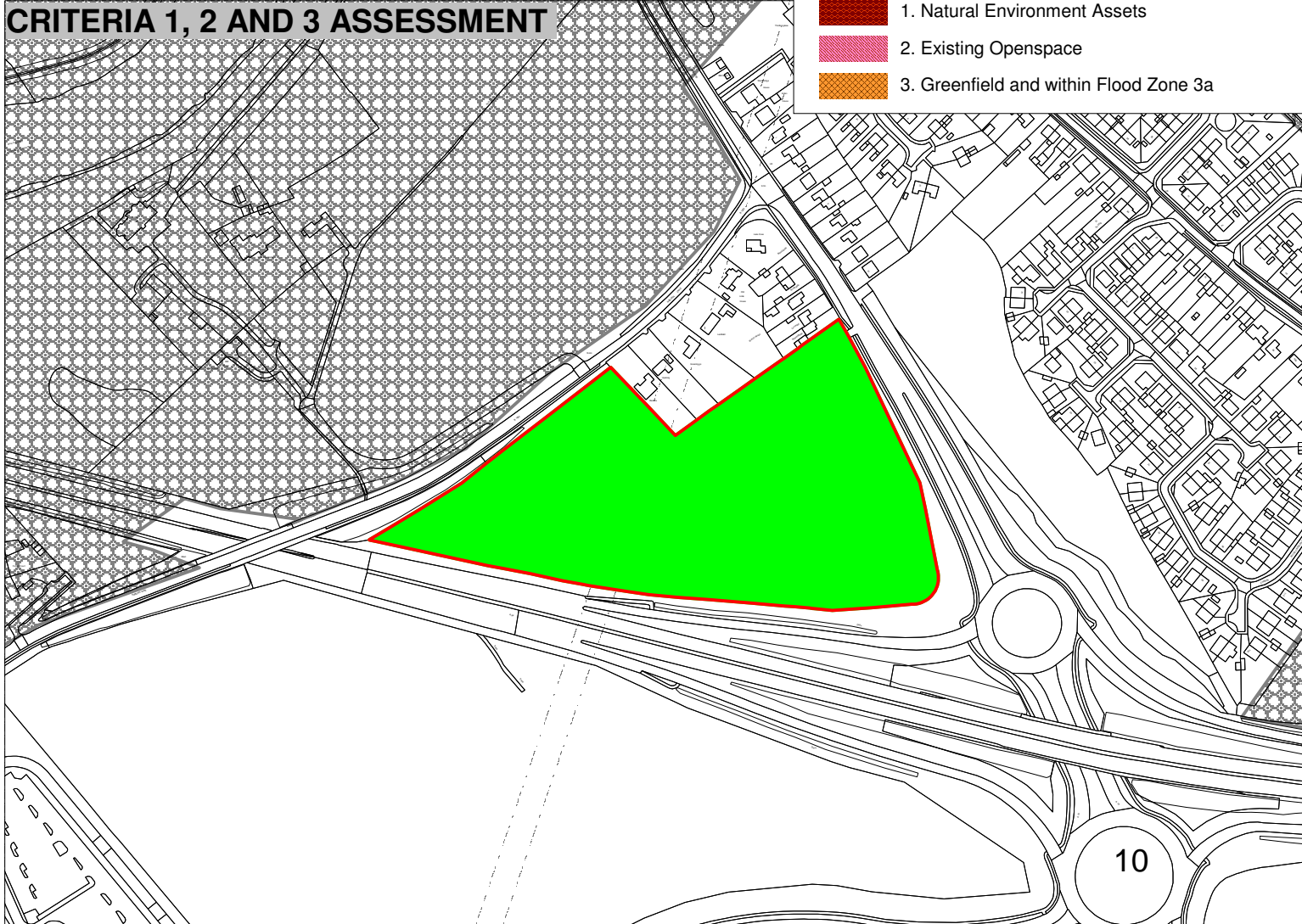


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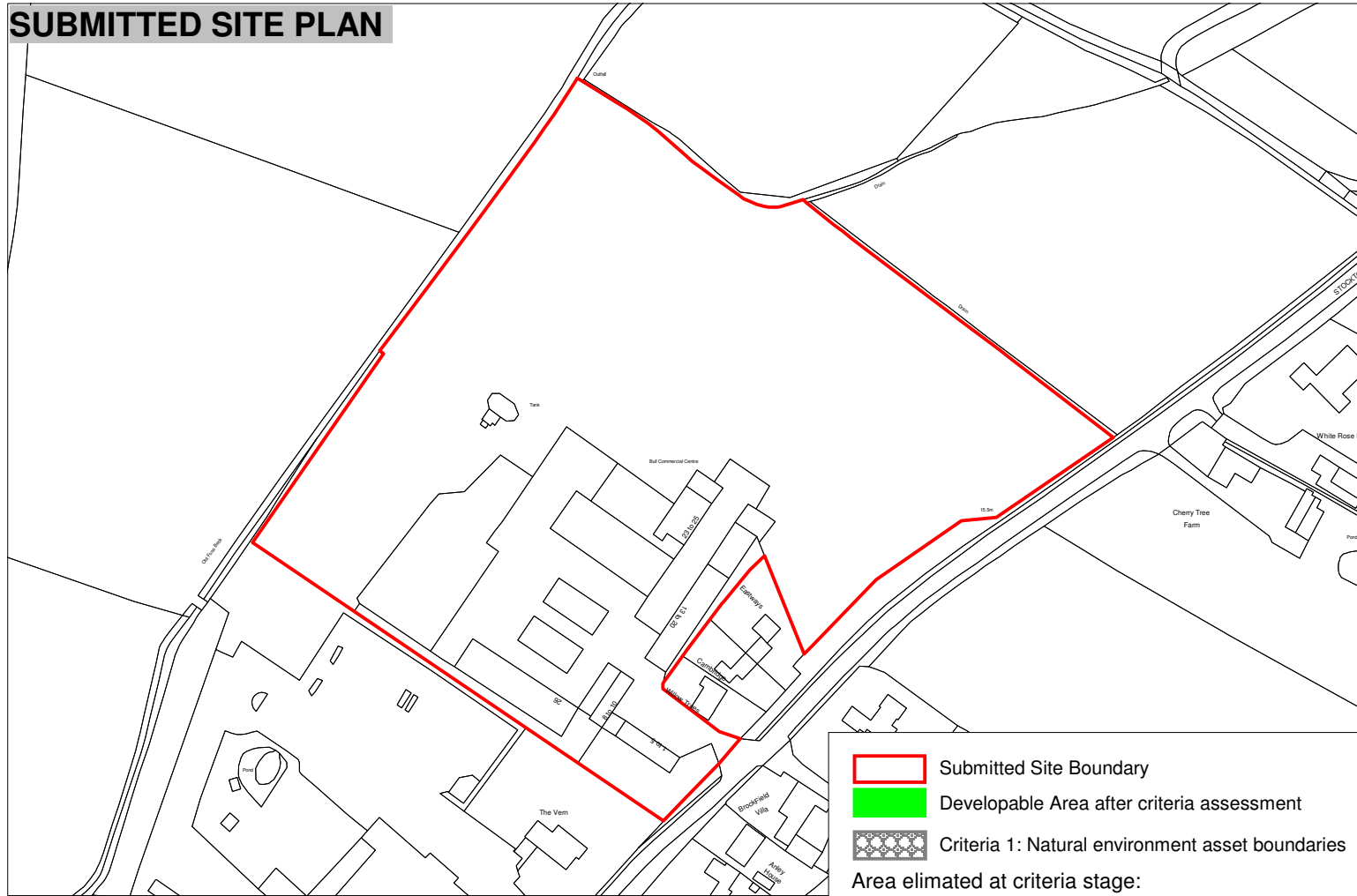





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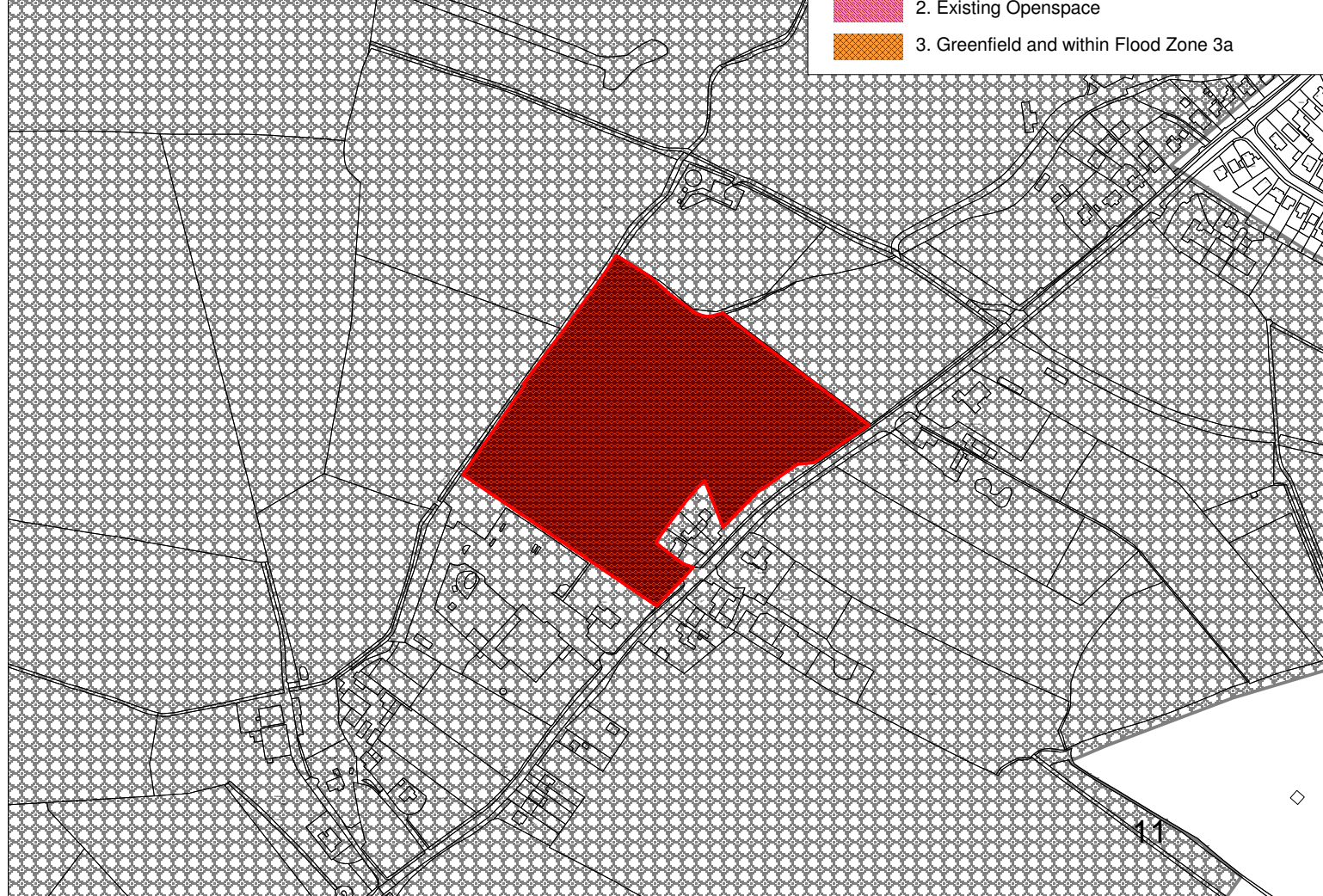


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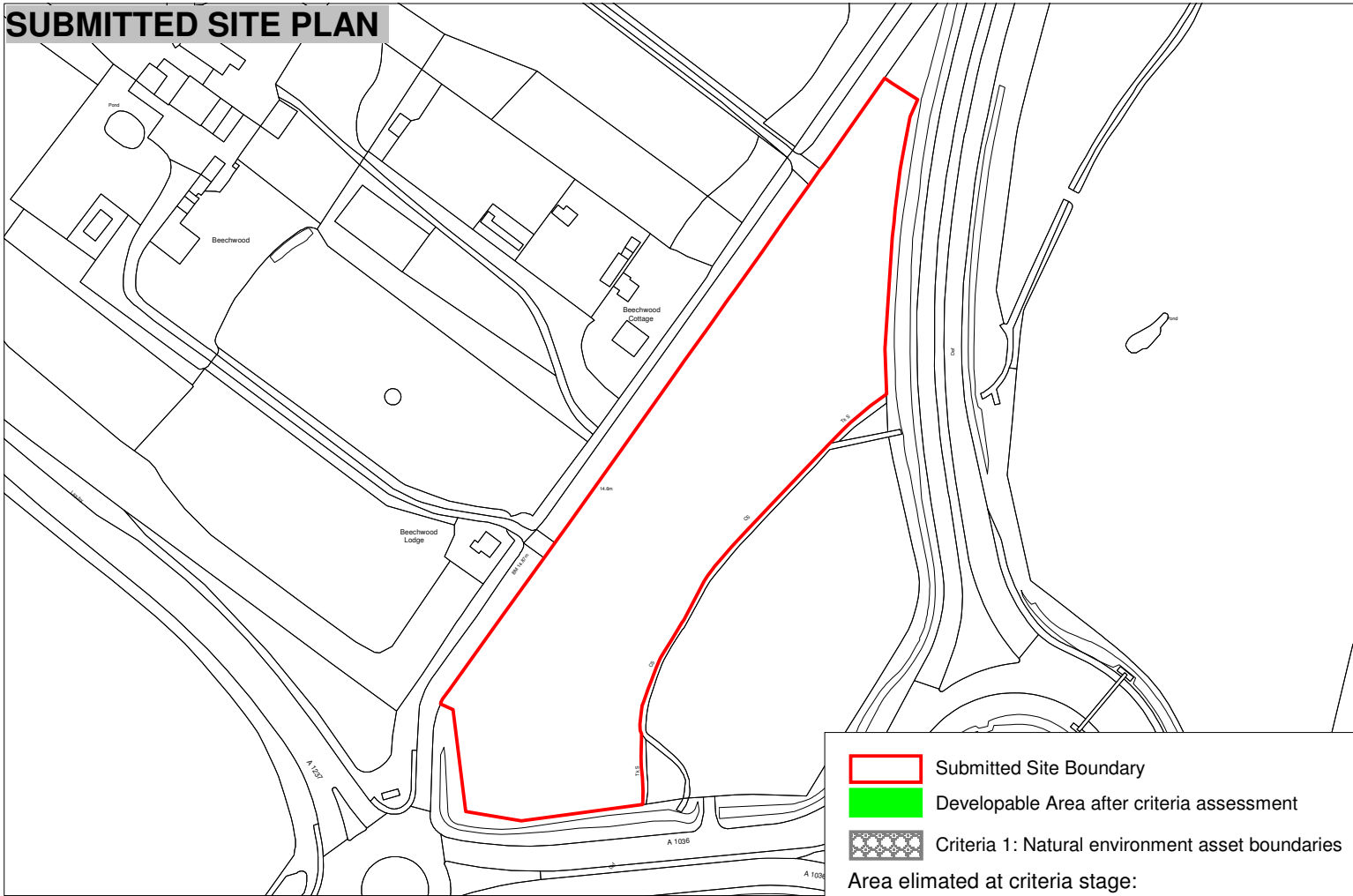
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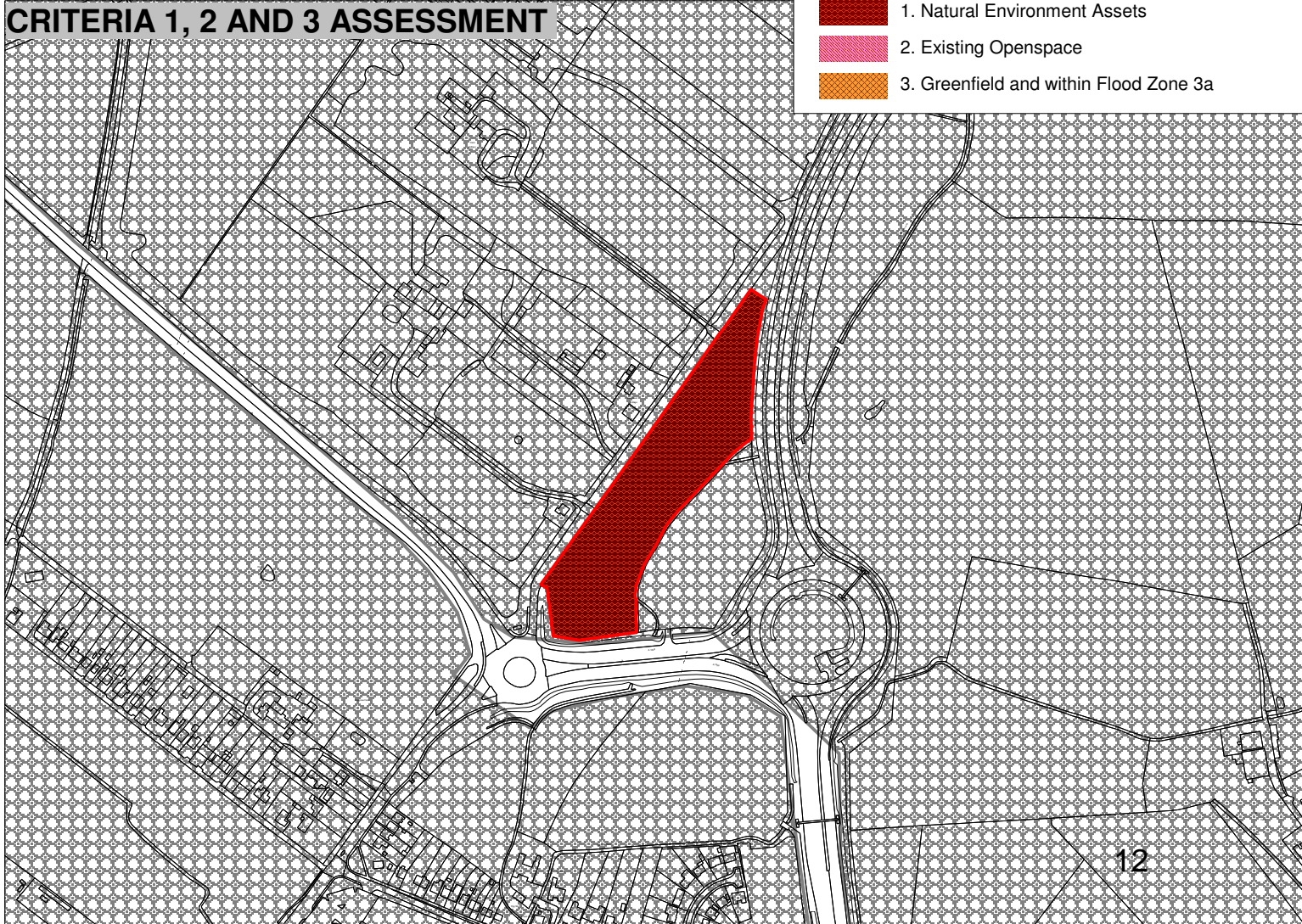


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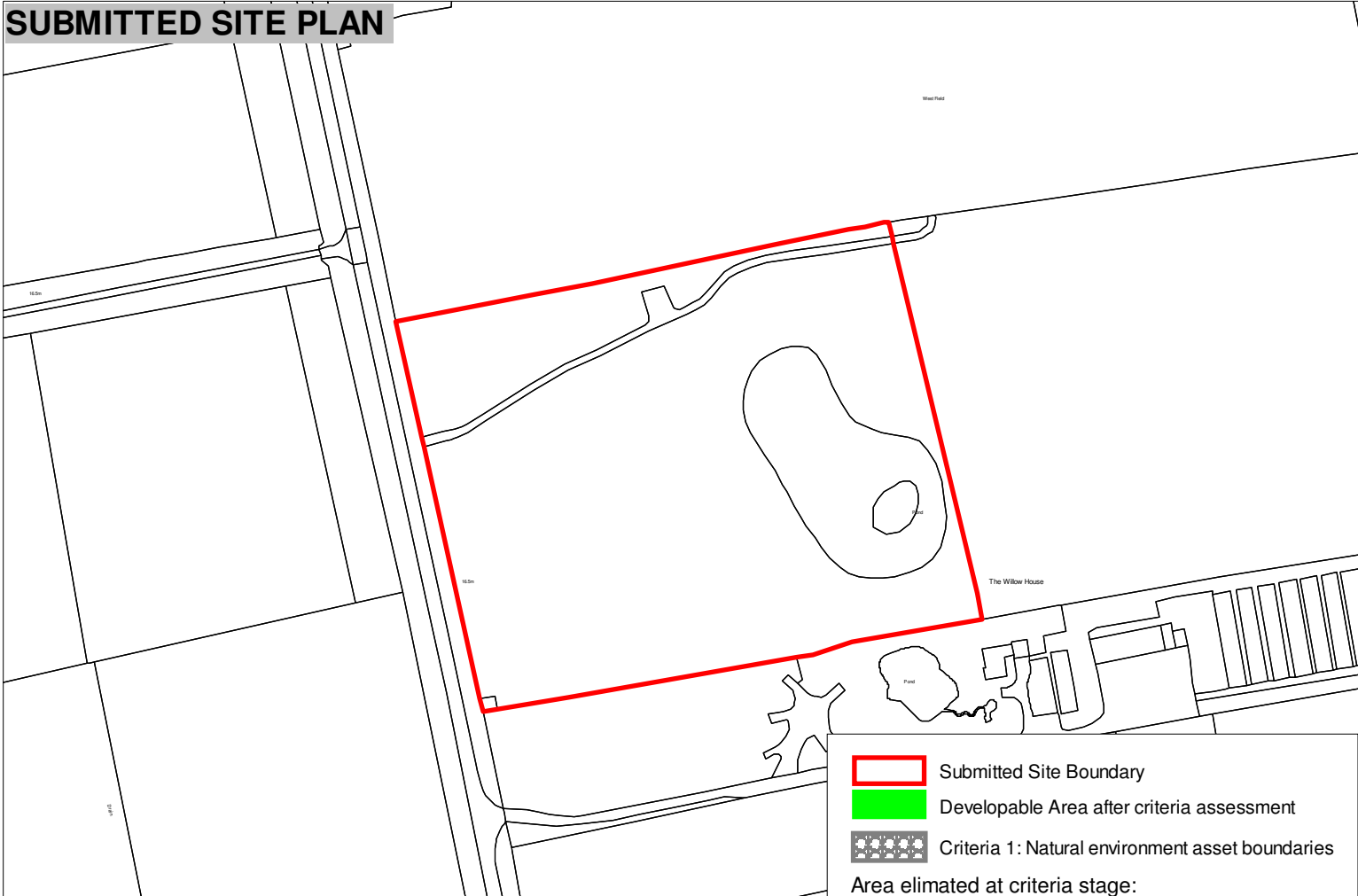


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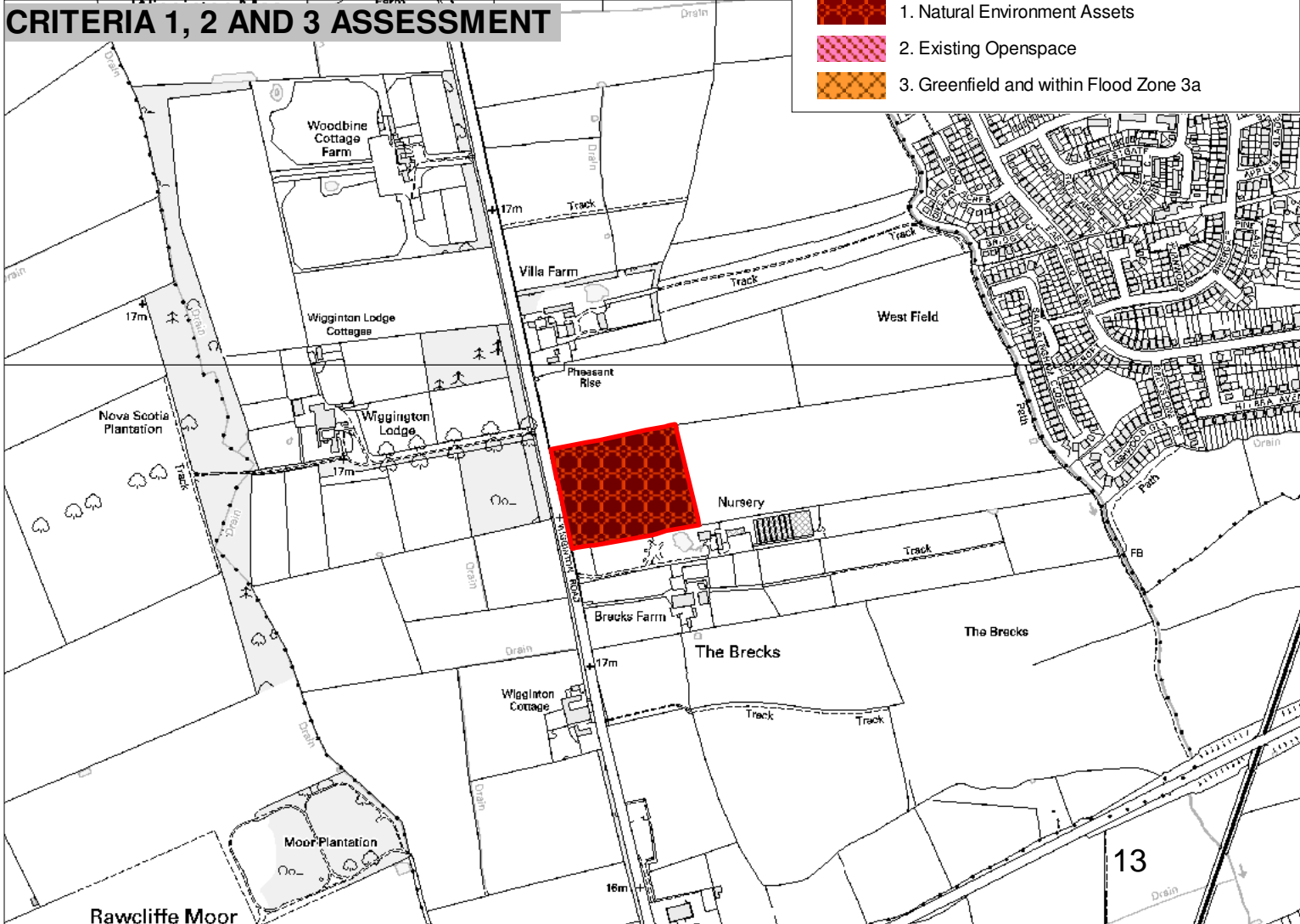


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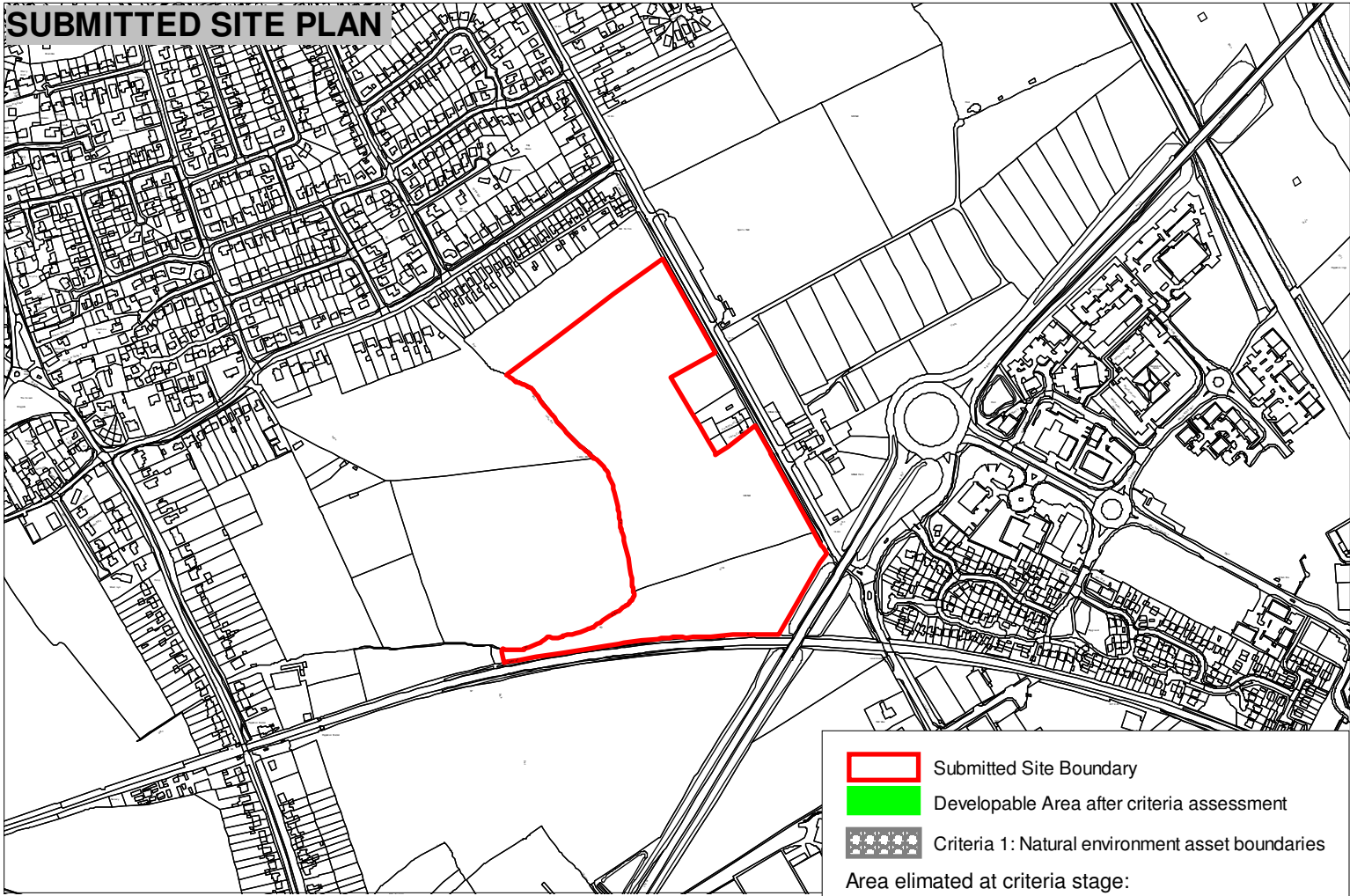


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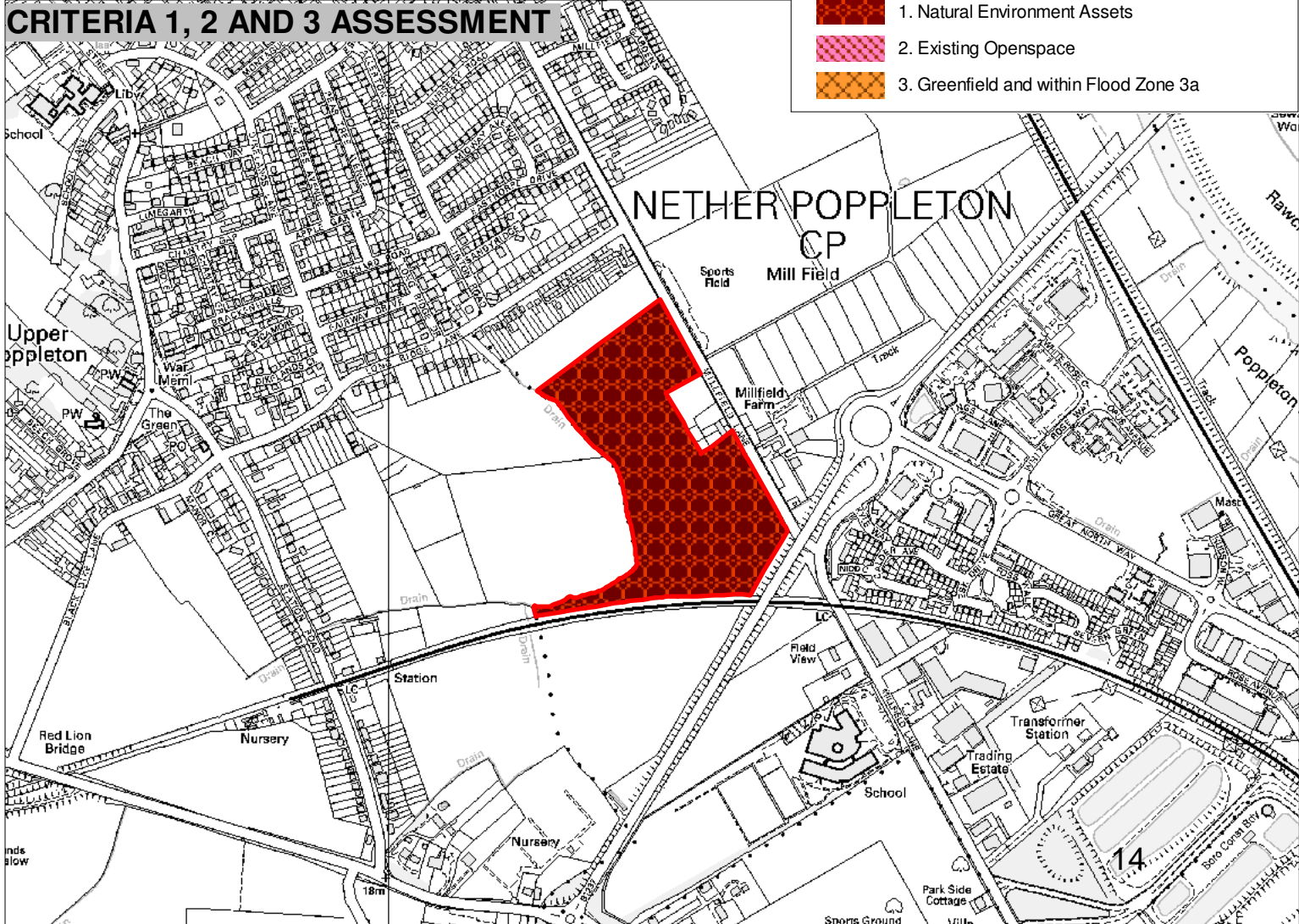


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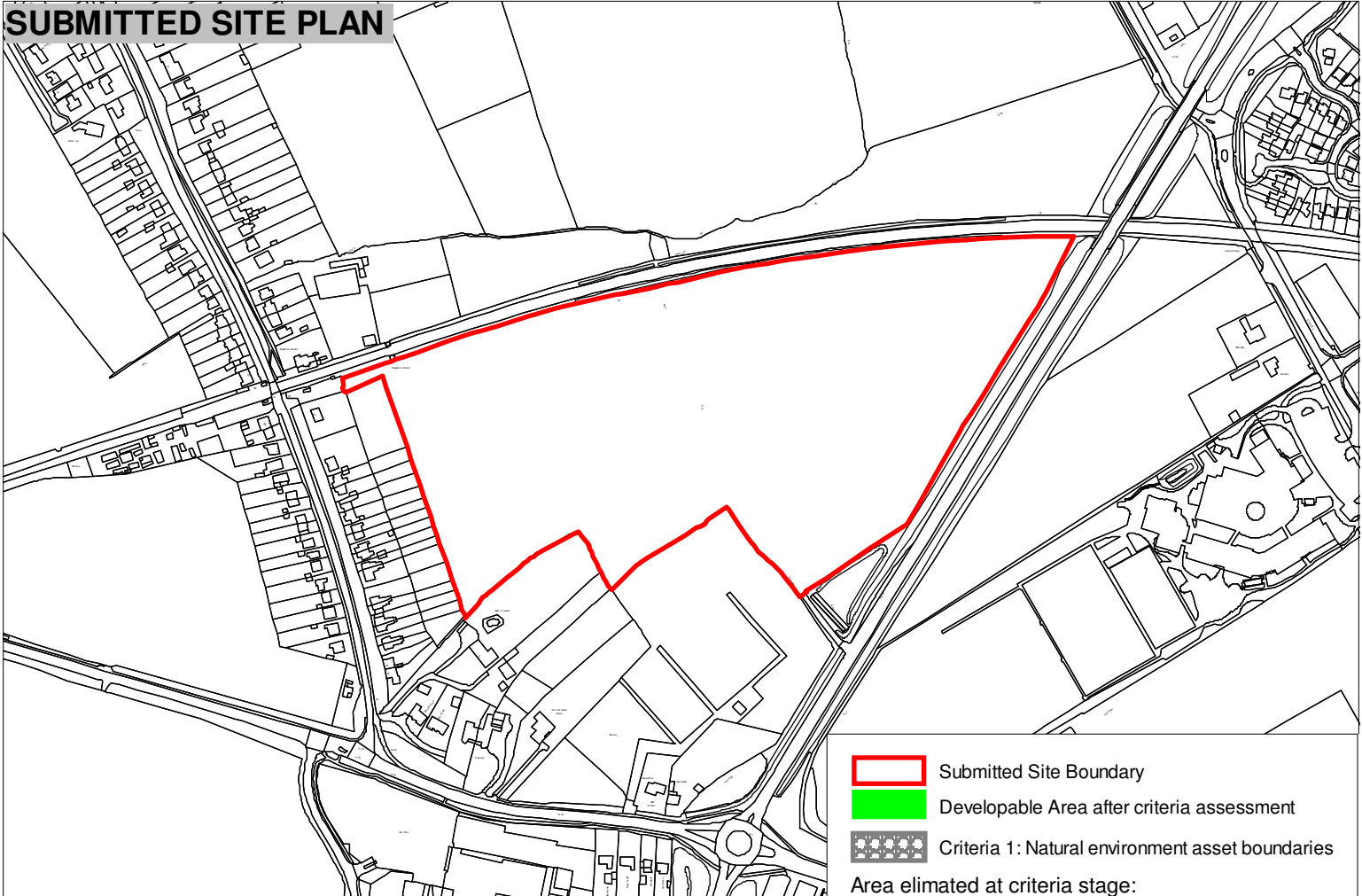








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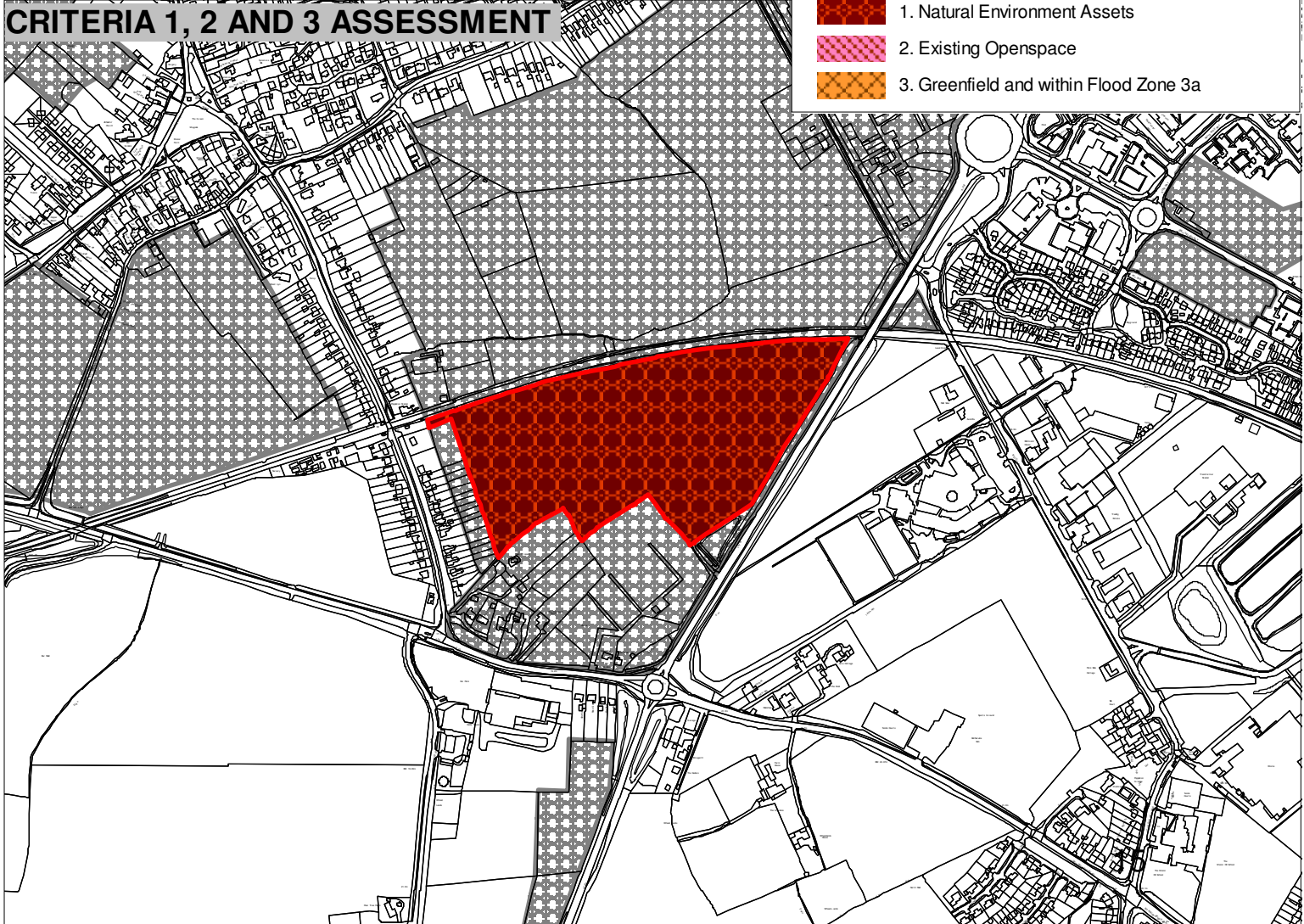


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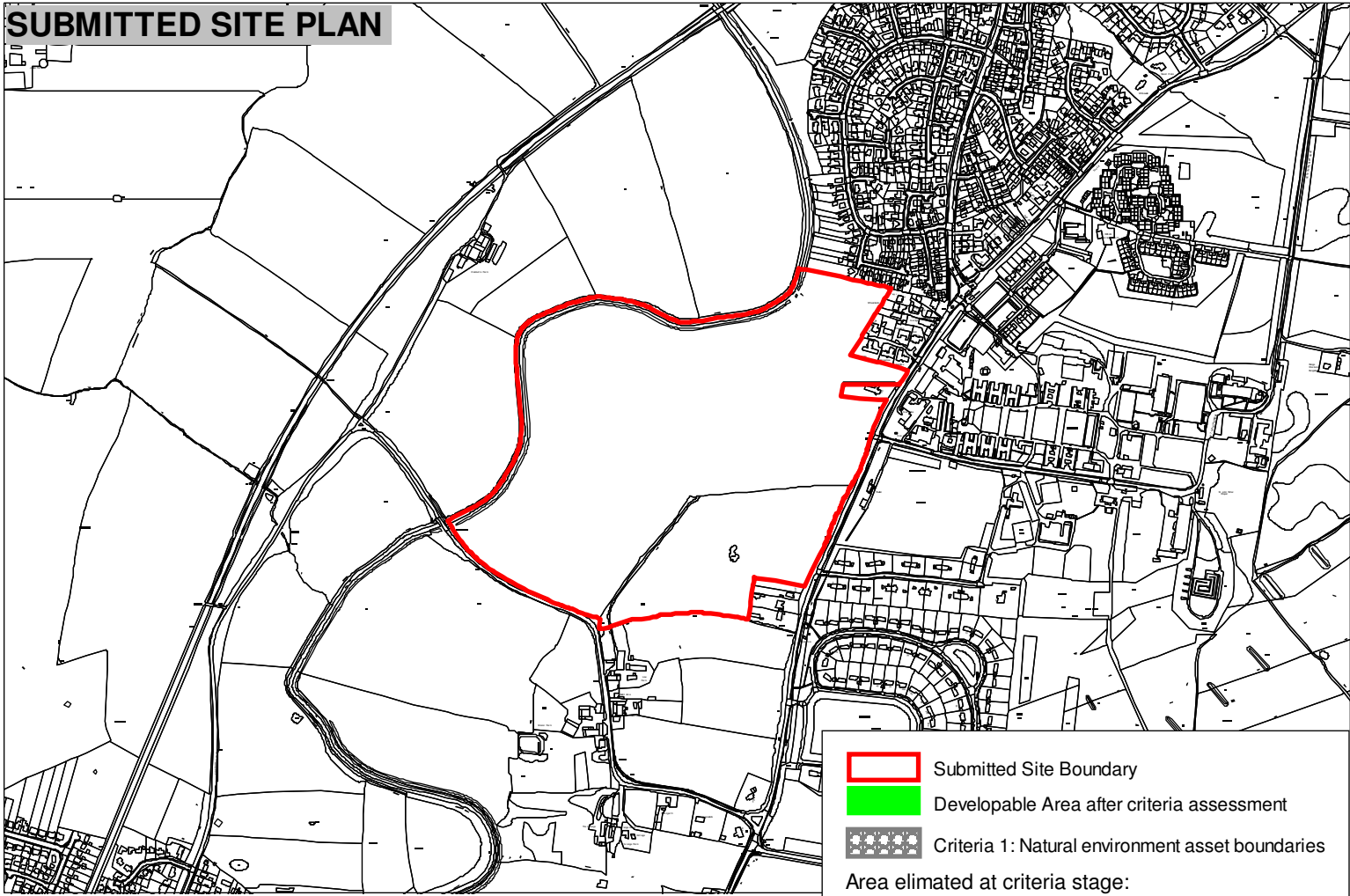


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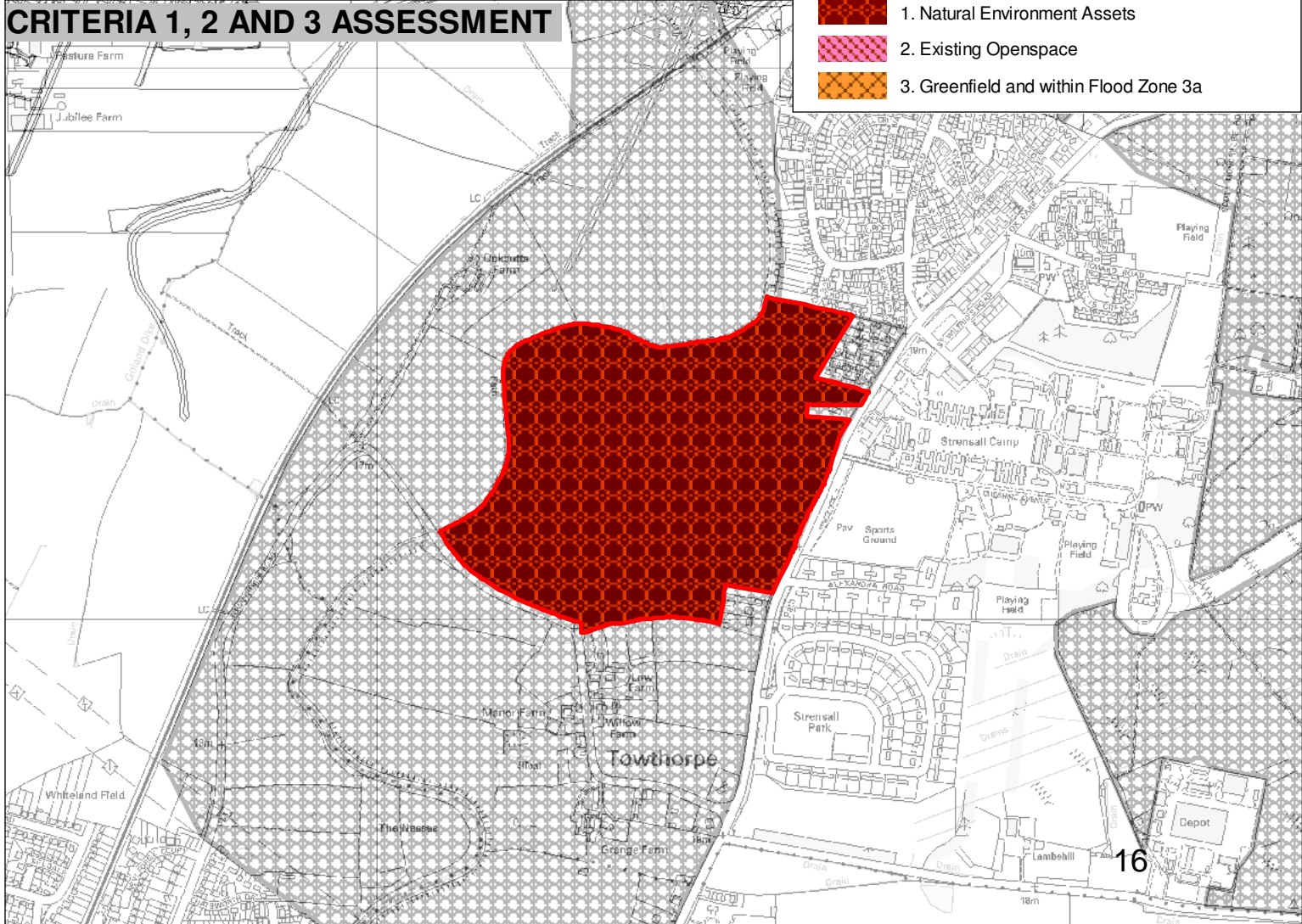


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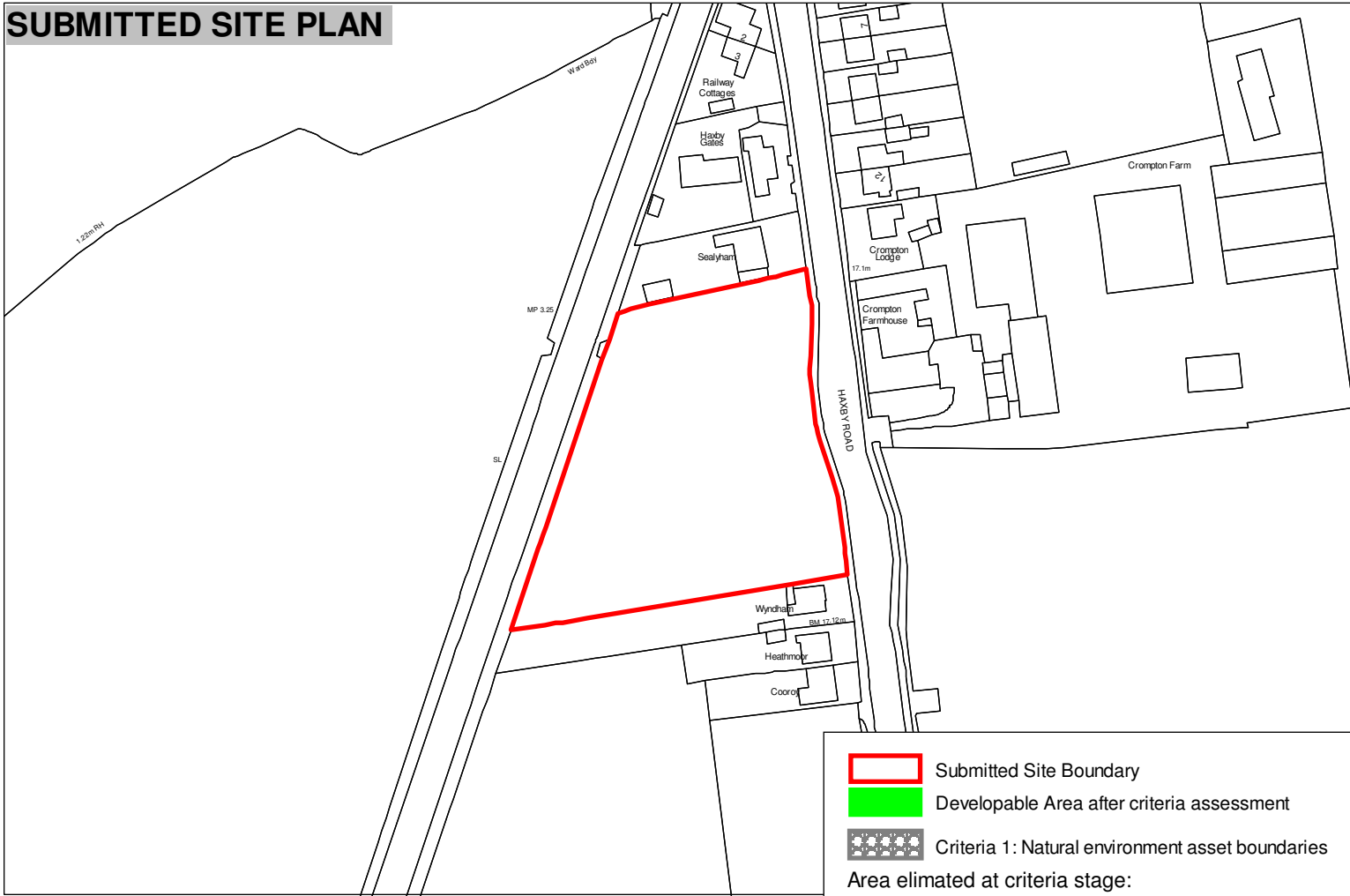








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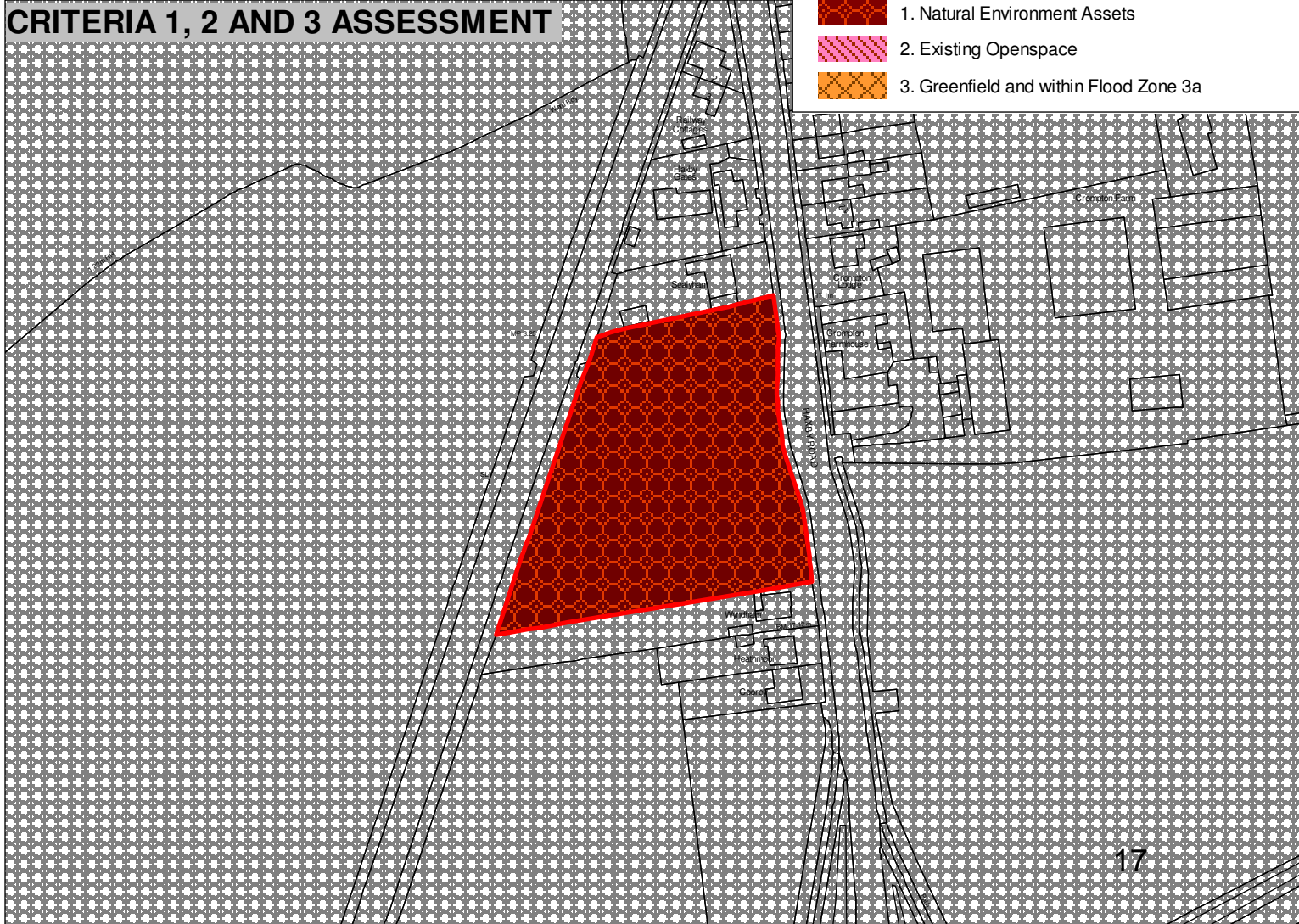


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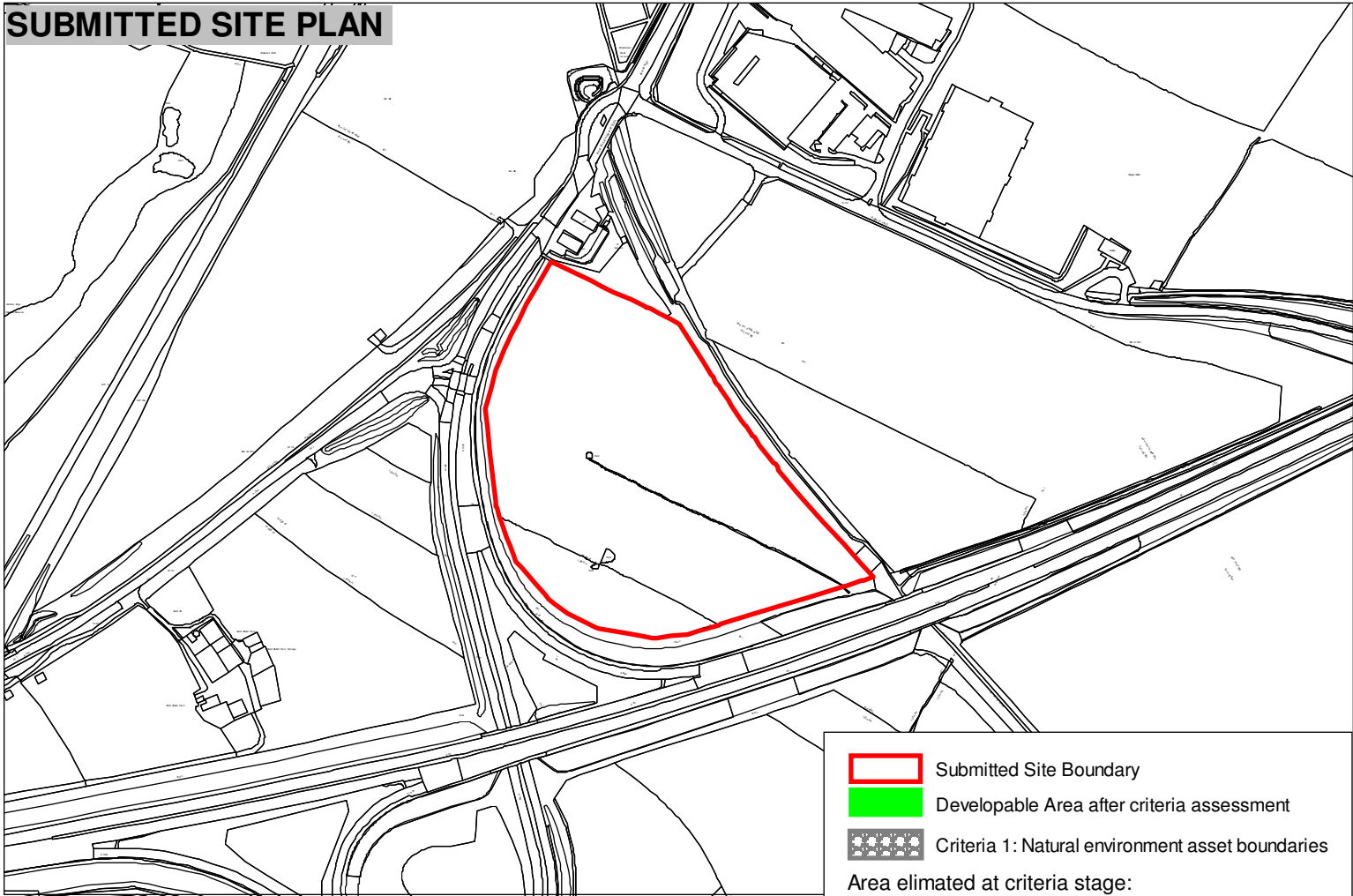








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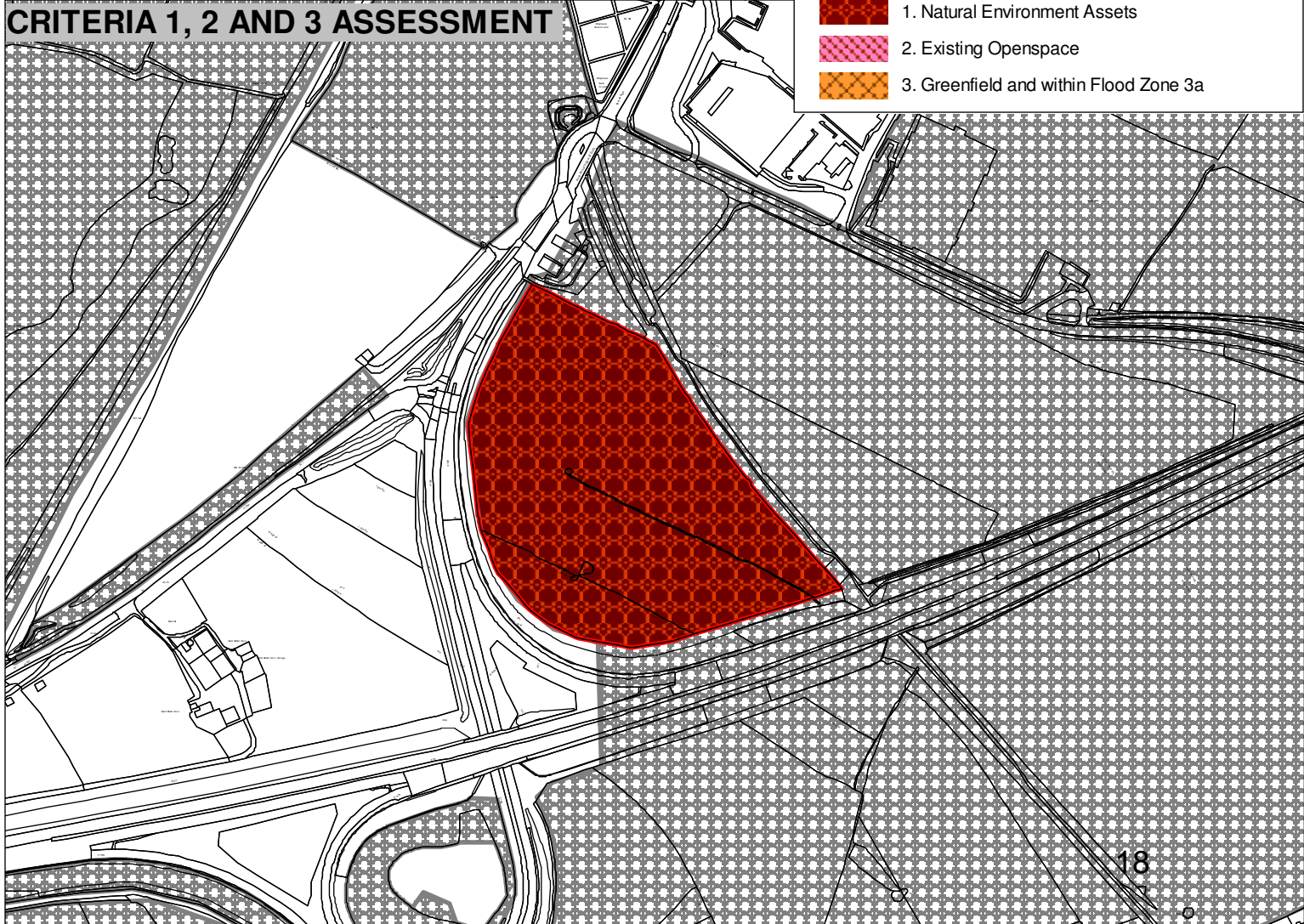


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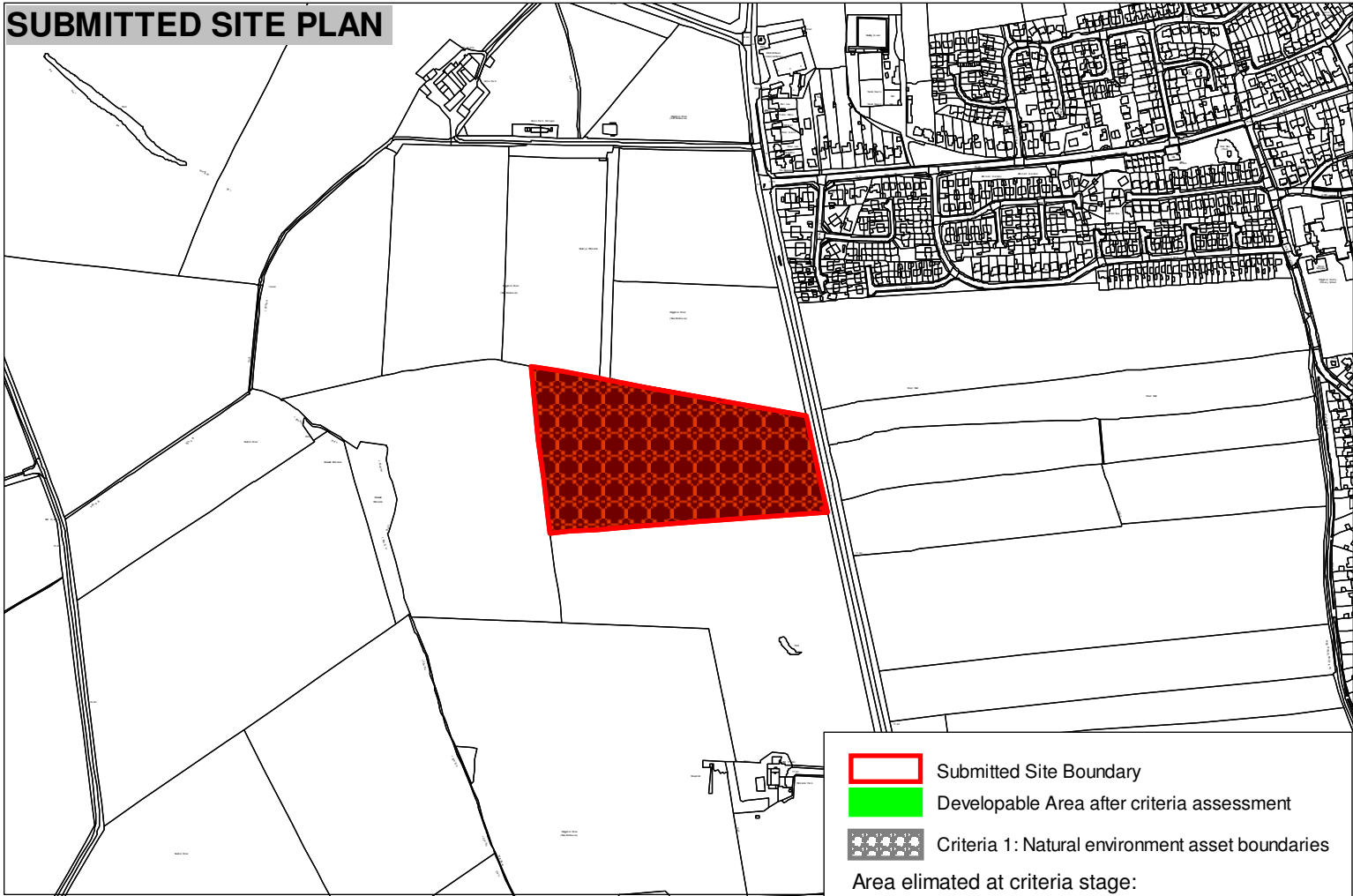


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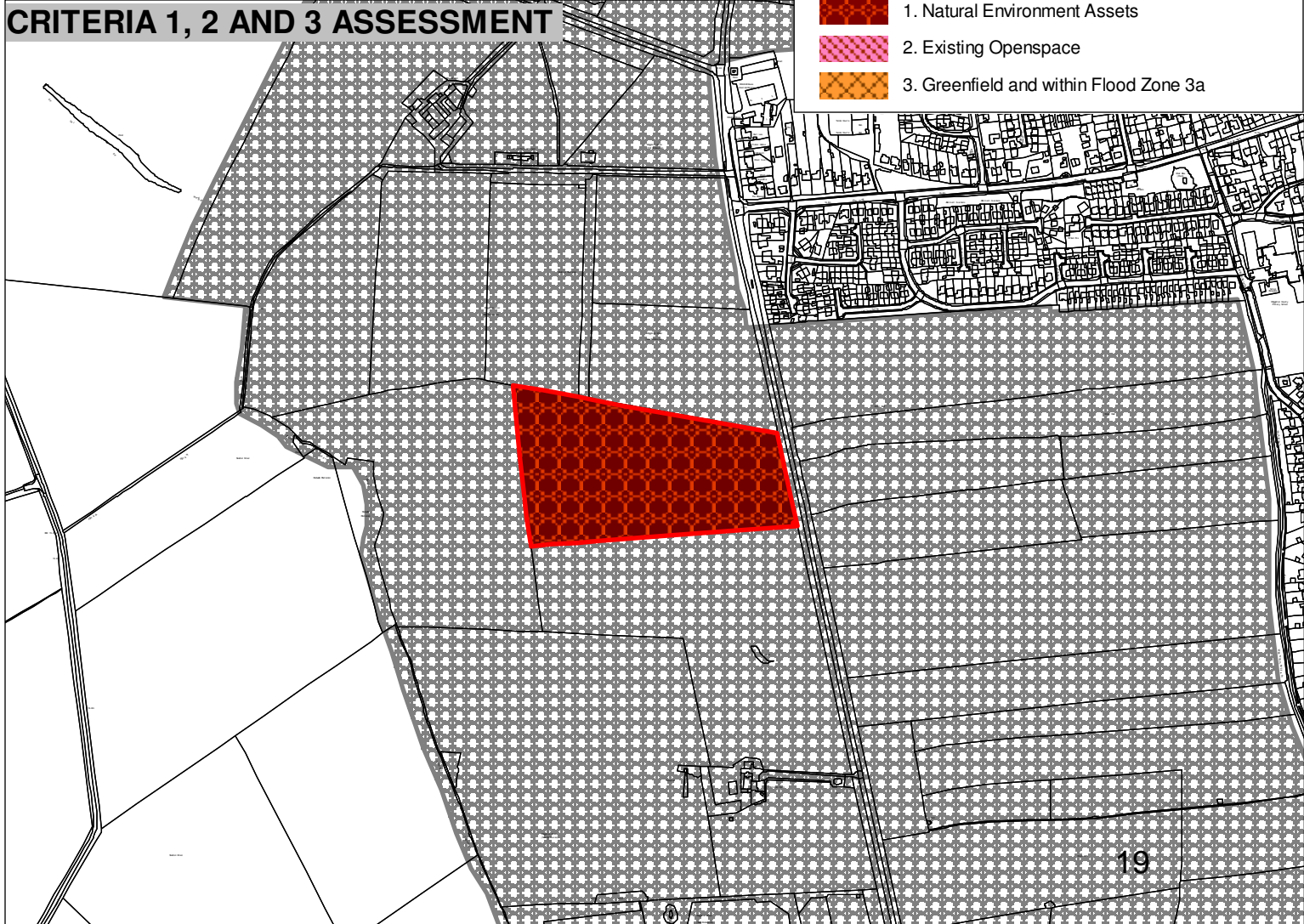
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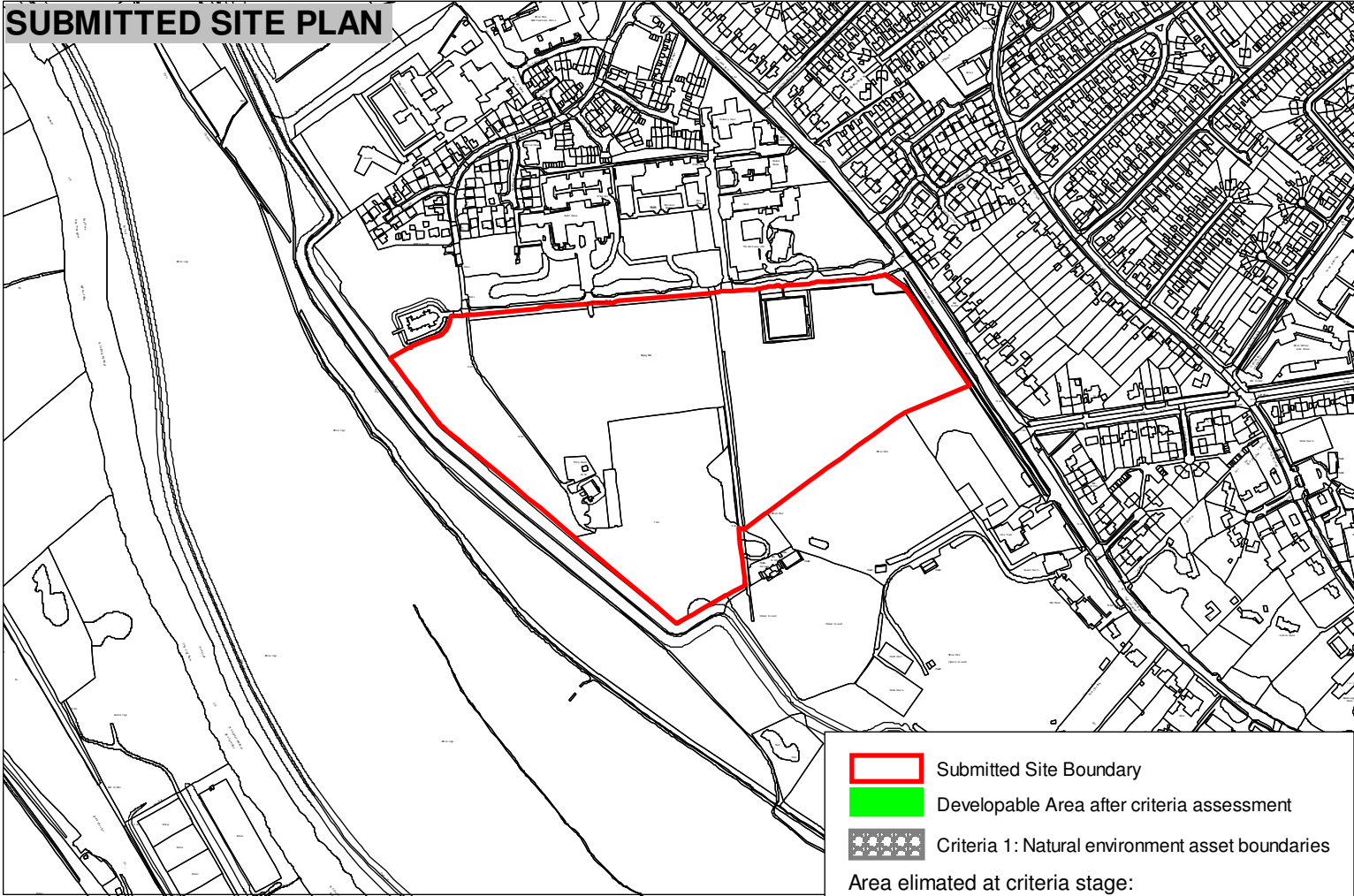
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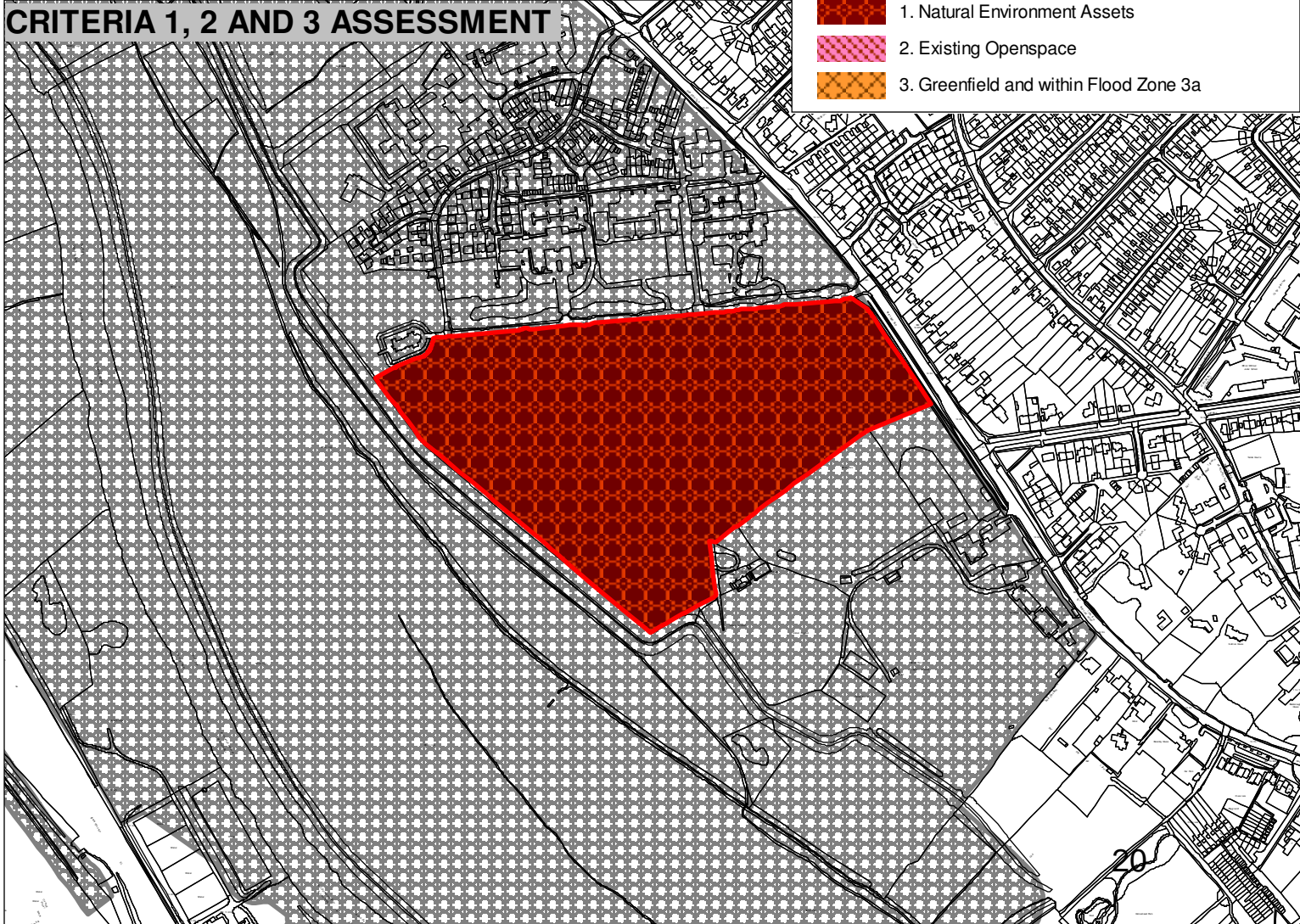


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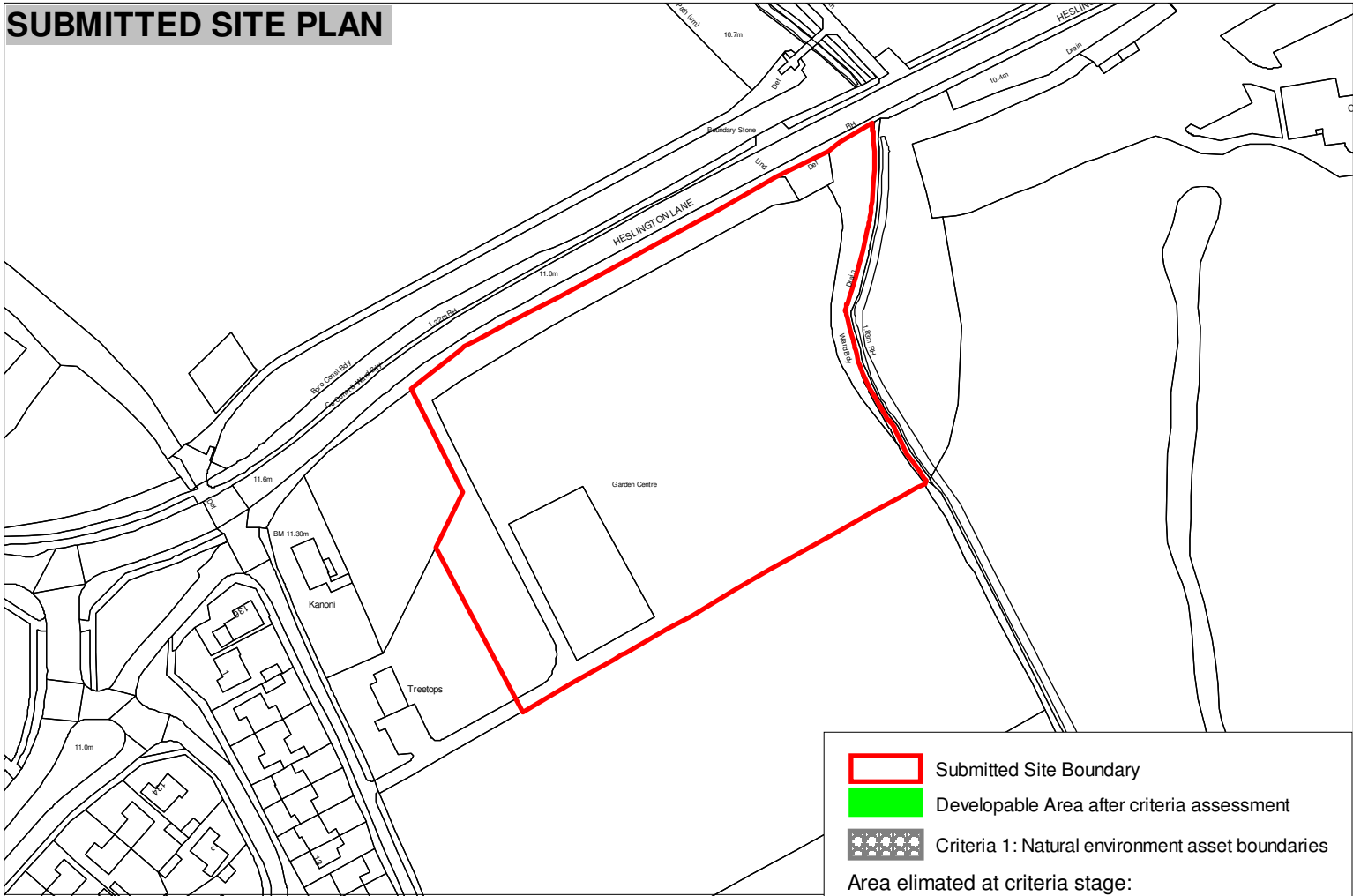


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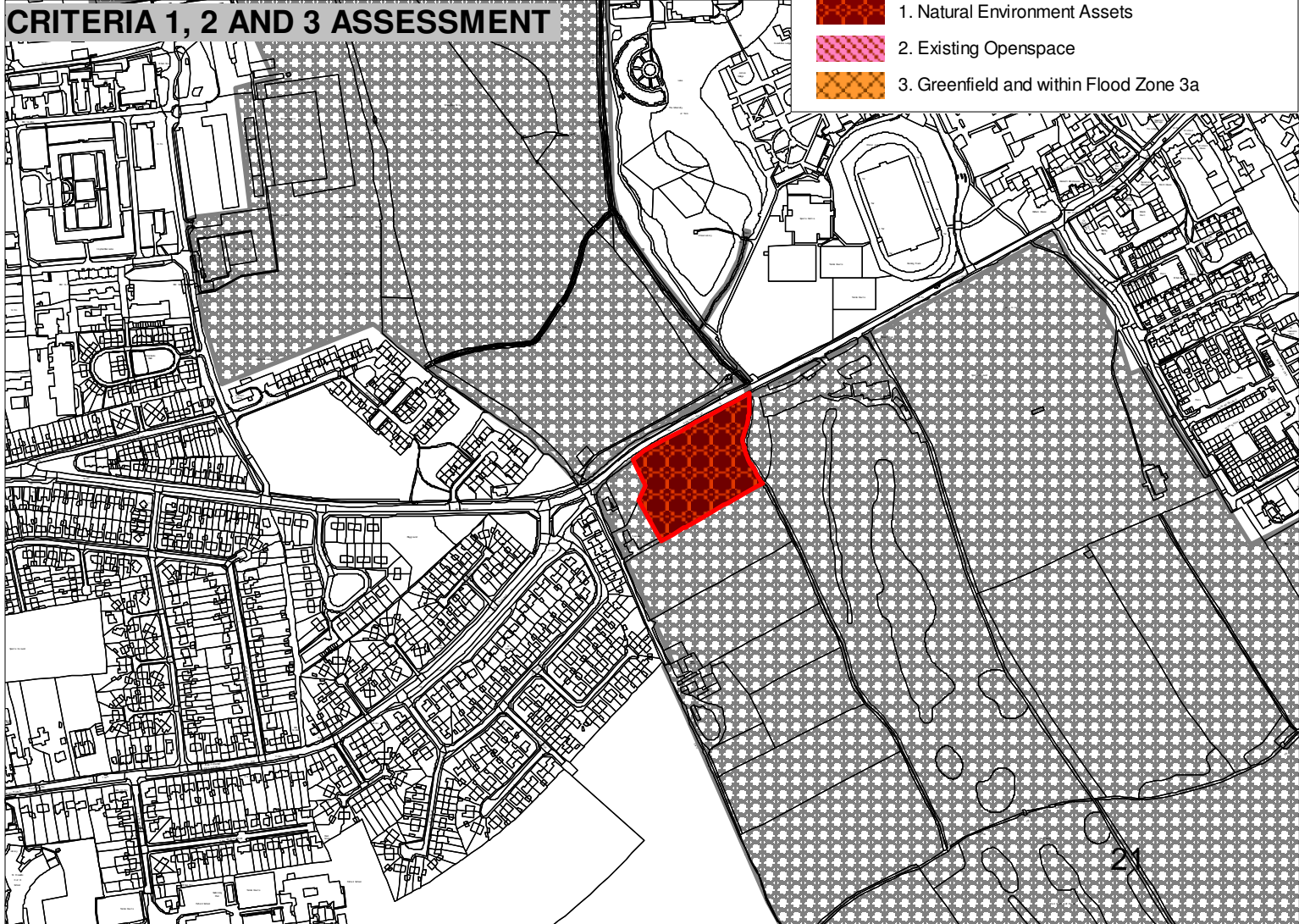
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

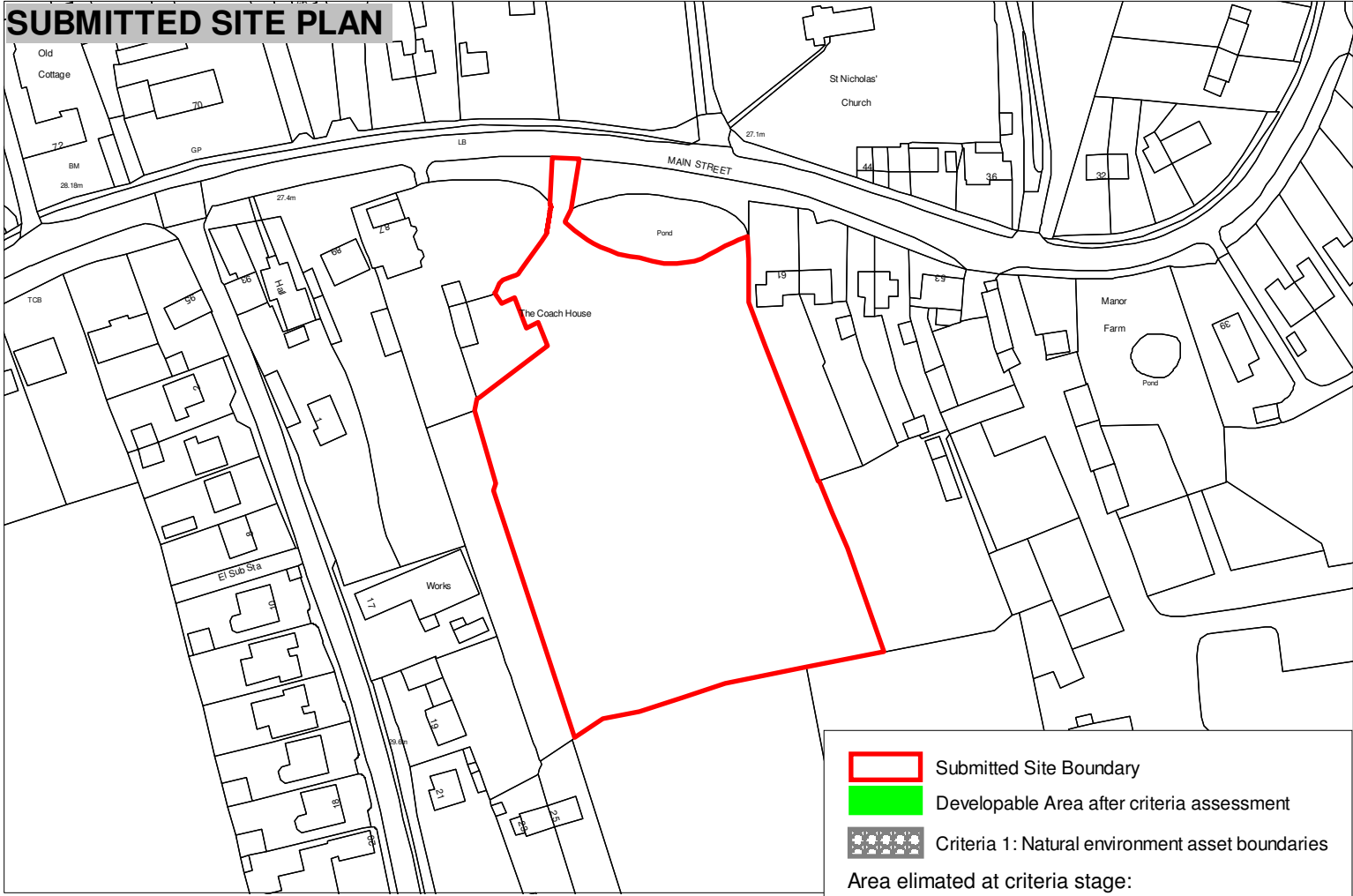
Area eliminated at criteria stage:







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

CRITERIA 1, 2 AND 3 ASSESSMENT

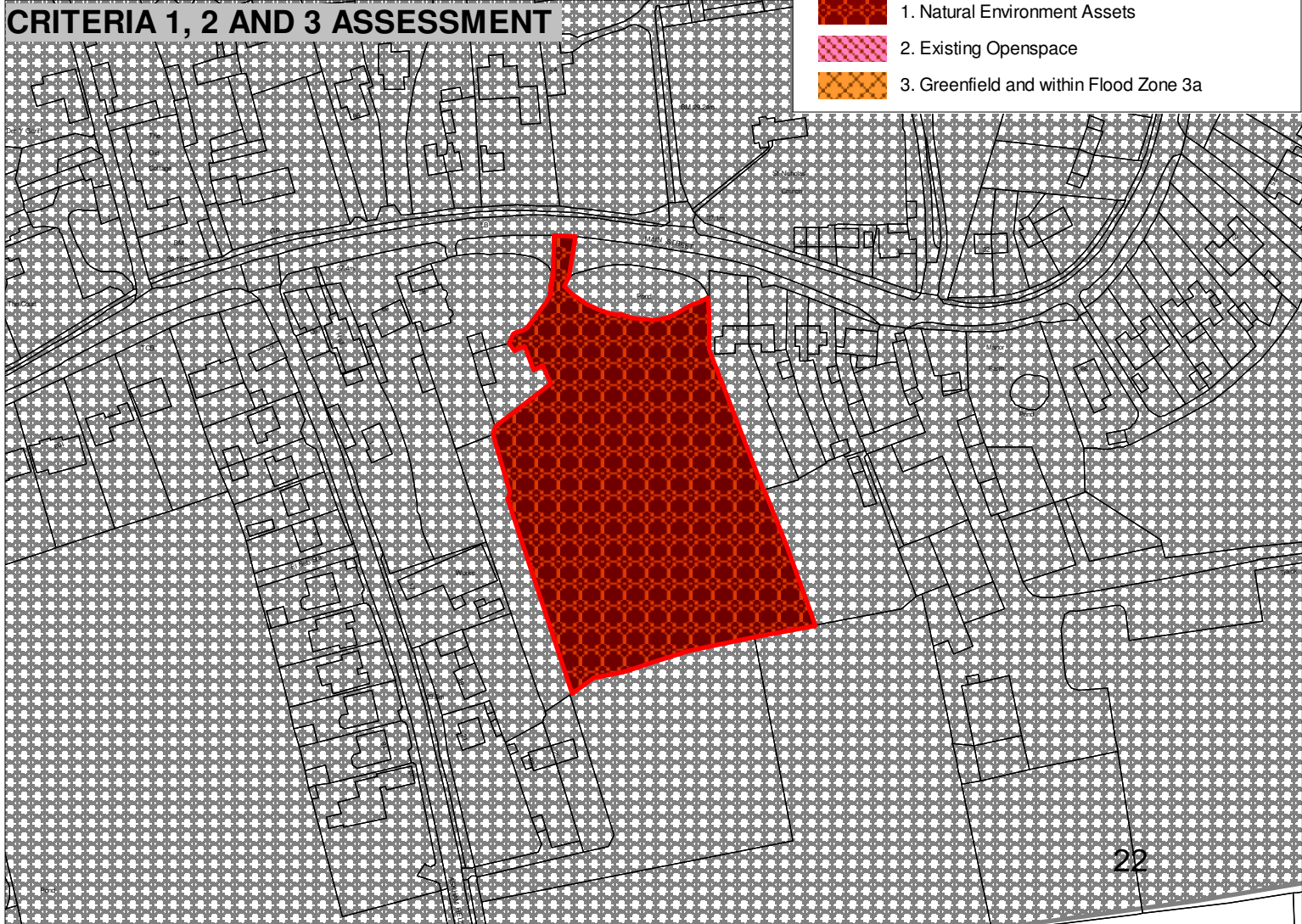


SUBMITTED SITE PLAN

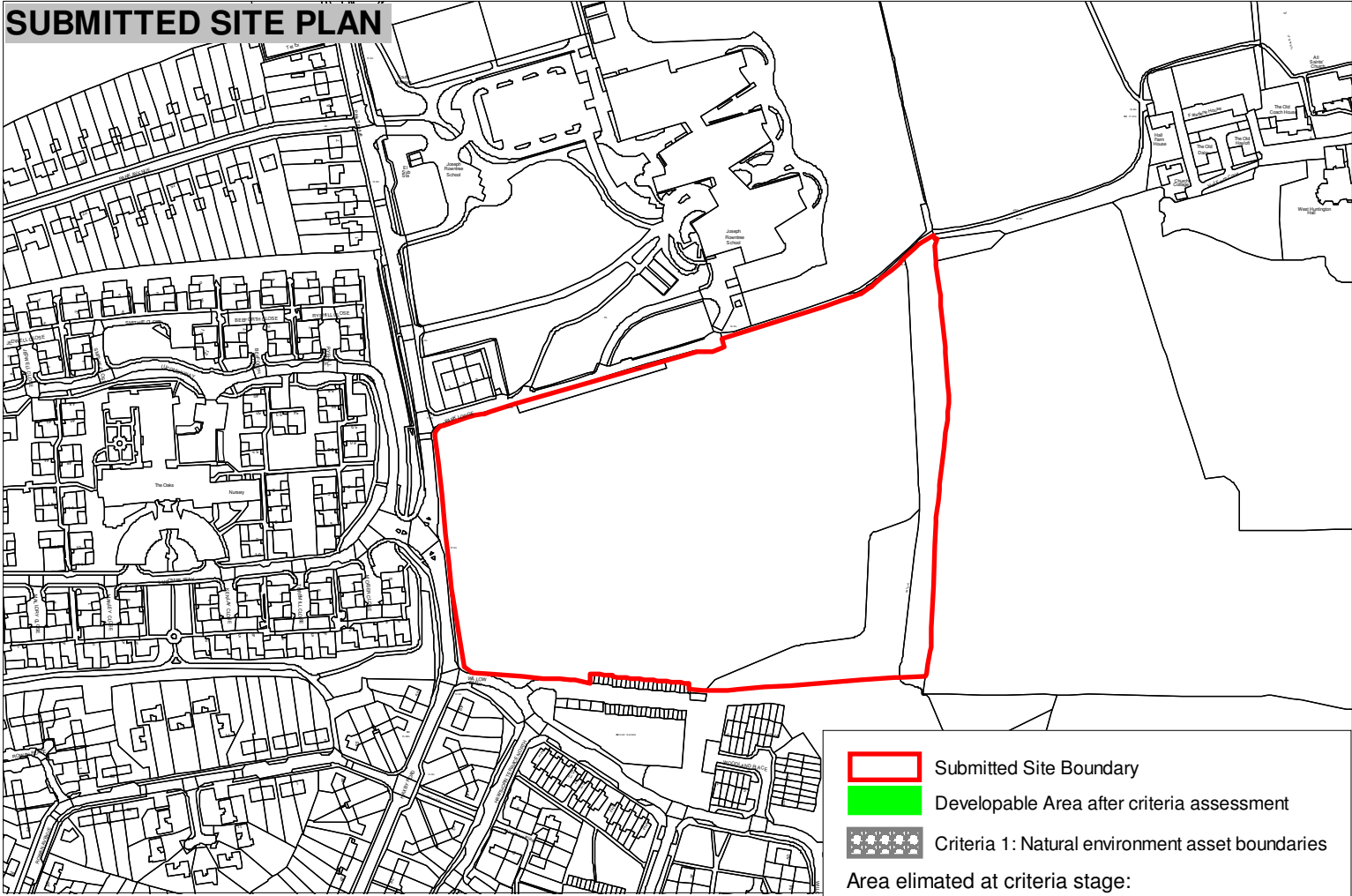








-  Submitted Site Boundary
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- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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CRITERIA 1, 2 AND 3 ASSESSMENT

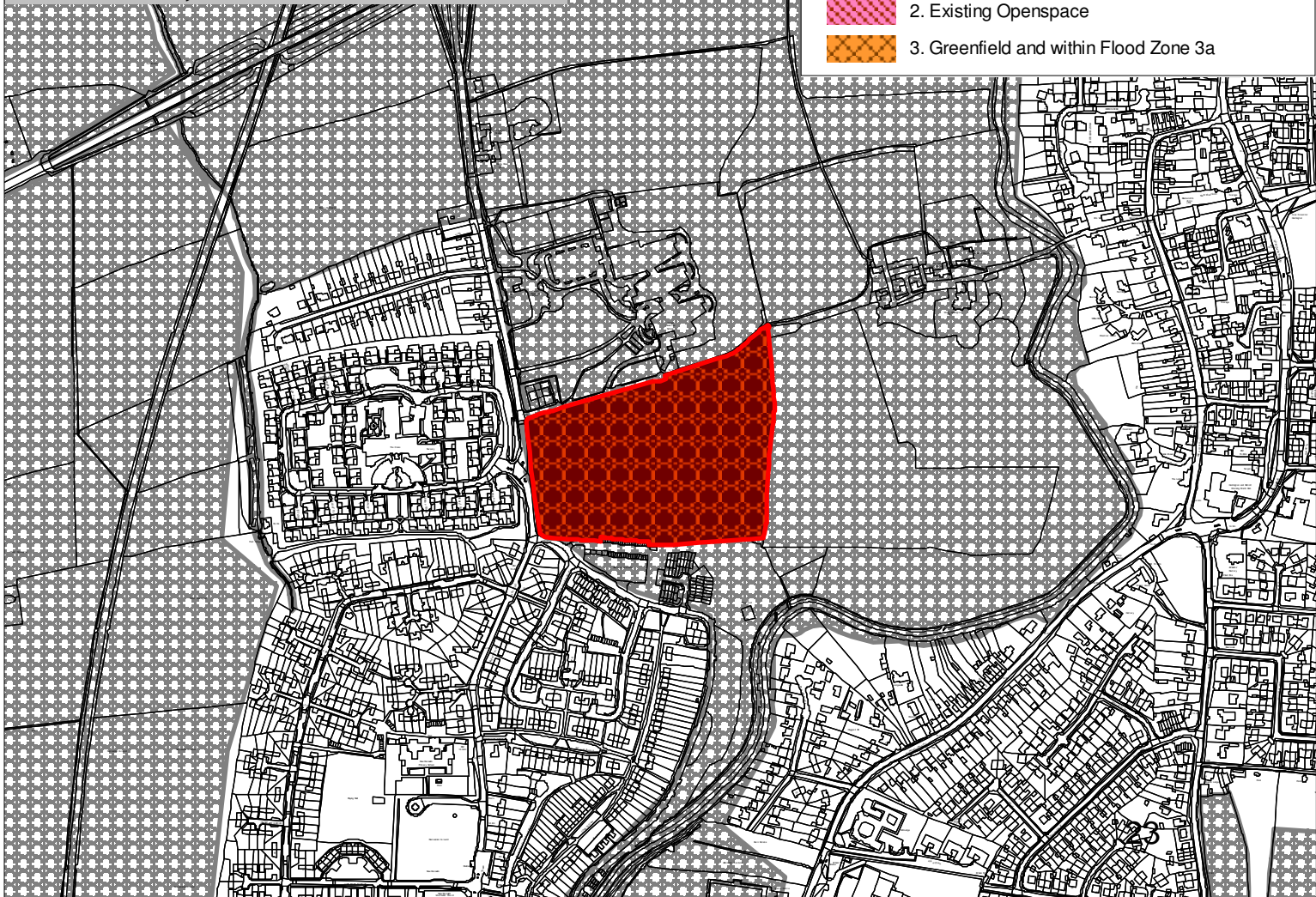


SUBMITTED SITE PLAN

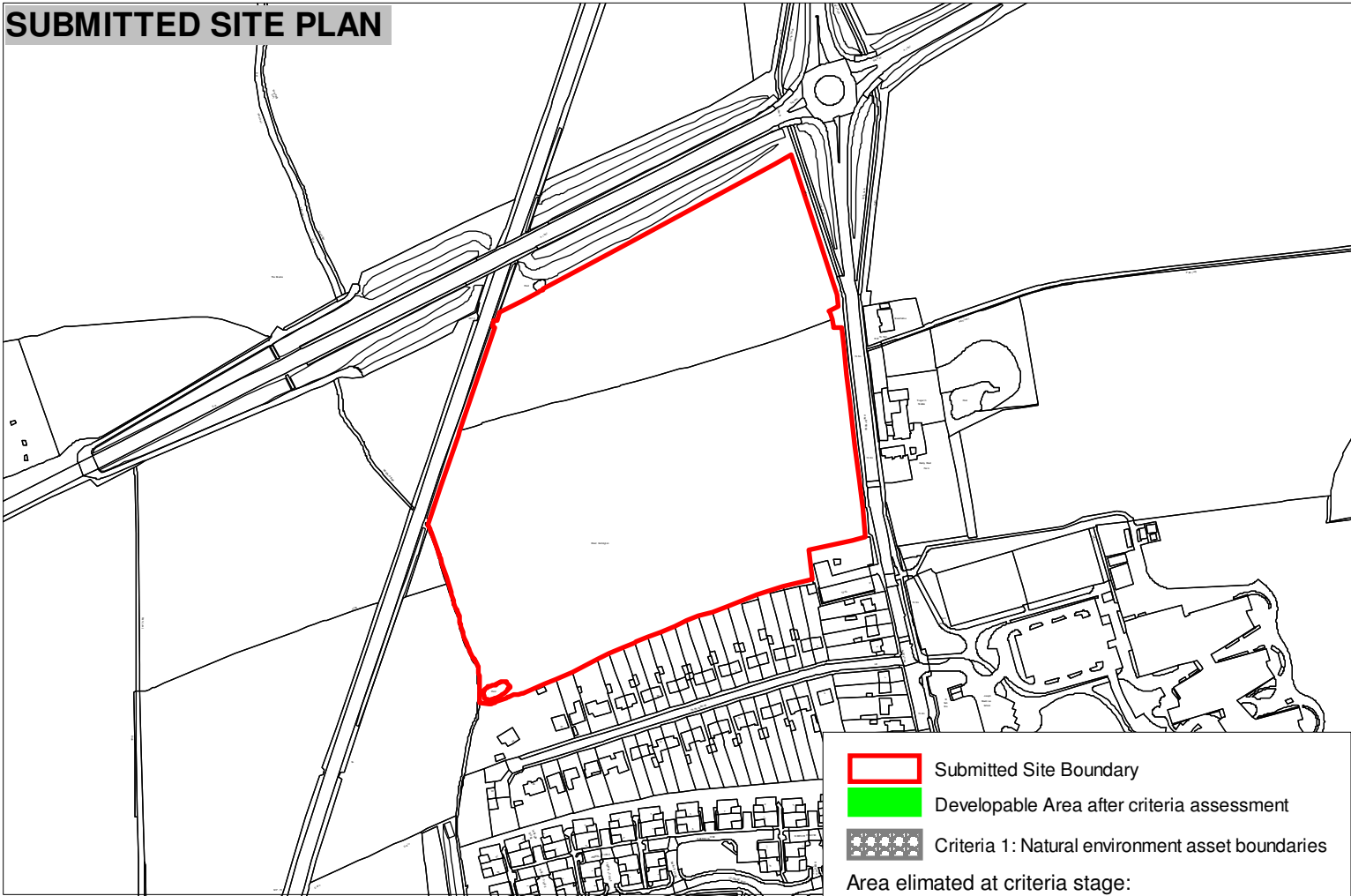








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CRITERIA 1, 2 AND 3 ASSESSMENT

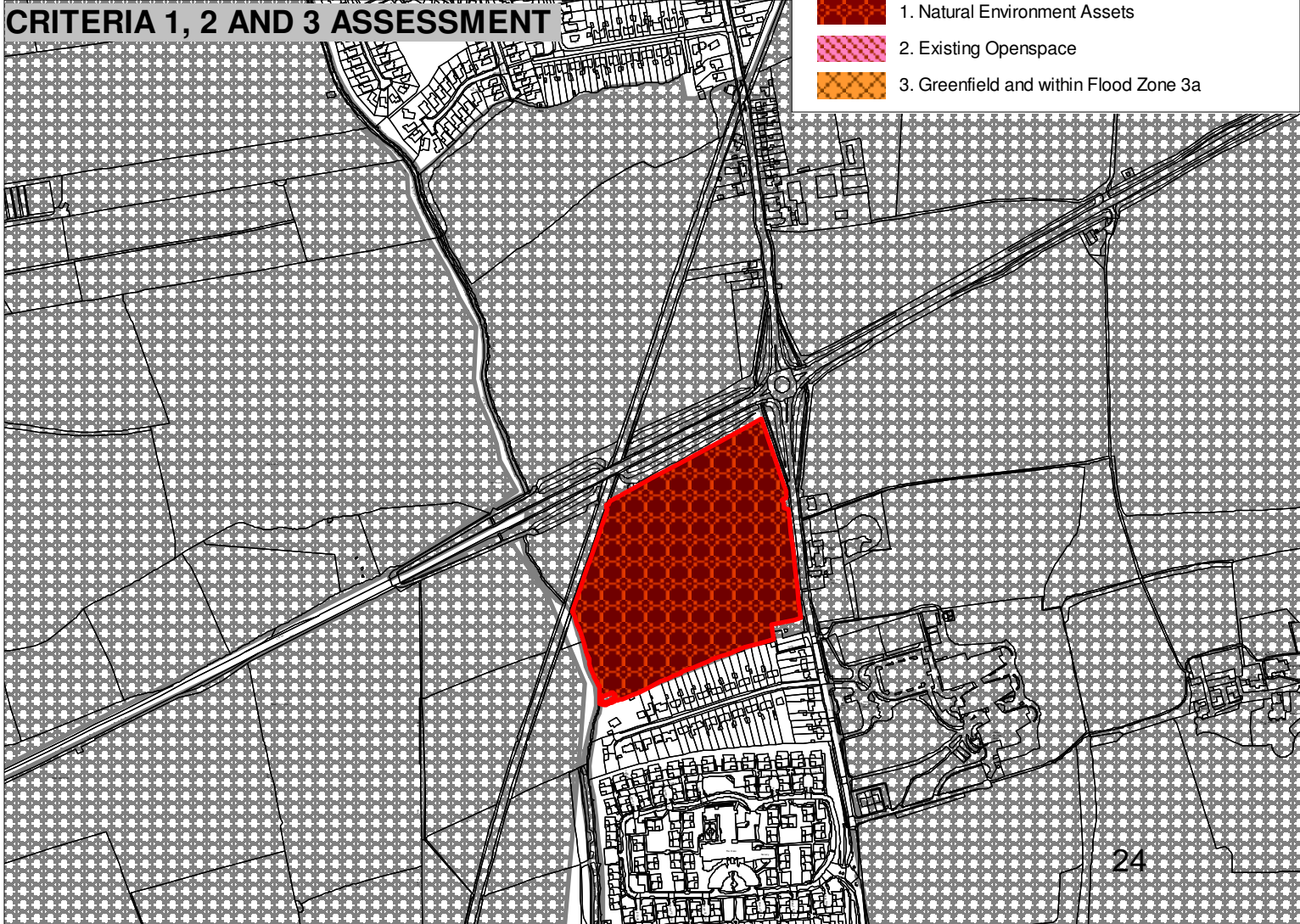


SUBMITTED SITE PLAN

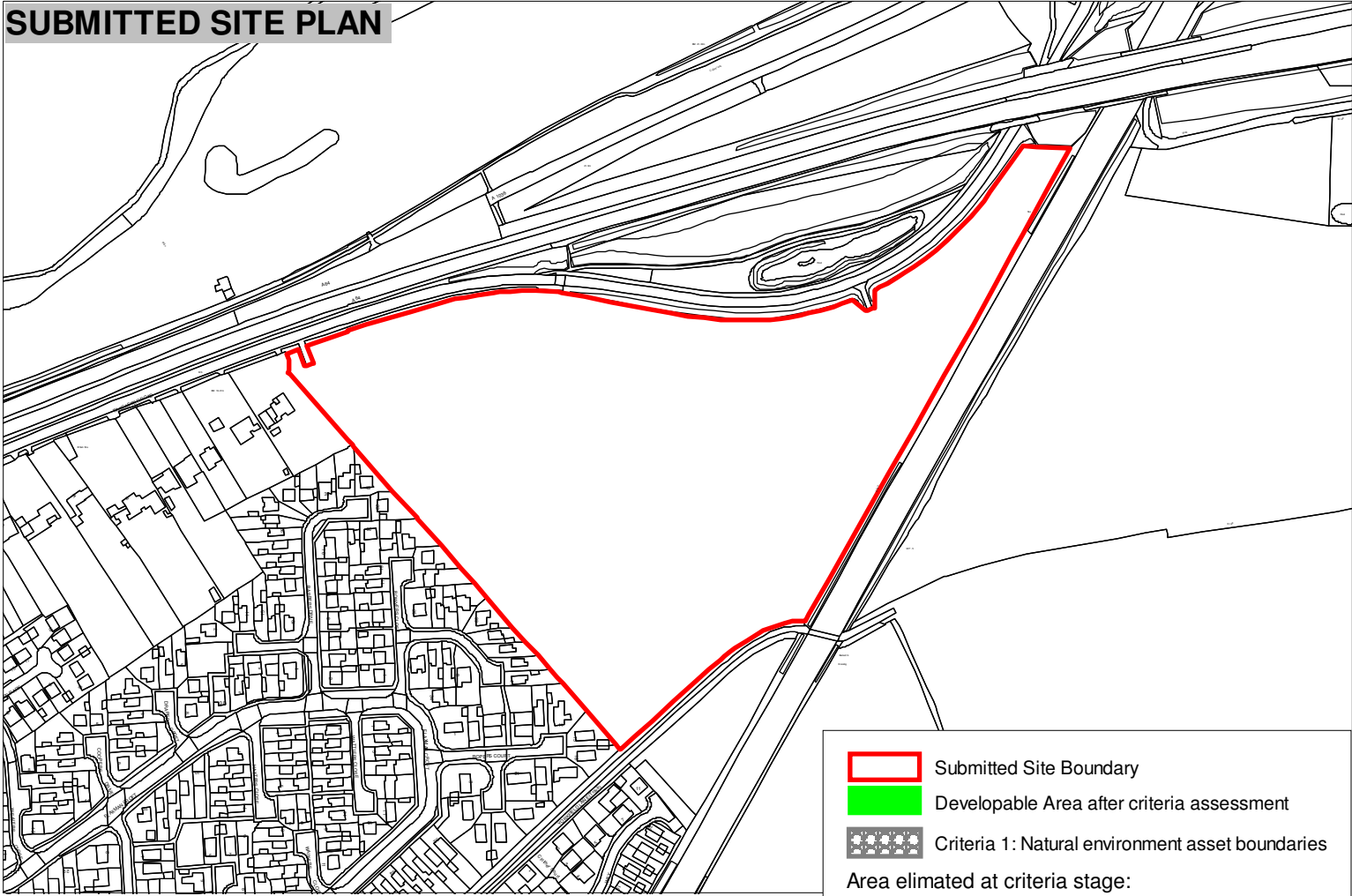








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CRITERIA 1, 2 AND 3 ASSESSMENT

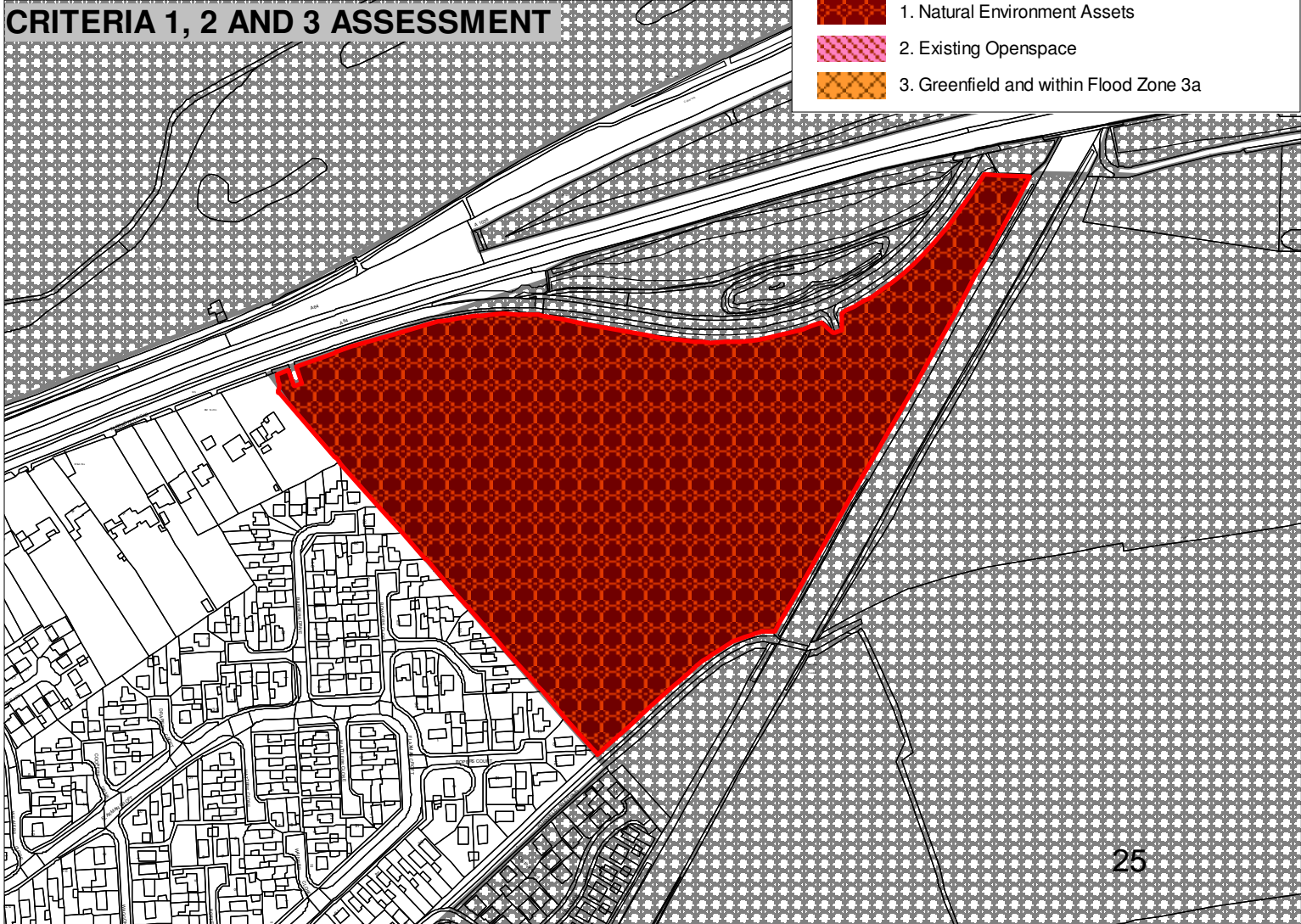


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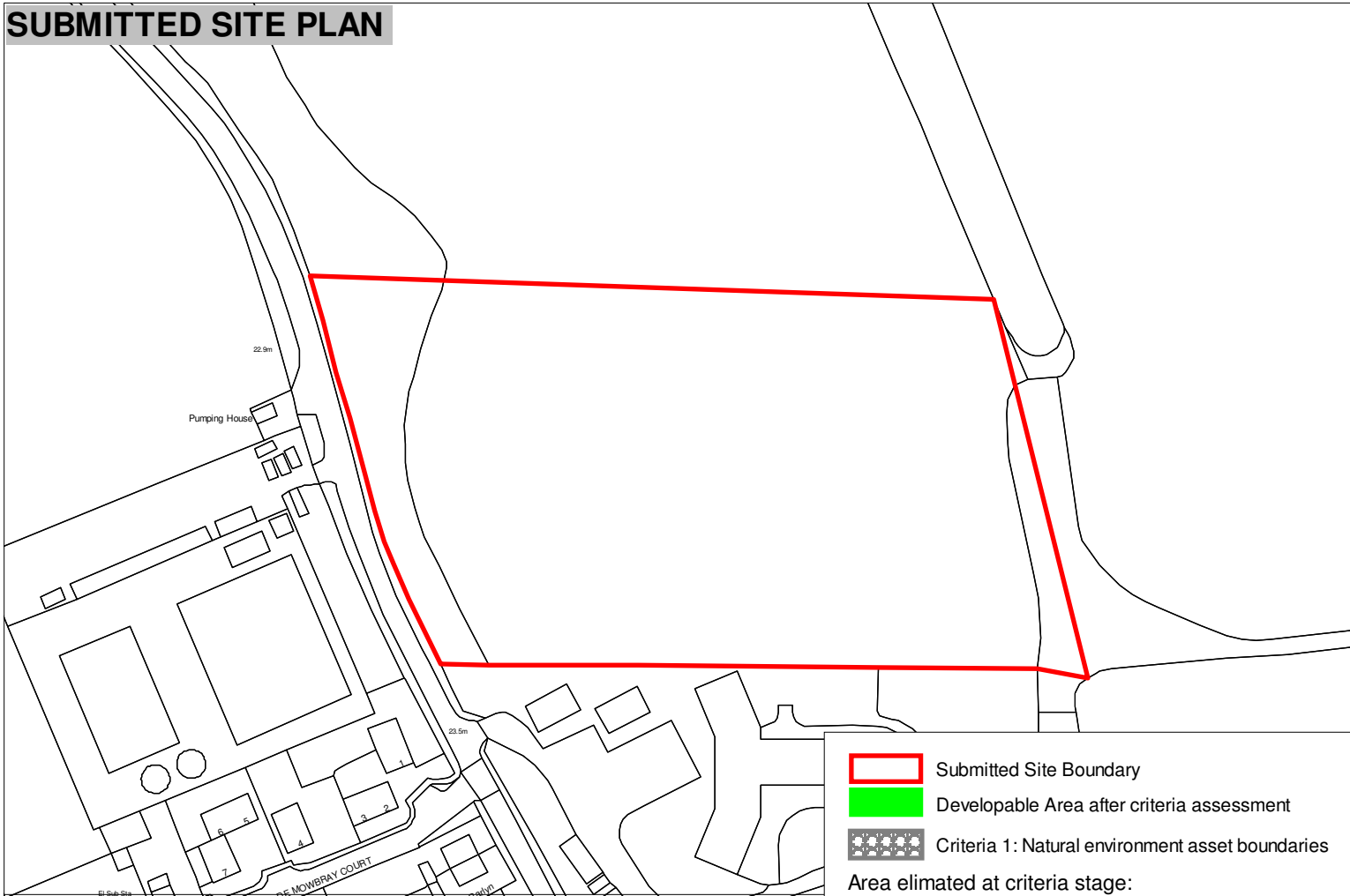








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CRITERIA 1, 2 AND 3 ASSESSMENT

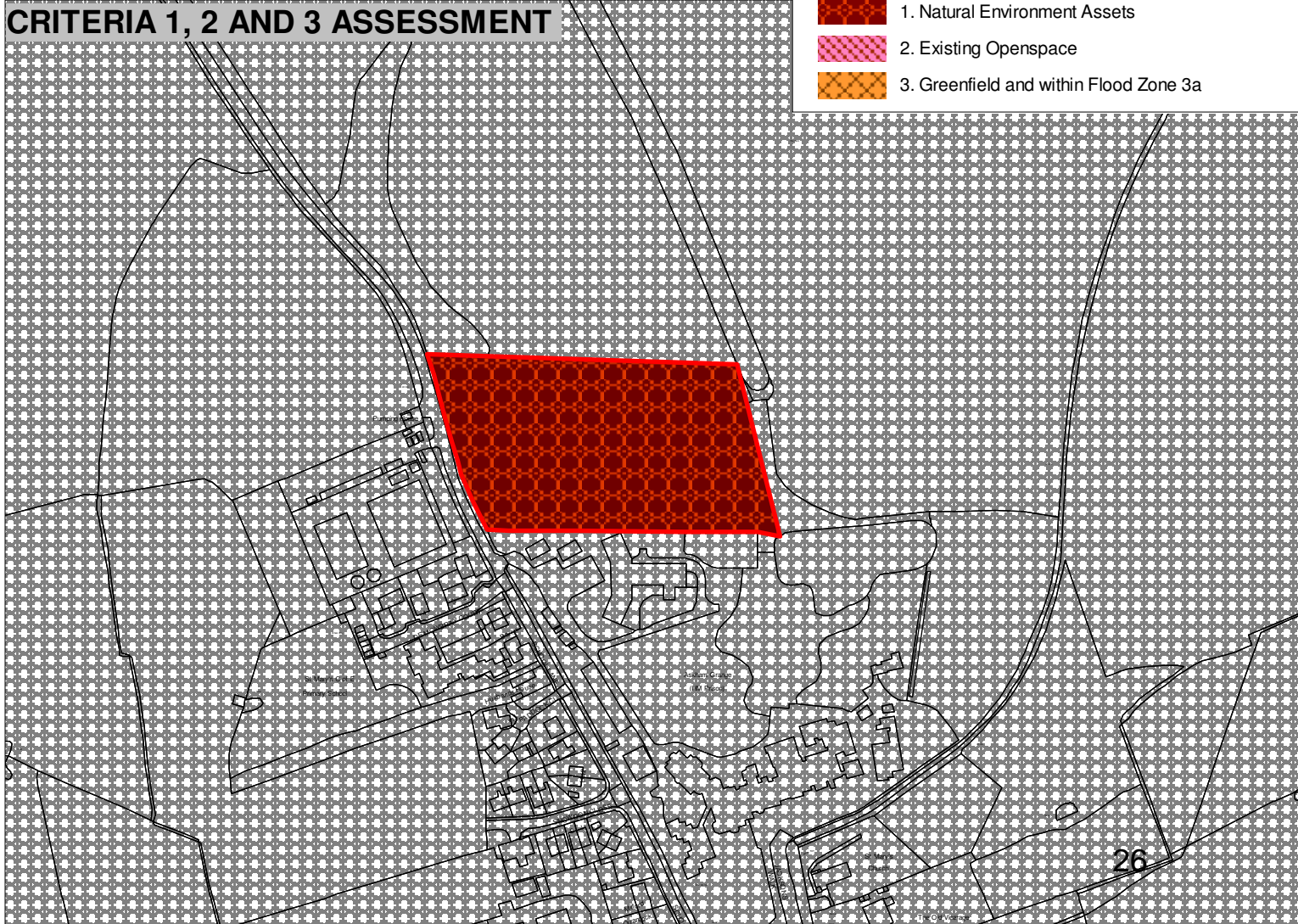


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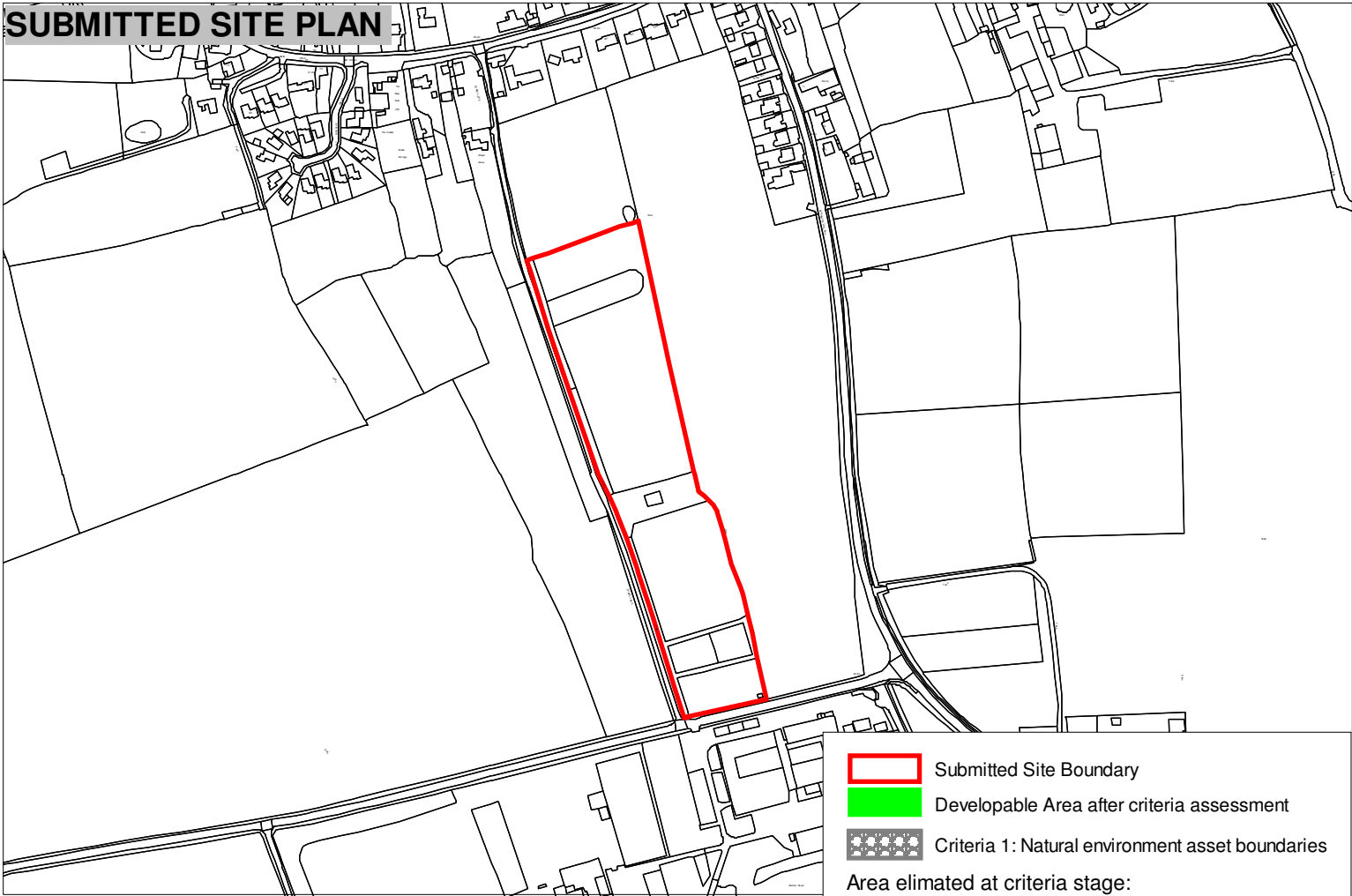








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CRITERIA 1, 2 AND 3 ASSESSMENT

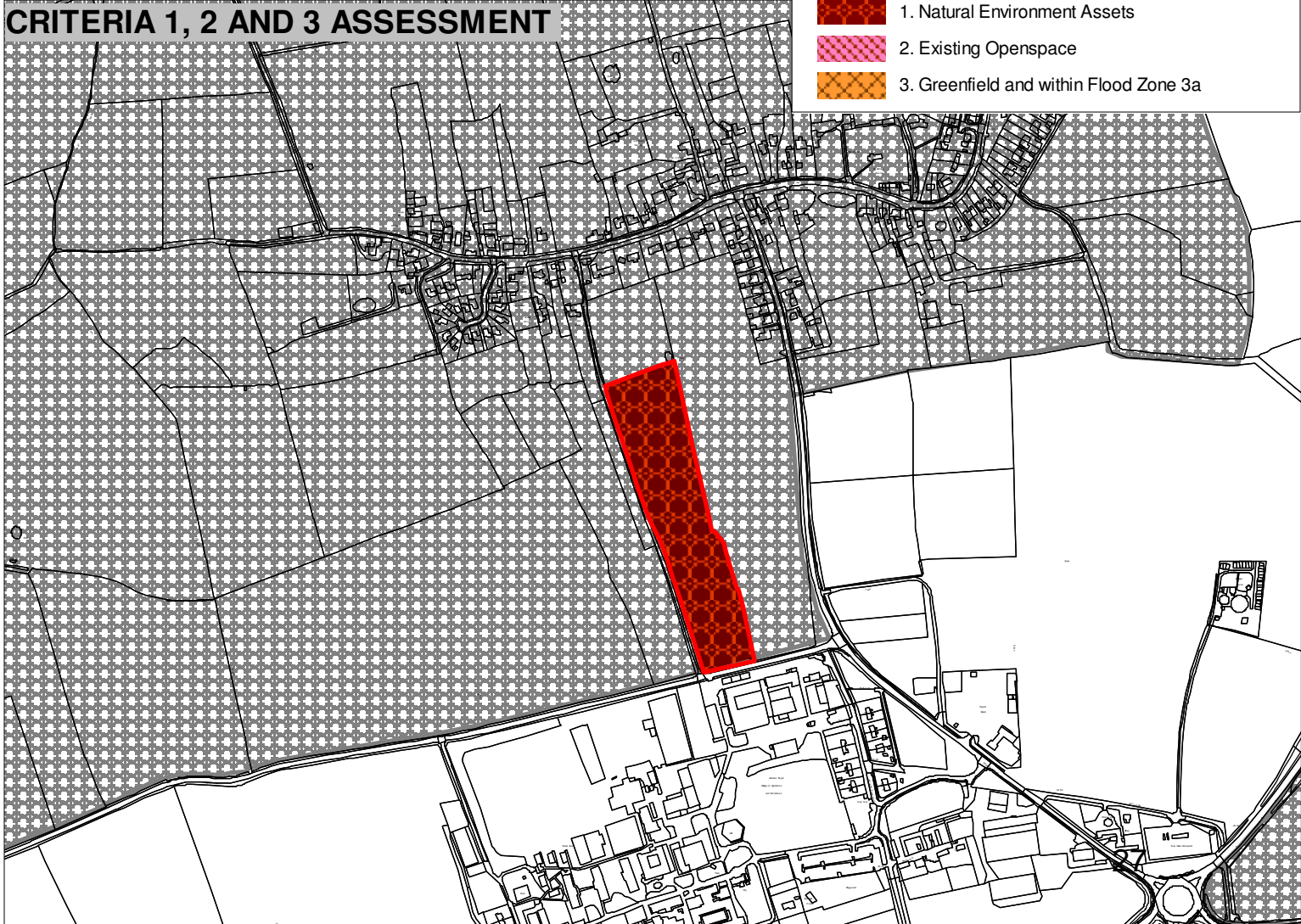


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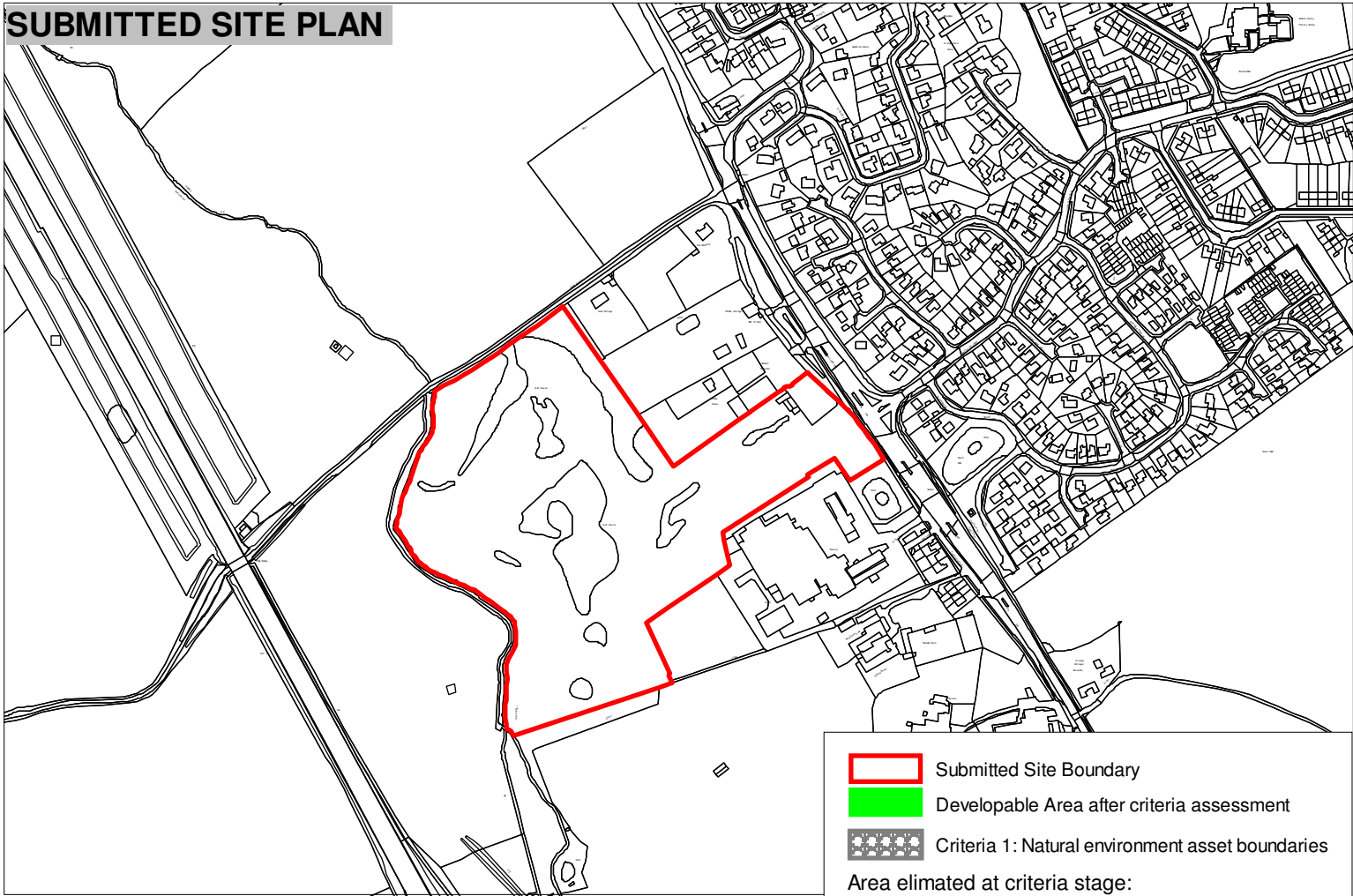








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CRITERIA 1, 2 AND 3 ASSESSMENT

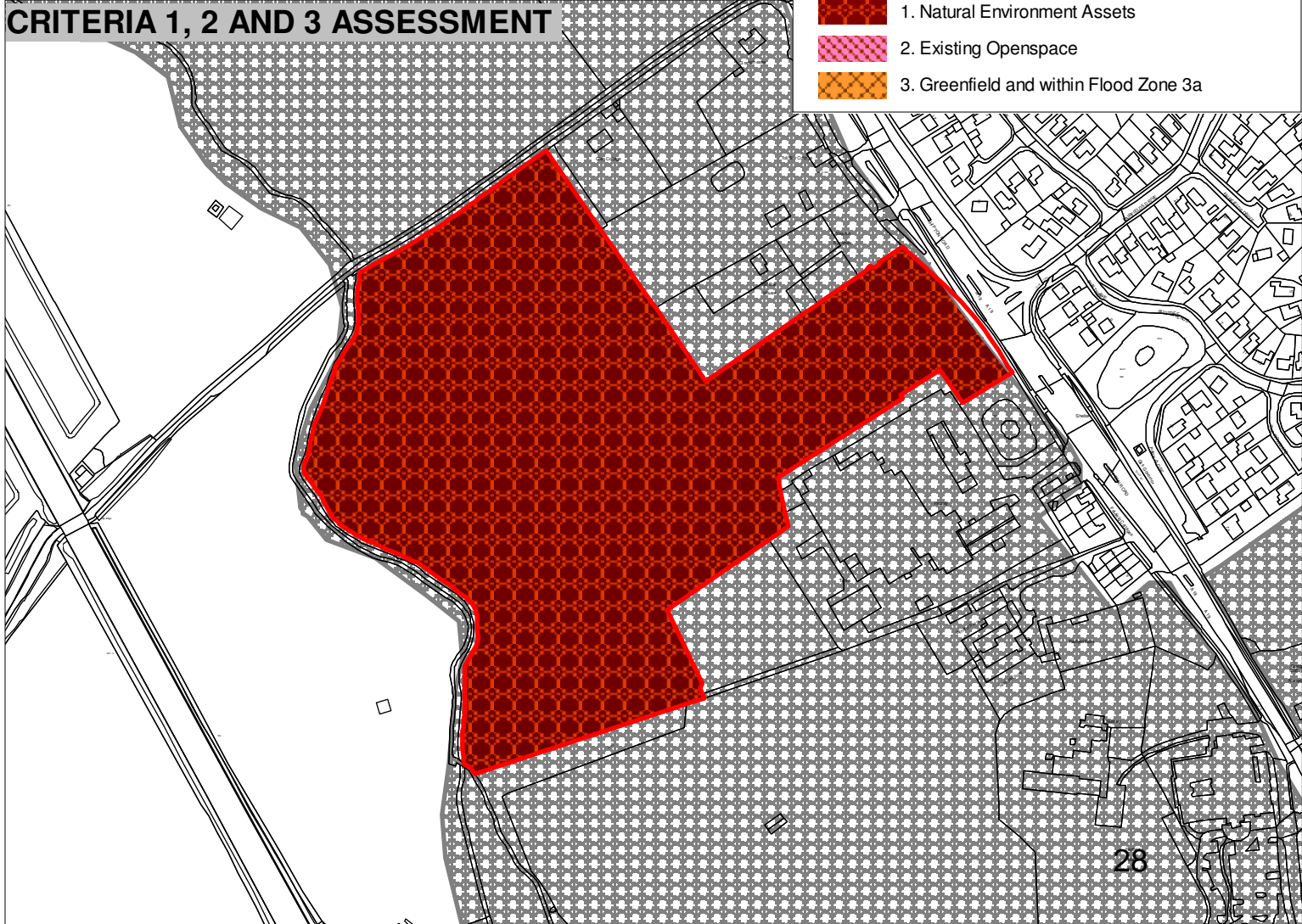


SUBMITTED SITE PLAN

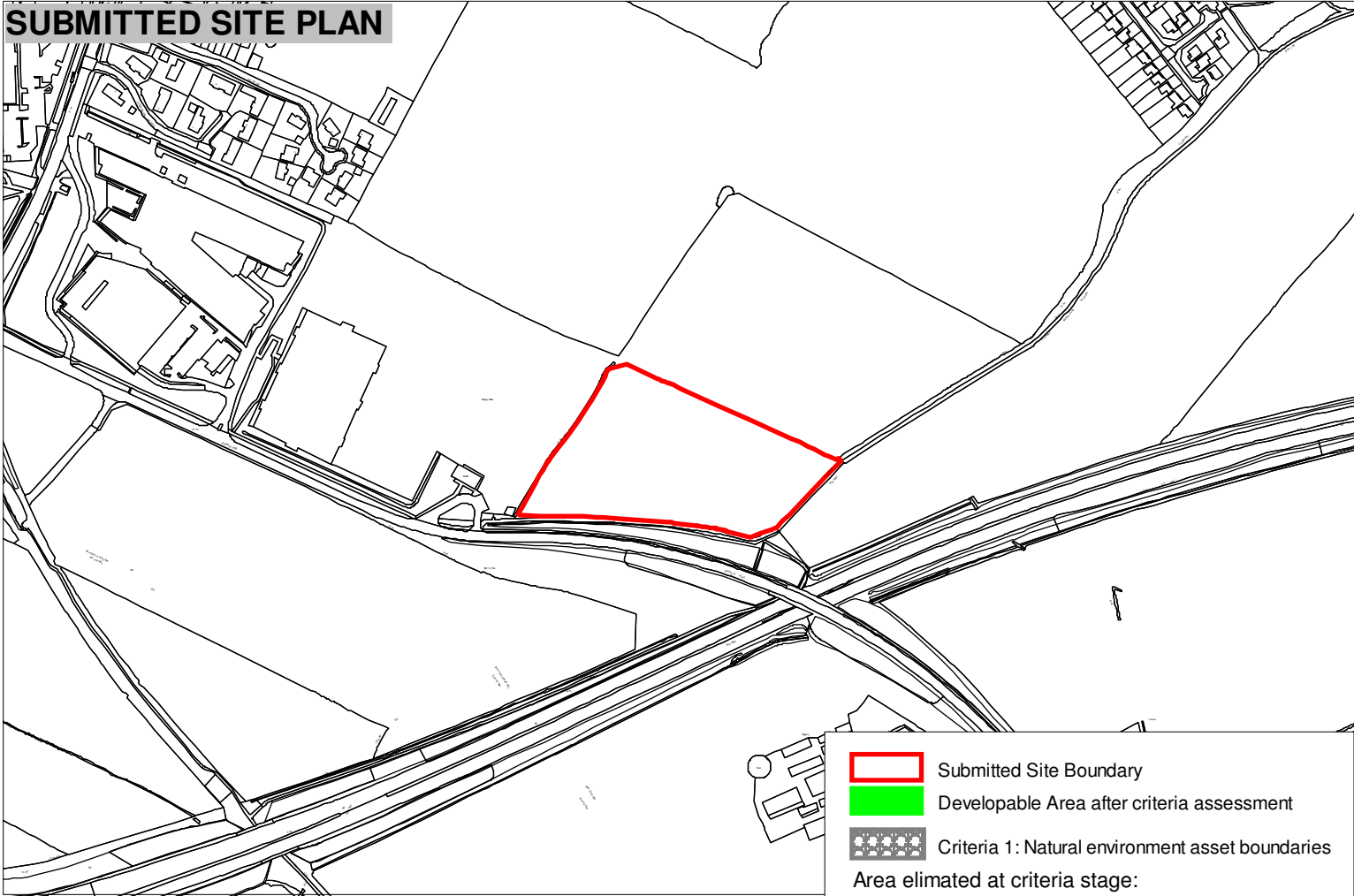








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CRITERIA 1, 2 AND 3 ASSESSMENT

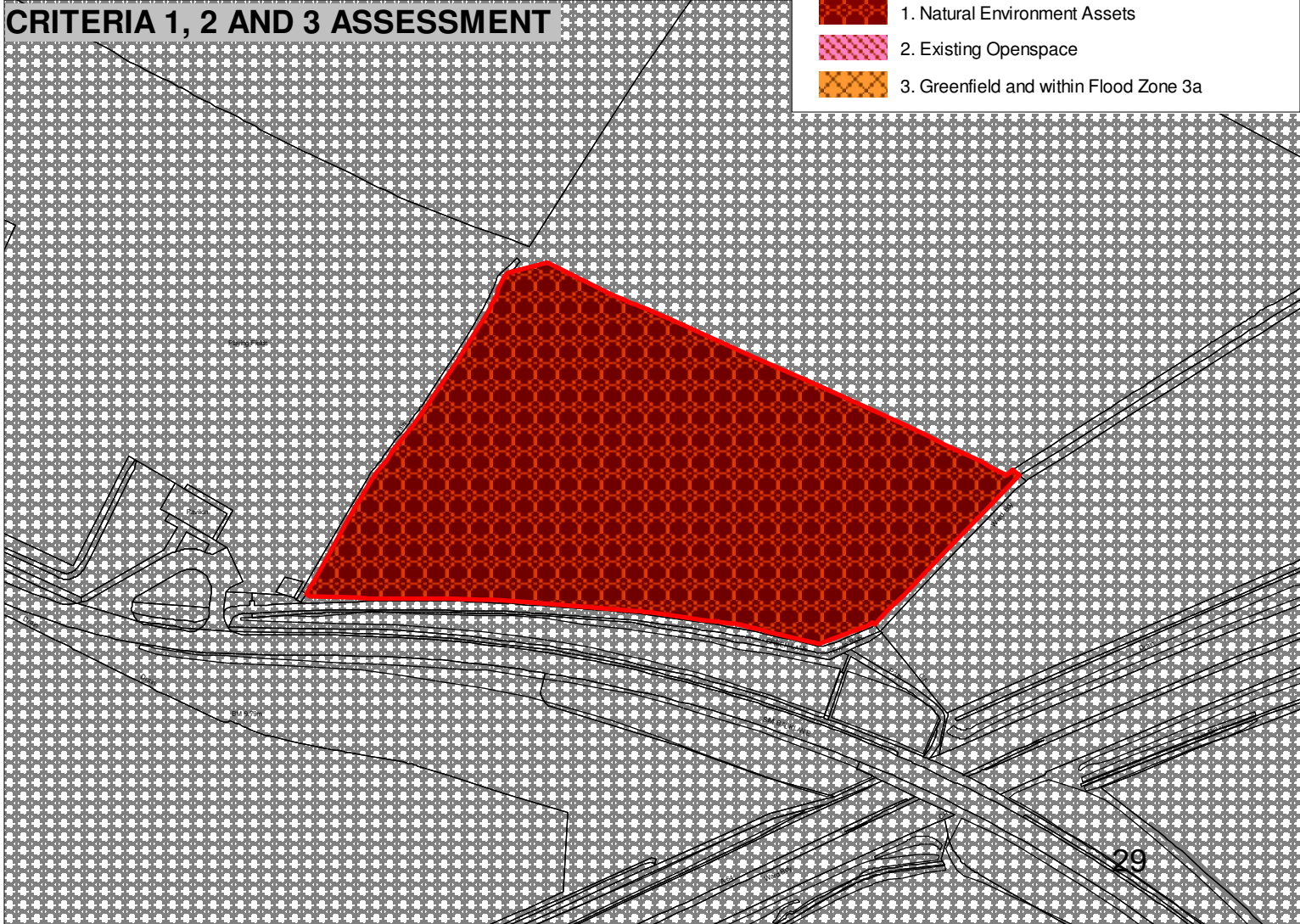


SUBMITTED SITE PLAN

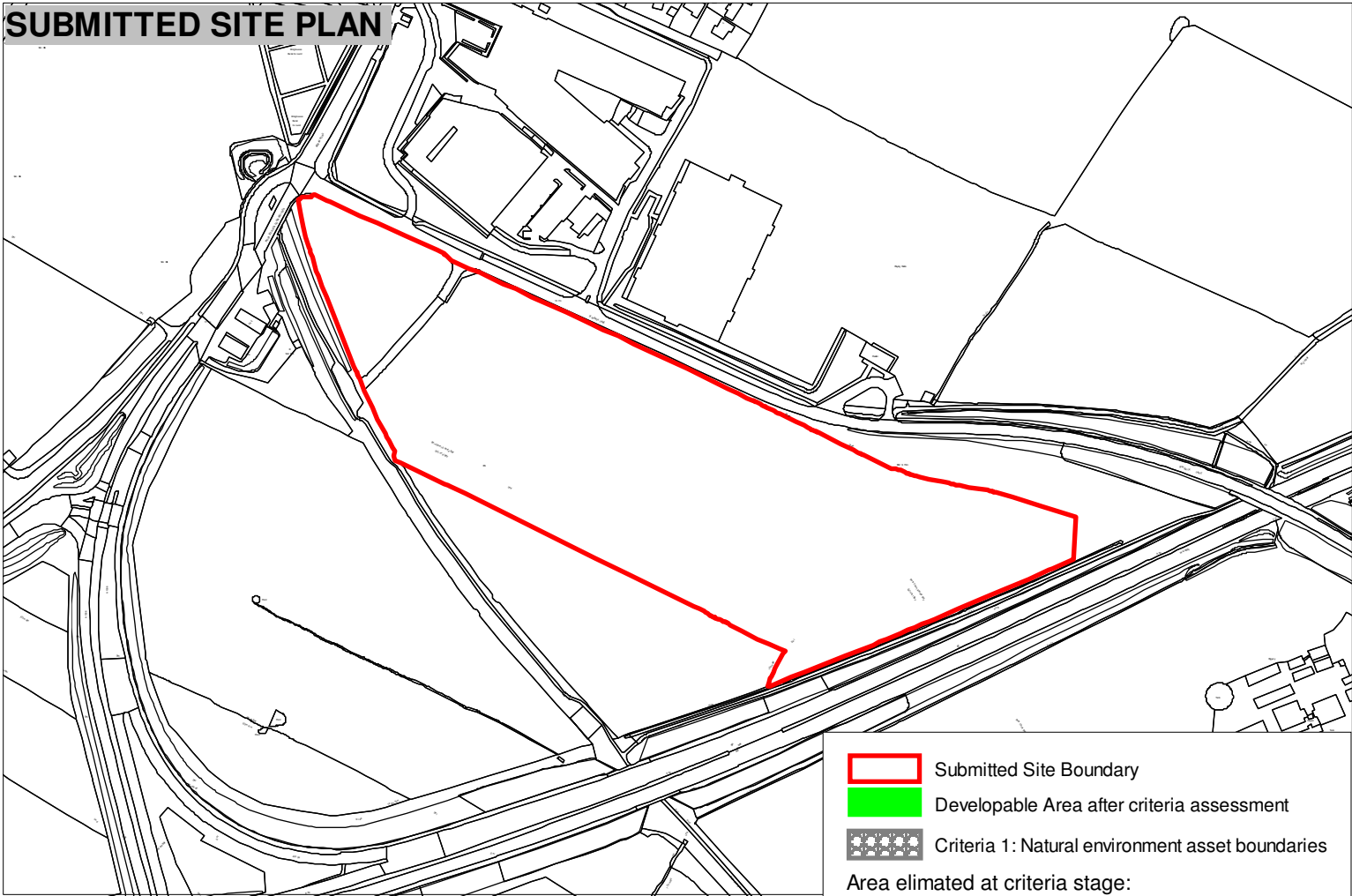








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CRITERIA 1, 2 AND 3 ASSESSMENT

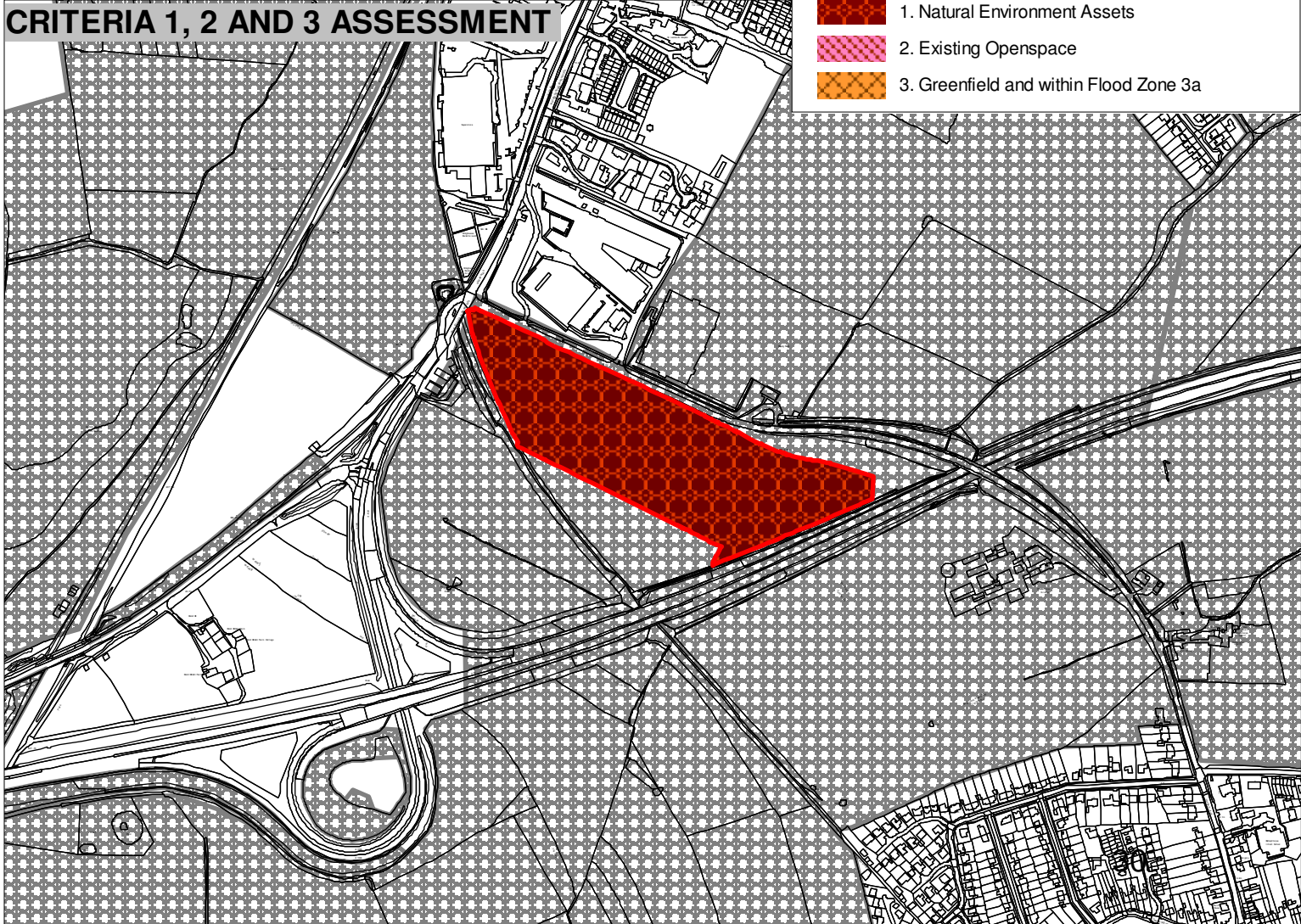


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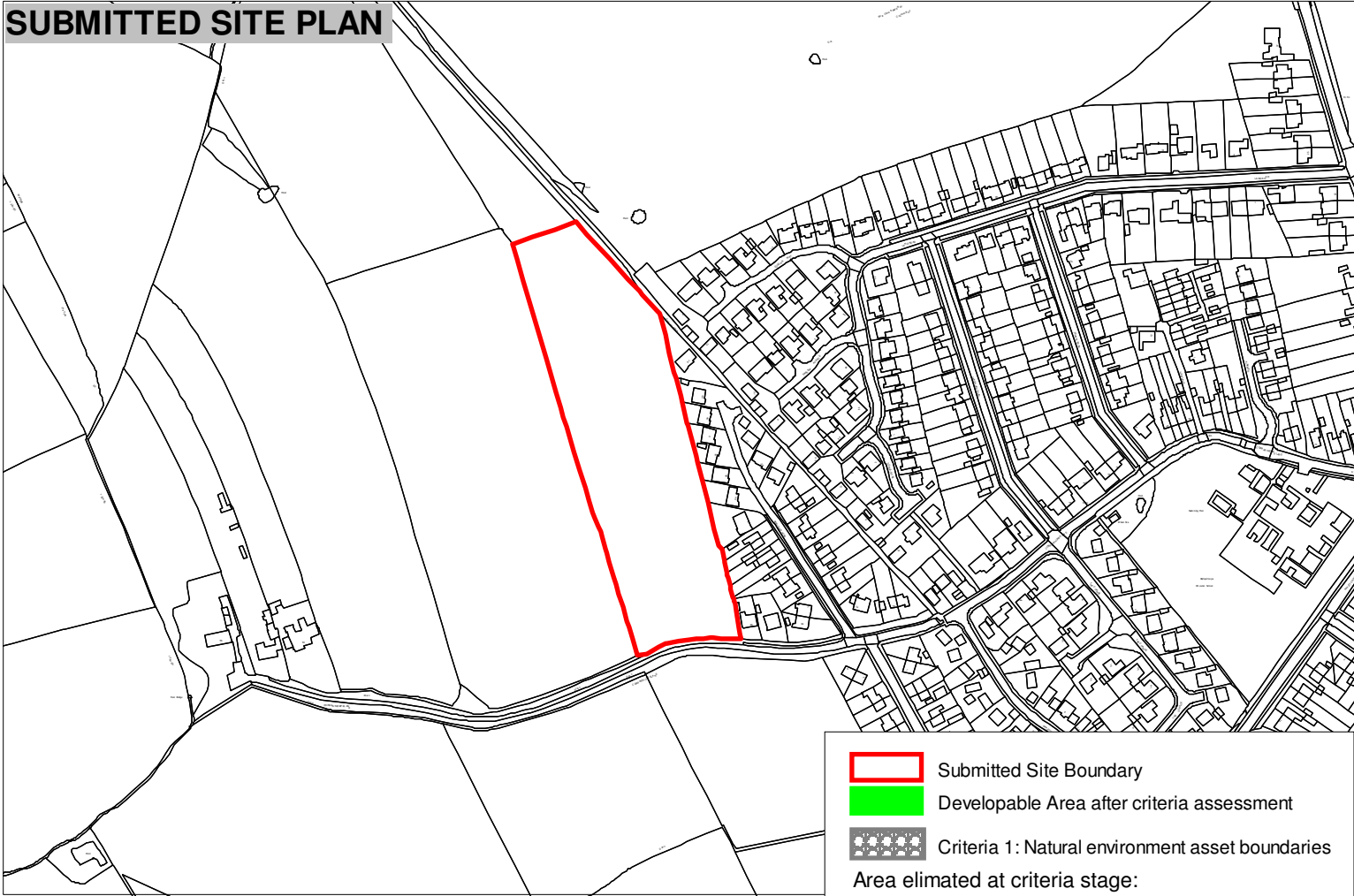








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CRITERIA 1, 2 AND 3 ASSESSMENT

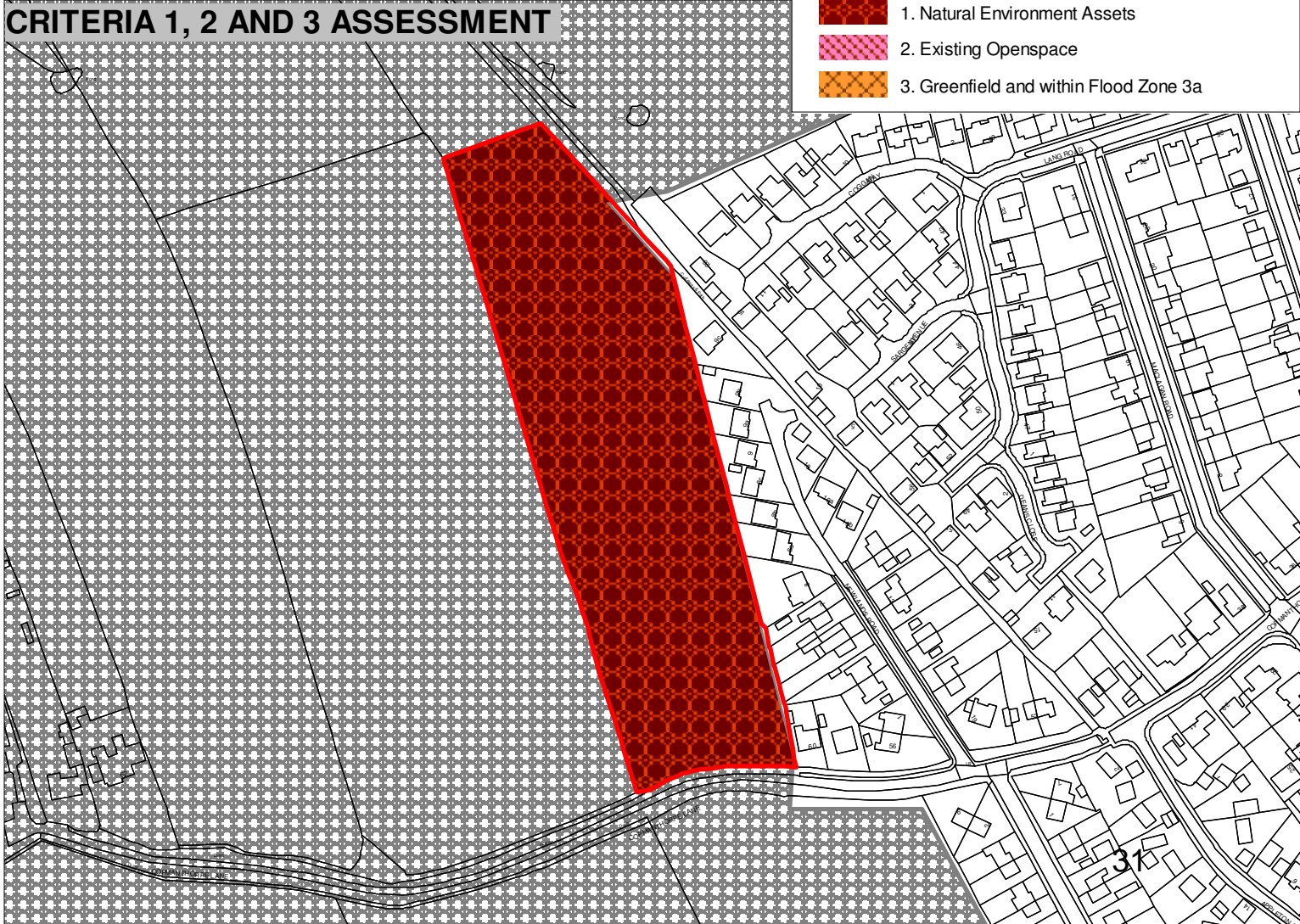


SUBMITTED SITE PLAN

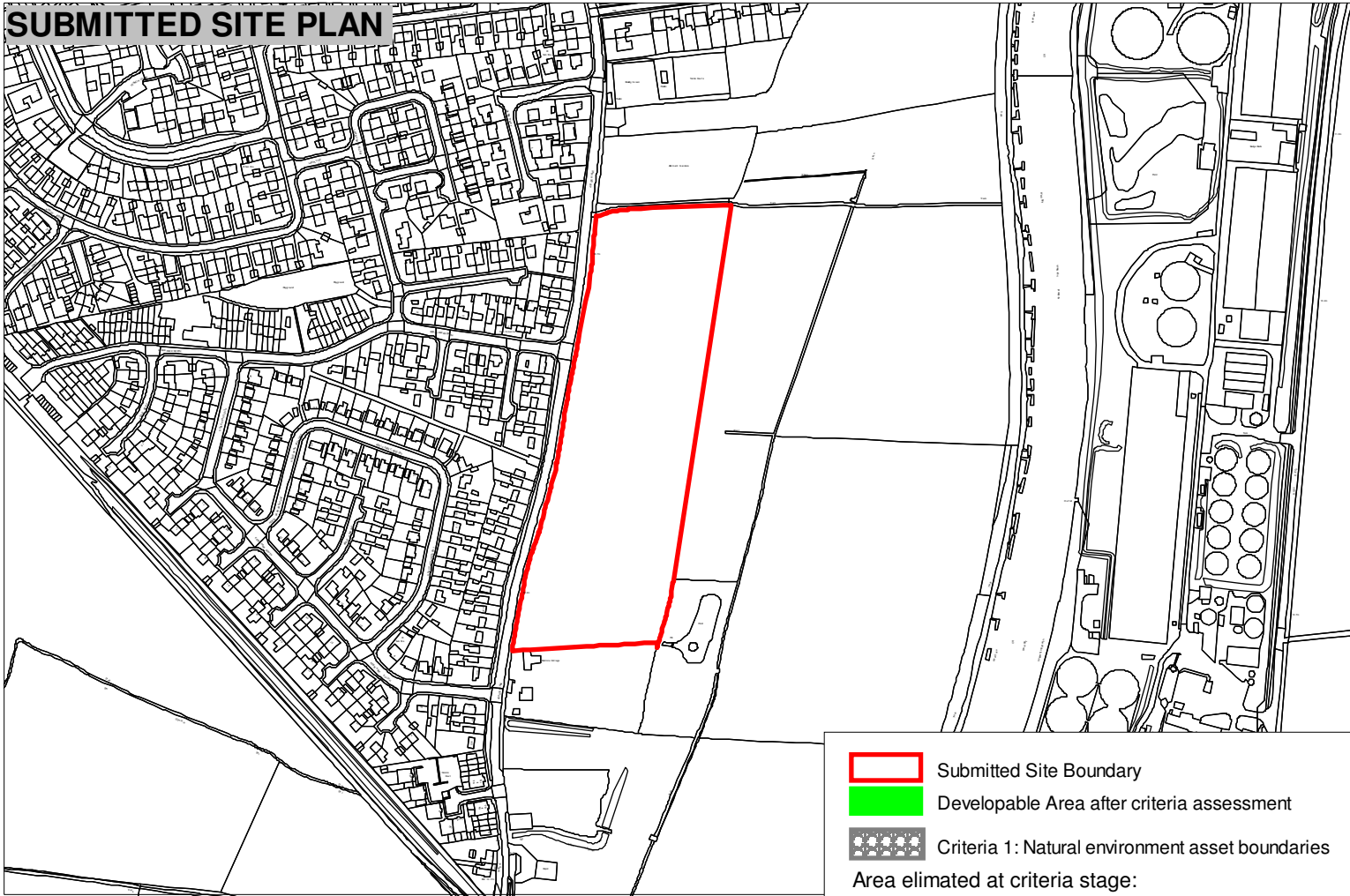


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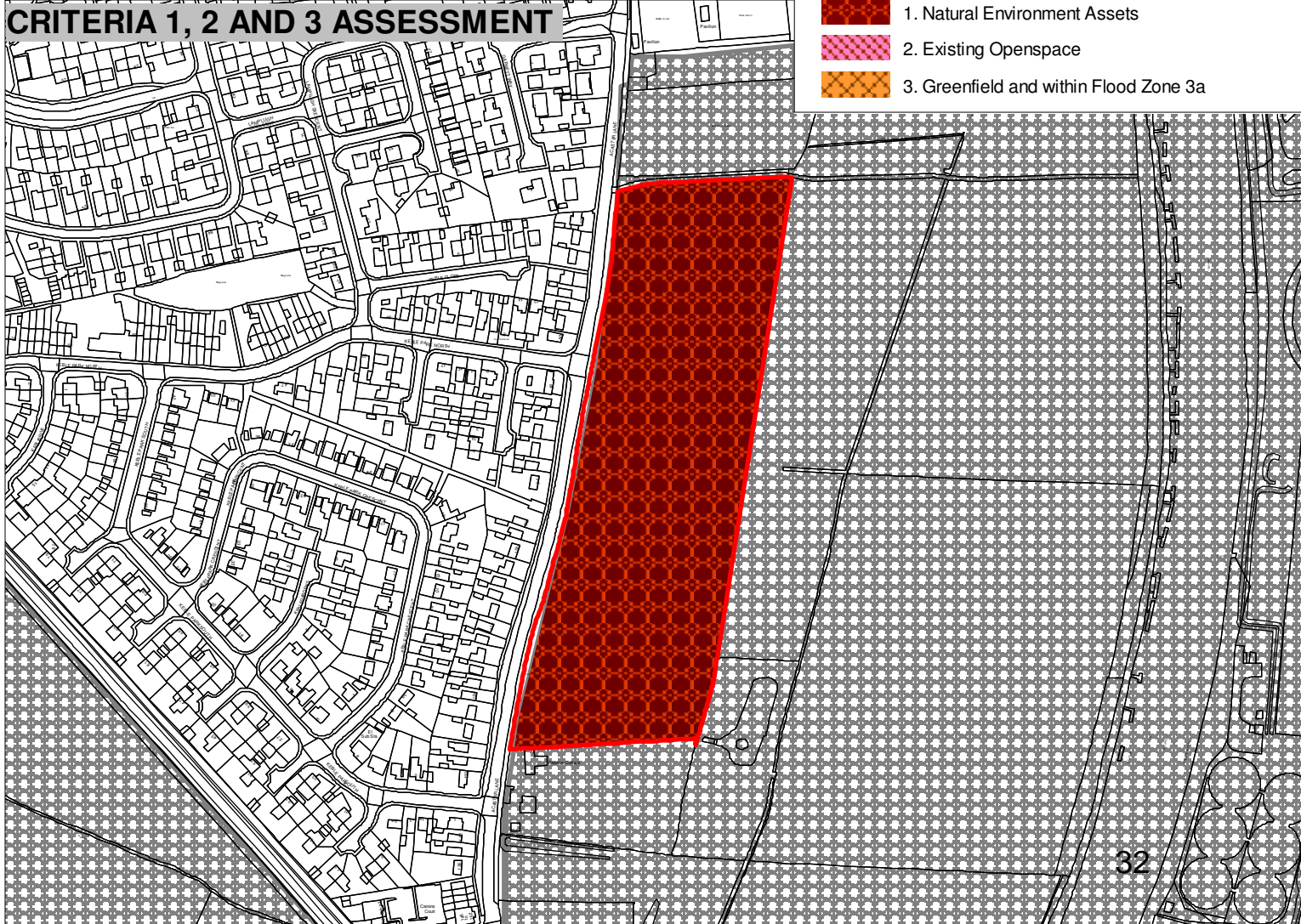
CRITERIA 1, 2 AND 3 ASSESSMENT



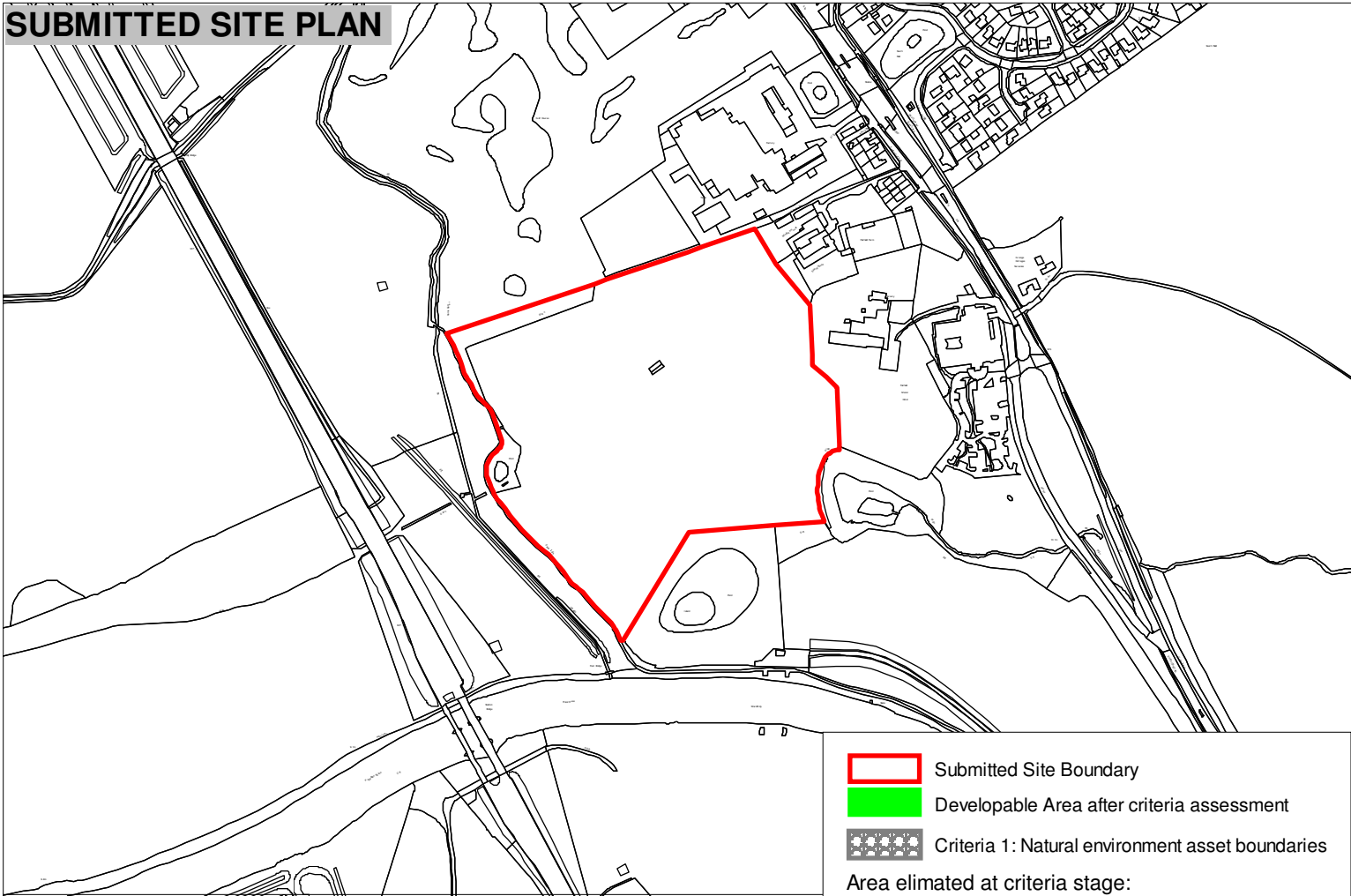
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

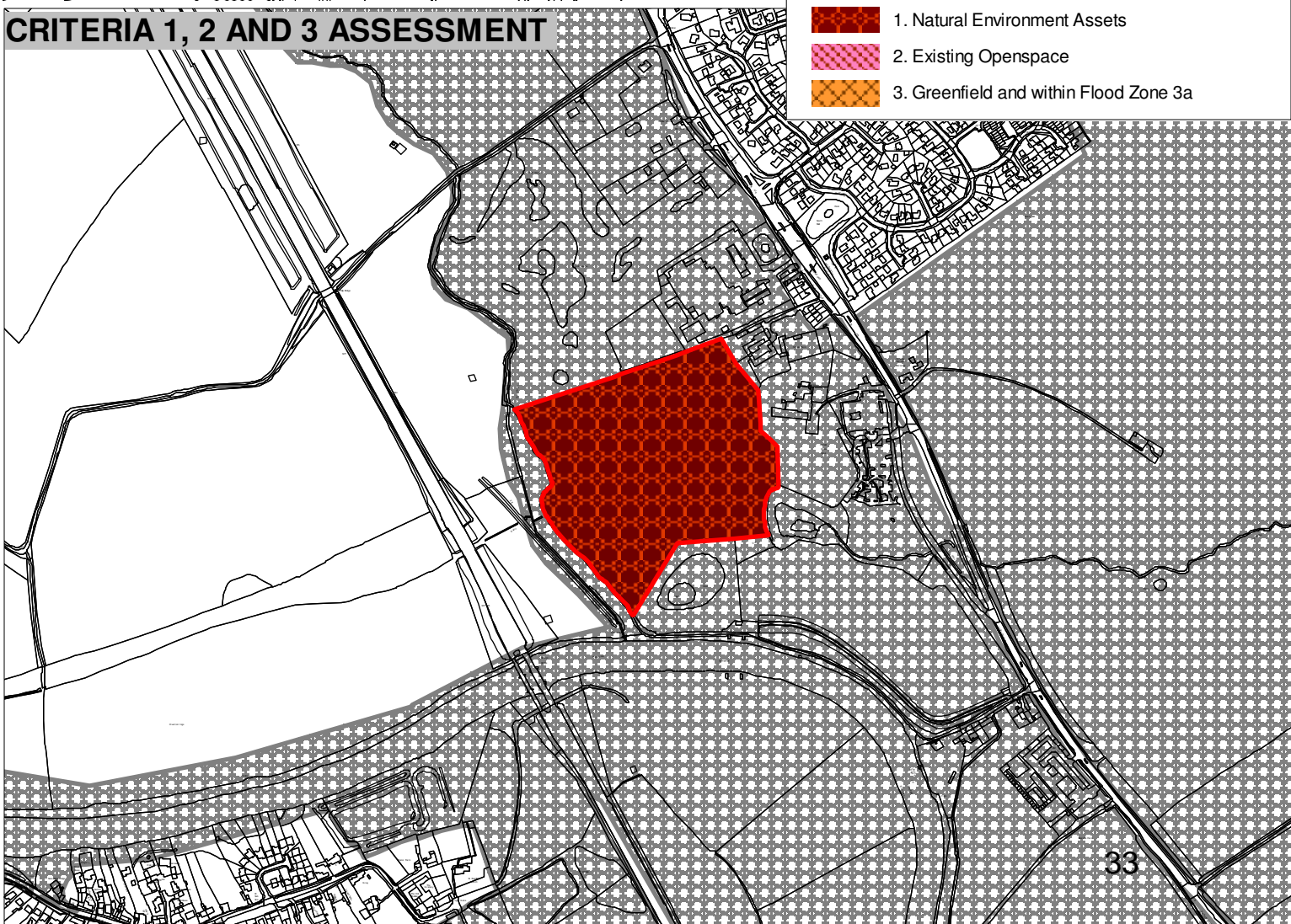


SUBMITTED SITE PLAN

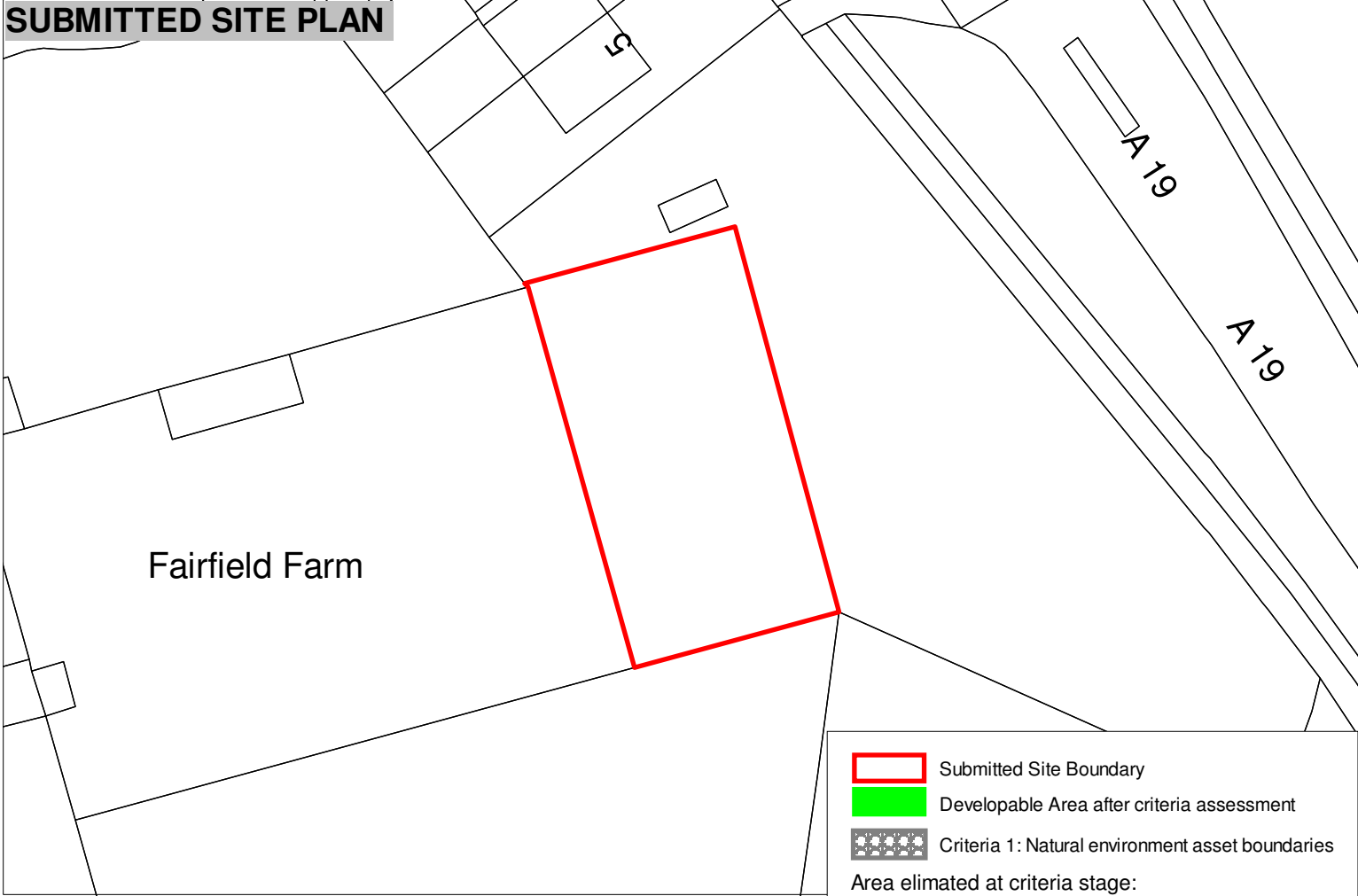


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

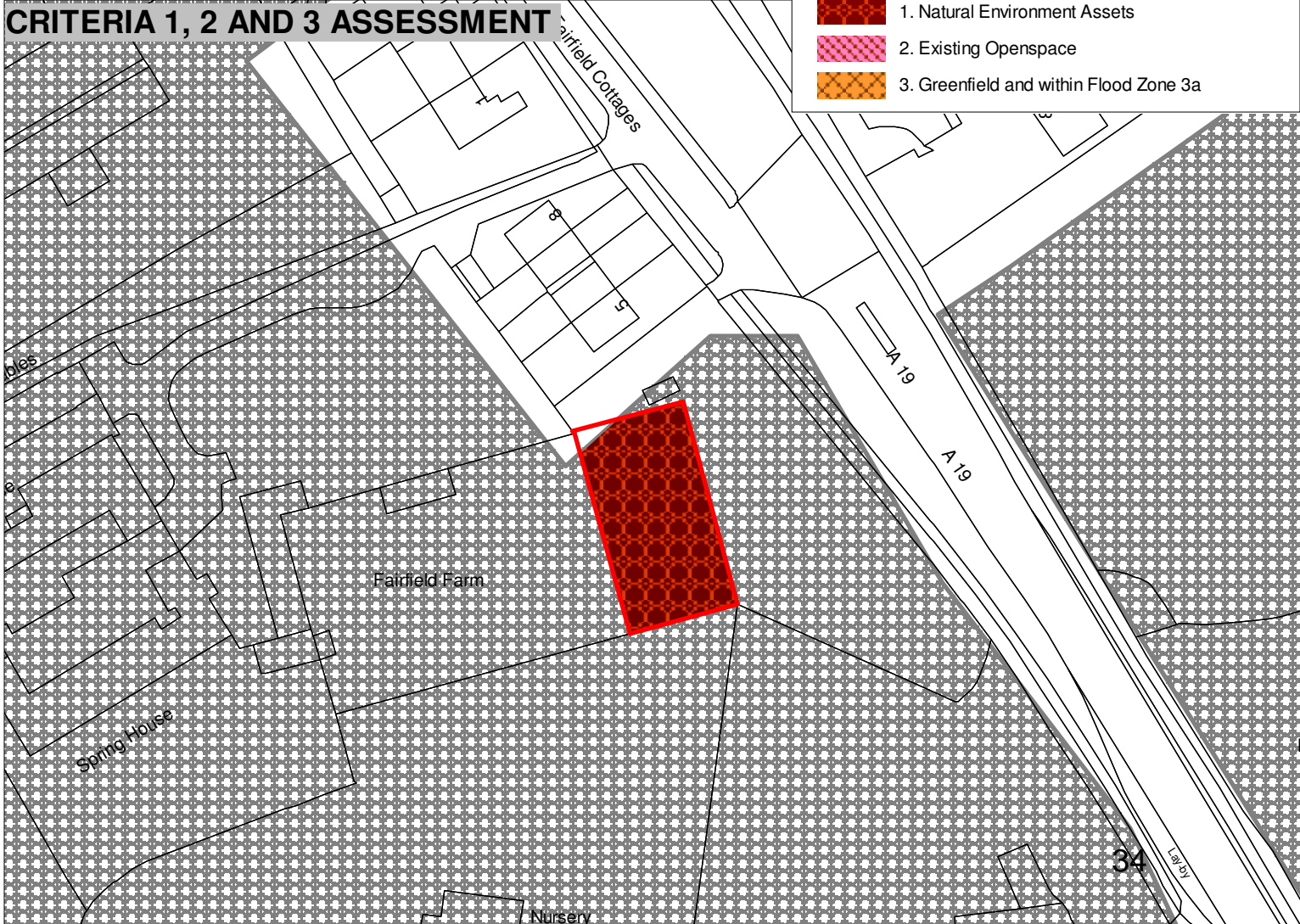


- Submitted Site Boundary
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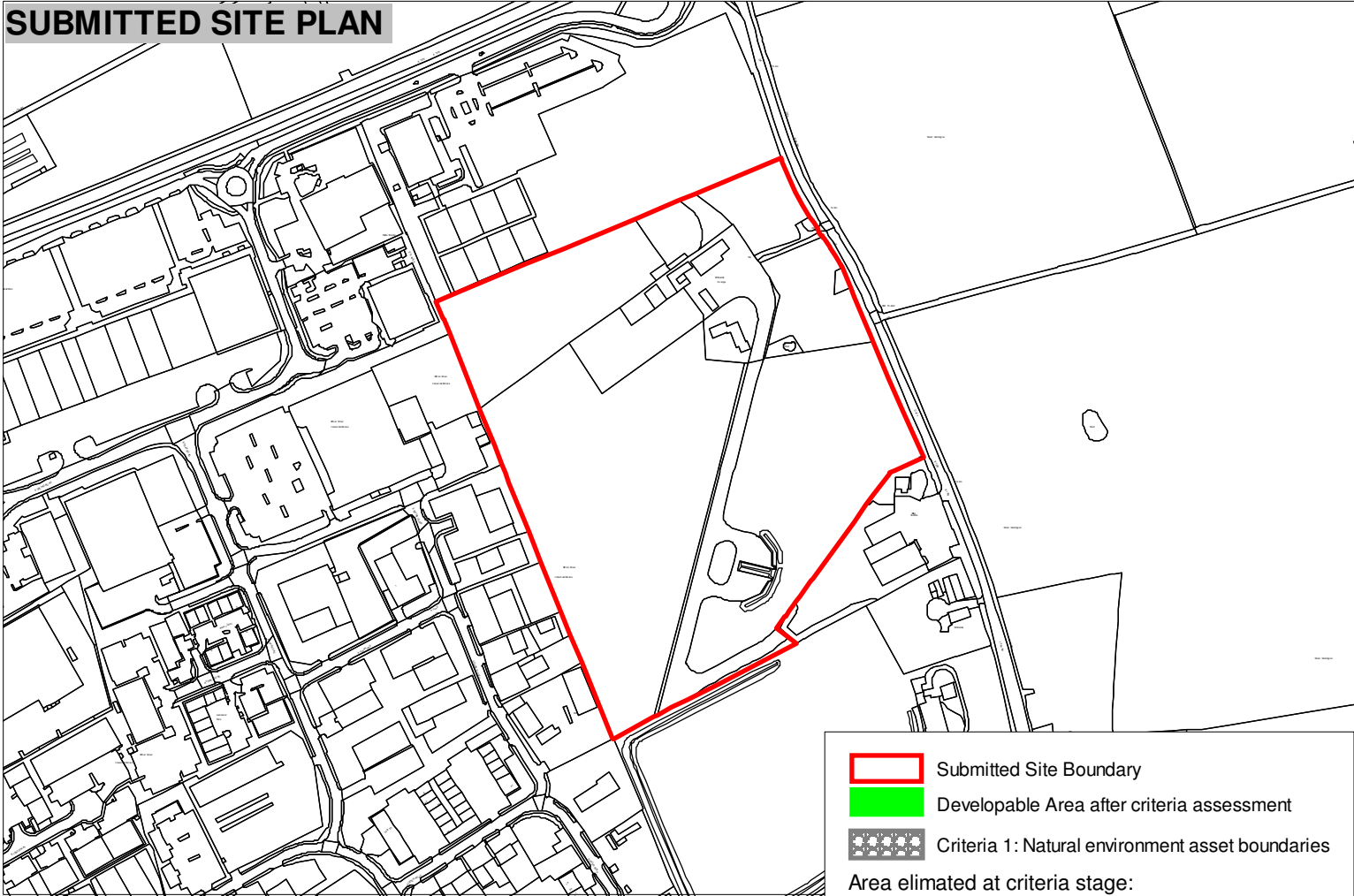
Area eliminated at criteria stage:

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CRITERIA 1, 2 AND 3 ASSESSMENT

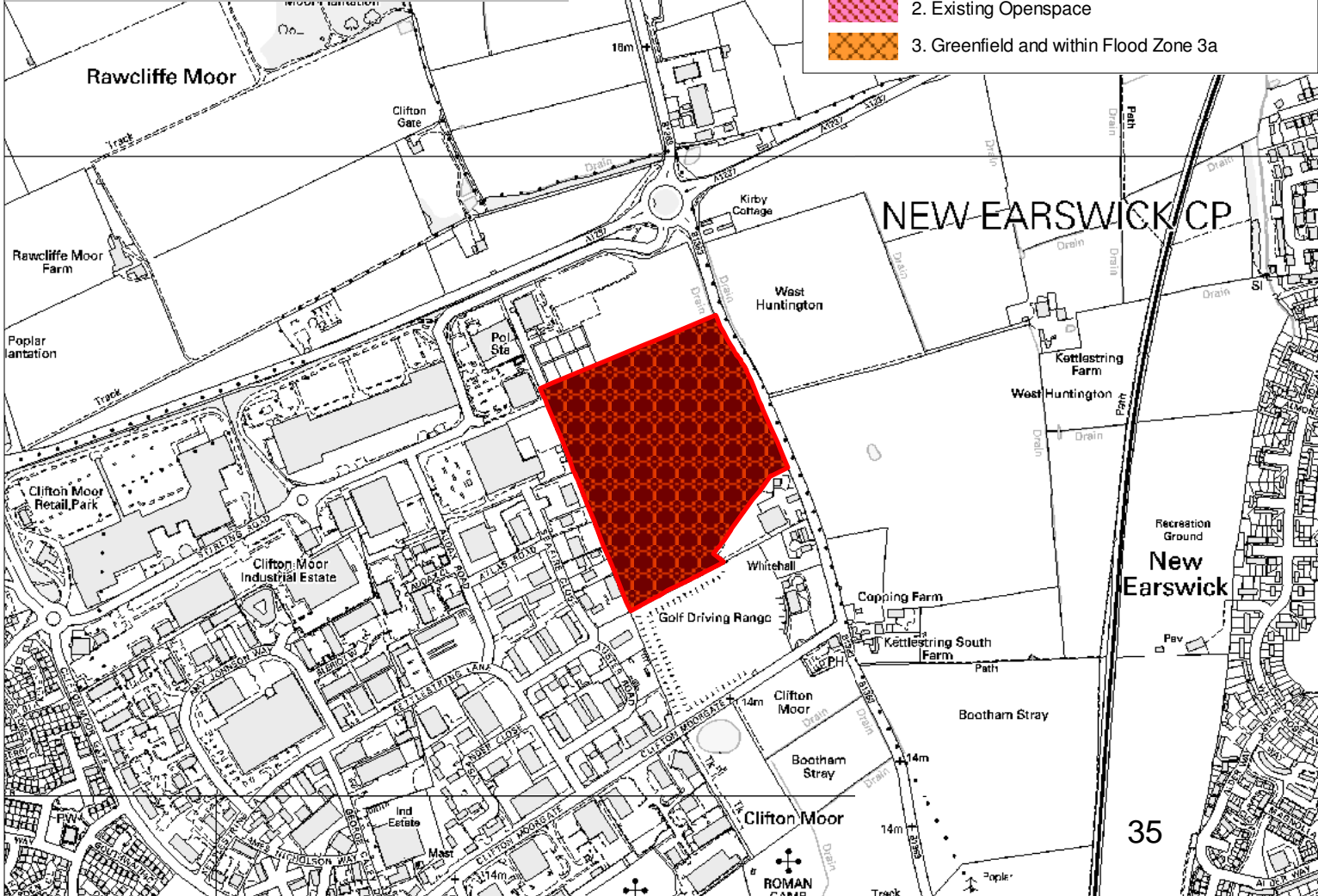


SUBMITTED SITE PLAN

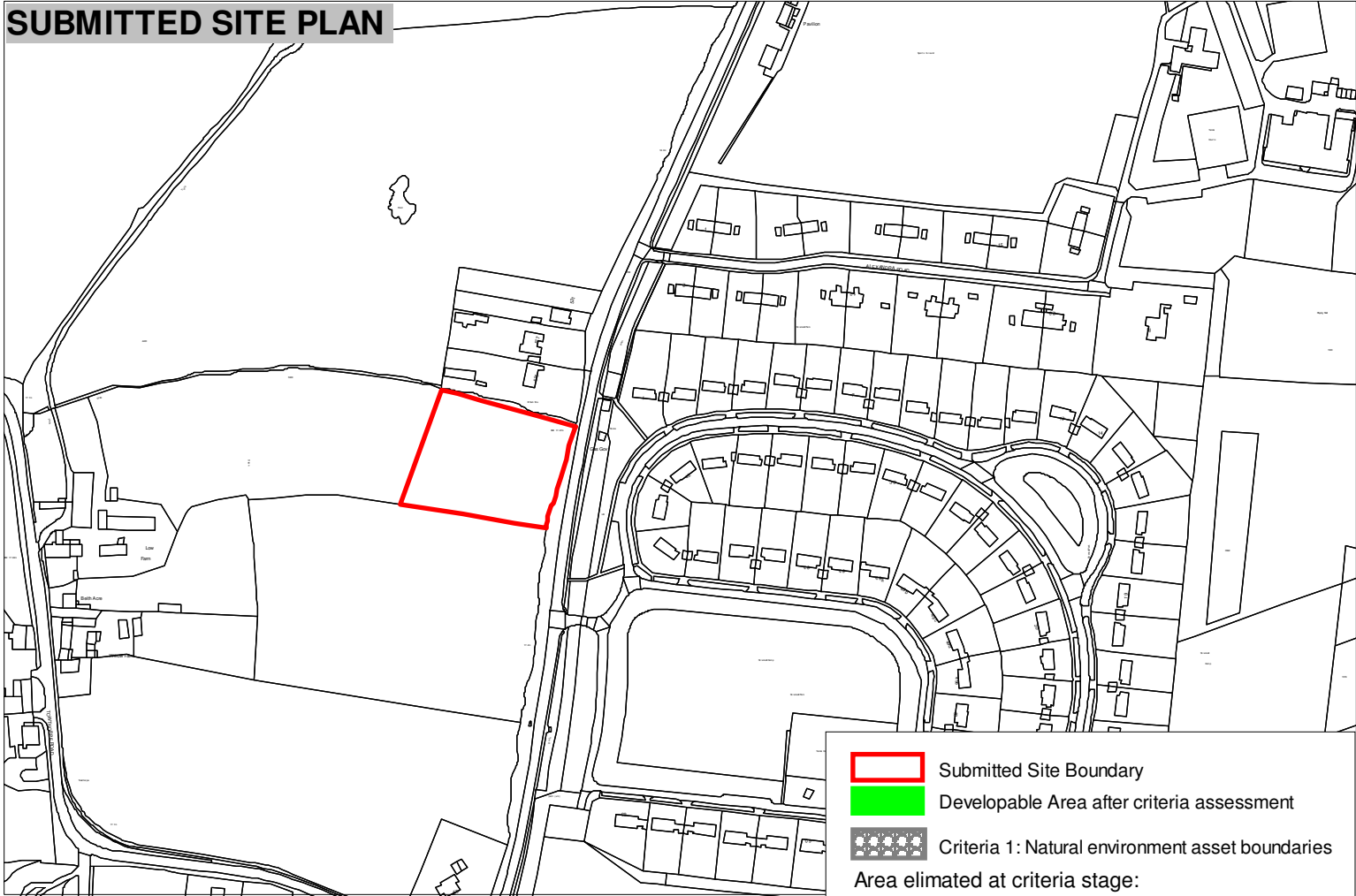


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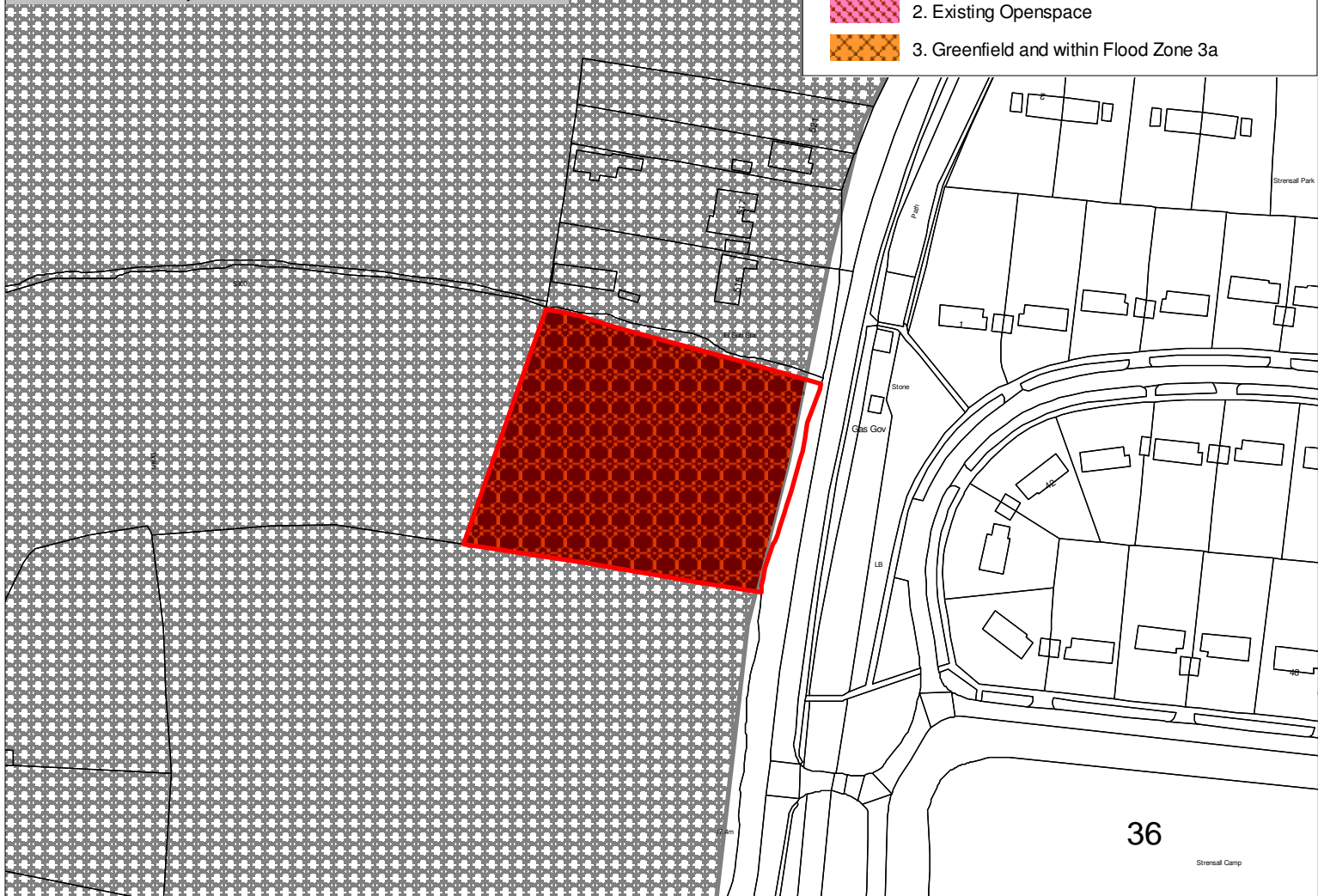
CRITERIA 1, 2 AND 3 ASSESSMENT



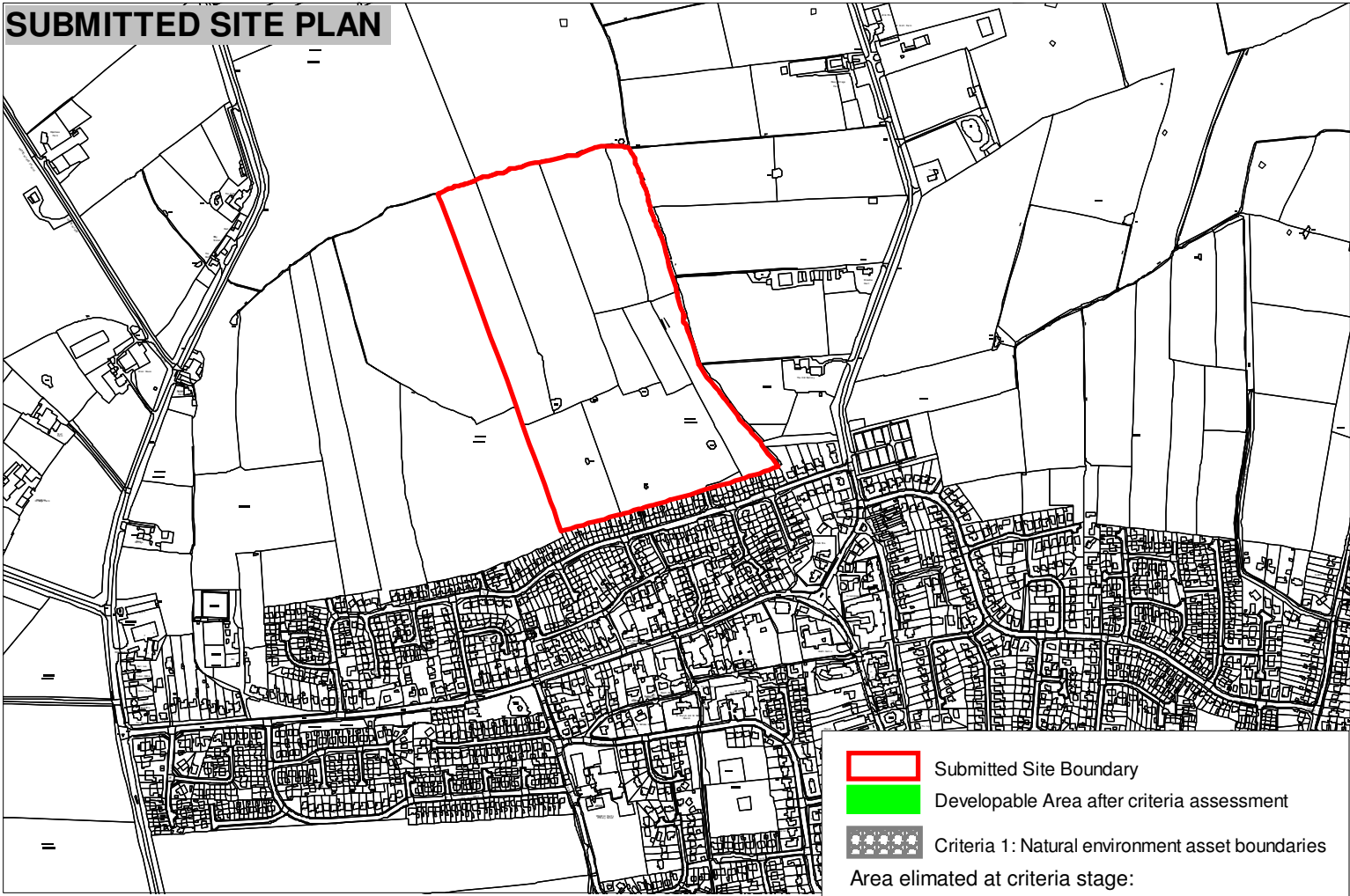
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

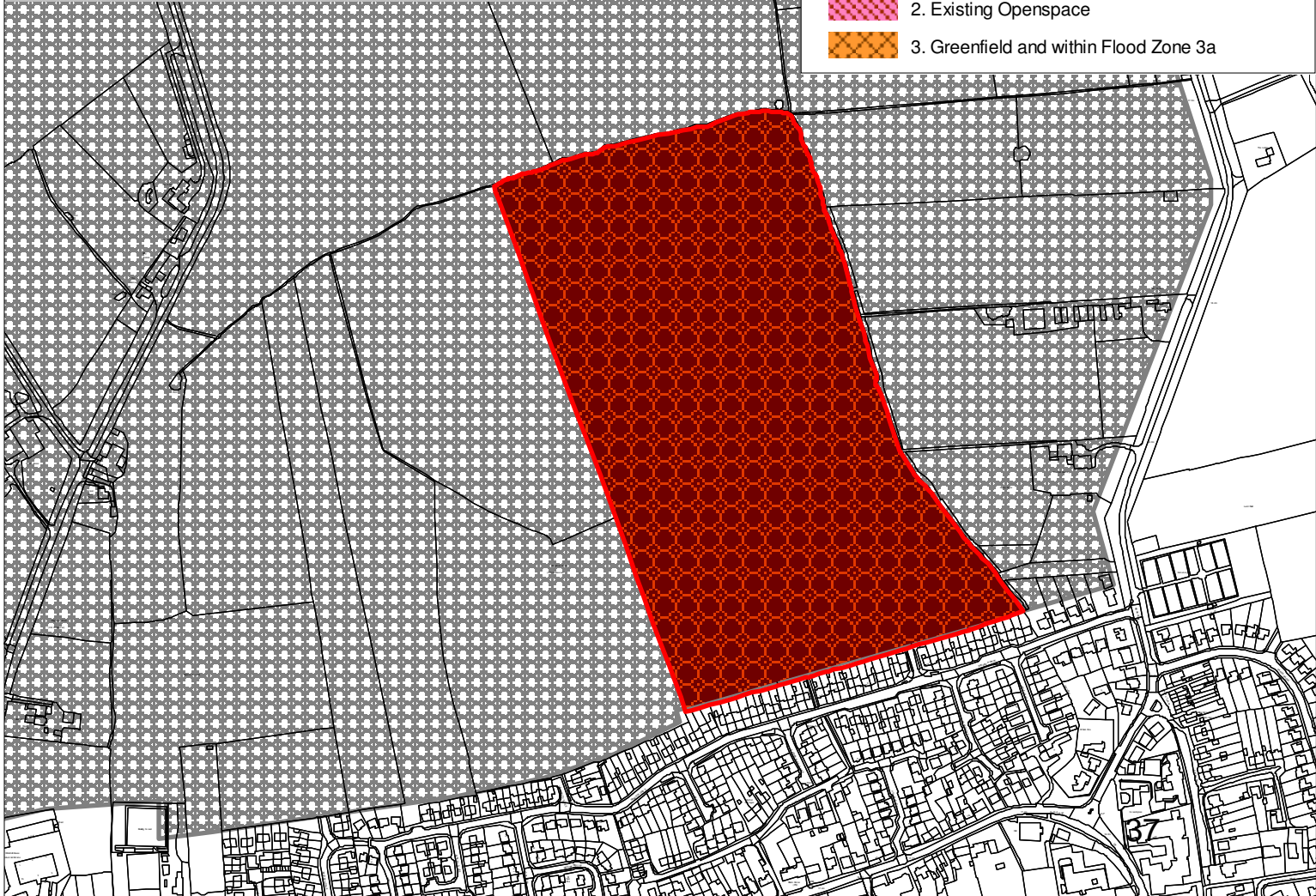


SUBMITTED SITE PLAN

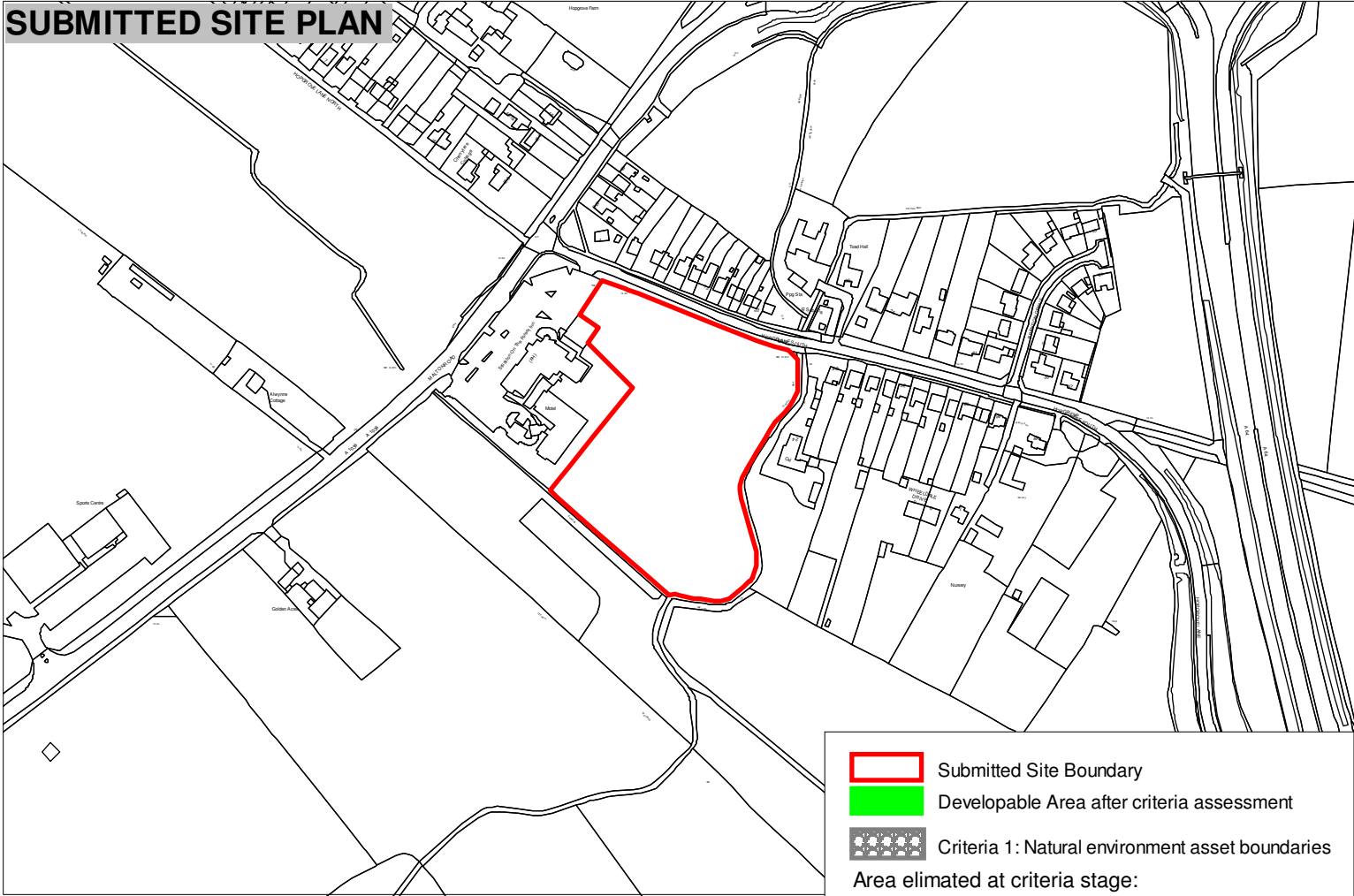


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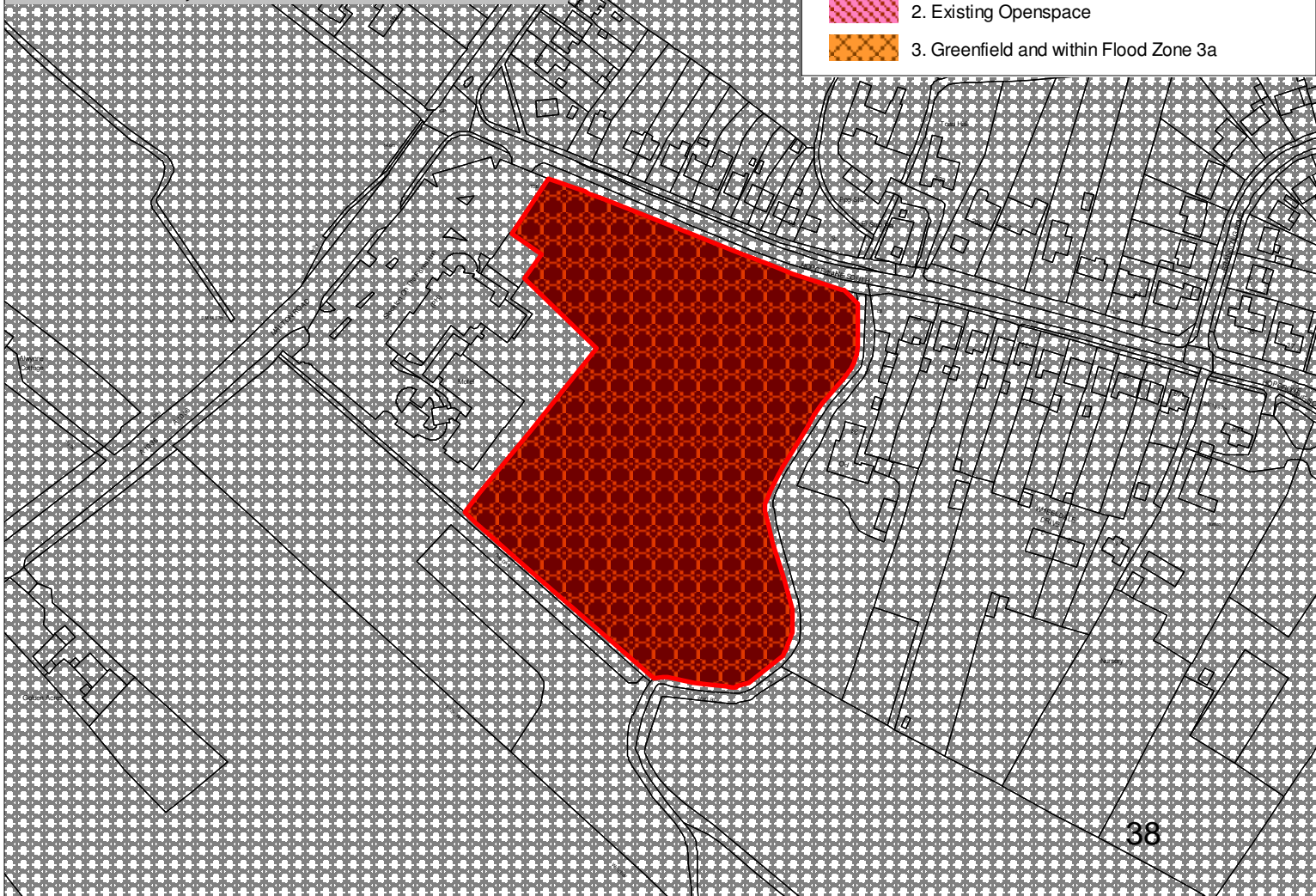
CRITERIA 1, 2 AND 3 ASSESSMENT



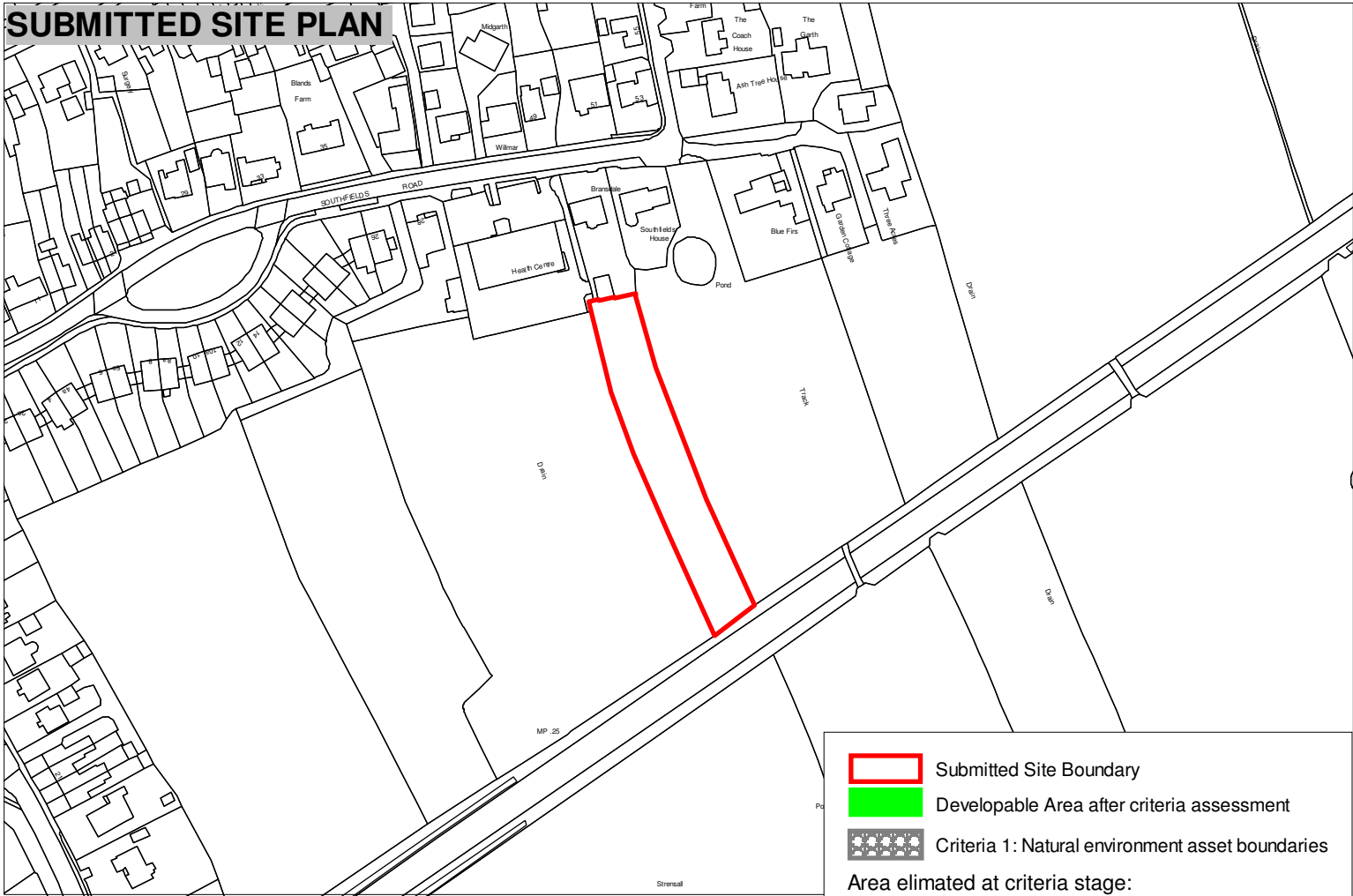
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

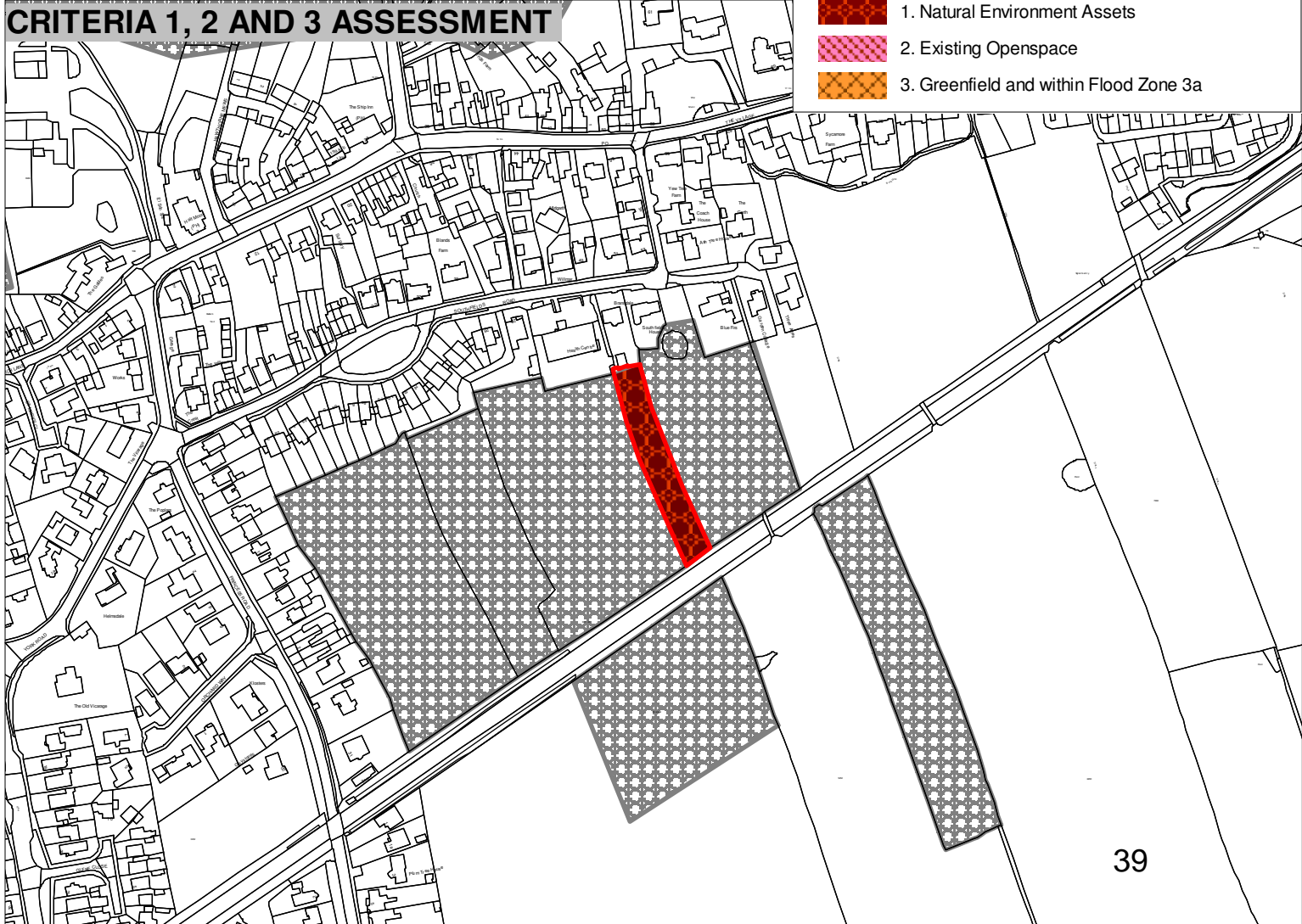


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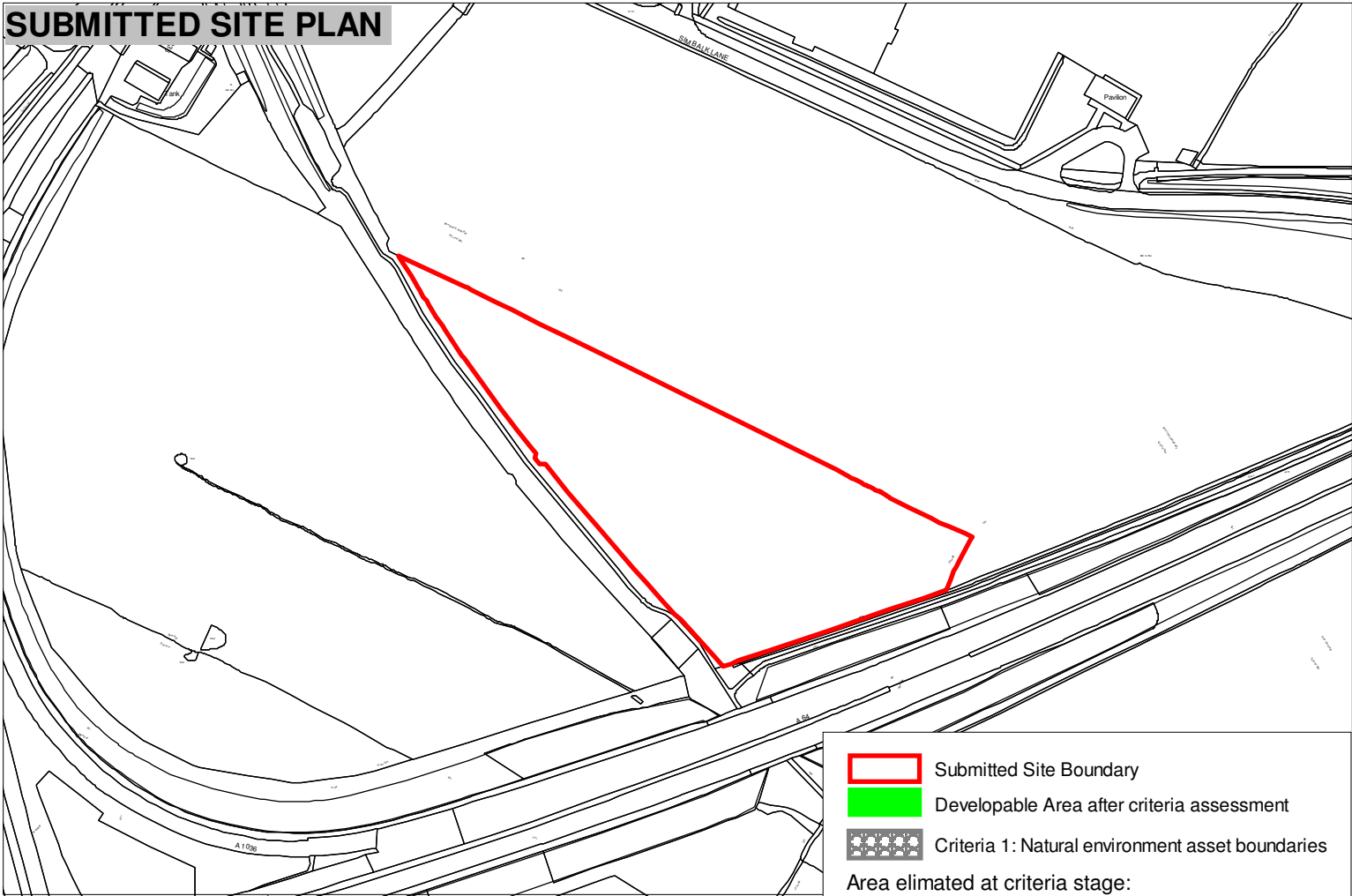








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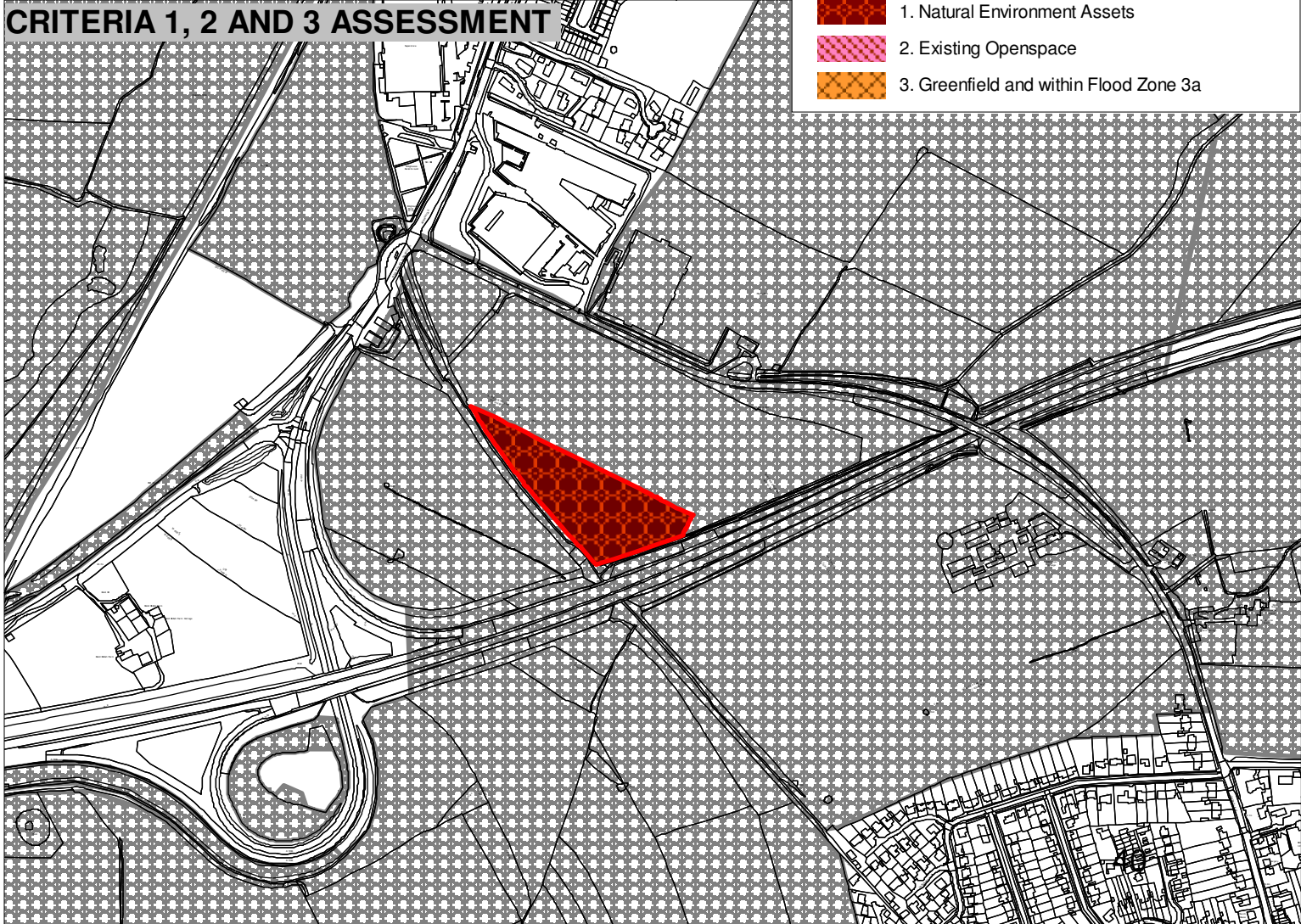


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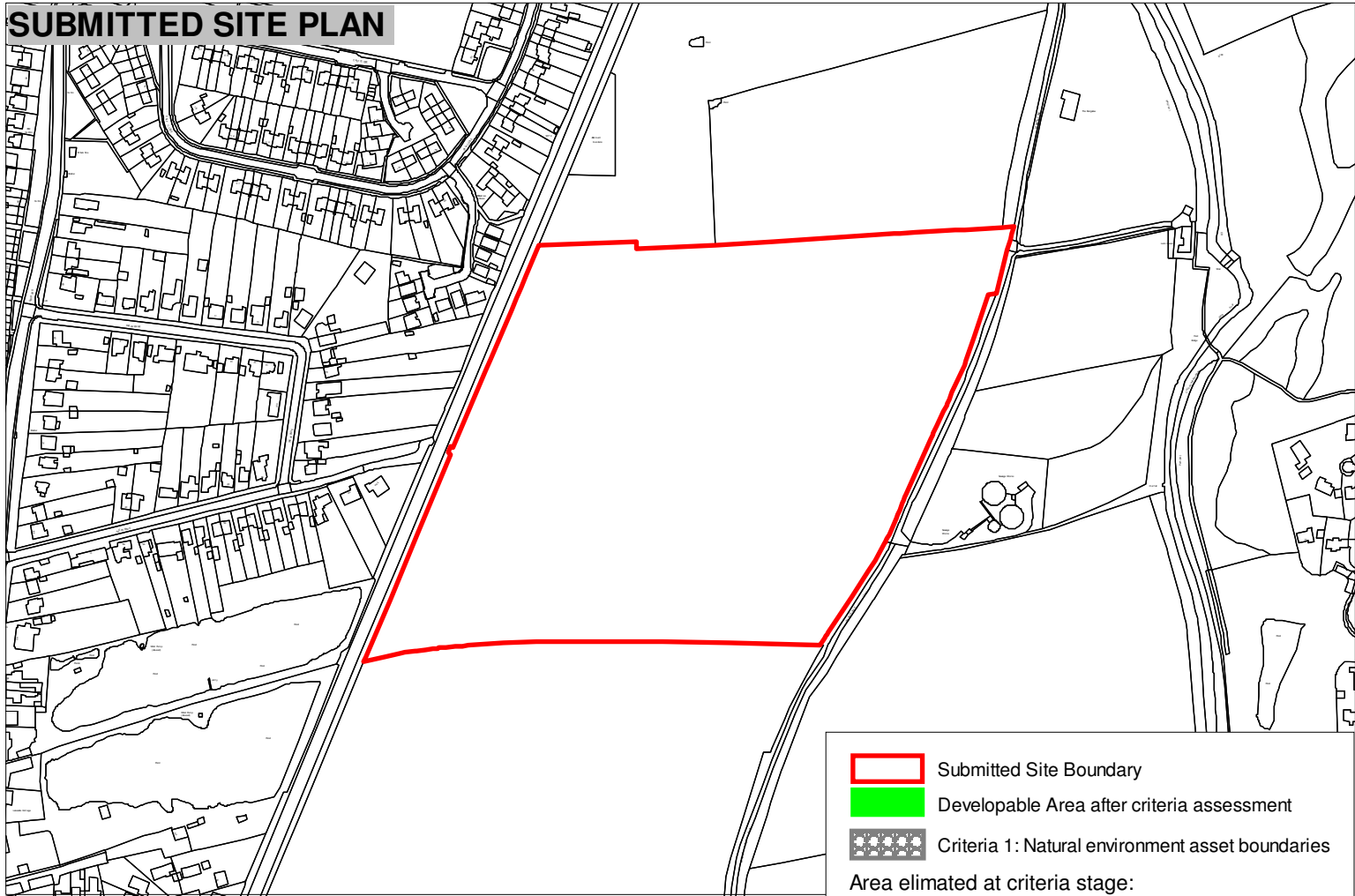


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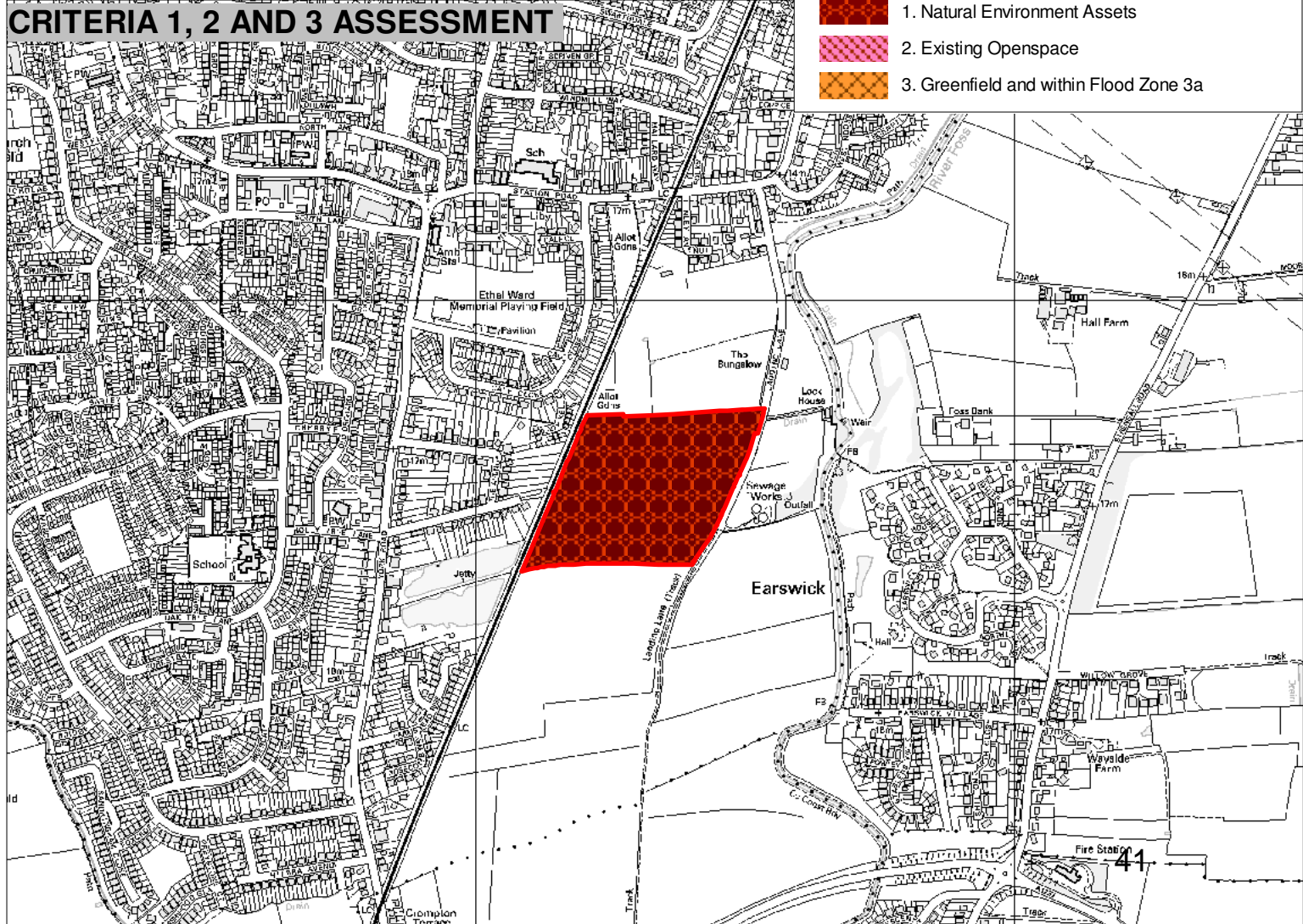


SUBMITTED SITE PLAN

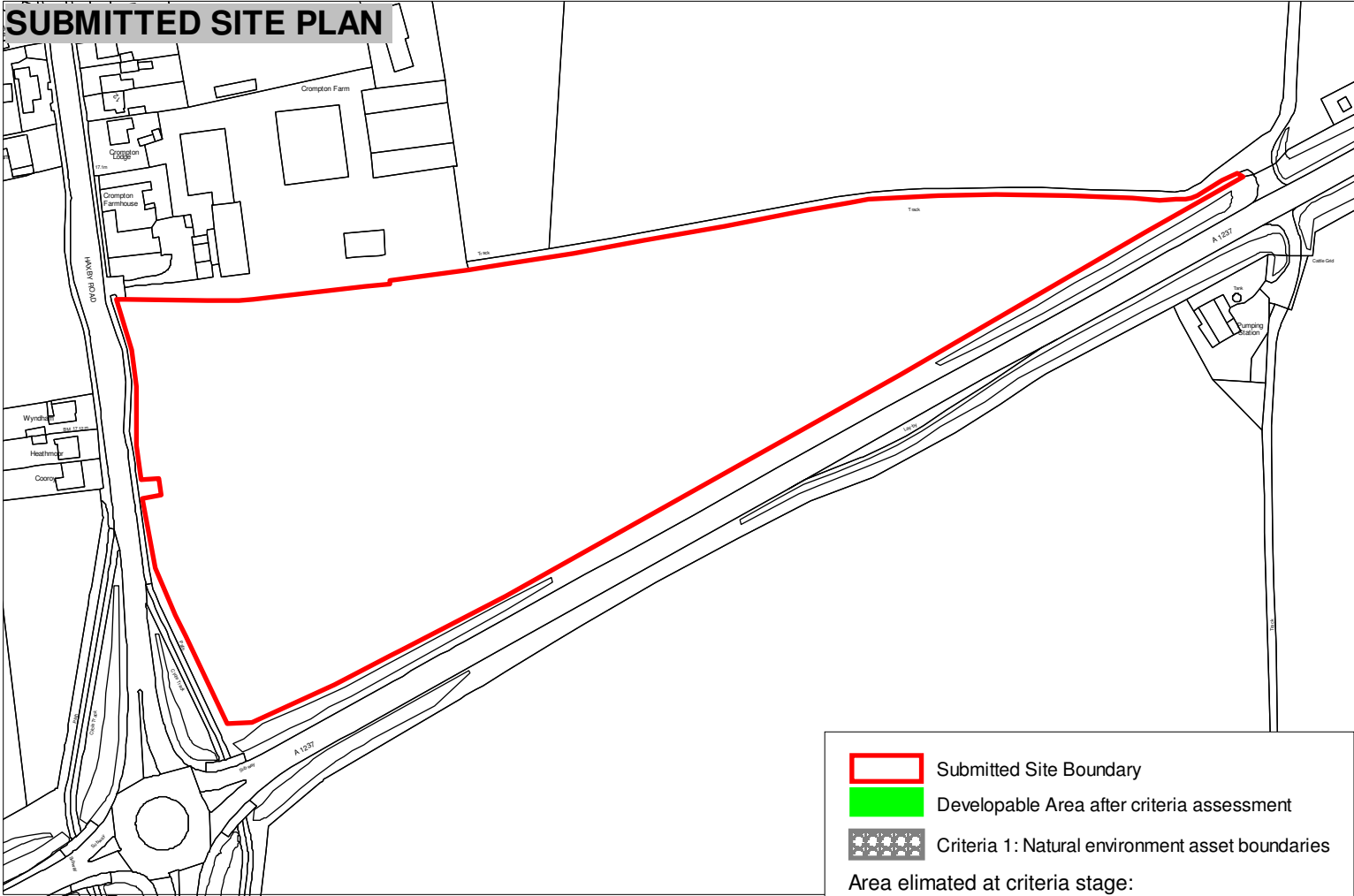


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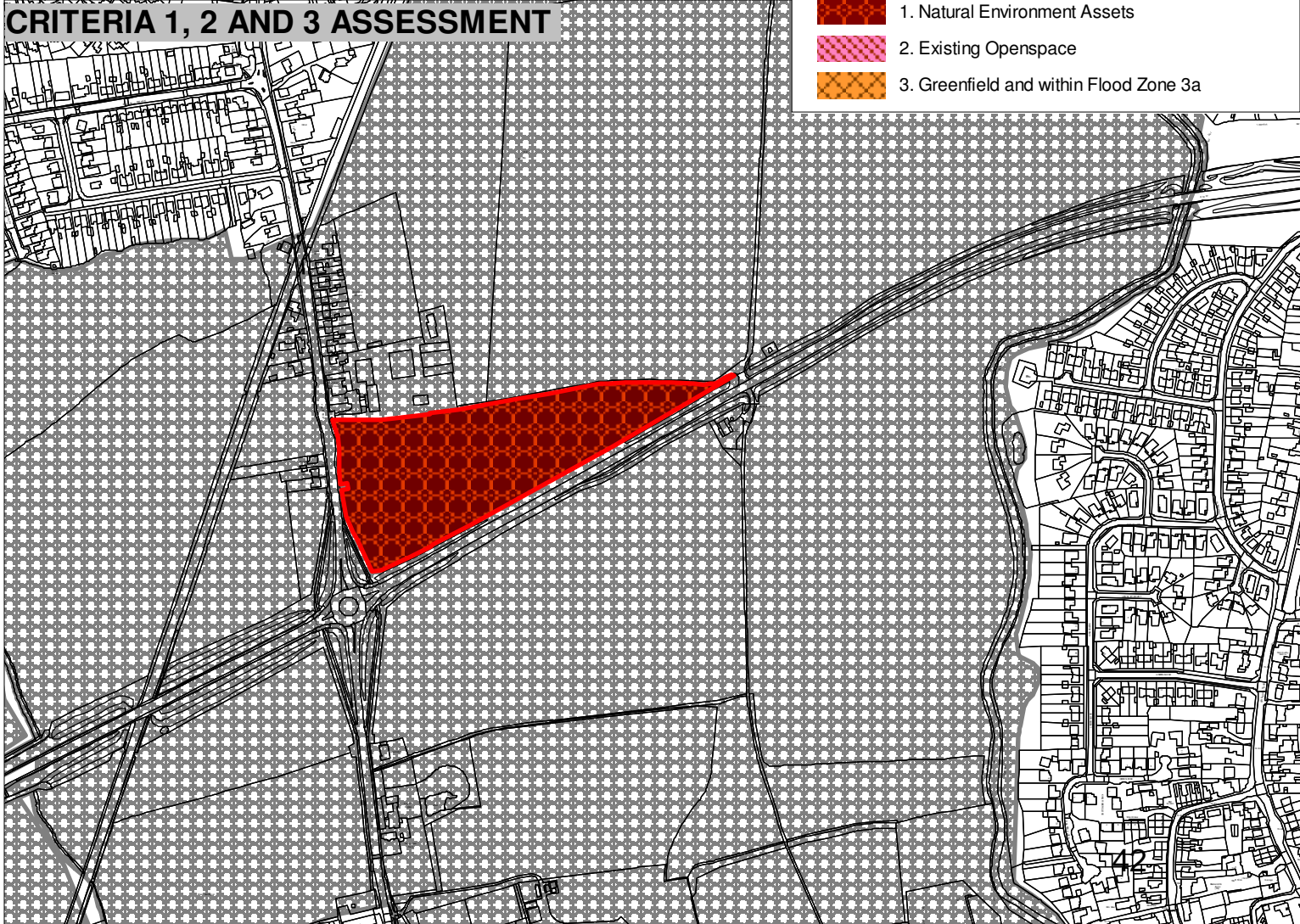
CRITERIA 1, 2 AND 3 ASSESSMENT



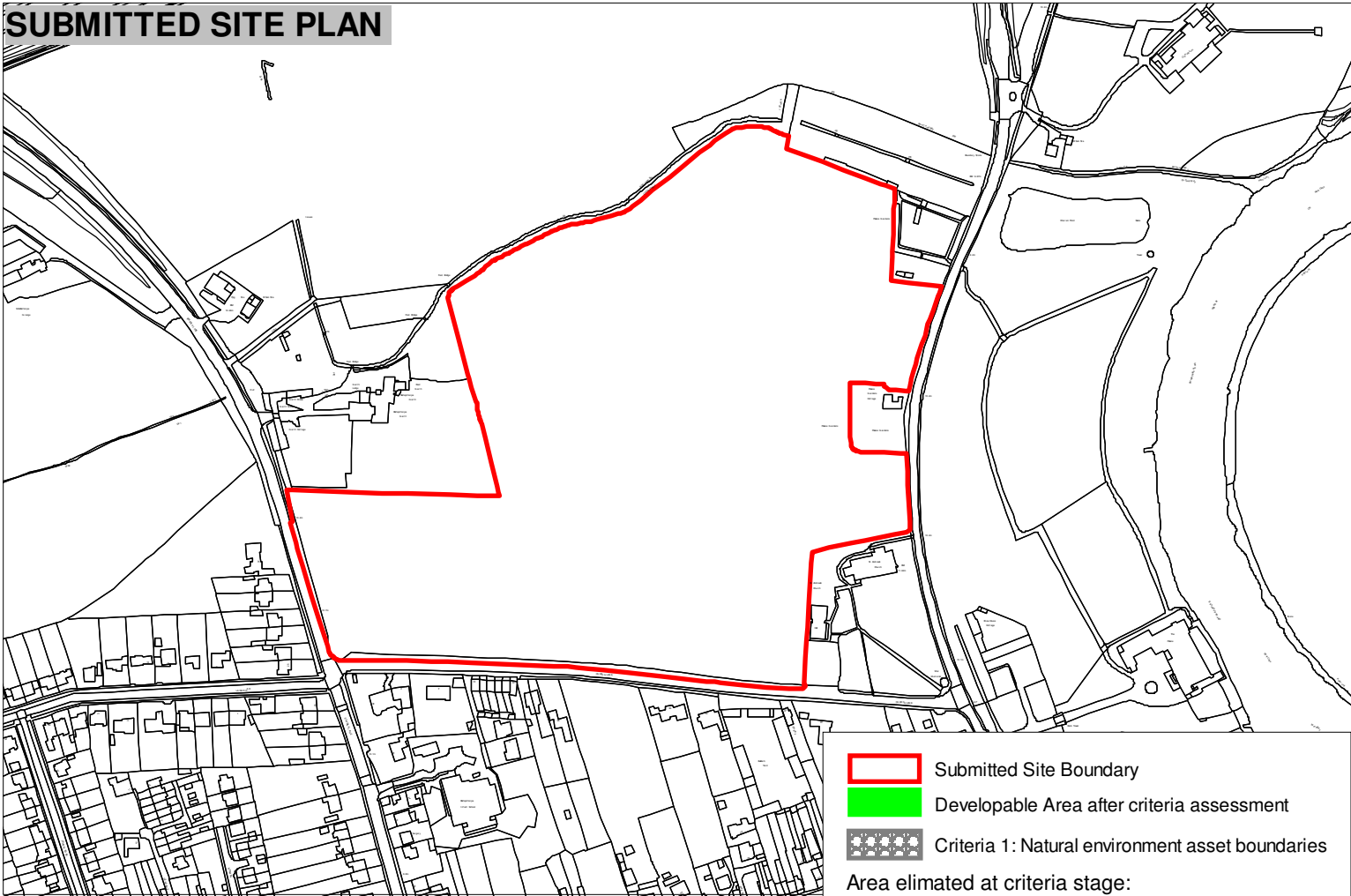
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

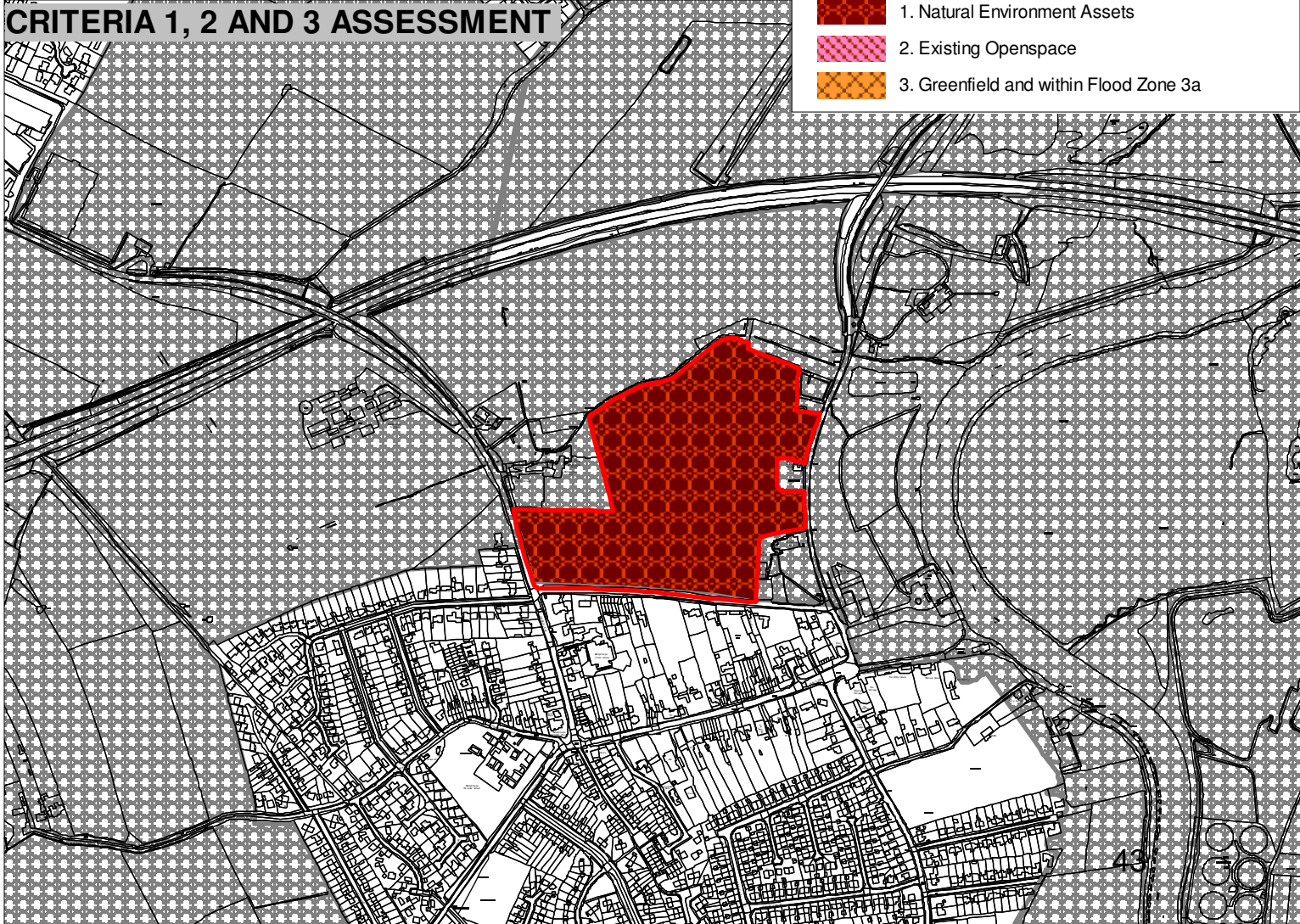


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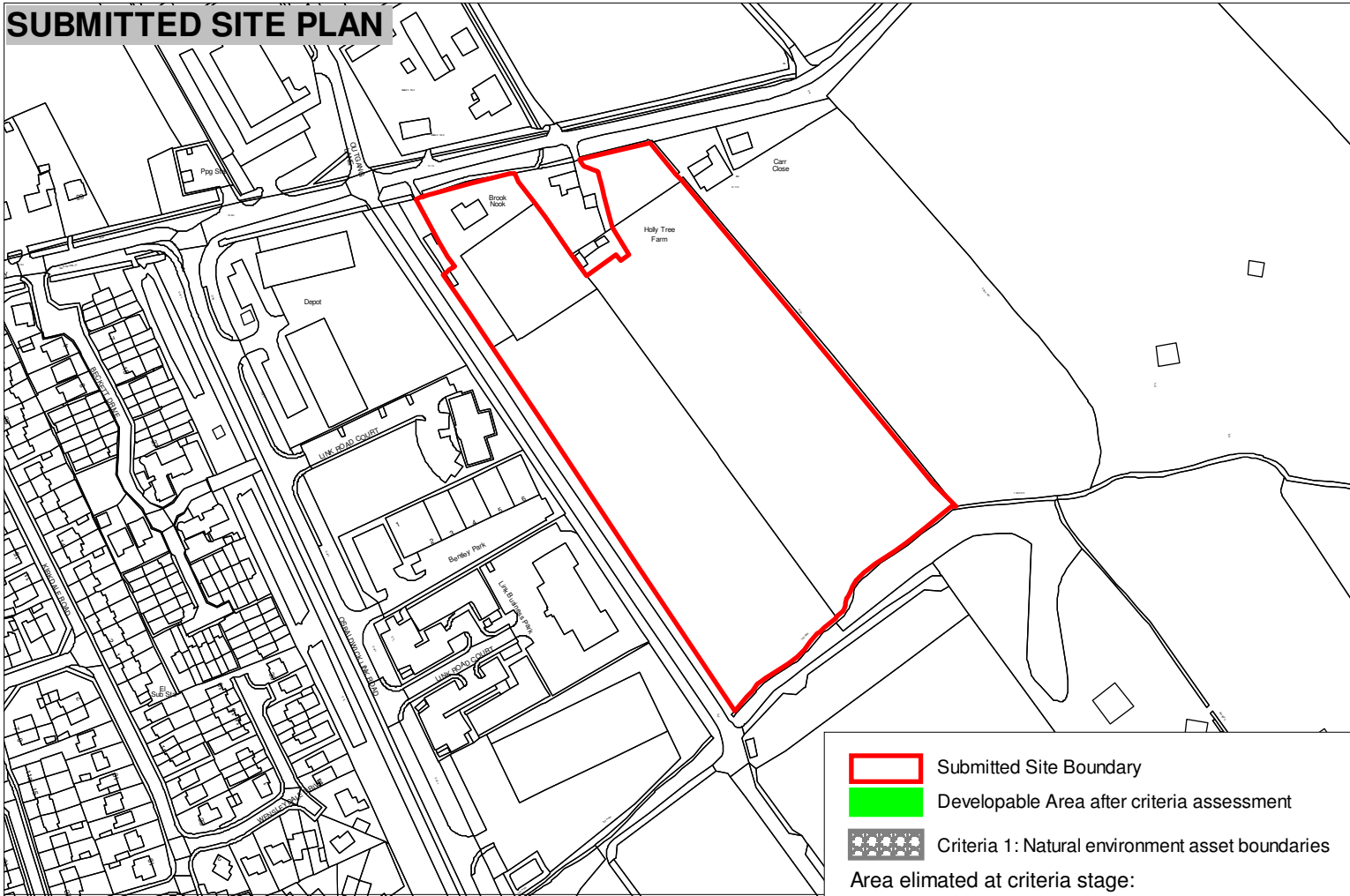


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CRITERIA 1, 2 AND 3 ASSESSMENT



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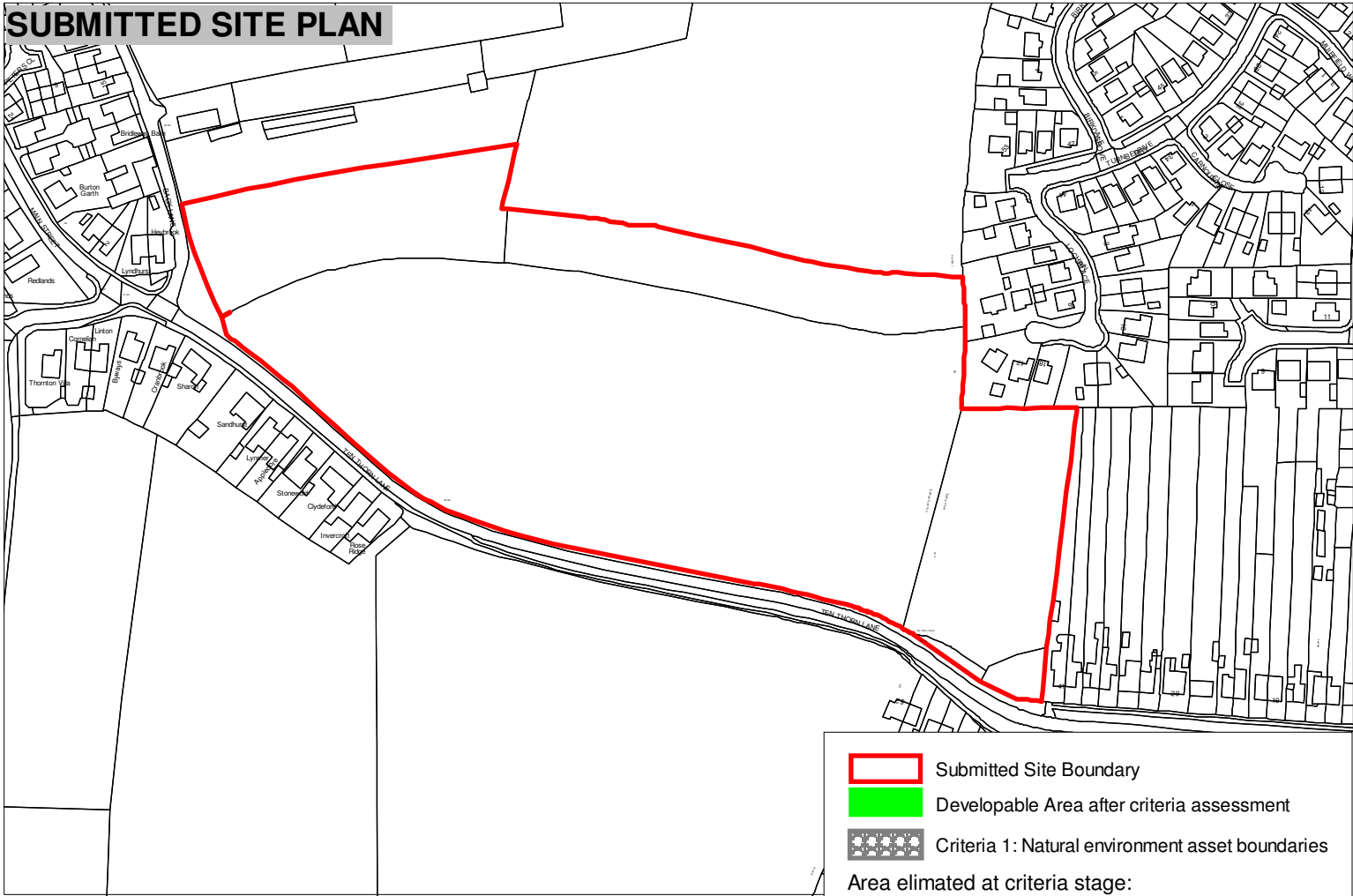


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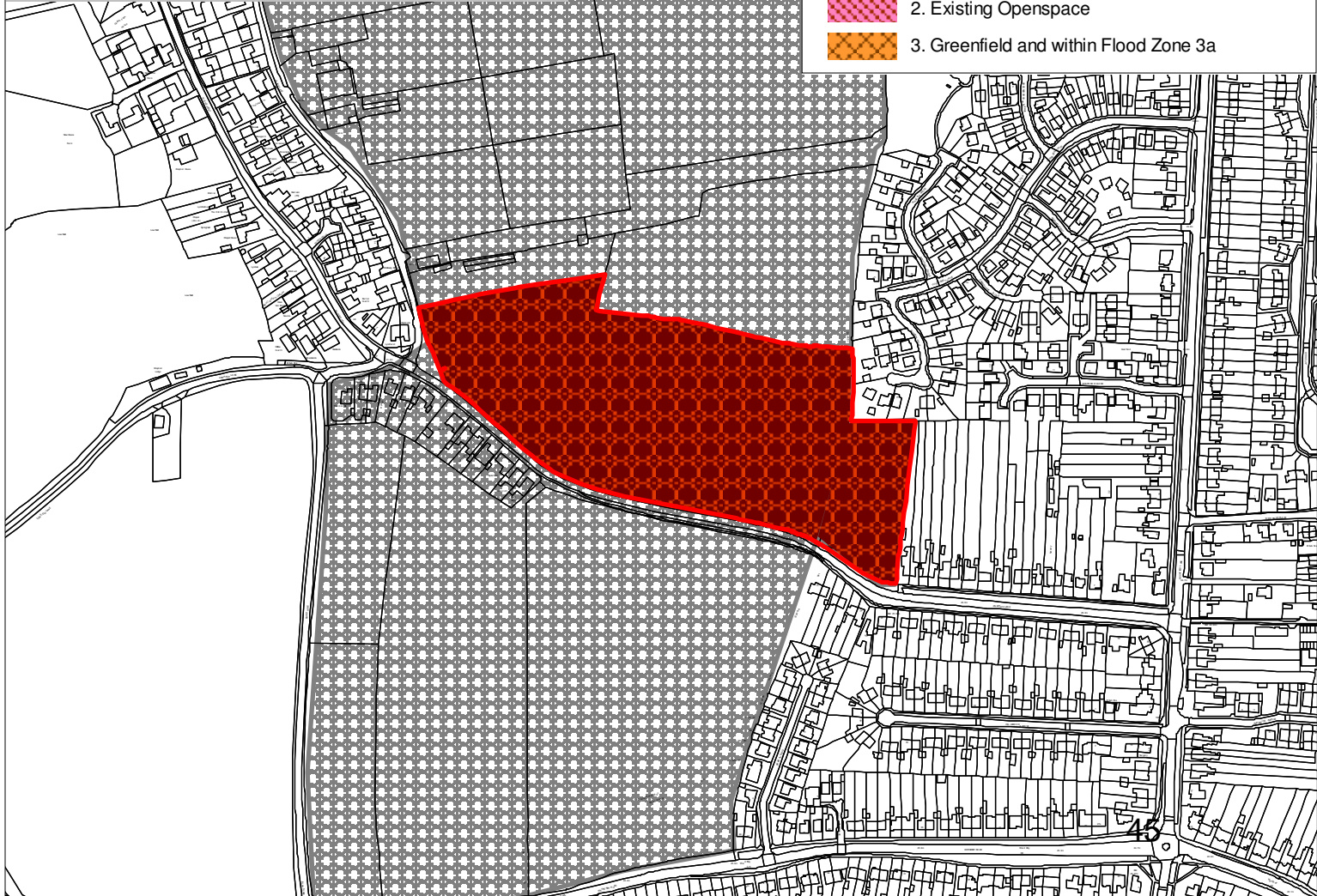


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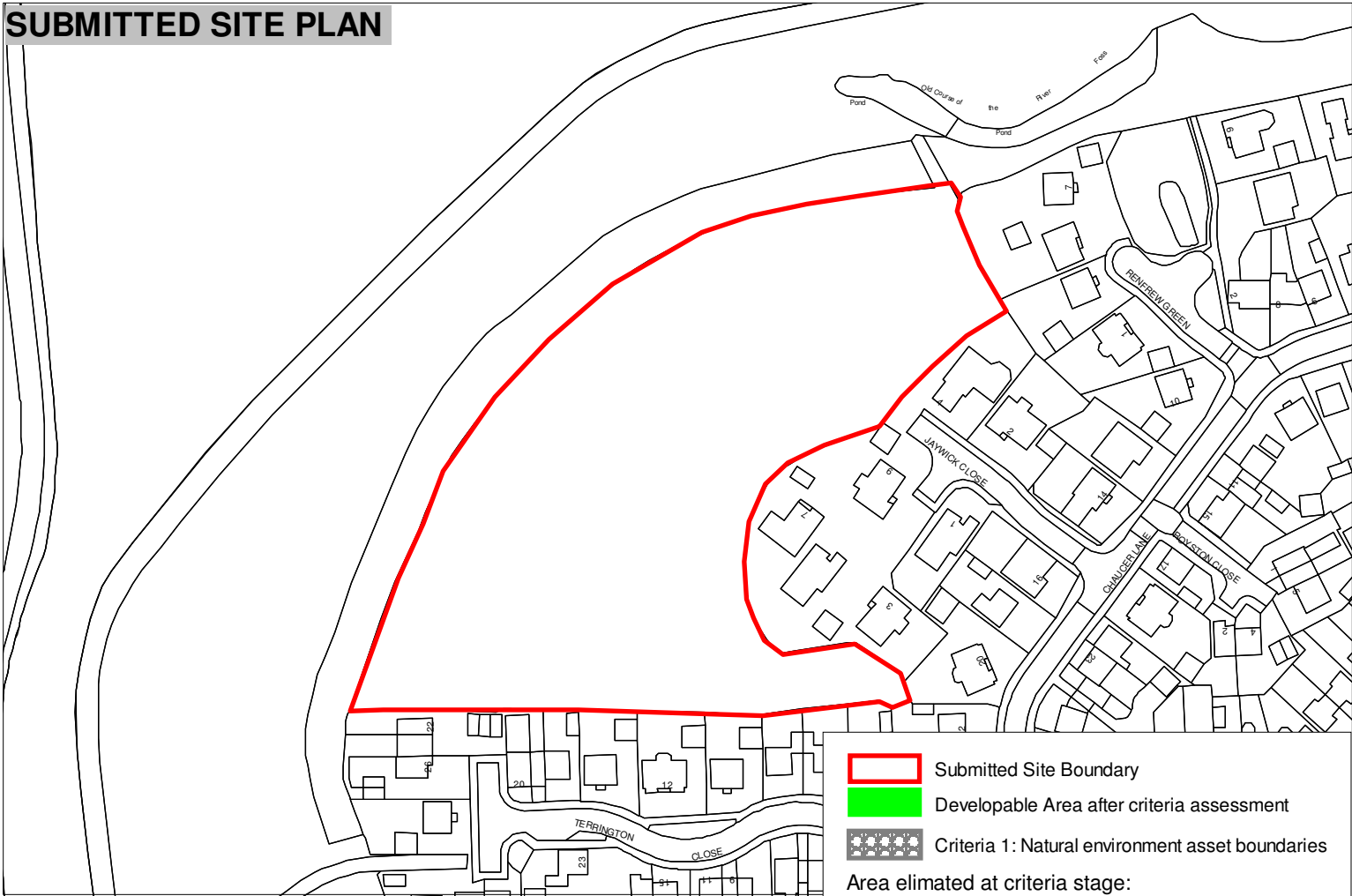


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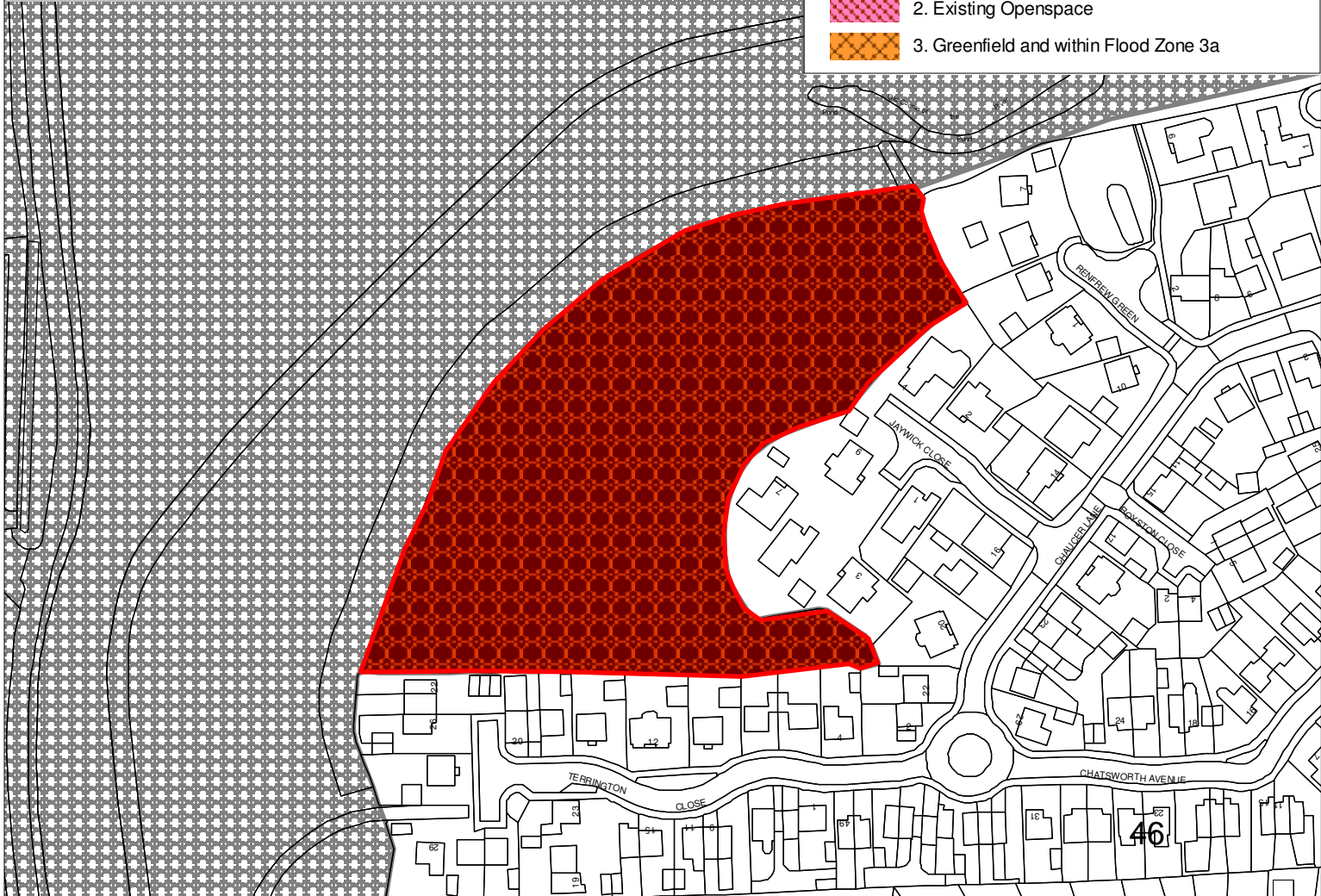


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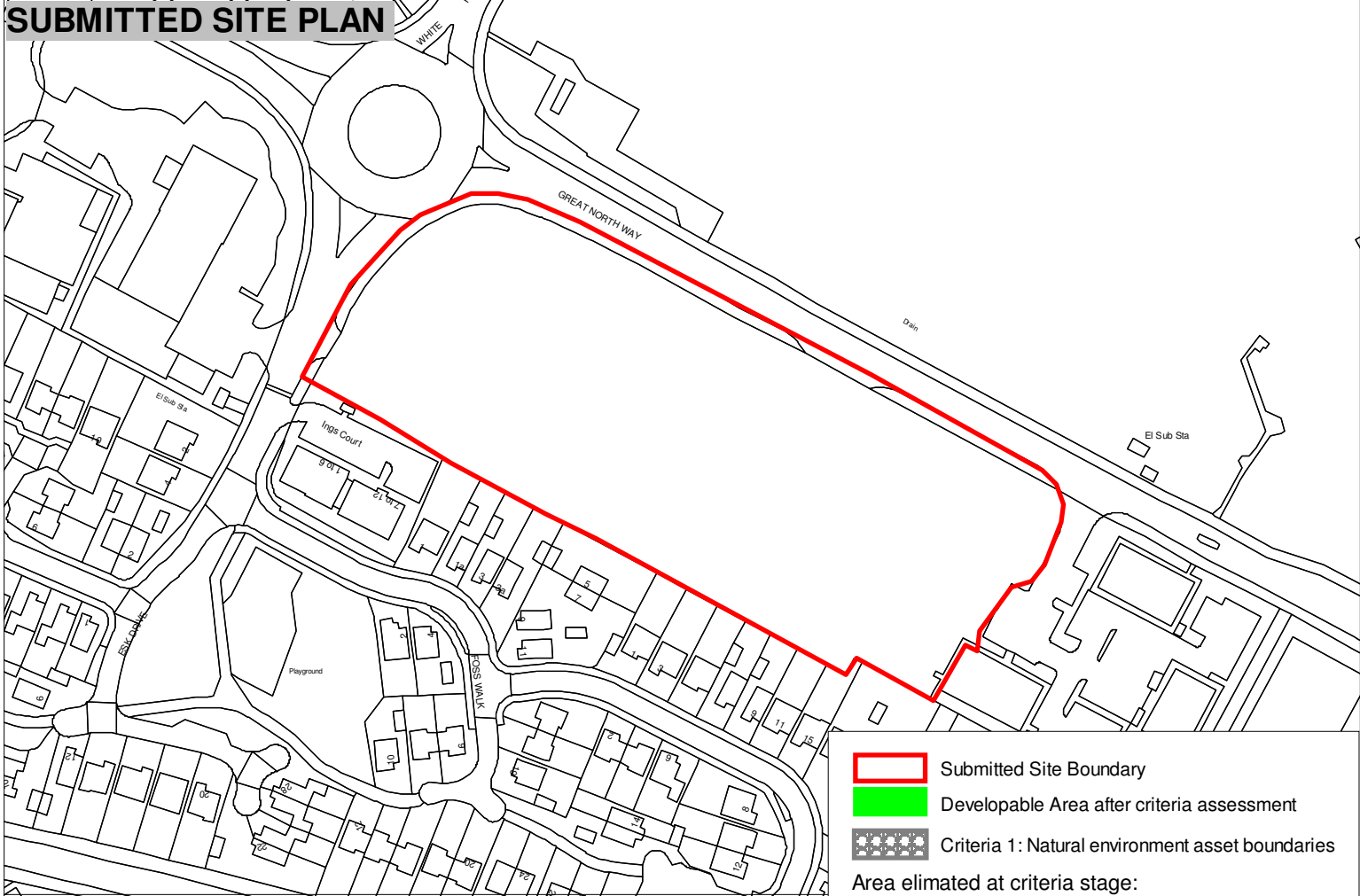








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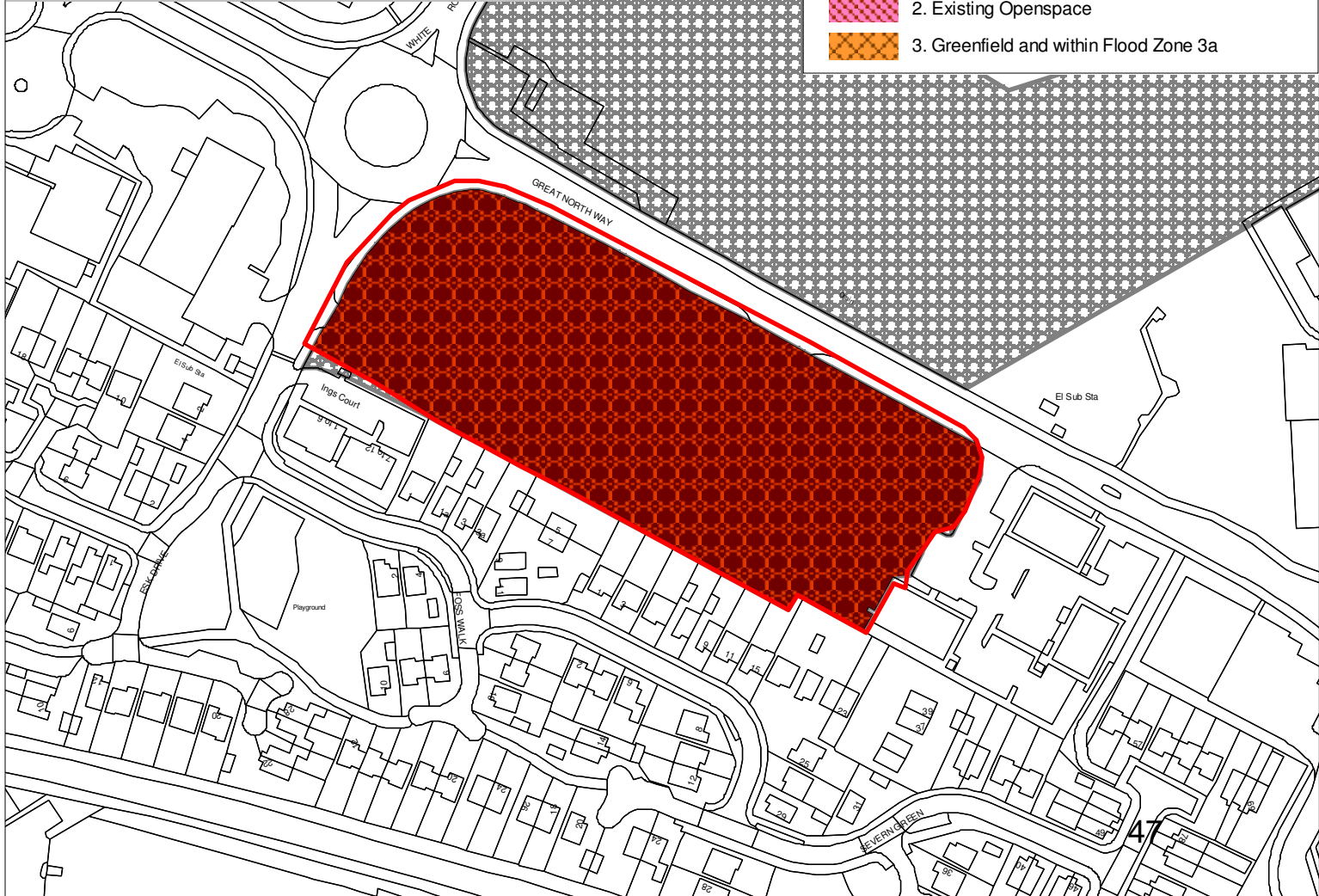


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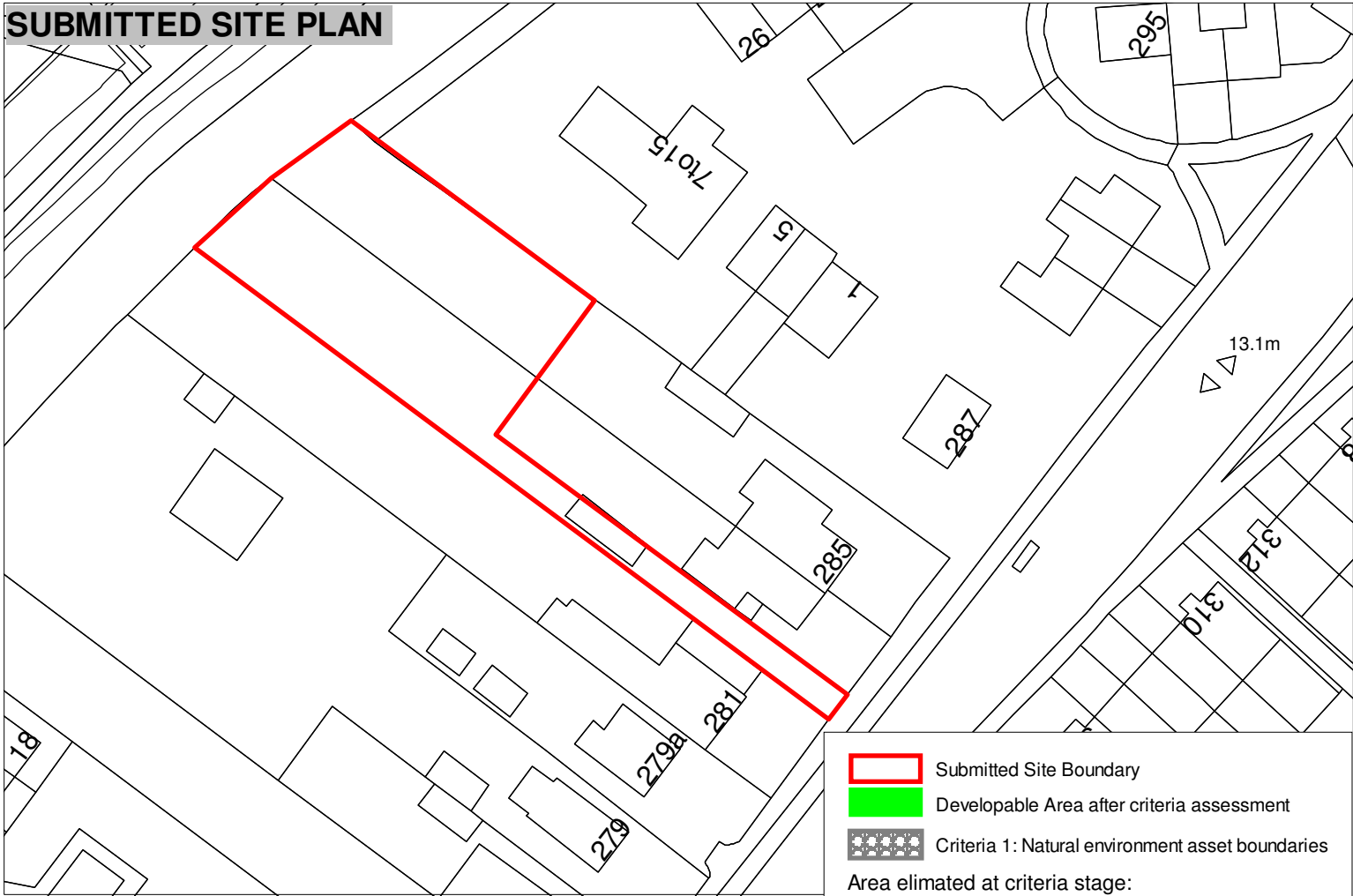


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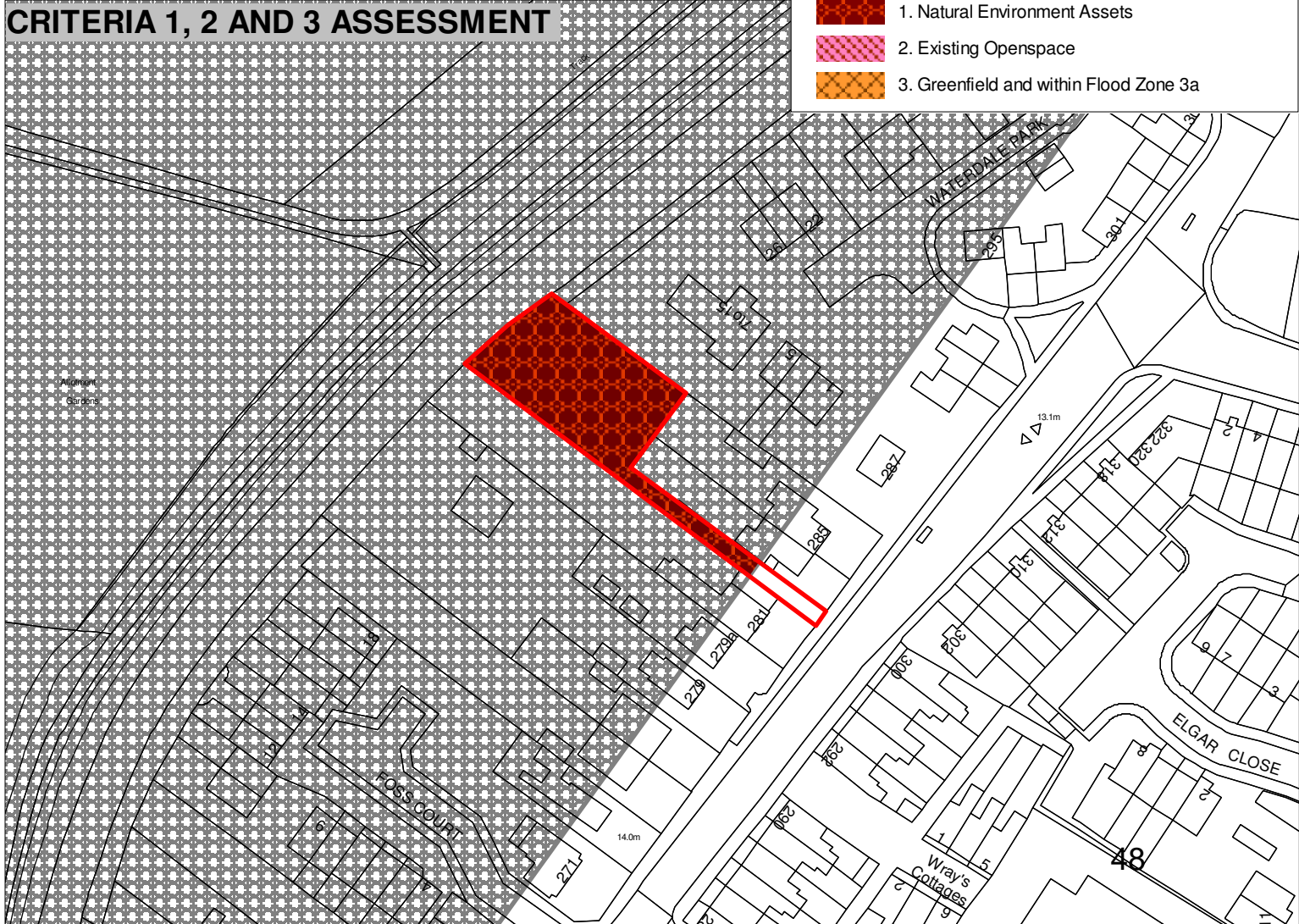


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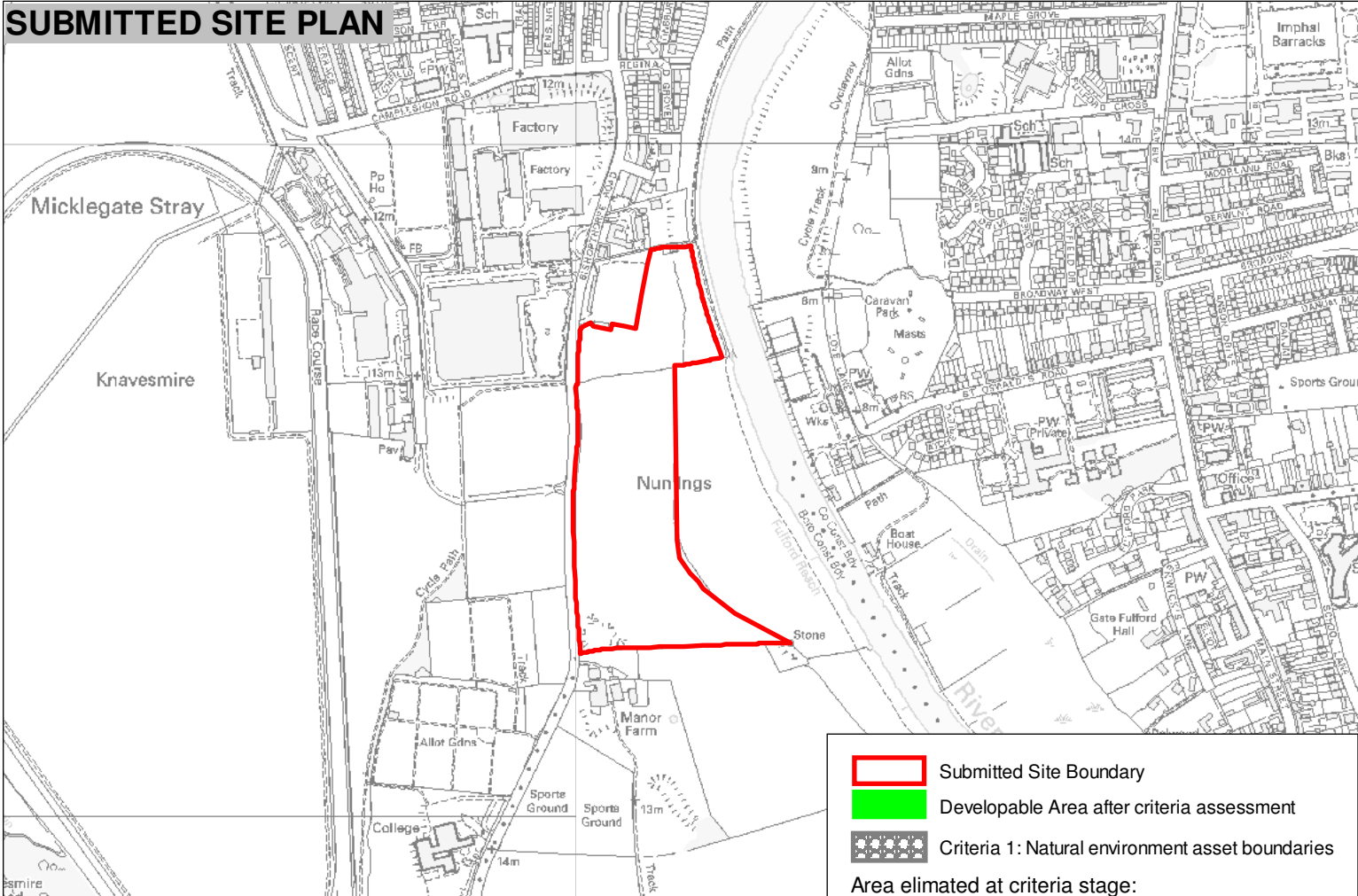


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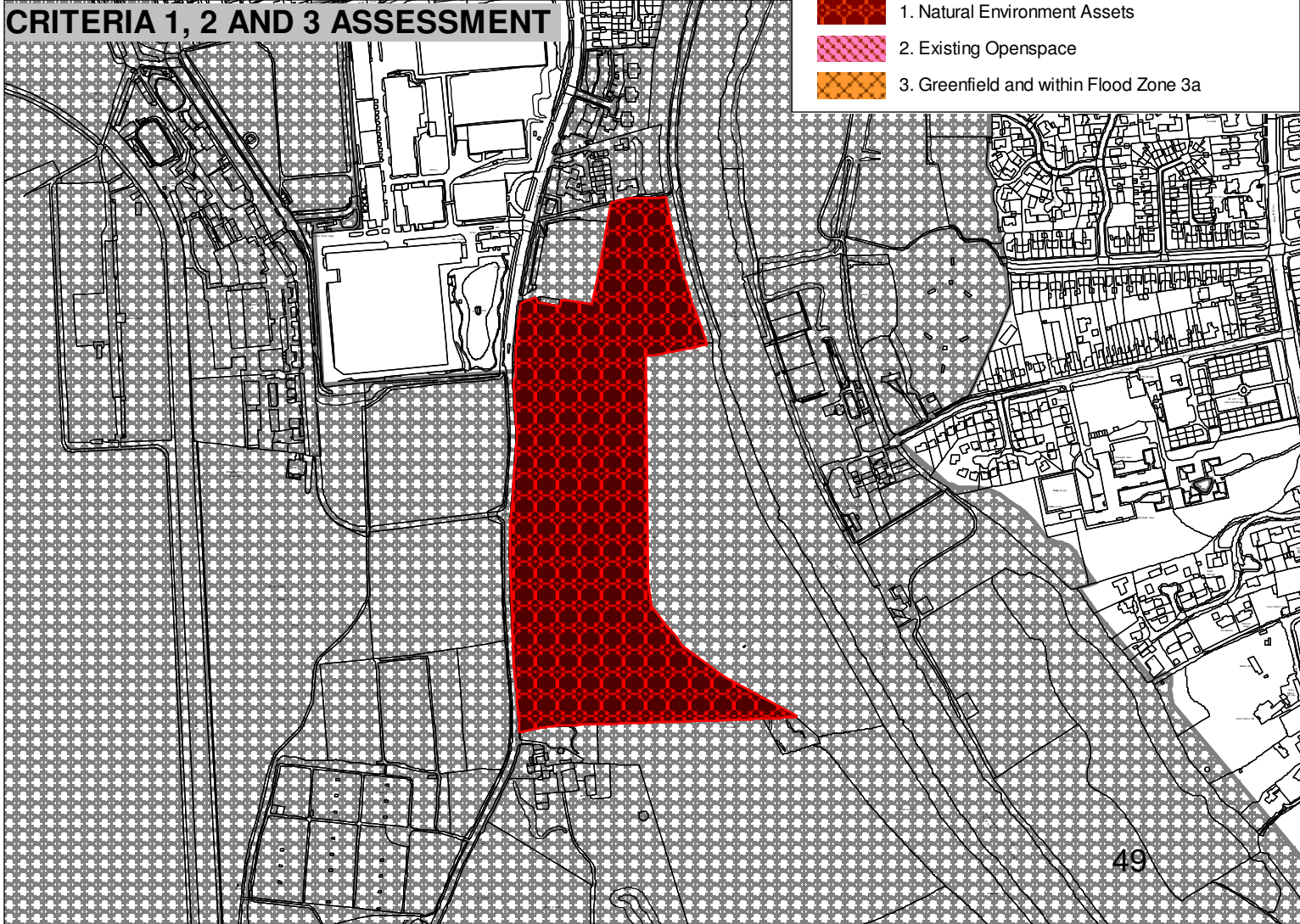
CRITERIA 1, 2 AND 3 ASSESSMENT



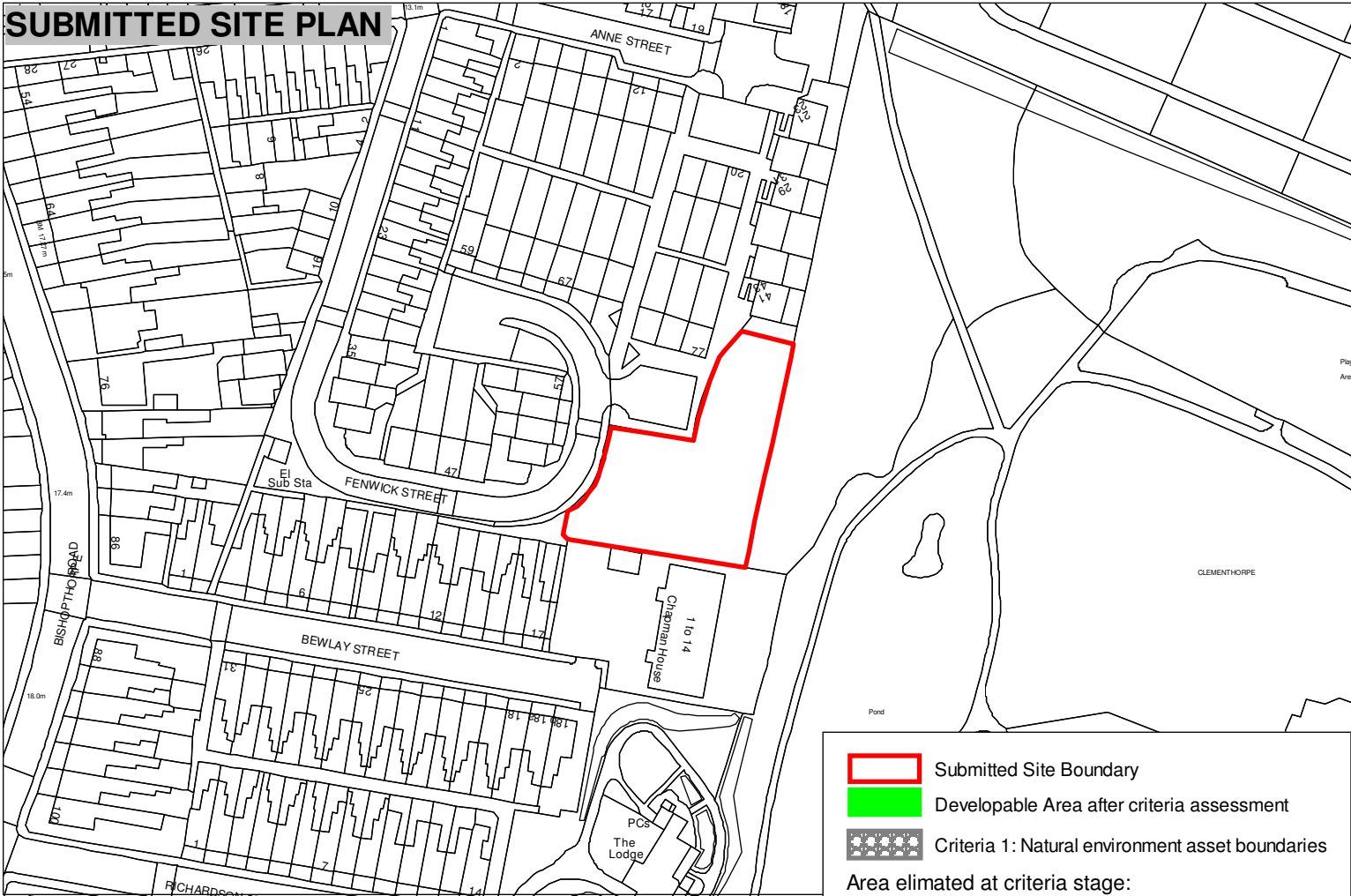
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

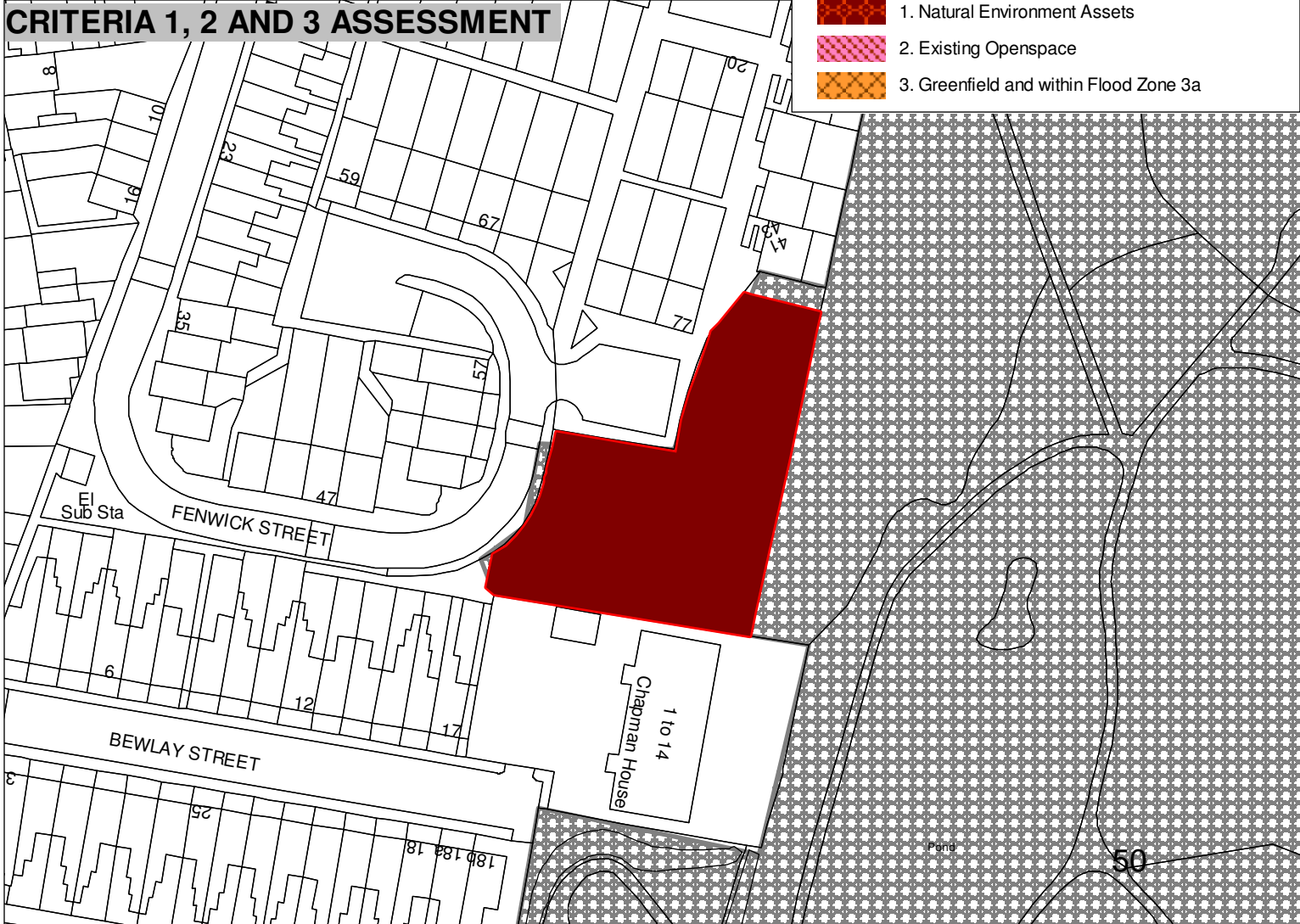


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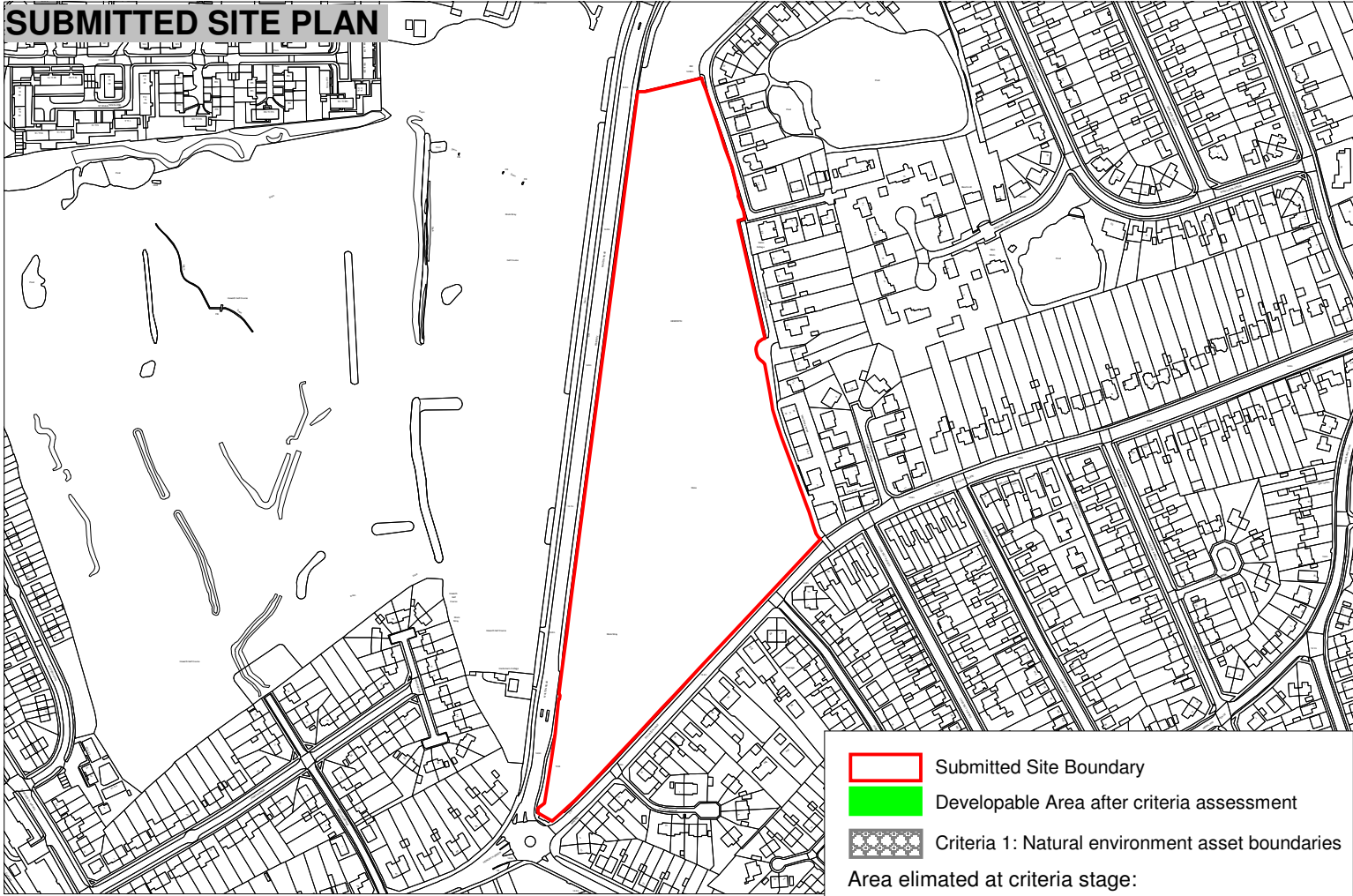
CRITERIA 1, 2 AND 3 ASSESSMENT









Site Selection Technical Paper (June 2013)

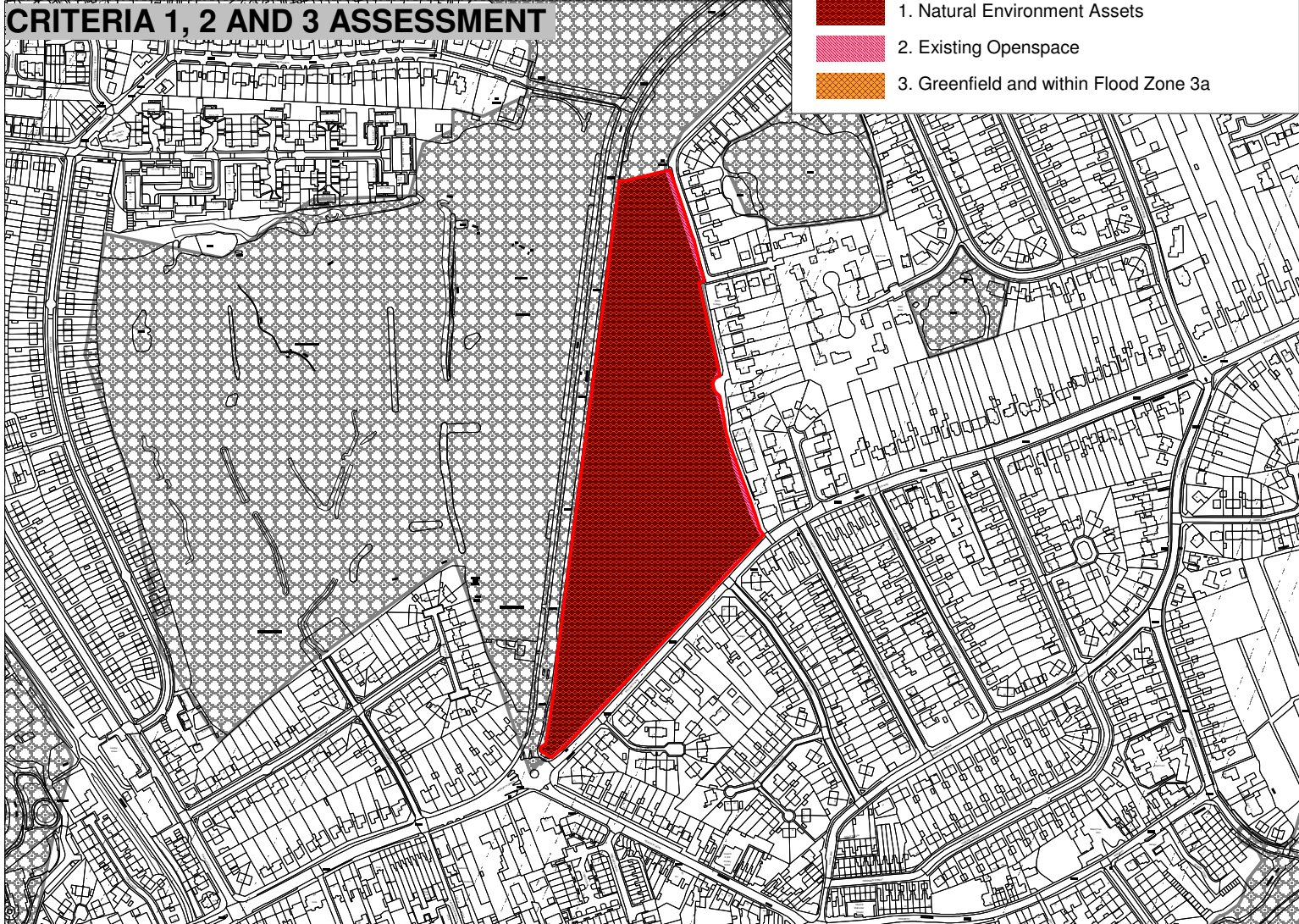
Annex 8 - Sites removed after Criteria 2 (Open Space) Assessment

SUBMITTED SITE PLAN

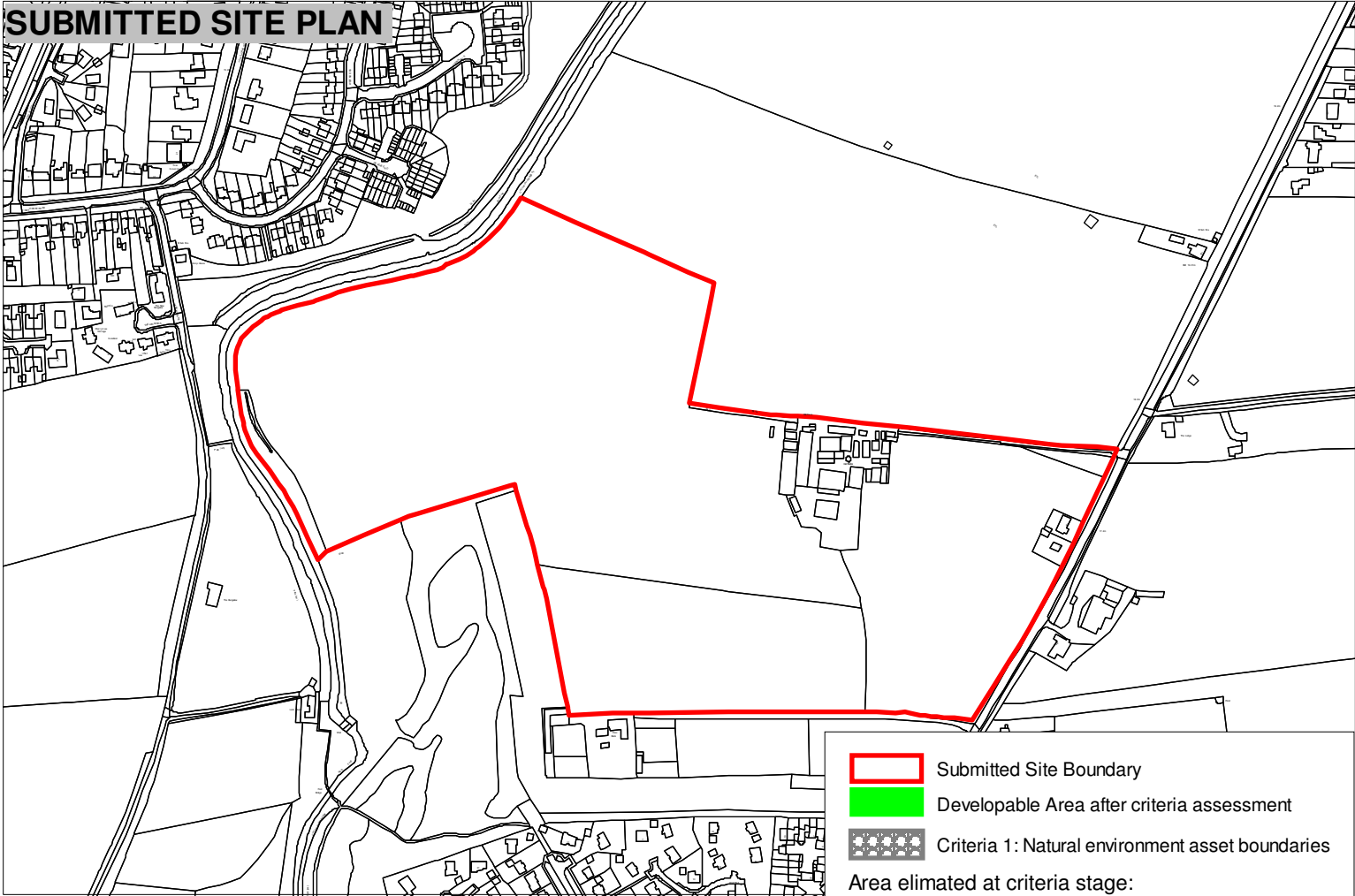








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CRITERIA 1, 2 AND 3 ASSESSMENT

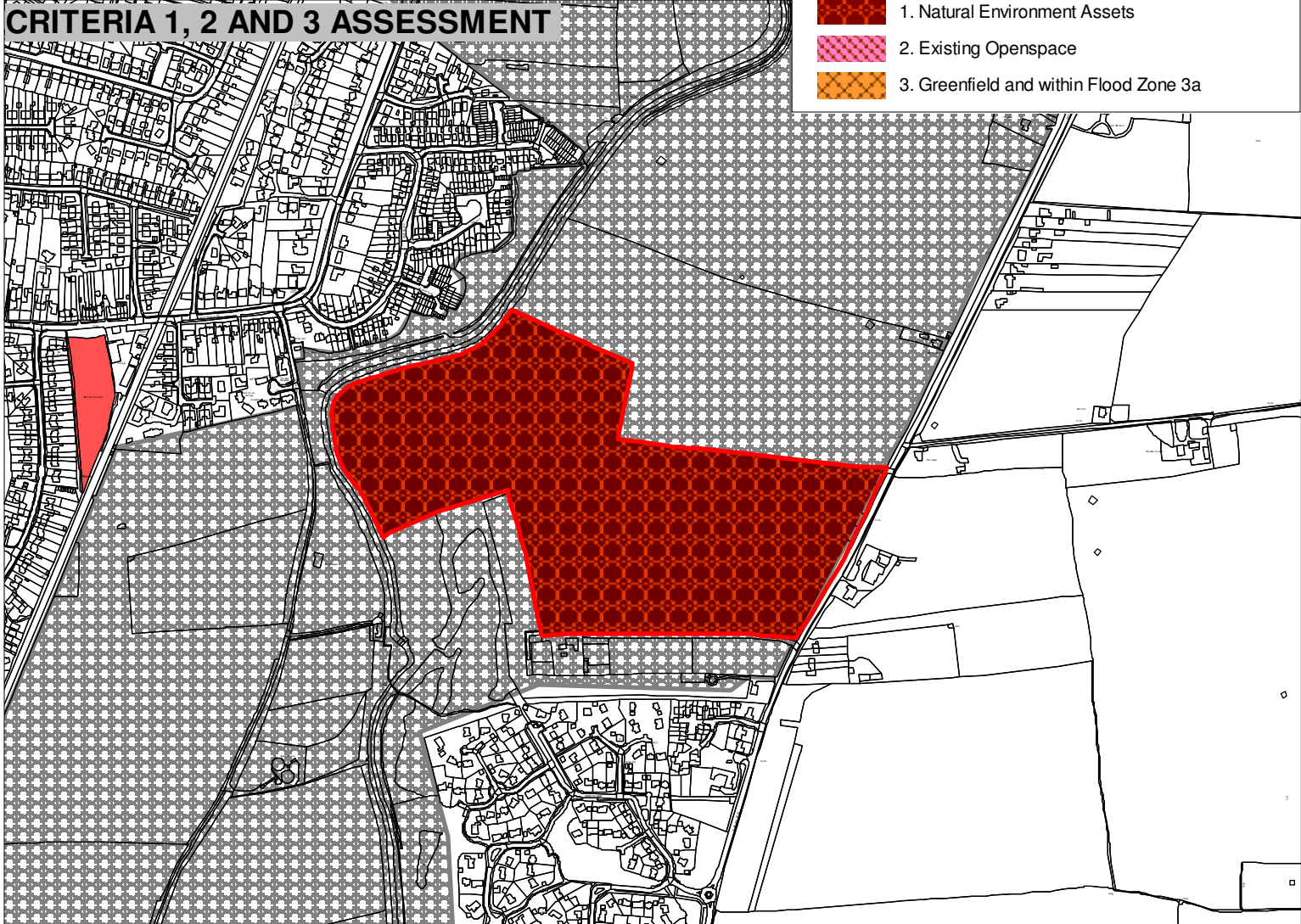


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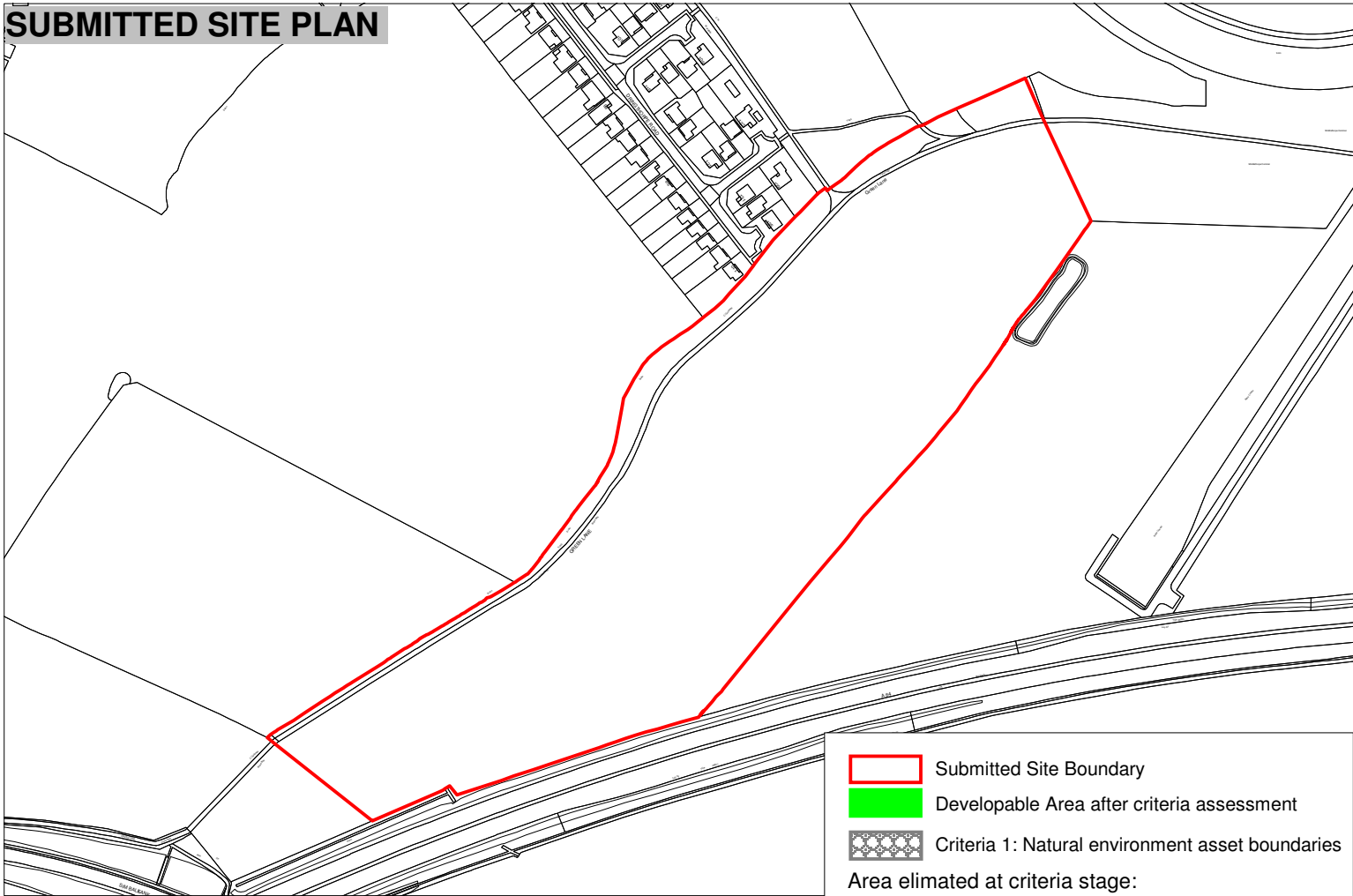





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CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN

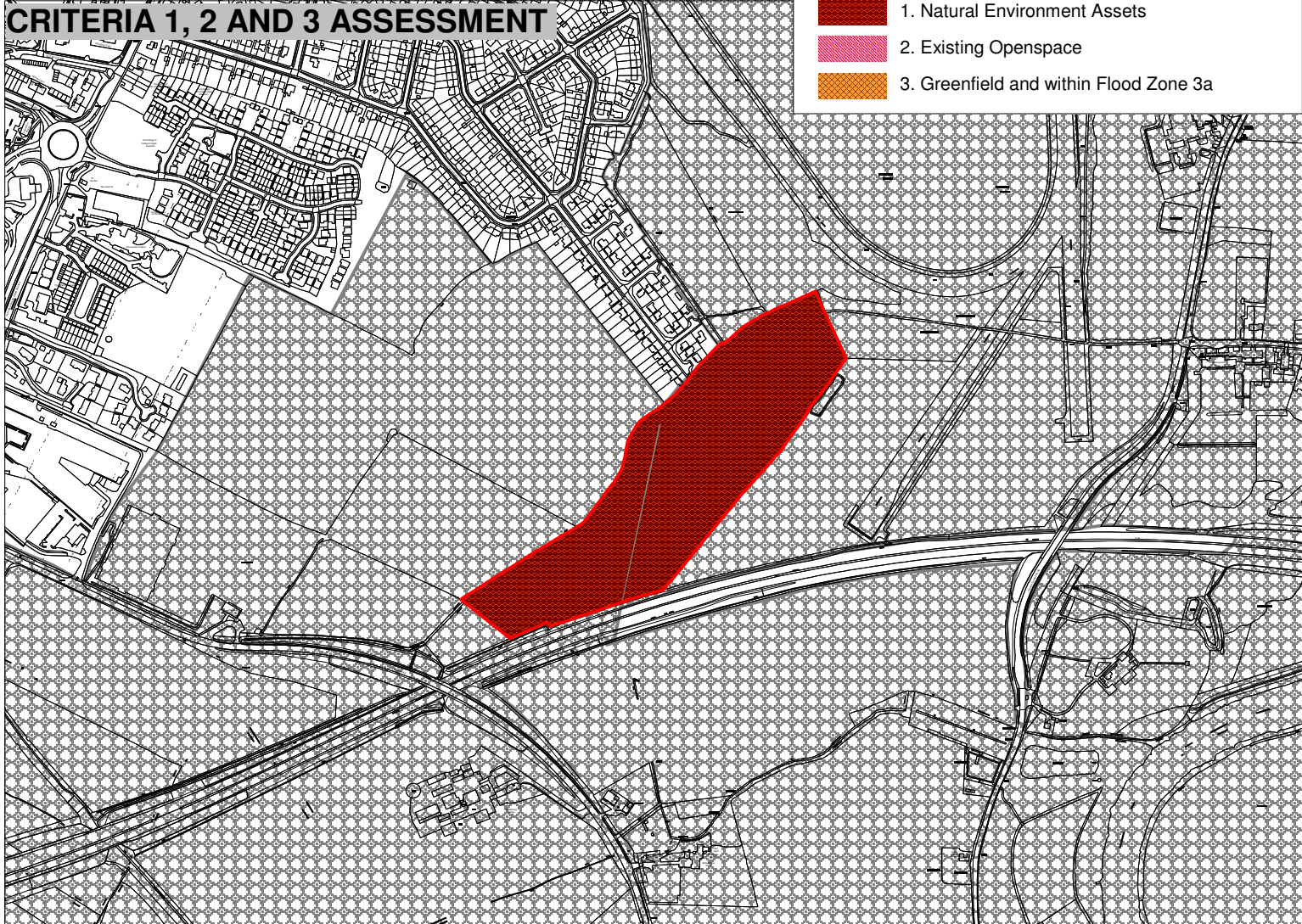


-  Submitted Site Boundary
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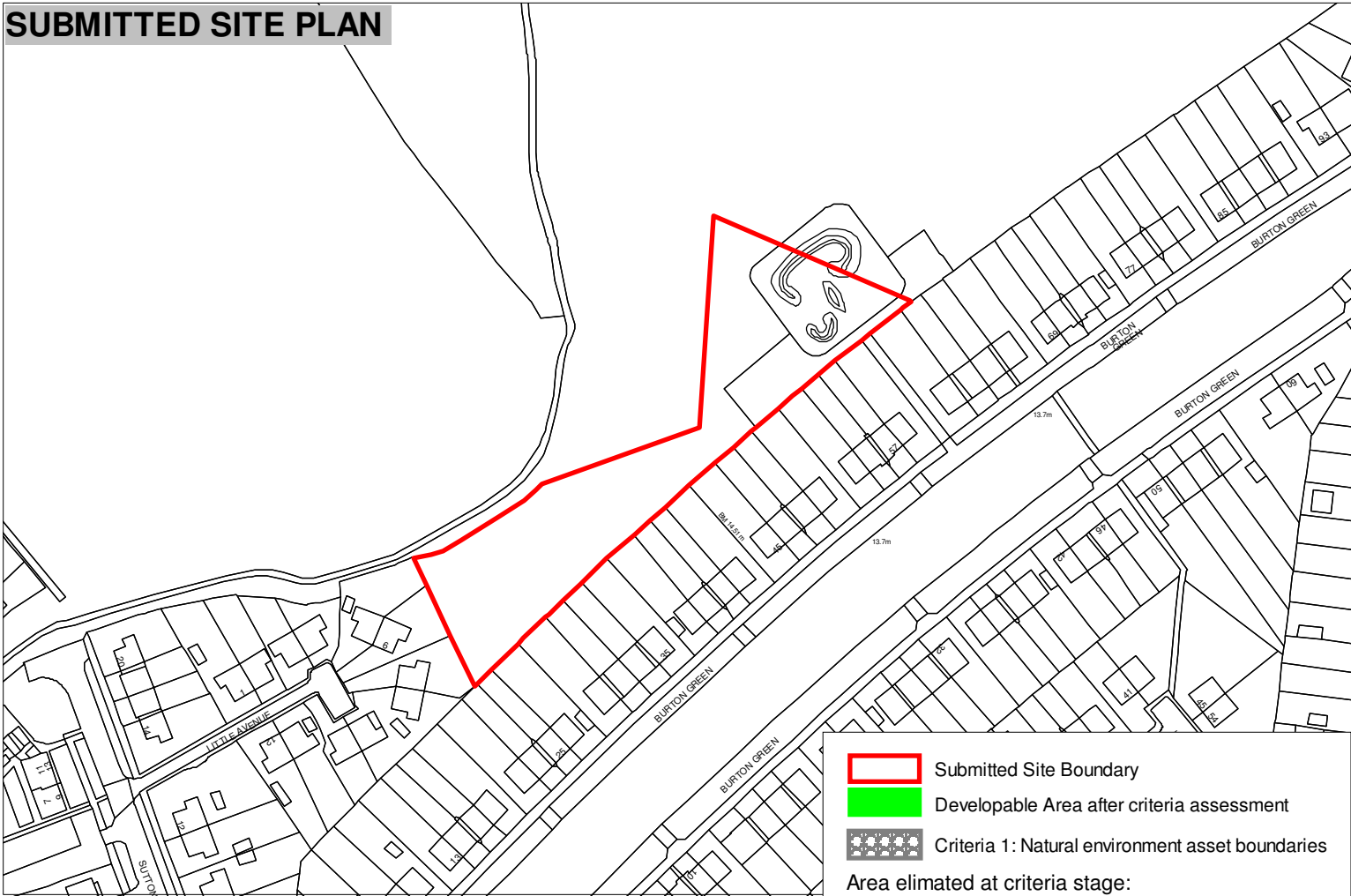
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-  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

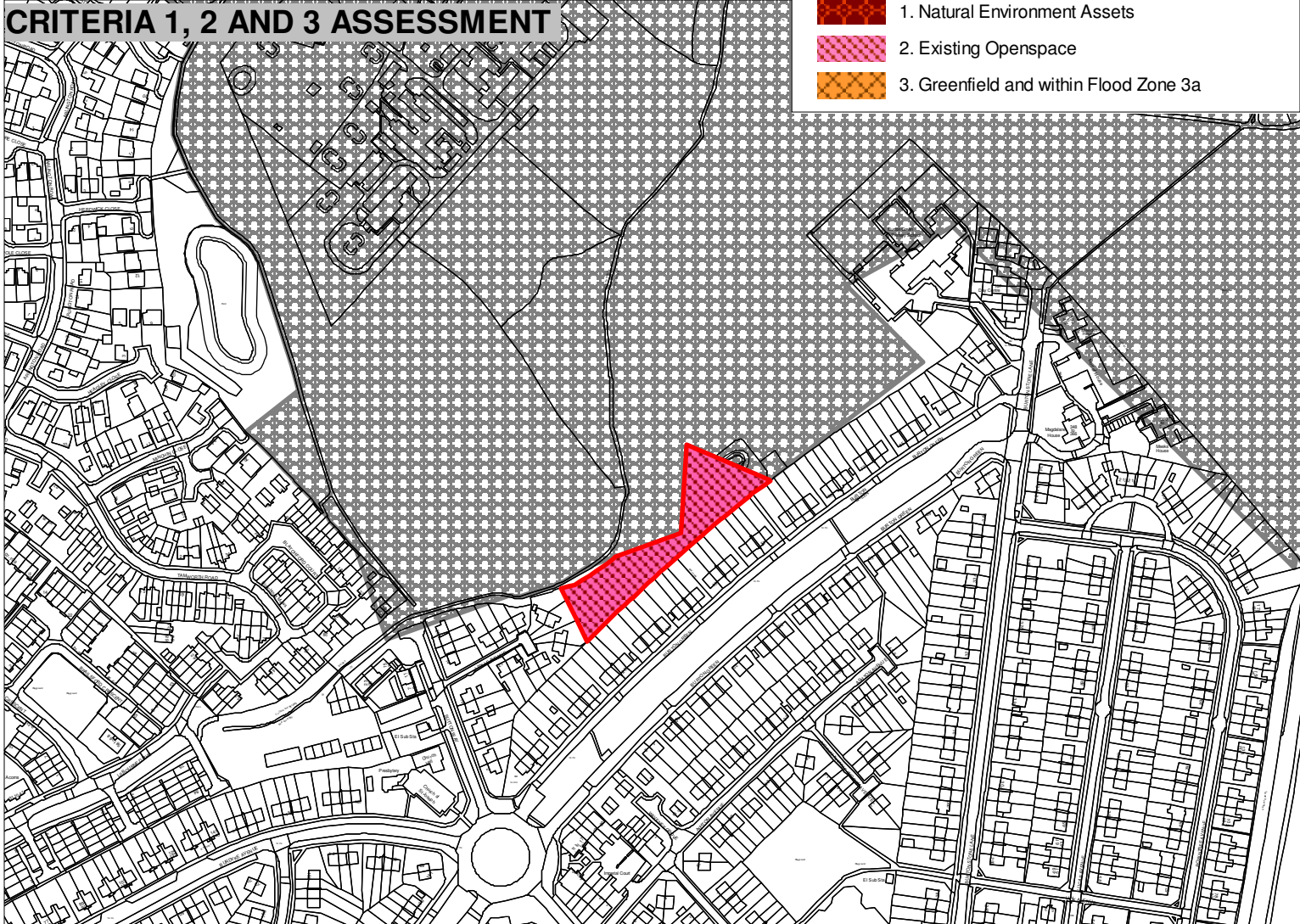


SUBMITTED SITE PLAN

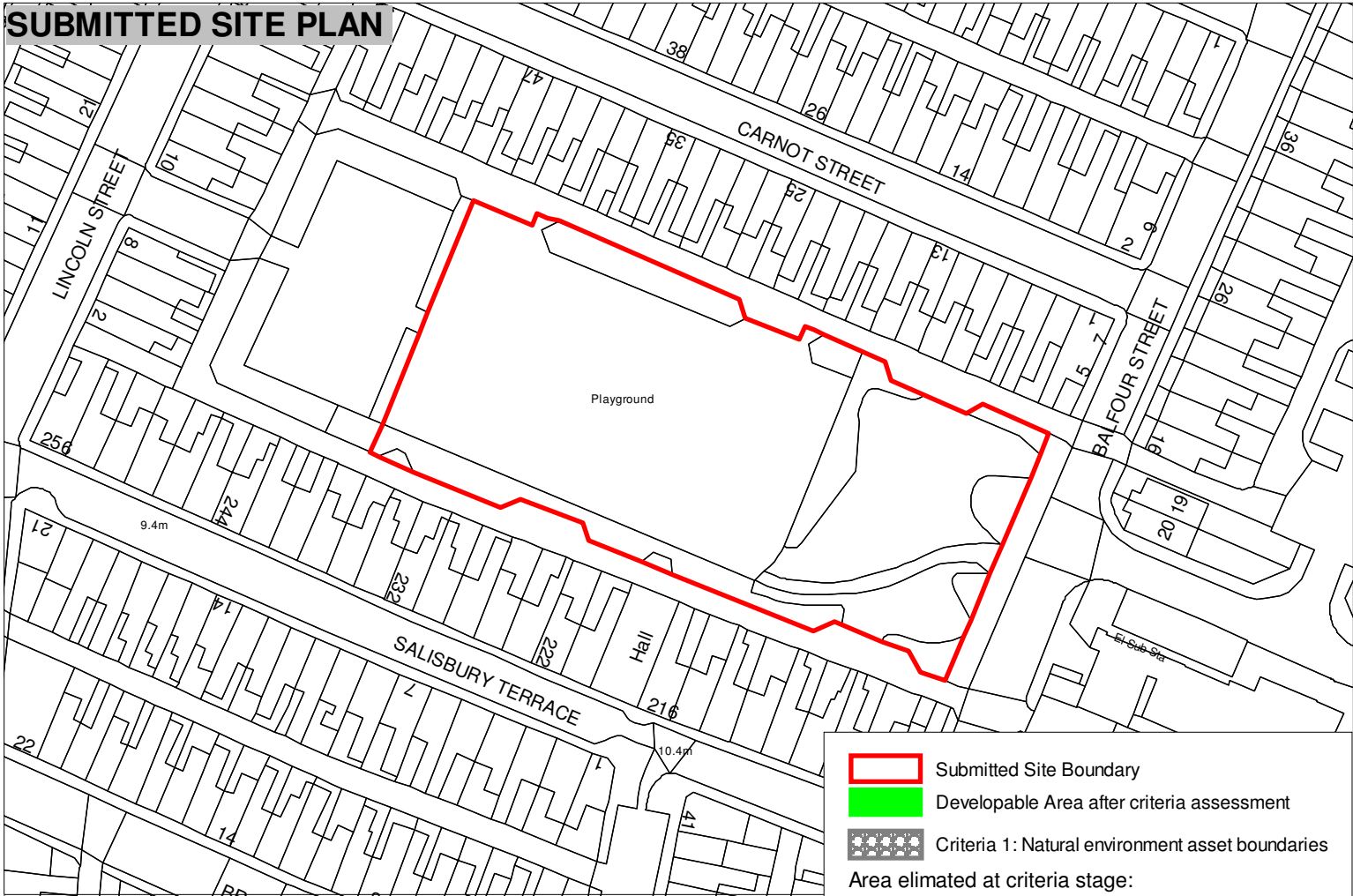


-  Submitted Site Boundary
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 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
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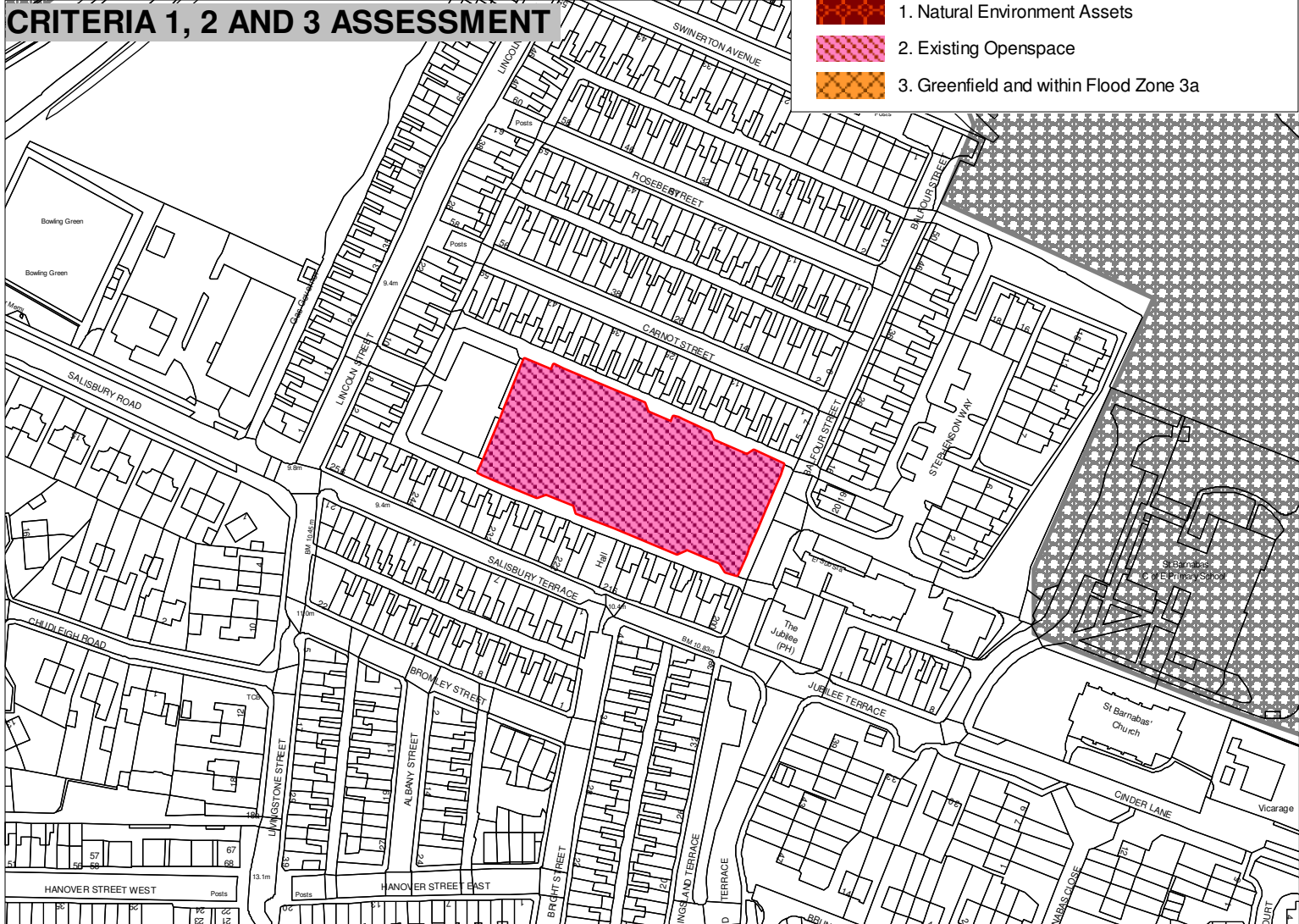
CRITERIA 1, 2 AND 3 ASSESSMENT



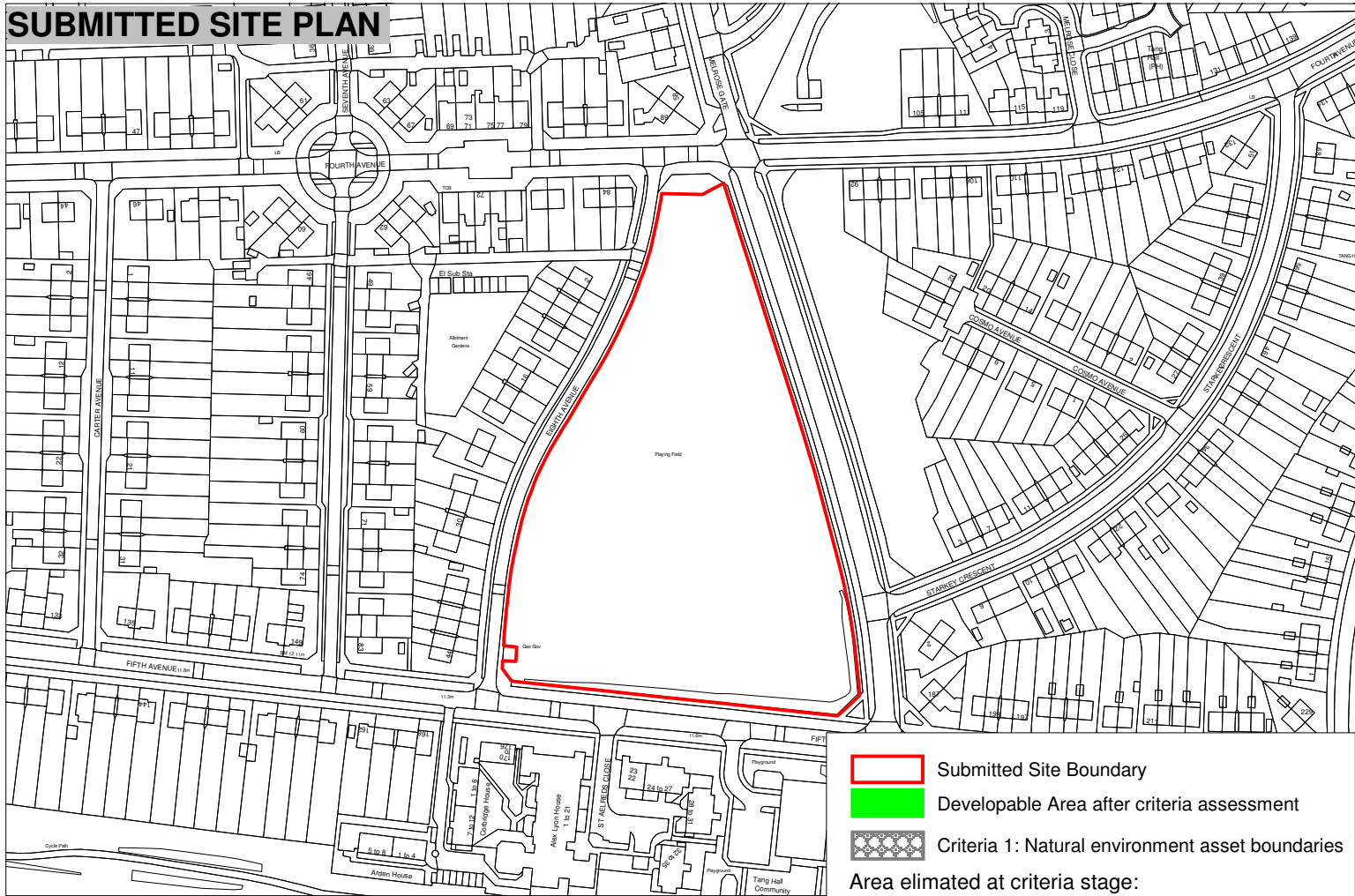
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

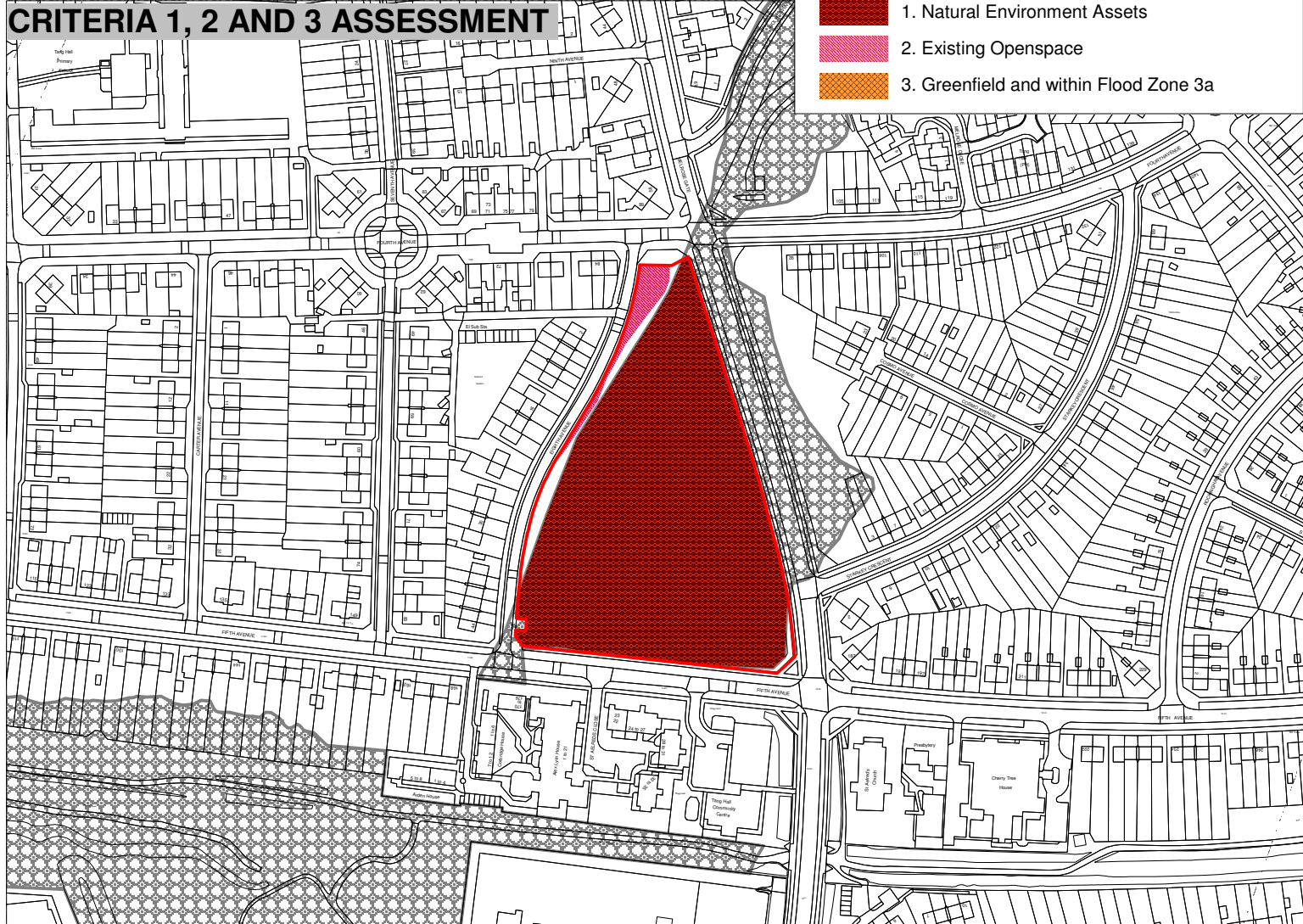


SUBMITTED SITE PLAN

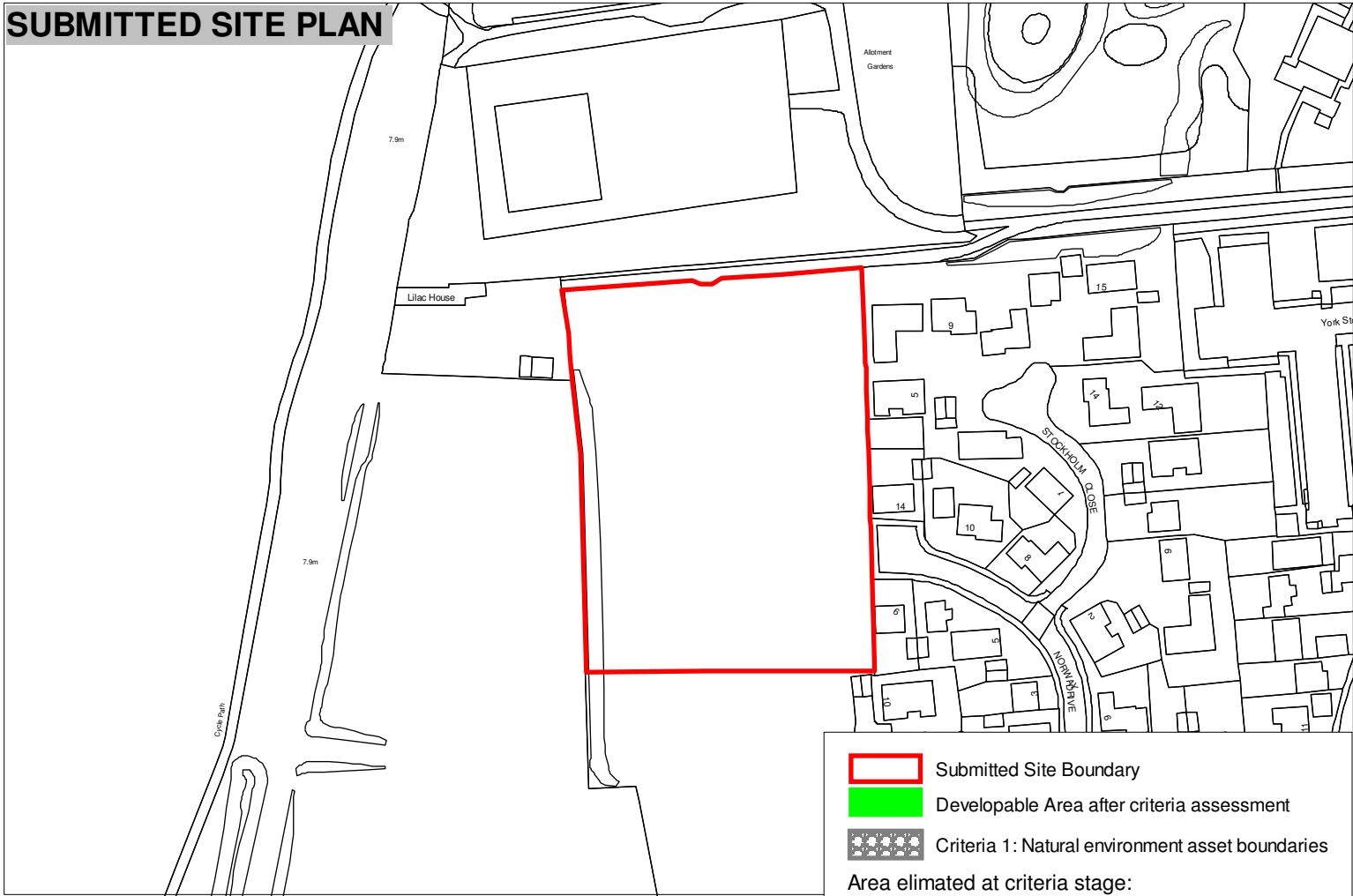


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CRITERIA 1, 2 AND 3 ASSESSMENT

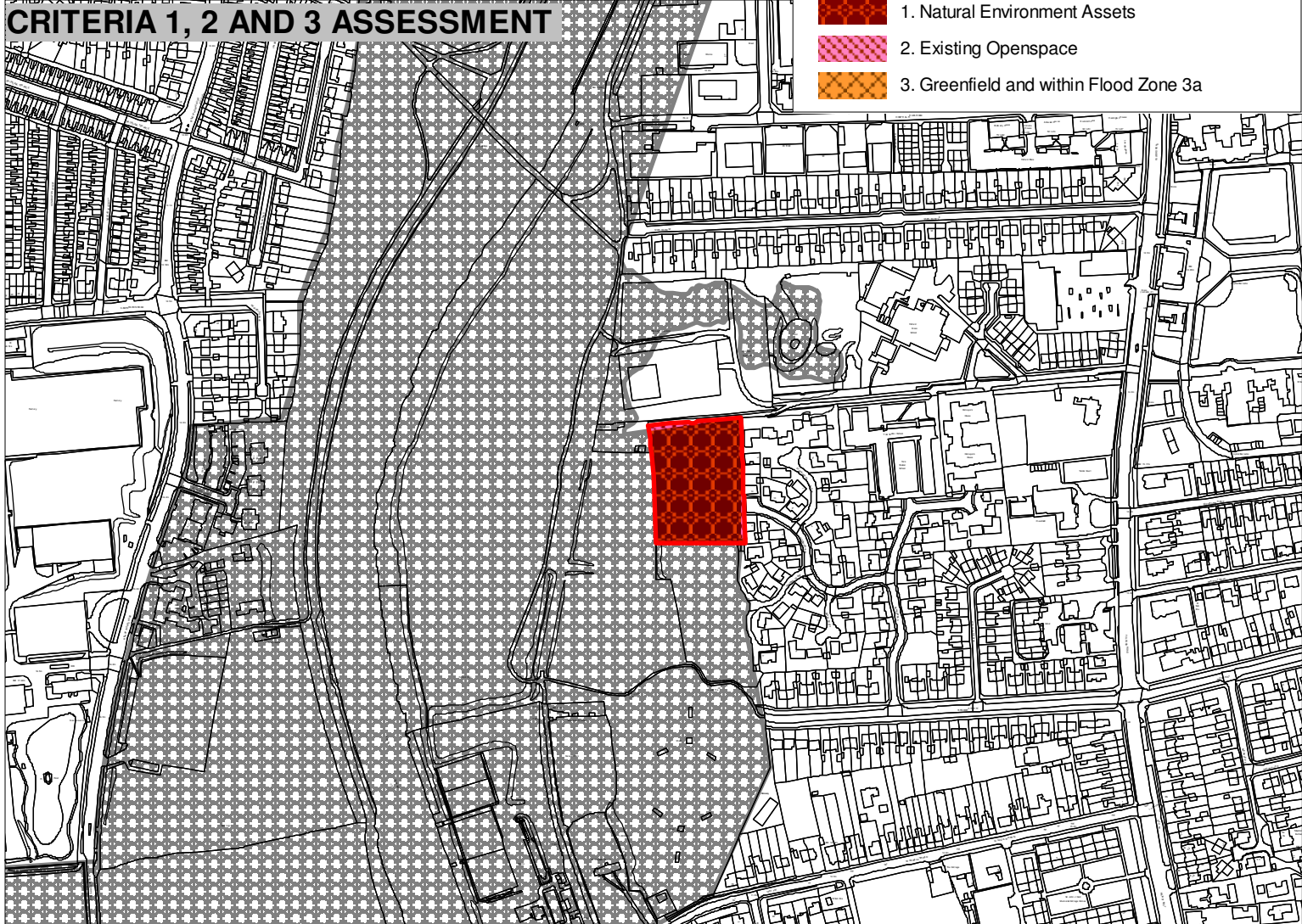


SUBMITTED SITE PLAN

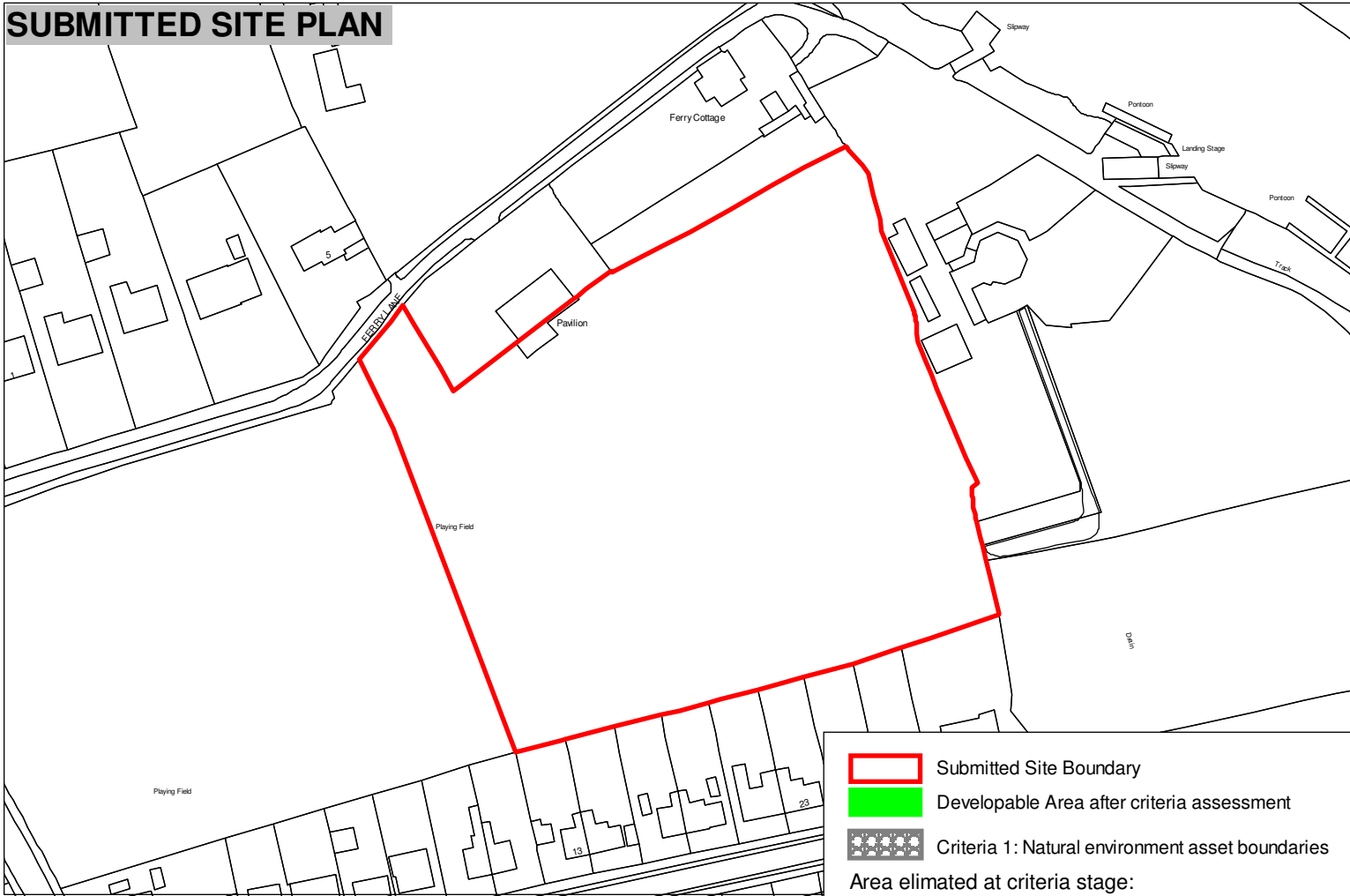


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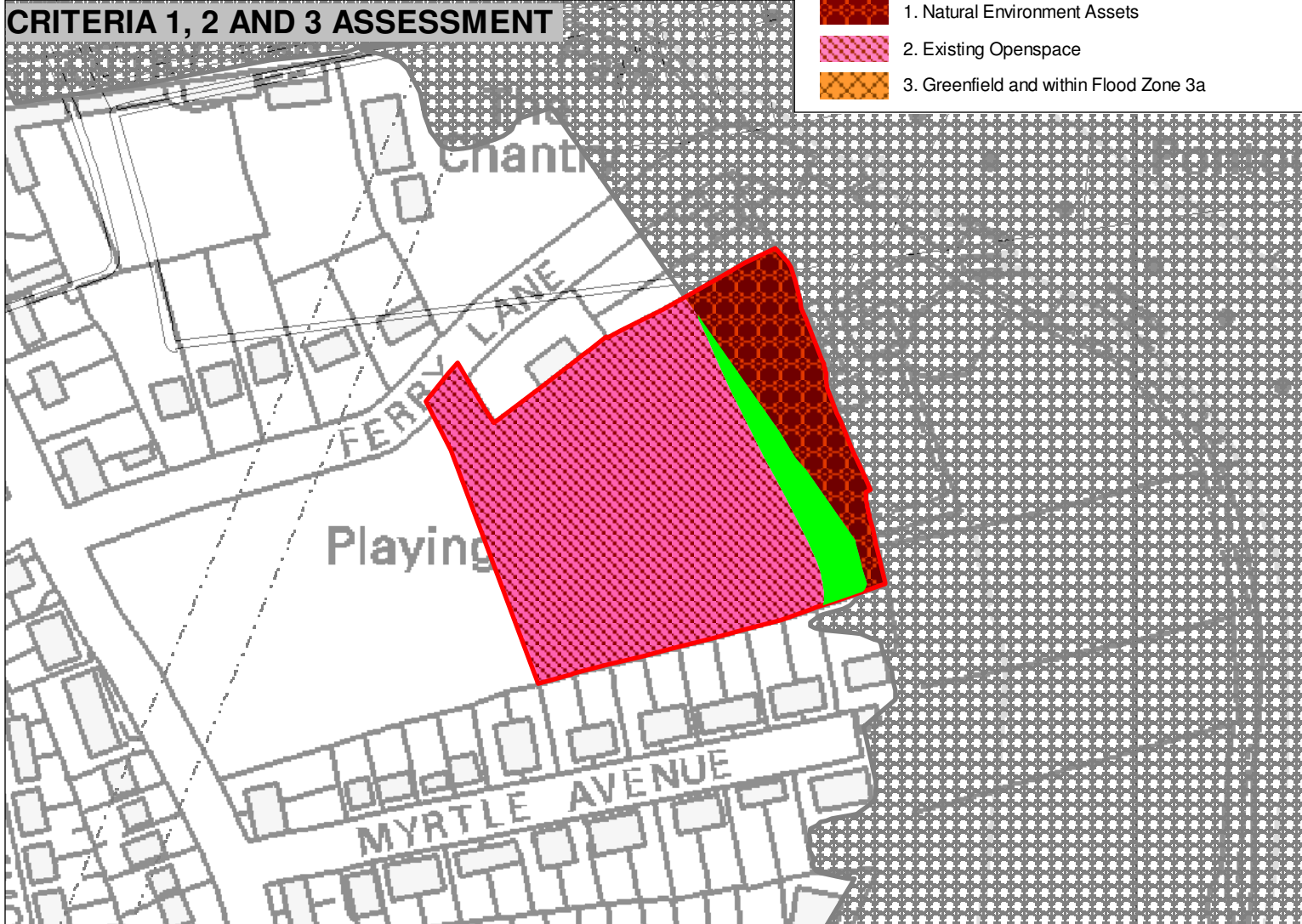
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

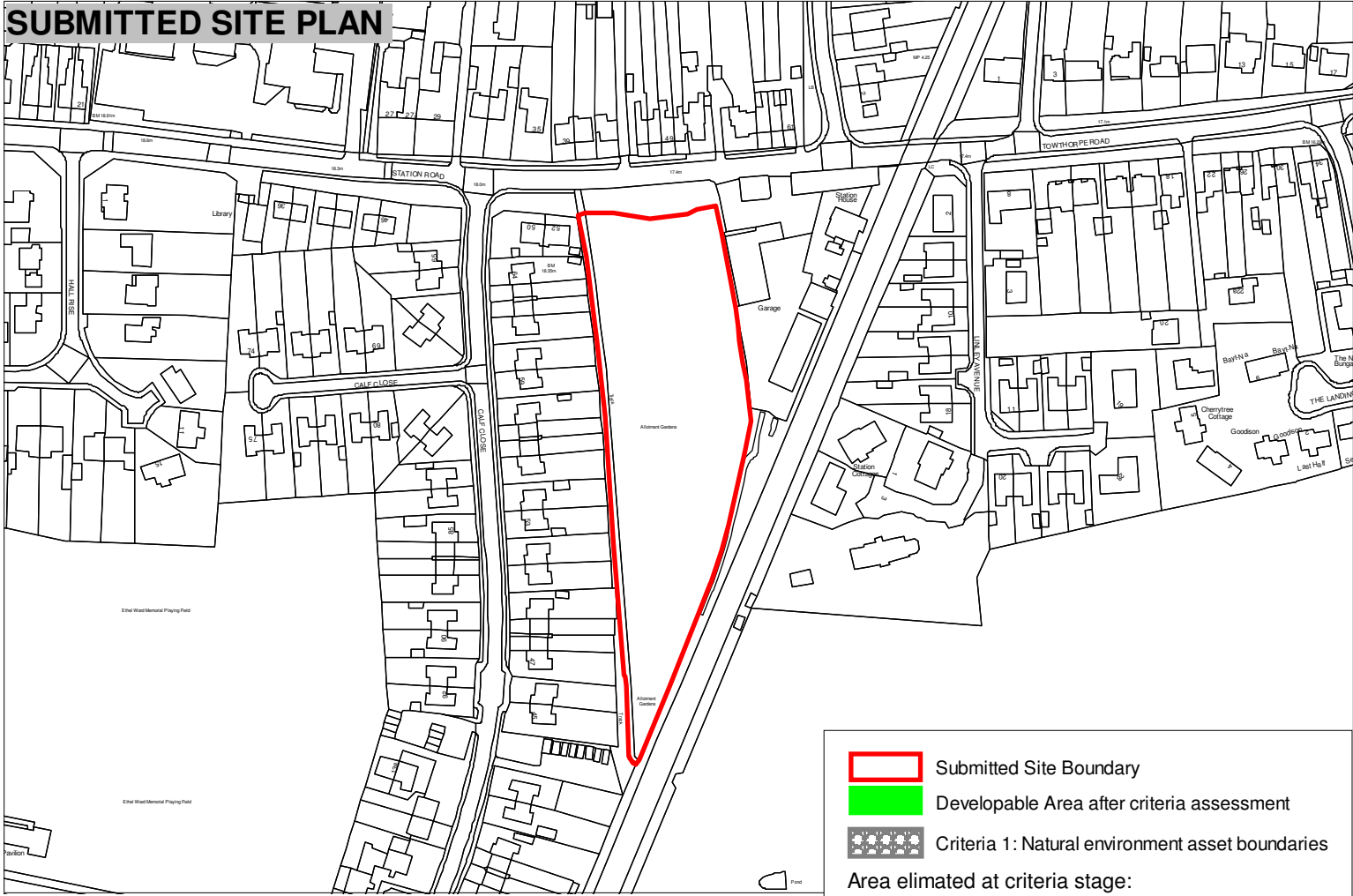


CRITERIA 1, 2 AND 3 ASSESSMENT

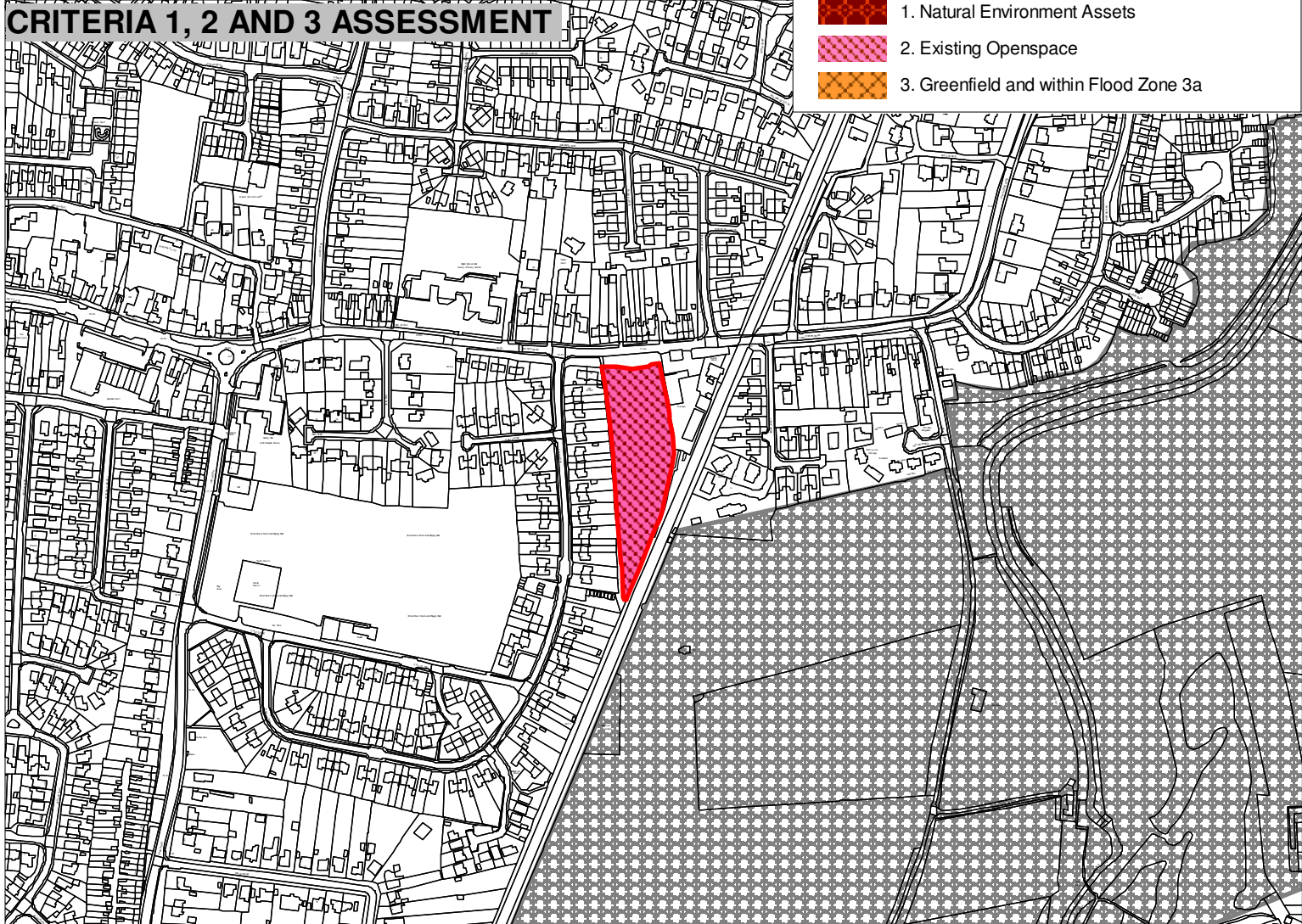


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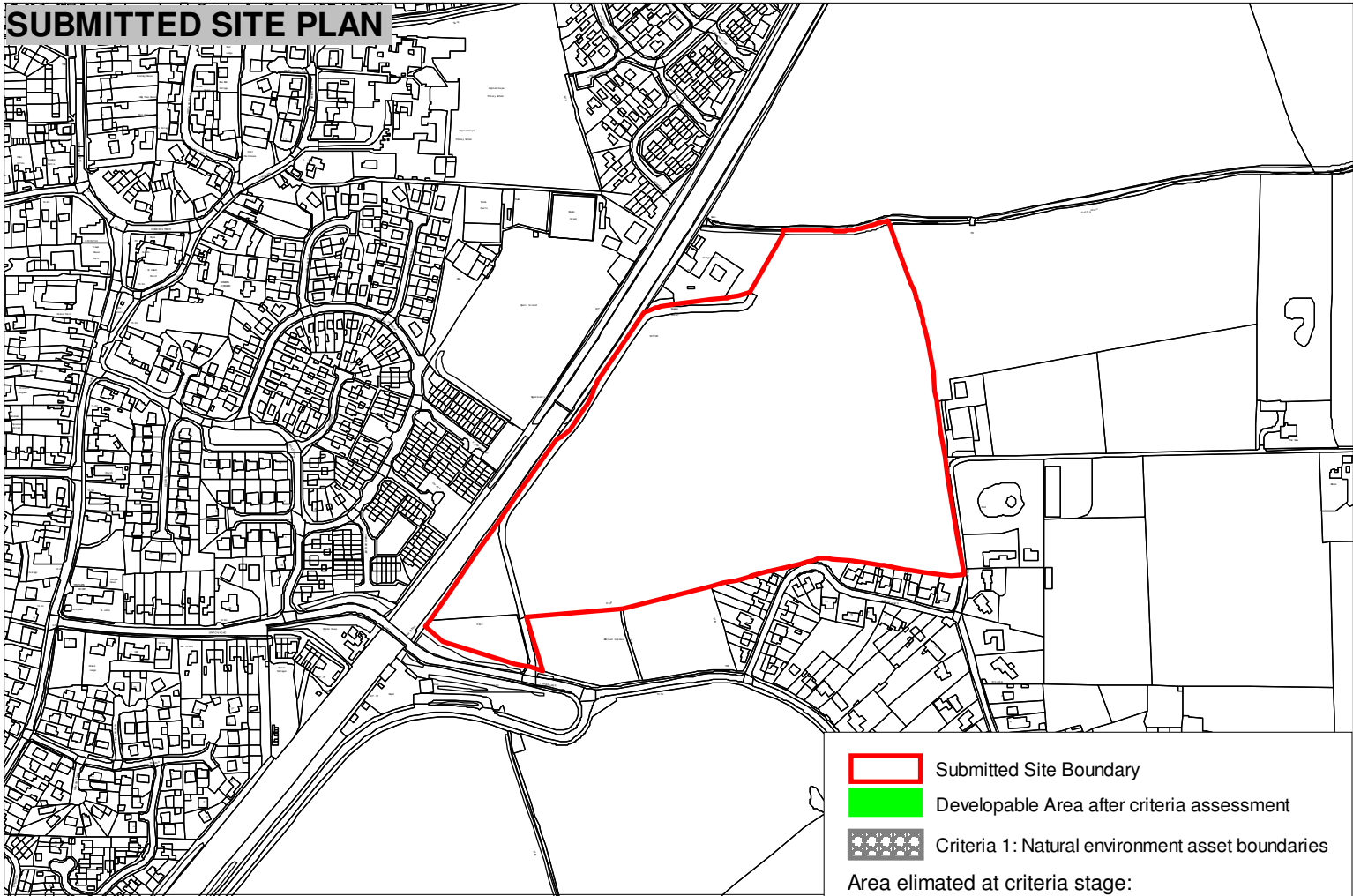
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

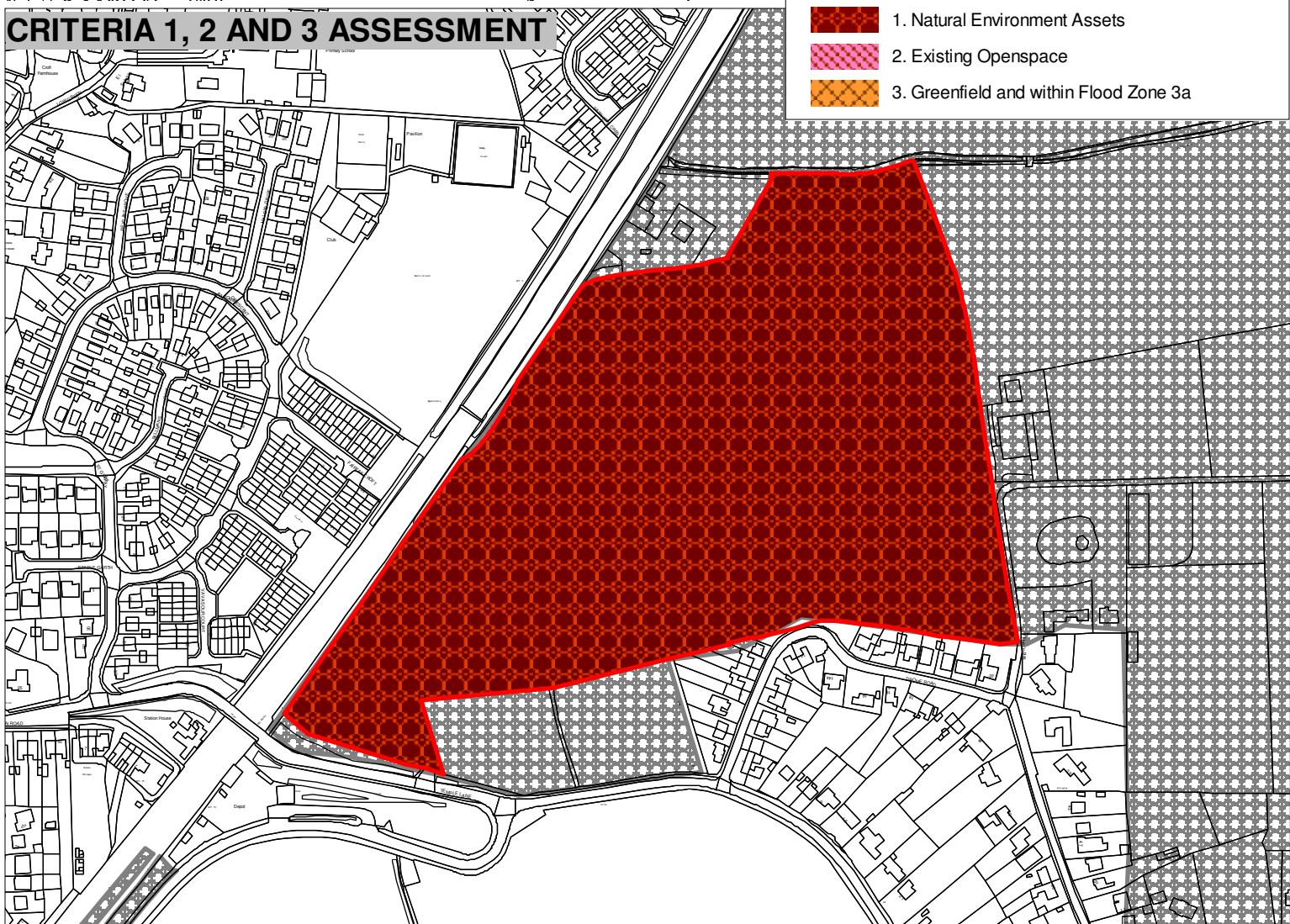


SUBMITTED SITE PLAN

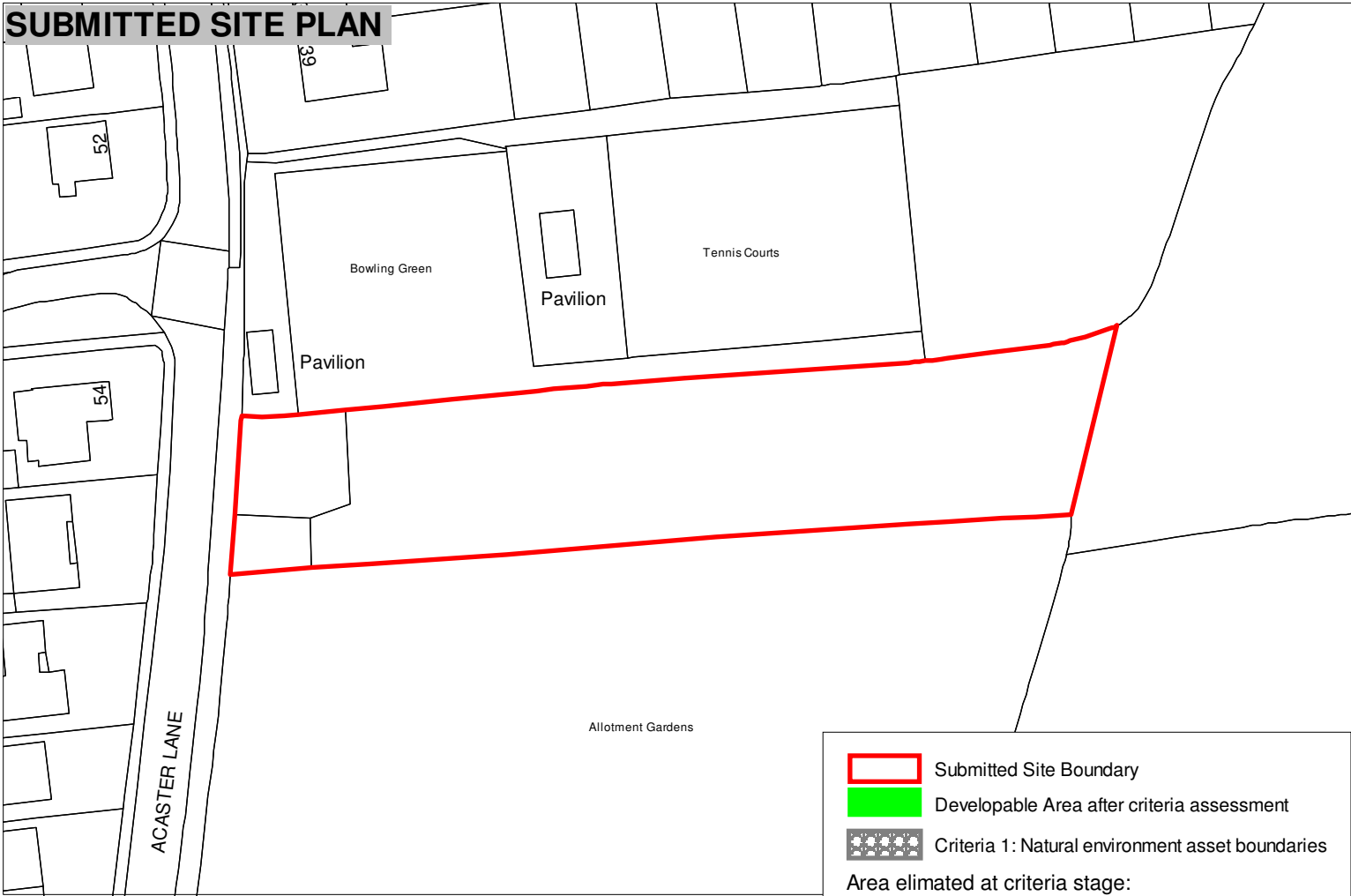


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

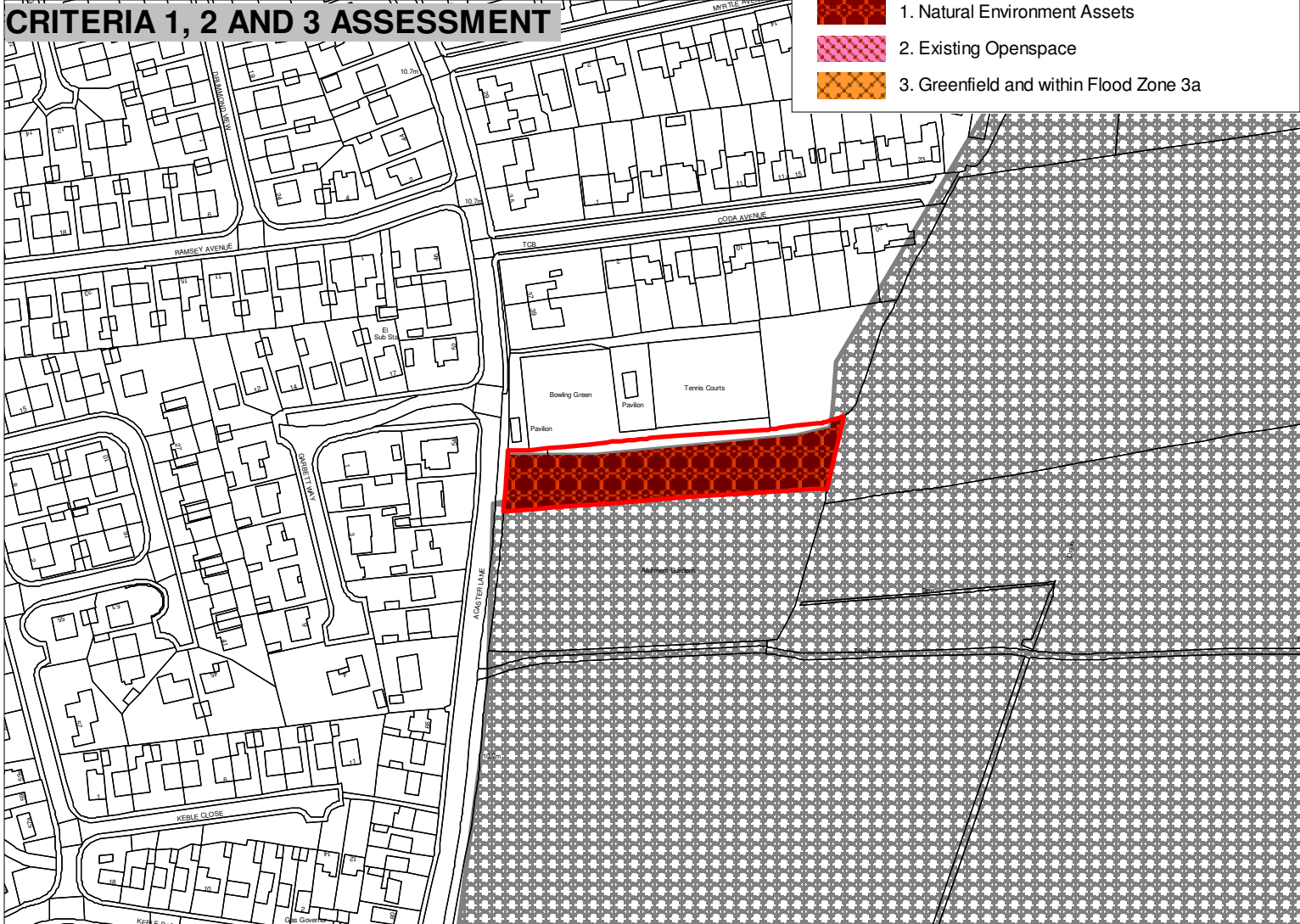


- Submitted Site Boundary
- Developable Area after criteria assessment
- Criteria 1: Natural environment asset boundaries

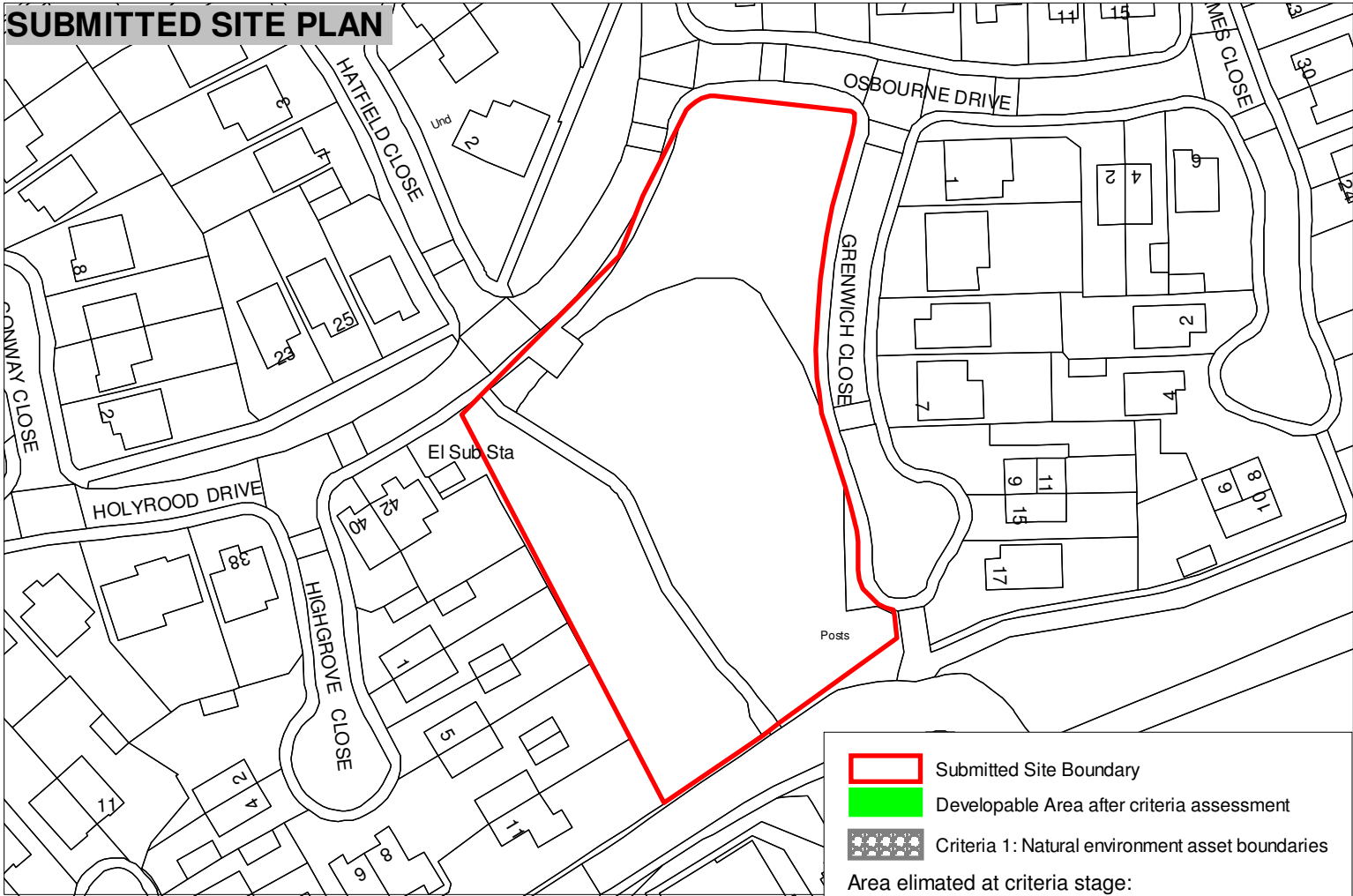
Area eliminated at criteria stage:







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- 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

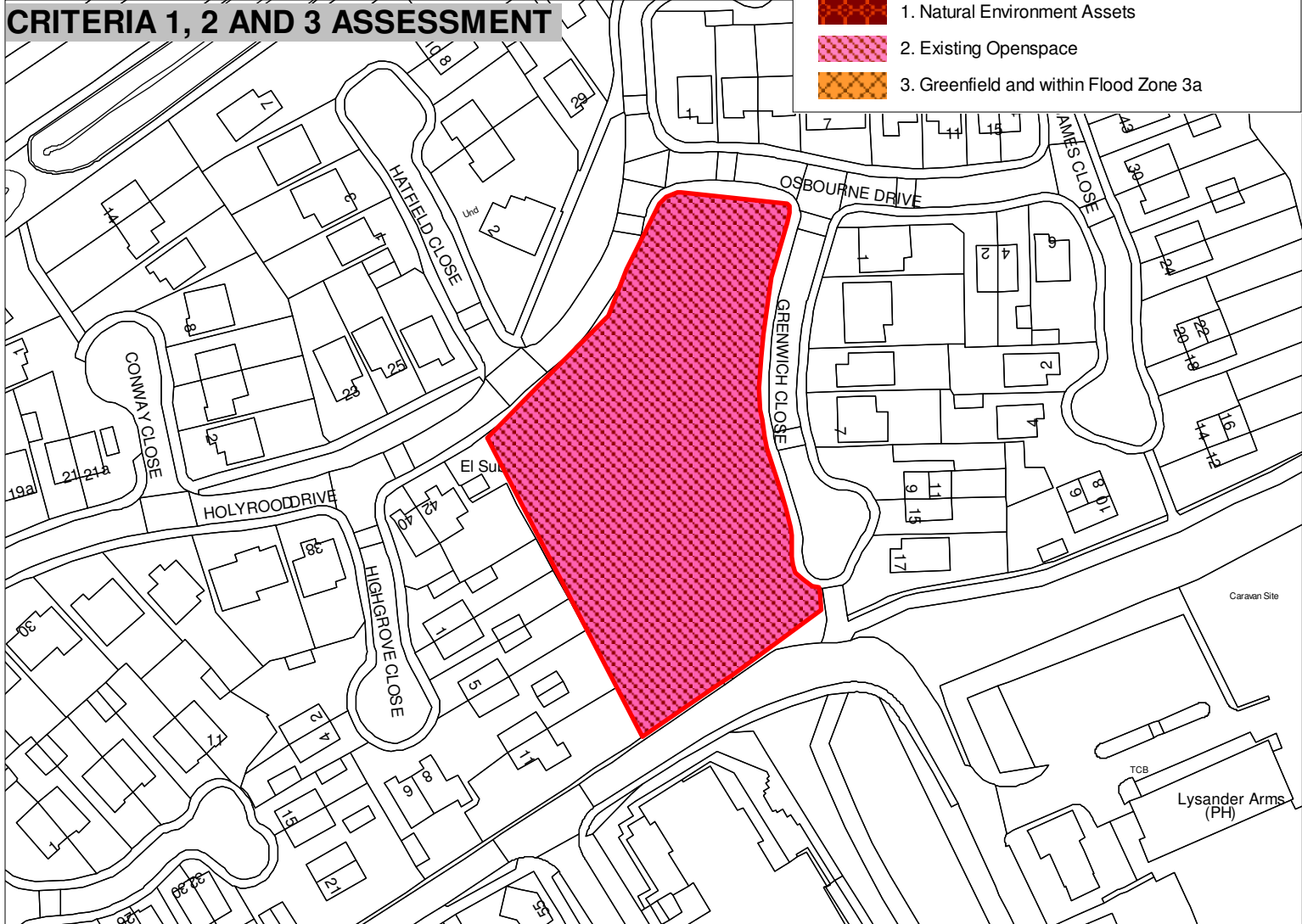


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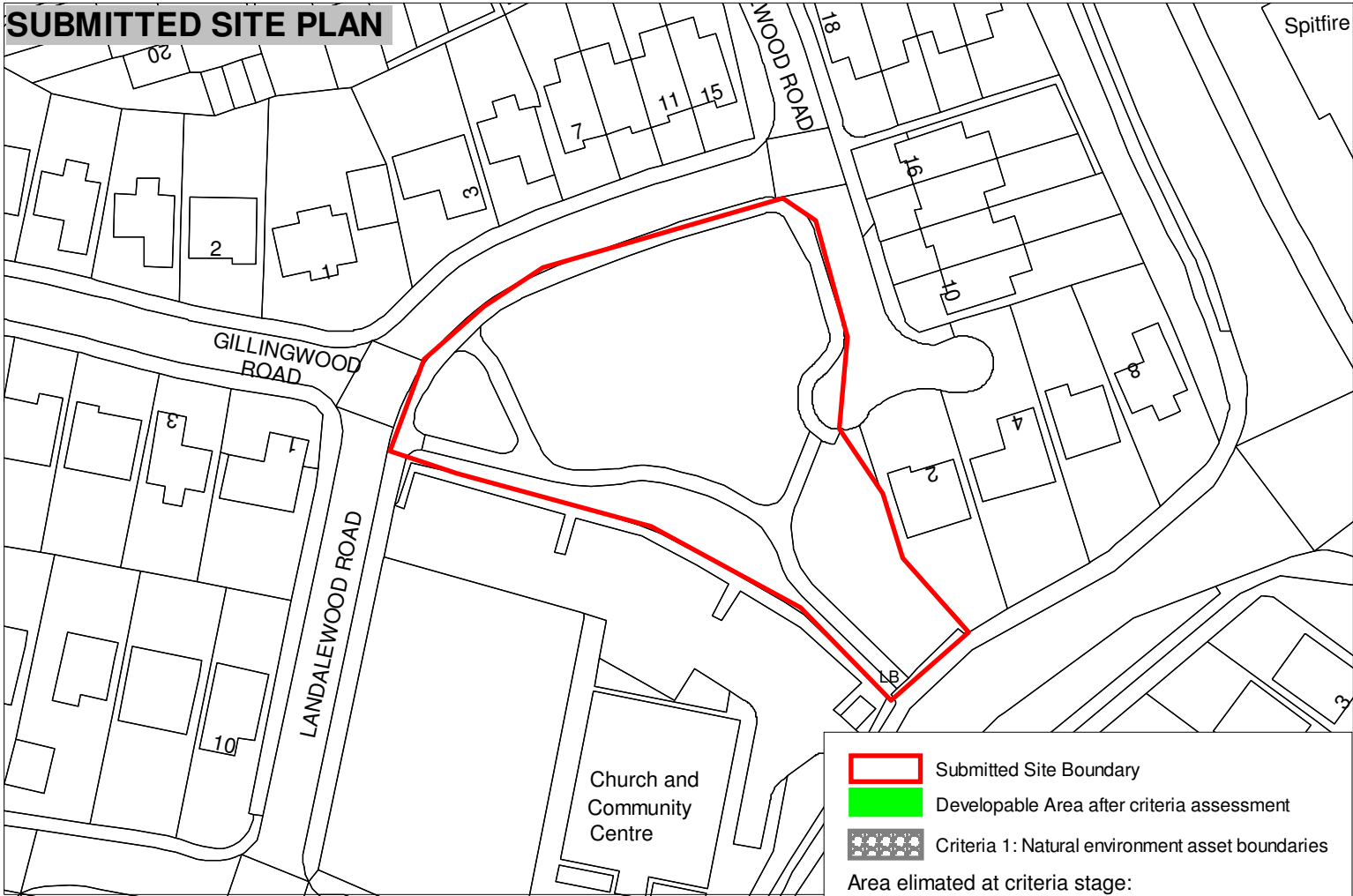


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CRITERIA 1, 2 AND 3 ASSESSMENT

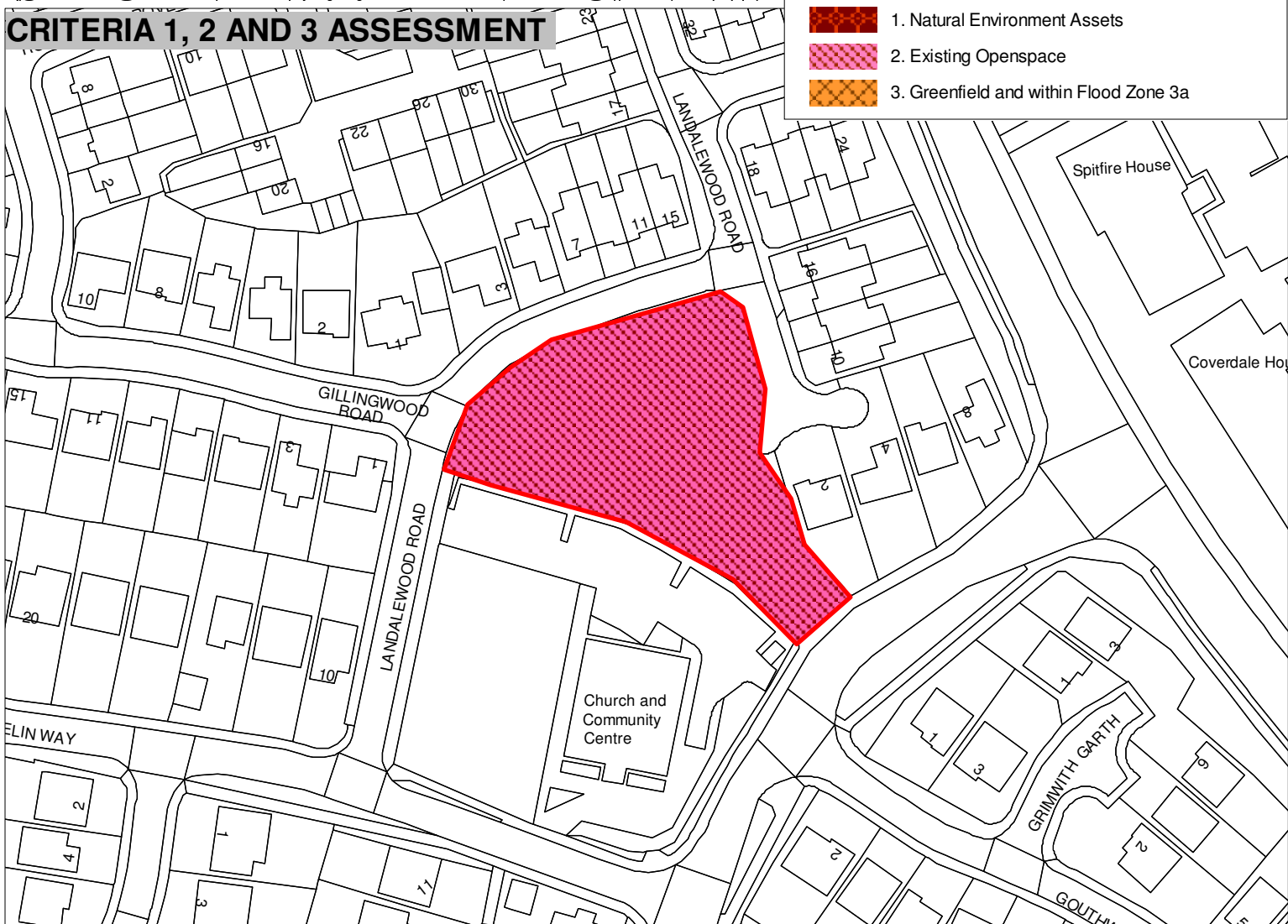


SUBMITTED SITE PLAN

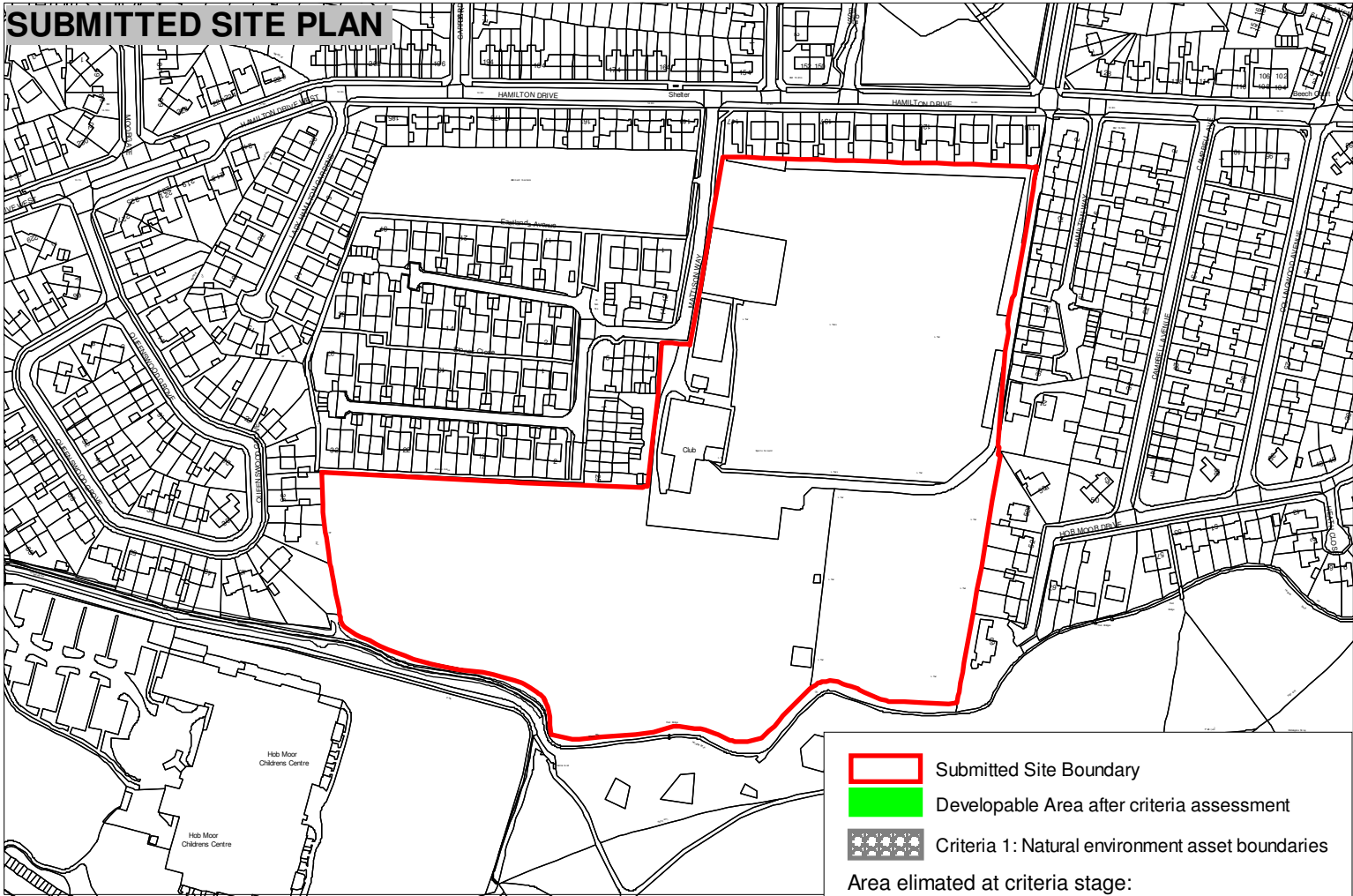


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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CRITERIA 1, 2 AND 3 ASSESSMENT

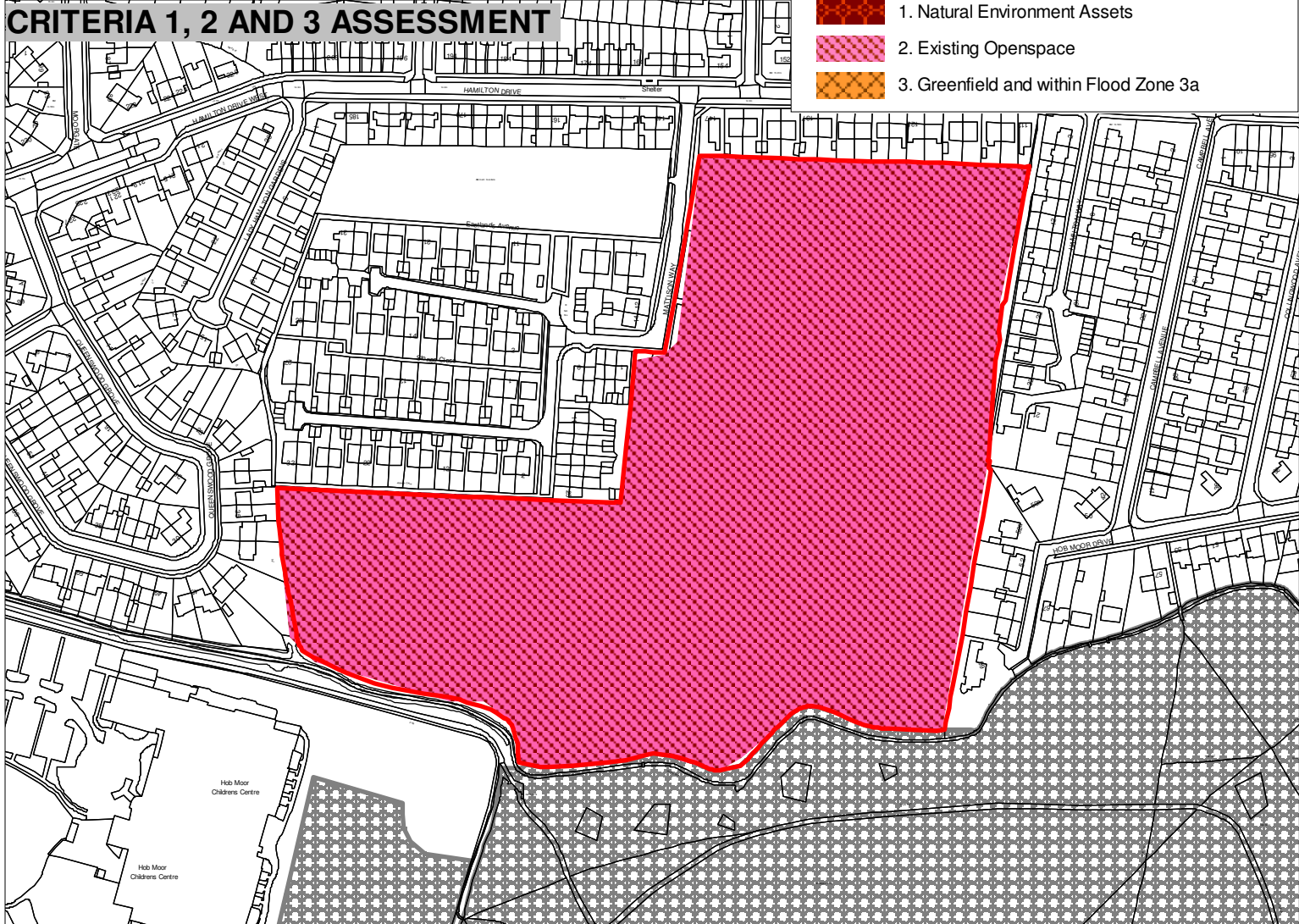


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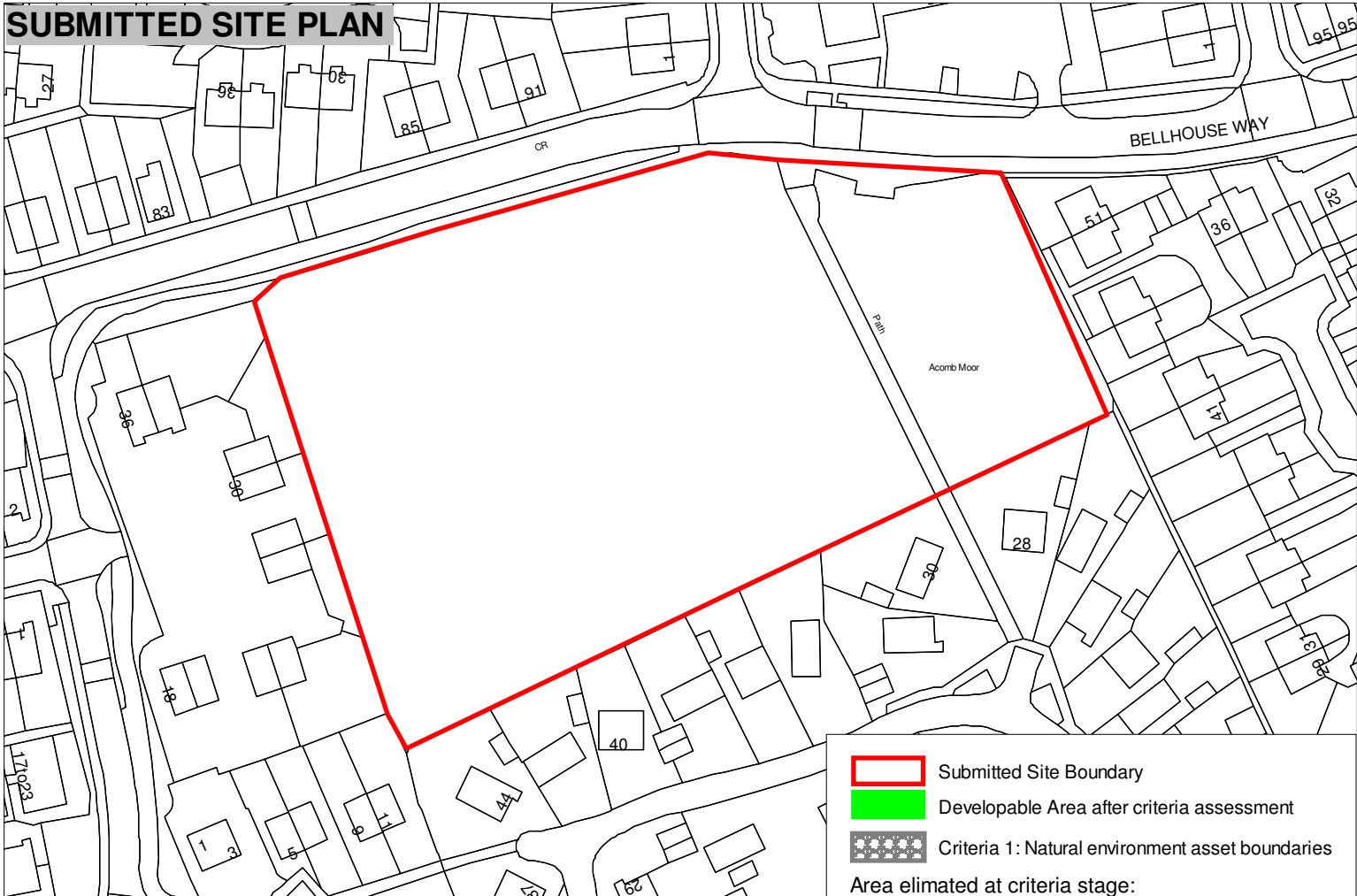


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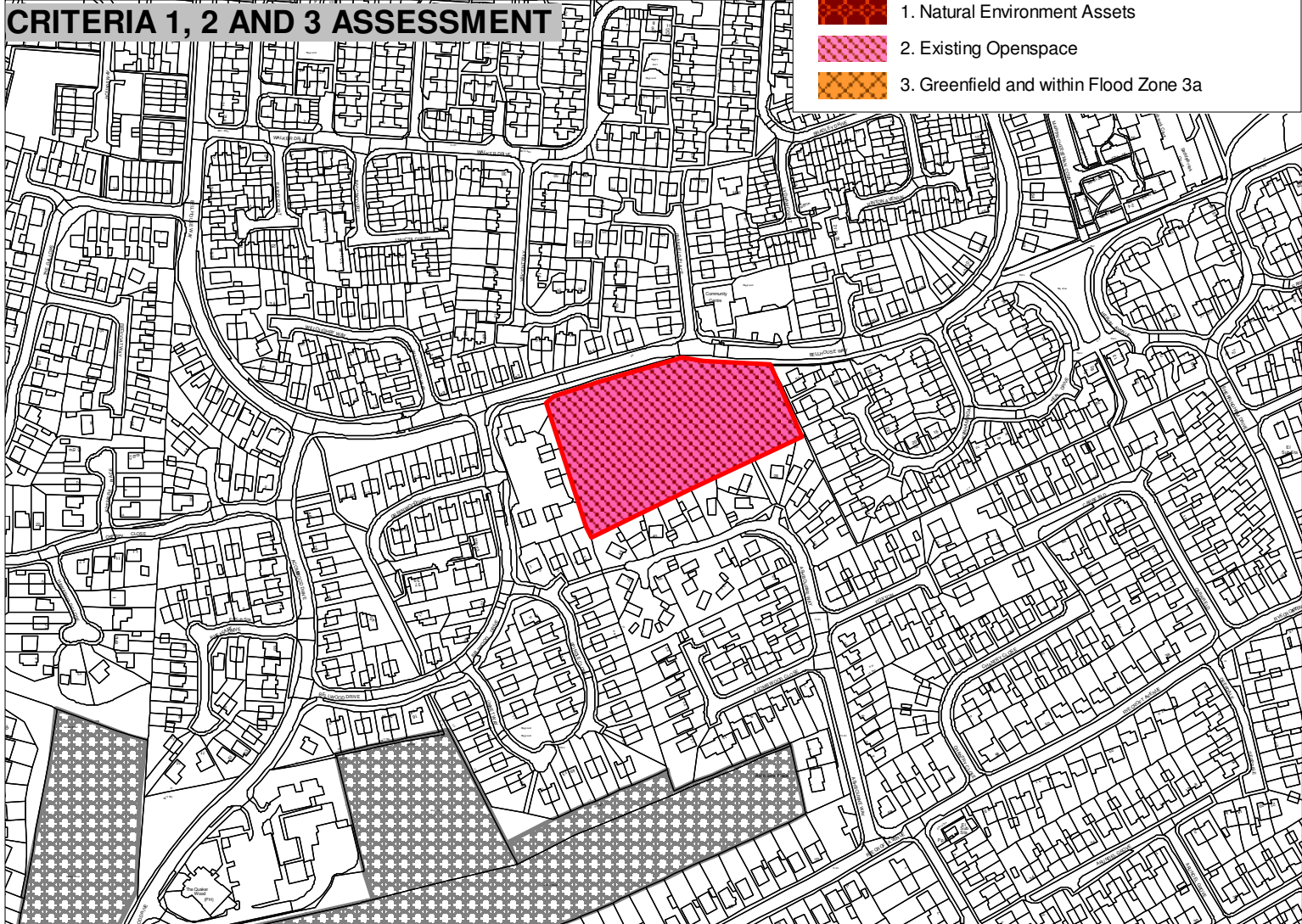
CRITERIA 1, 2 AND 3 ASSESSMENT



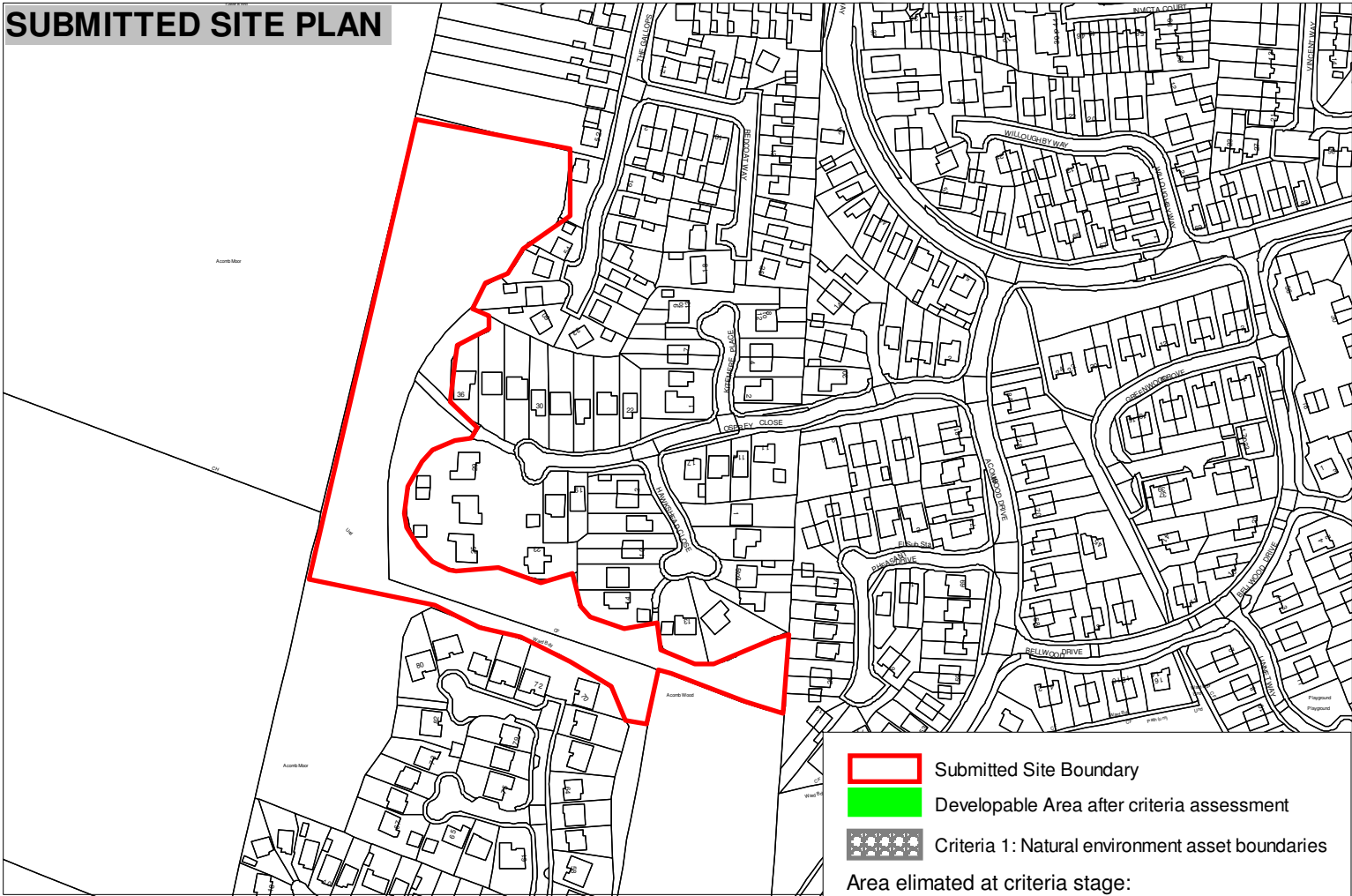
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

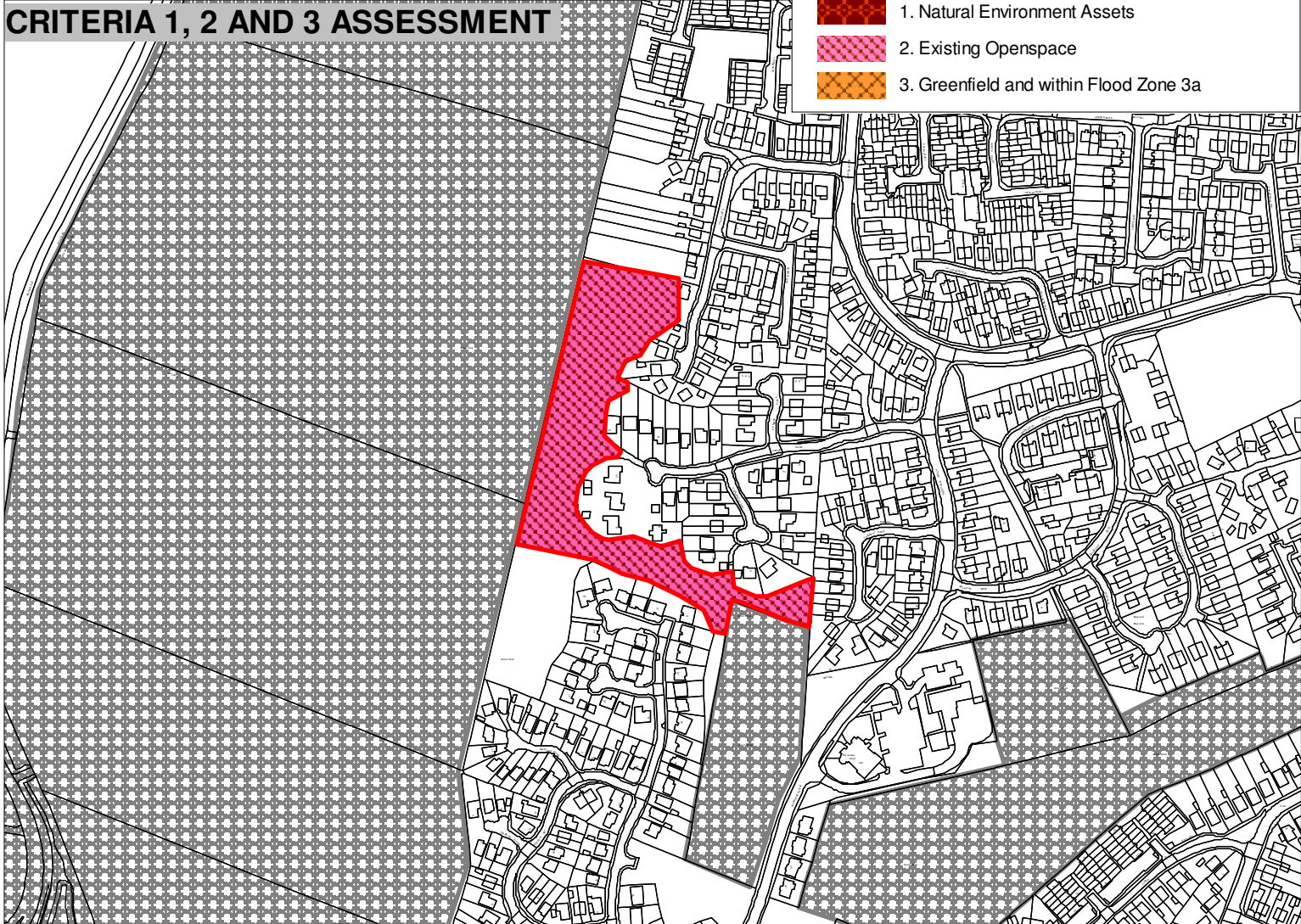


SUBMITTED SITE PLAN

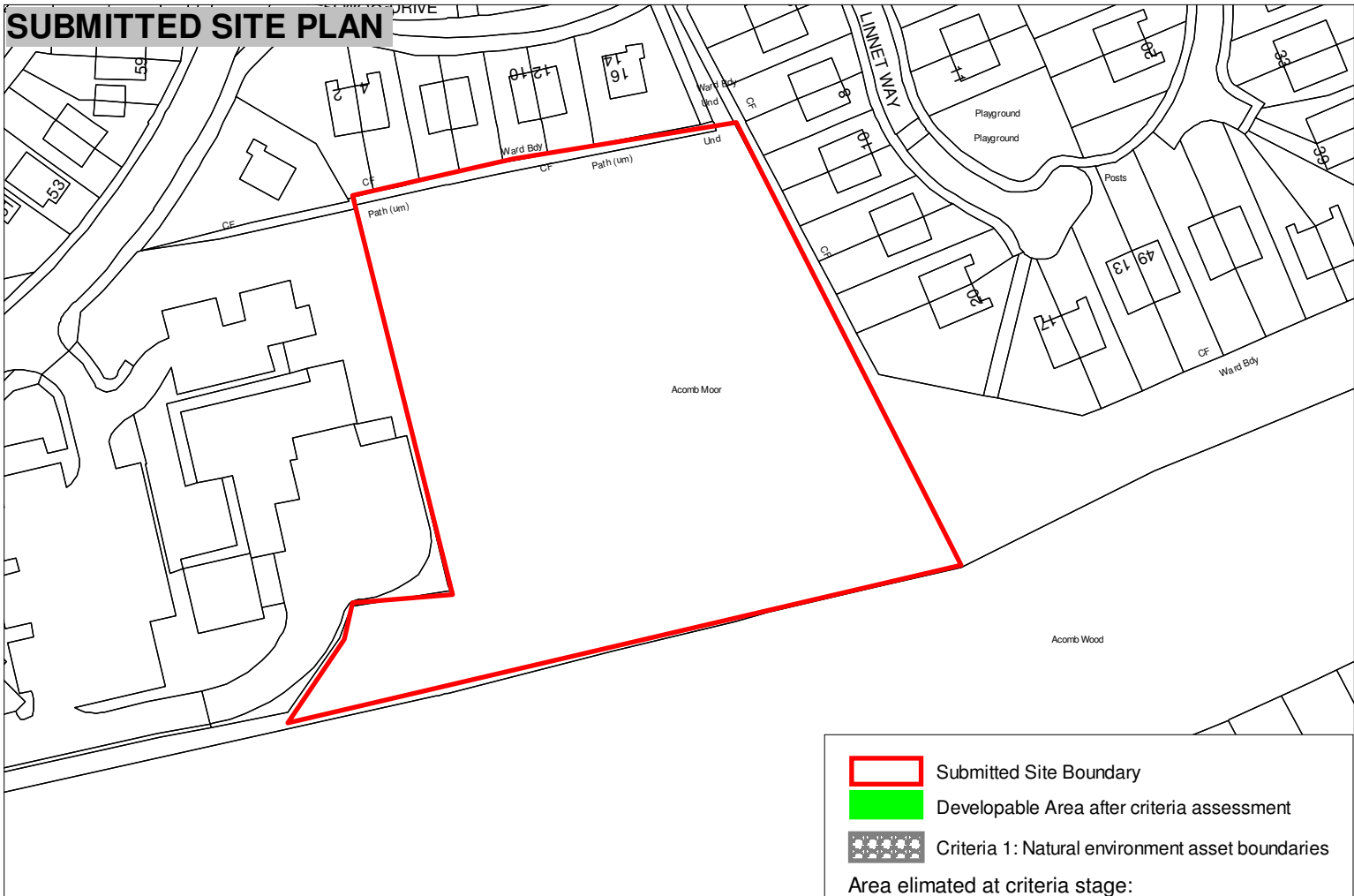








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CRITERIA 1, 2 AND 3 ASSESSMENT

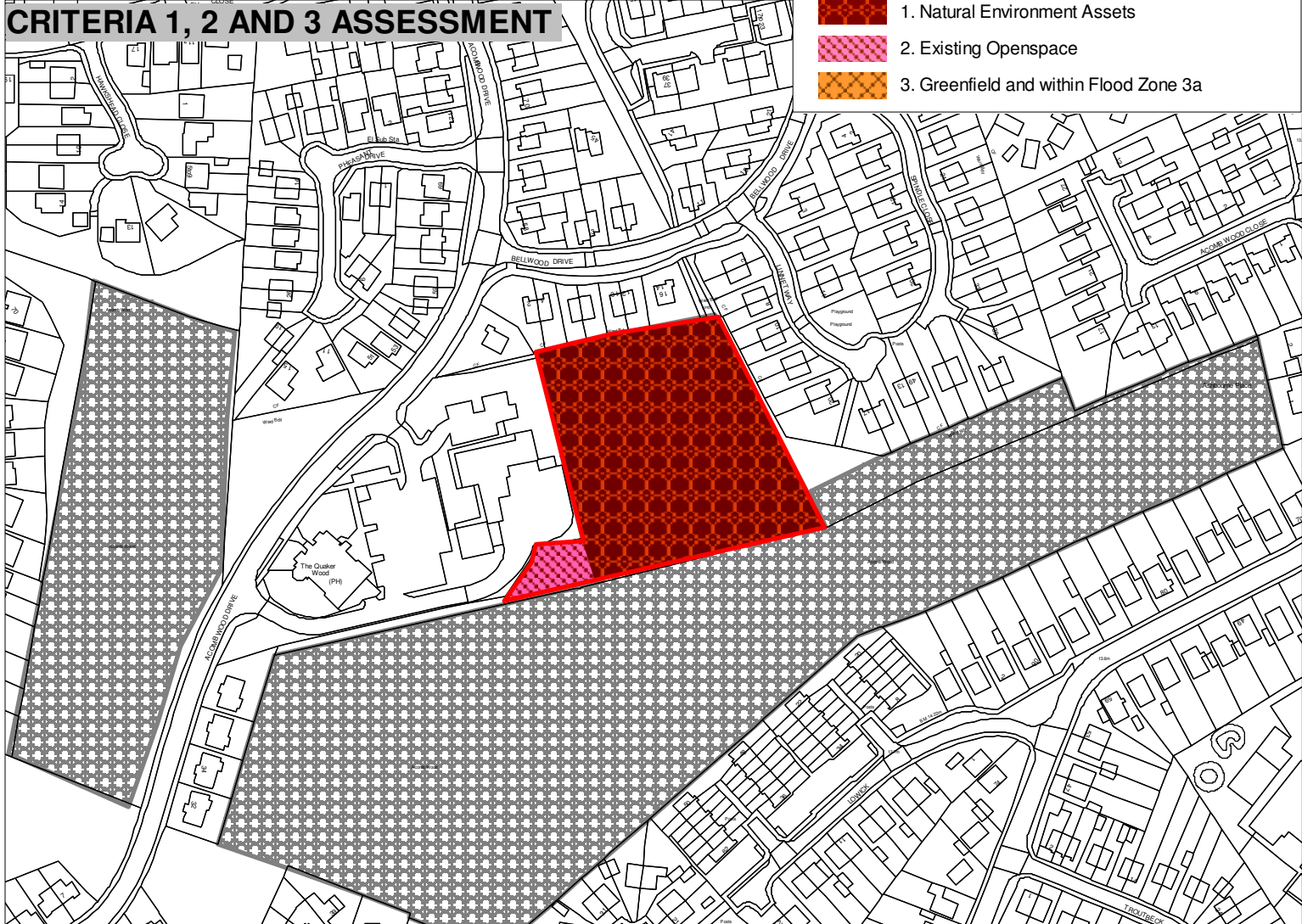


SUBMITTED SITE PLAN

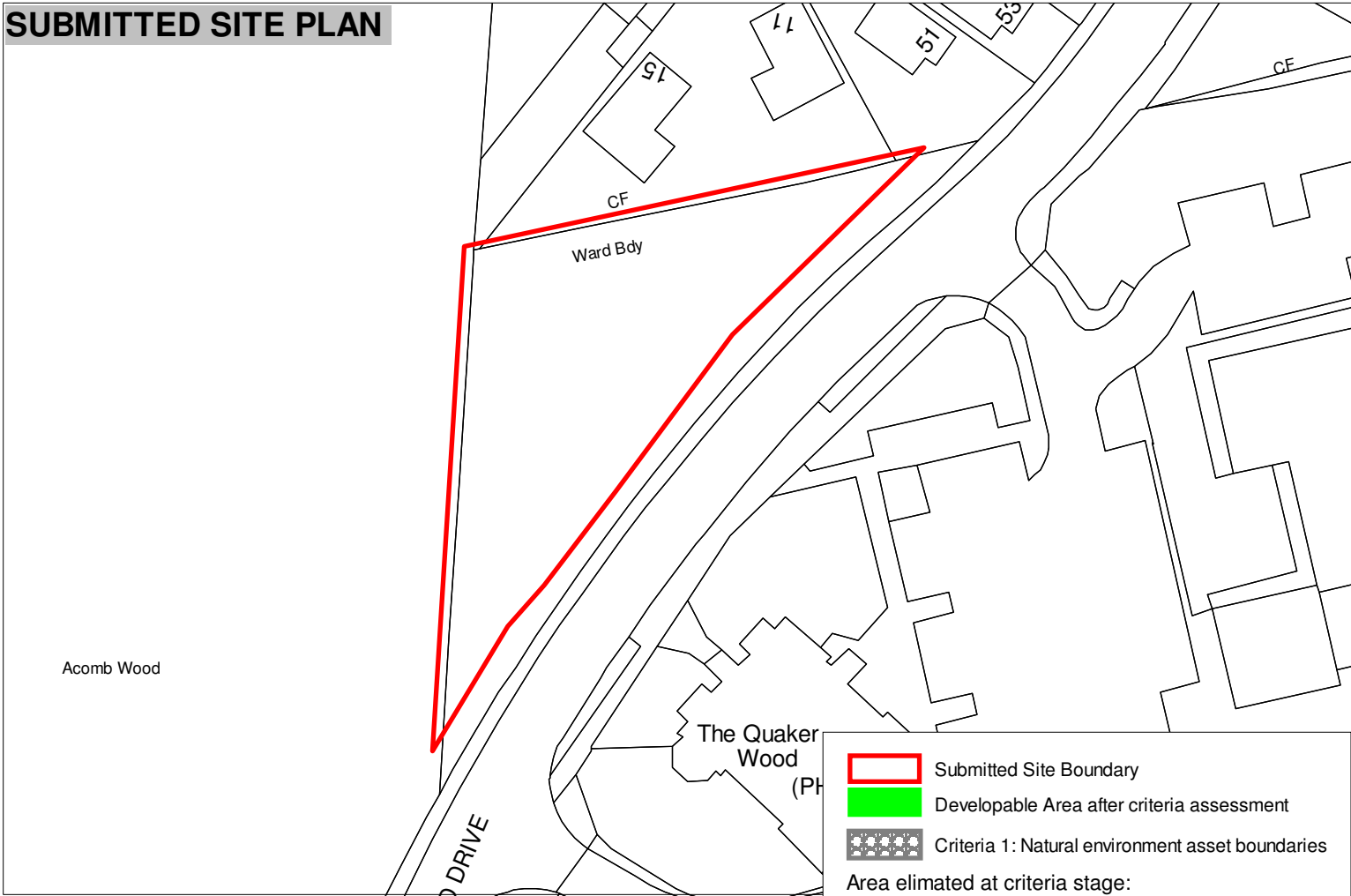








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CRITERIA 1, 2 AND 3 ASSESSMENT

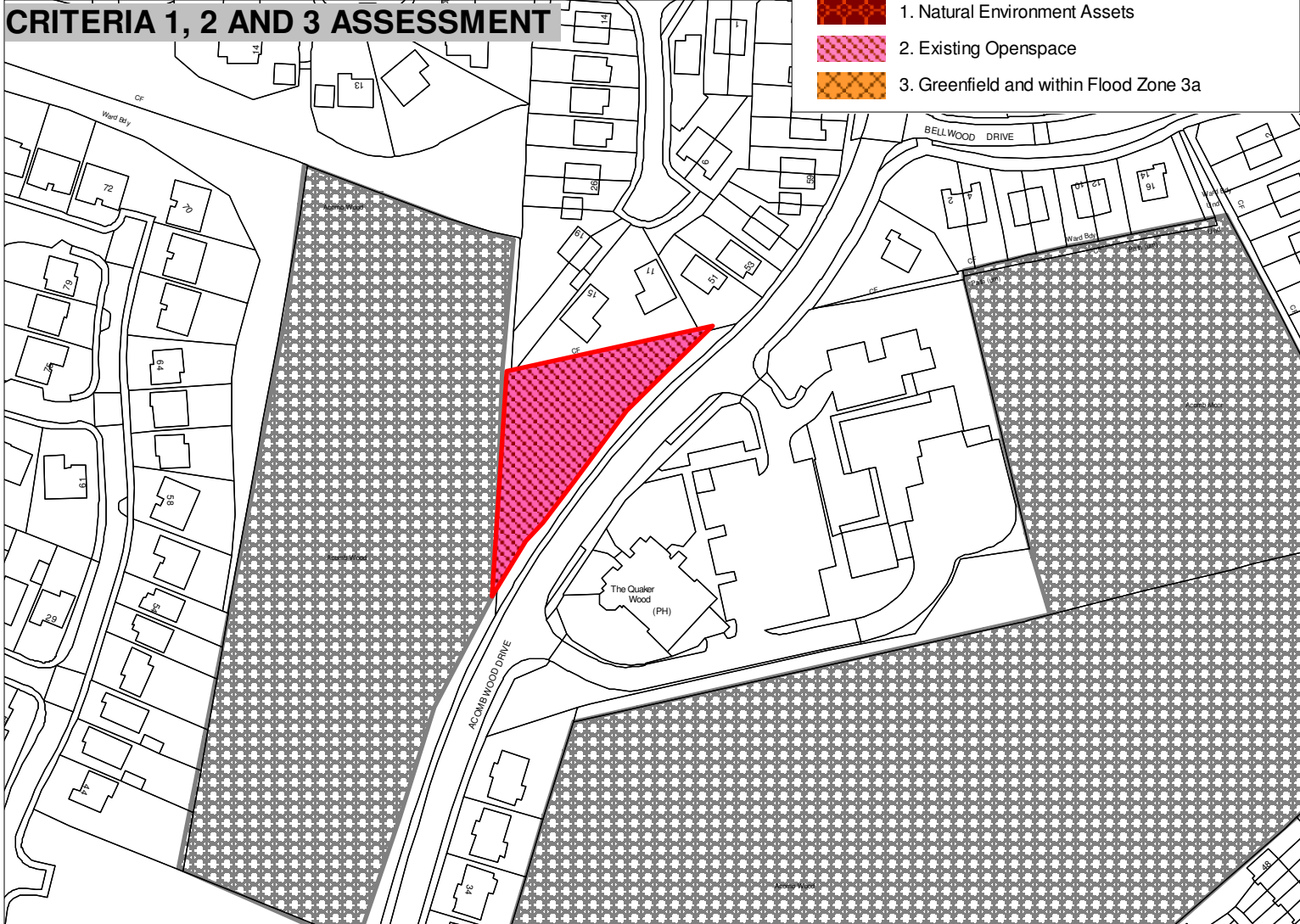


SUBMITTED SITE PLAN

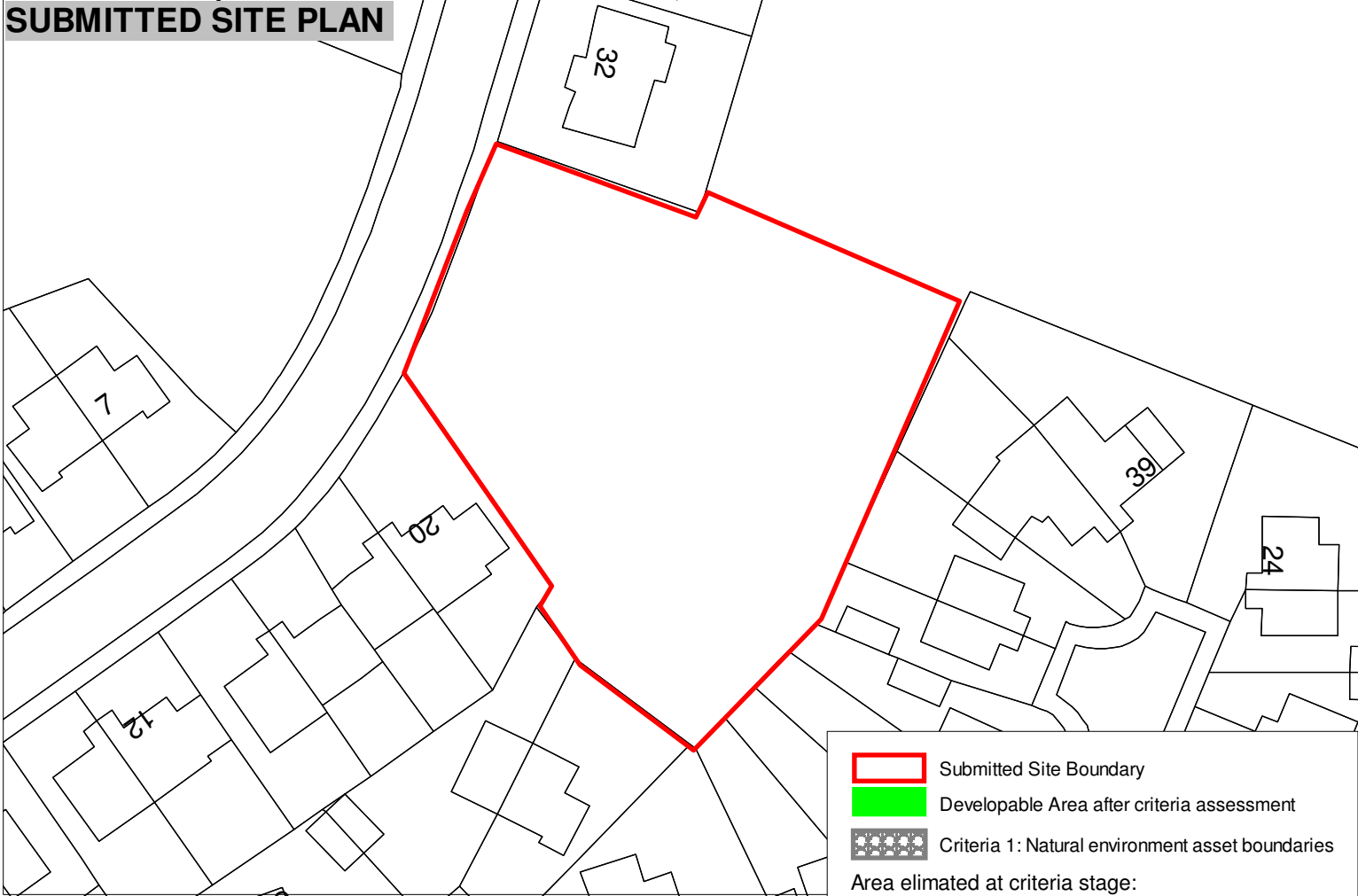





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CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN

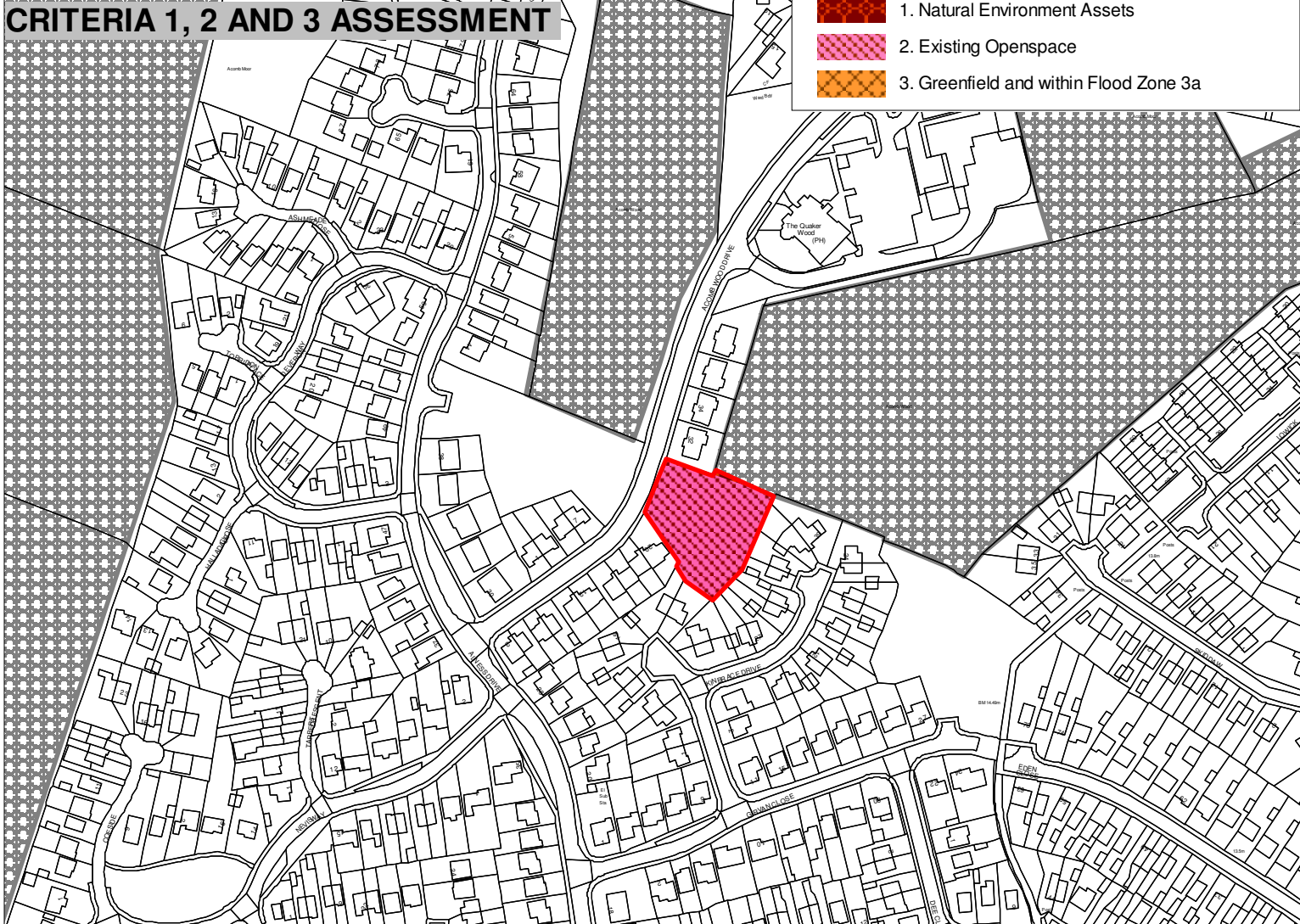


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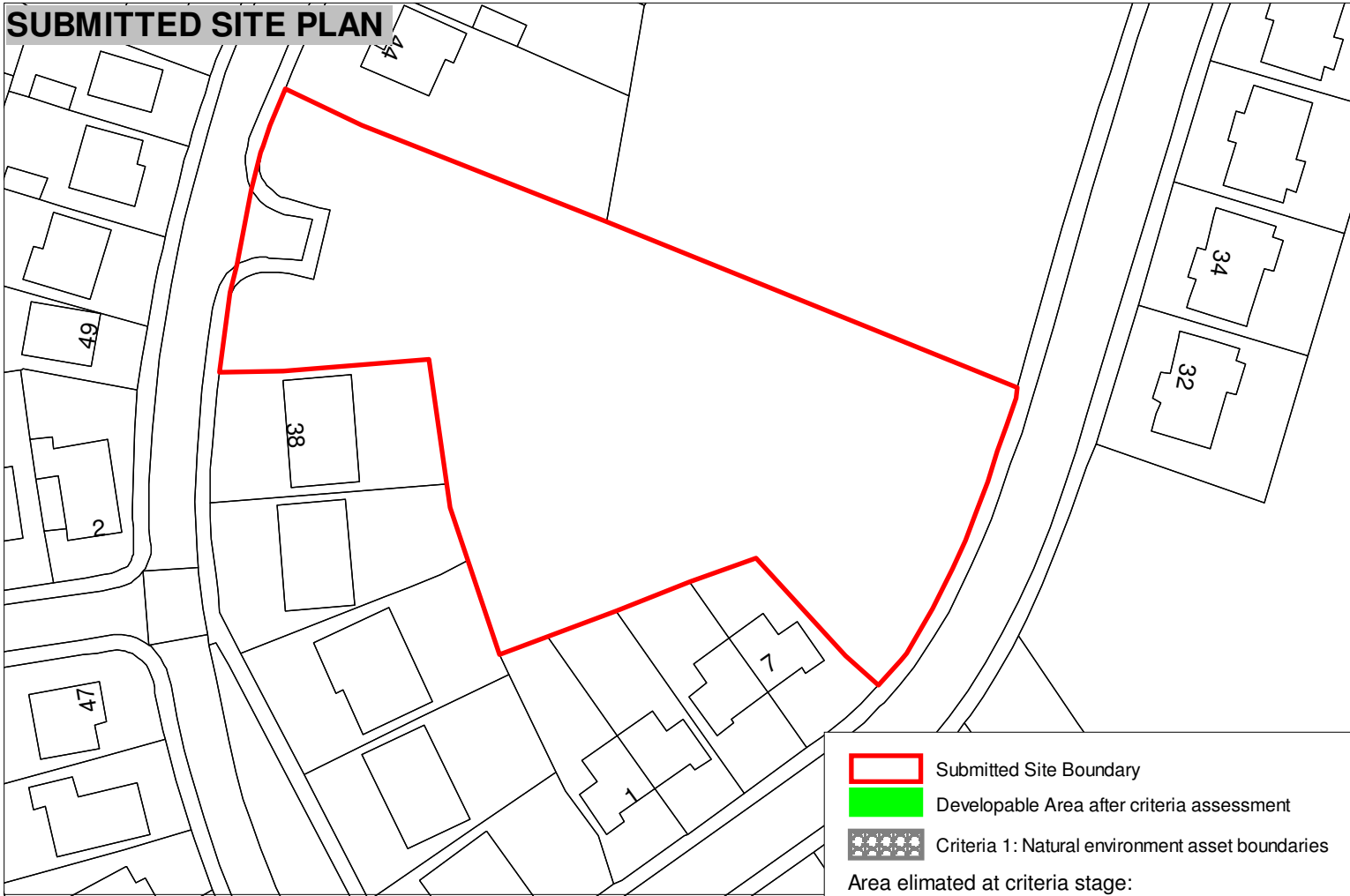
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CRITERIA 1, 2 AND 3 ASSESSMENT

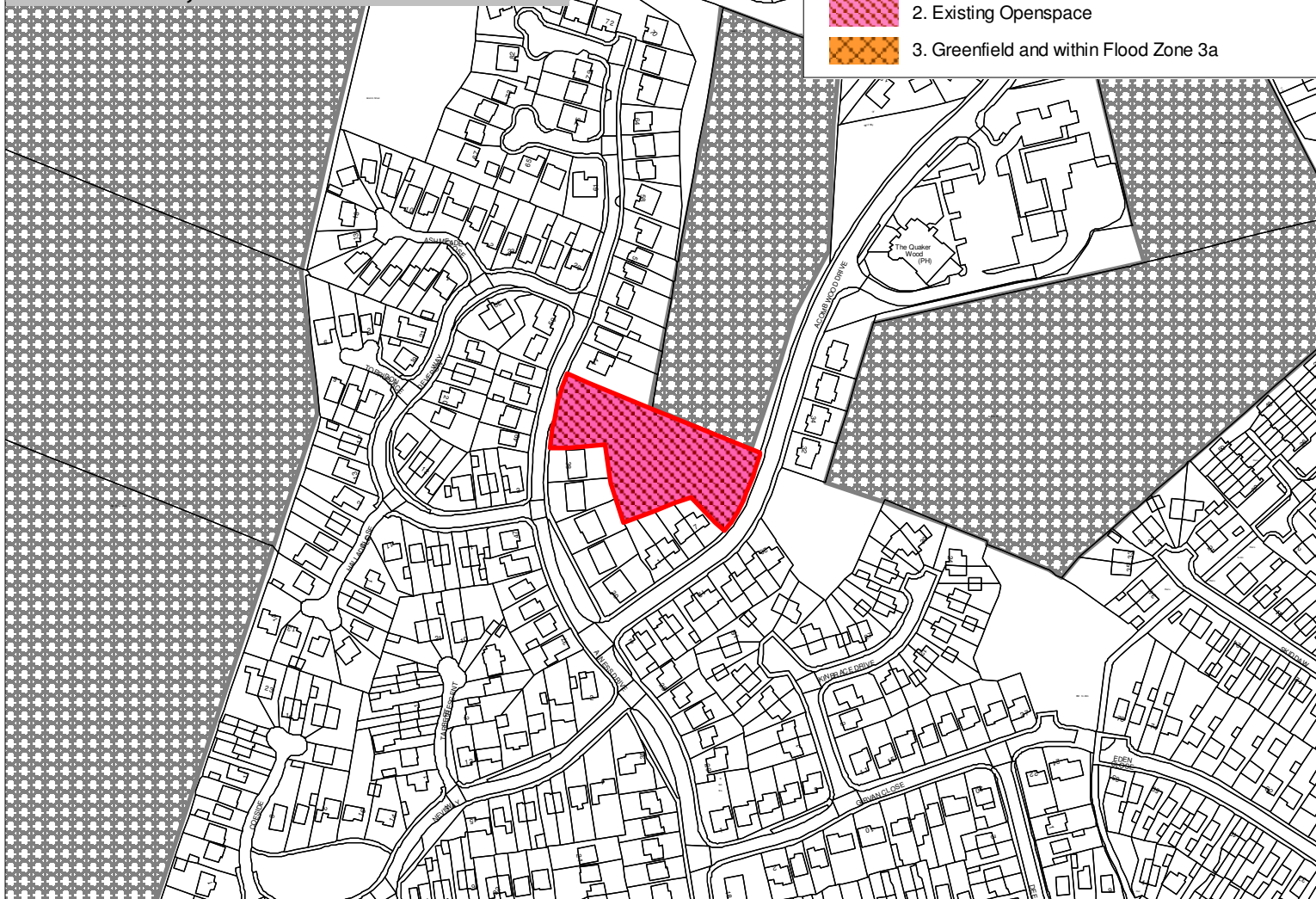


SUBMITTED SITE PLAN

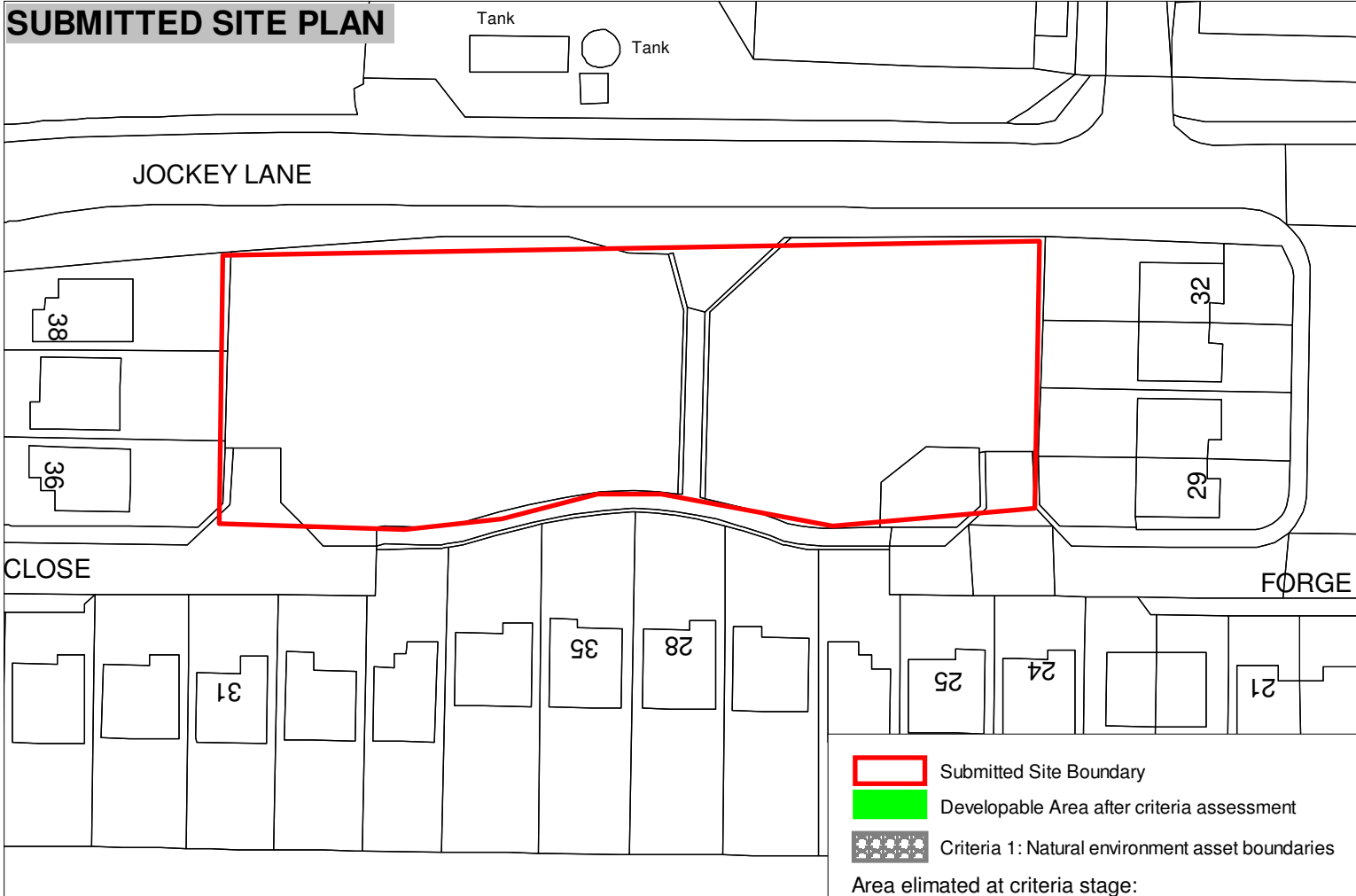


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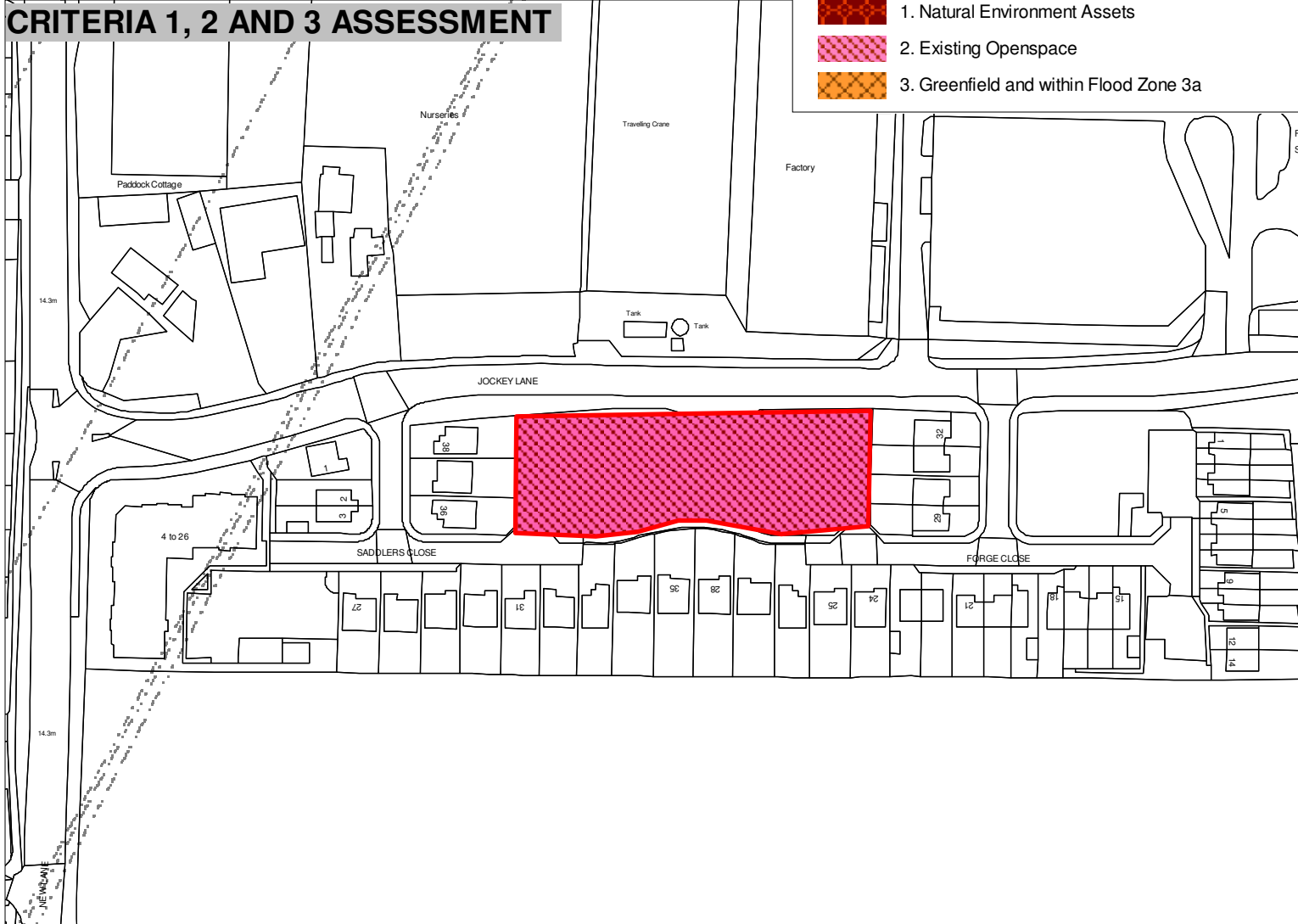
CRITERIA 1, 2 AND 3 ASSESSMENT



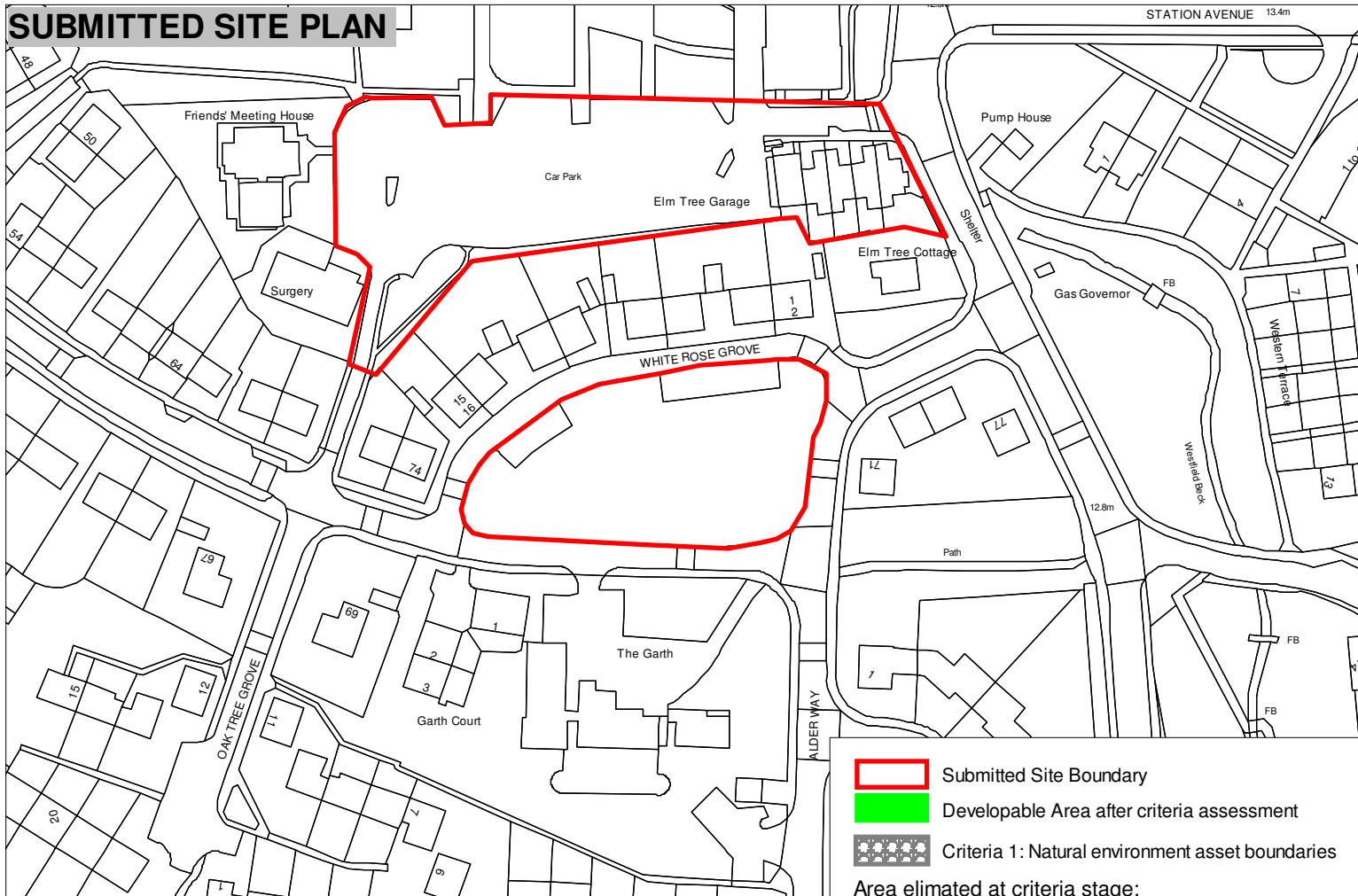
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

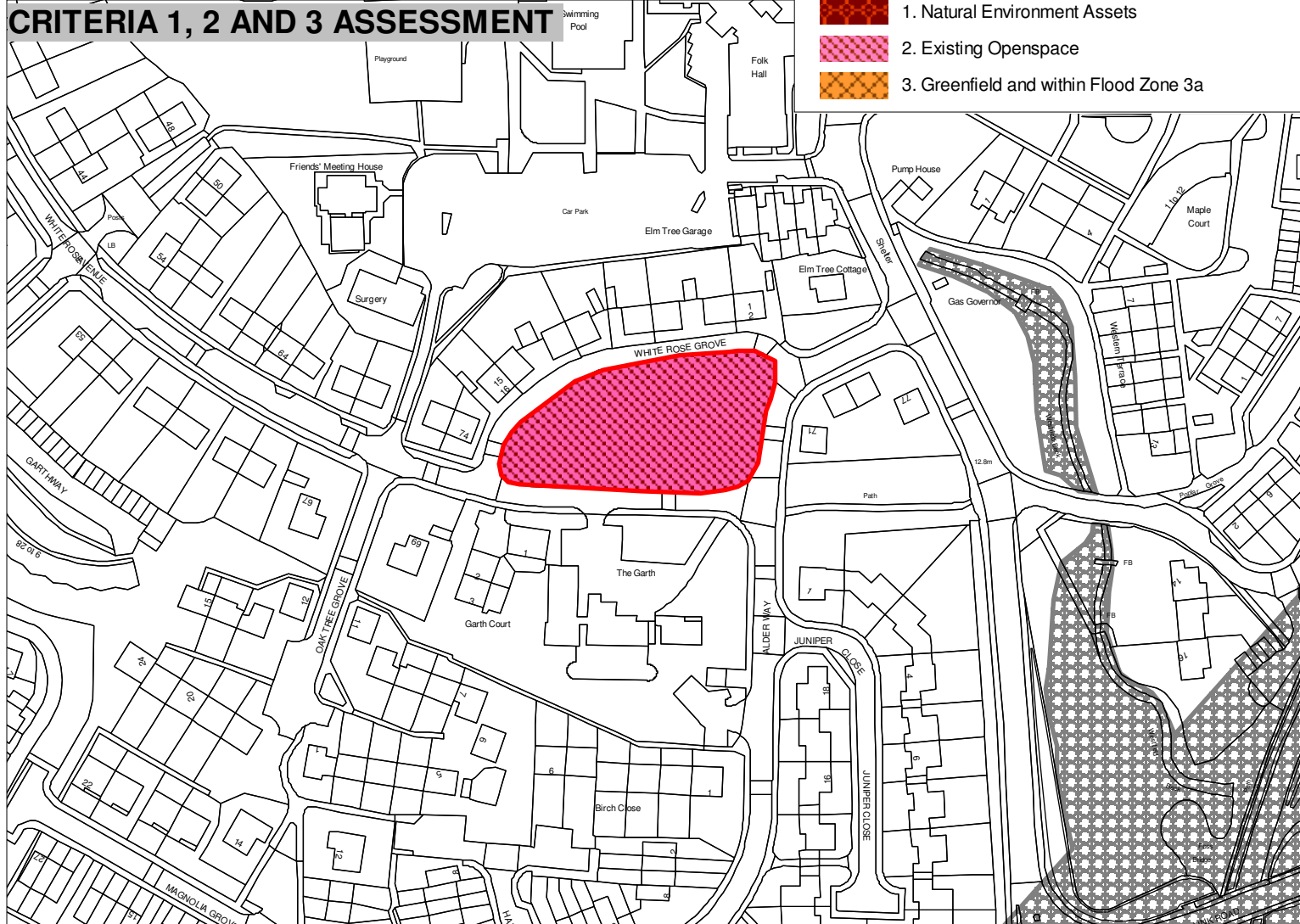


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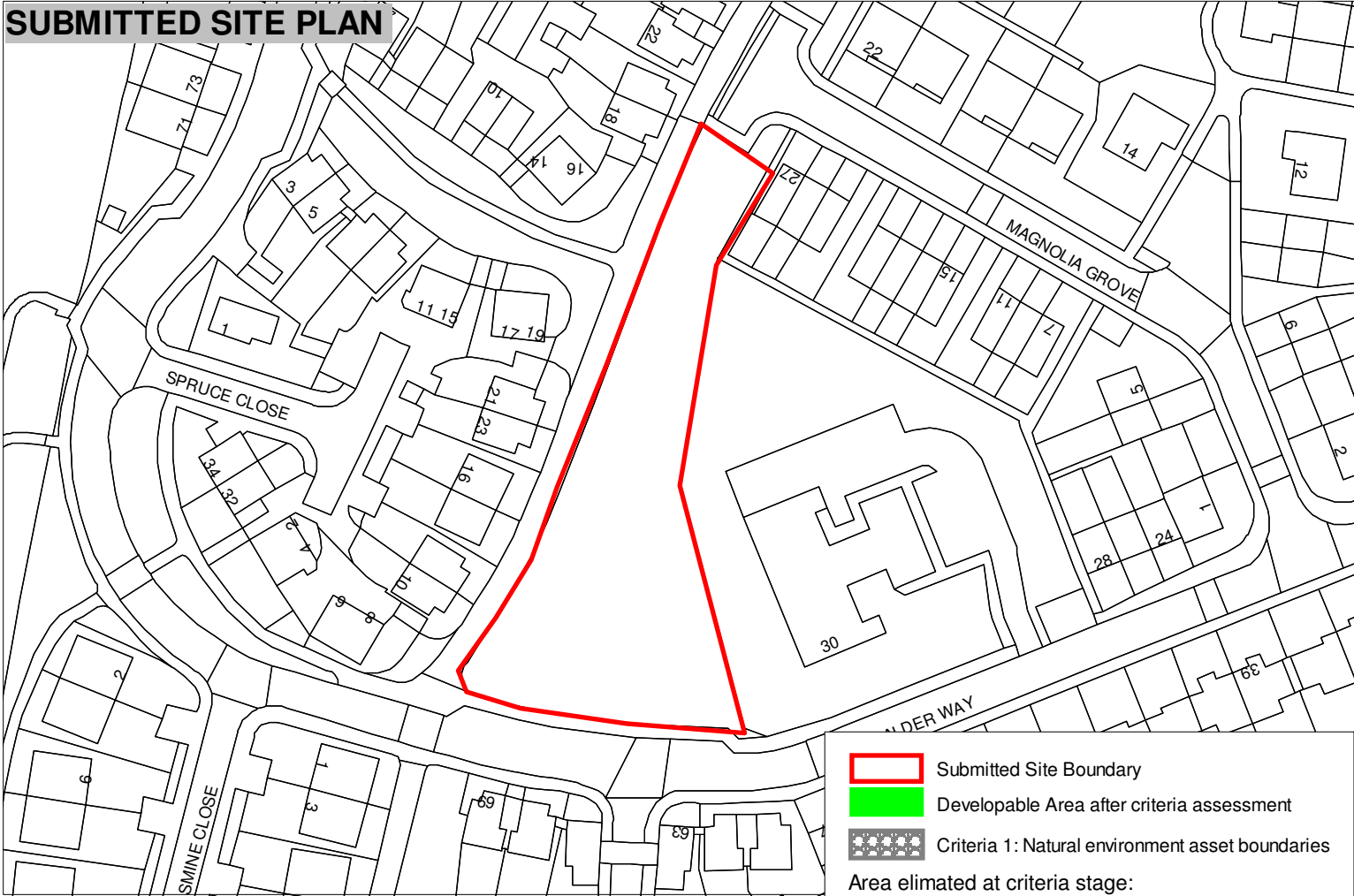


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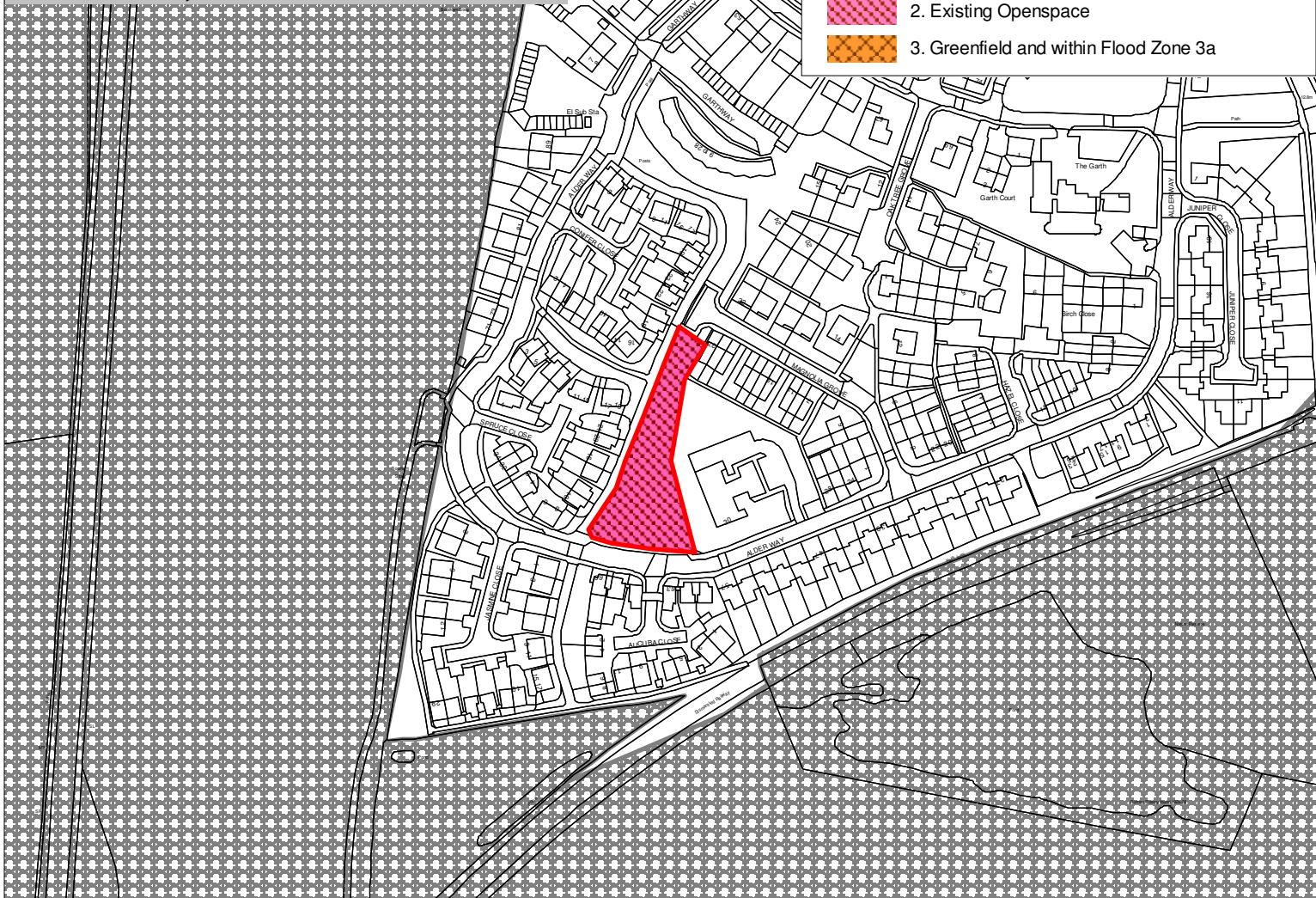


SUBMITTED SITE PLAN

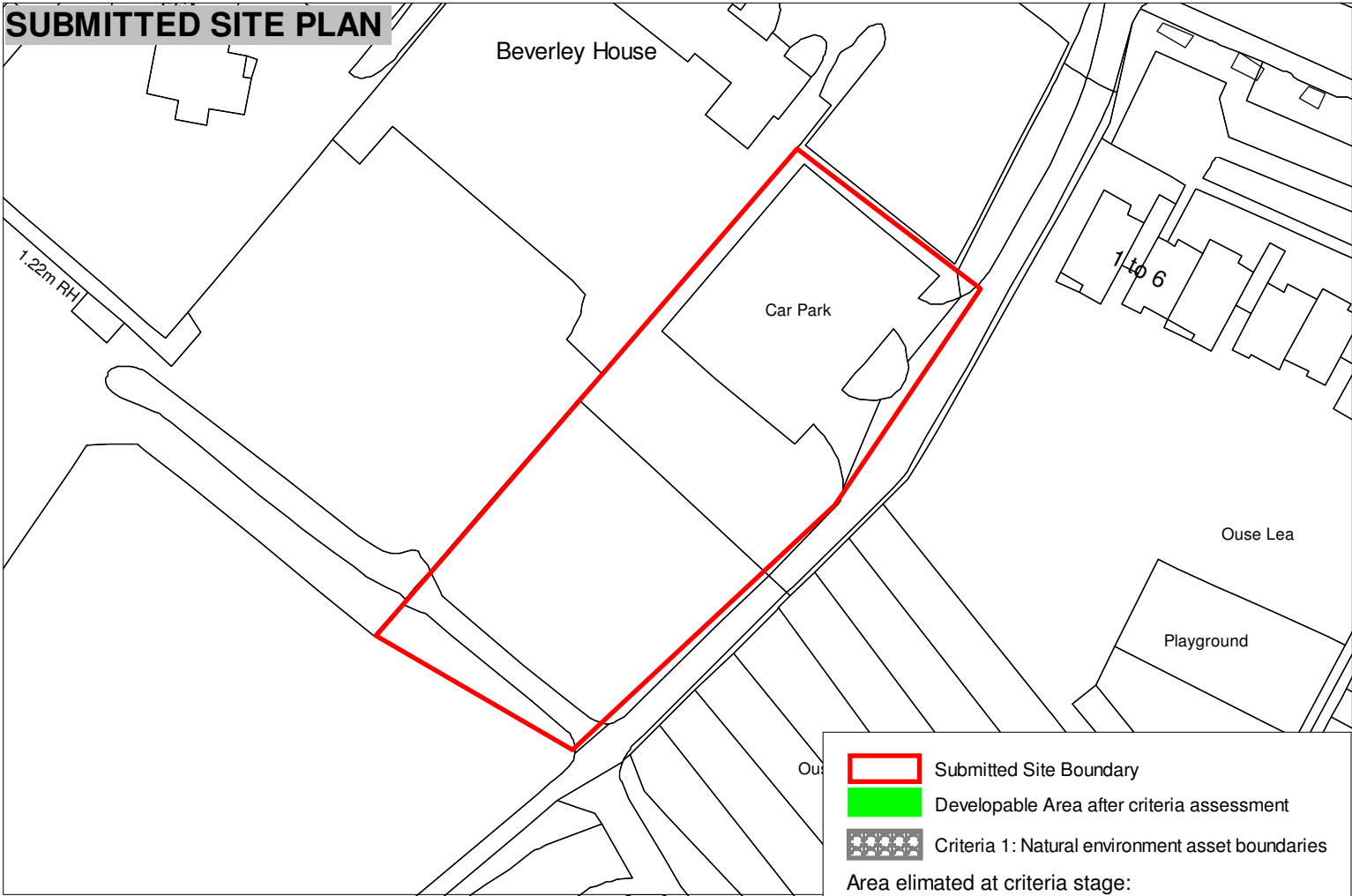


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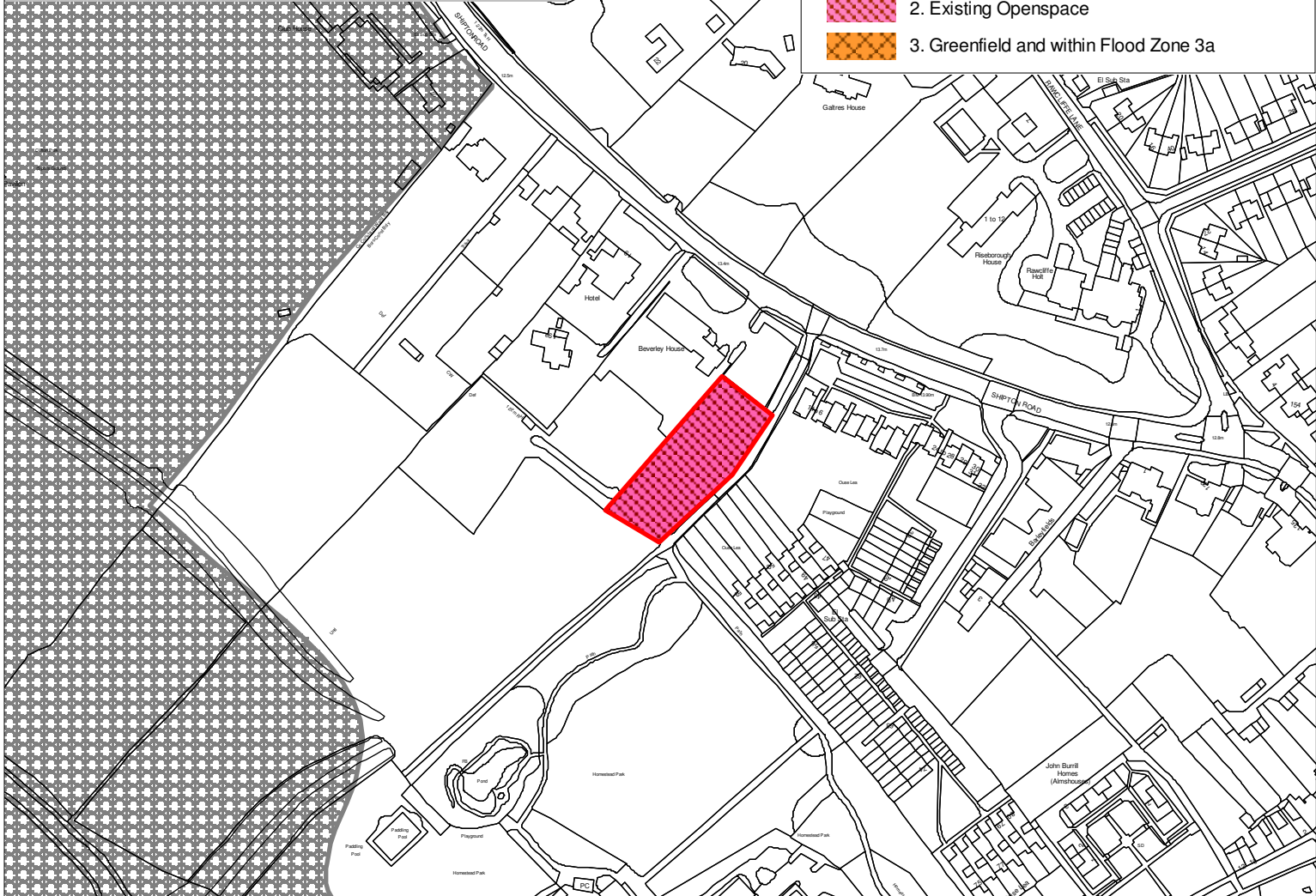
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

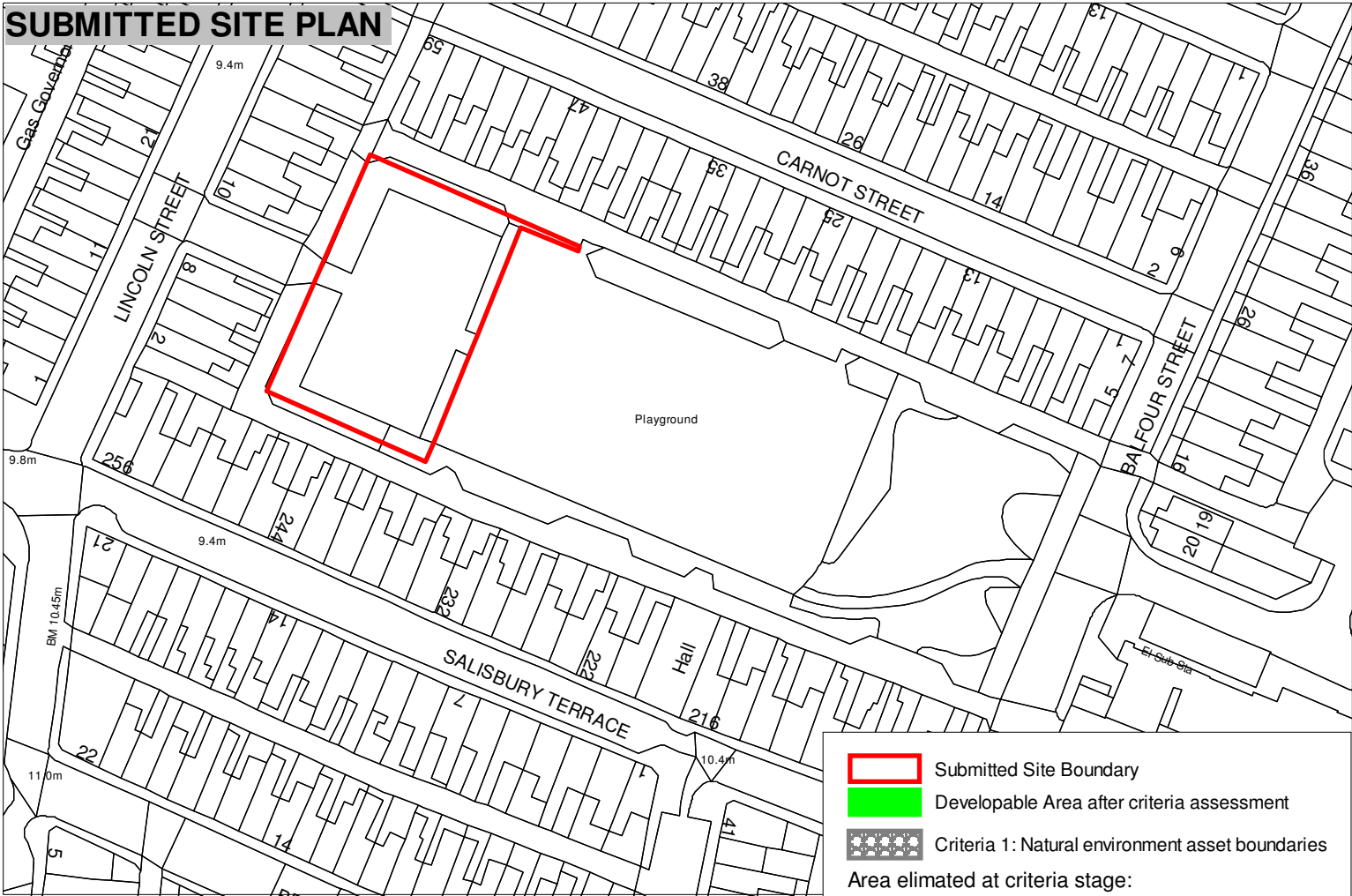


CRITERIA 1, 2 AND 3 ASSESSMENT



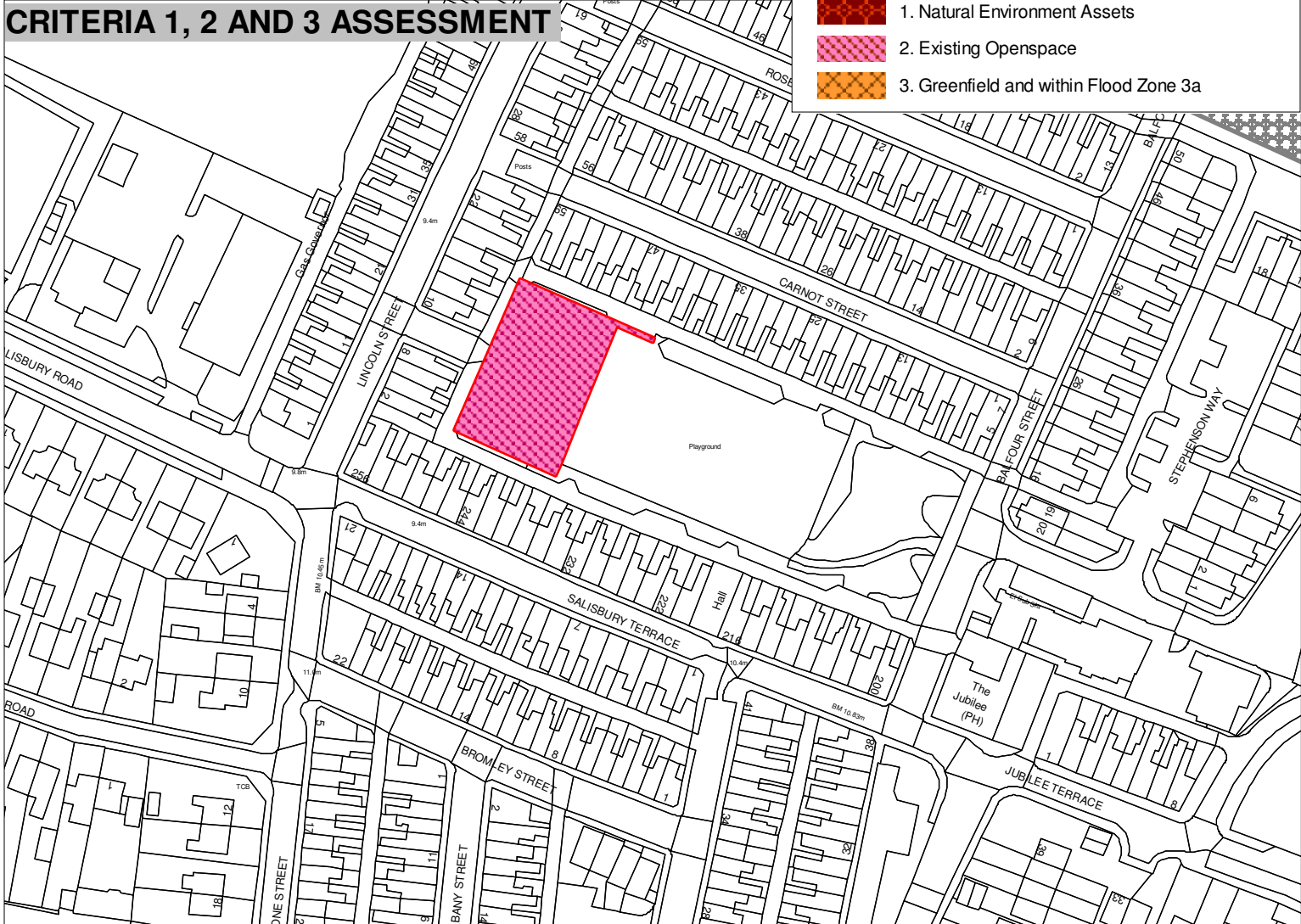
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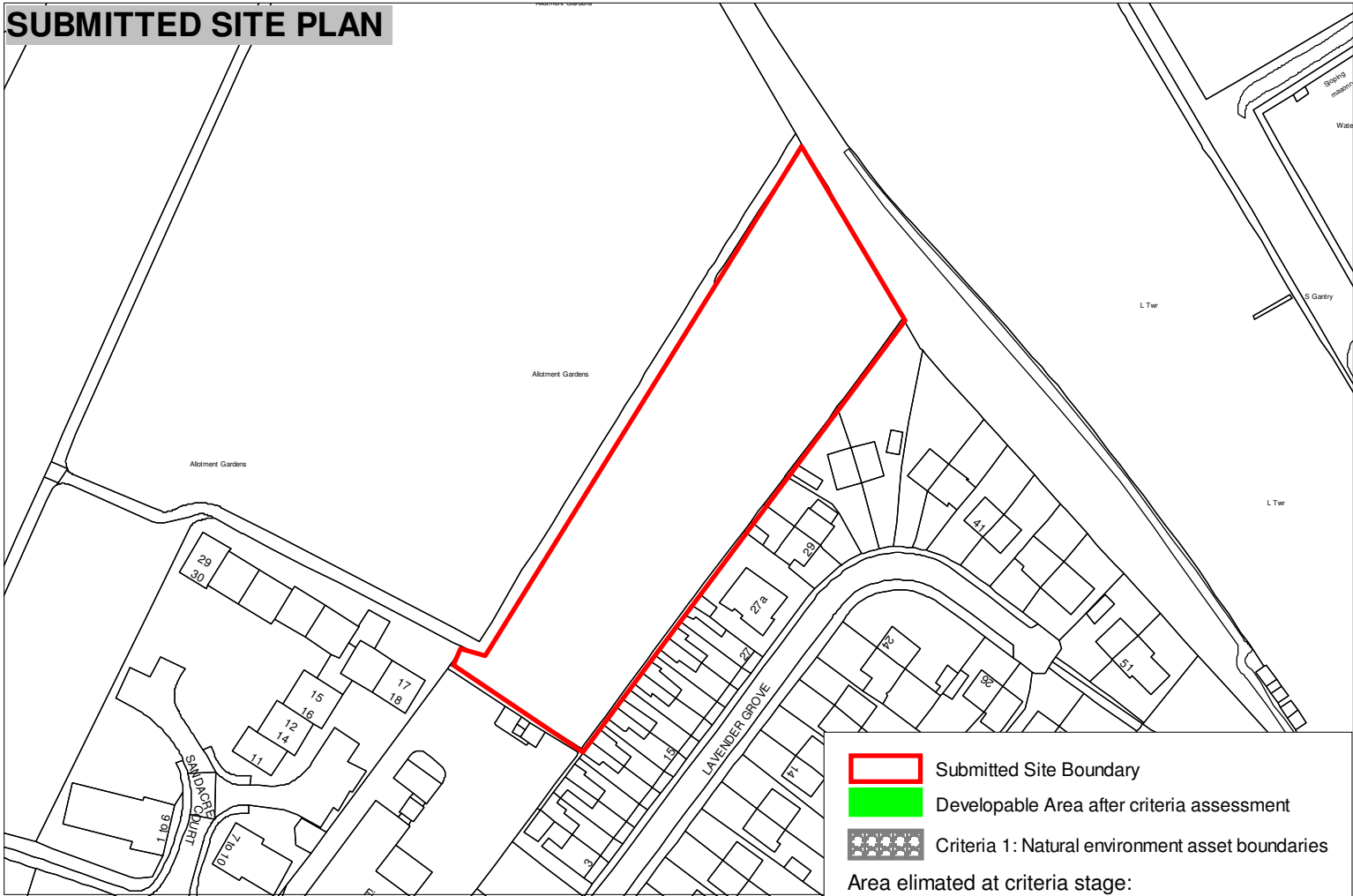


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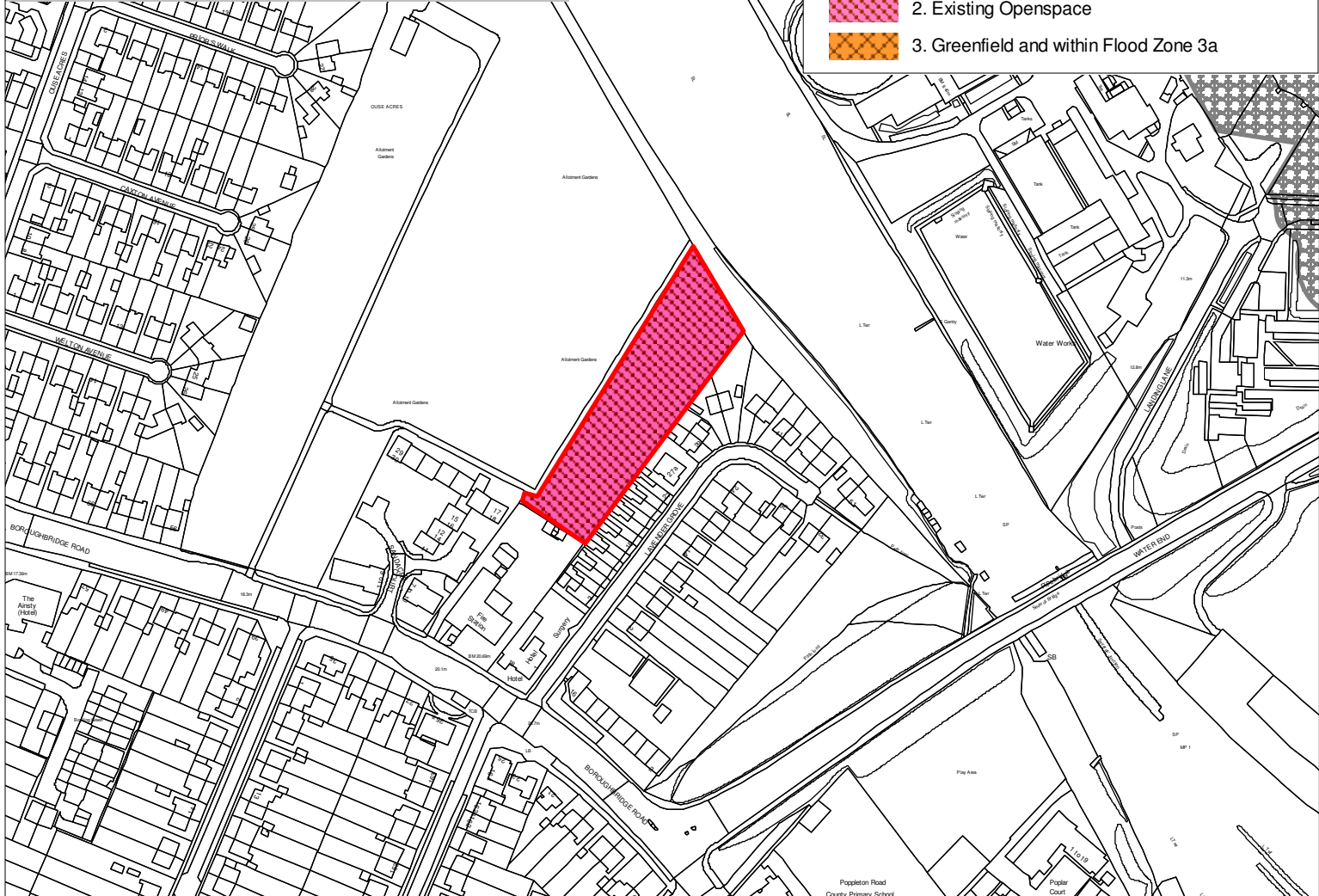
CRITERIA 1, 2 AND 3 ASSESSMENT



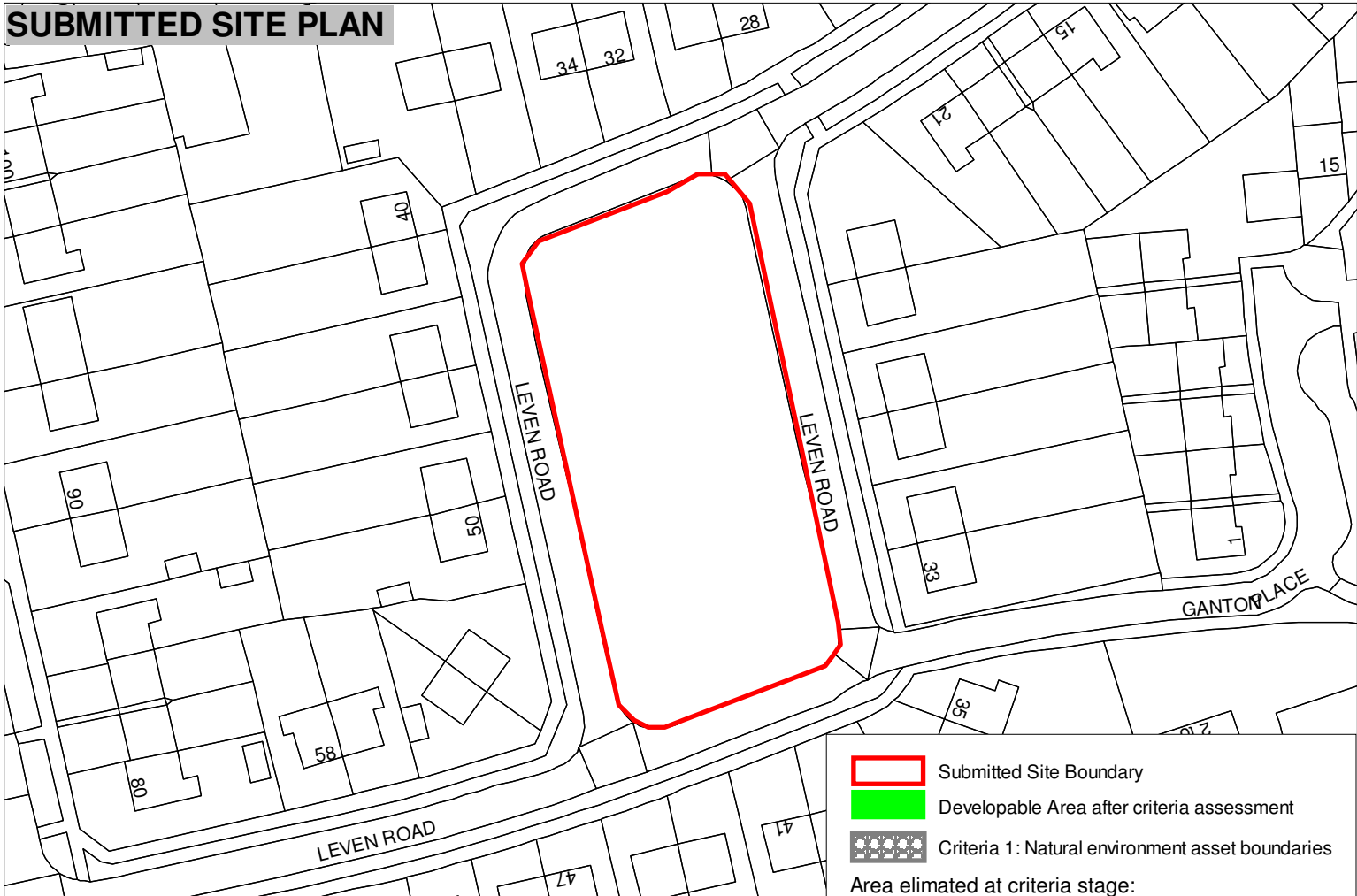
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

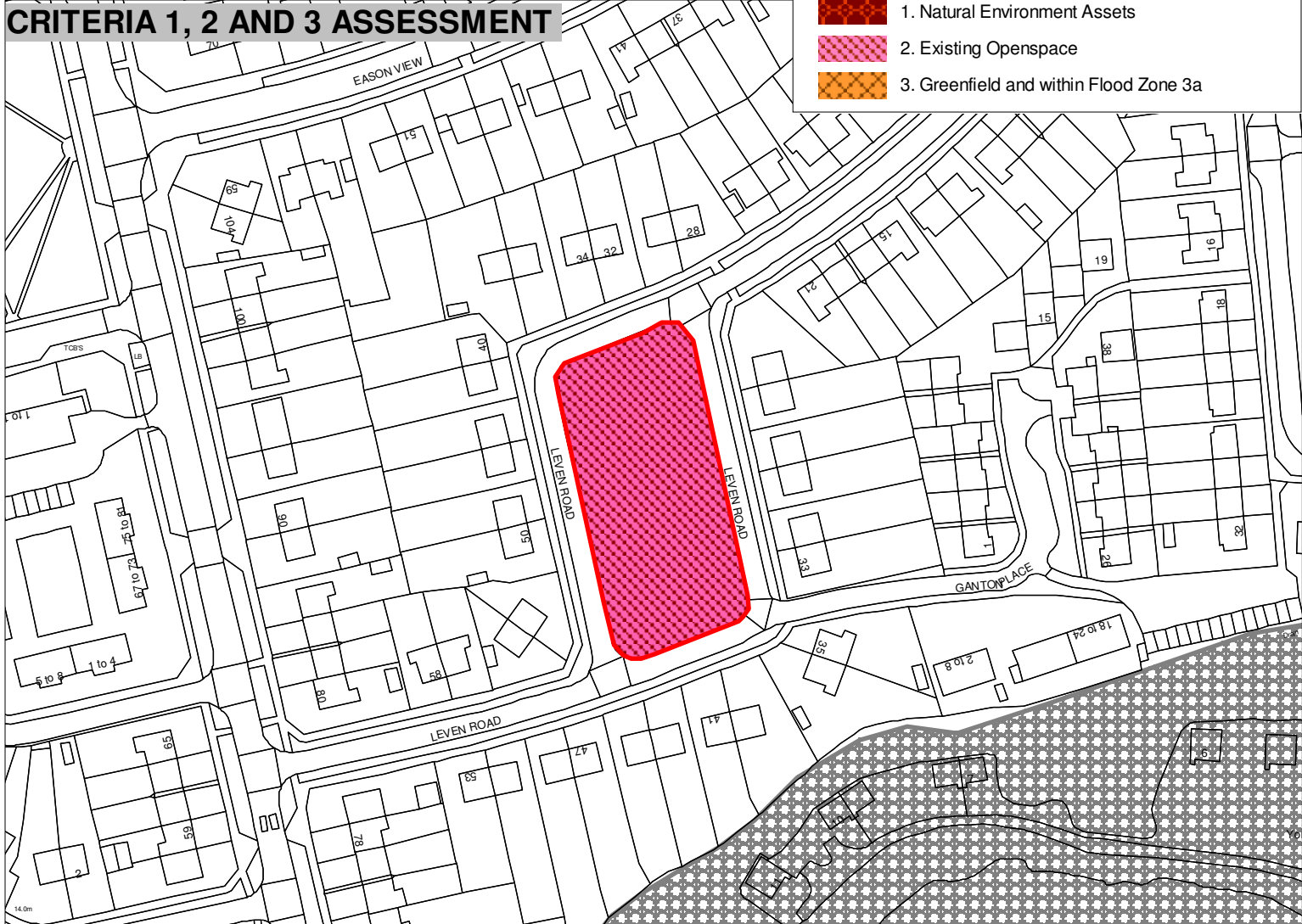


SUBMITTED SITE PLAN

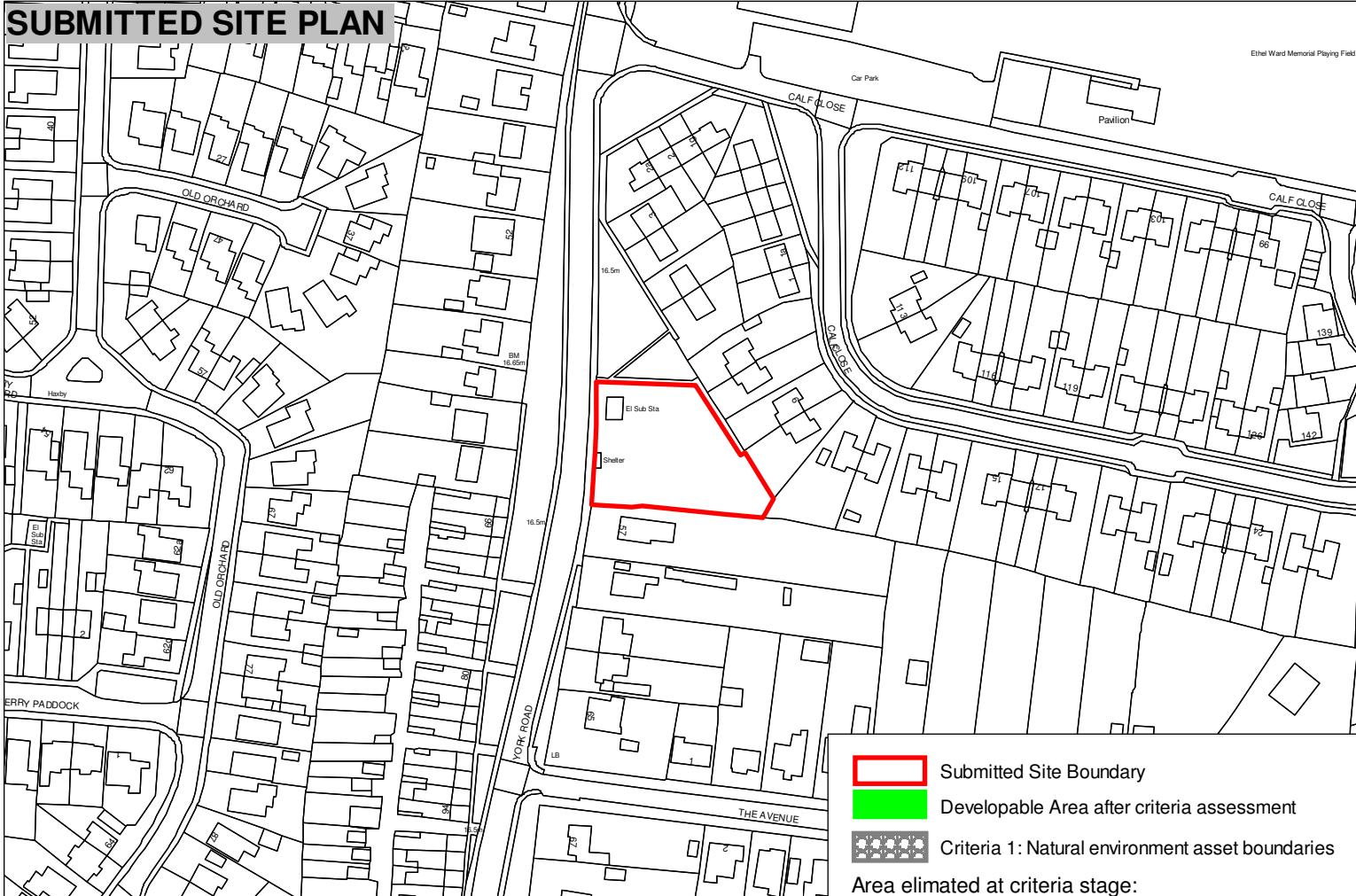


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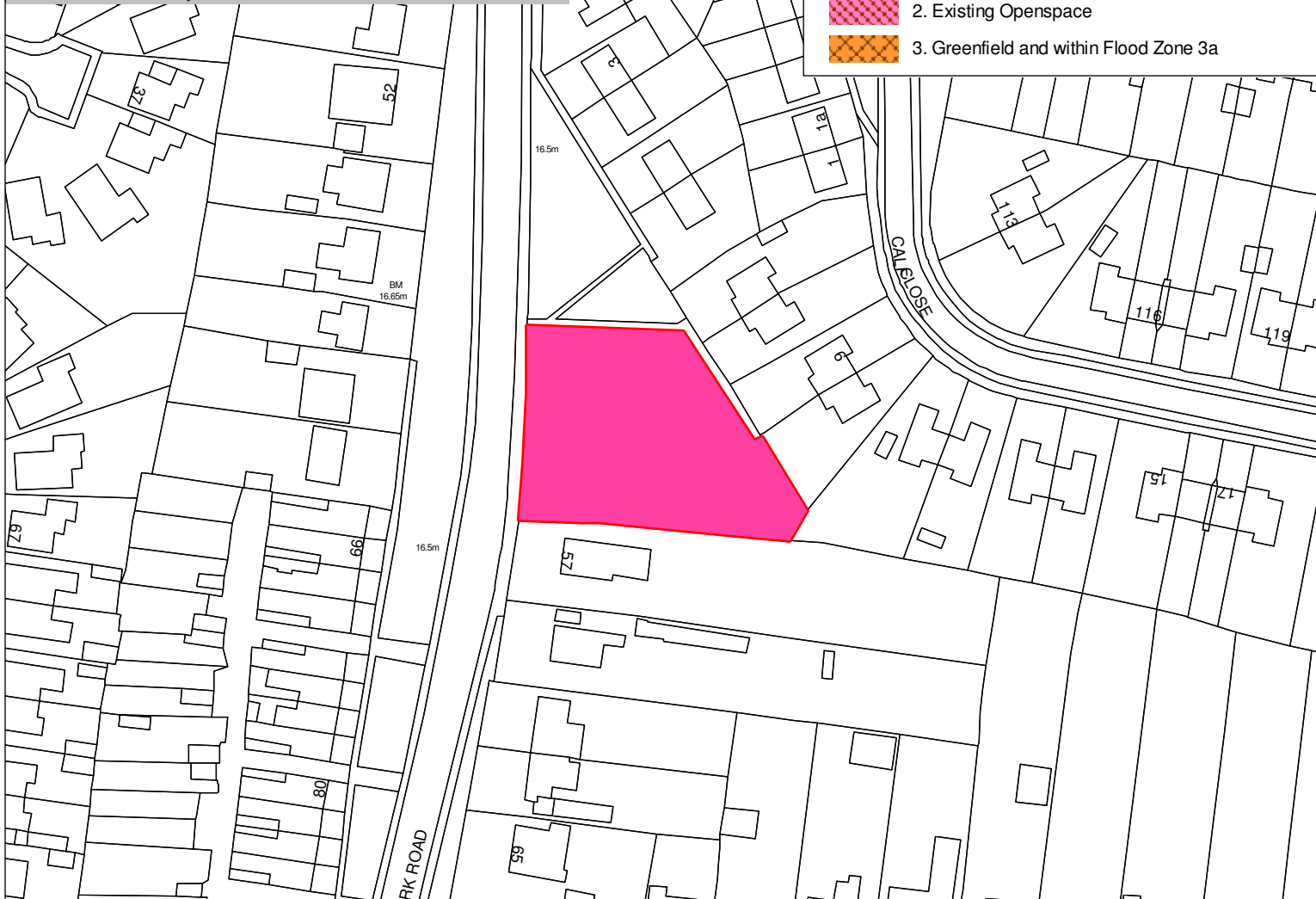
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

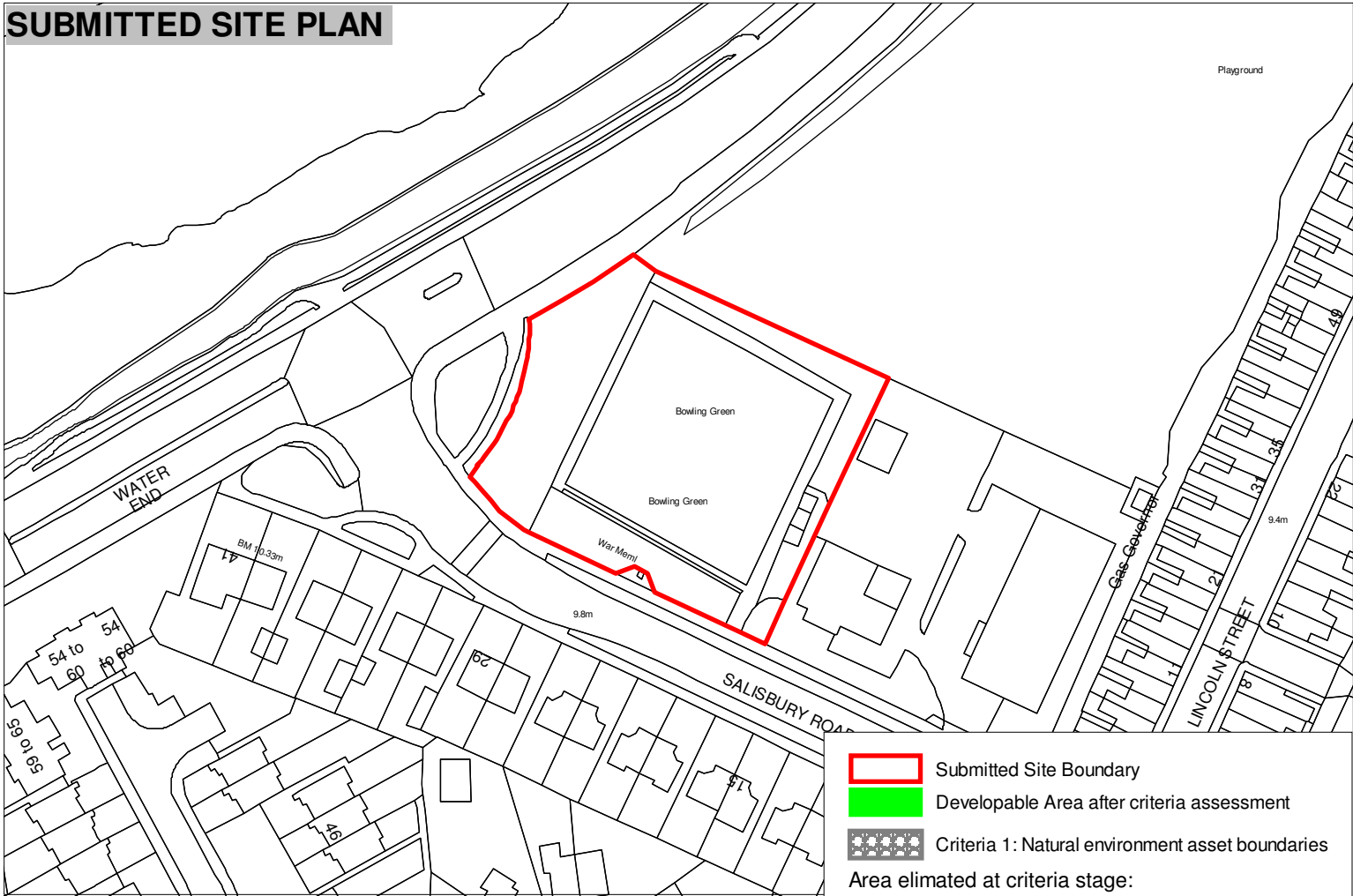


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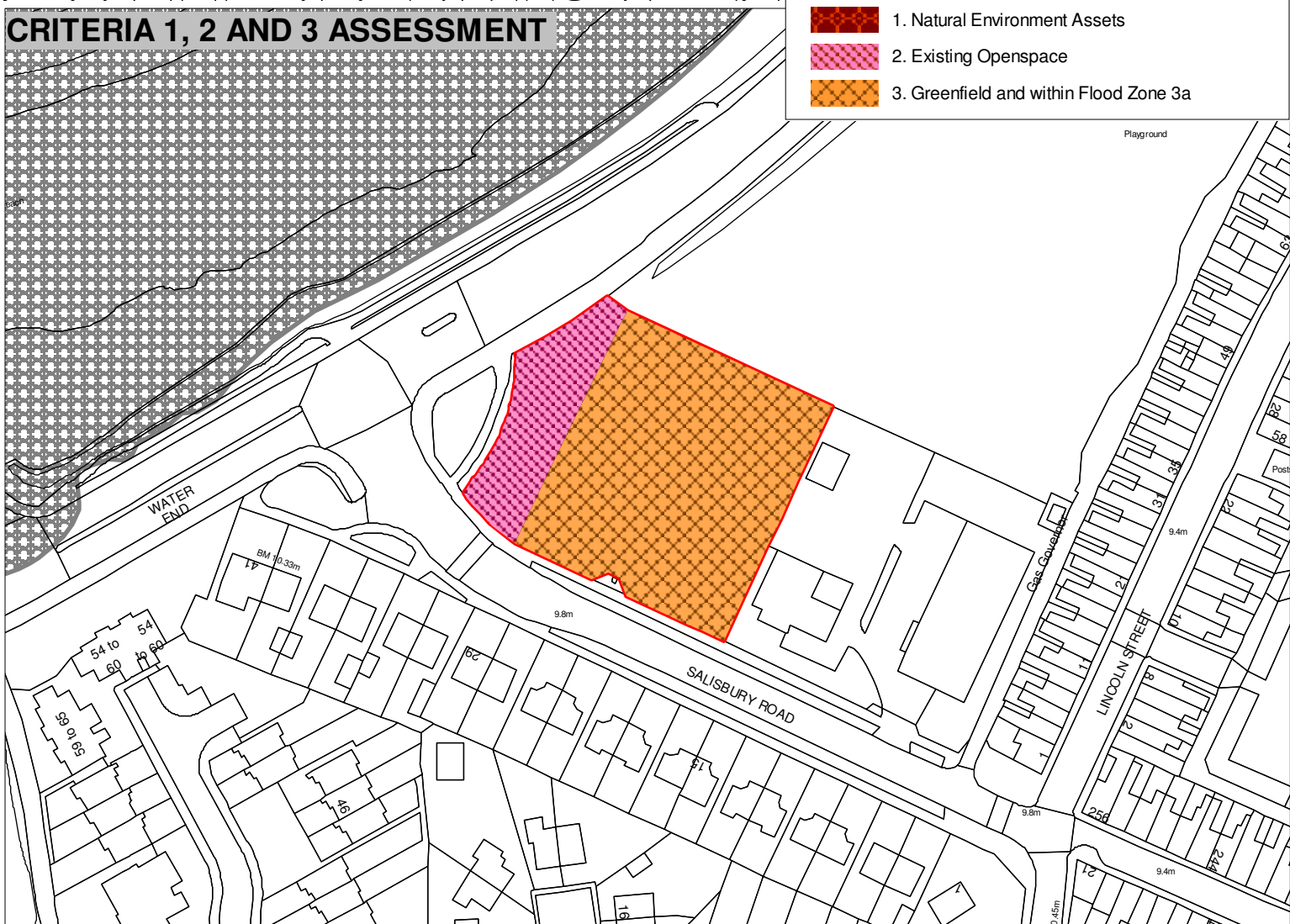
Site Selection Technical Paper (June 2013)







Annex 9 - Sites removed after Criteria 3
(Greenfield sites in area of high flood
risk) Assessment

SUBMITTED SITE PLAN

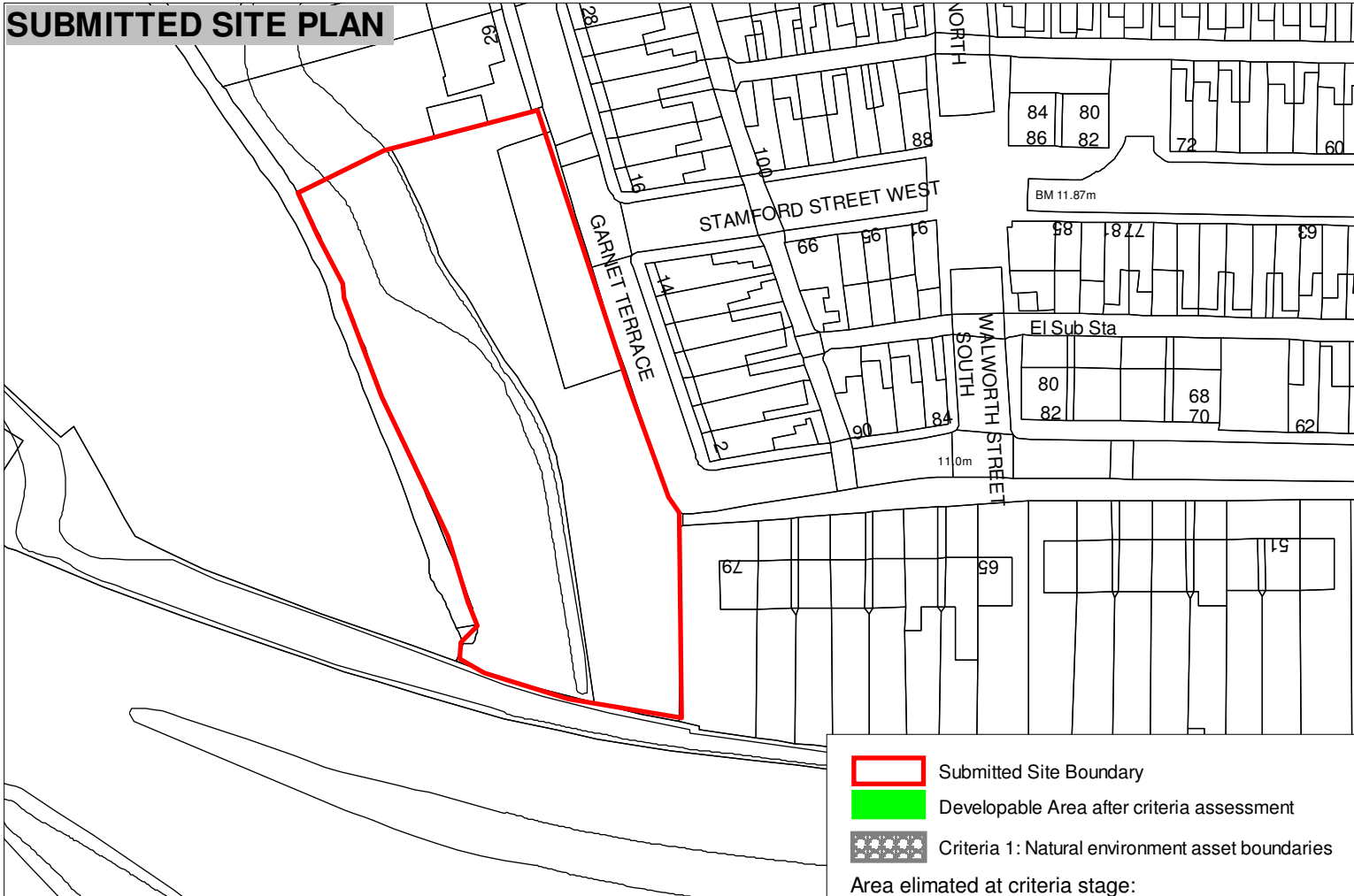


CRITERIA 1, 2 AND 3 ASSESSMENT



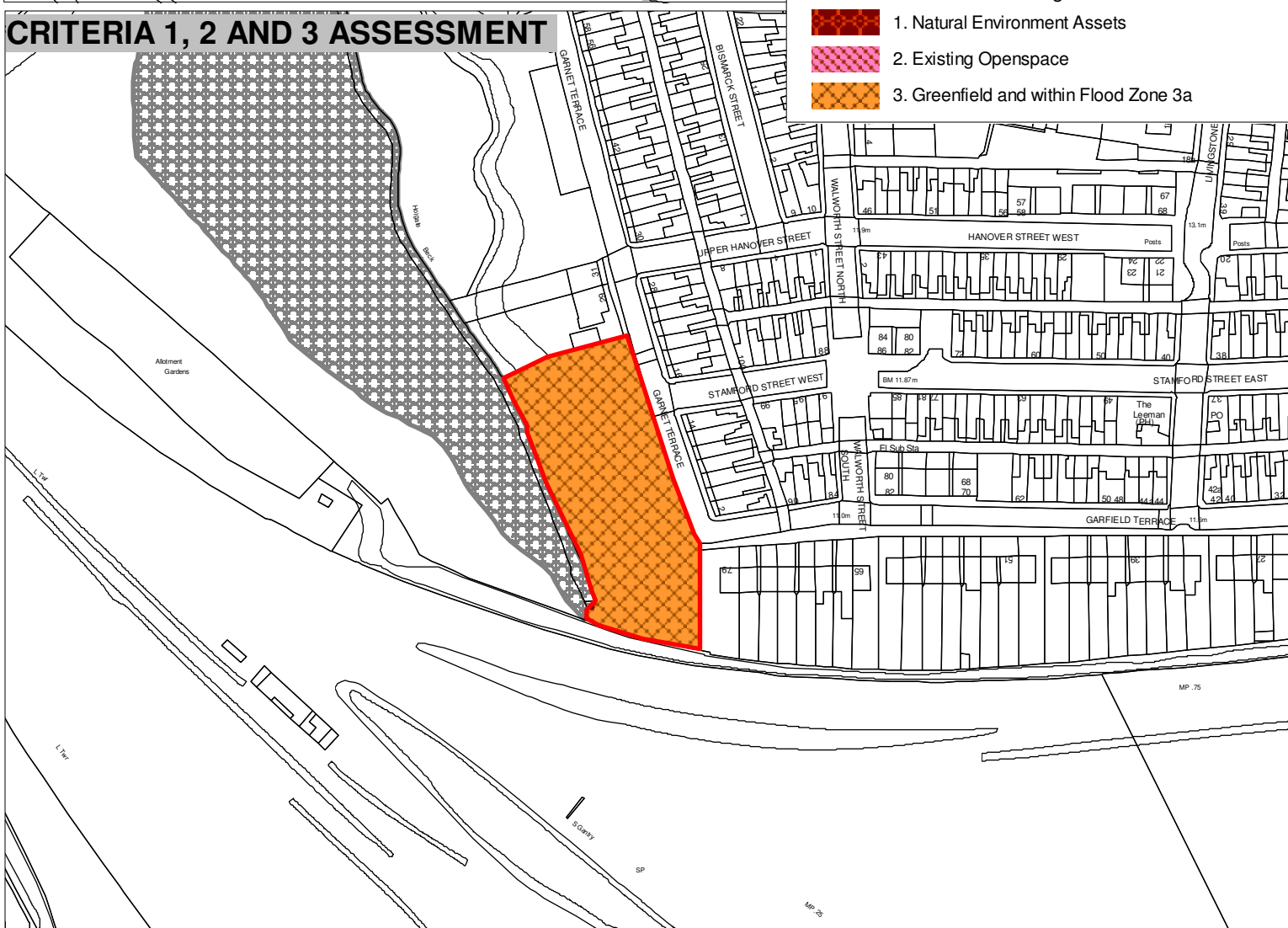
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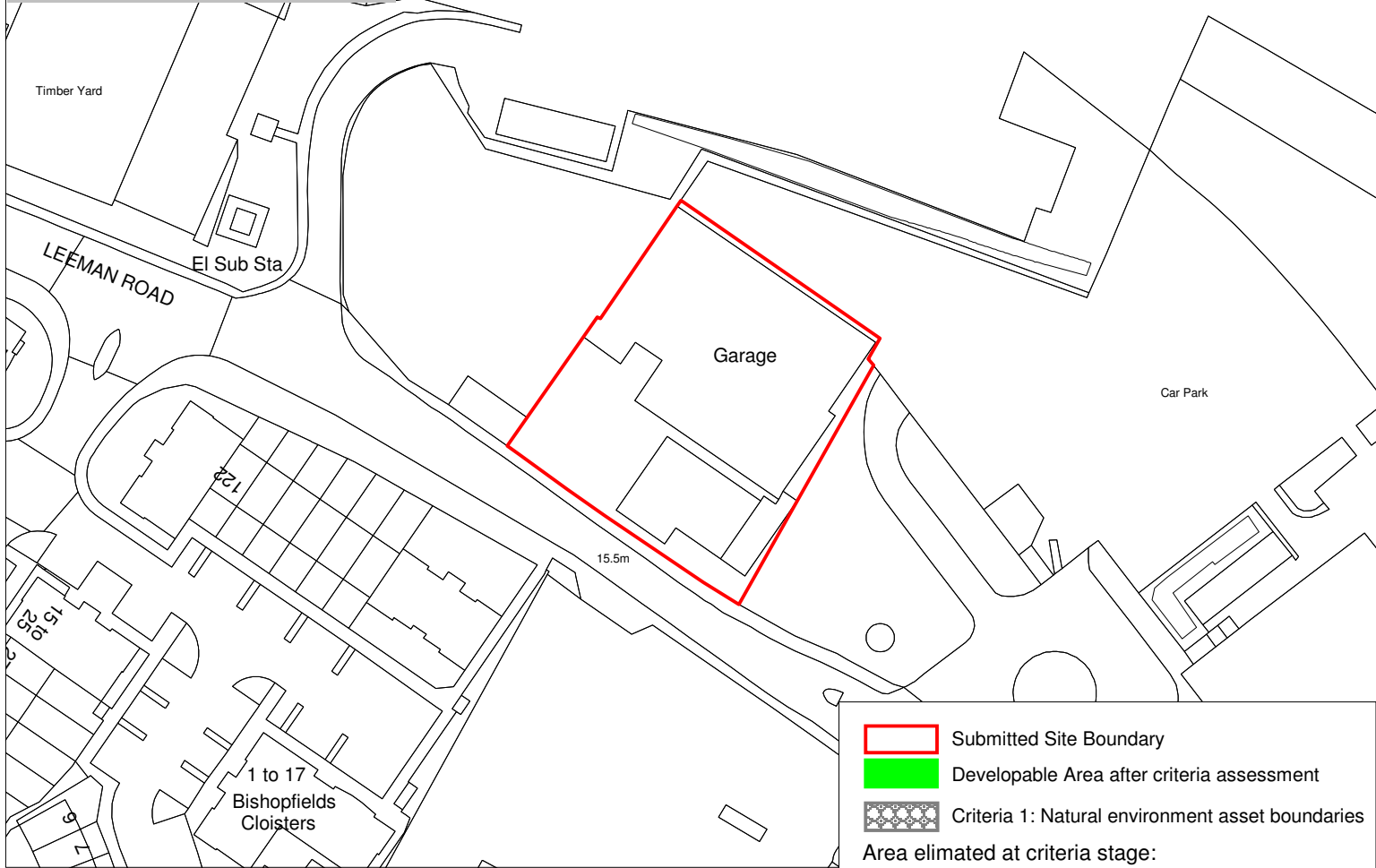
CRITERIA 1, 2 AND 3 ASSESSMENT



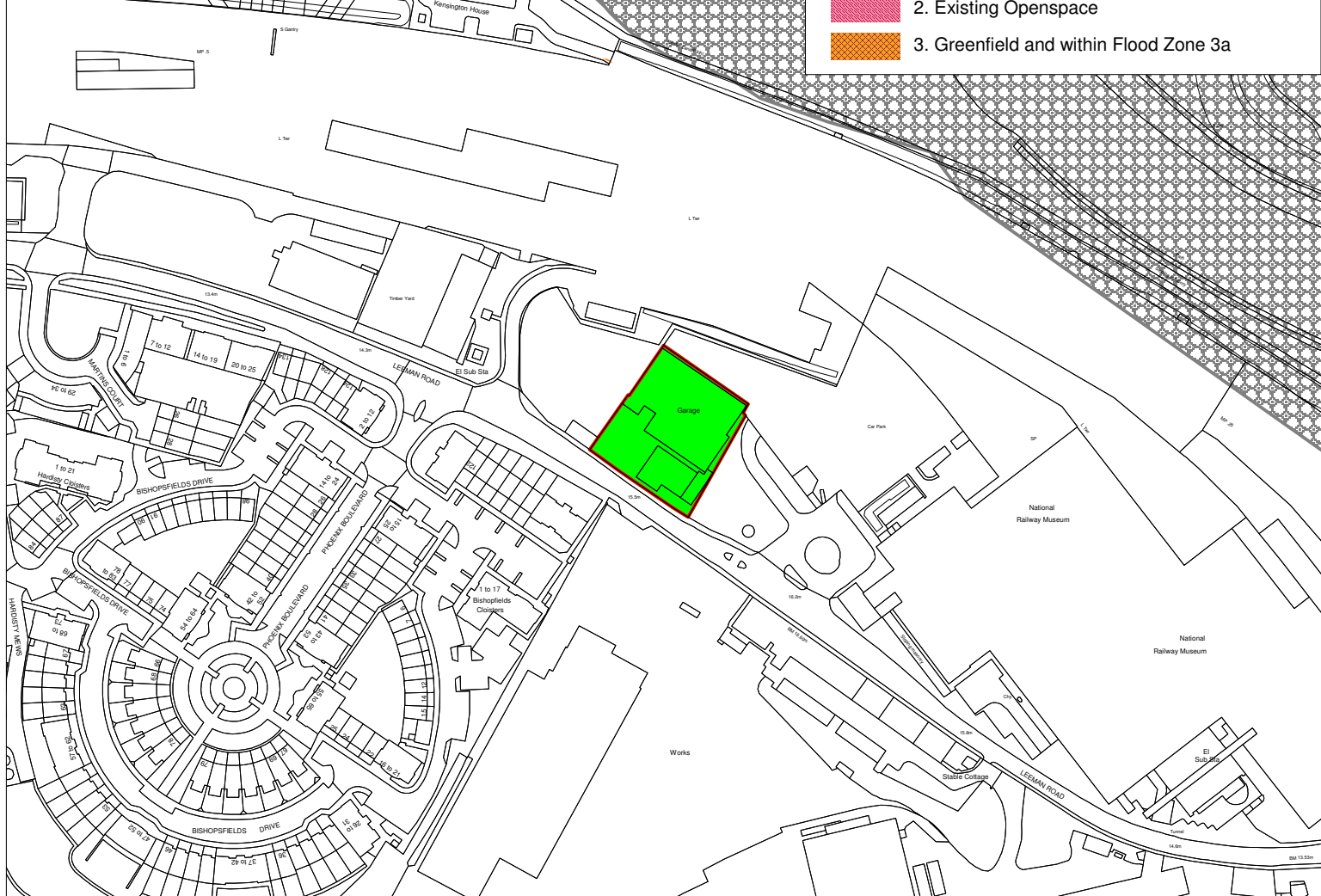
Site Selection Technical Paper (June 2013)







Annex 10 - Sites removed as below Site Threshold

SUBMITTED SITE PLAN

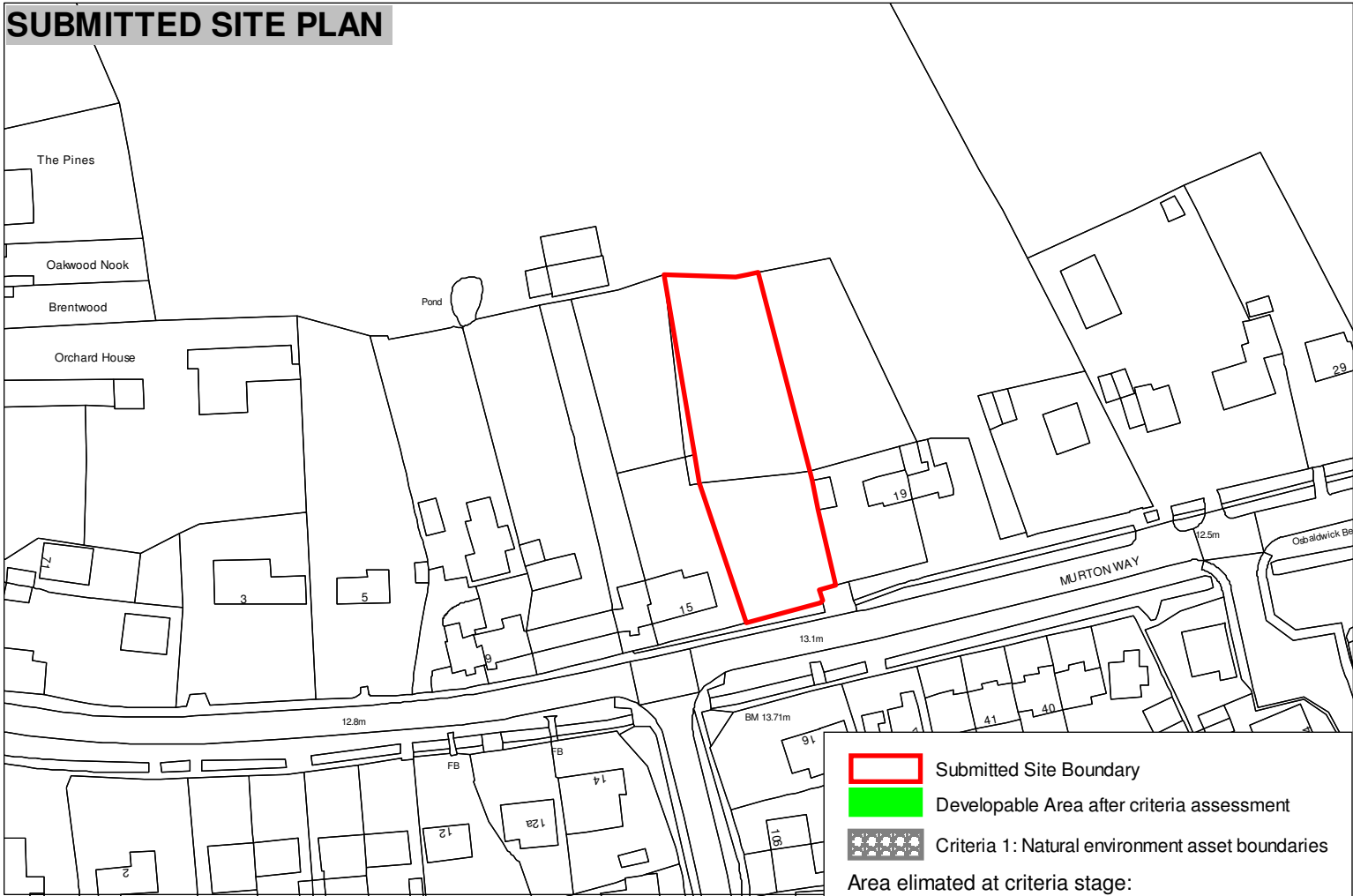


CRITERIA 1, 2 AND 3 ASSESSMENT

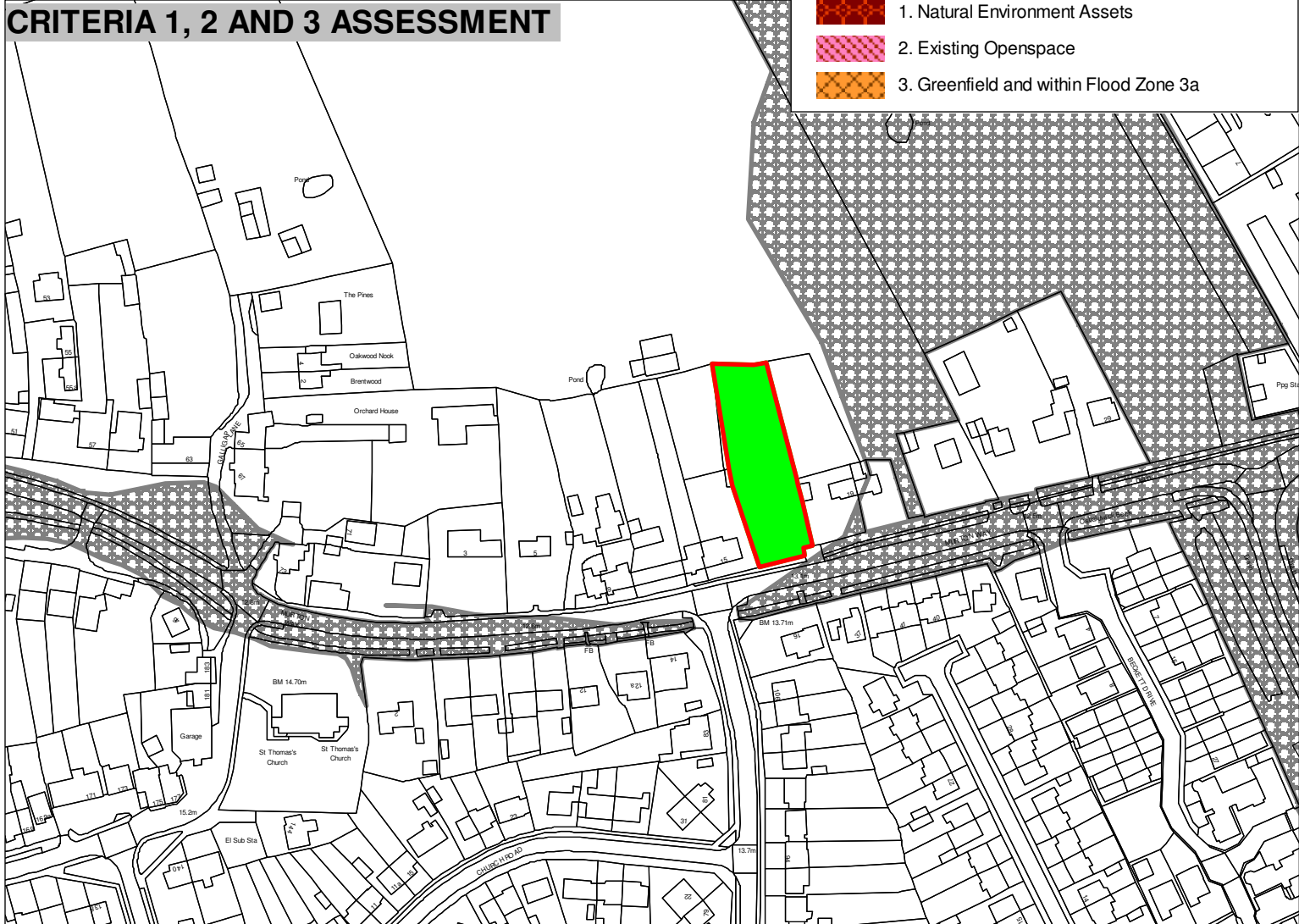


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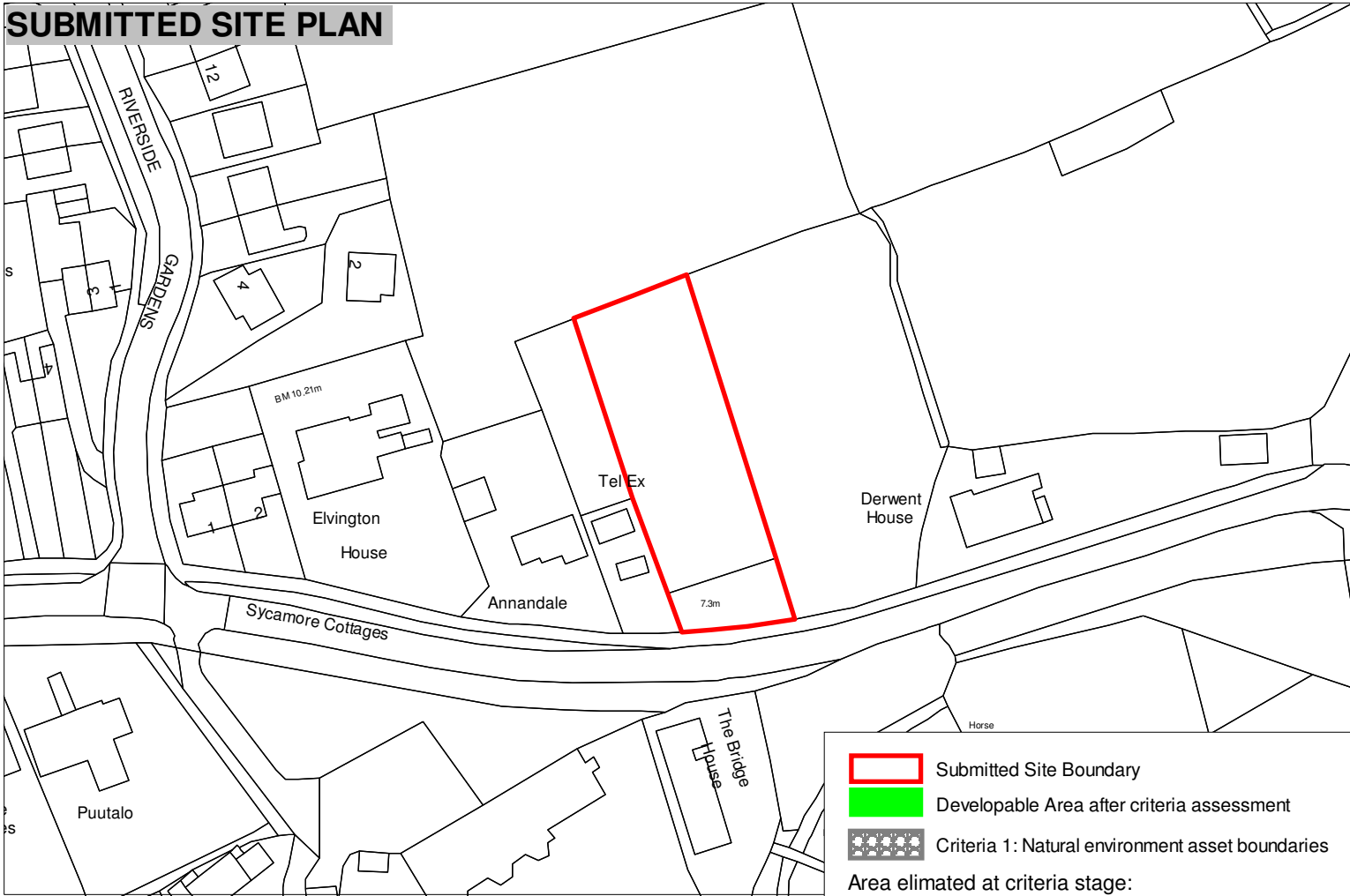


CRITERIA 1, 2 AND 3 ASSESSMENT



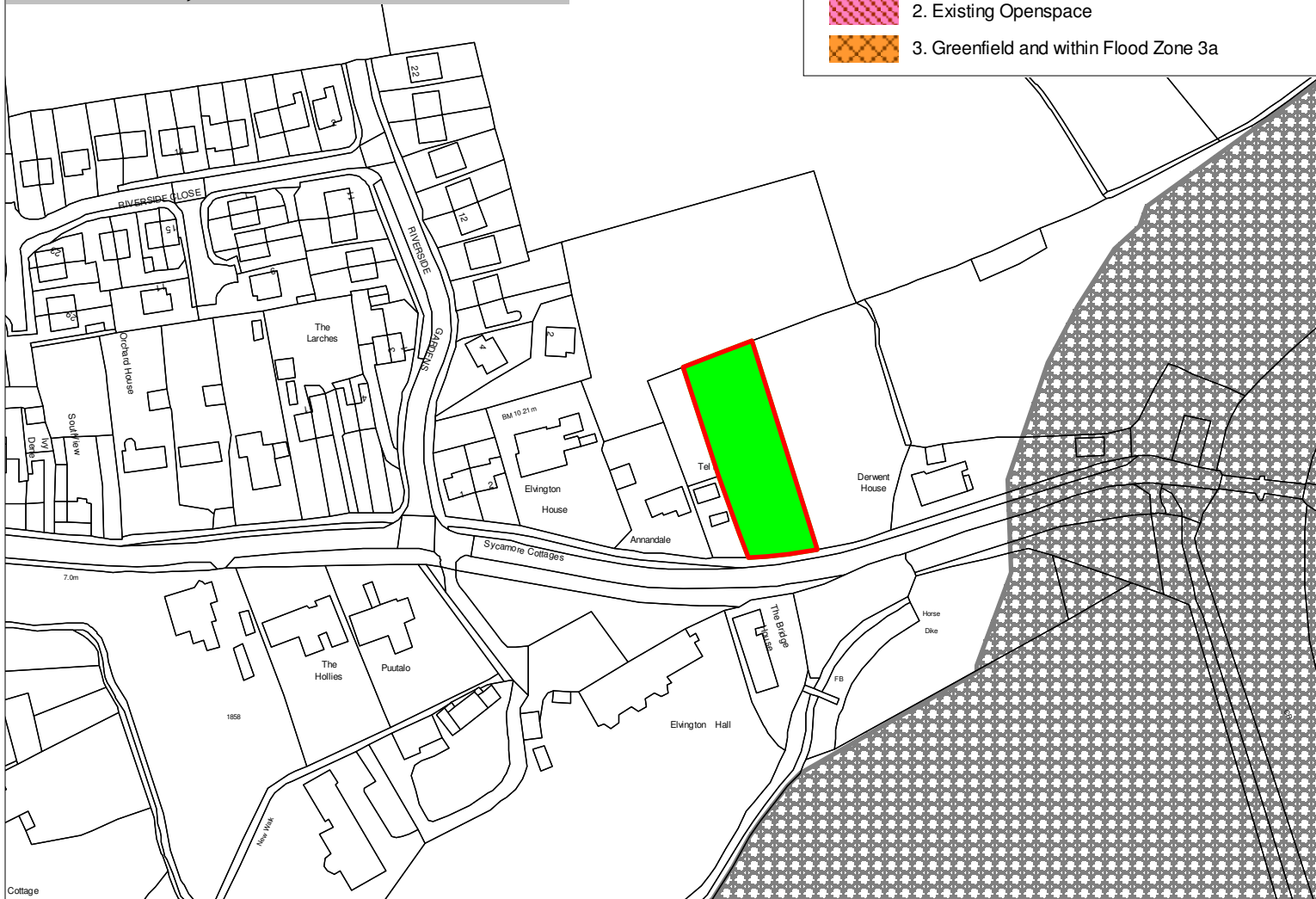
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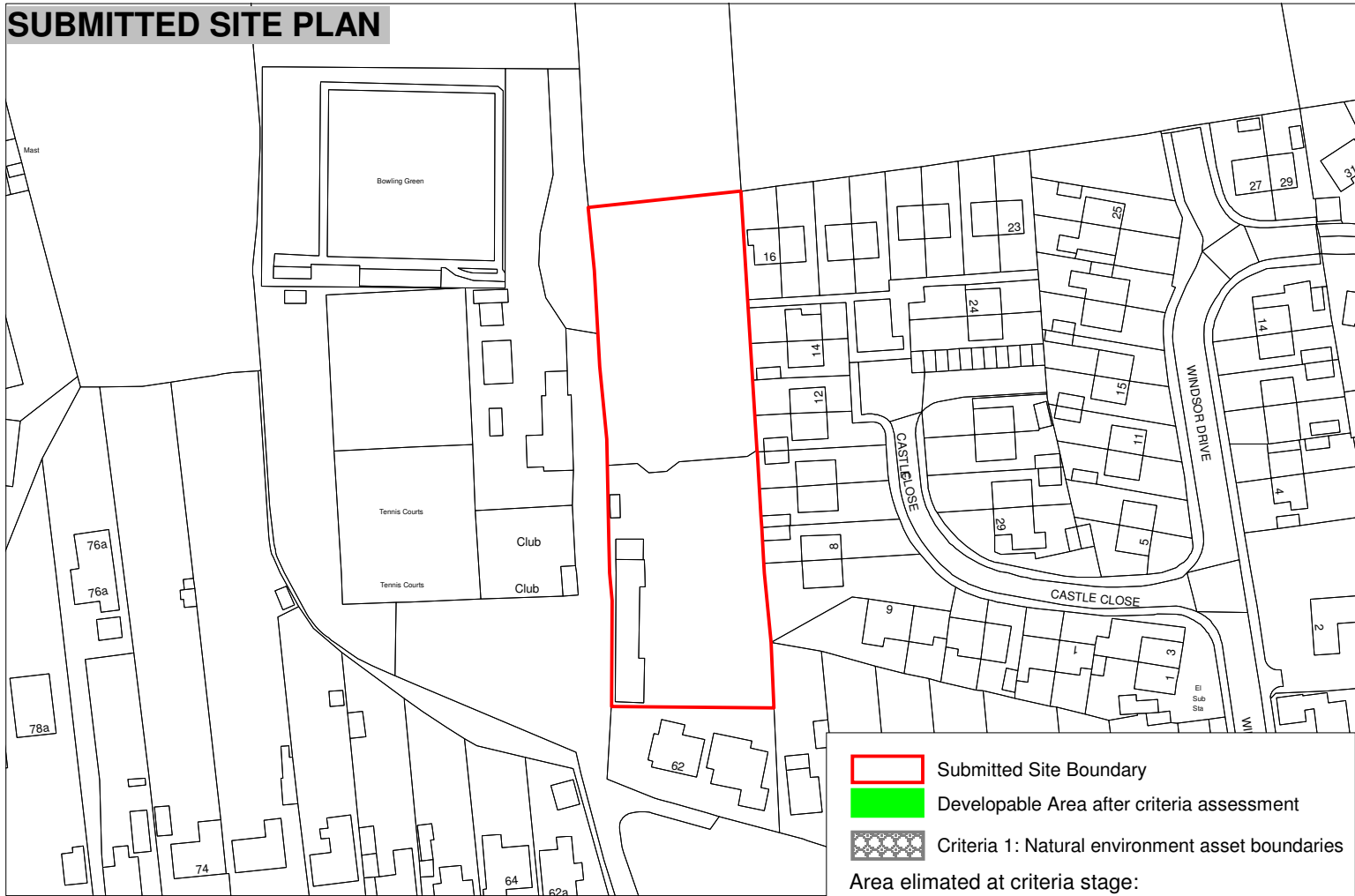


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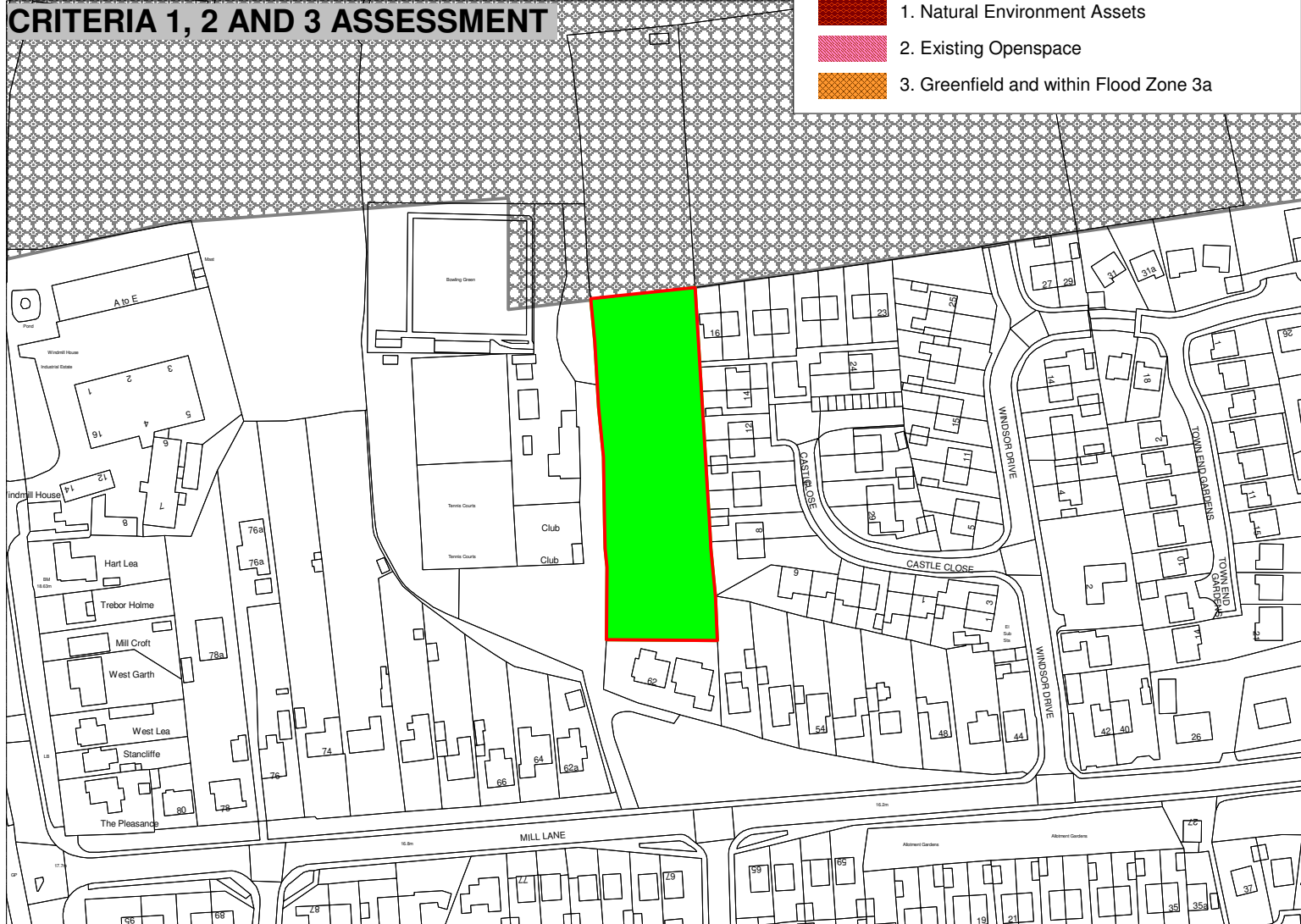


SUBMITTED SITE PLAN

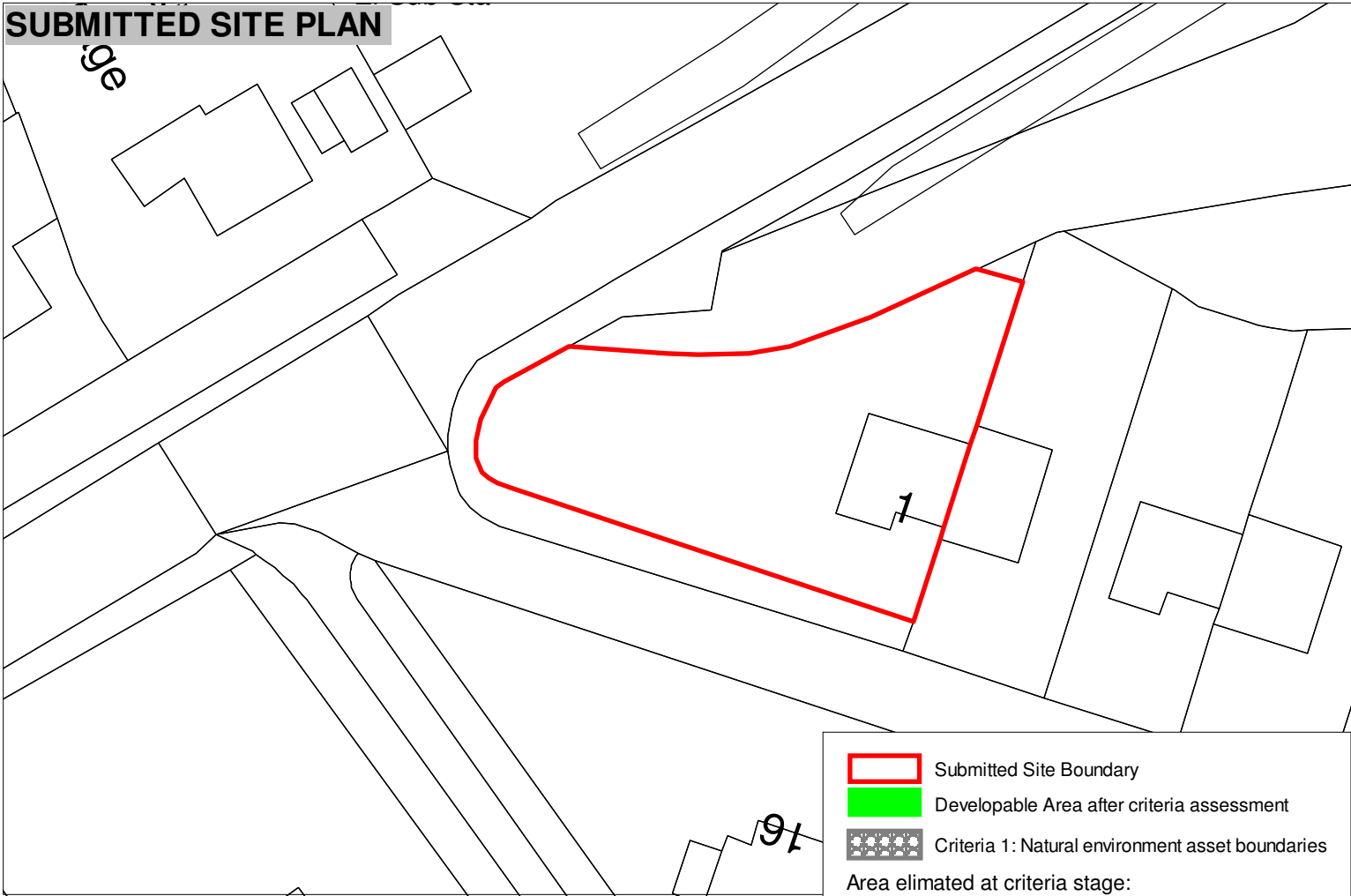


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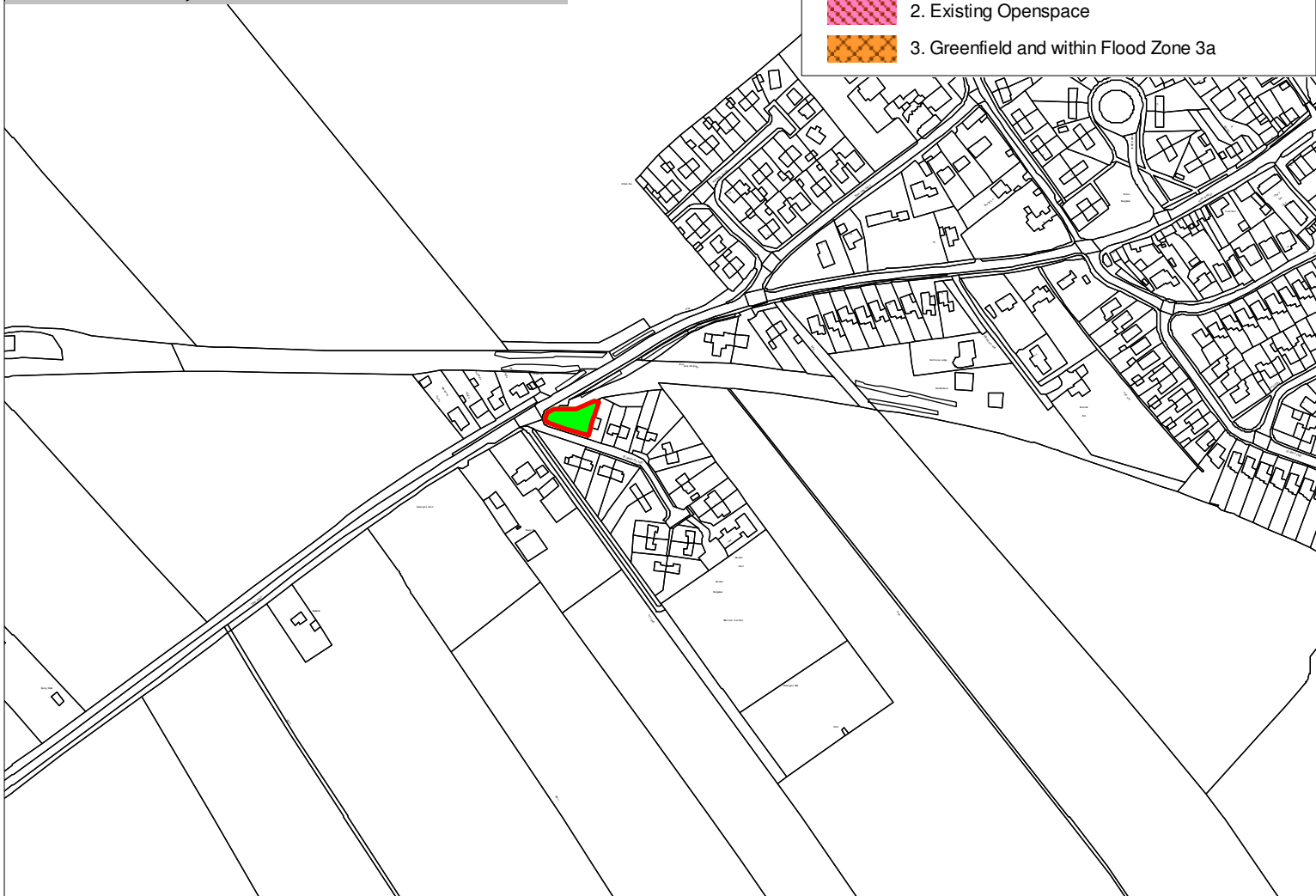
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

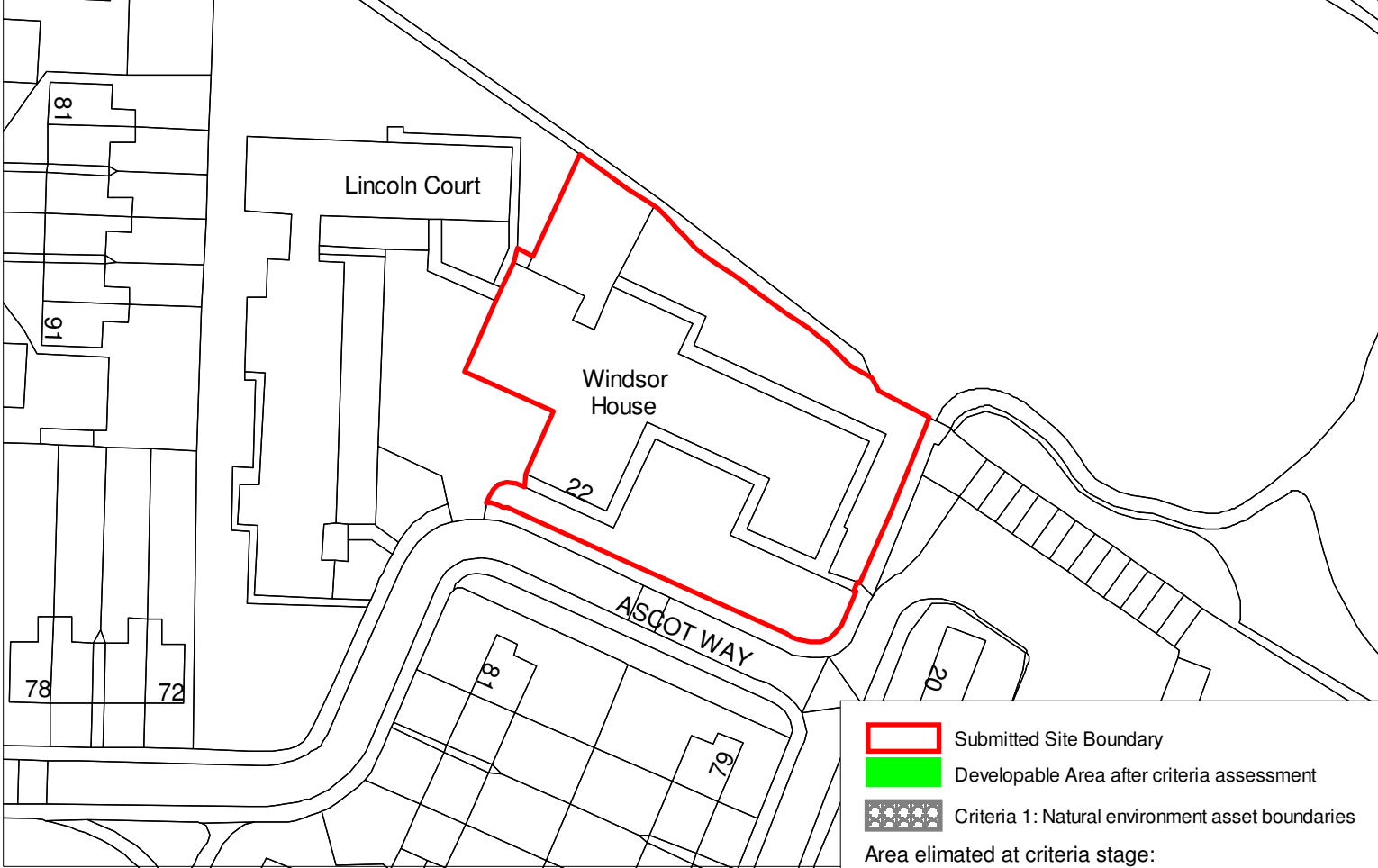








CRITERIA 1, 2 AND 3 ASSESSMENT



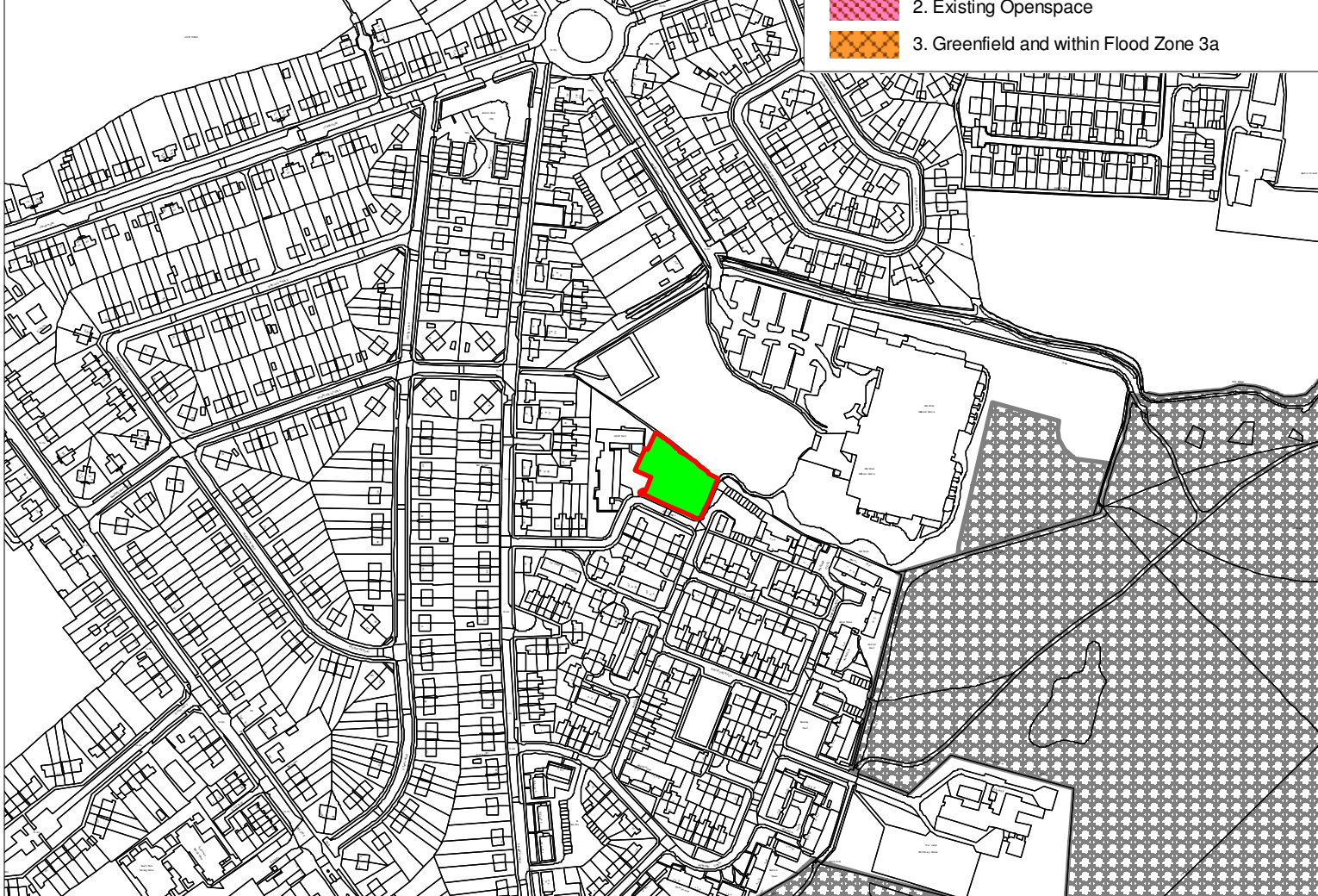
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	3. Greenfield and within Flood Zone 3a

SUBMITTED SITE PLAN

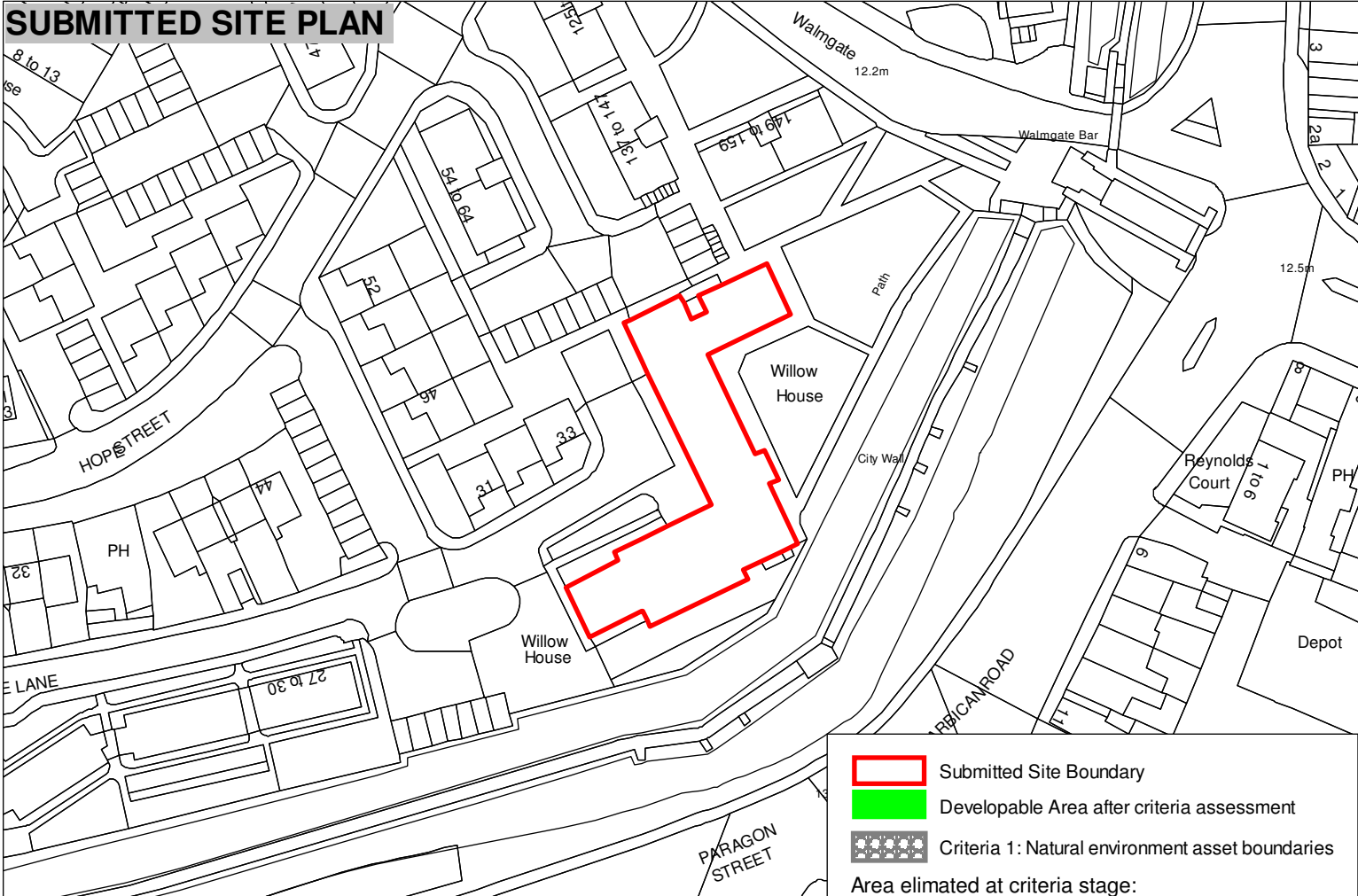


-  Submitted Site Boundary
 -  Developable Area after criteria assessment
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- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

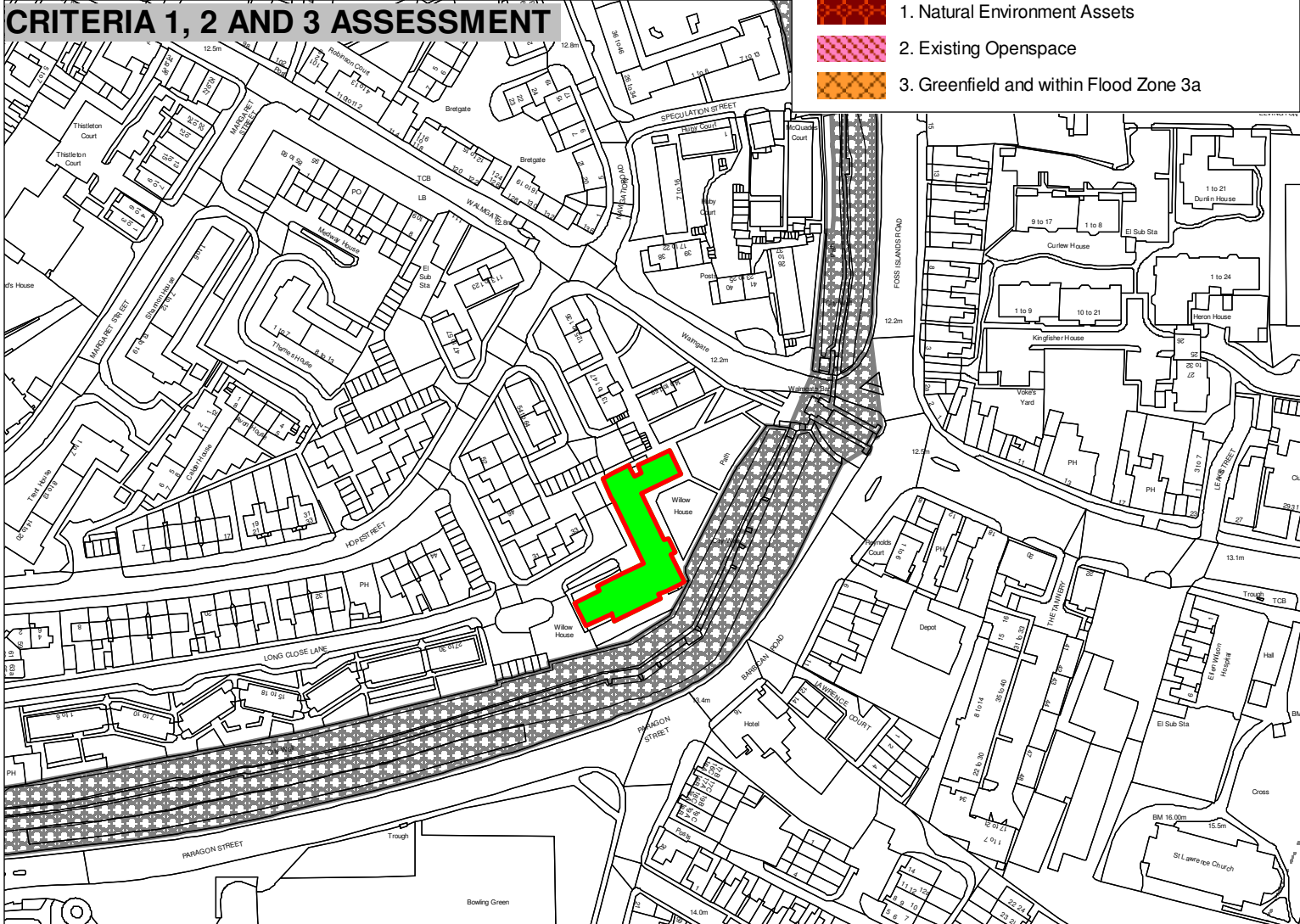


SUBMITTED SITE PLAN

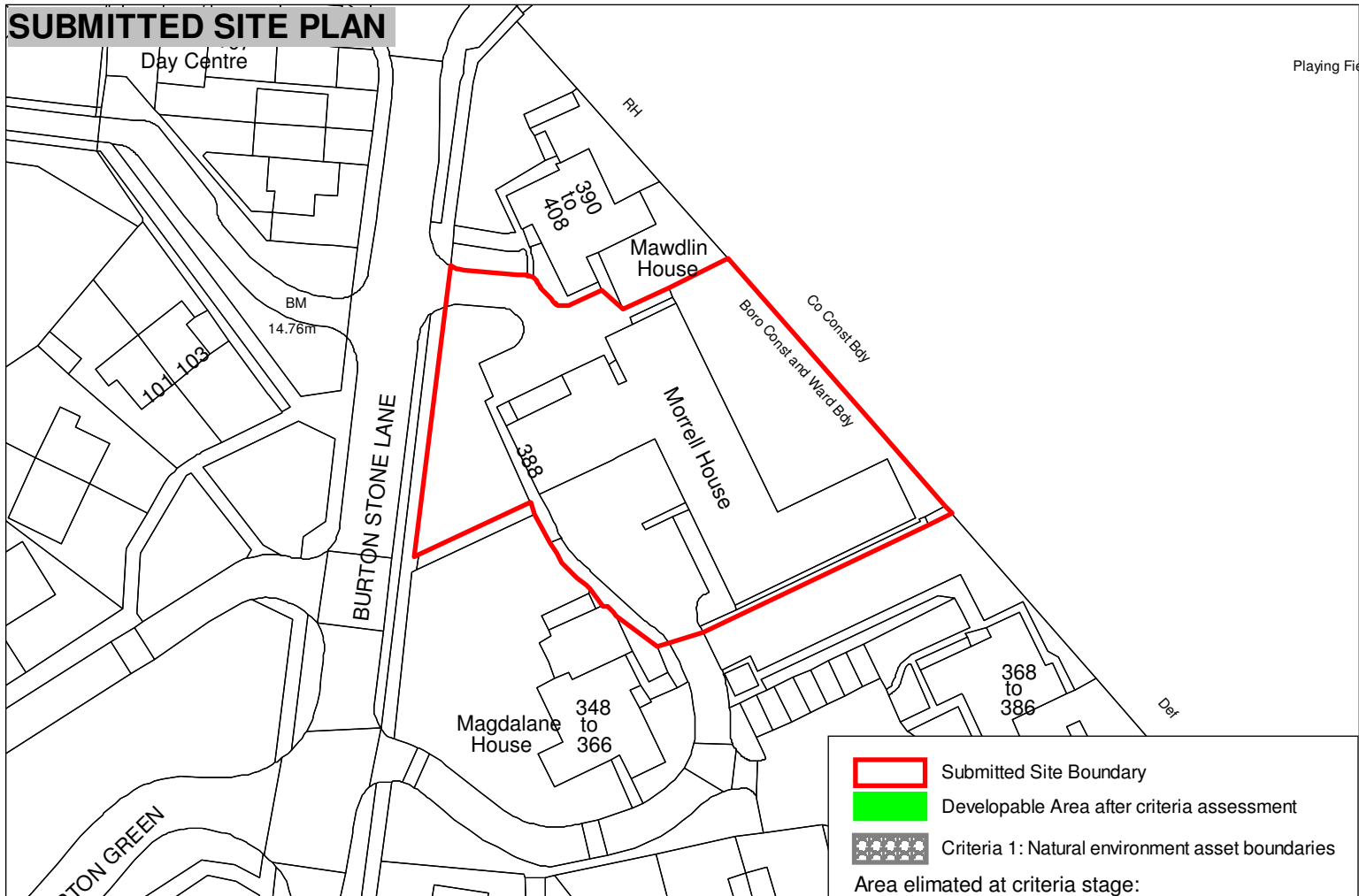


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CRITERIA 1, 2 AND 3 ASSESSMENT

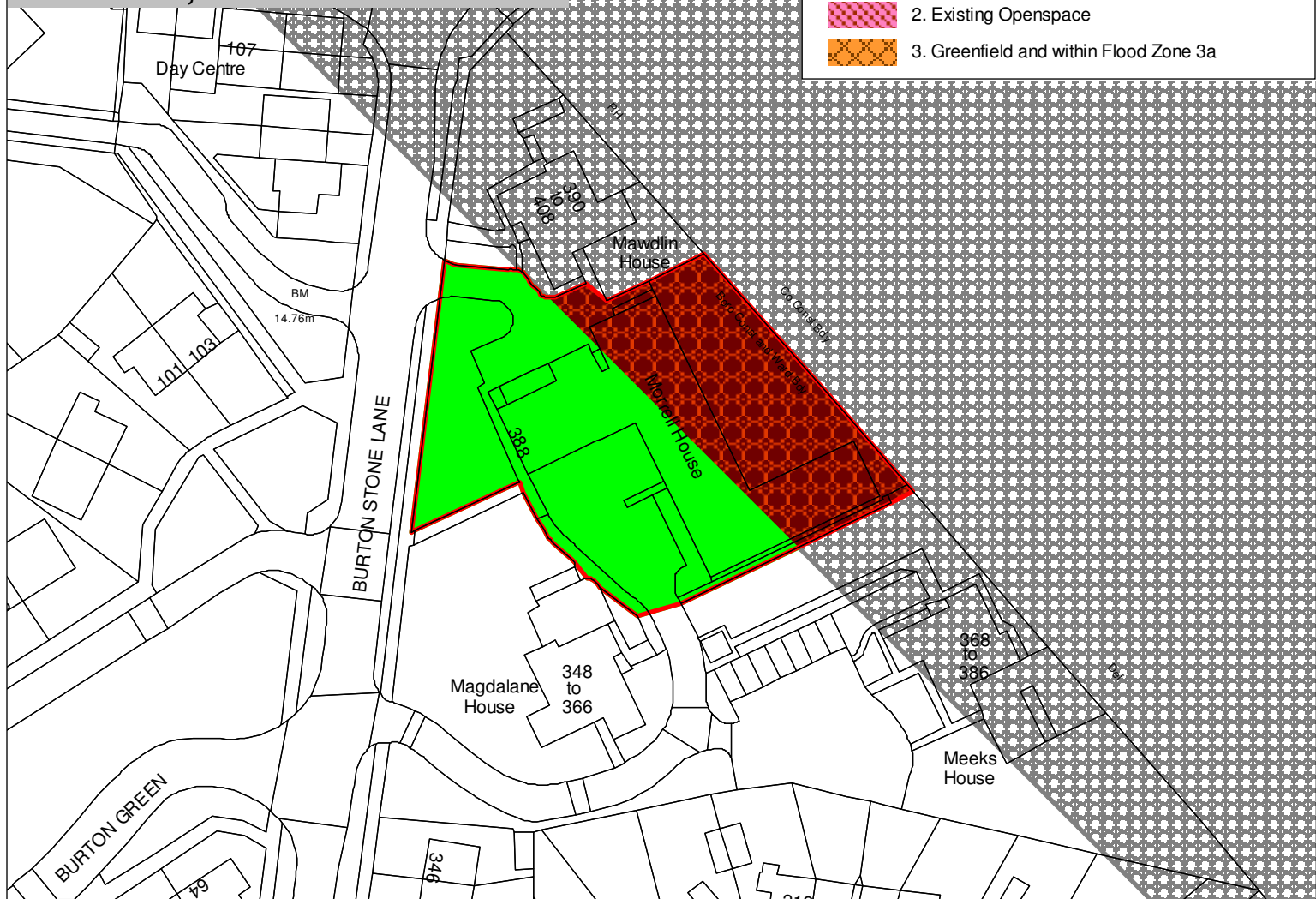


SUBMITTED SITE PLAN

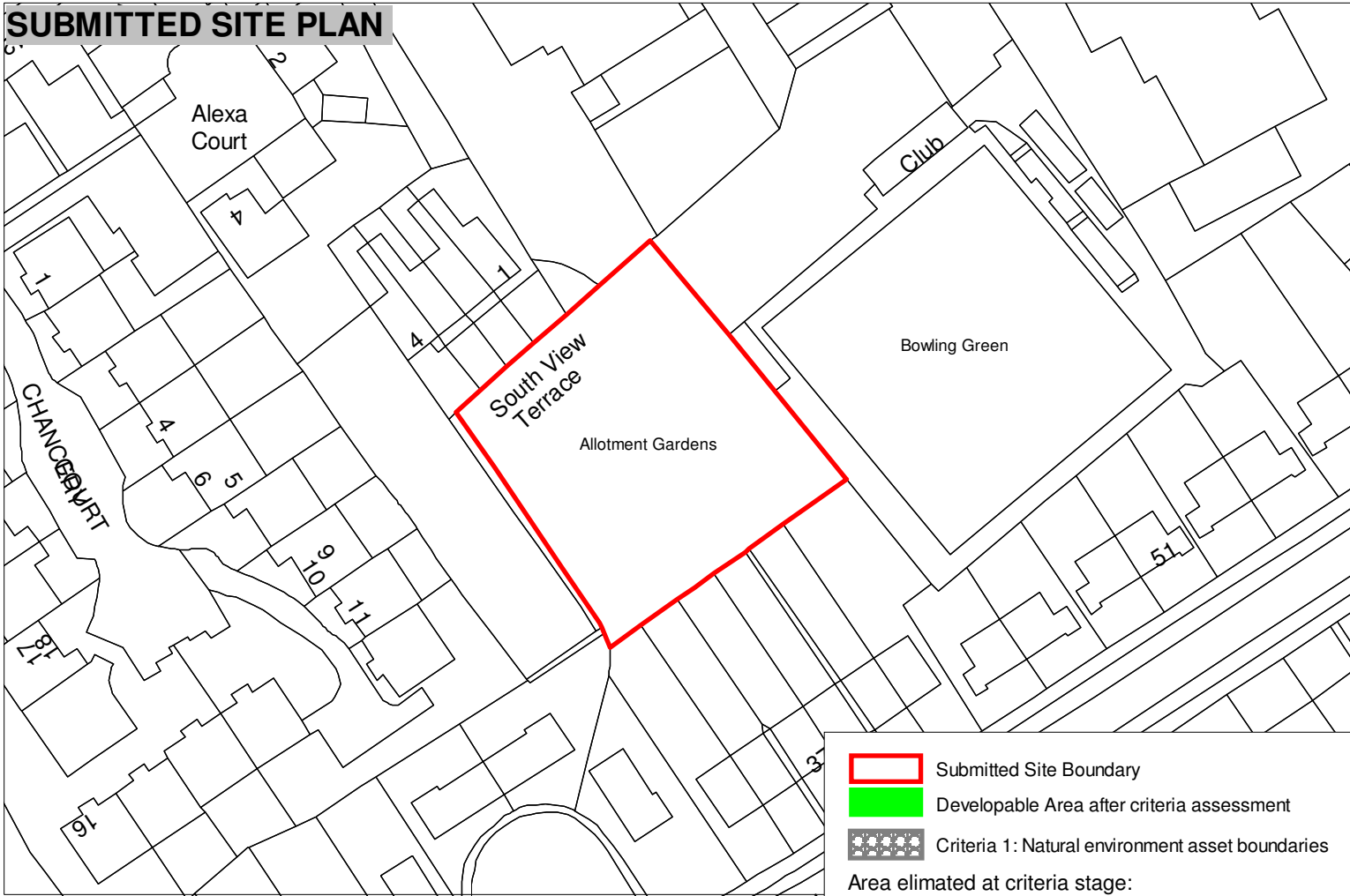








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CRITERIA 1, 2 AND 3 ASSESSMENT

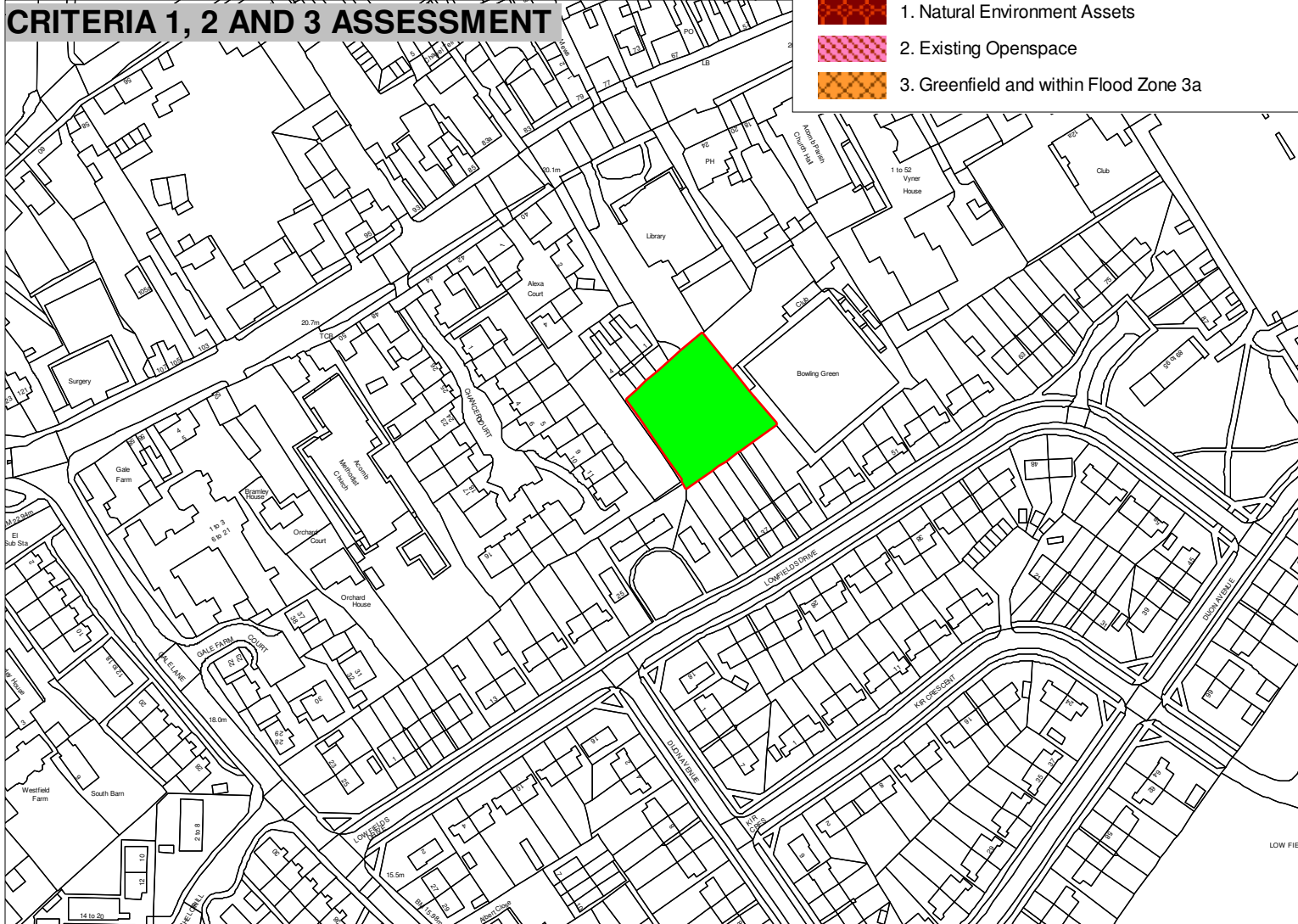


SUBMITTED SITE PLAN

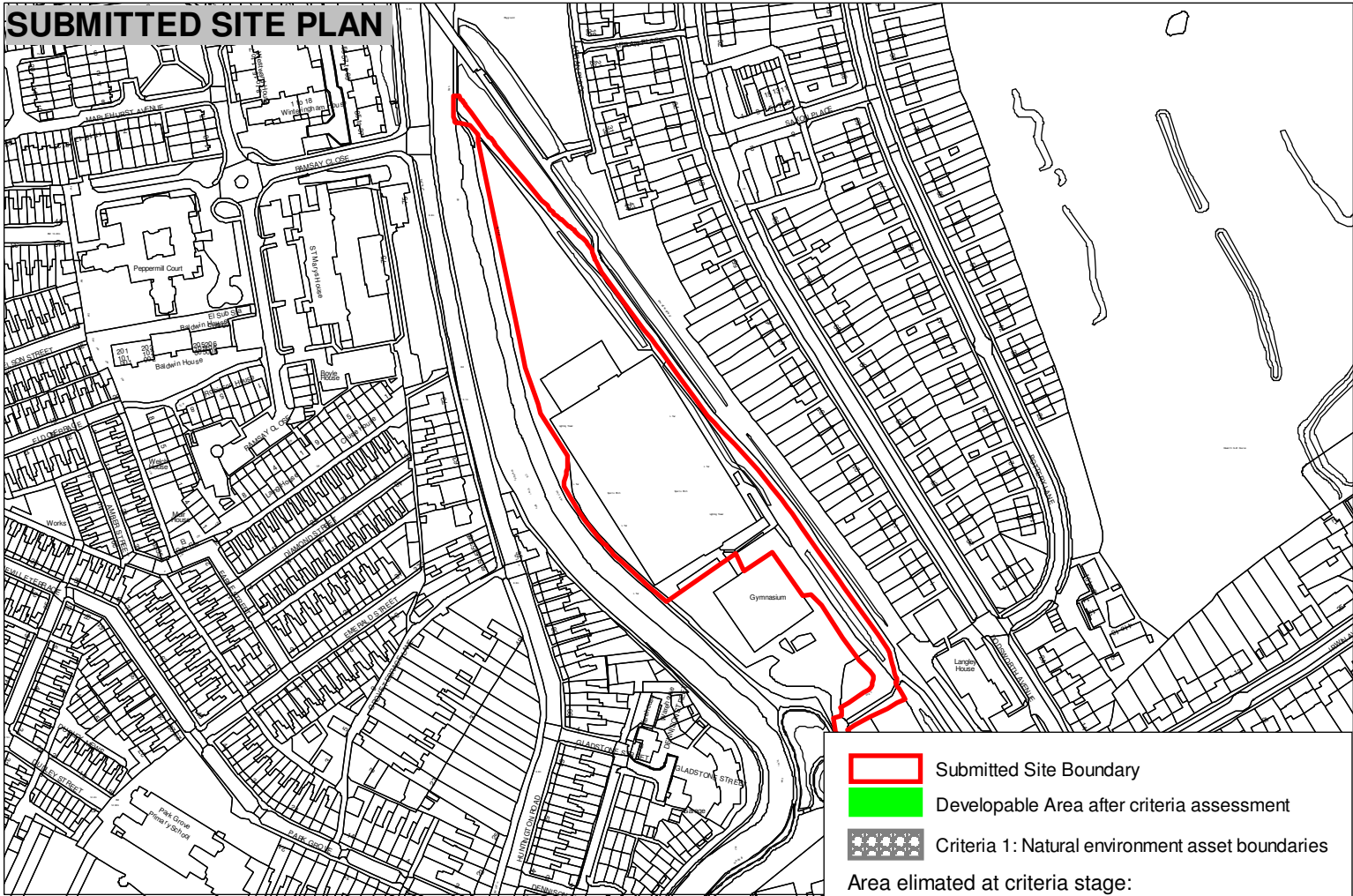


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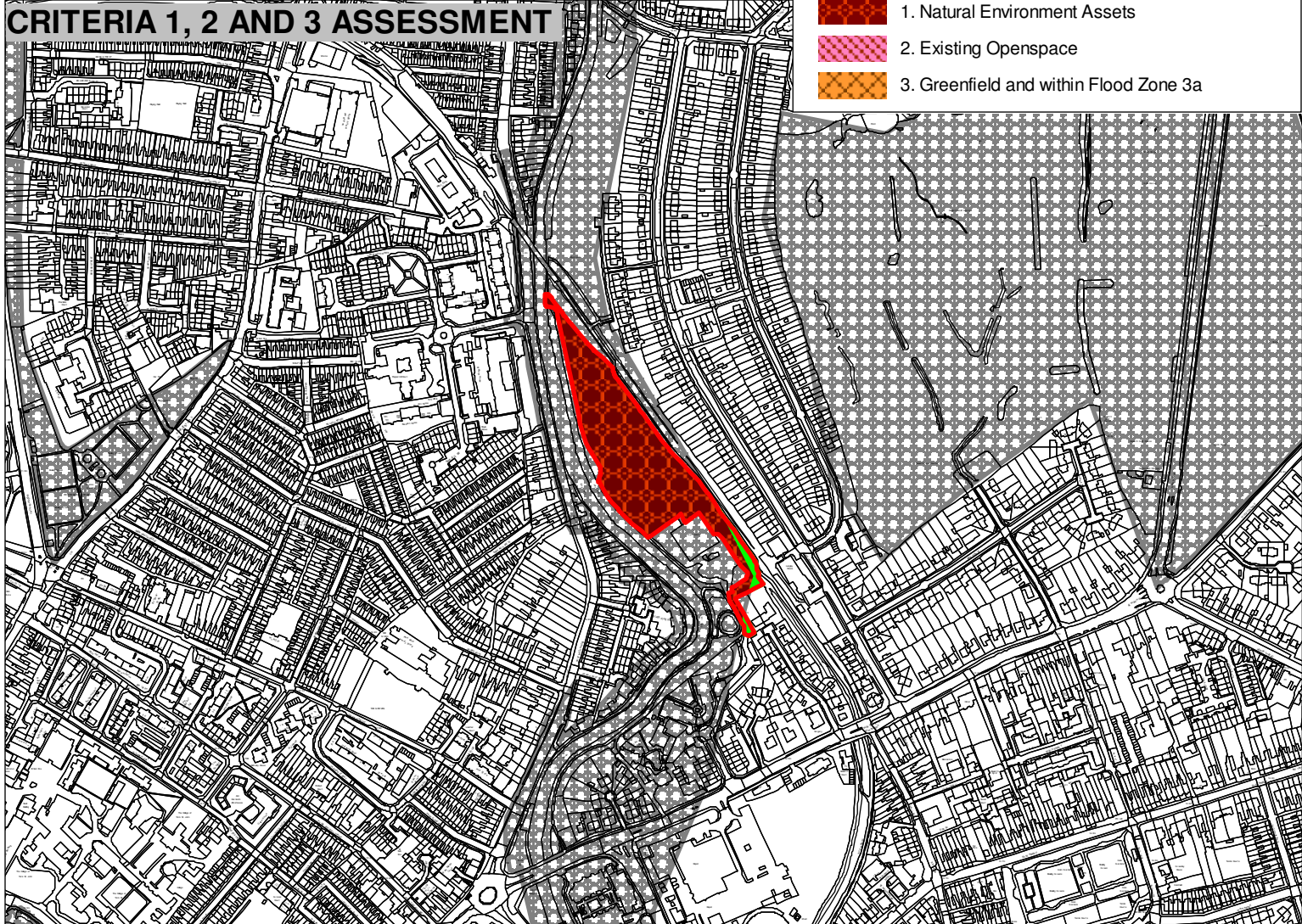
CRITERIA 1, 2 AND 3 ASSESSMENT



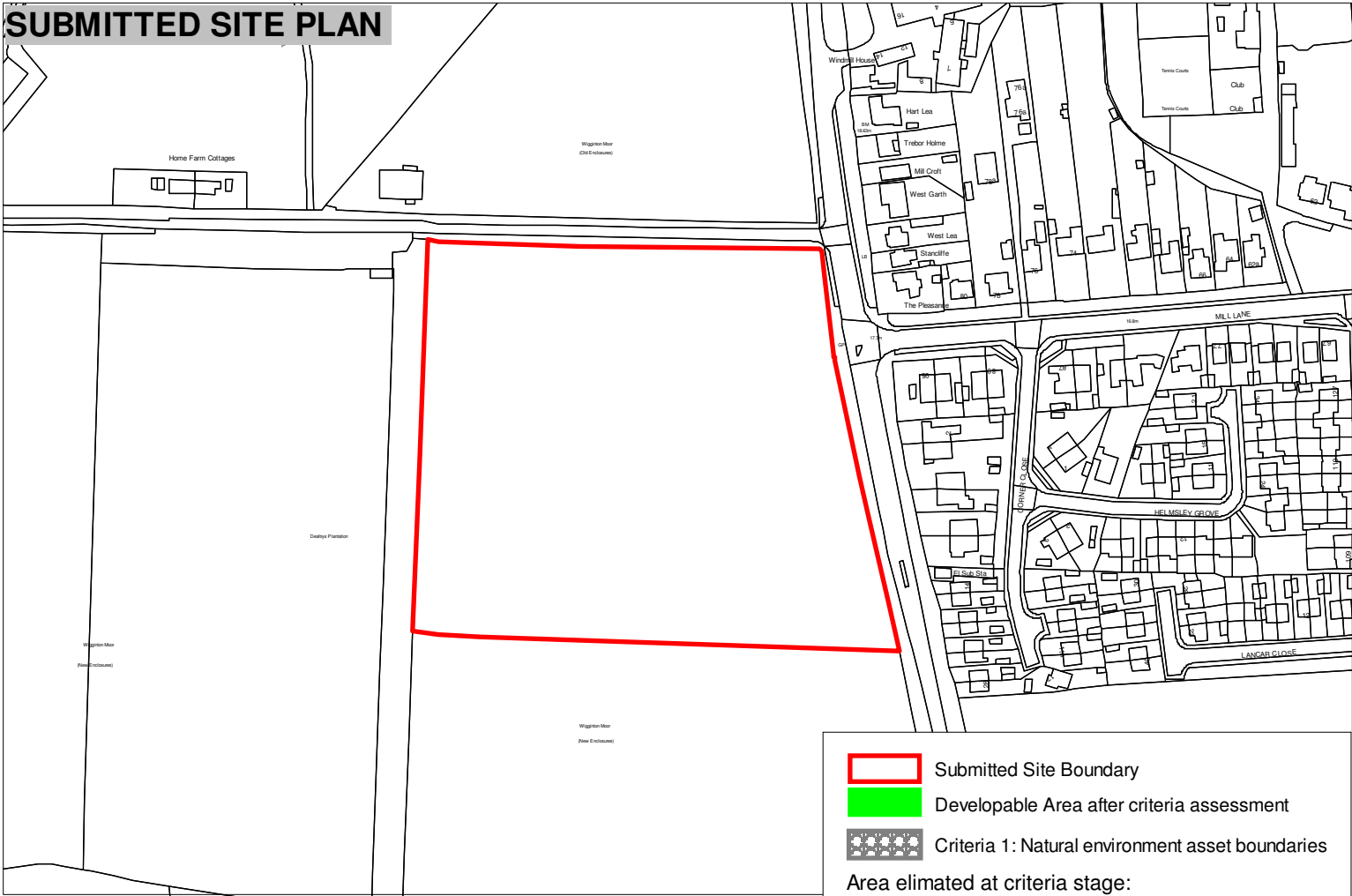
SUBMITTED SITE PLAN



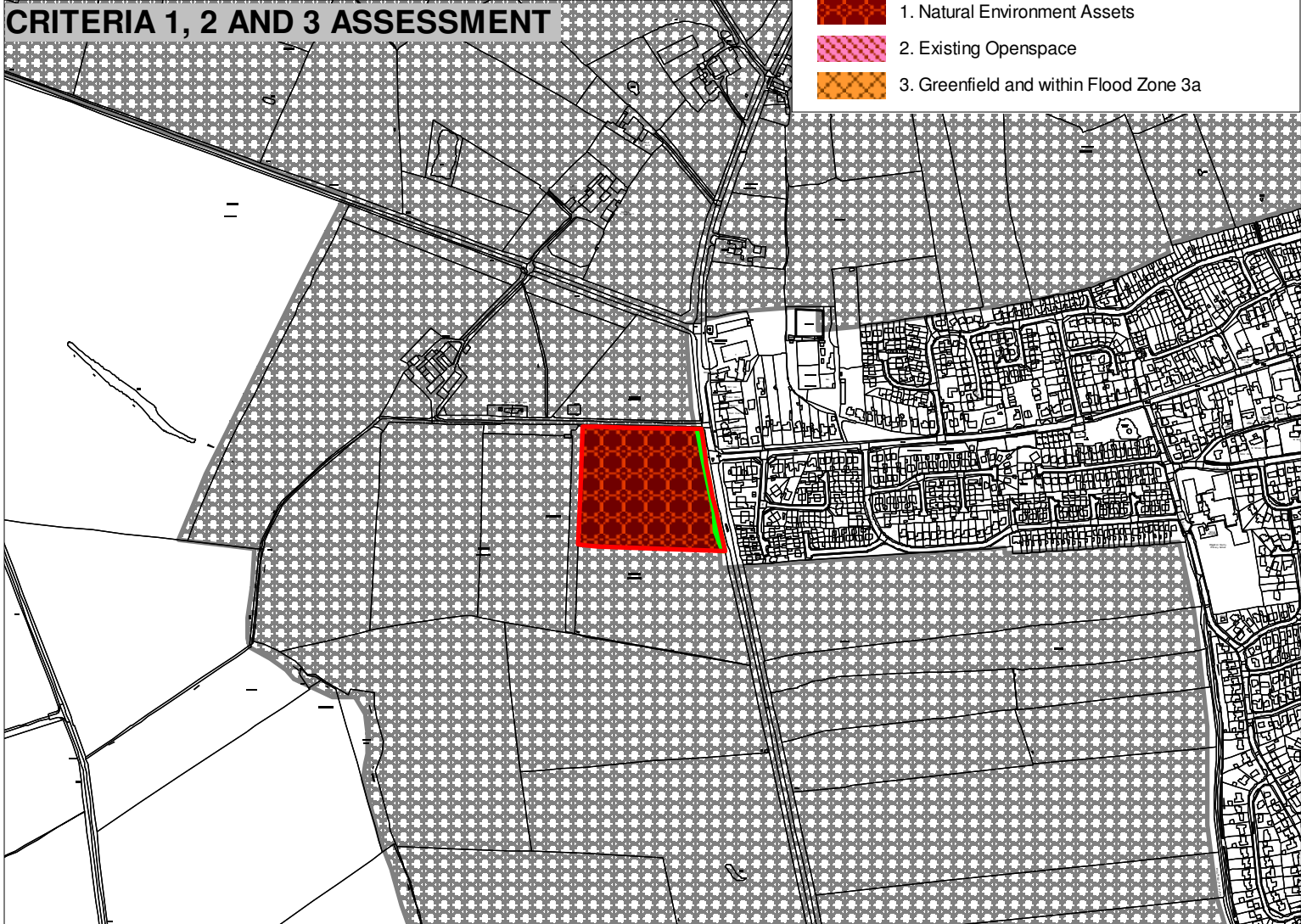
CRITERIA 1, 2 AND 3 ASSESSMENT



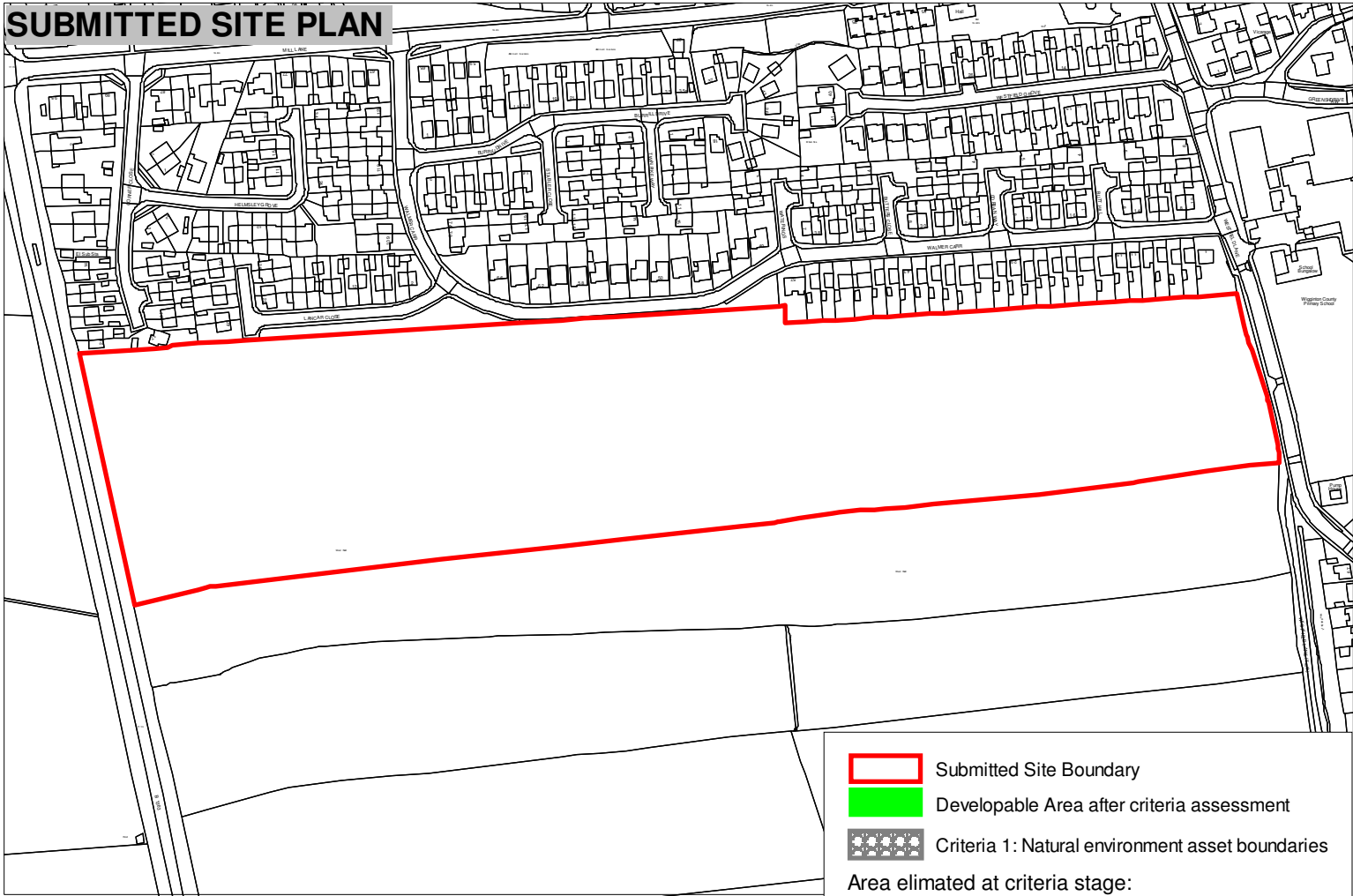
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

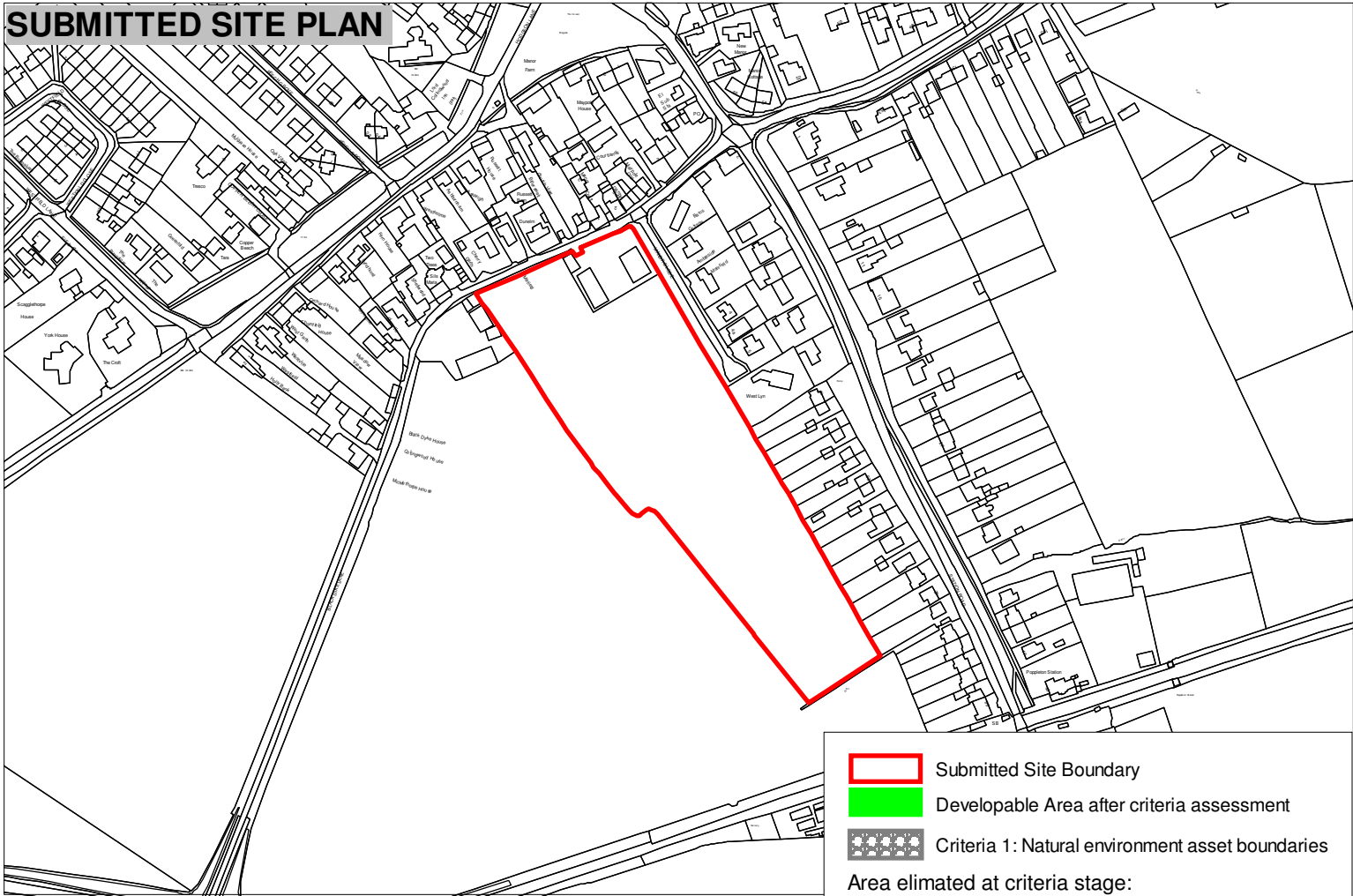


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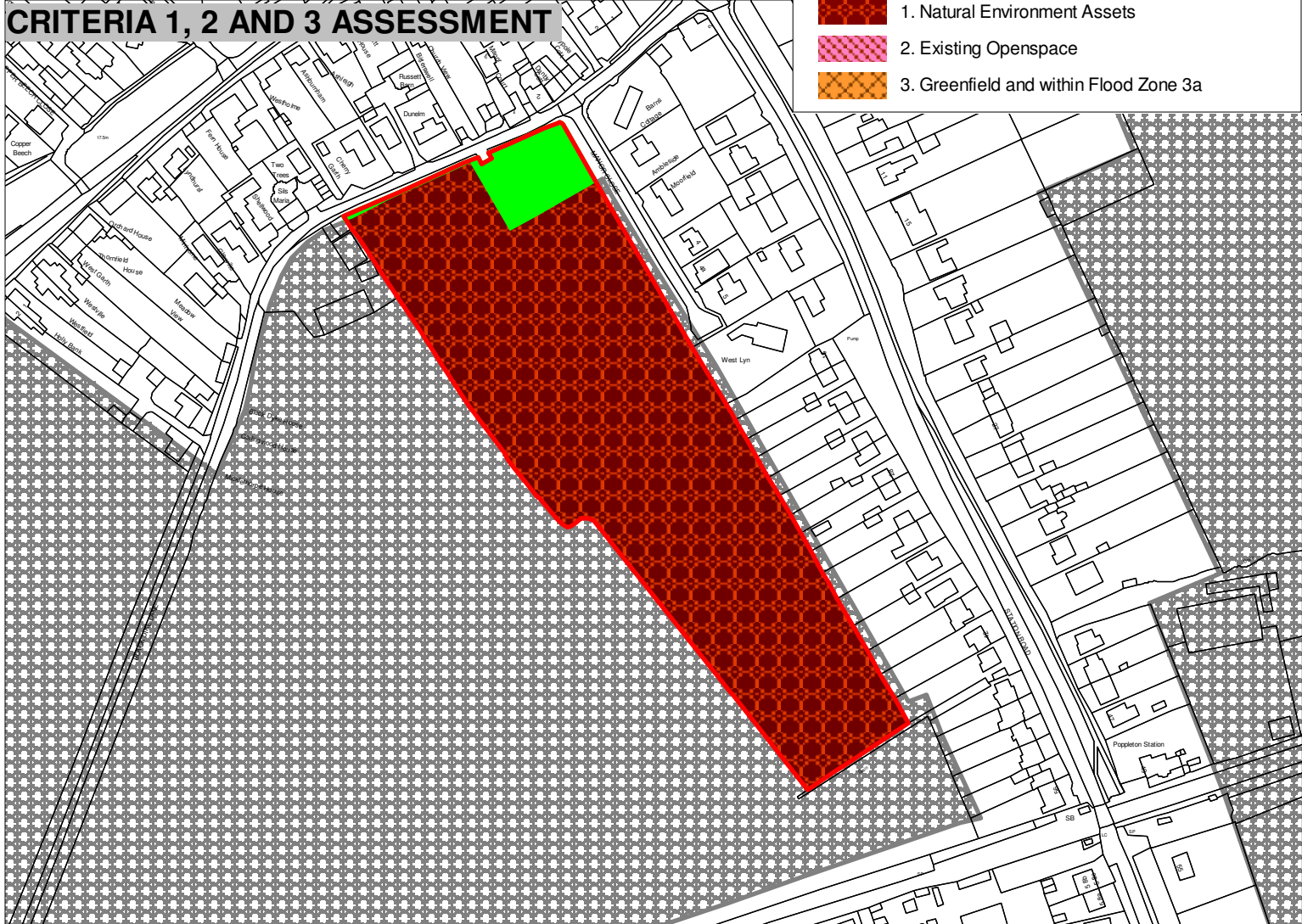
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

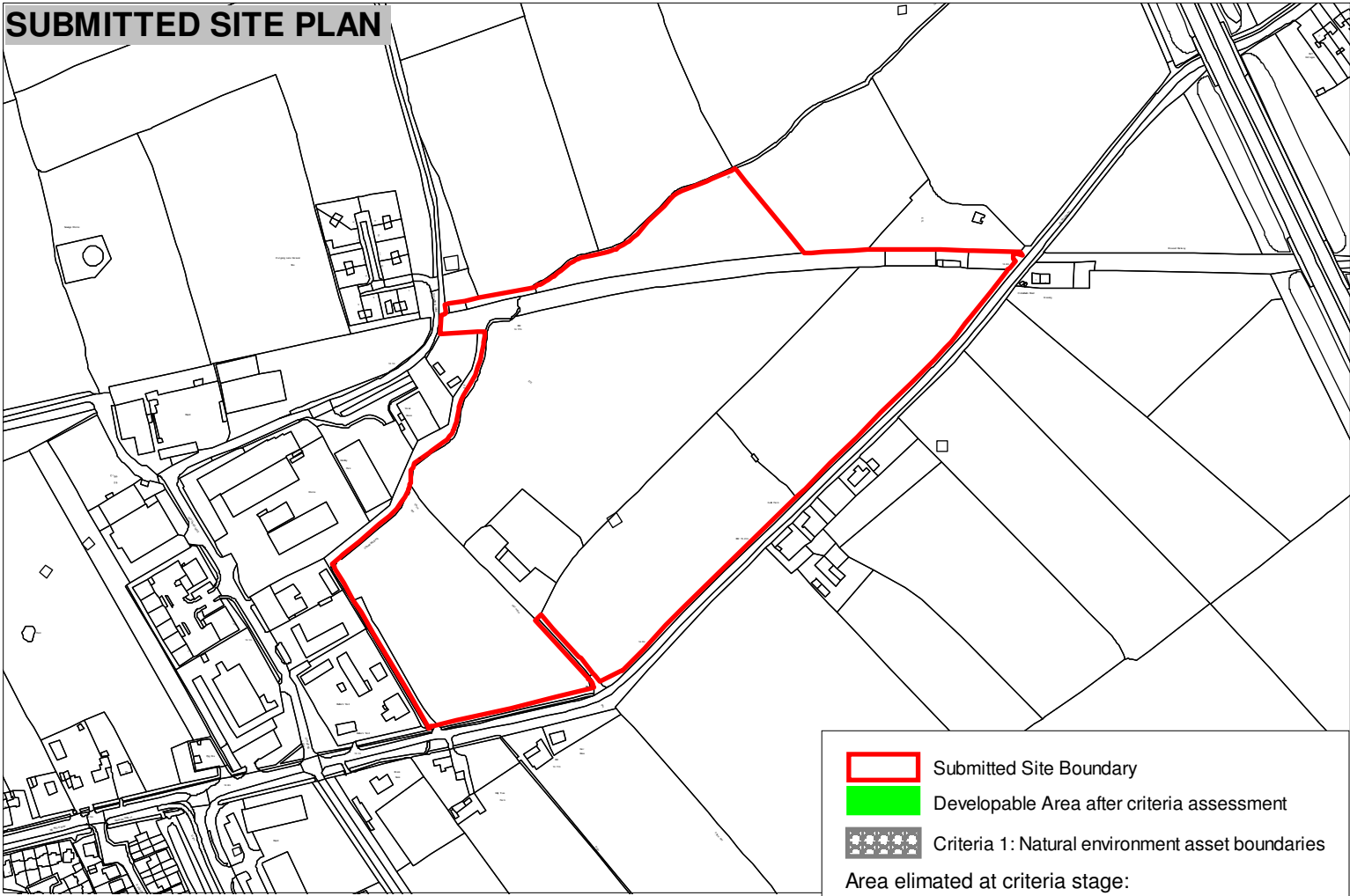








CRITERIA 1, 2 AND 3 ASSESSMENT



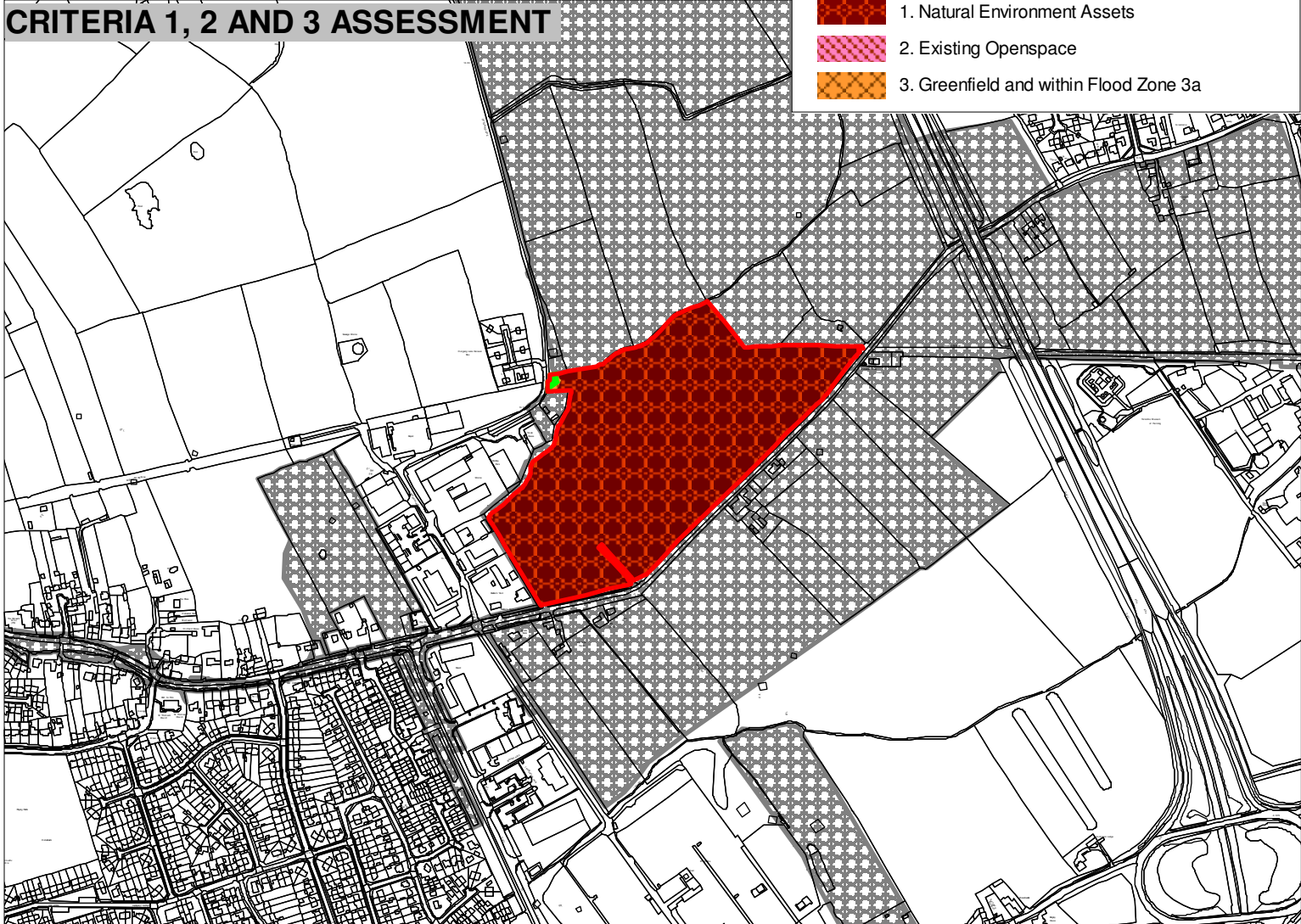
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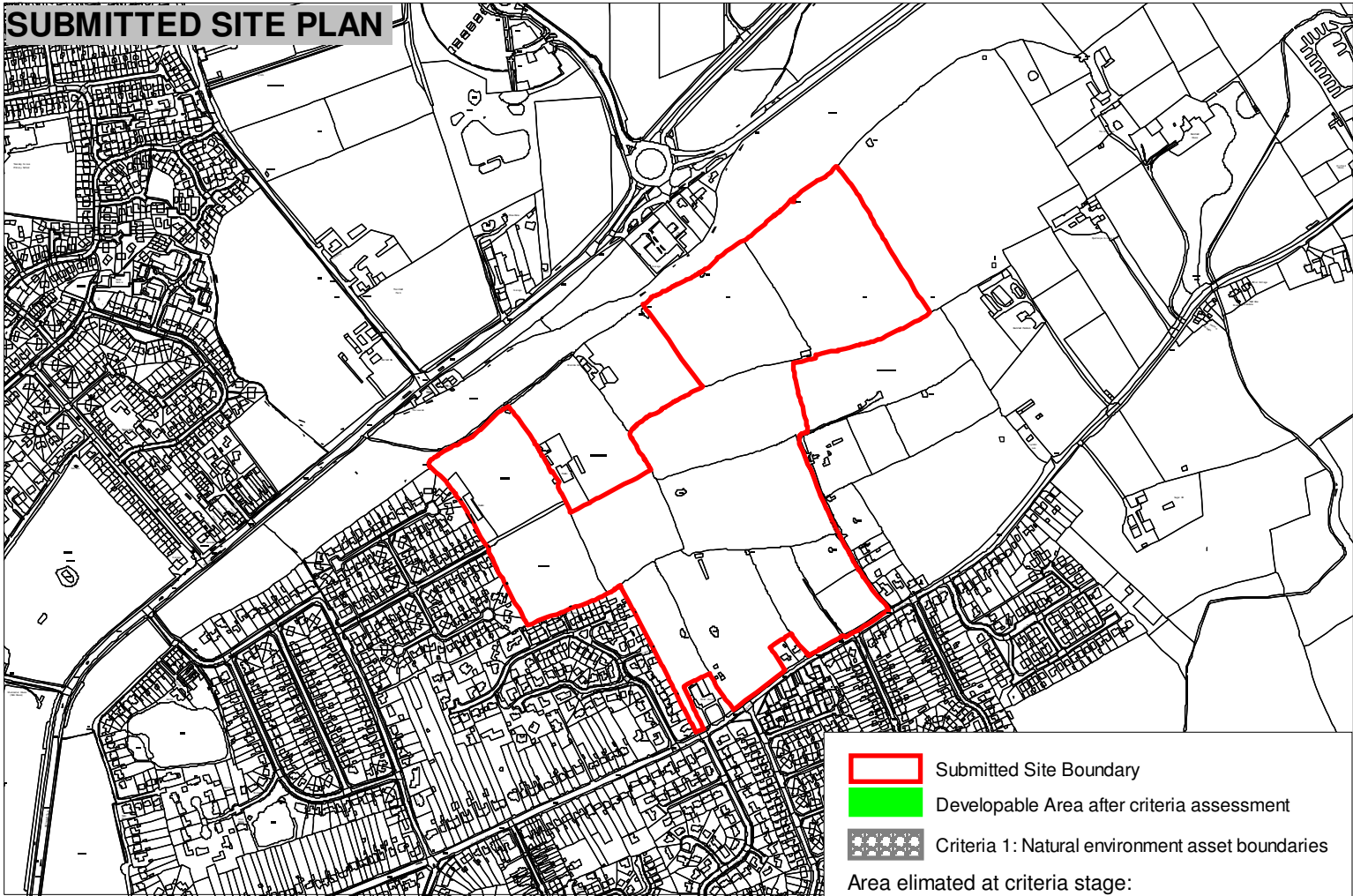








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CRITERIA 1, 2 AND 3 ASSESSMENT

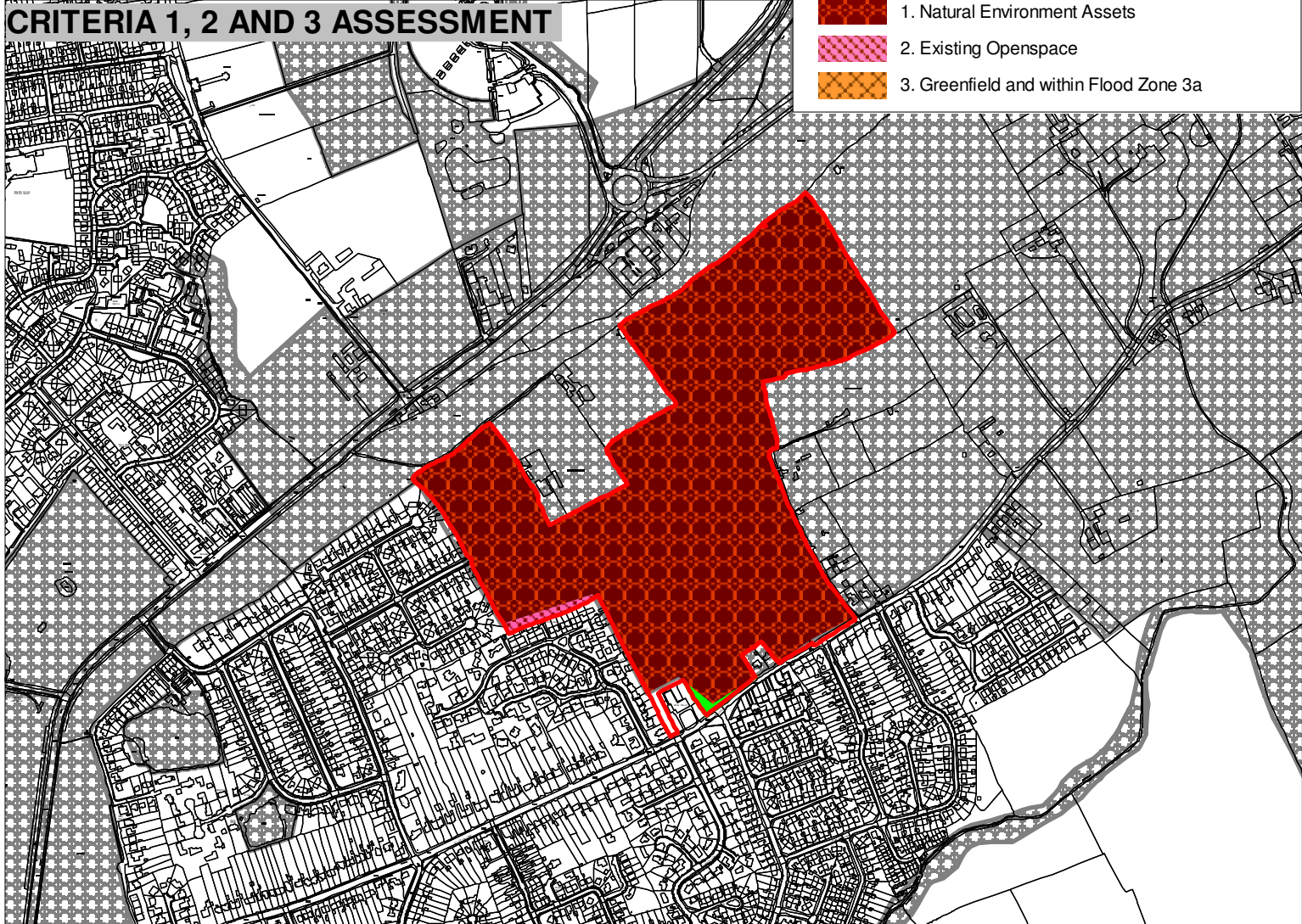


SUBMITTED SITE PLAN

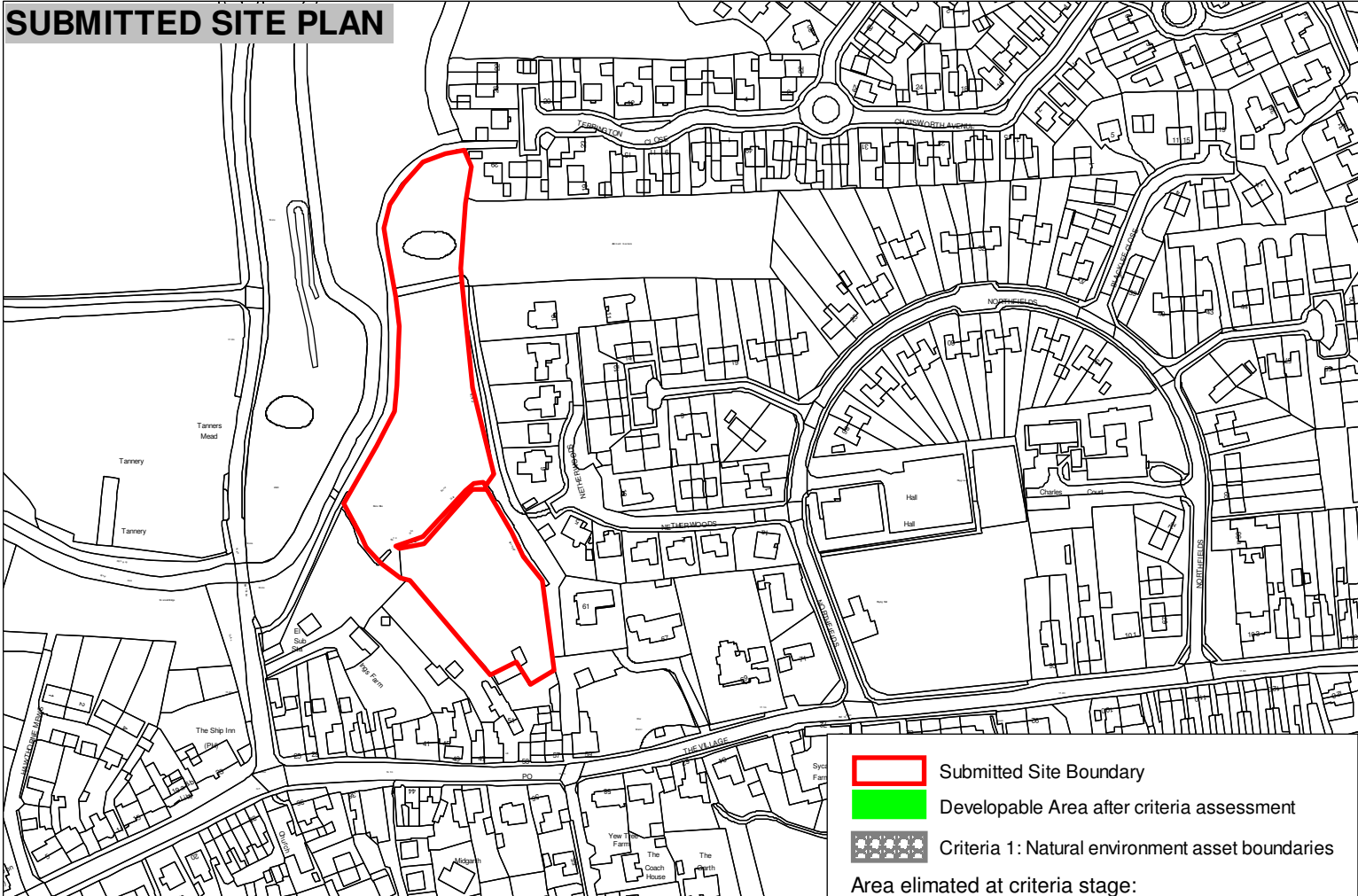








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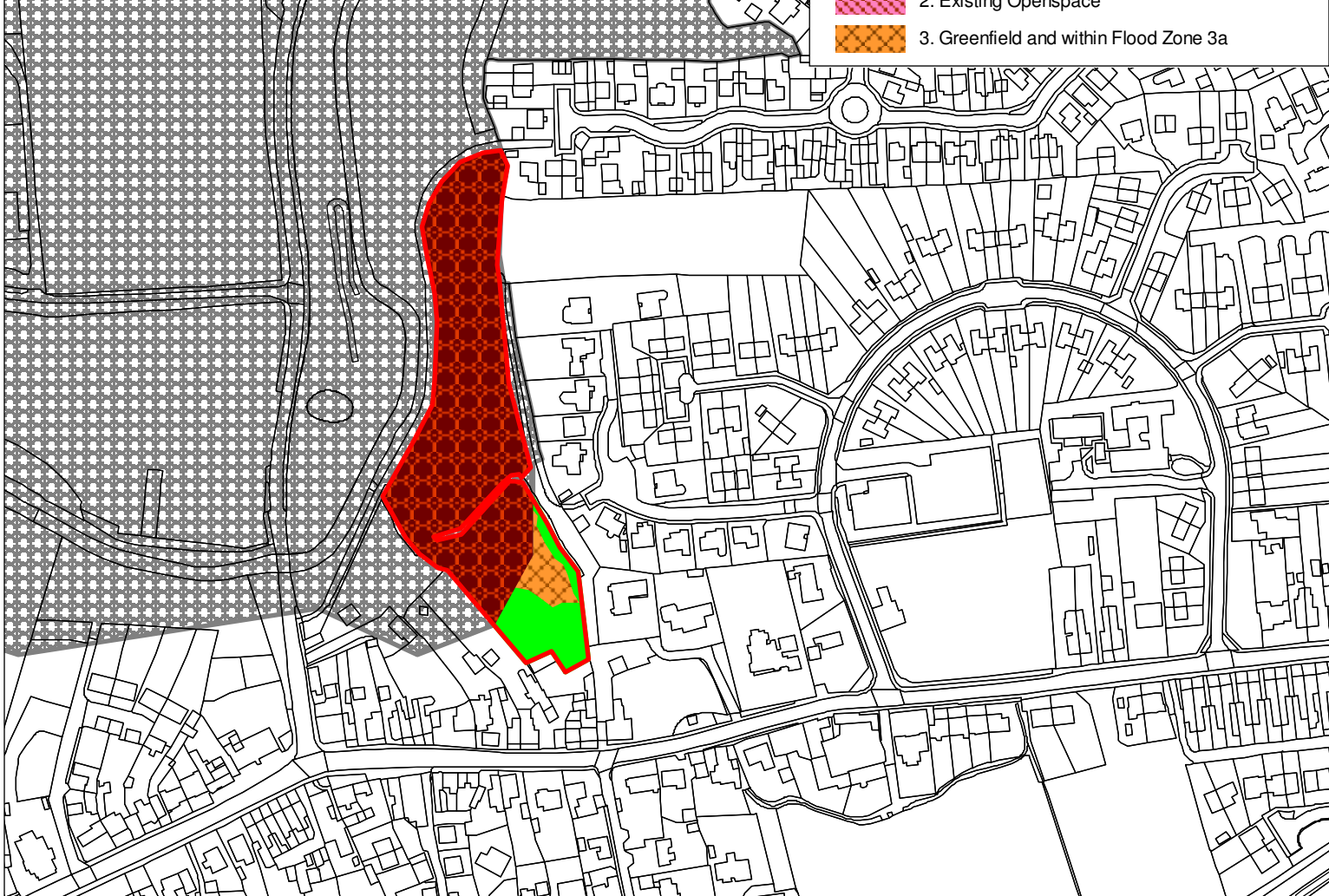


SUBMITTED SITE PLAN

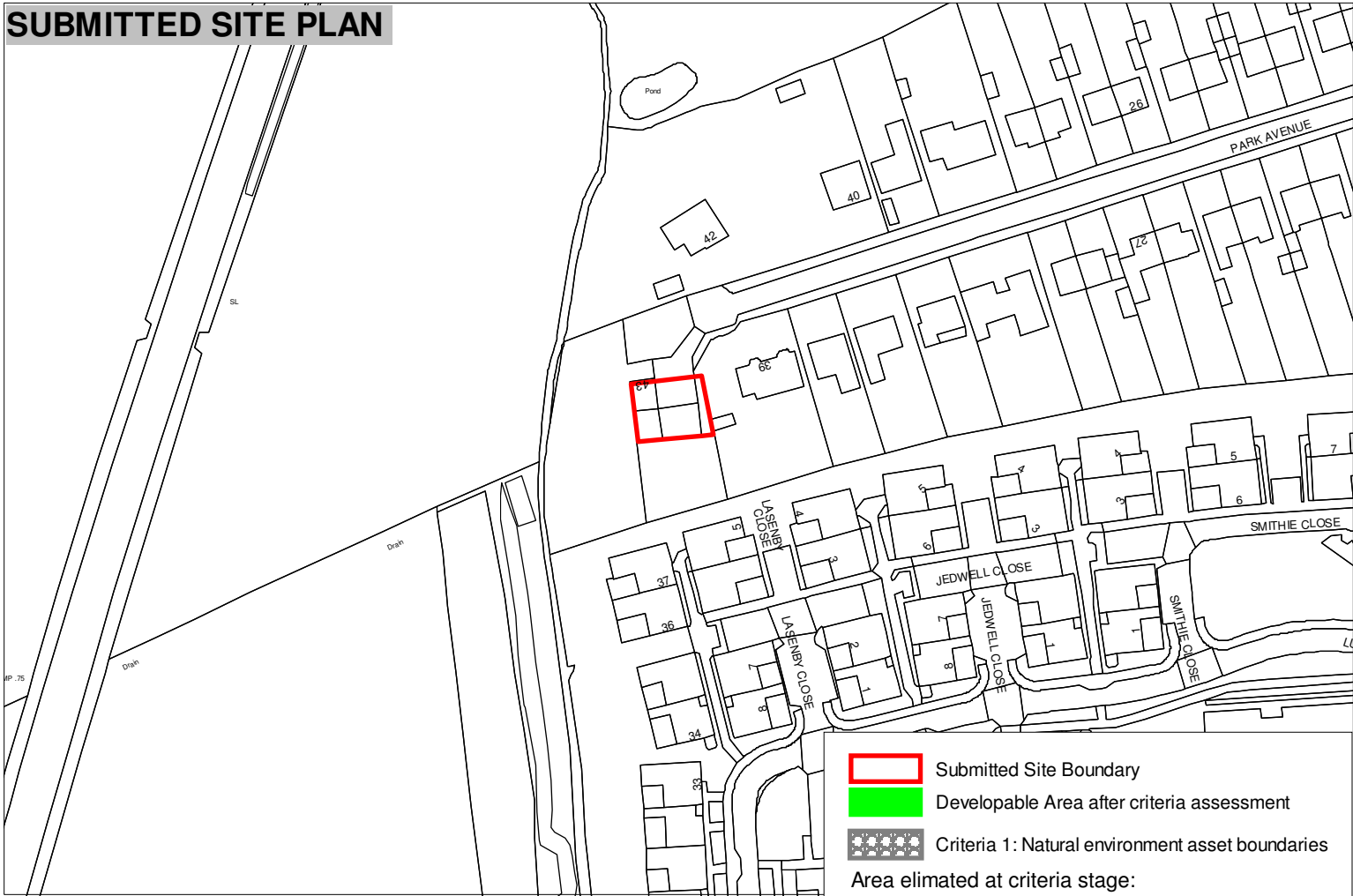








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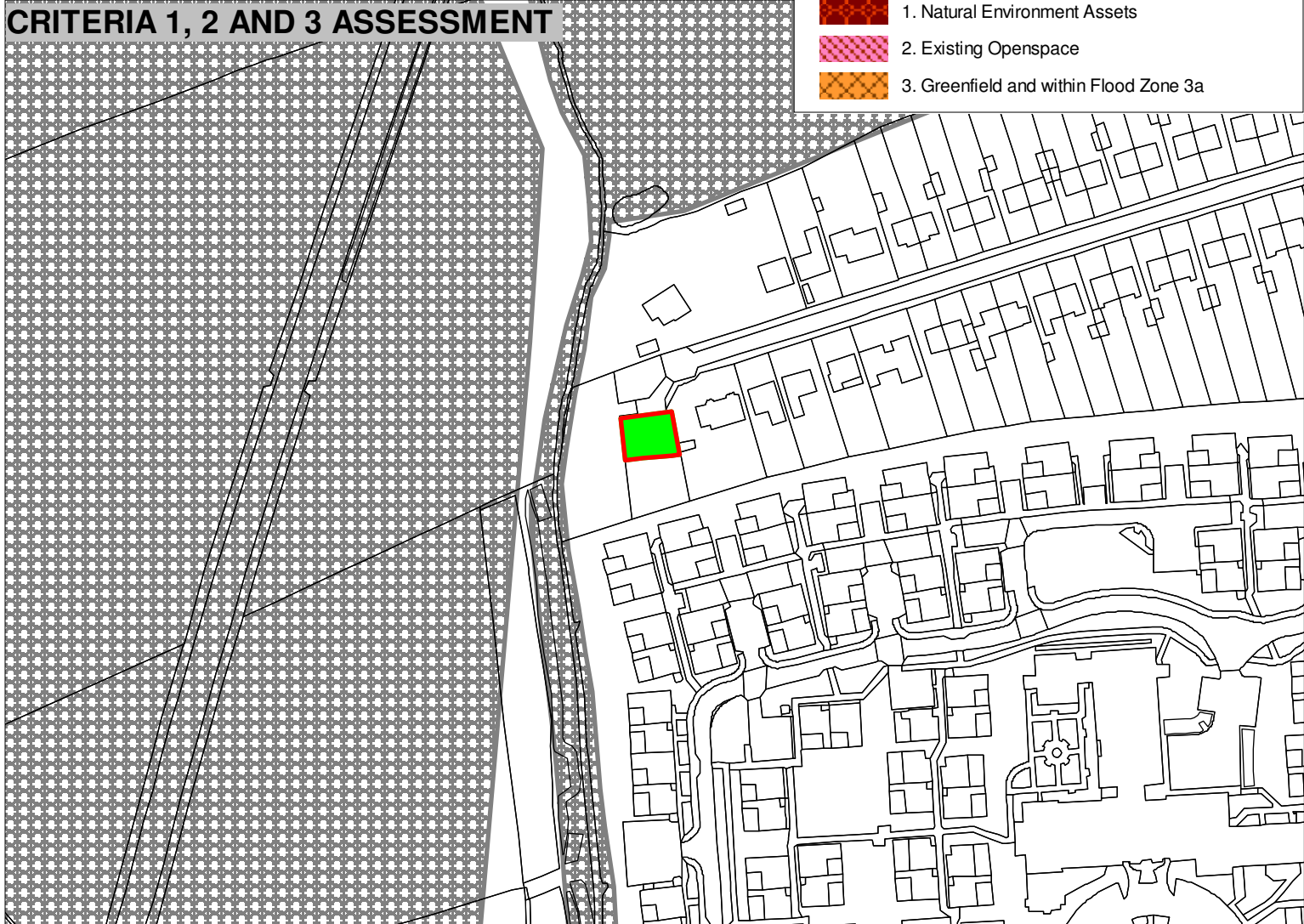


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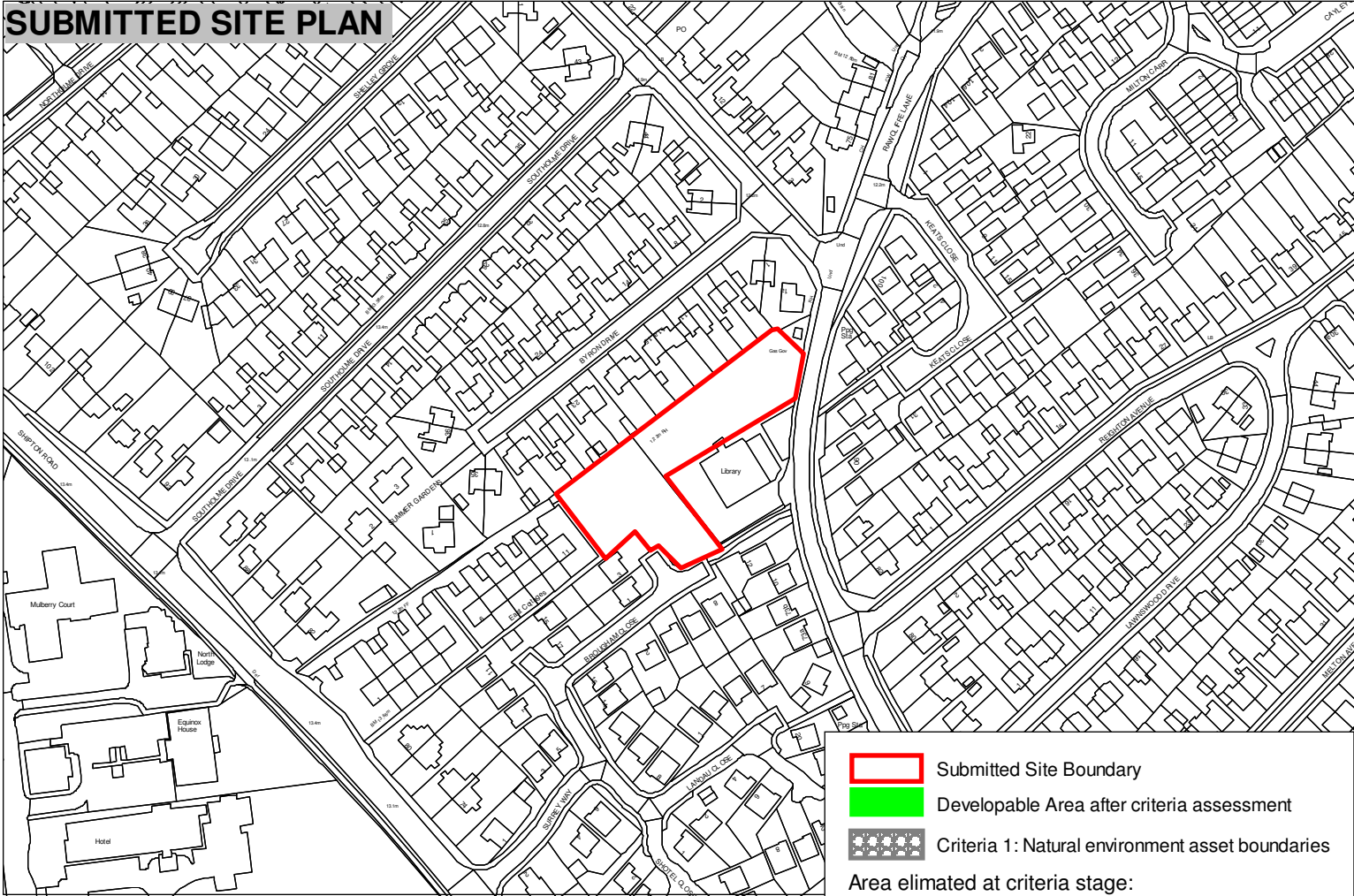








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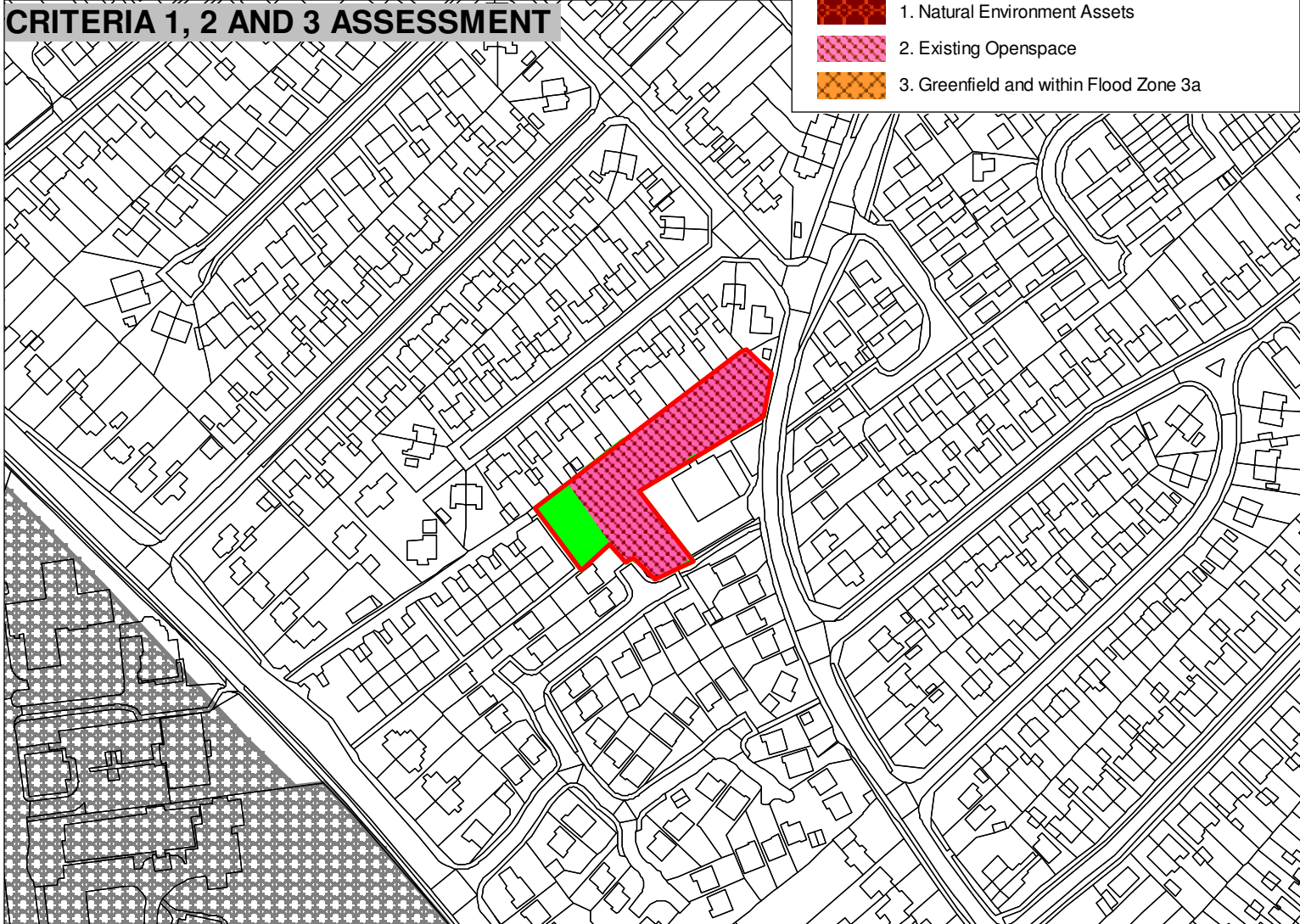


SUBMITTED SITE PLAN

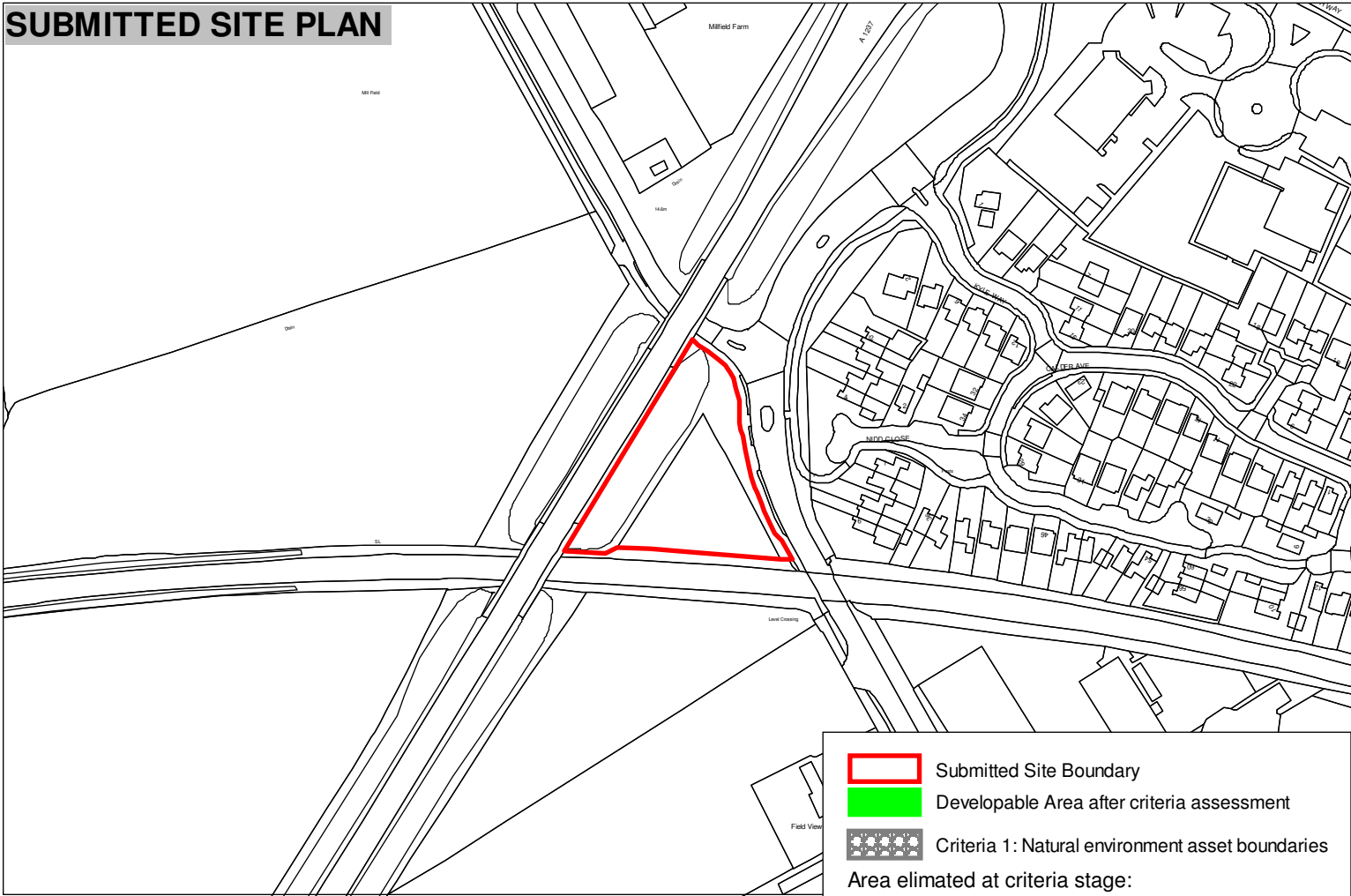








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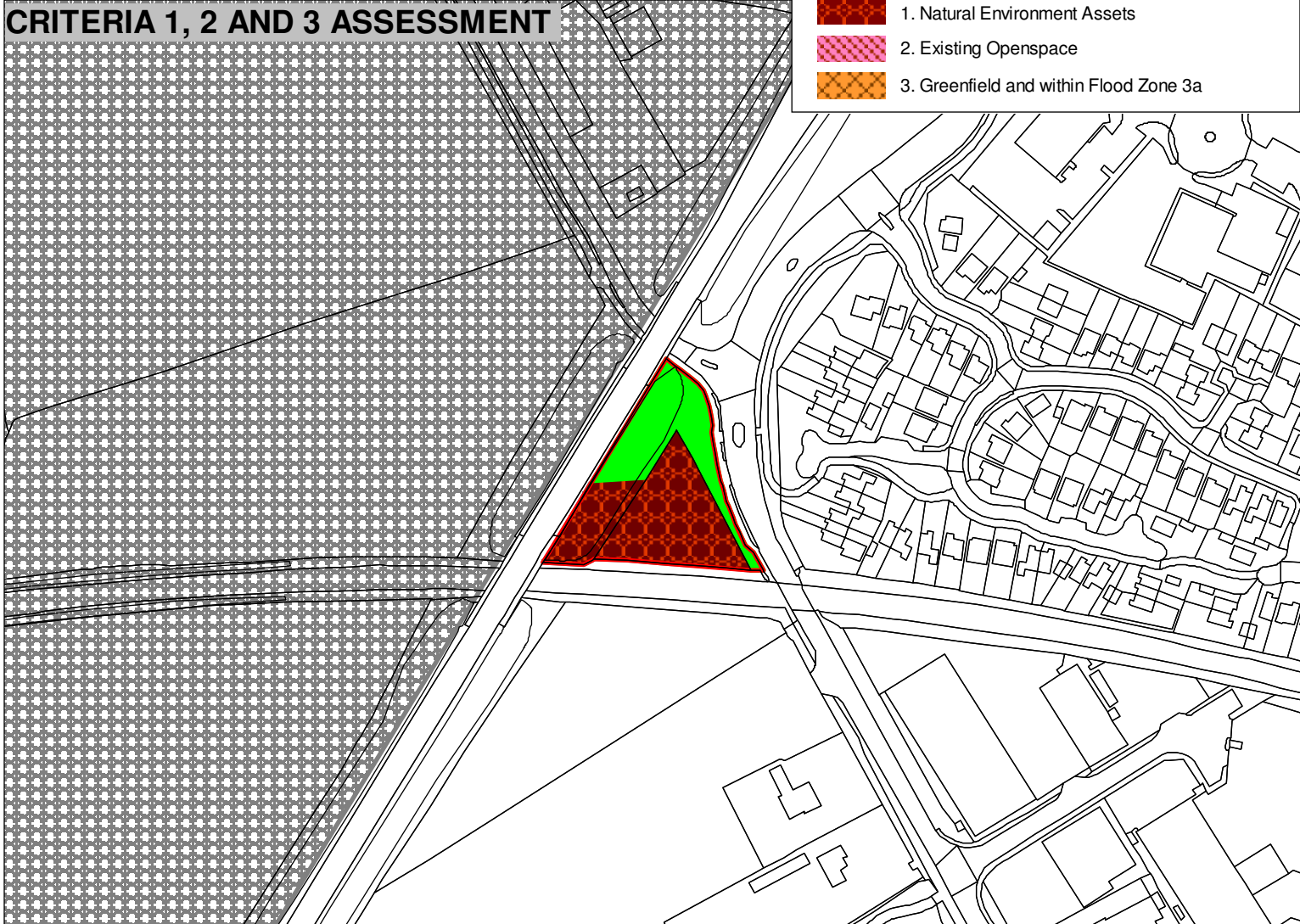


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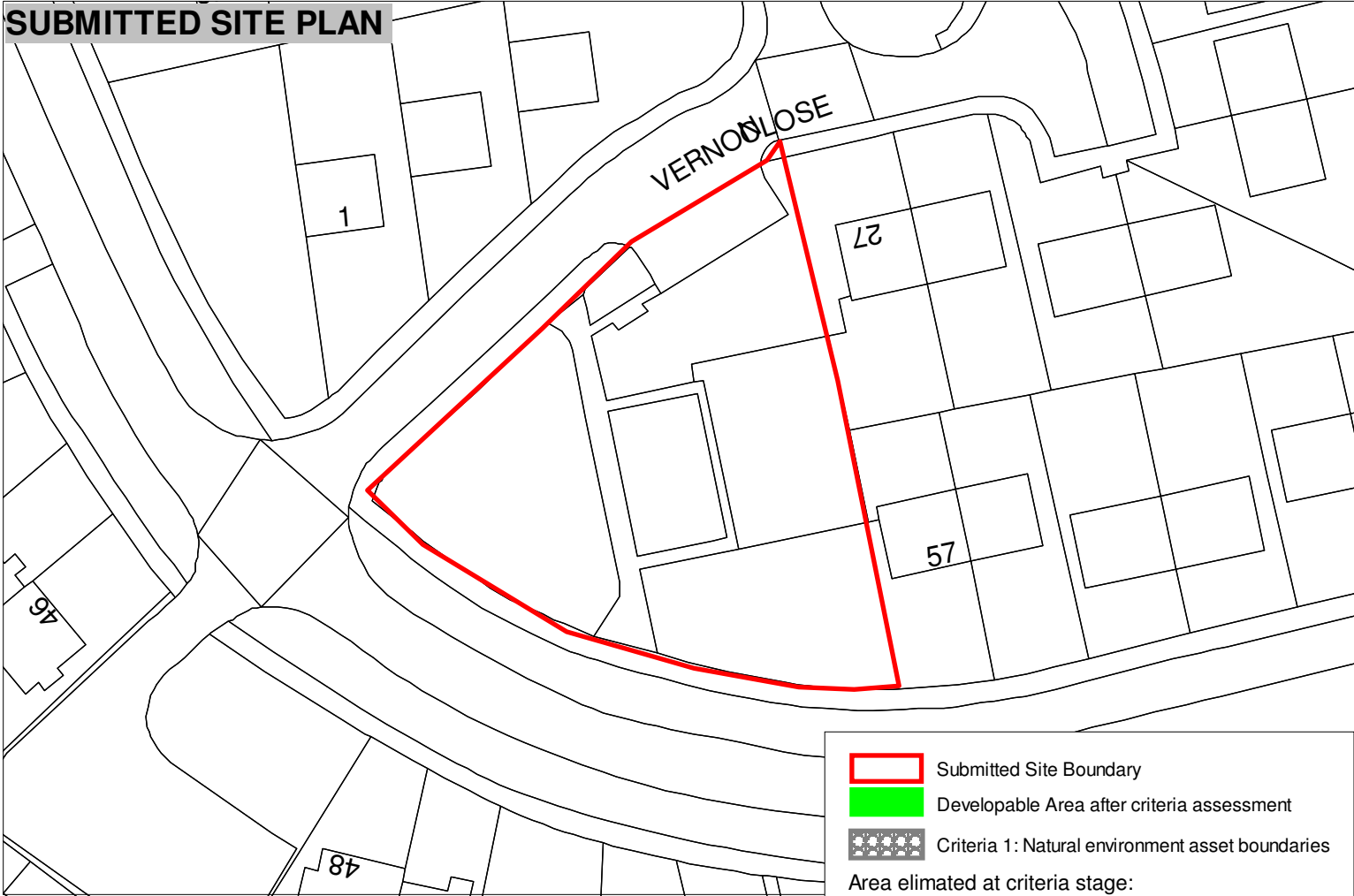








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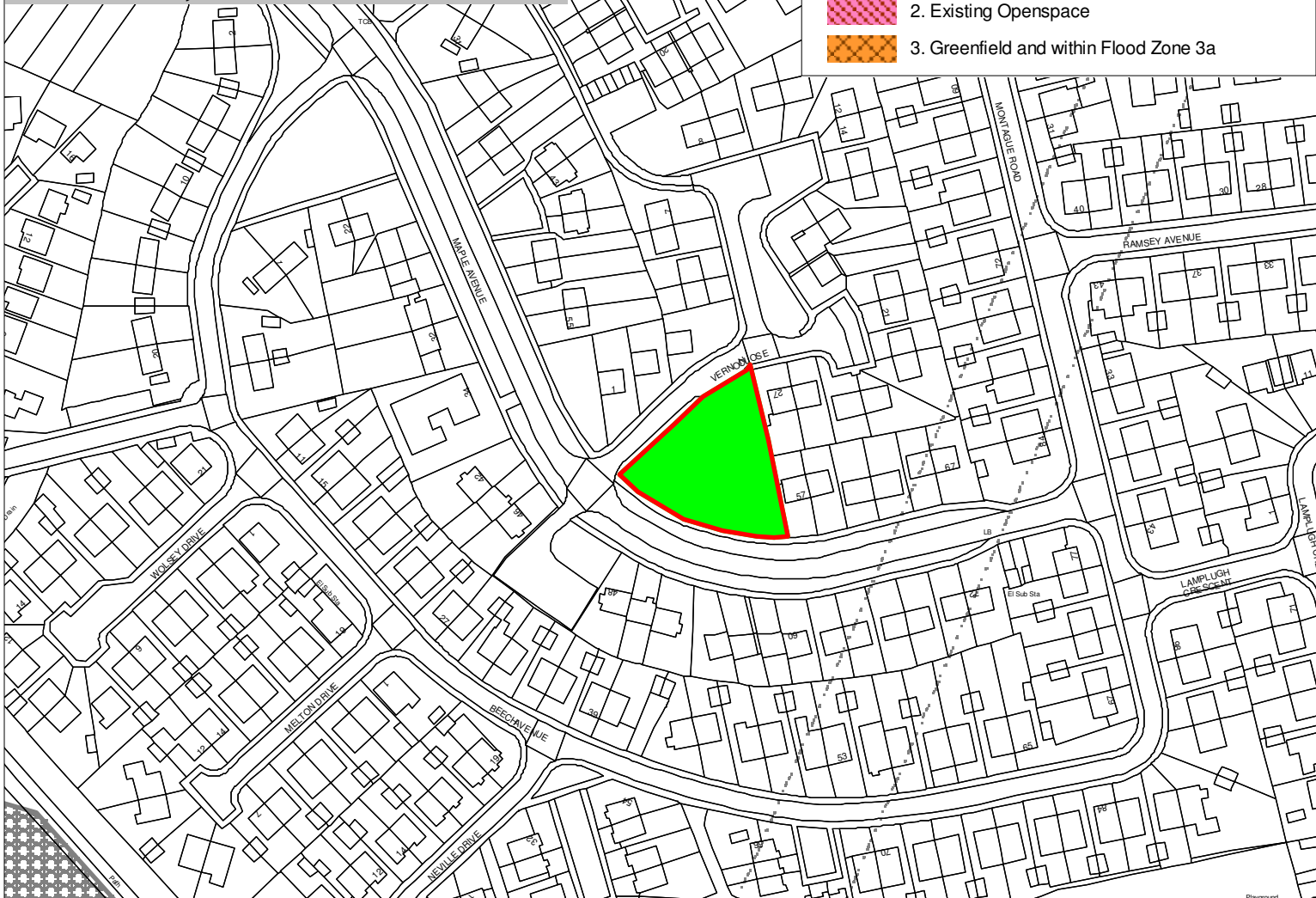


SUBMITTED SITE PLAN

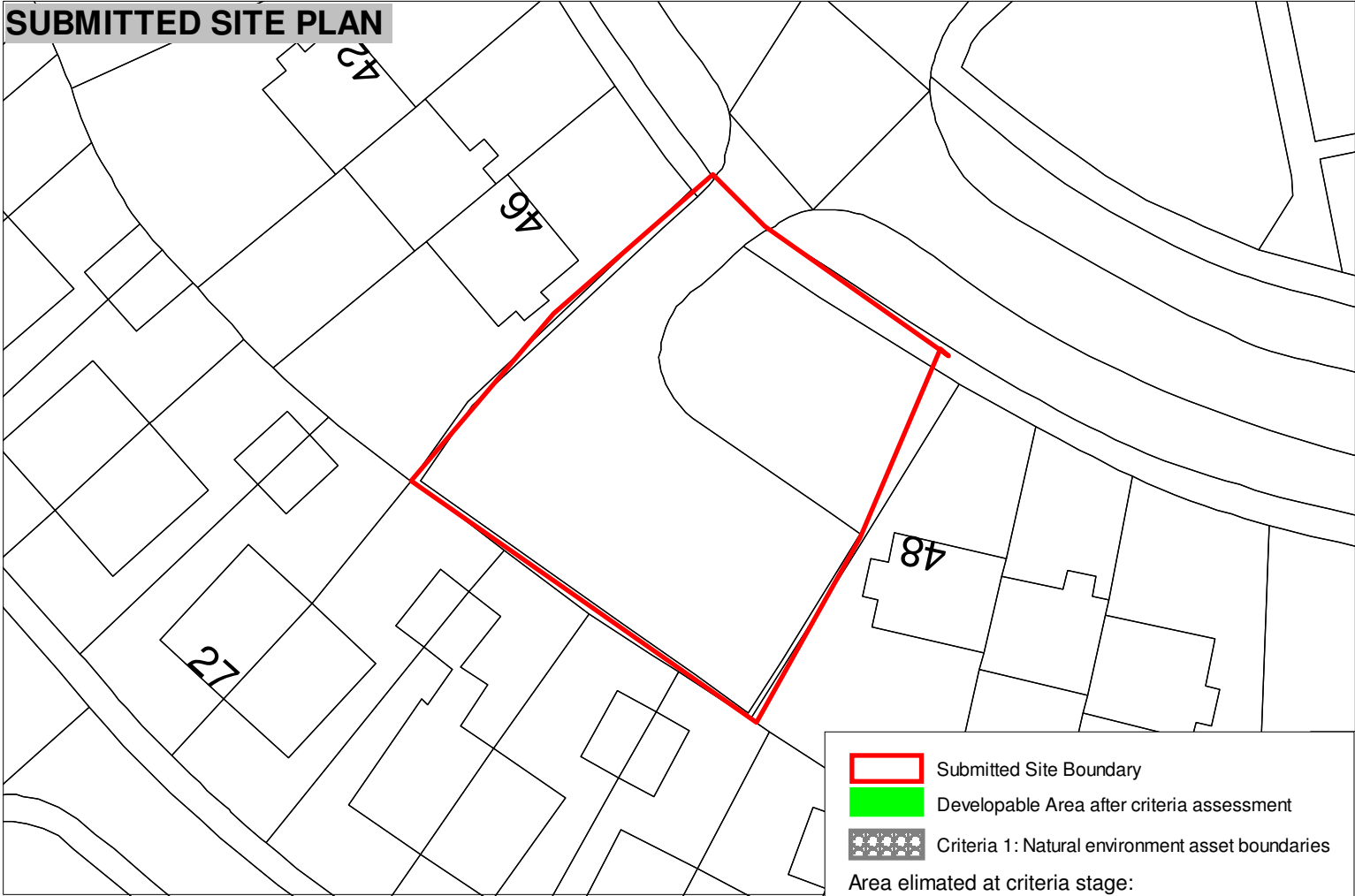





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CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN



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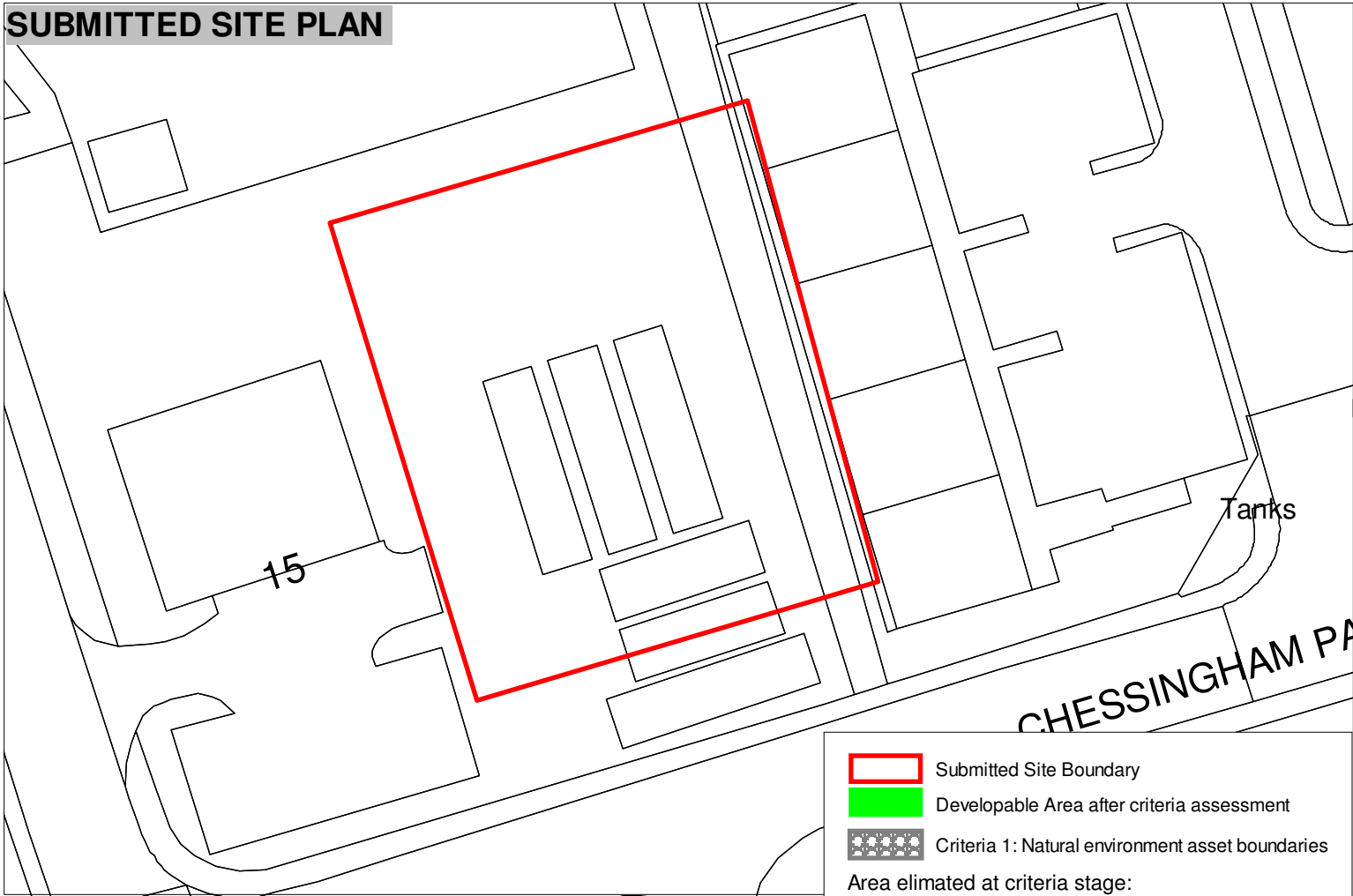
Area eliminated at criteria stage:

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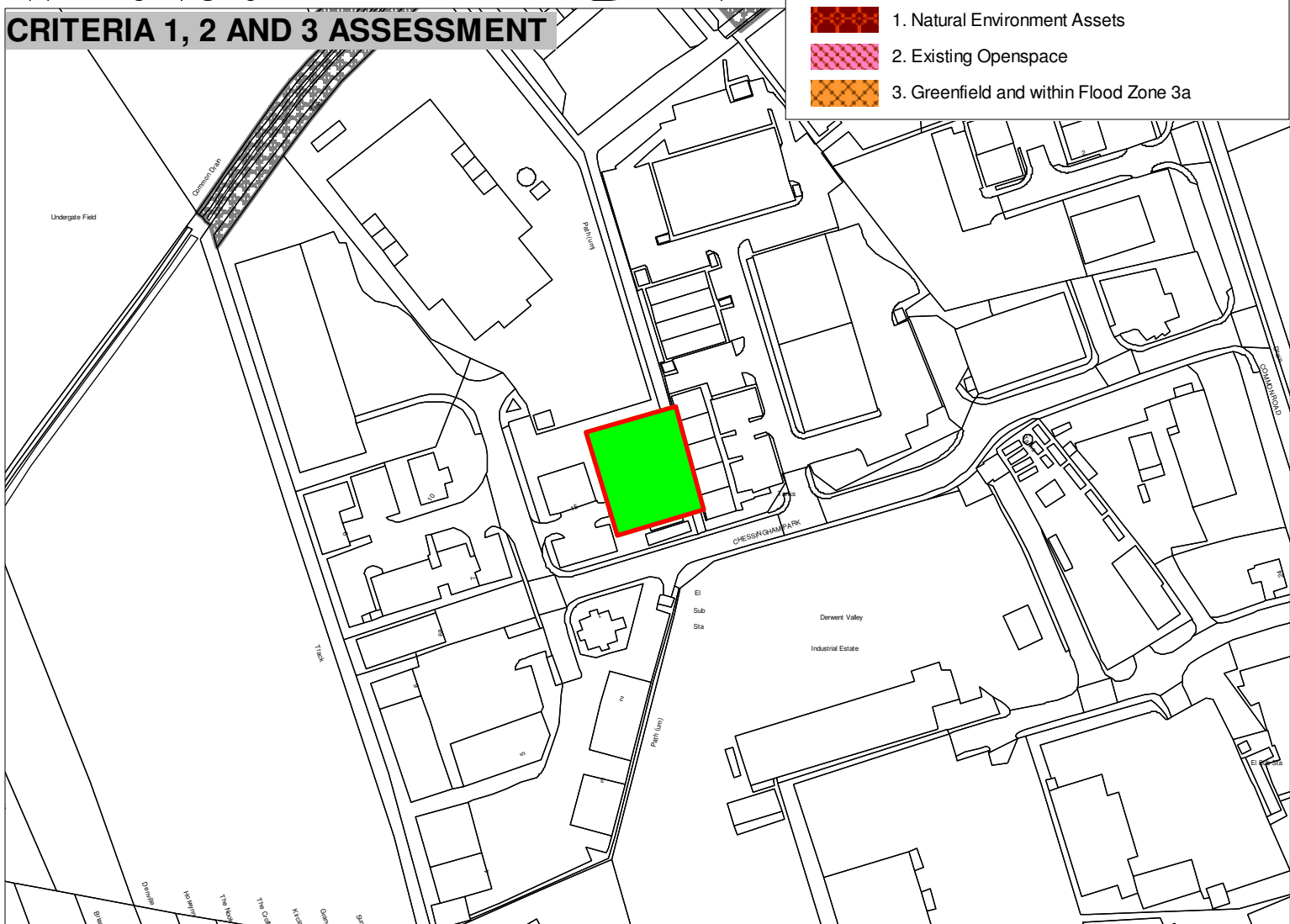
CRITERIA 1, 2 AND 3 ASSESSMENT



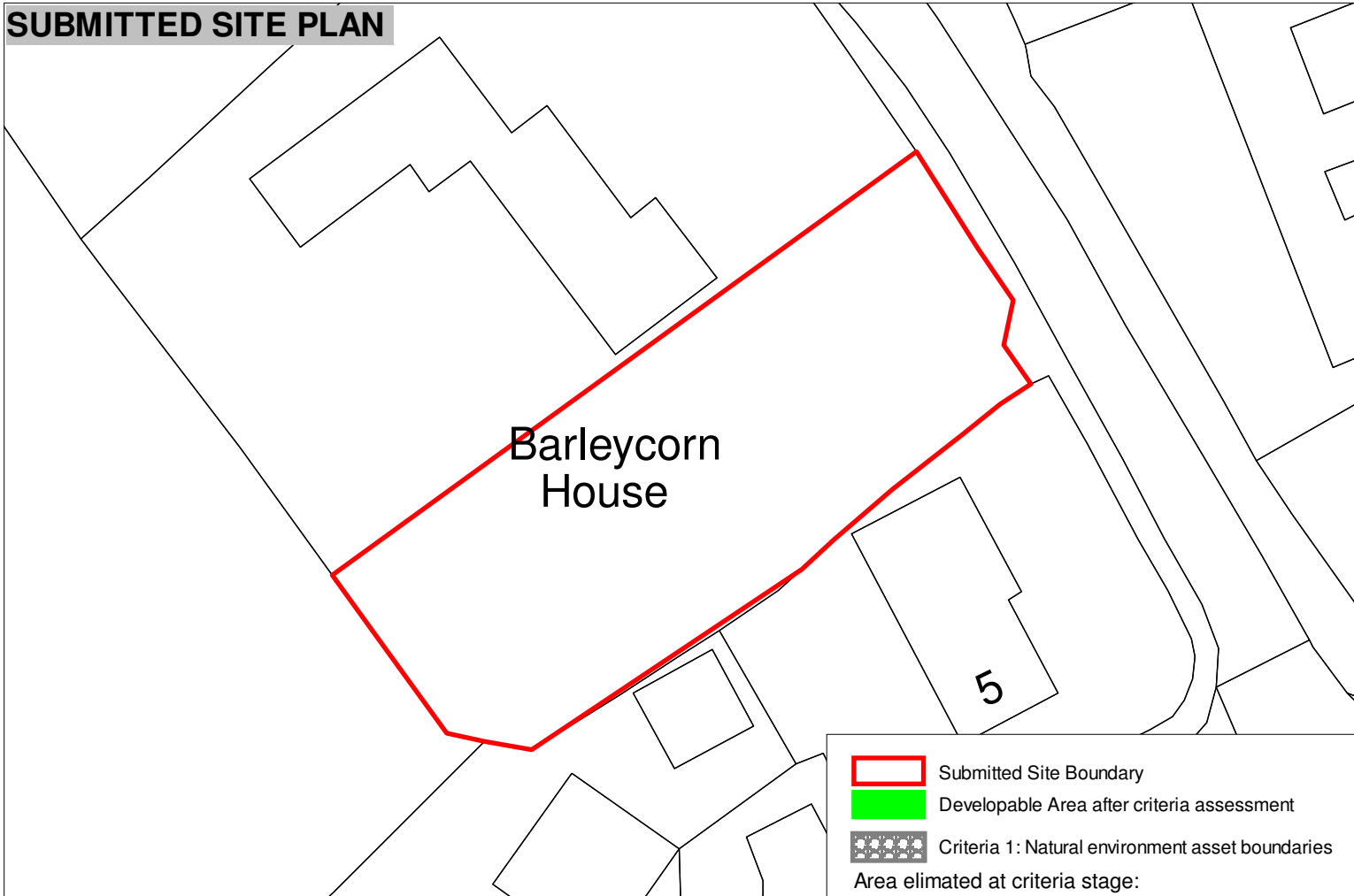
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

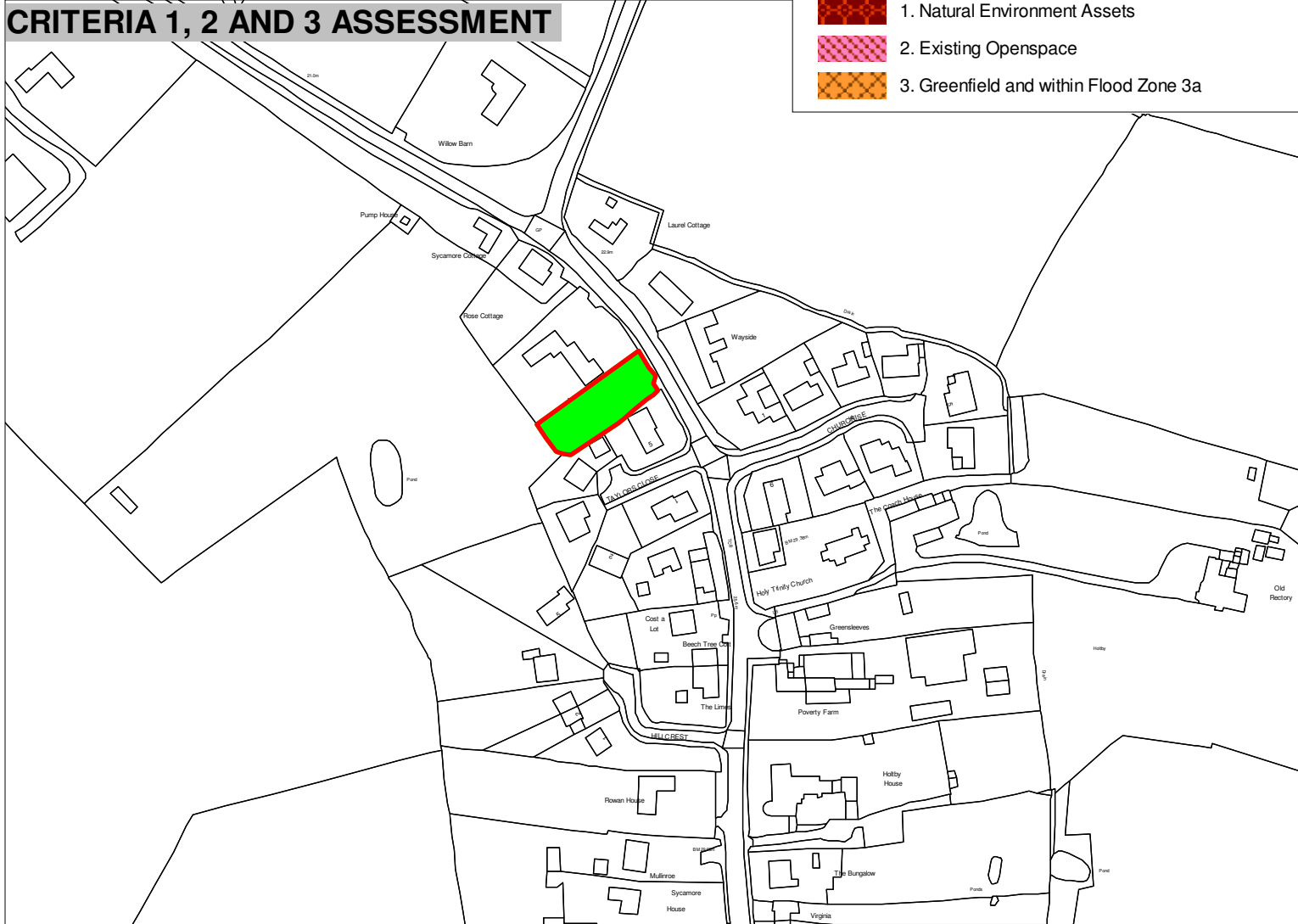


SUBMITTED SITE PLAN

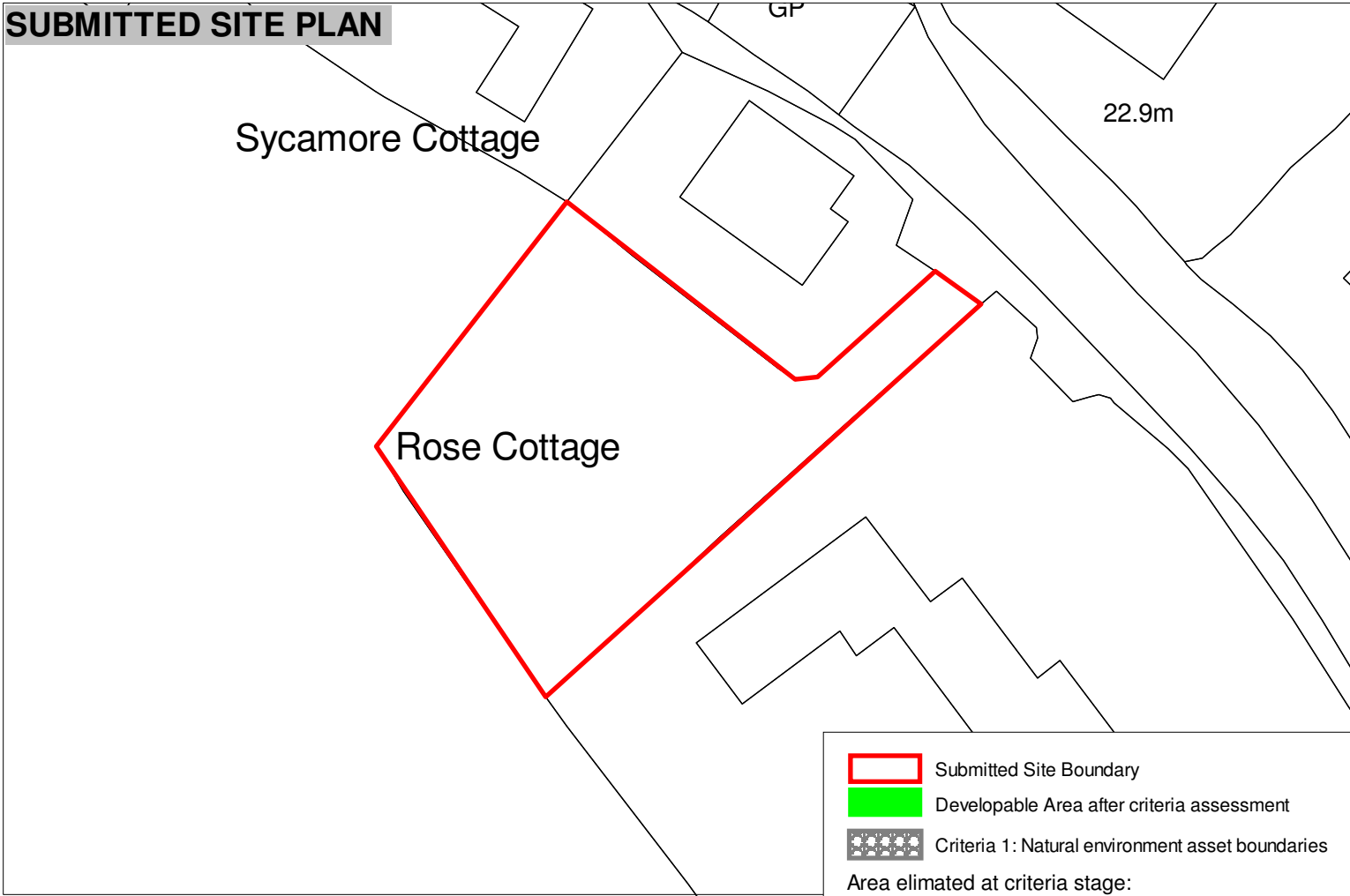


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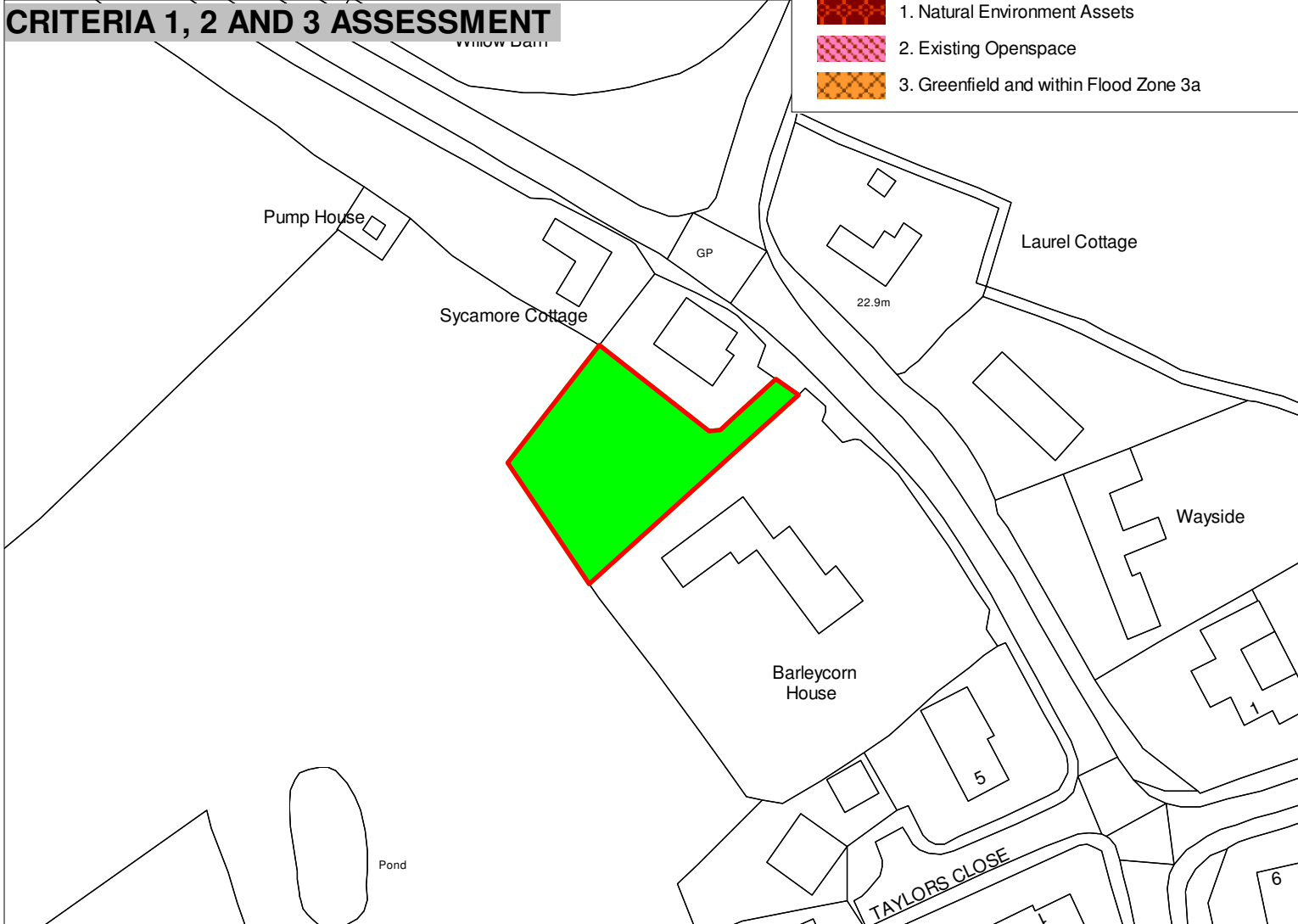
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Submitted Site Boundary

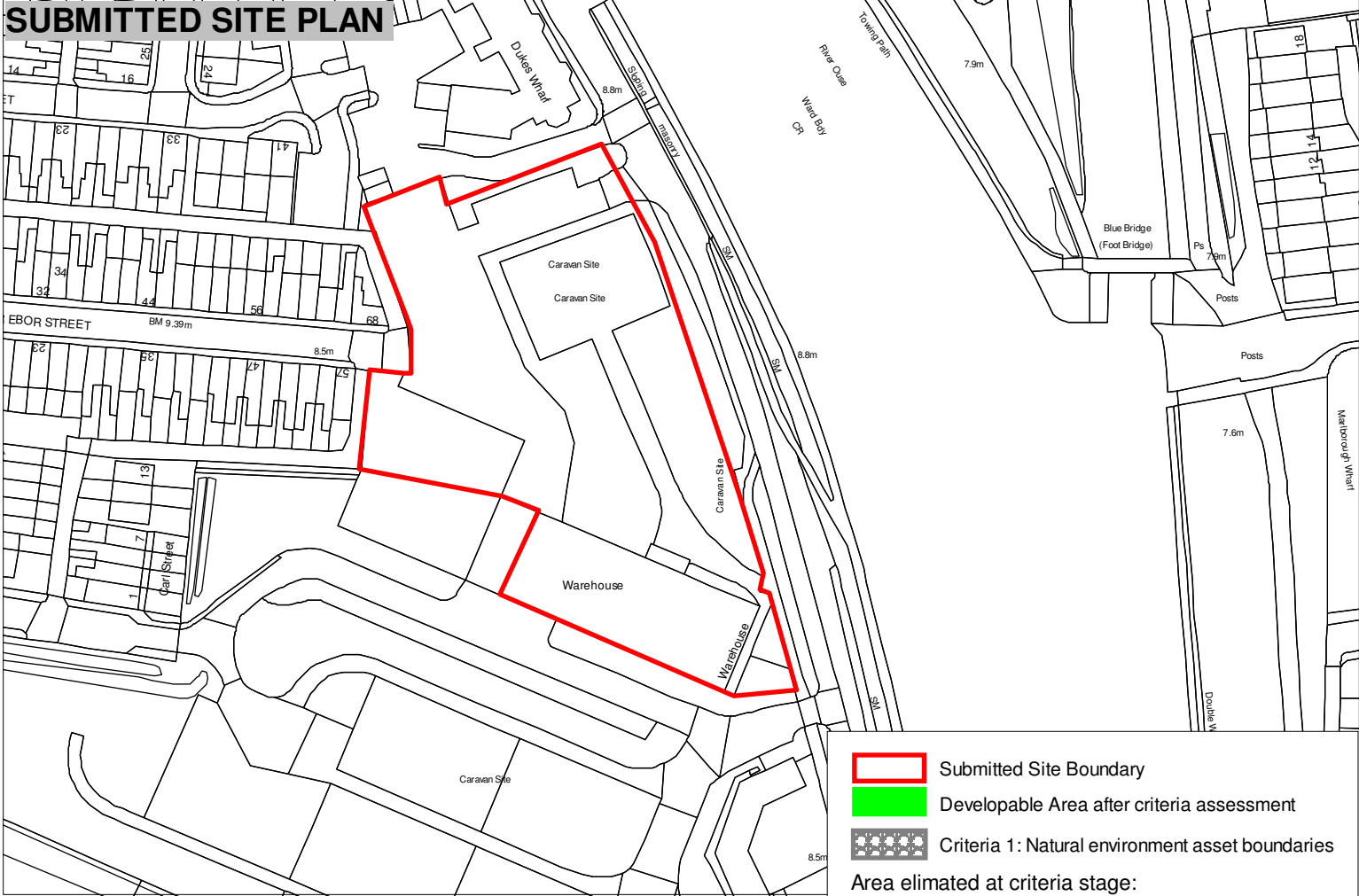
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

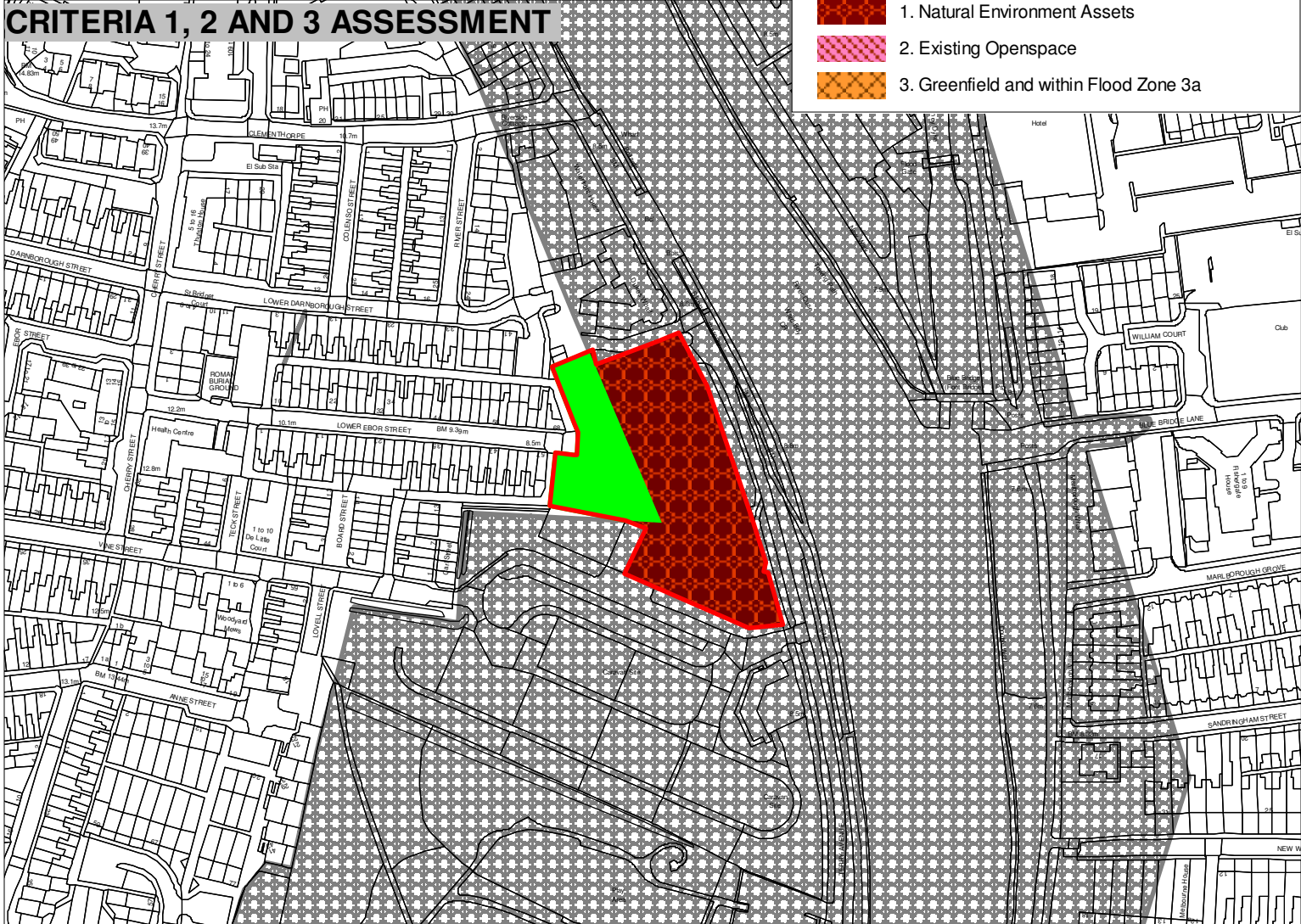
Area eliminated at criteria stage:

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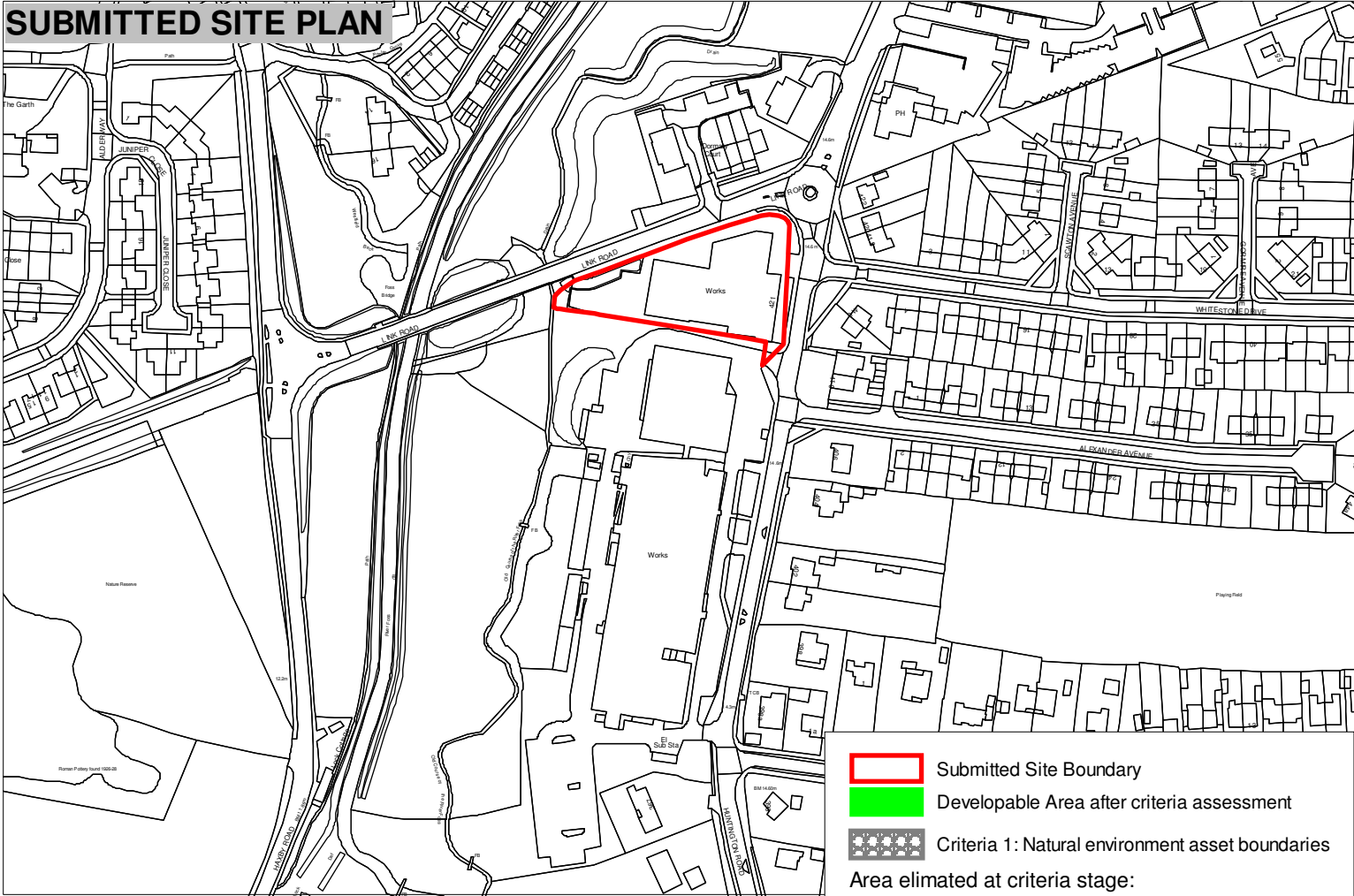
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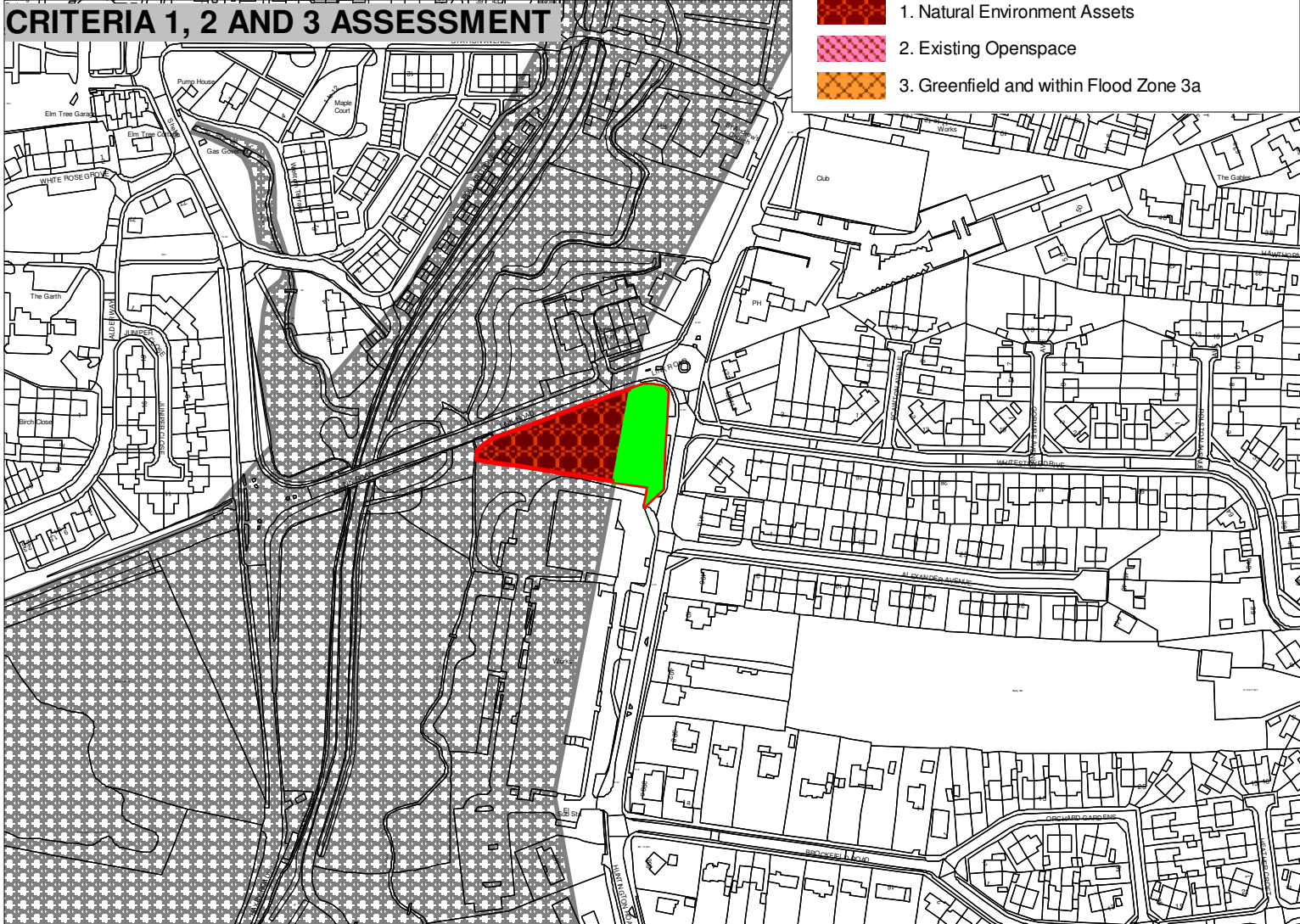
CRITERIA 1, 2 AND 3 ASSESSMENT



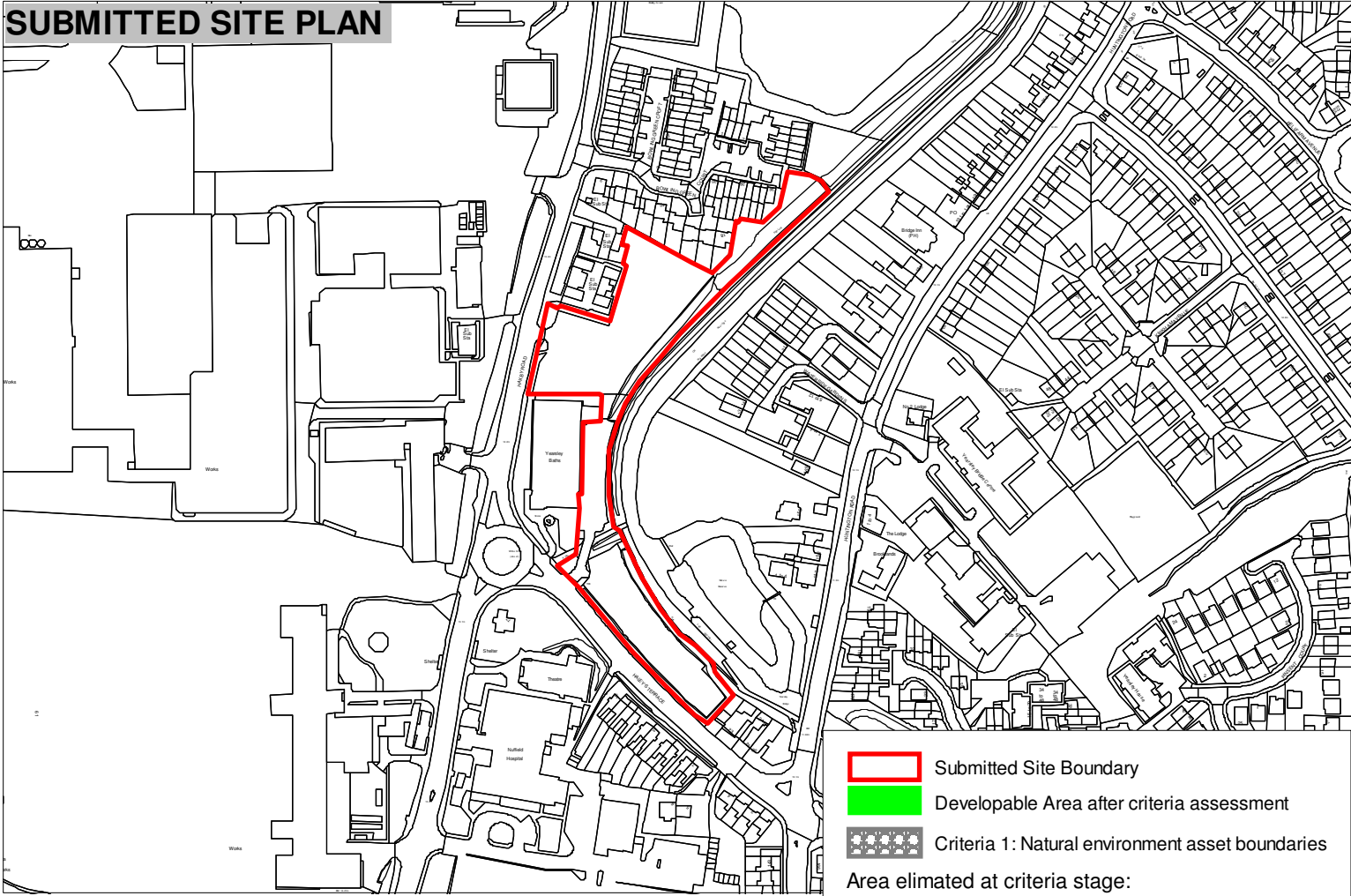
SUBMITTED SITE PLAN



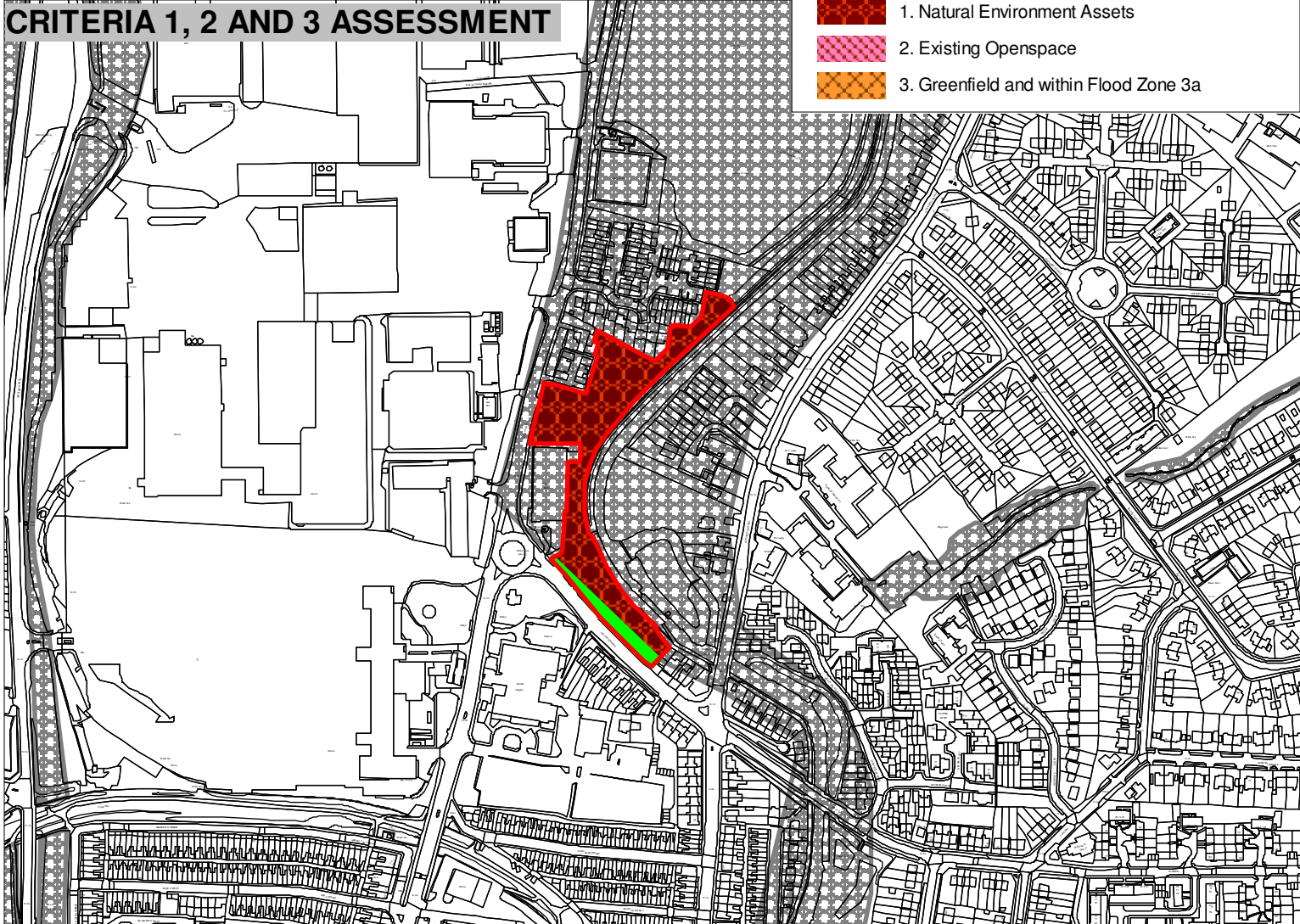
CRITERIA 1, 2 AND 3 ASSESSMENT



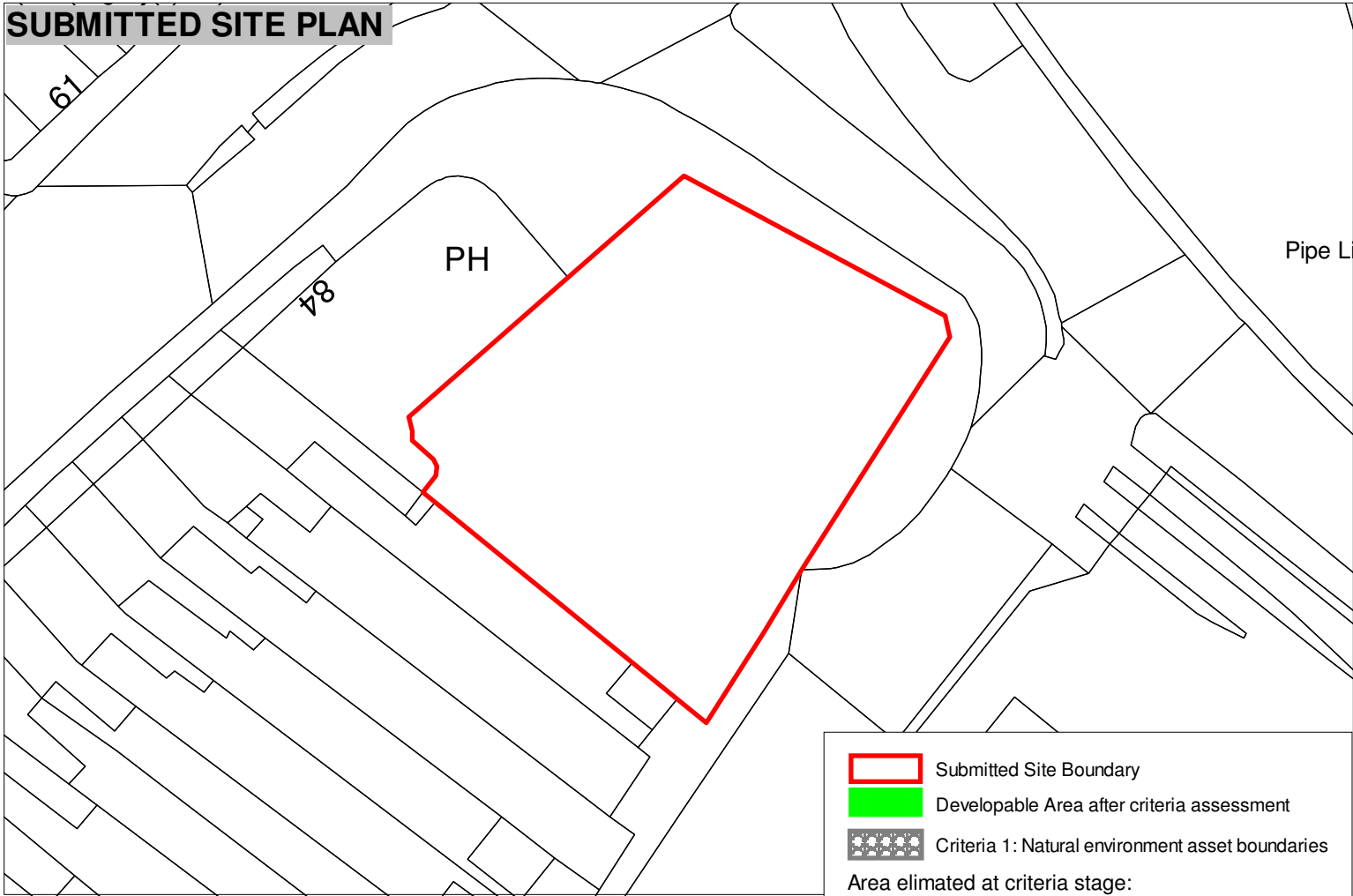
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

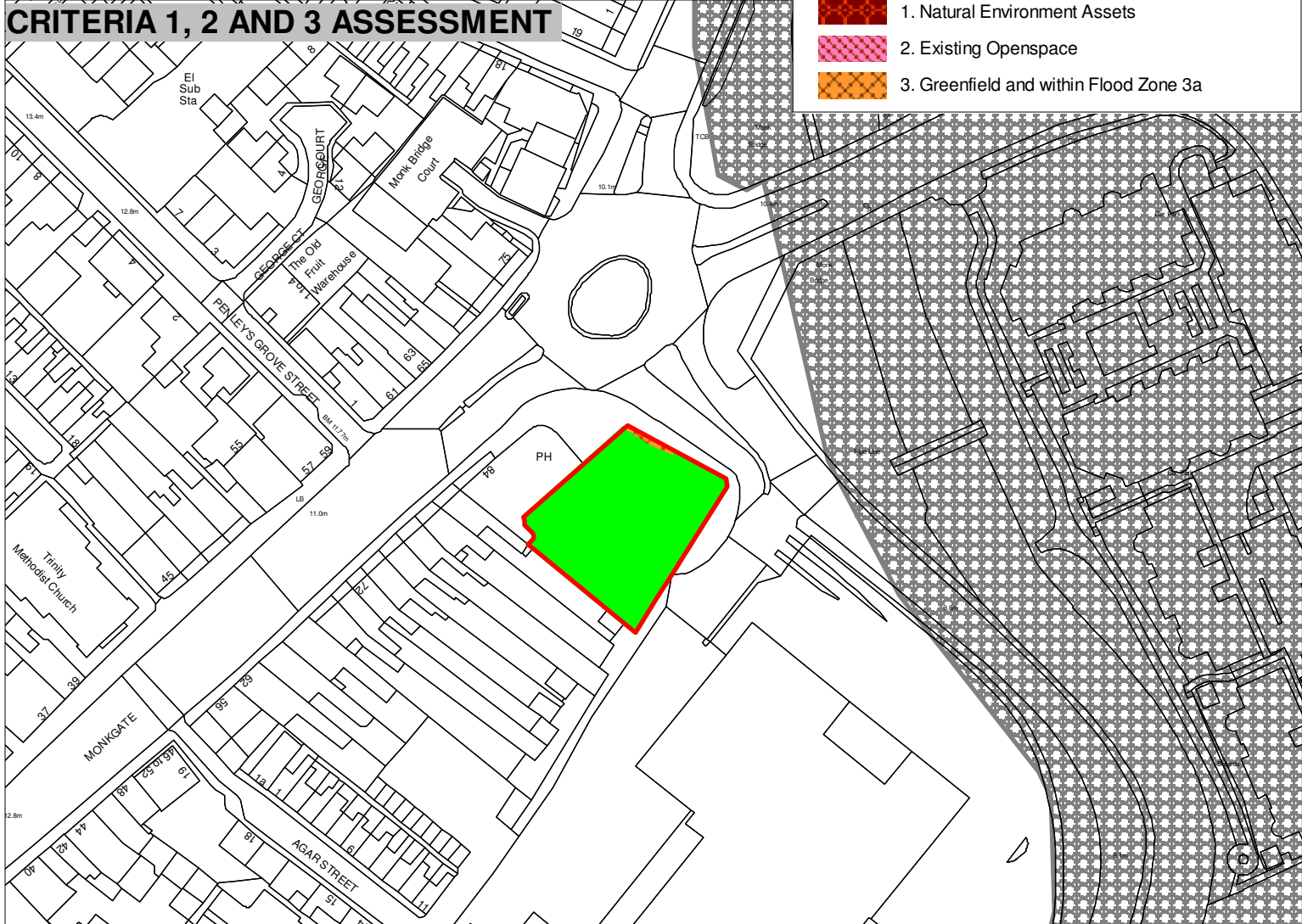


SUBMITTED SITE PLAN

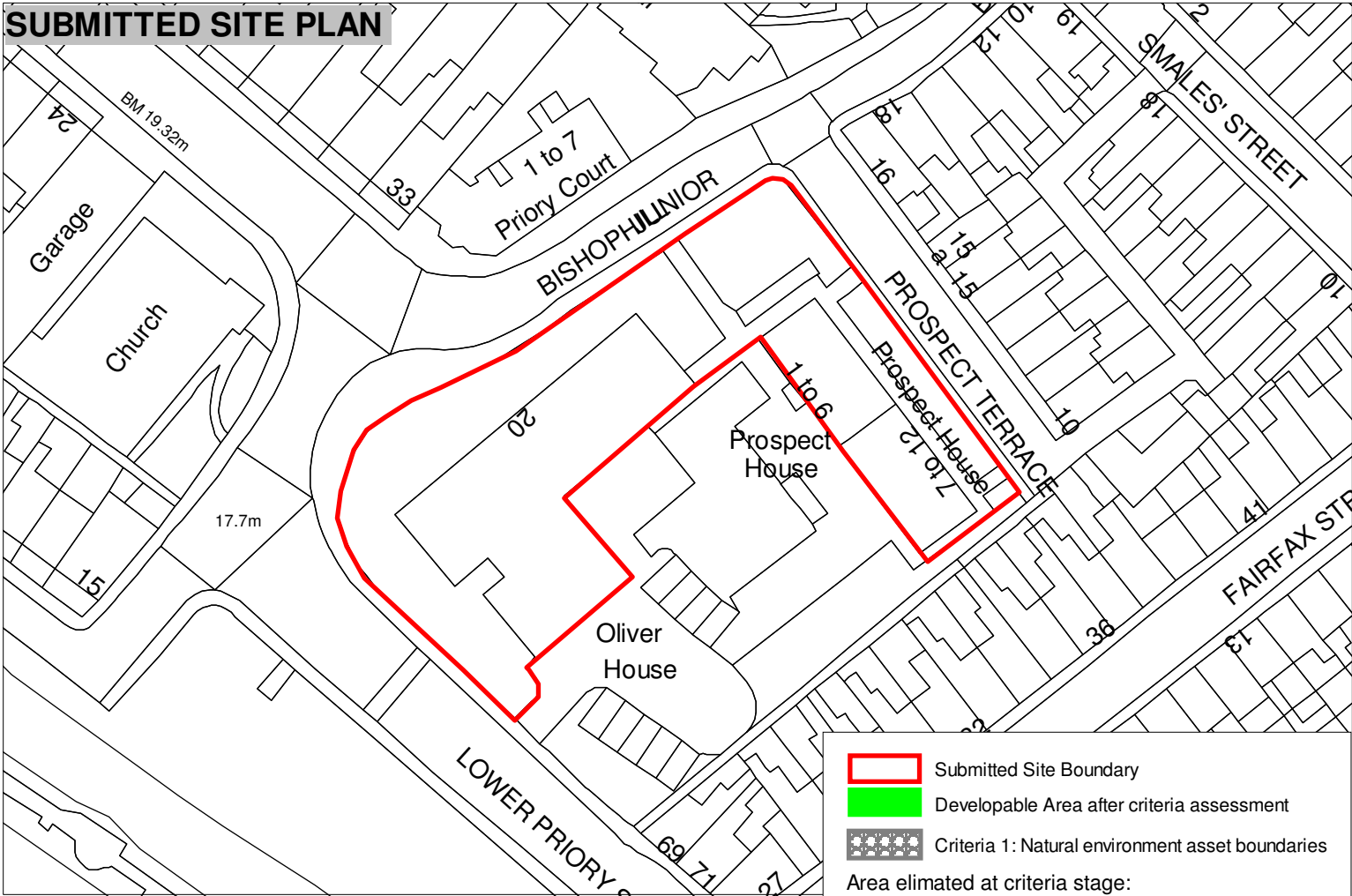


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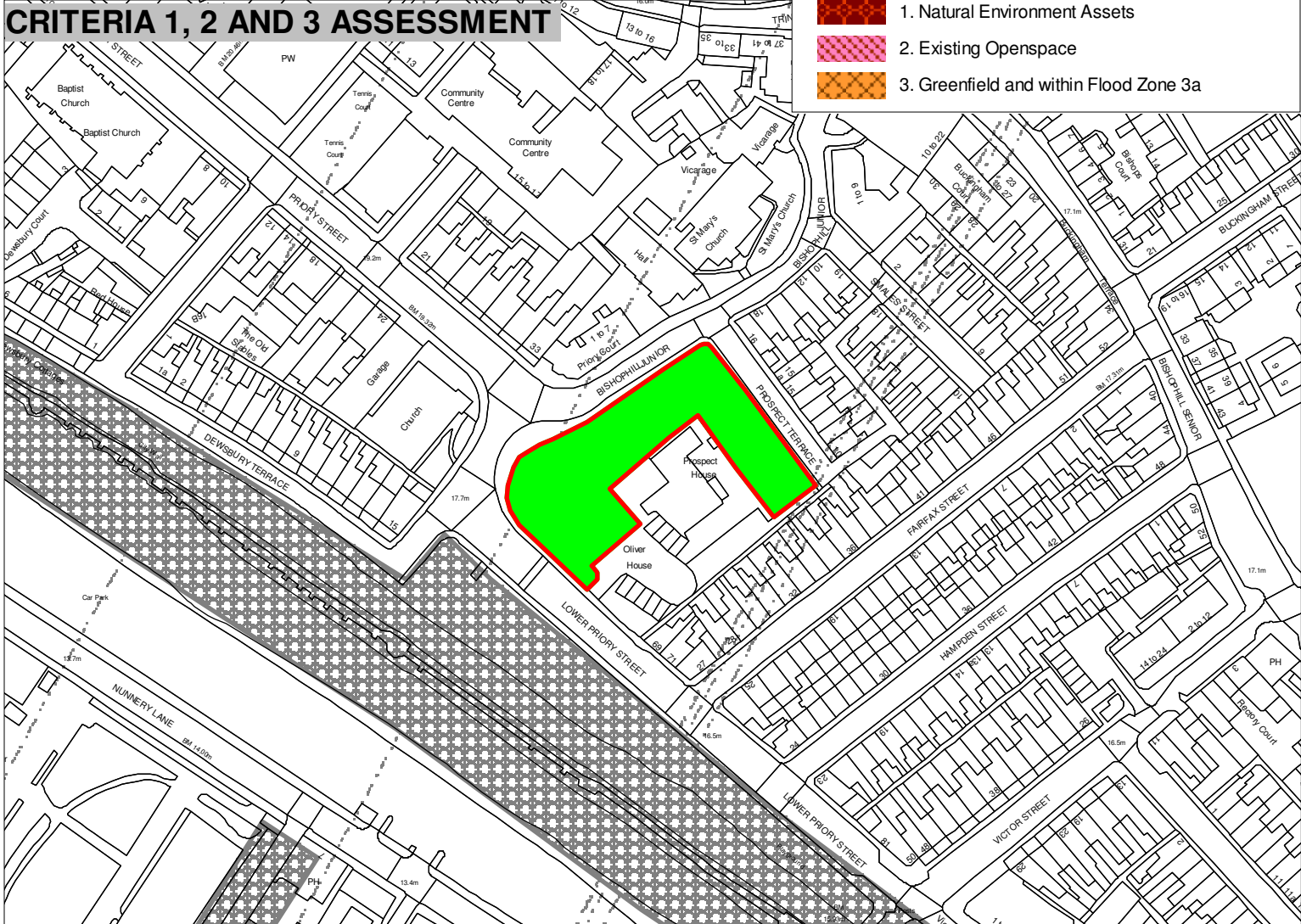
CRITERIA 1, 2 AND 3 ASSESSMENT



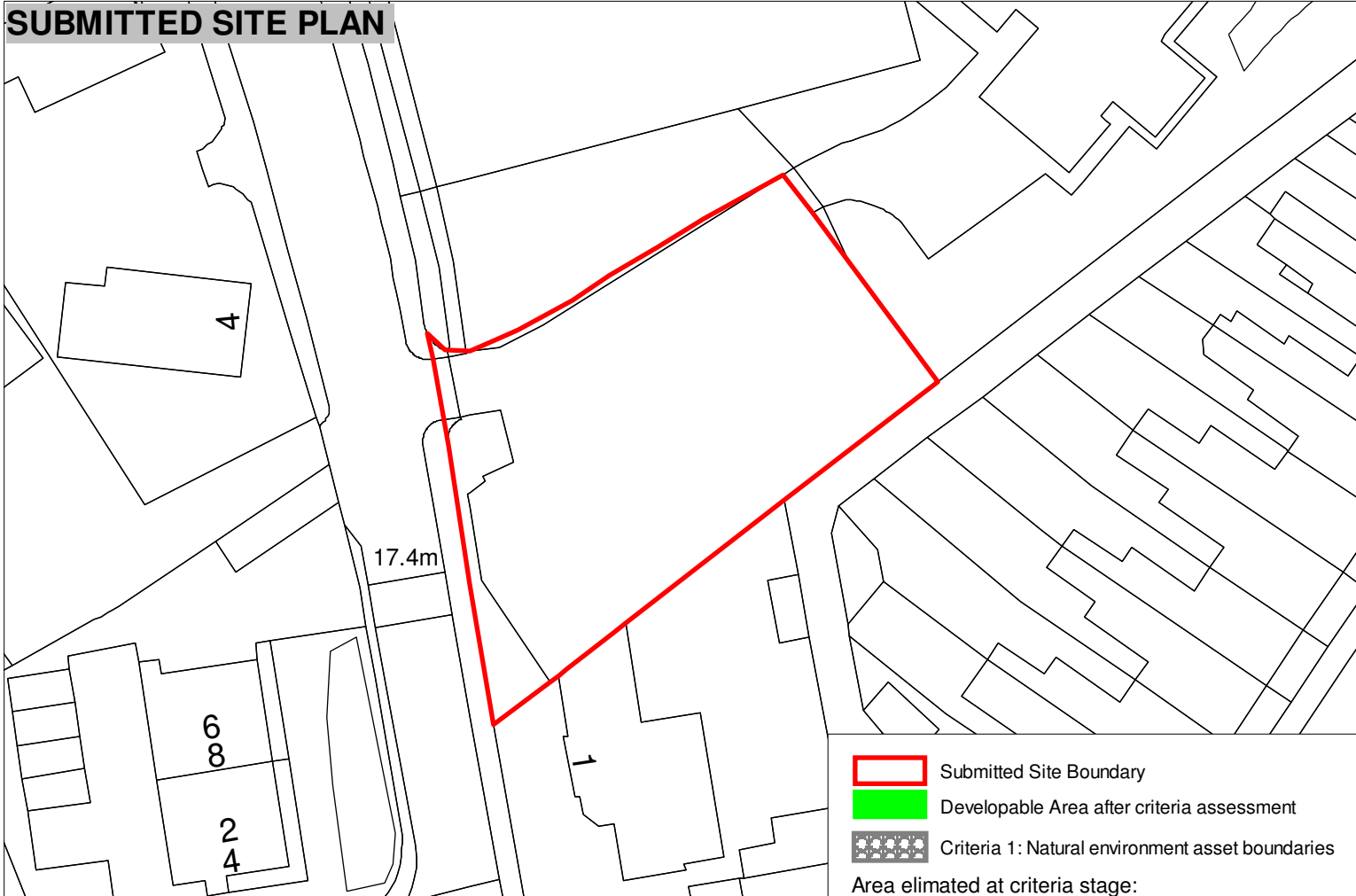
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

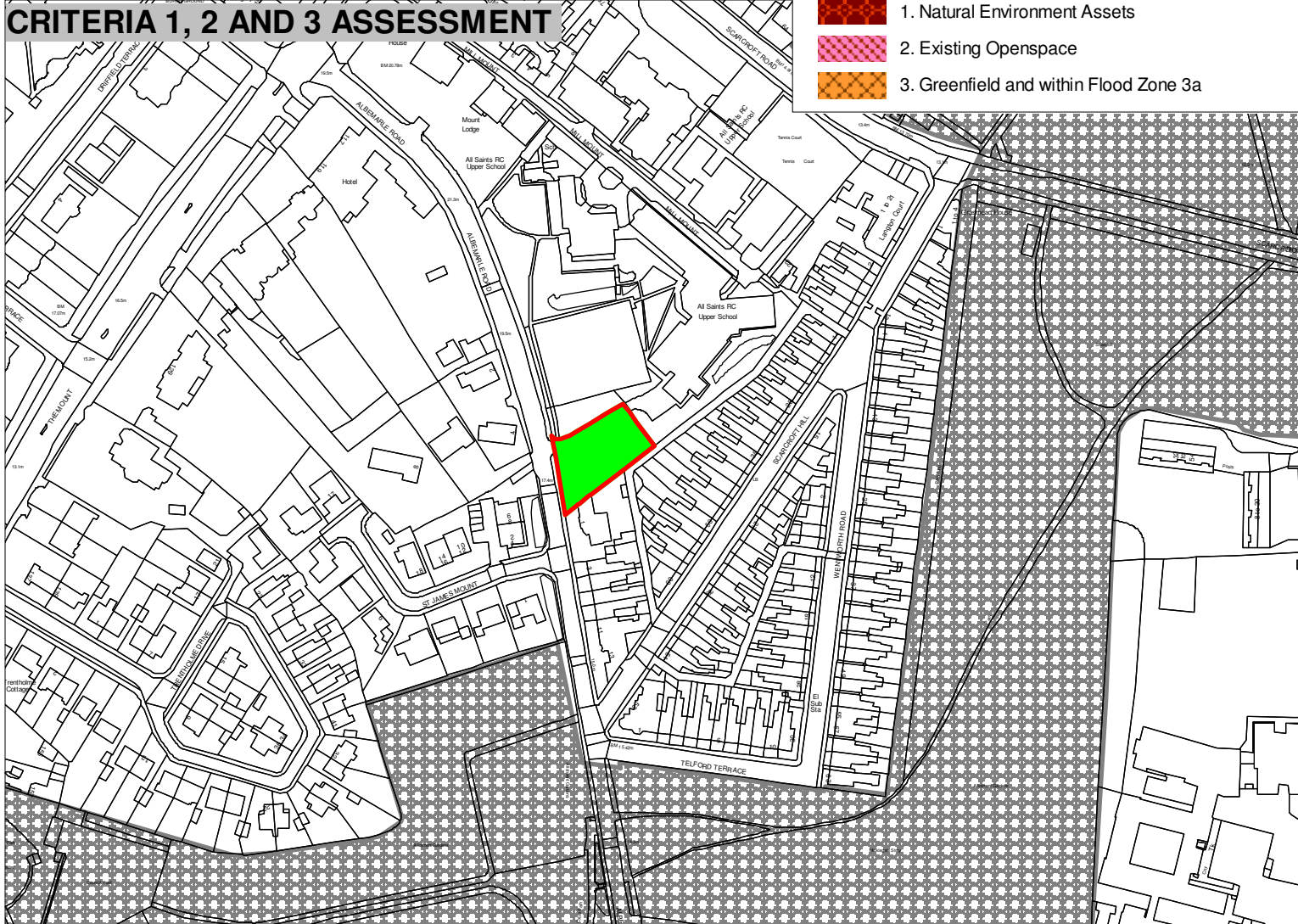


SUBMITTED SITE PLAN

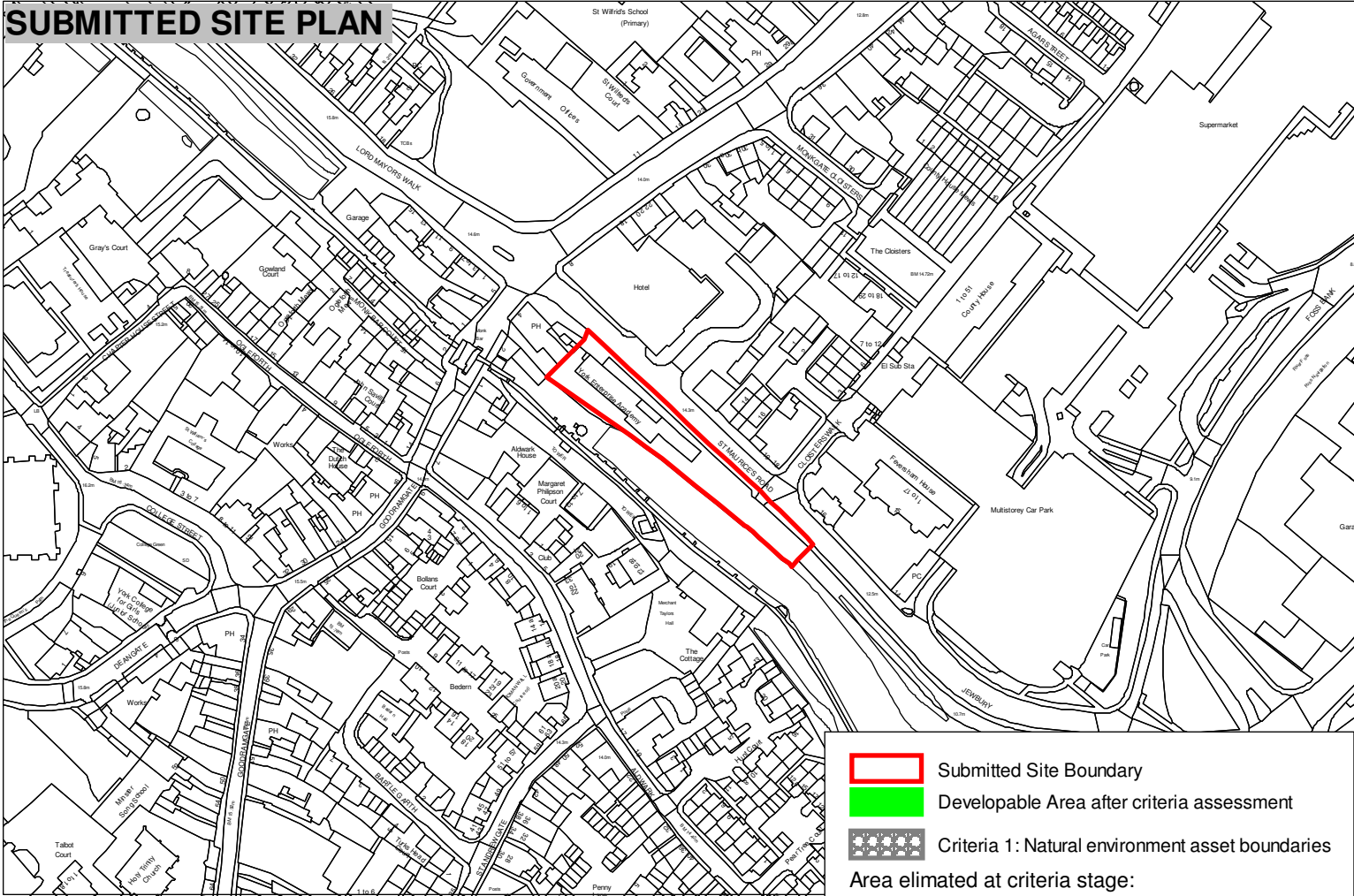








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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

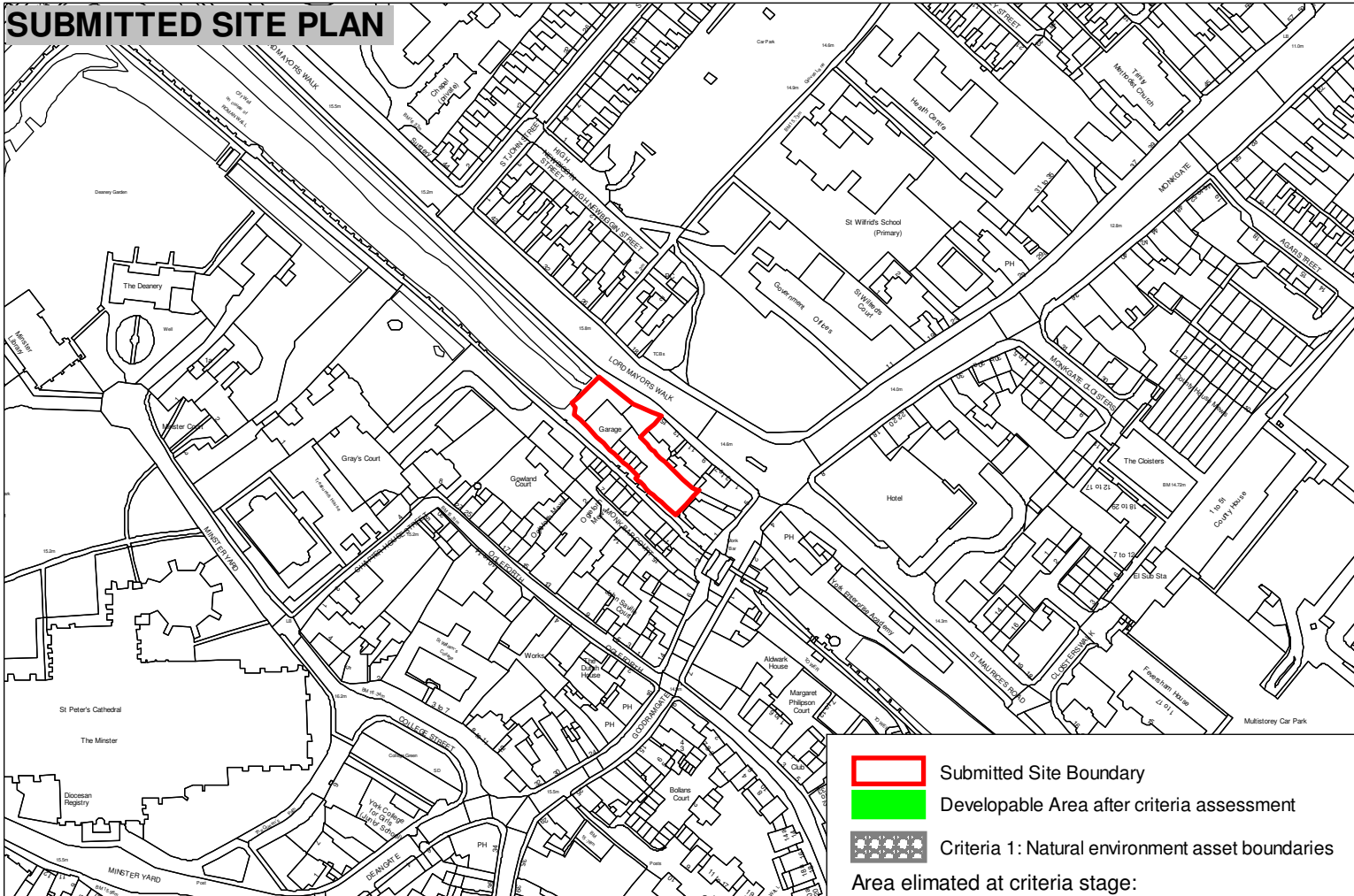


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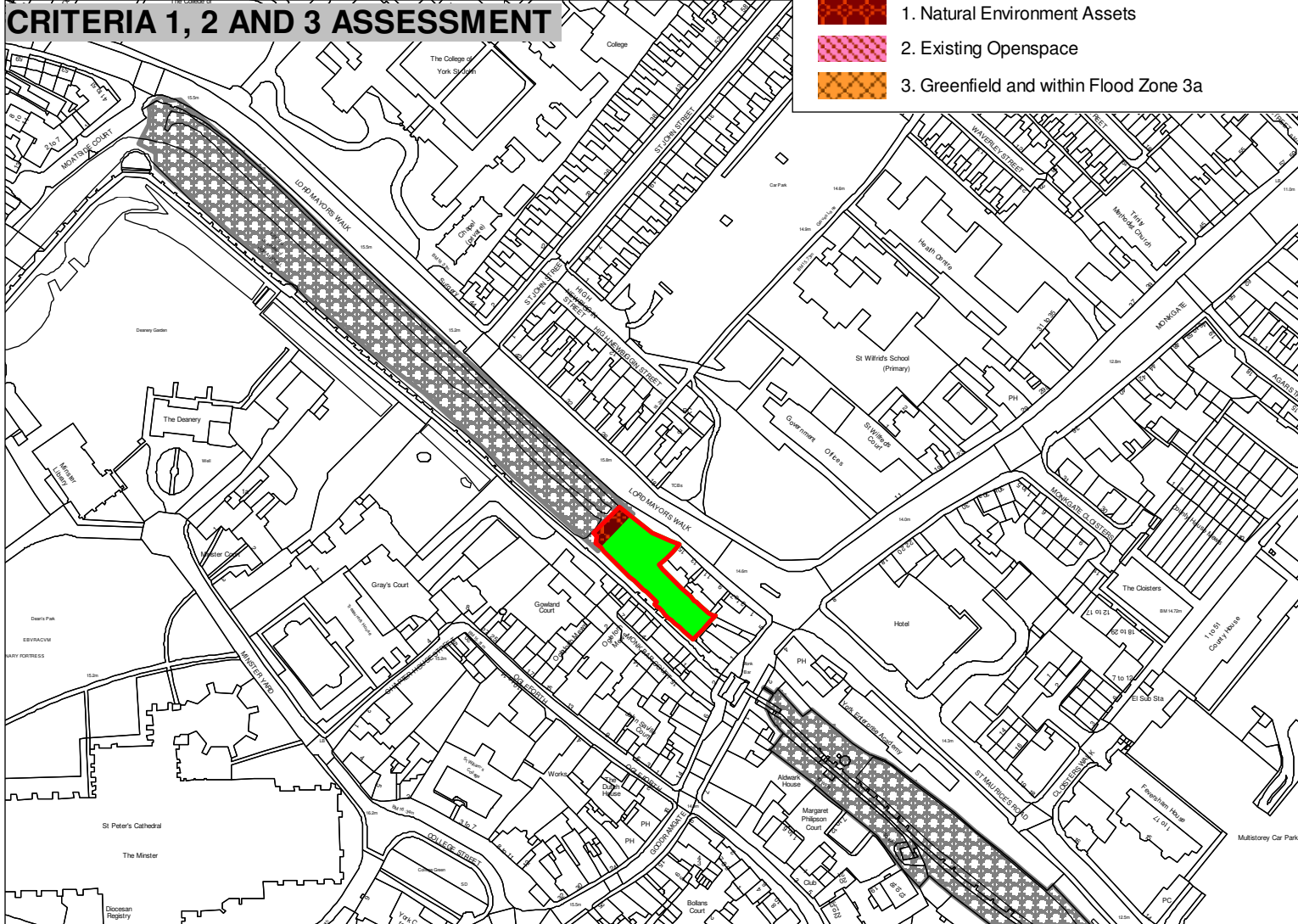


SUBMITTED SITE PLAN

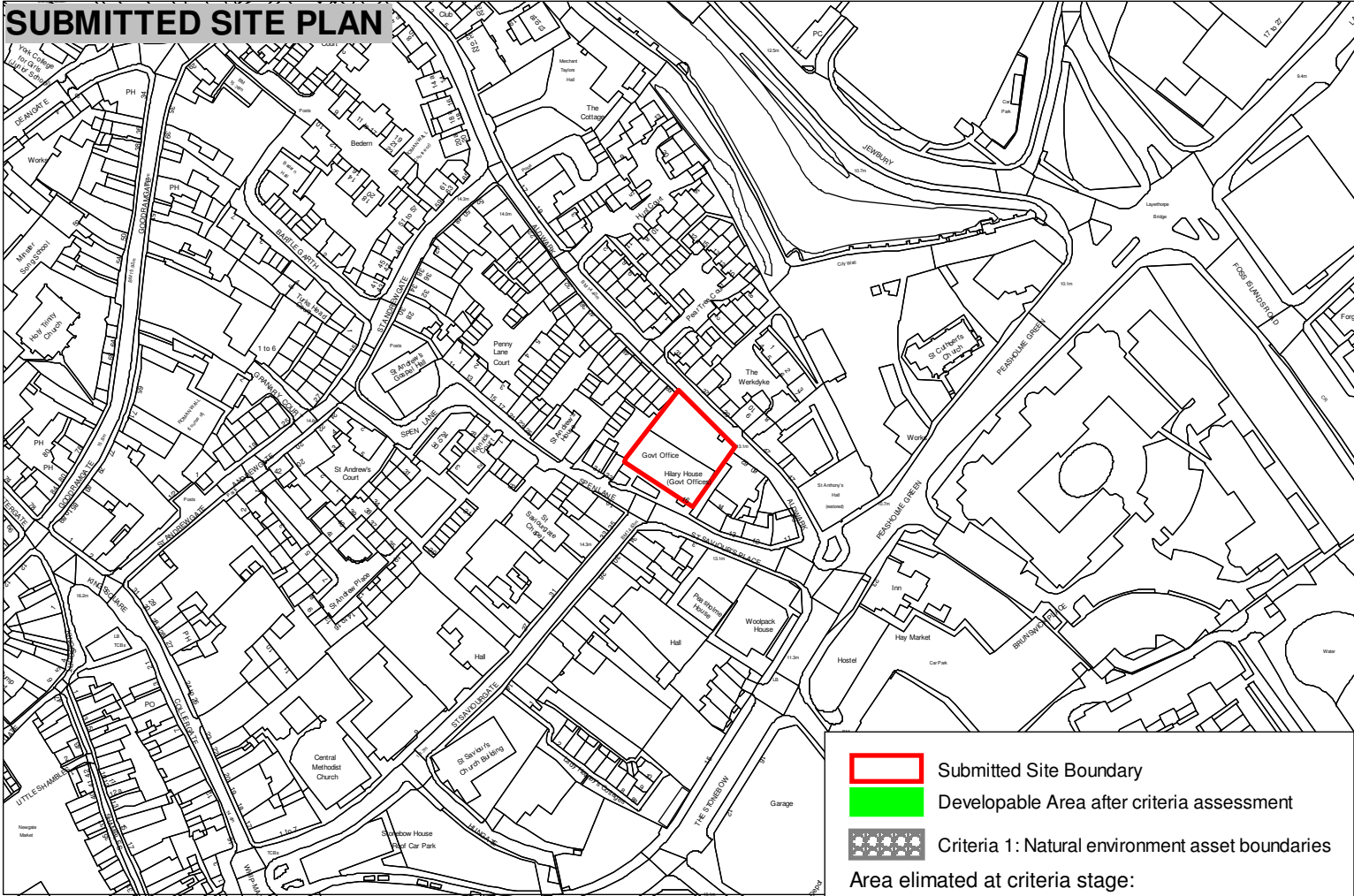


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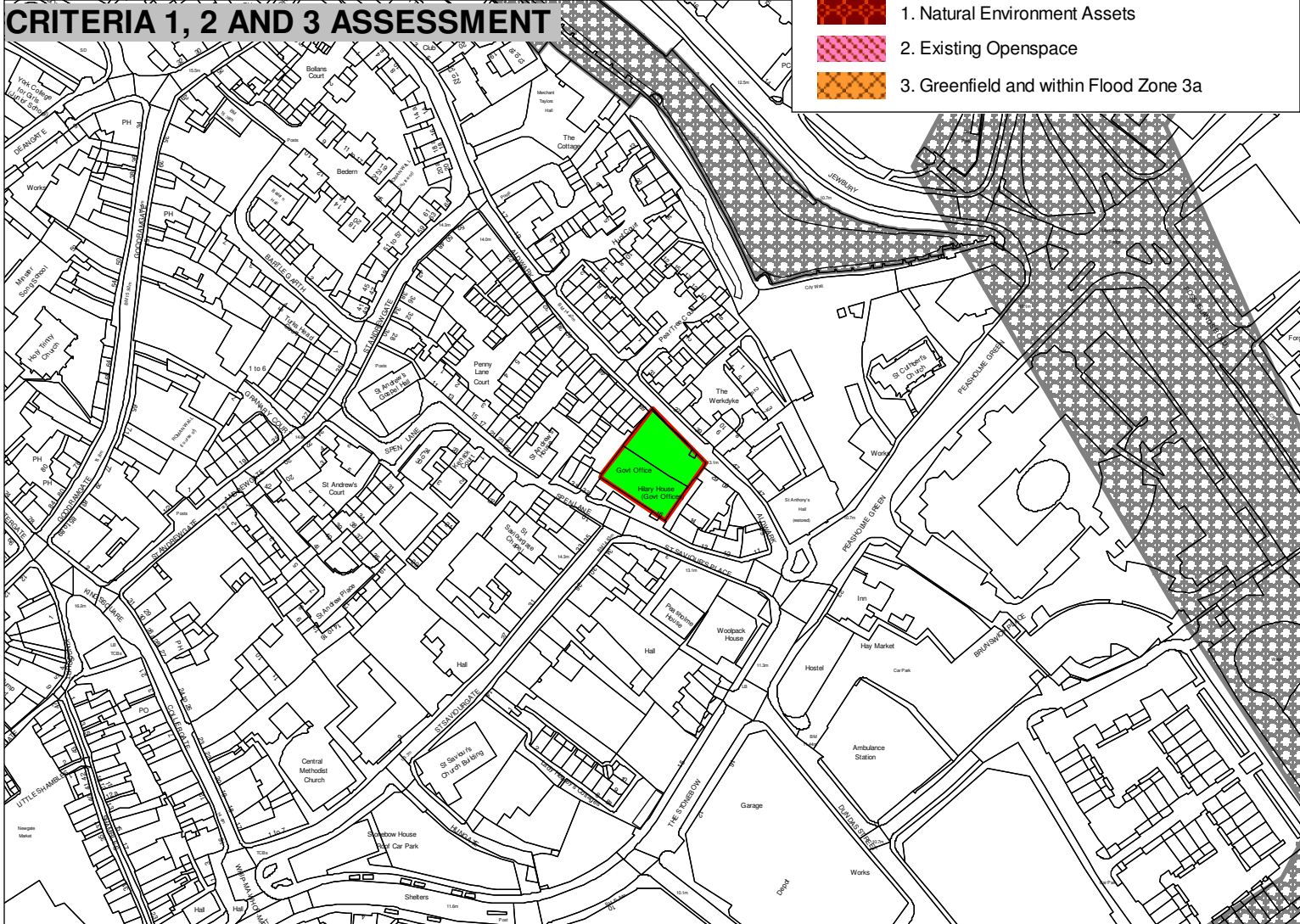


SUBMITTED SITE PLAN

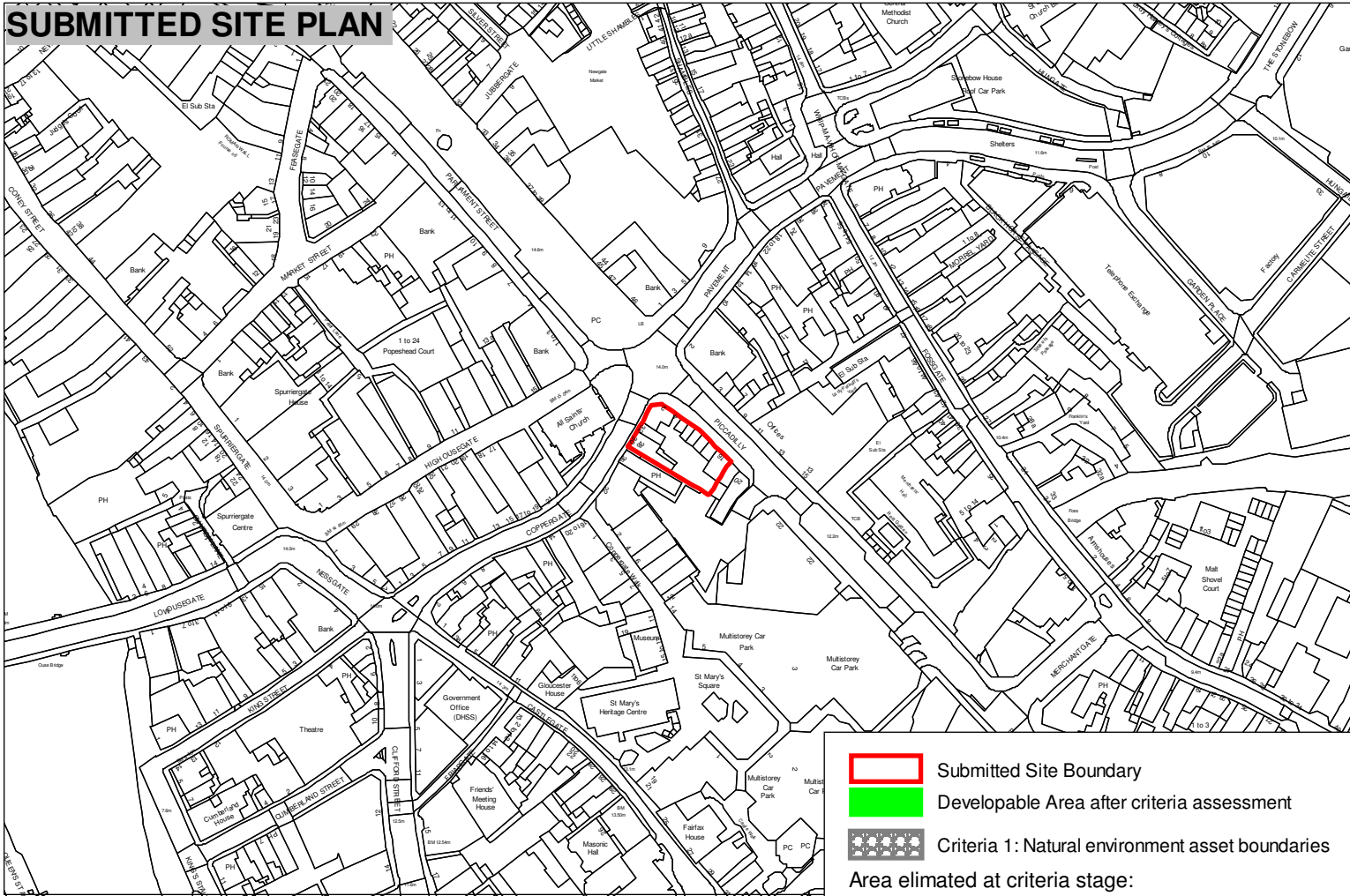


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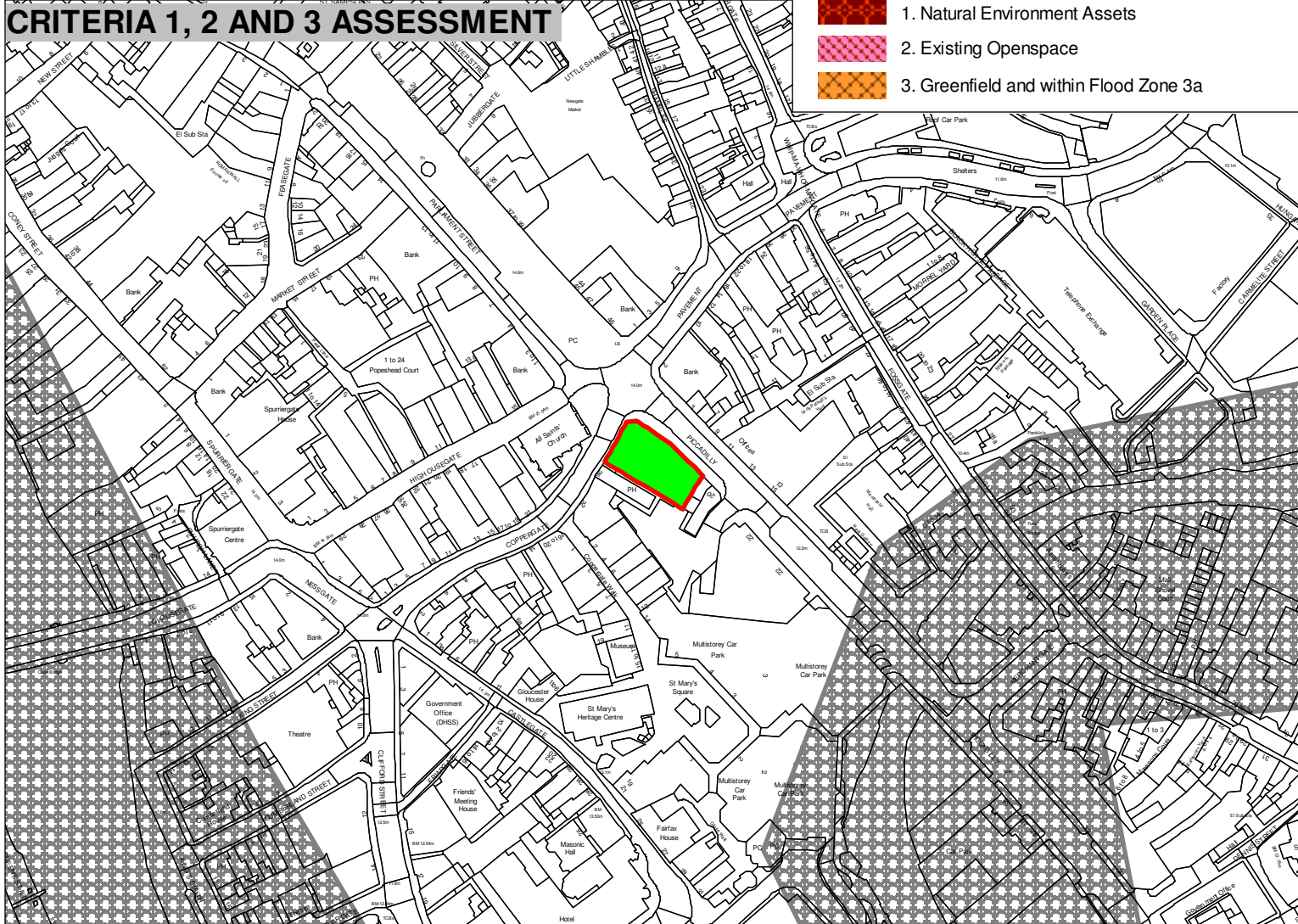
CRITERIA 1, 2 AND 3 ASSESSMENT



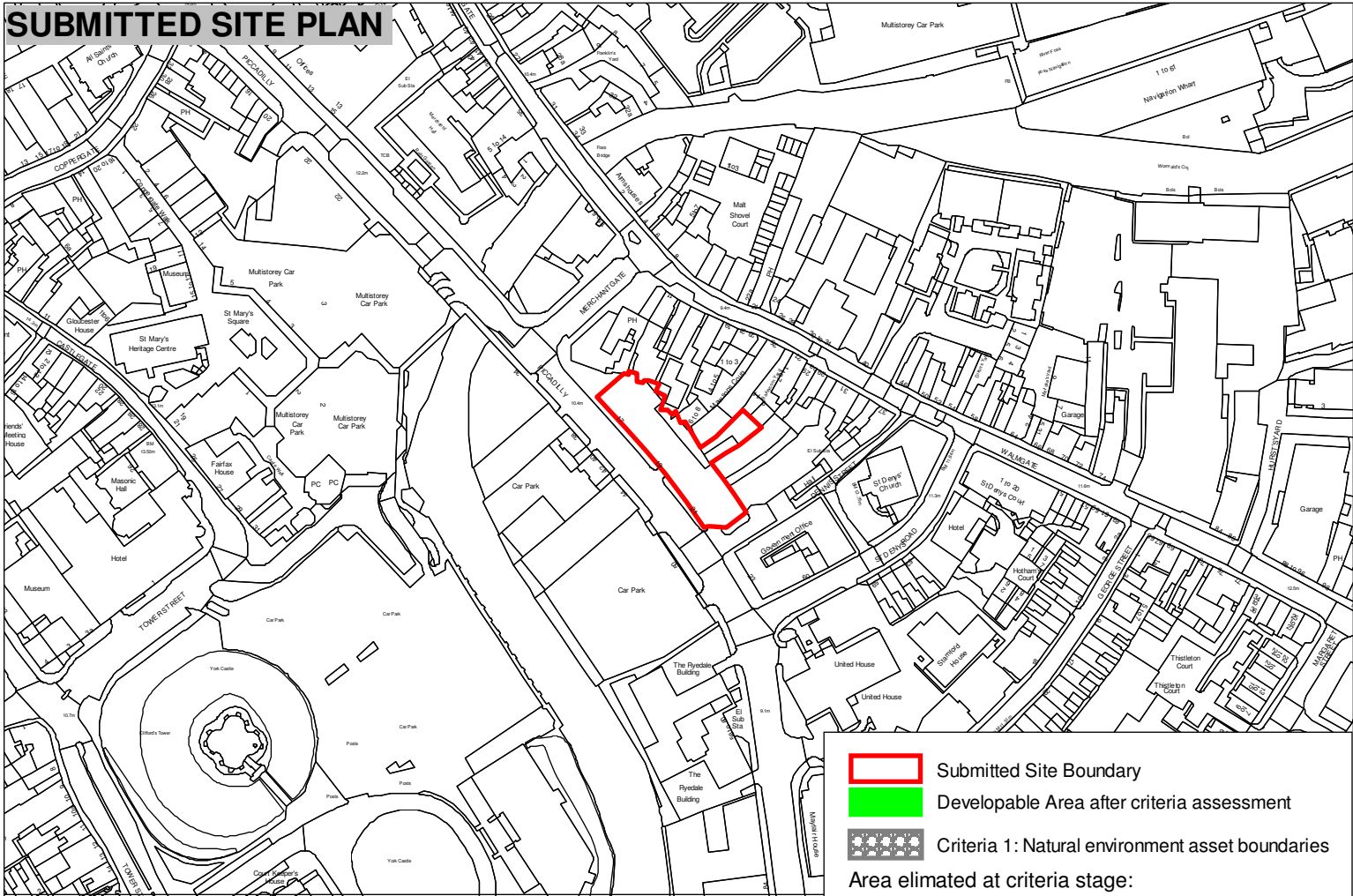
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary (Red outline)

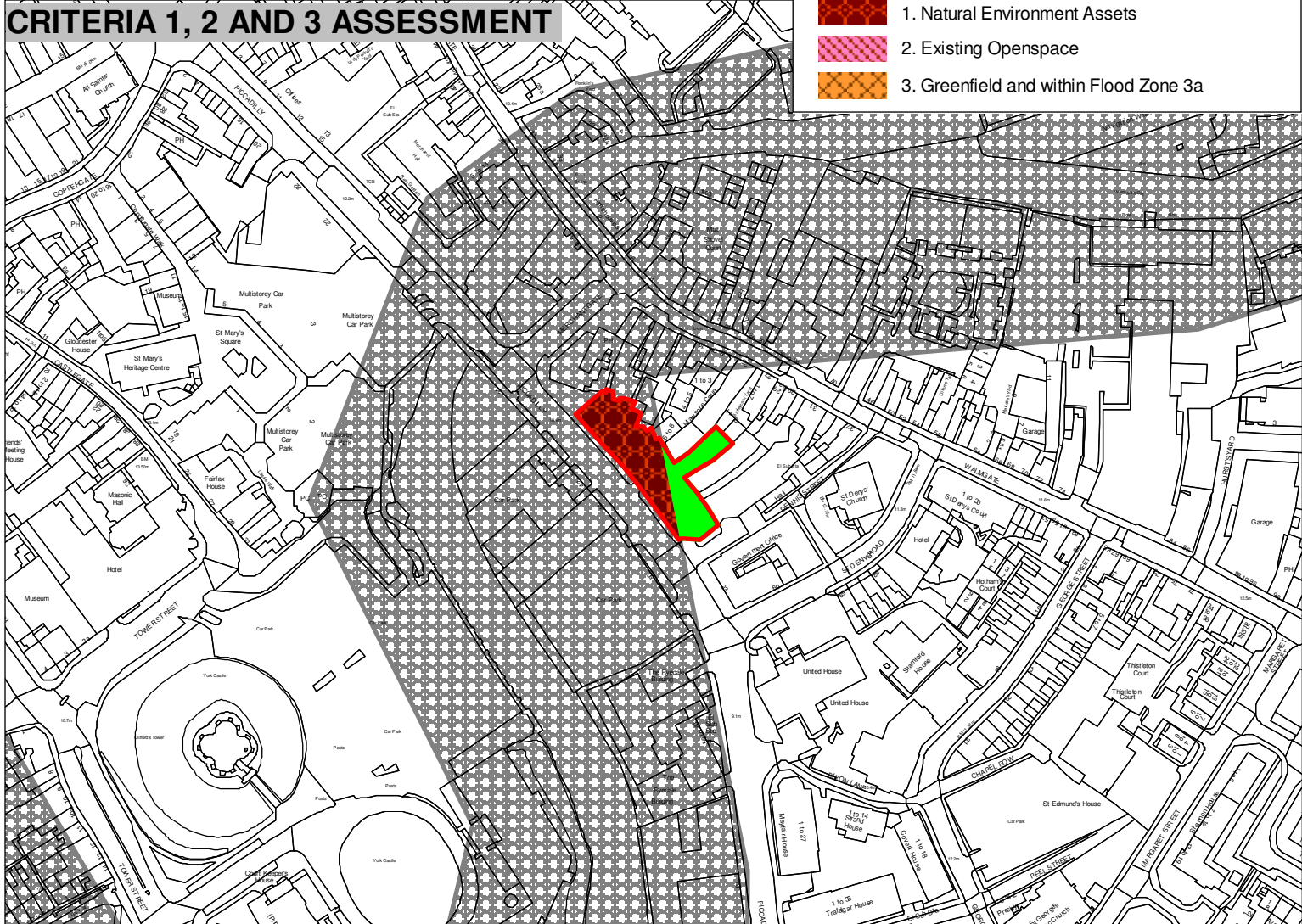
Developable Area after criteria assessment (Green fill)

Criteria 1: Natural environment asset boundaries (Grey cross-hatch pattern)

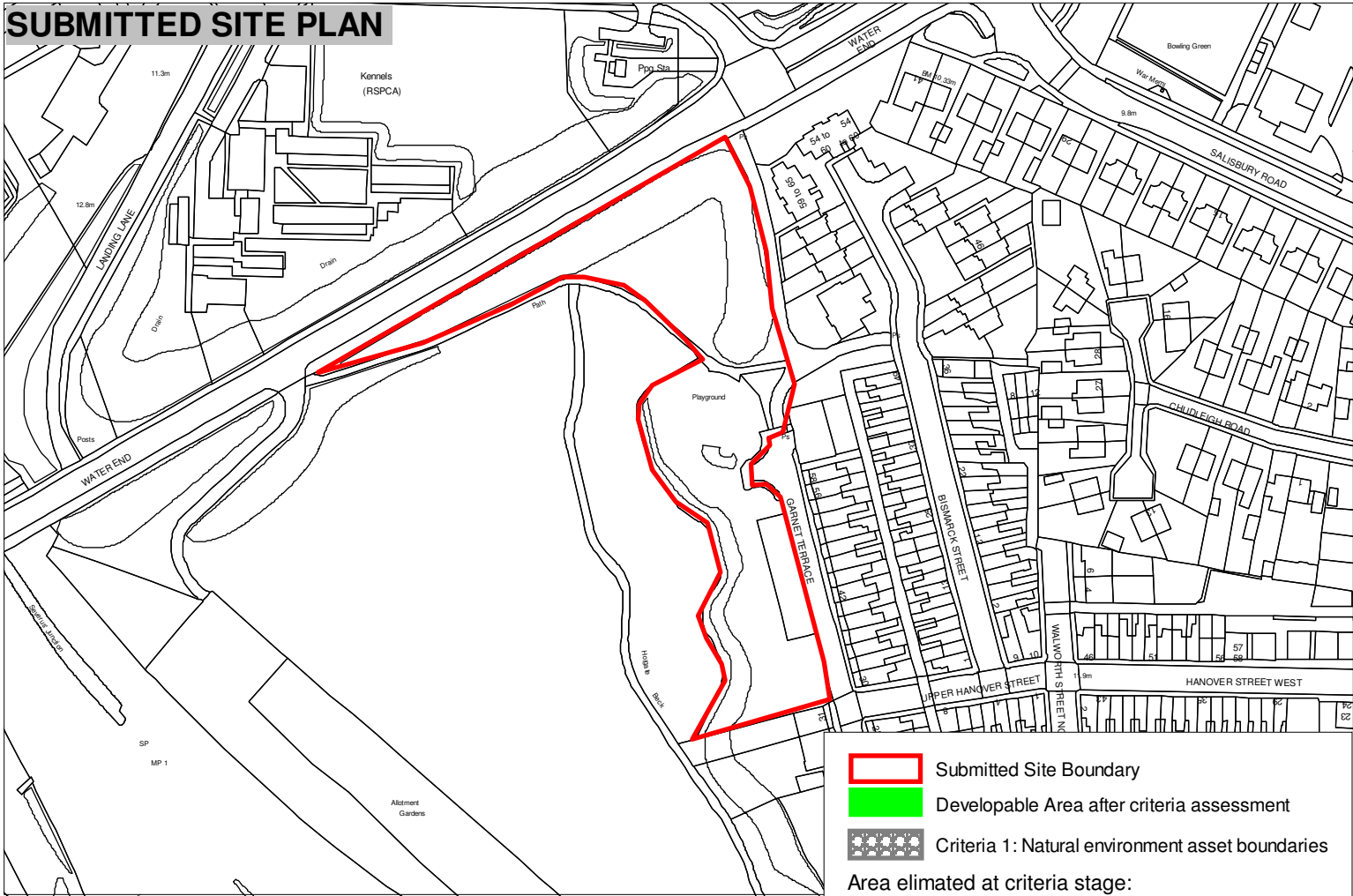
Area eliminated at criteria stage:

- 1. Natural Environment Assets** (Dark red cross-hatch pattern)
- 2. Existing Openspace** (Pink cross-hatch pattern)
- 3. Greenfield and within Flood Zone 3a** (Orange cross-hatch pattern)

CRITERIA 1, 2 AND 3 ASSESSMENT

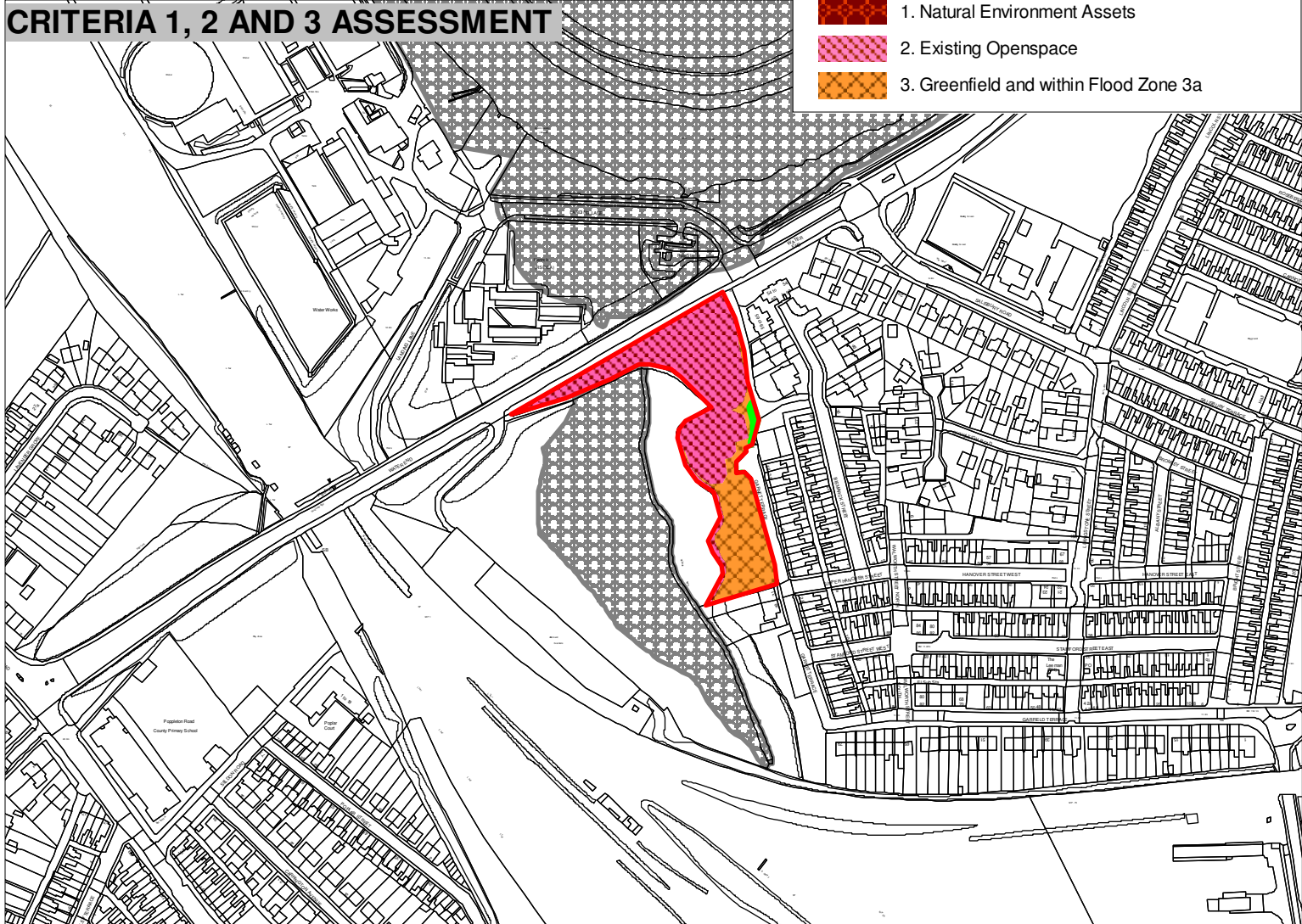


SUBMITTED SITE PLAN

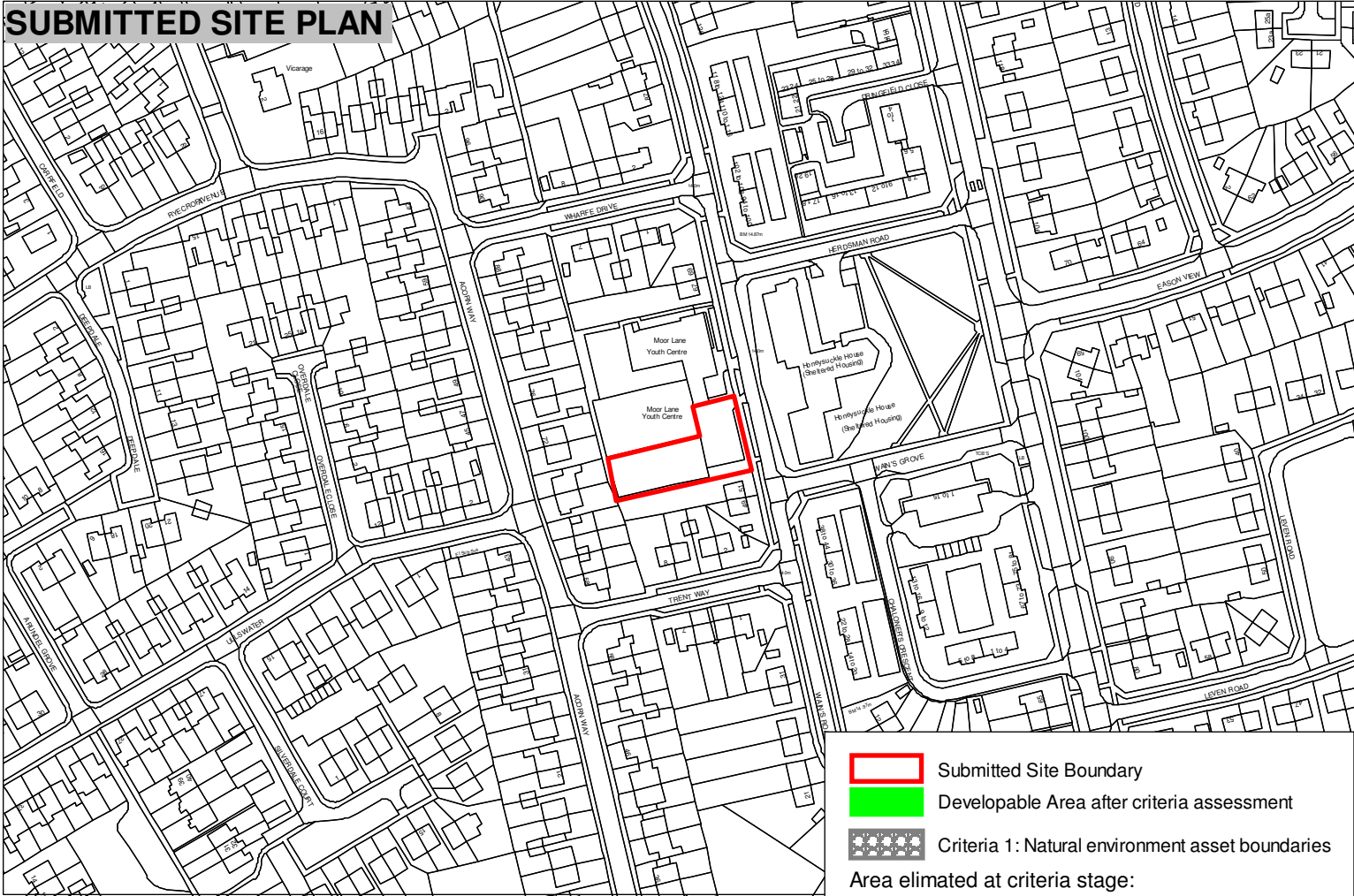








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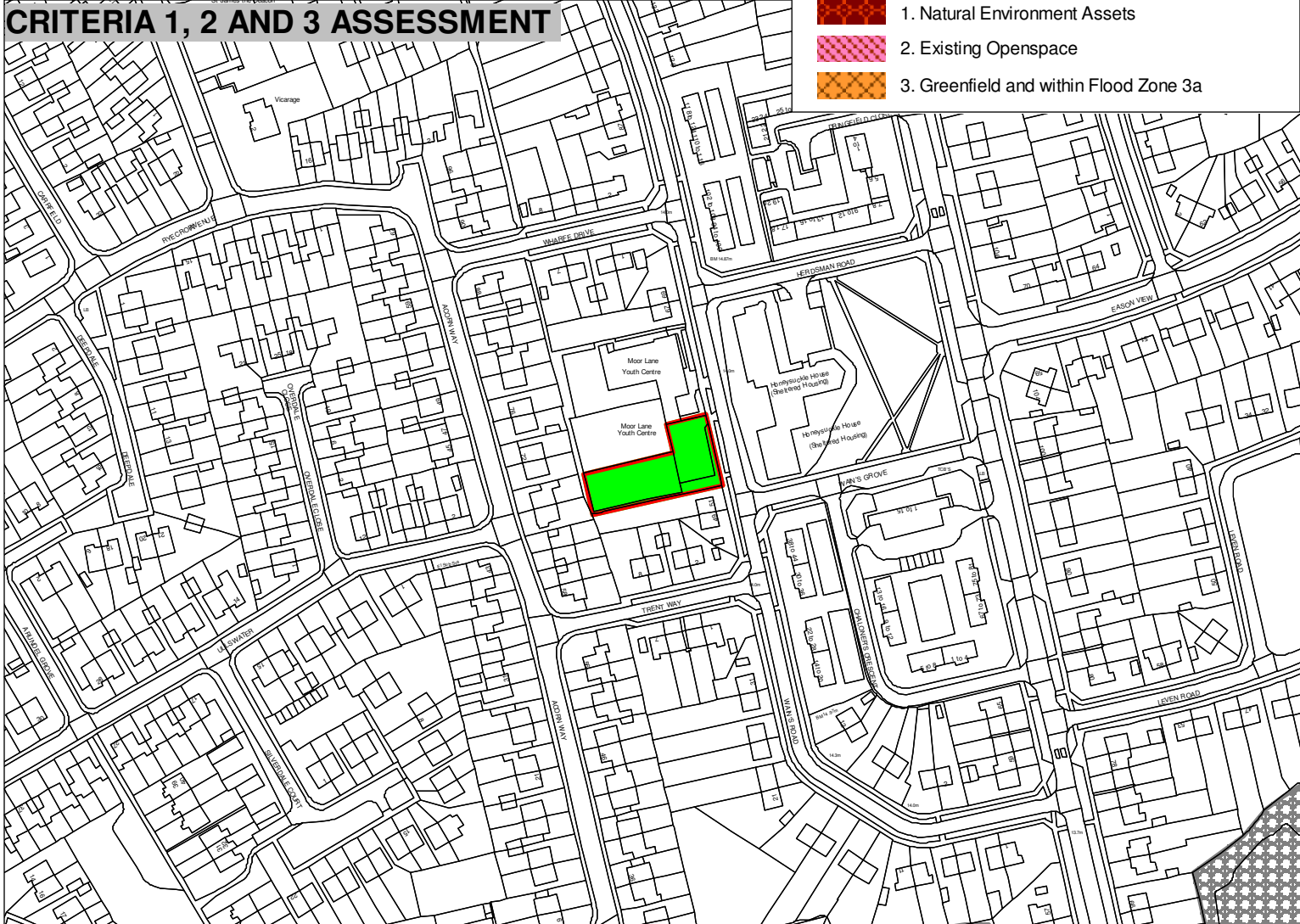


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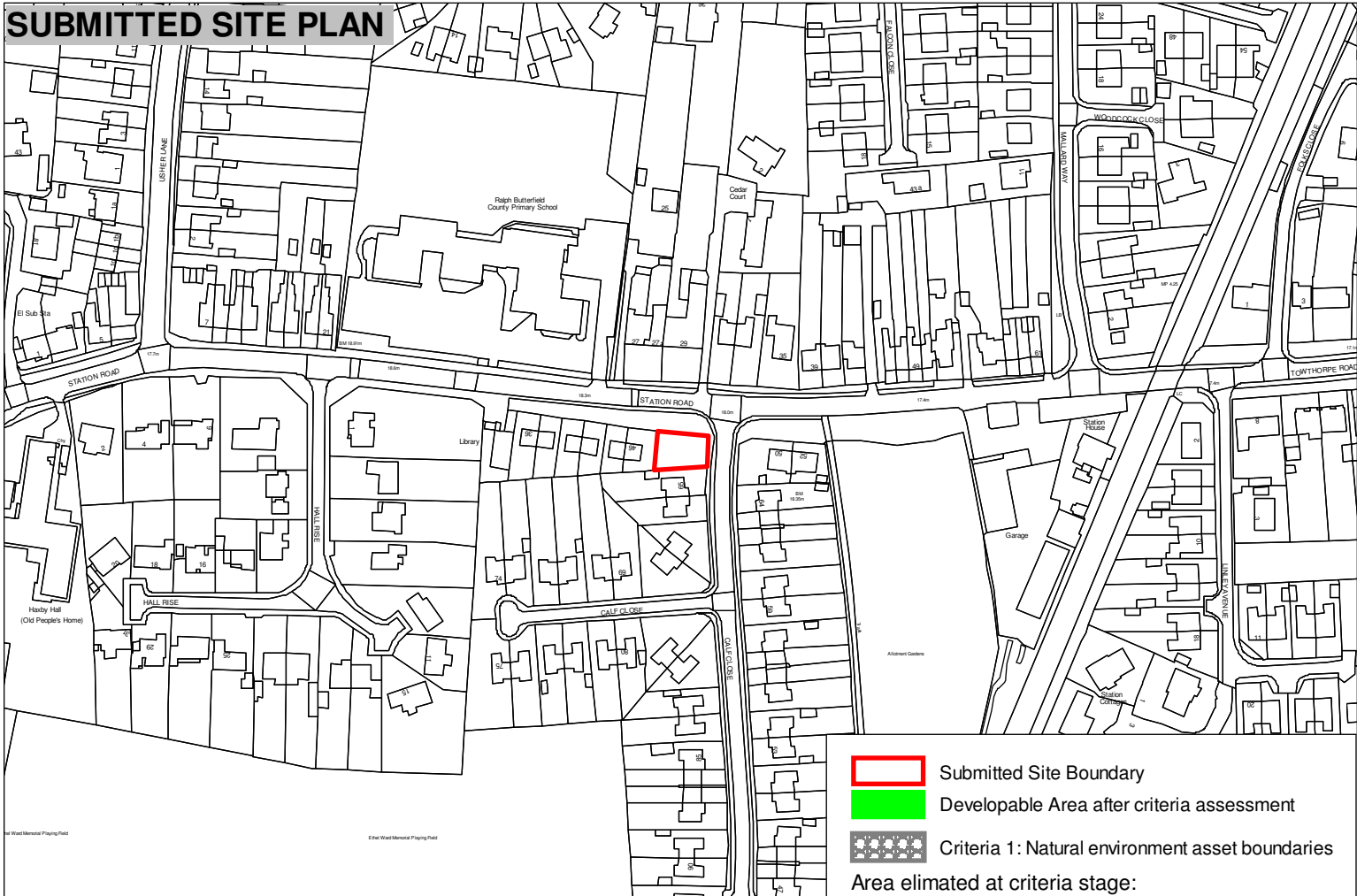


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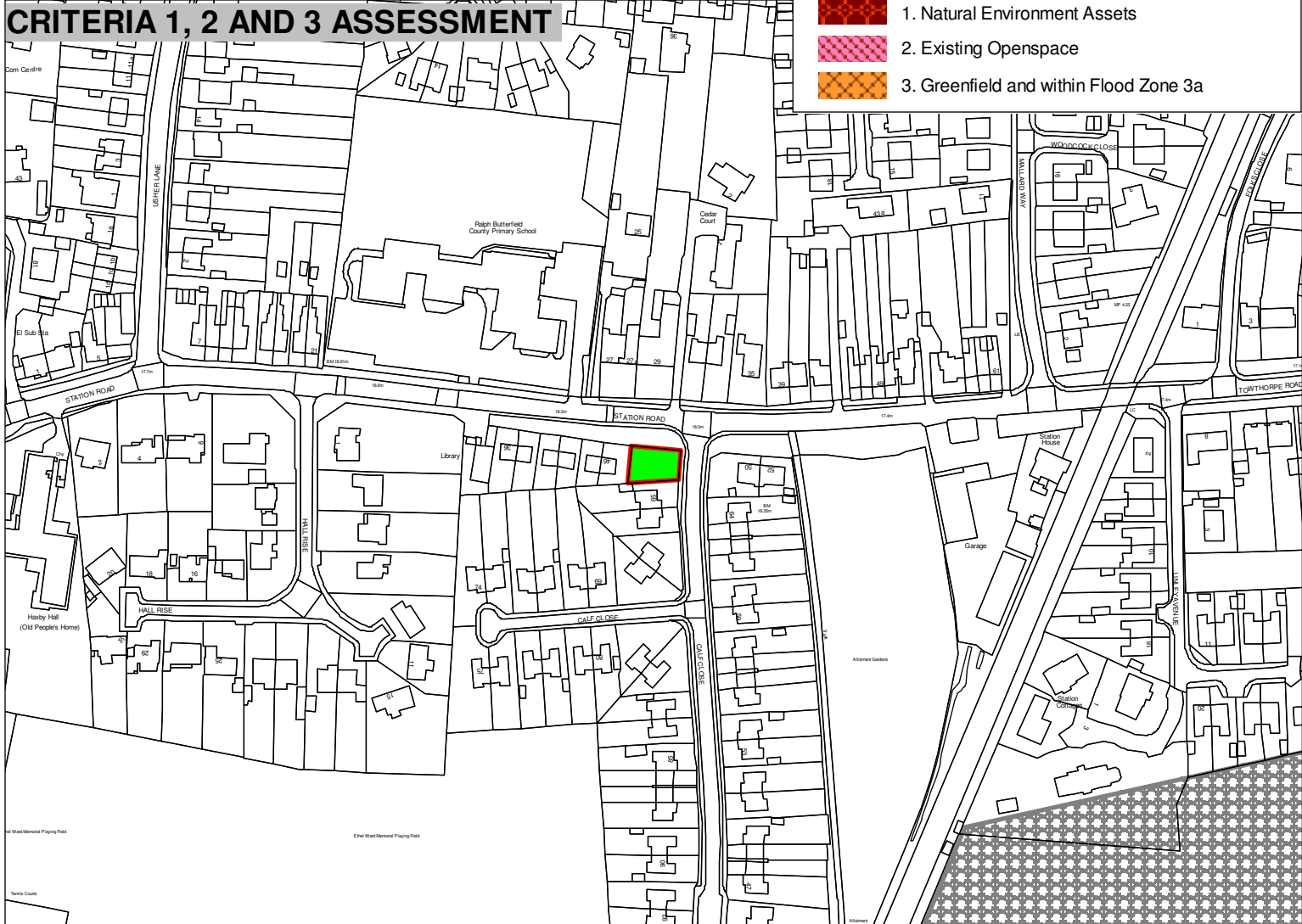
CRITERIA 1, 2 AND 3 ASSESSMENT



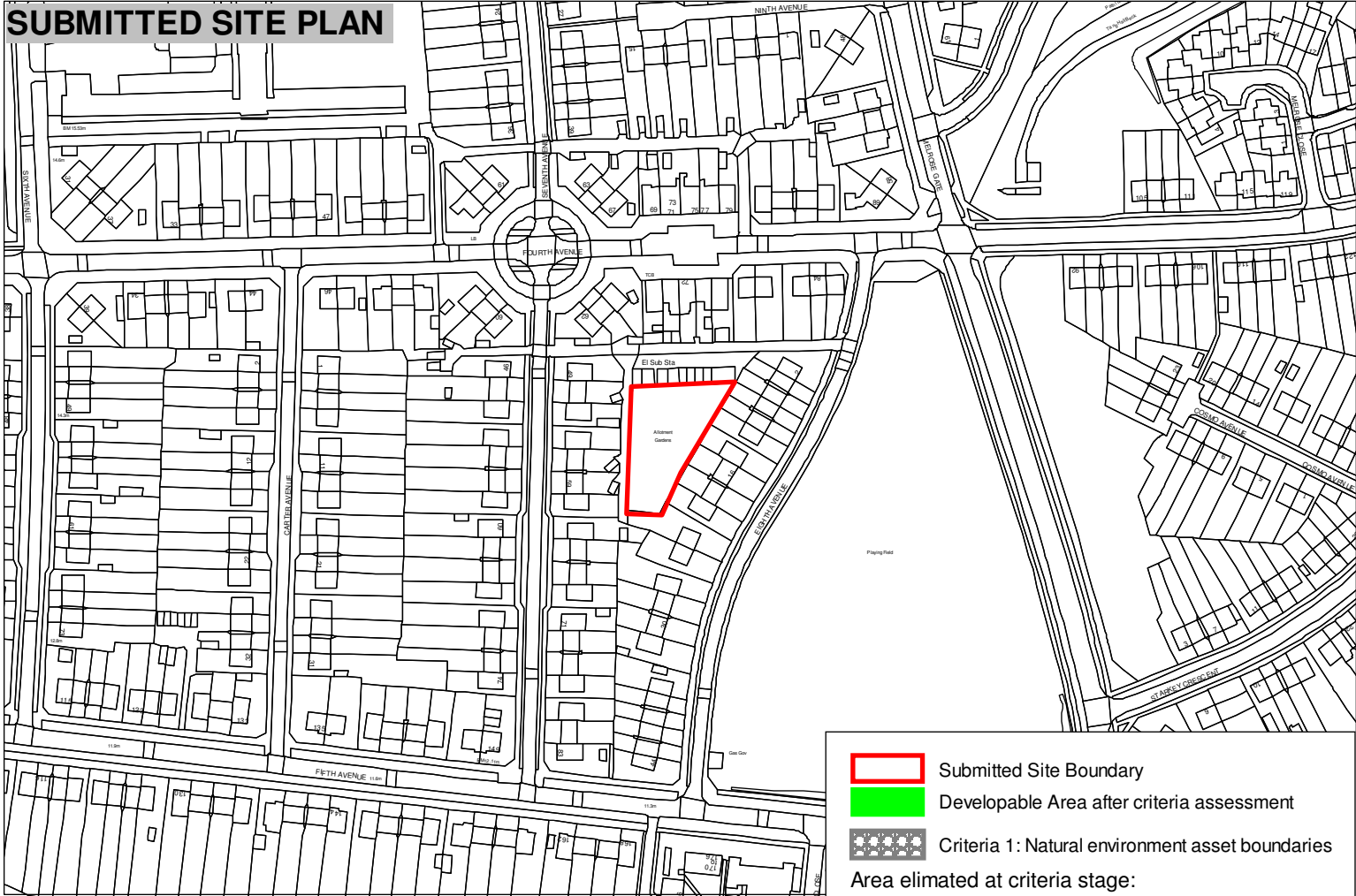
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

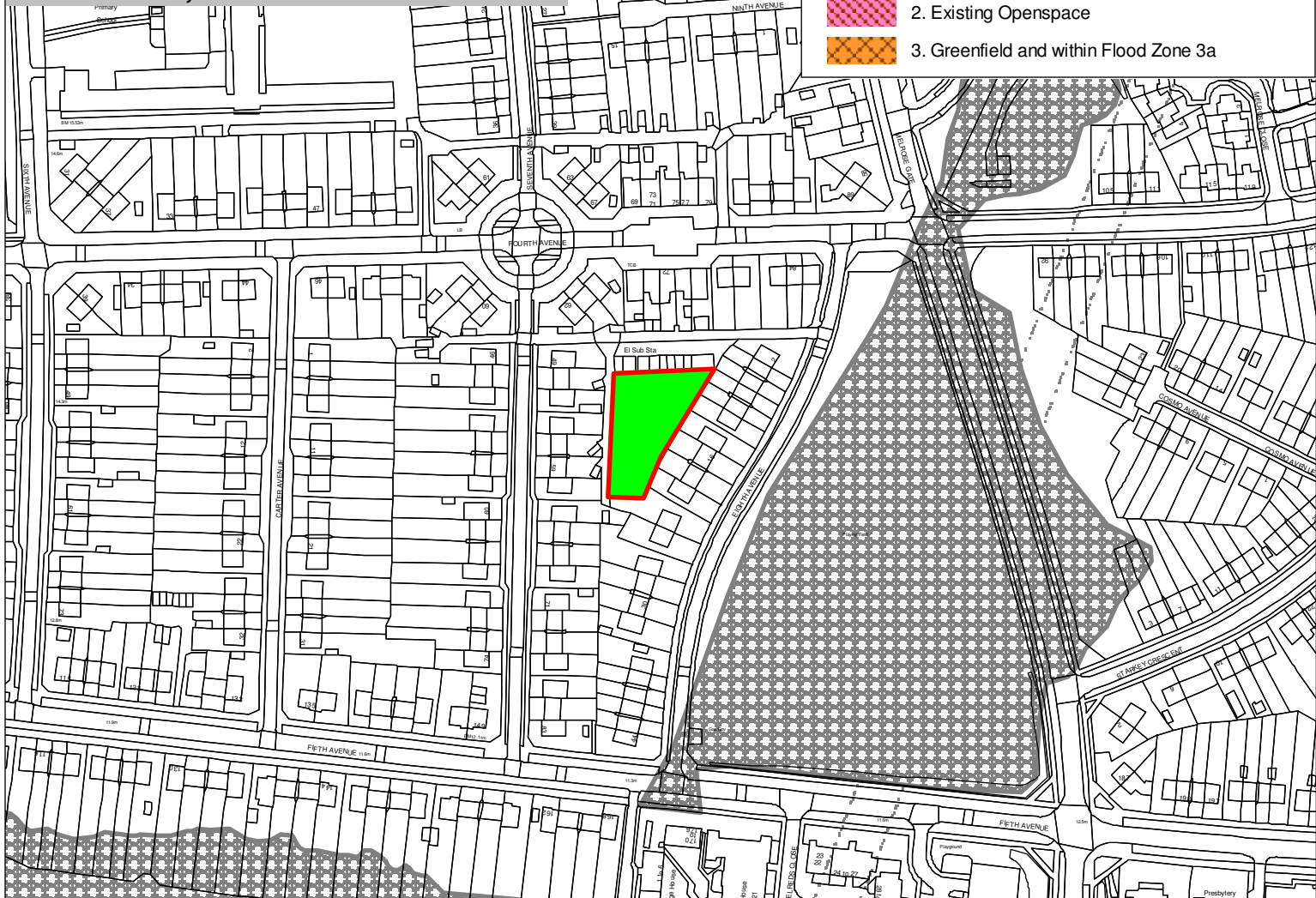


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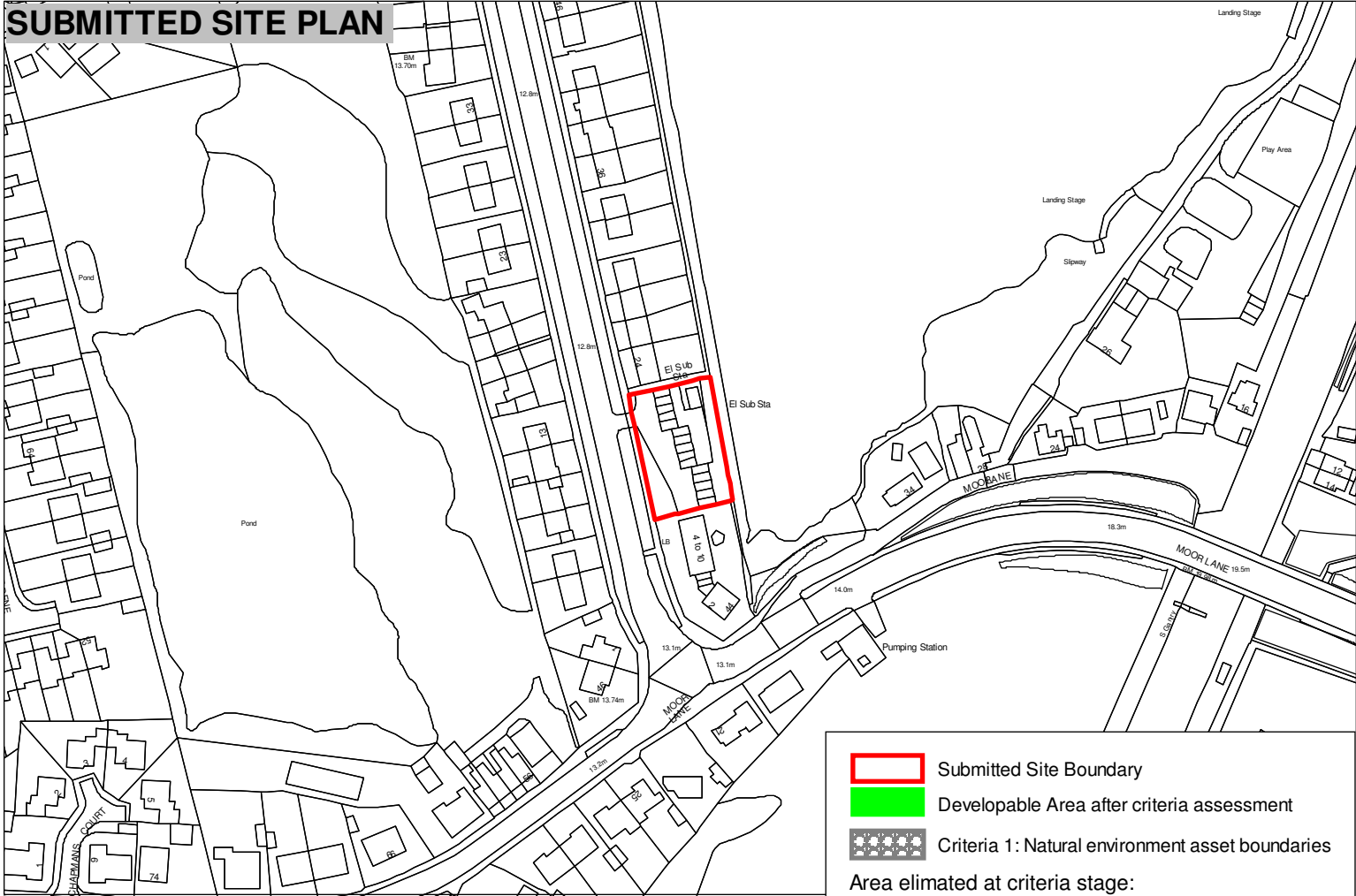


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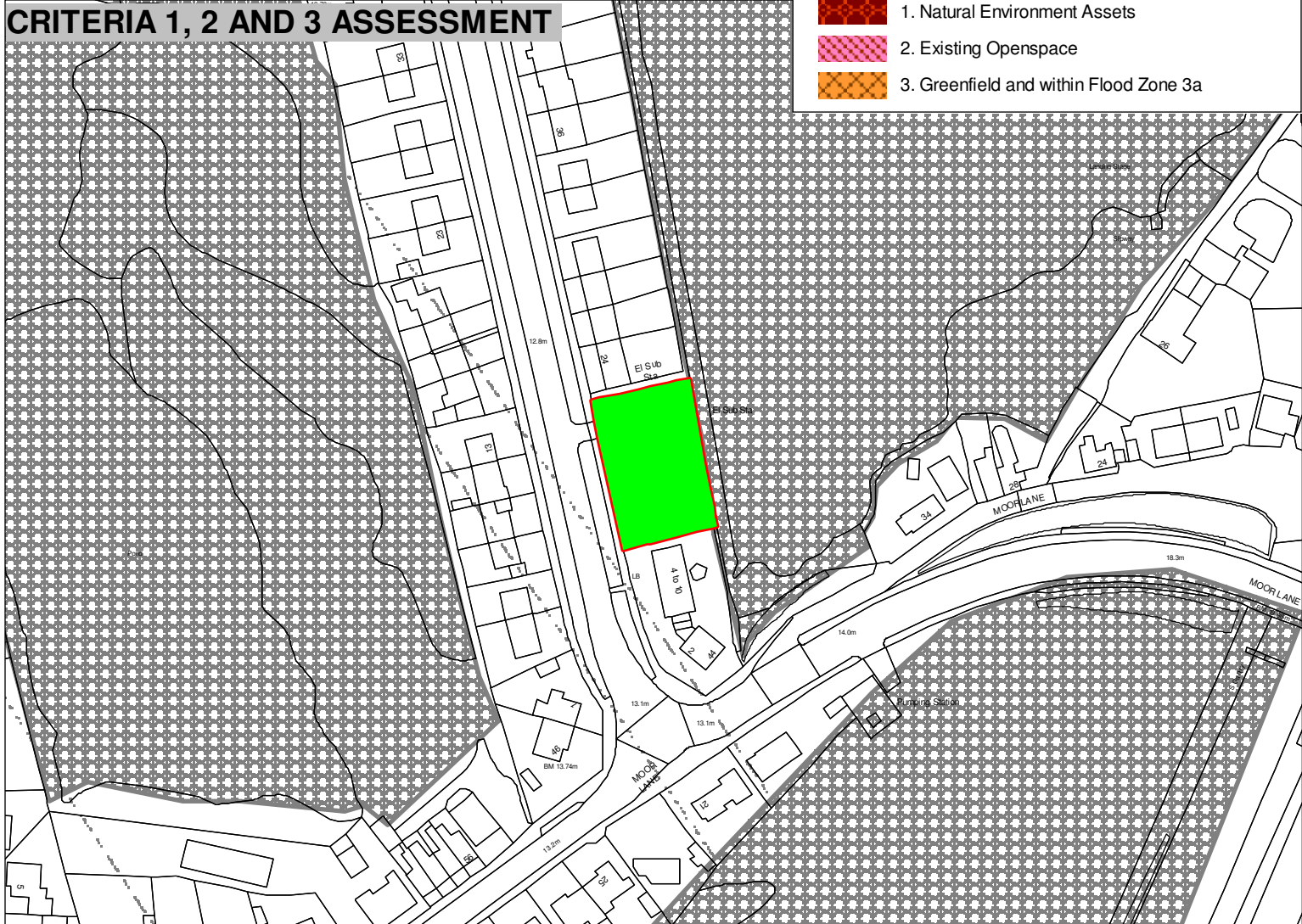


SUBMITTED SITE PLAN

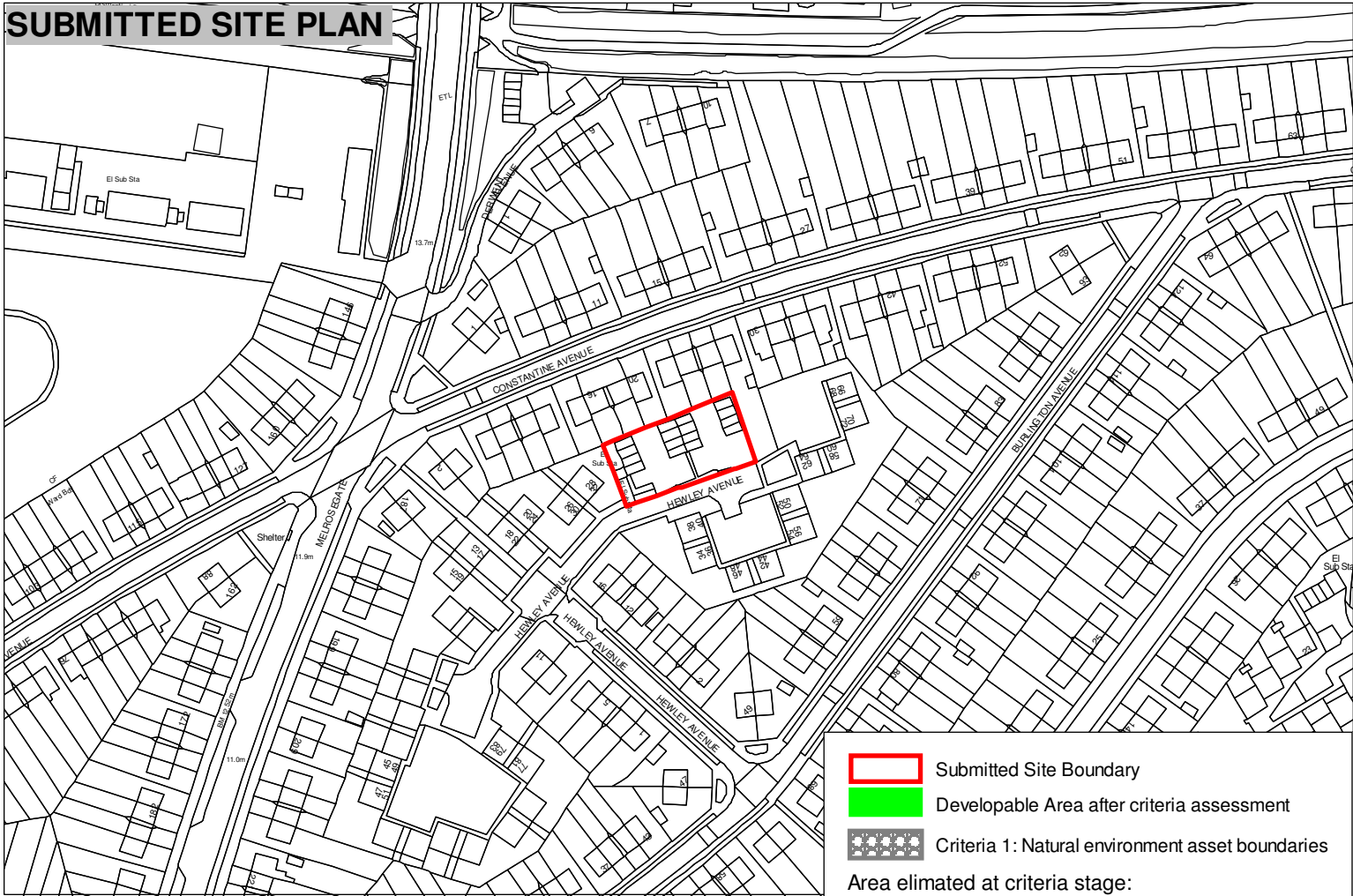


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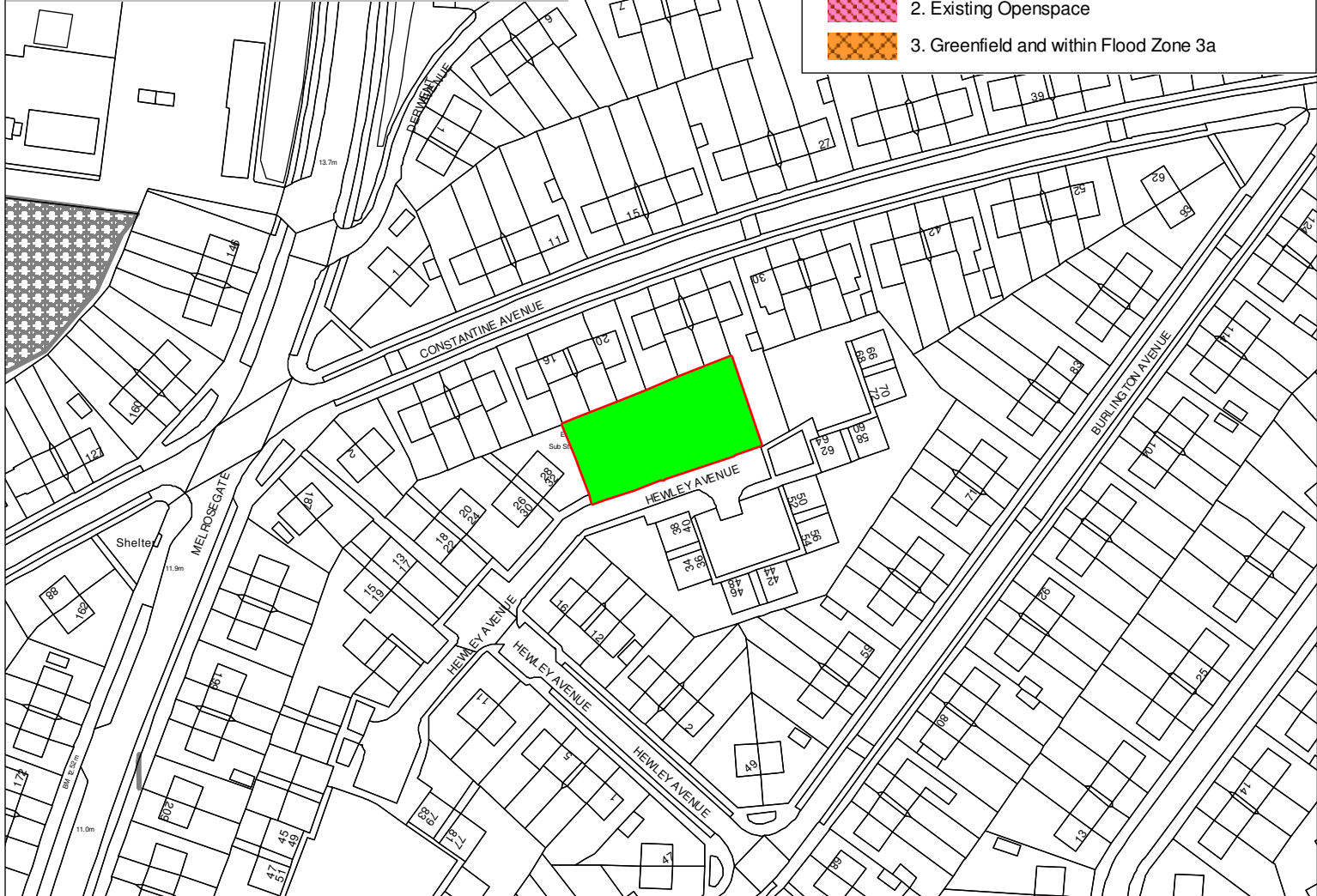
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

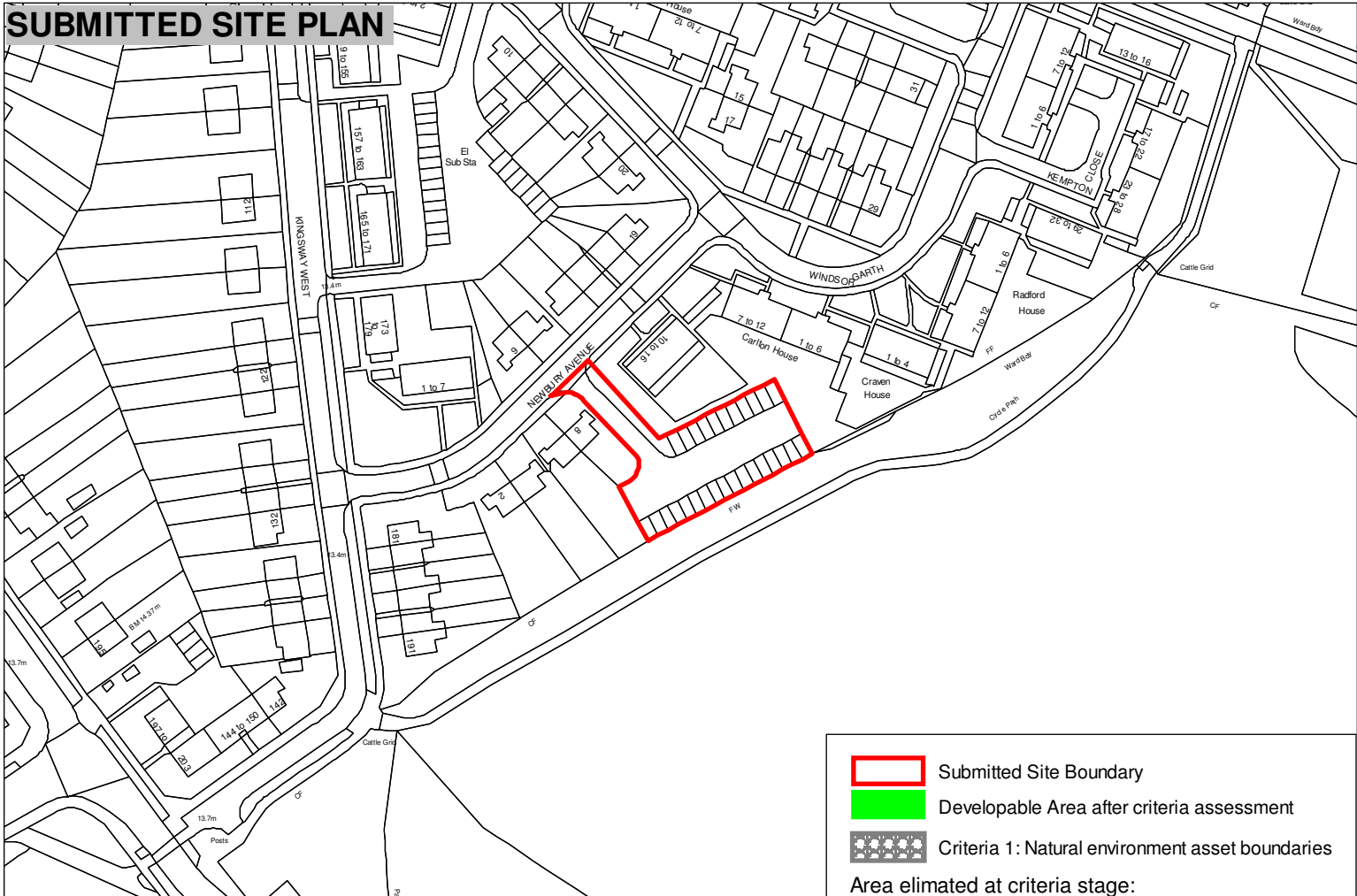


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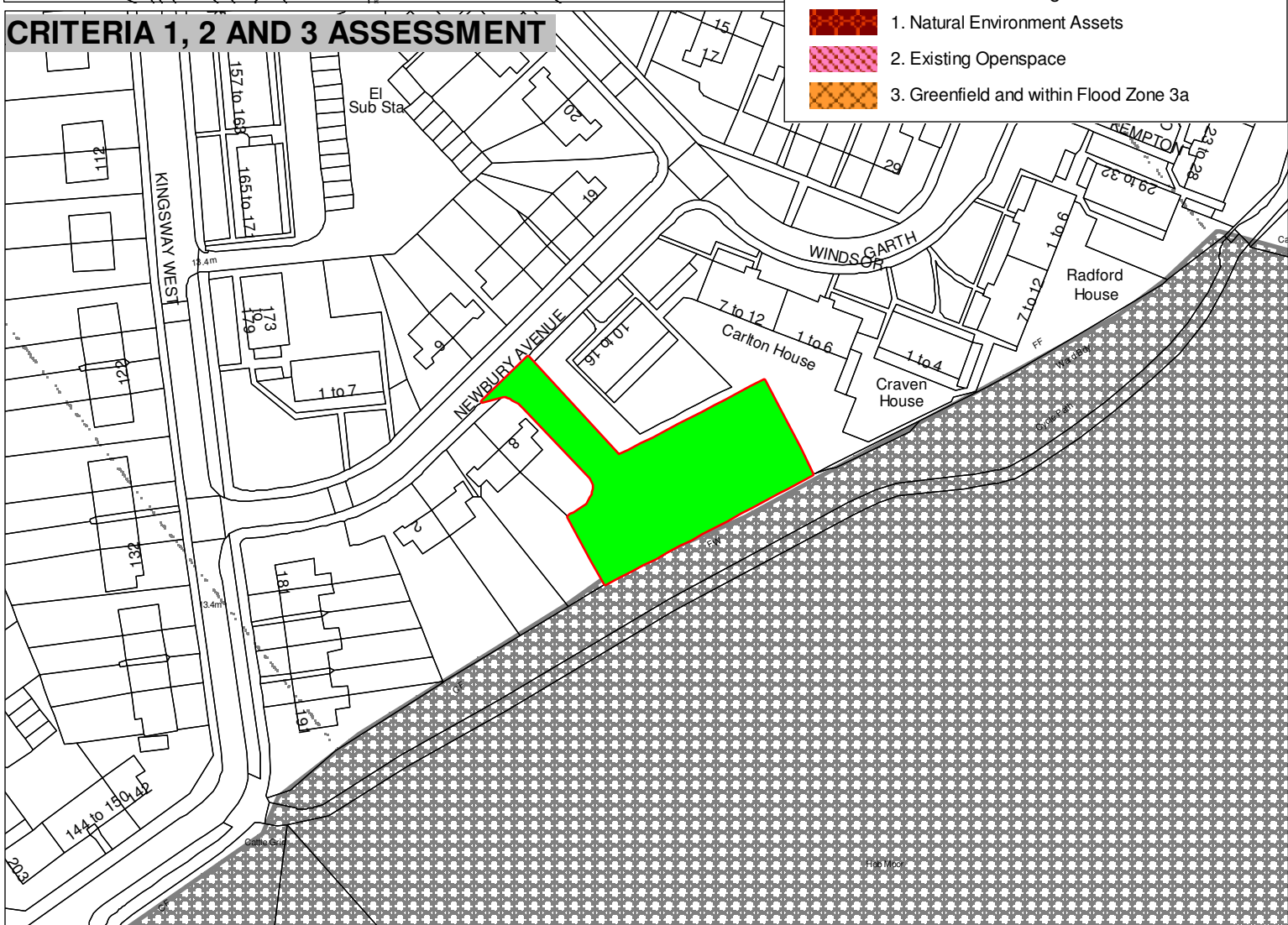


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Site Selection Technical Paper (June 2013)

Annex 11 - Sites over 100ha

Site 698	ST14	Land North of Clifton Moor	134ha	<p><u>Highways</u></p> <p>The site is adjacent to the A1237 and within close proximity to major employment, retail and leisure facilities at Clifton Moor with the potential to walk or cycle between them. This section of the A1237 is one of the most congested parts of the northern outer ring road between its junction with the B13663 and its junction with Clifton Moor Gate. The A19, Moor Lane and the B1363 (Wigginton Road) are situated to the west, north and east of the site, respectively, but are not immediately adjacent to it. New access roads could be provided into the site off all of these routes (if land is secured) and the internal layout of any future development on the site could be such that it creates discrete sectors, each with a specific access onto one of these. However, the size of the site is likely to generate significant levels of traffic, particularly on the A1237, and access via Moor Lane could increase traffic through Skelton.</p> <p>The likely increase in traffic on the A1237 will require significant capacity enhancements to be made to it, including junctions. A detailed Transport Assessment would be required to model the predicted traffic implications and assess the impacts on the surrounding highway network. This would inform the level of improvements required for the A1237 and the rest of the surrounding highway network. It is anticipated that the scale of future development will be such that it will be viable for the development to provide these improvements.</p> <p>In addition, the site will need to provide measures to encourage greater use of public transport and provide links to existing pedestrian and cycling networks to minimise traffic generated by it. A travel plan will be required to set out how this will be achieved. Potential access issues but the size of the site should make it viable to provide required transport mitigation measures. Could have negative impact on congestion on the Outer ring road and would need improvements to the outer ring road.</p> <p><u>Design and Conservation</u></p>	Allocated for Residential (incl. Local centres)
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			<p>The site borders a SINIC site. 'Clifton Airfield' is a site of local nature conservation interest. Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the Green Infrastructure scheme on site enabling an overall positive outcome towards this objective.</p> <p>A further understanding through an ecology survey would be required to survey for Great Crested Newts and ground nesting birds. This should not preclude the development however.</p> <p>It is known that the site is within close proximity to an iron age settlement and therefore, the area is of significant archaeological interest. An extensive archaeological assessment of the area would need to be undertaken.</p> <p>It is important to ensure that the Skelton's village setting is not adversely effected by development close to its existing settlement boundary. Currently, the area east of the village is not included within the Greenbelt Historic Character and Setting Appraisal. In order to ensure no adverse impacts on the setting of the village, this should be amended to reflect this to create a green wedge either side of the proposed development.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to fully understand how the development will impact the city.</p> <p><u>Access to Services</u></p> <p>The development would need to provide for the social infrastructure requirements of the new community through provision of local facilities and services in a planned and phased manner. The site would also need to provide new public open space proportionate to its size and to meet deficiencies identified in the Open Space Study. There are number of leisure</p>	
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			<p>opportunities to the south of the site at Clifton Moor retail park. Good connectivity via pedestrian and cycle access should be incorporated to maximise access to these services.</p> <p>Whilst employment is not the key land use for this site, the scale of the development would require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. Jobs would also be generated through the construction of the site in the short to medium term. Subject to provision of sustainable pedestrian and cycle routes to the Clifton Moor Centre this would provide access to a range of local employment opportunities for the new residents.</p> <p>The ring-road effectively segregates this site from the existing facilities and residential areas within Clifton Moor making it a significant barrier to social cohesion as an urban extension. Whilst the buffer to the ring road may have some positive impacts, it makes the site a stand alone settlement and would need to incorporate enough community facilities to function independently to the existing urban area. This could be addressed if an adequate crossing of the ring road was proposed as part of any development on this site.</p> <p><u>Air Quality</u></p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if the site is not carefully designed. The site would require full AQ and traffic assessment.</p> <p><u>Noise</u></p> <p>Noise from the A1237 would need to fully assessed and mitigated fully through appropriate design and landscape buffering. A full noise assessment would be required.</p> <p><u>Contamination</u></p>	
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				<p>No particular concerns regarding land contamination at this site</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a high flood risk zone. Some drainage issues. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Should the provision of a large strategic site be brought forward a local centre should be identified to meet the everyday needs of the residents along with the provision of community facilities required. The exact scale of the facilities should be defined through the masterplan for the Site, the overall scale of the Site and the impact upon the surrounding facilities.</p>	
Site 727	ST15	Whinthorpe New Settlement	186ha	<p><u>Highways</u></p> <p>This site, to provide a potential new settlement to the south-east of York, is broadly bounded by the A64 (to the north-west), the A19 (approximately 800m to the south-west), Elvington Lane (800-1200m to the north-east) and Langwath Stray/Elvington Airfield (to the south-east), but it does not have any direct access onto these, except for Langwath Stray which leads to Heslington via Long Lane and Common Lane. The distance from the vast majority of</p>	Allocated for residential (incl. Local centre)

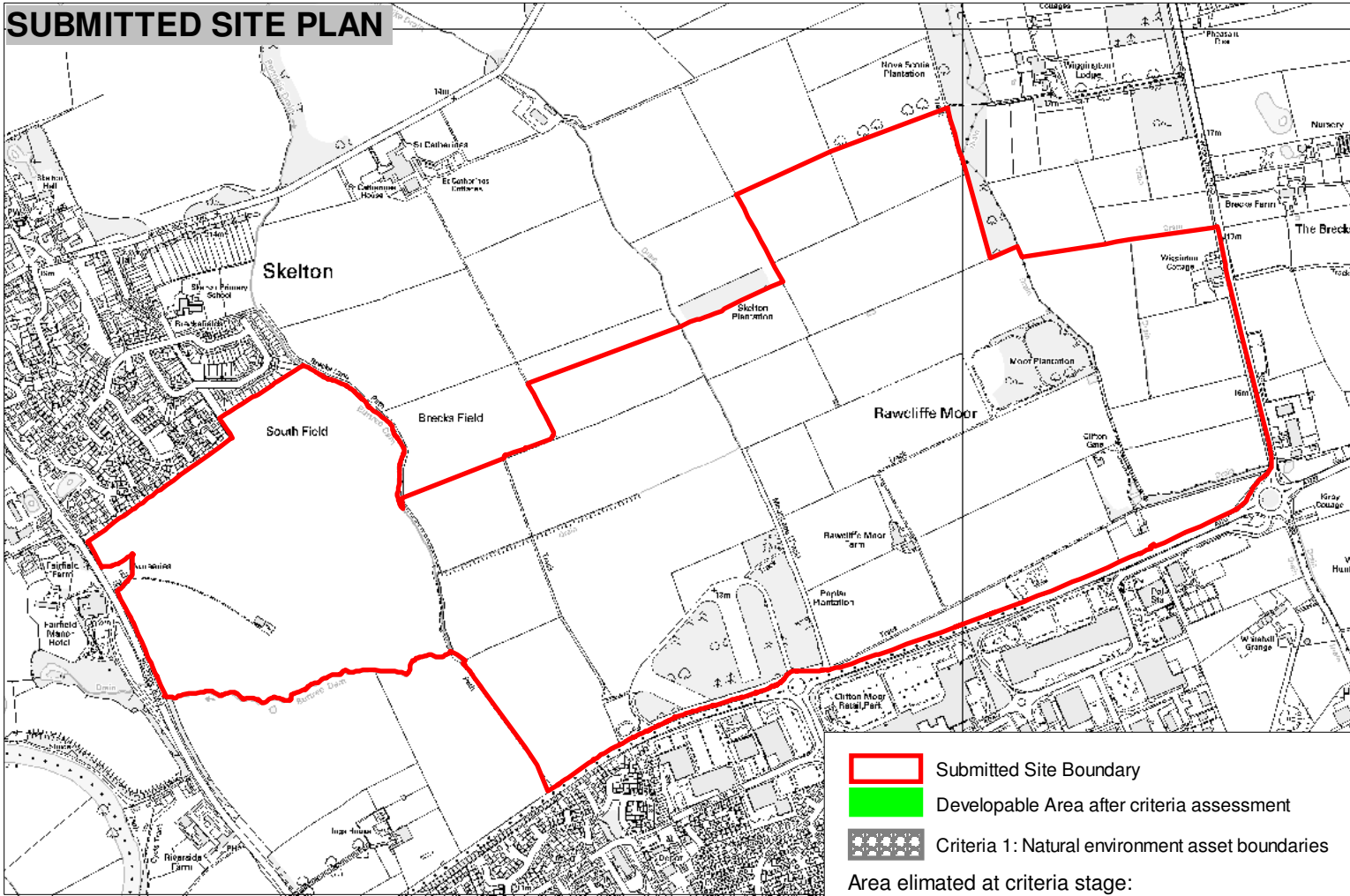
			<p>the site to any existing bus services is more than 400m and the site is considerably more than 400m from any local services or facilities.</p> <p>Langwith Stray/Long Lane/Common Lane are very lightly trafficked roads, and could provide a pleasant cycle route from the site to Heslington. There are also several bridleways (e.g. Fordlands Road/ Forest Lane) running through or near the site that might be suitable for use as cycle routes. It is essential to secure public transport access to and within the site. Providing a south-west to north-east public transport route through the site could reach a large market and ensure that all parts of the site are within 400m of a public transport route. Such a route may also be commercially attractive. The site will need to provide sustainable transport links to existing pedestrian and cycle networks and have a suitable internal layout to maximise walking and cycling permeability. A high quality cycle route into the city centre via Langwith Stray/Long Lane/Common Lane and onward routes from Heslington could be provided and use could be made of the 'Solar System' route (part of the NCN Route 65 and the Trans Pennine Trail). Improvements to cycle facilities on the A19 could also be made.</p> <p>Access off the A64 could be achieved either through the construction of a new junction, or via a new link (or links) to existing junctions with the A19 or the A1079 (both of which are likely to need significant upgrading). Access could also be provided off the A19 and Elvington Lane, but the connection to Elvington Lane will require land to be secured for the construction of a new link road. A detailed Transport Assessment will be required to model the predicted traffic implications and assess what impacts would be generated on the surrounding highway network. A Travel Plan will also be required to minimise motor vehicle trip generation but adequate transport links will need to be put in place to make such measures effective.</p> <p><u>Design and Conservation</u></p> <p>The site would need appropriate landscape setting and green space buffer to A64.</p>	
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			<p>Currently the site contains no nature conservation designations but it does connect with a local green infrastructure corridor and borders two SINC sites and a SSSI. The site borders the SSSI 'Heslington Tilmire' designated for its habitats of Tall Herb Fen and Marsh Grassland. Furthermore, the Tilmire and adjacent Golf course are both designated SINCs. The golf course is designated for its semi-natural neutral and acidic grassland, heathland, scrub and woodland habitats. Significant buffering would be required to ensure the integrity of these nature conservation sites. Elements of these designations could be incorporated into the Green Infrastructure scheme on site.</p> <p>There are no designated heritage assets in this location.</p> <p>The creation of a new stand alone settlement reinforces the settlement pattern of smaller settlements around York's main urban area. The site is bordered by areas important to the landscape and setting of the city overall, the integrity of which would need to be preserved and complimented. It is difficult at this stage to anticipate the impacts on this. The new settlement's connectivity with the existing urban and rural landscape will be exceptionally important and would need to be explored through the masterplanning stage.</p> <p>The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.</p> <p><u>Retail</u></p> <p>Should the provision of a large strategic site be brought forward a local centre should be identified to meet the everyday needs of the residents along with the provision of community facilities required. The exact scale of the facilities should be defined through the masterplan for the Site, the overall scale of the Site and the impact upon the surrounding</p>	
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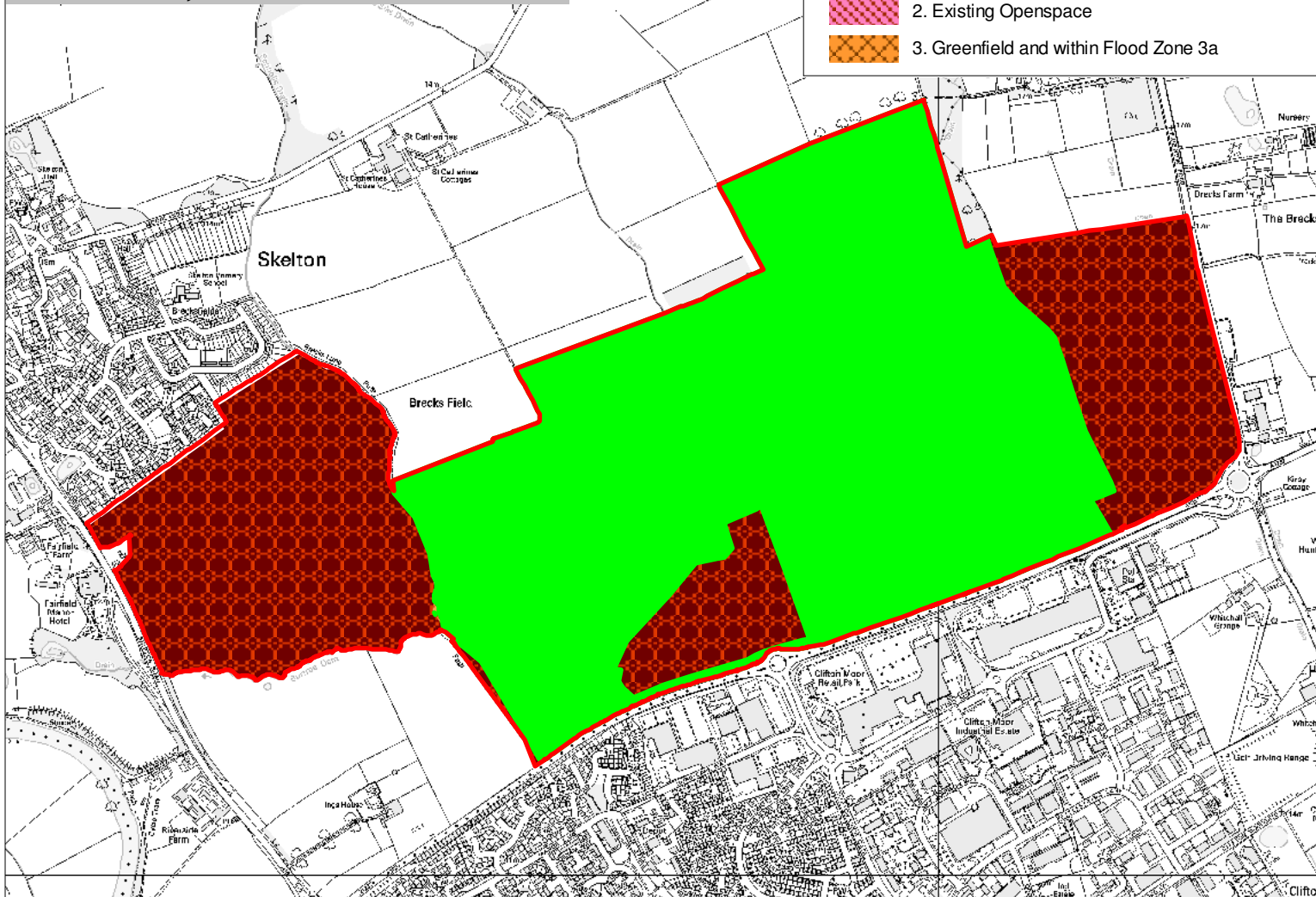
			<p>facilities.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Air Quality</u></p> <p>There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if the site is not carefully designed.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p><u>Flooding and Drainage</u></p> <p>The total site area for the development is 217ha. Within this there are areas of flood zone 2 and flood zone 3a.</p> <p>In total the area covered by flood zone 3a covers 31ha of the site. This area has been totally excluded from the calculation undertaken on the site to calculate the estimated yield. This reduces the site area to 186ha. This area could be used for open space and for the landscape setting of the site.</p> <p>In addition to completely removing the 31ha that falls within flood zone 3a from the site calculation we have then applied a 60/40 calculation for the developable area to the remaining 186ha meaning that a further 40% of the 186ha (74.4ha), in addition to the 31ha already removed as being within flood zone 3a would be for the provision of open space, community facilities and infrastructure (105.4ha in total).</p>	
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			<p>In line with the relevant sections of NPPF in addition to local policy guidance on Flood Risk Management set out in the Strategic Flood Risk Assessment (SFRA, 2011) and within Section 19 of the Draft Local Plan (Policy FR1: Flood Risk), land that falls within Flood Zone 3a can be used for 'less vulnerable' uses which includes buildings used for shops, financial, professional and other services, offices and some non-residential institutions along with 'water compatible development' including amenity open space, nature conservation and biodiversity areas, outdoor sports and recreation and essential facilities such as changing rooms. In the case of this development we have excluded the 31ha of land that falls within flood zone 3a from the developable area of the site and as such it would form an additional area of land to be used for open space purposes.</p> <p>Within the site there is also an area that falls within flood zone 2 (32ha). In line with NPPF, the SFRA and Policy FR1 of the Draft Local Plan all development types set out in the Flood Risk Vulnerability Classification (Table 19.1 of the Draft Local Plan) including residential dwellings are acceptable in zone 2 area except those classed as 'highly vulnerable' such as police and ambulance stations and basement dwellings. In the case of this development the 32ha of land that falls within flood zone 2 would not be required to be used for residential dwellings as the net developable area of the site has been calculated using a 60/40 ratio leaving 74ha of land to be used for open space, infrastructure and community facilities.</p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
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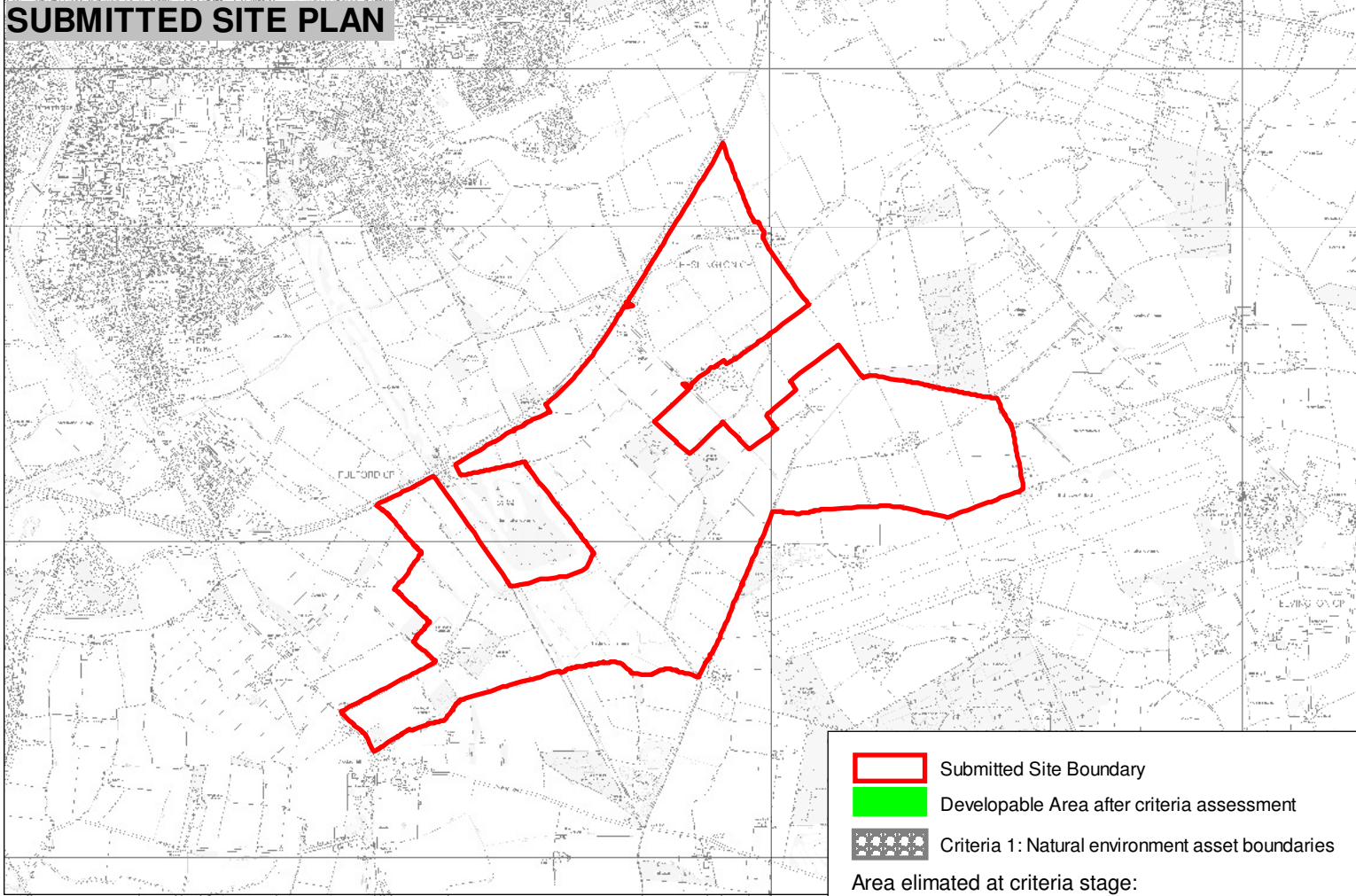
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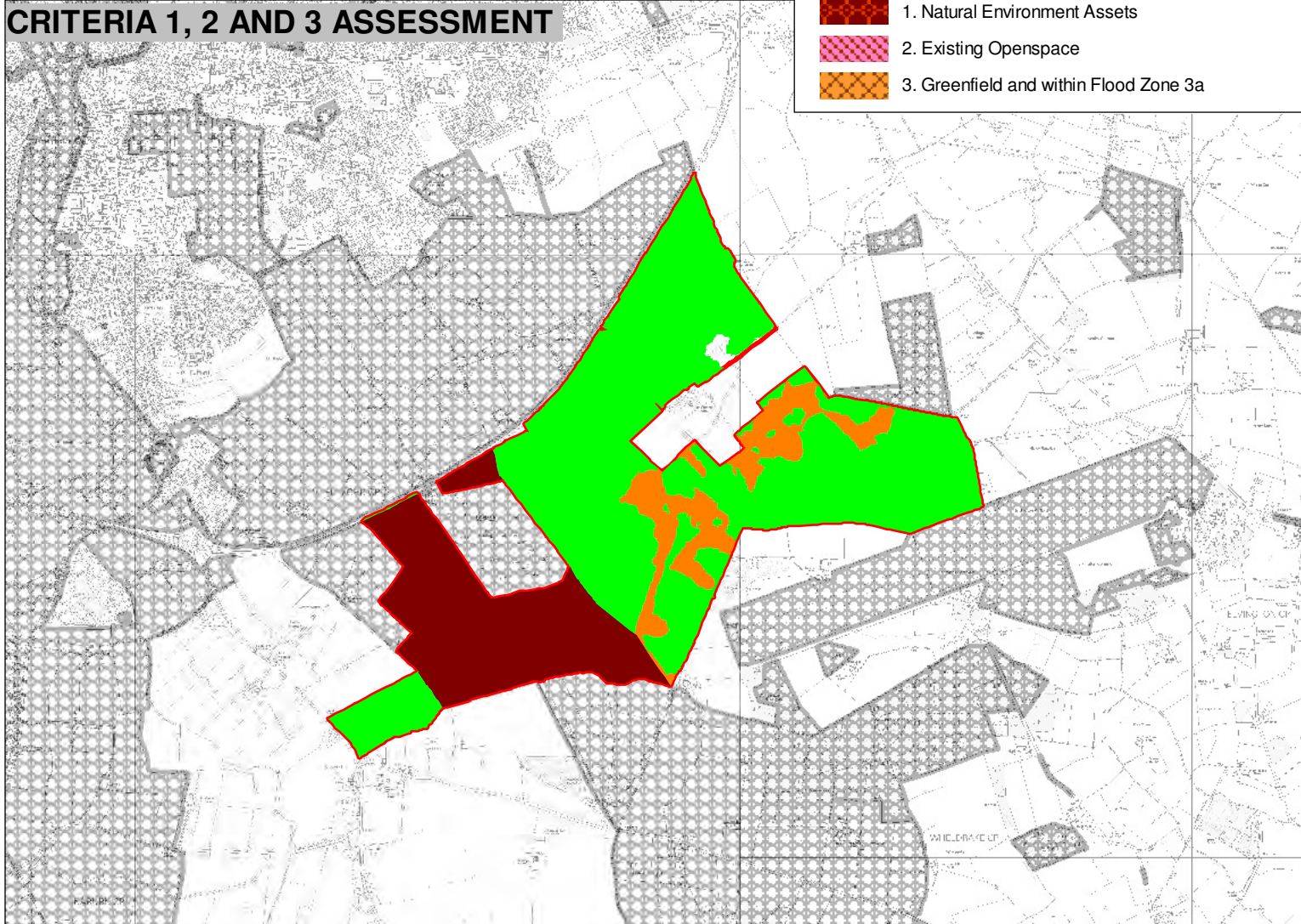


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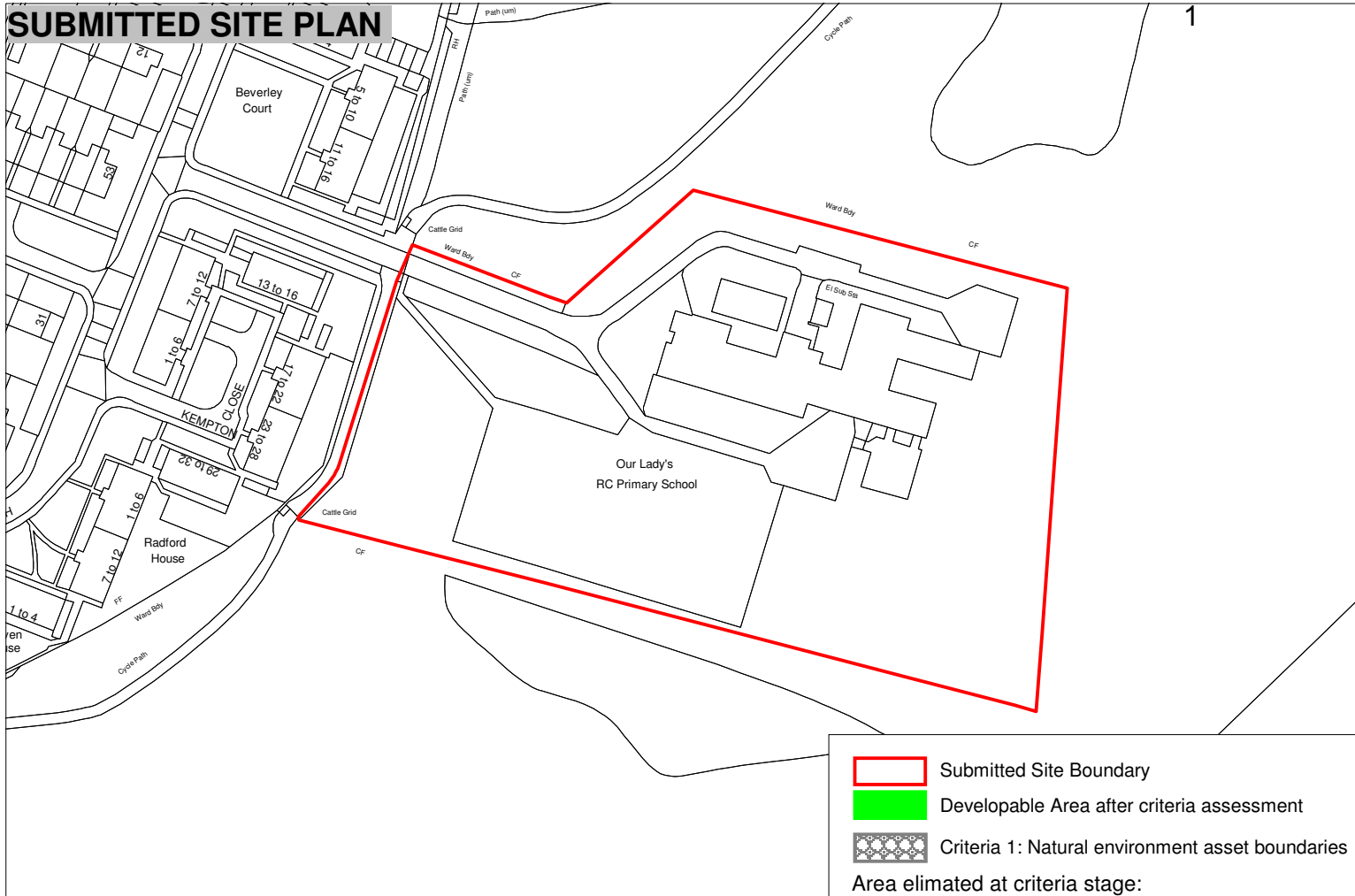
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Site Selection Technical Paper (June 2013)

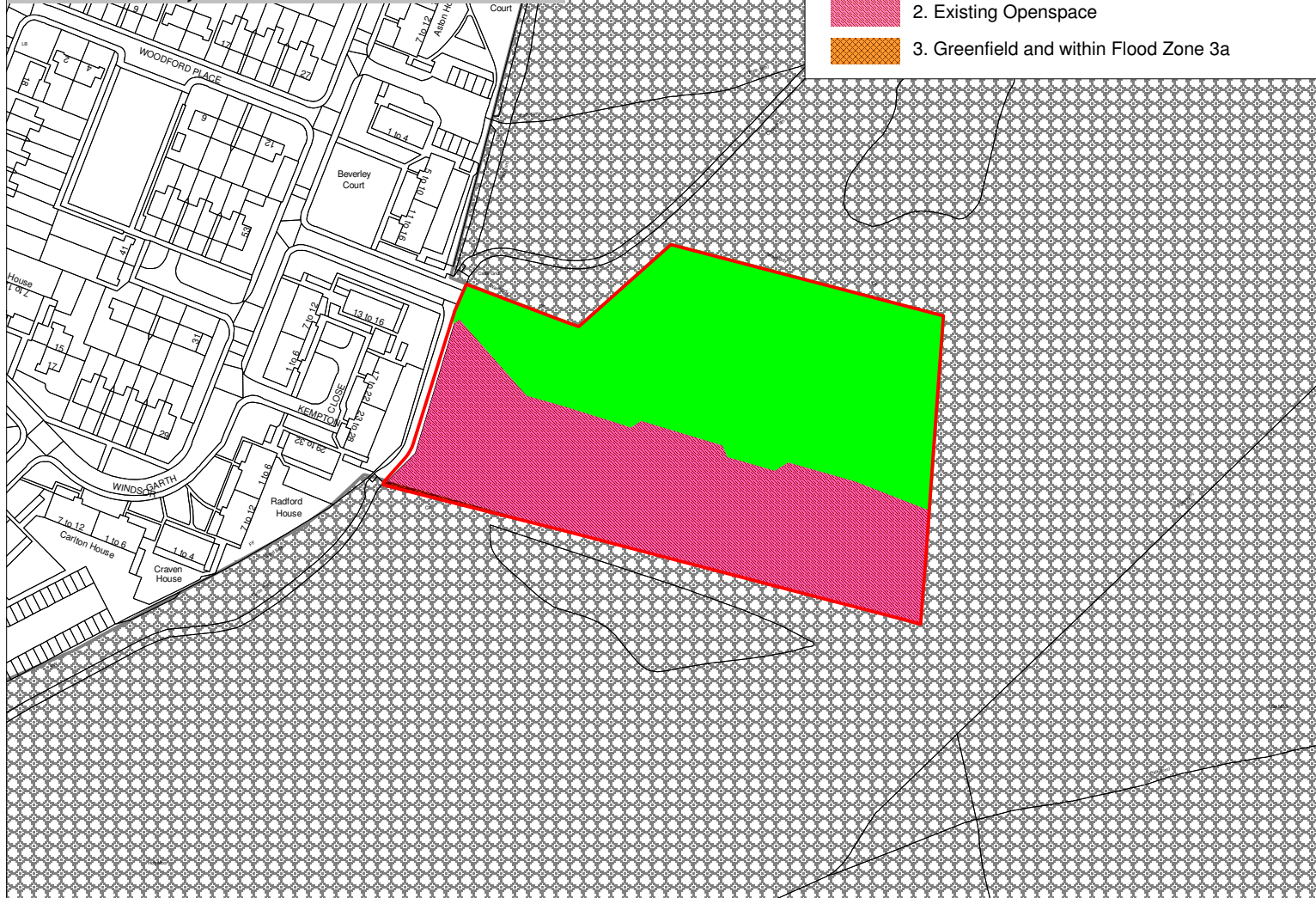
Annex 12 - Criteria 4a and 4b – Stage 1
(Residential) Site Maps

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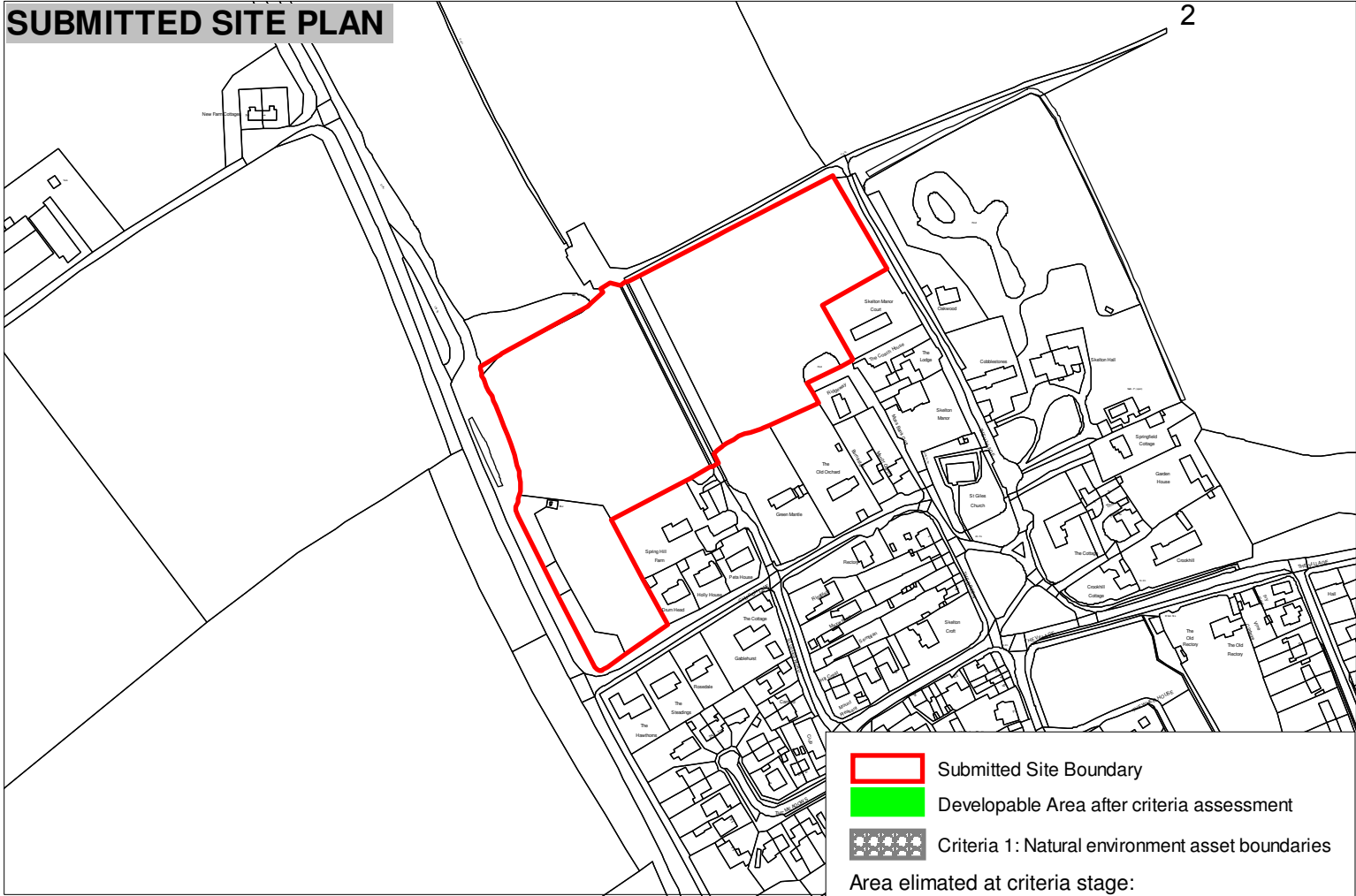
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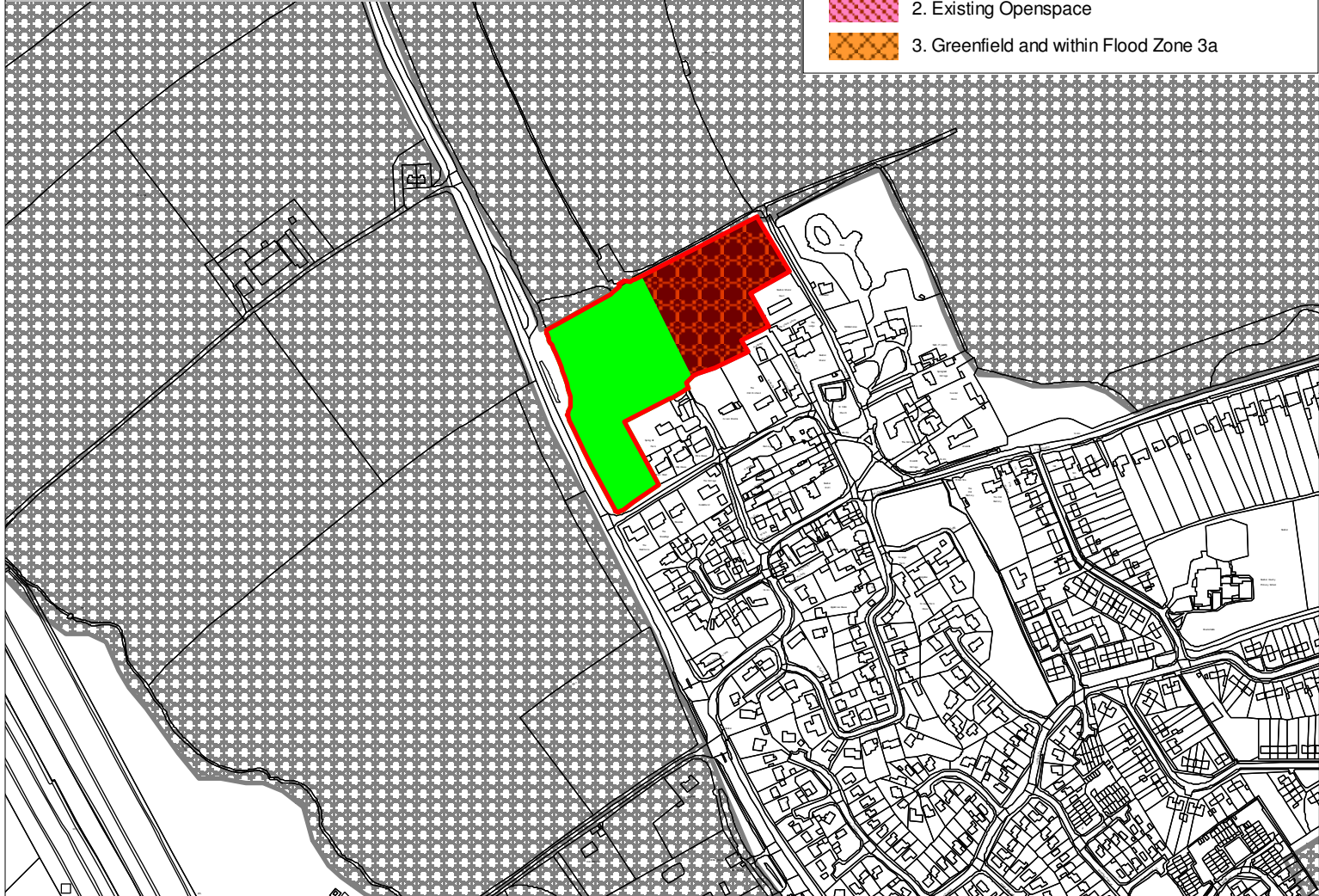


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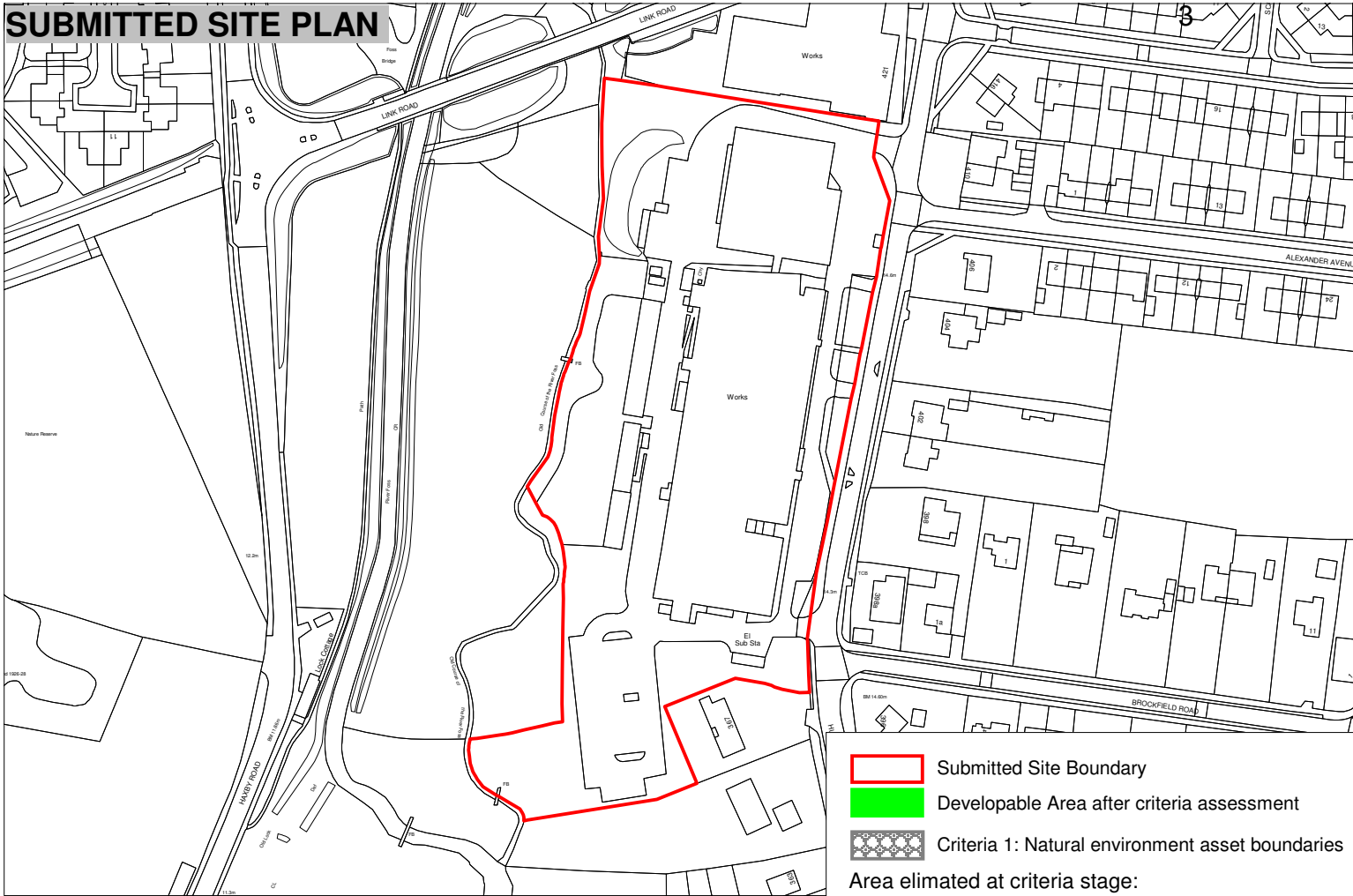
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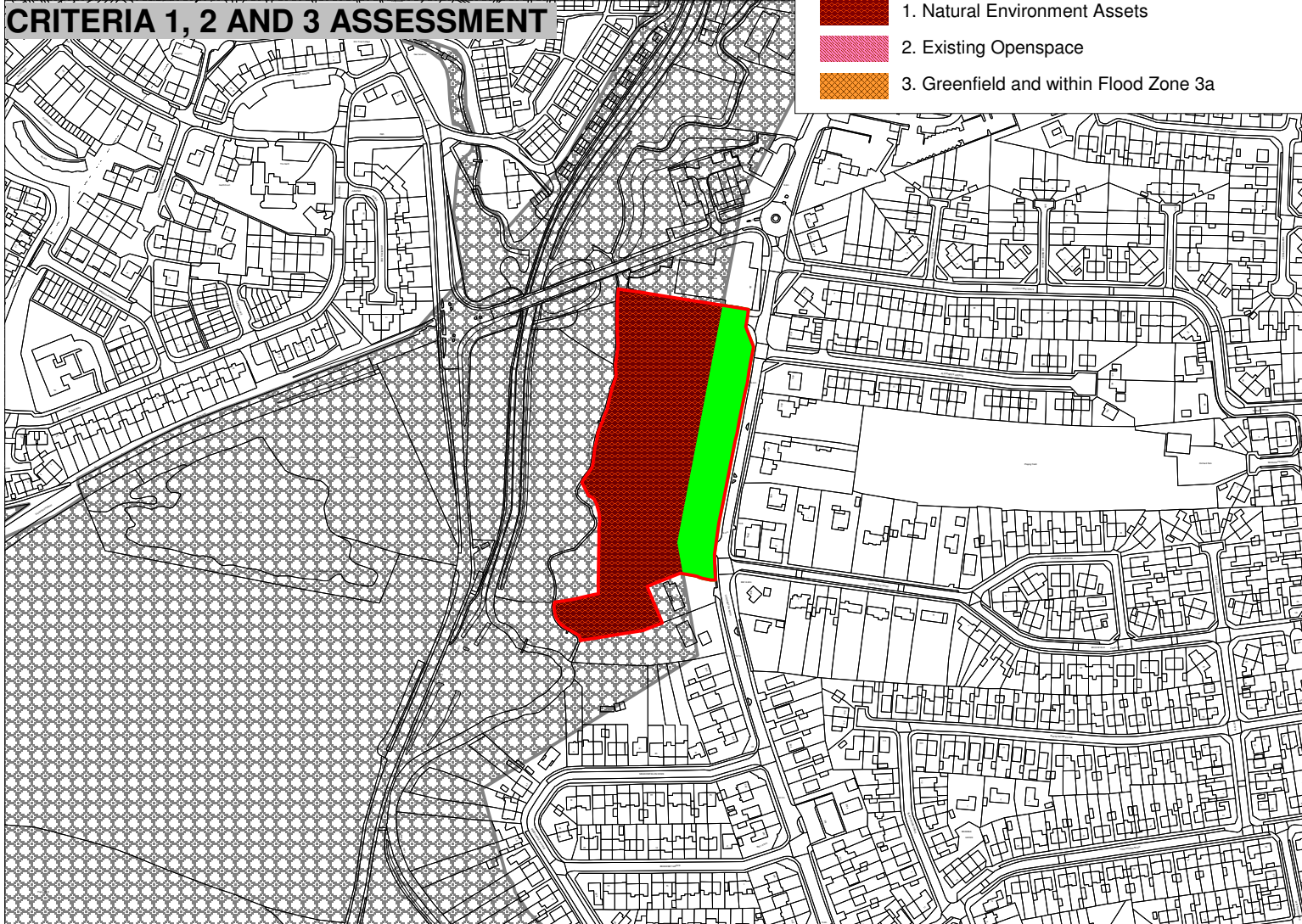


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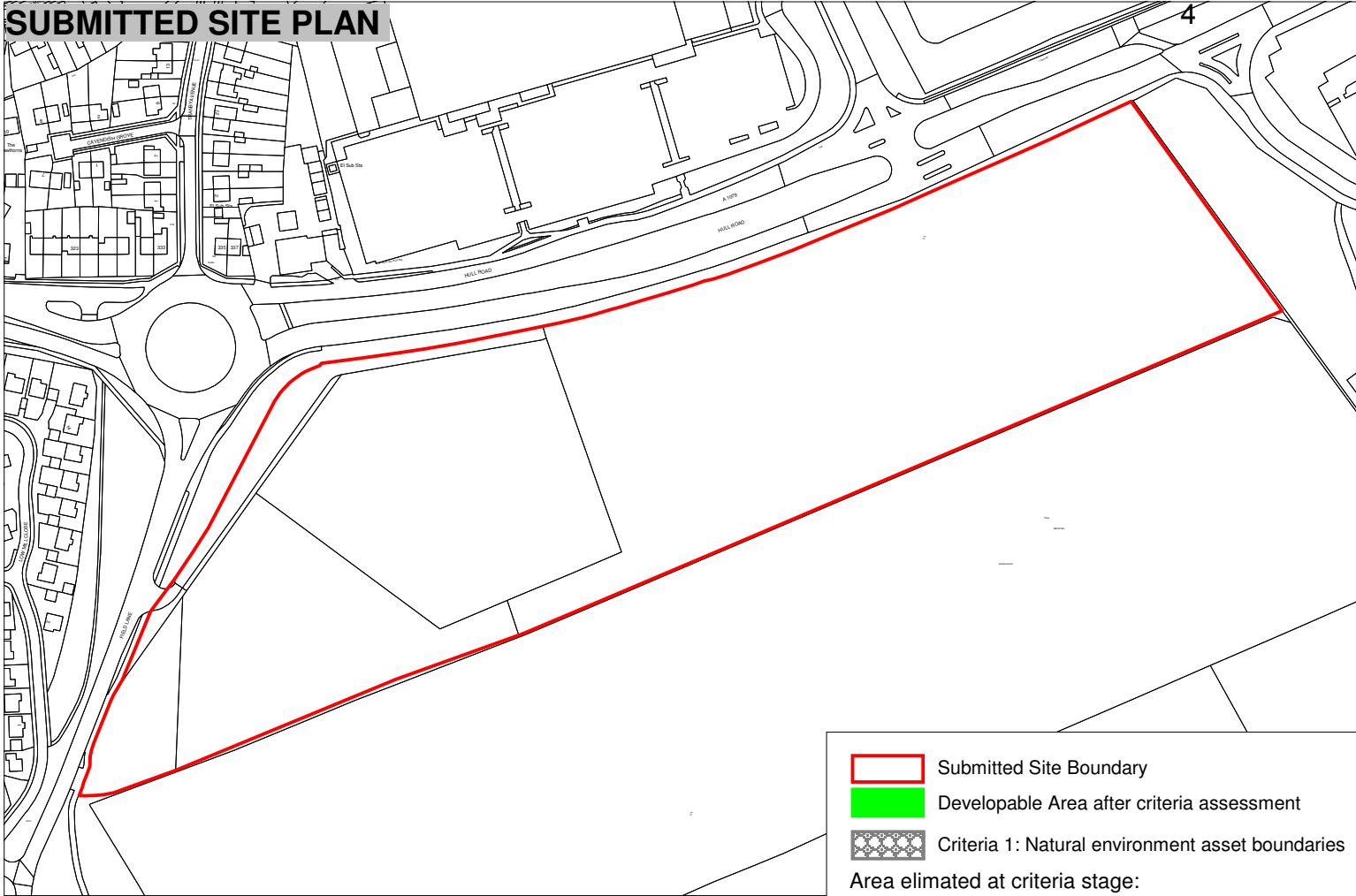








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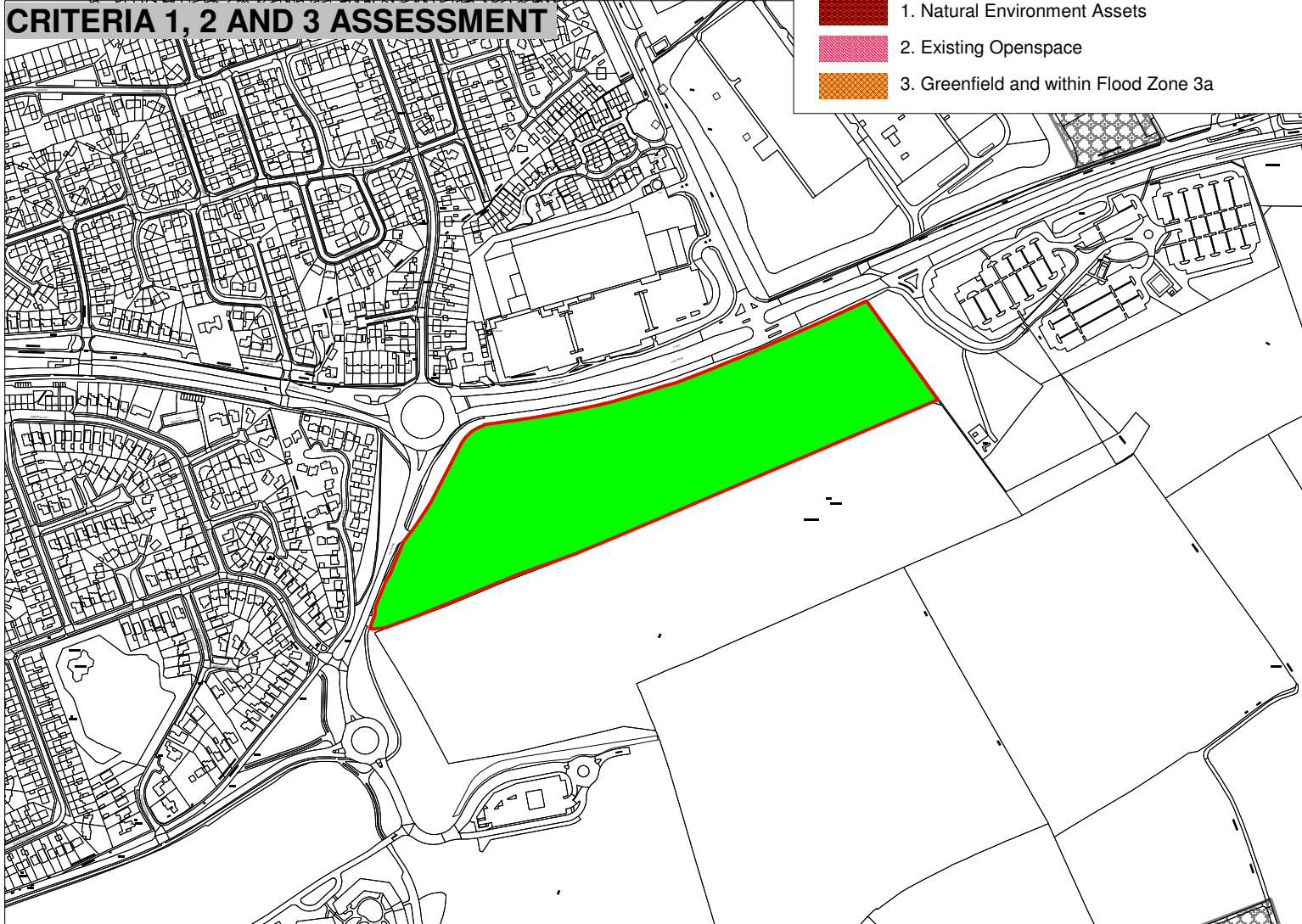


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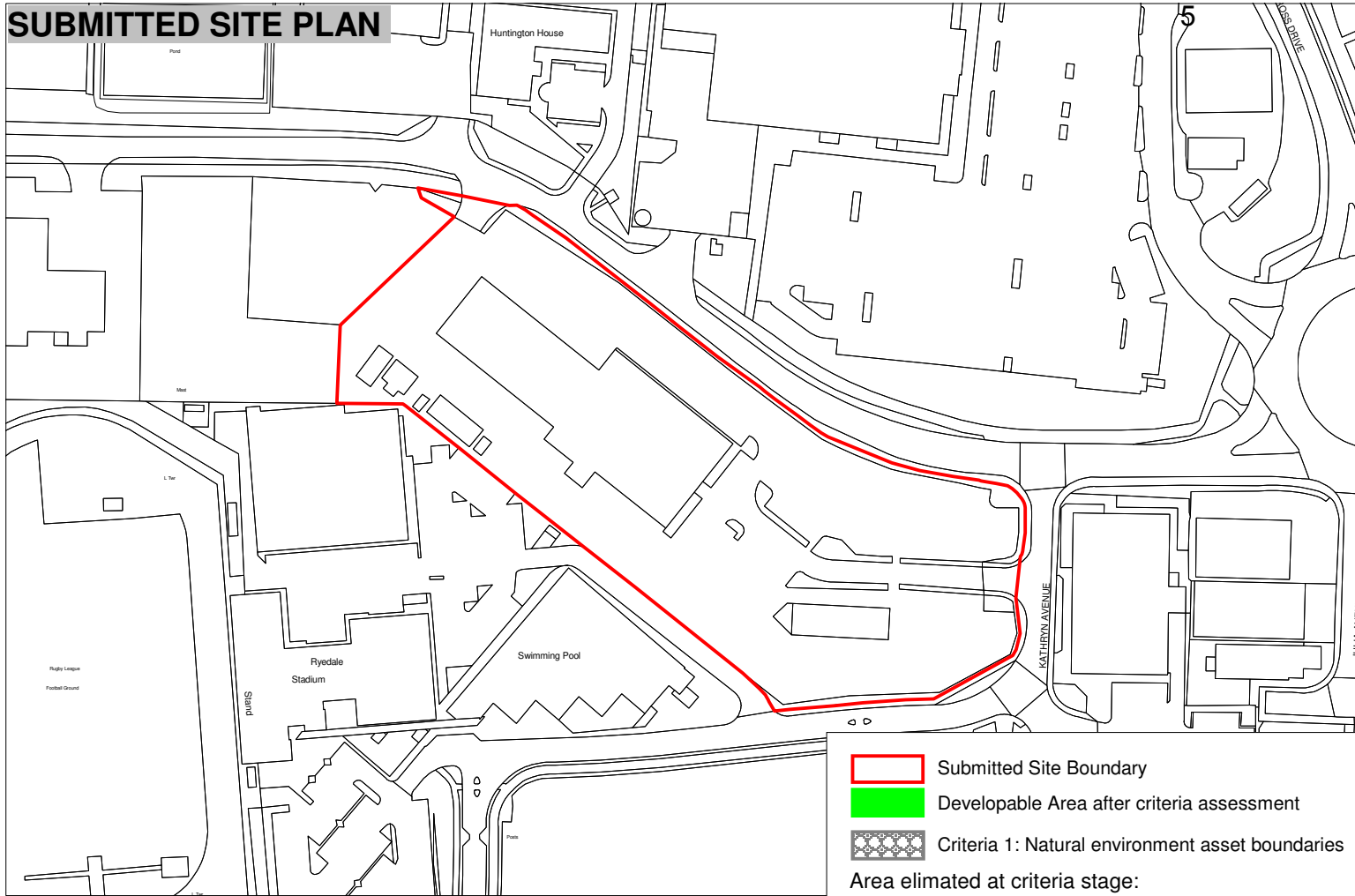


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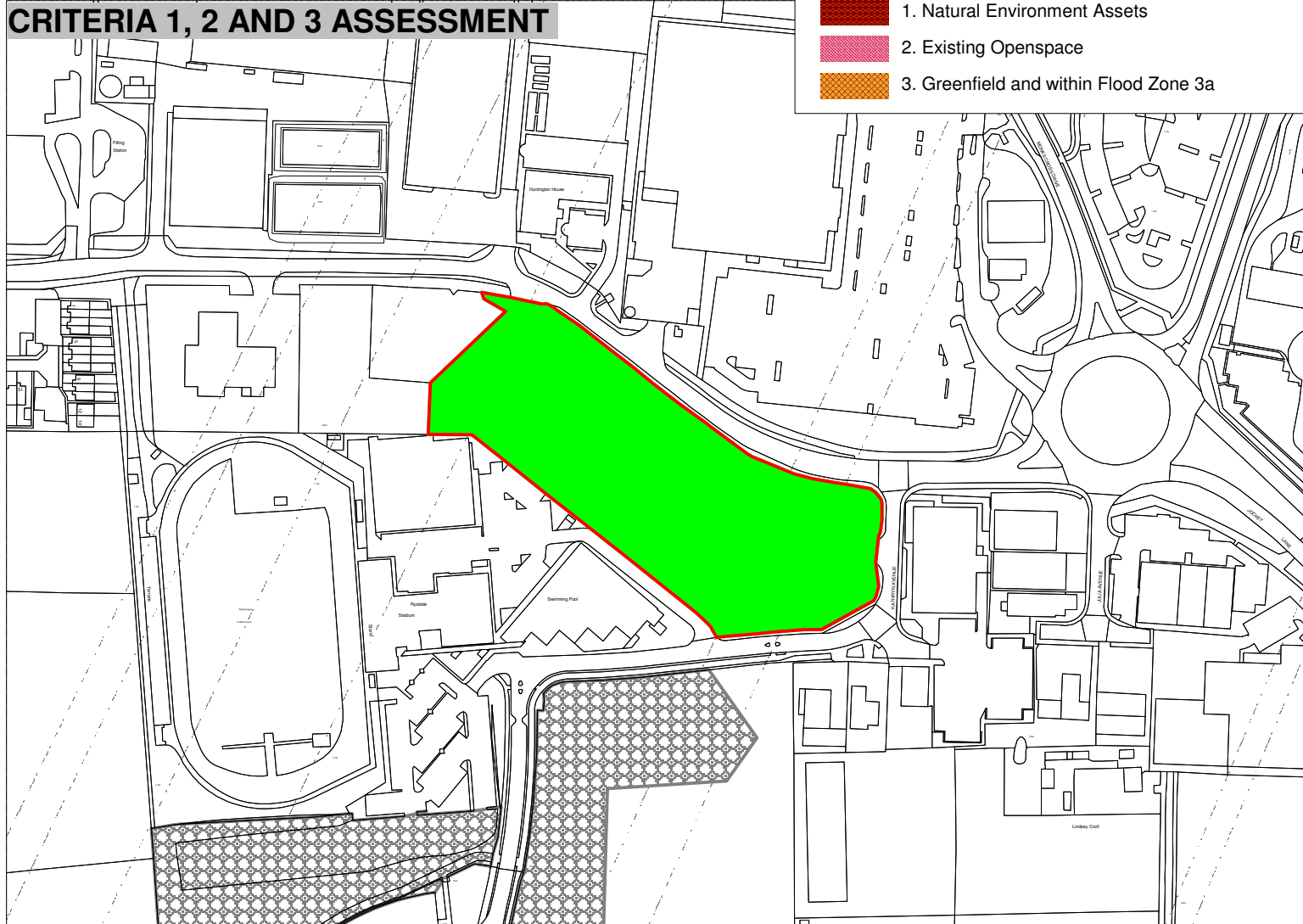


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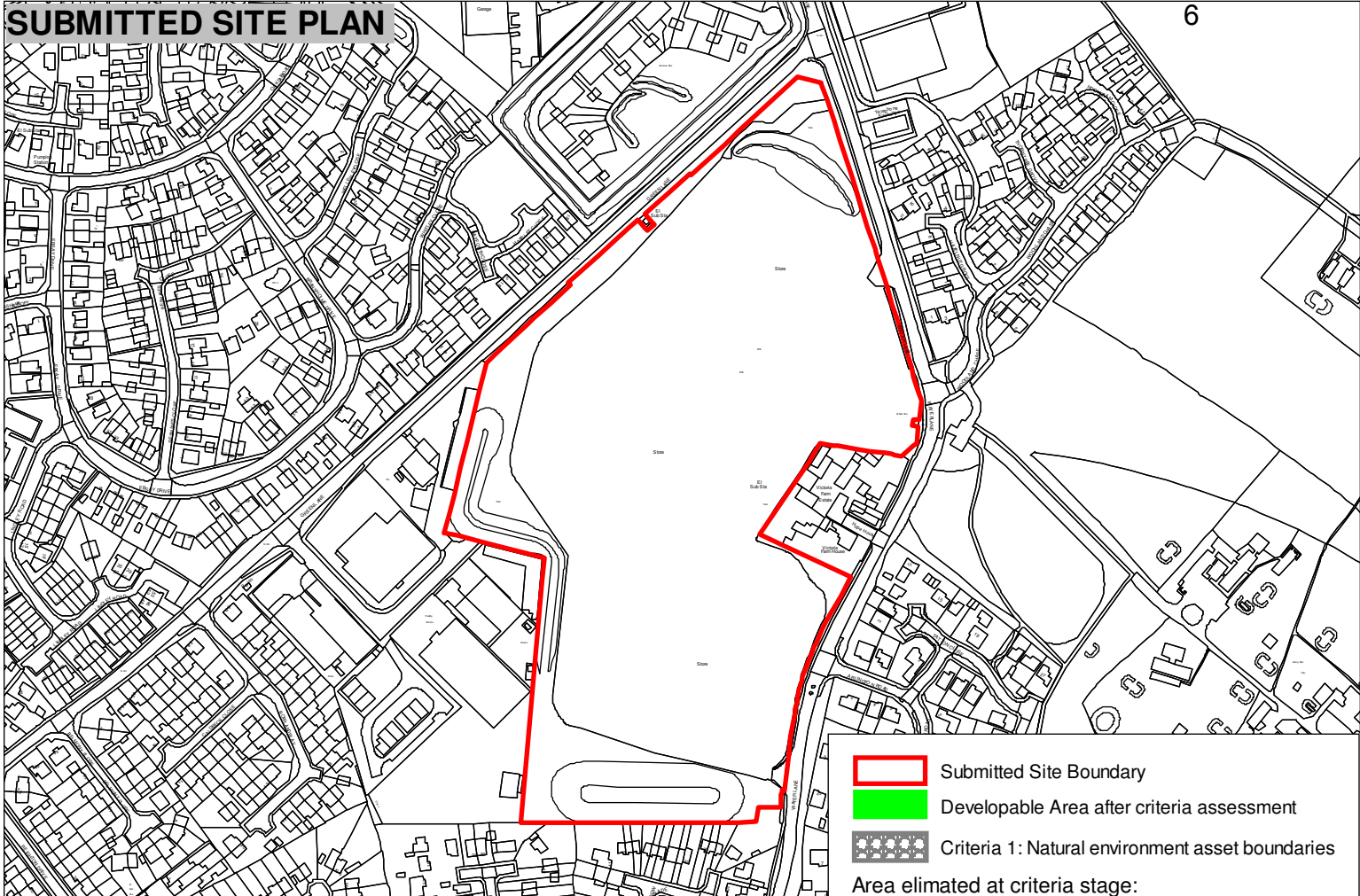
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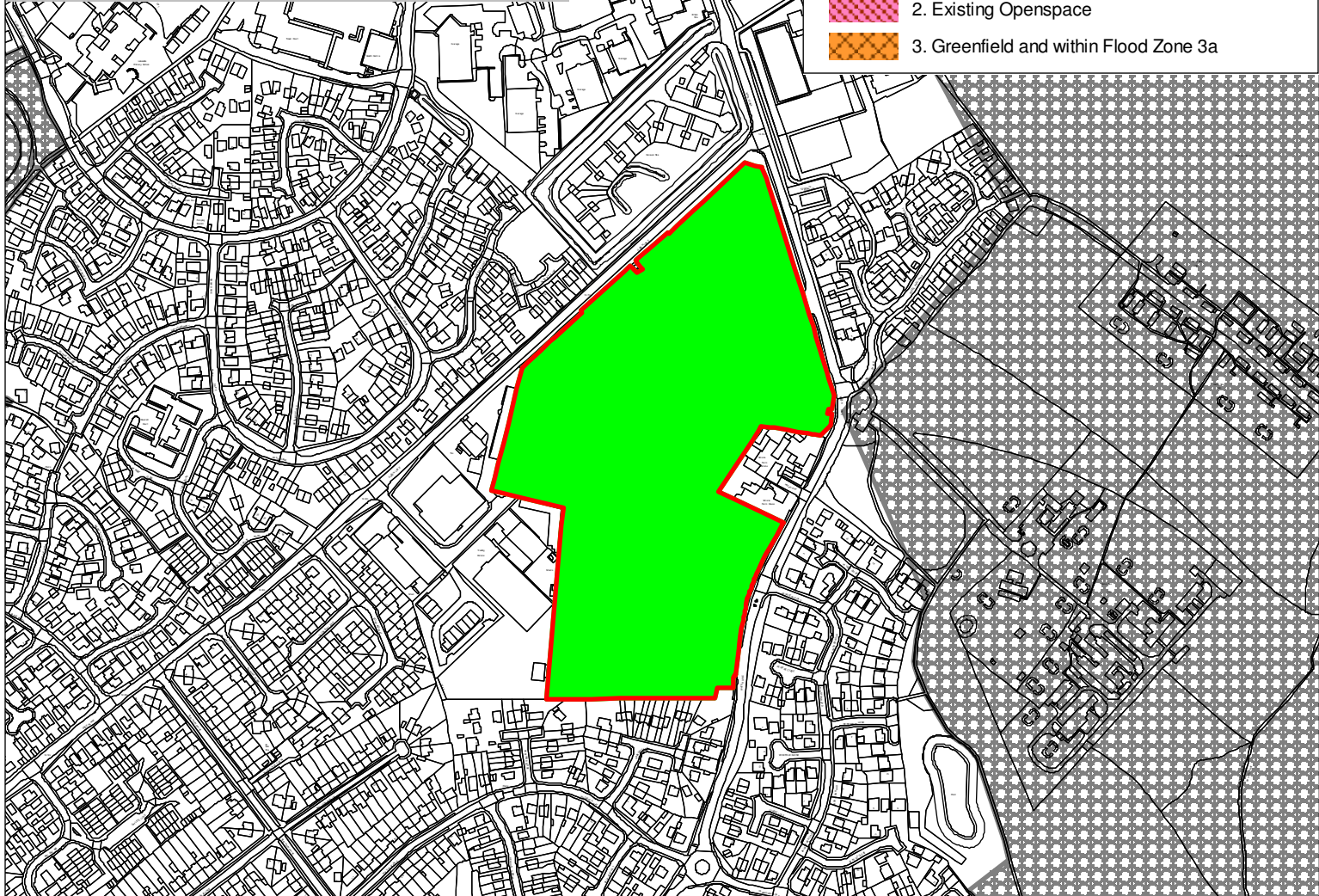
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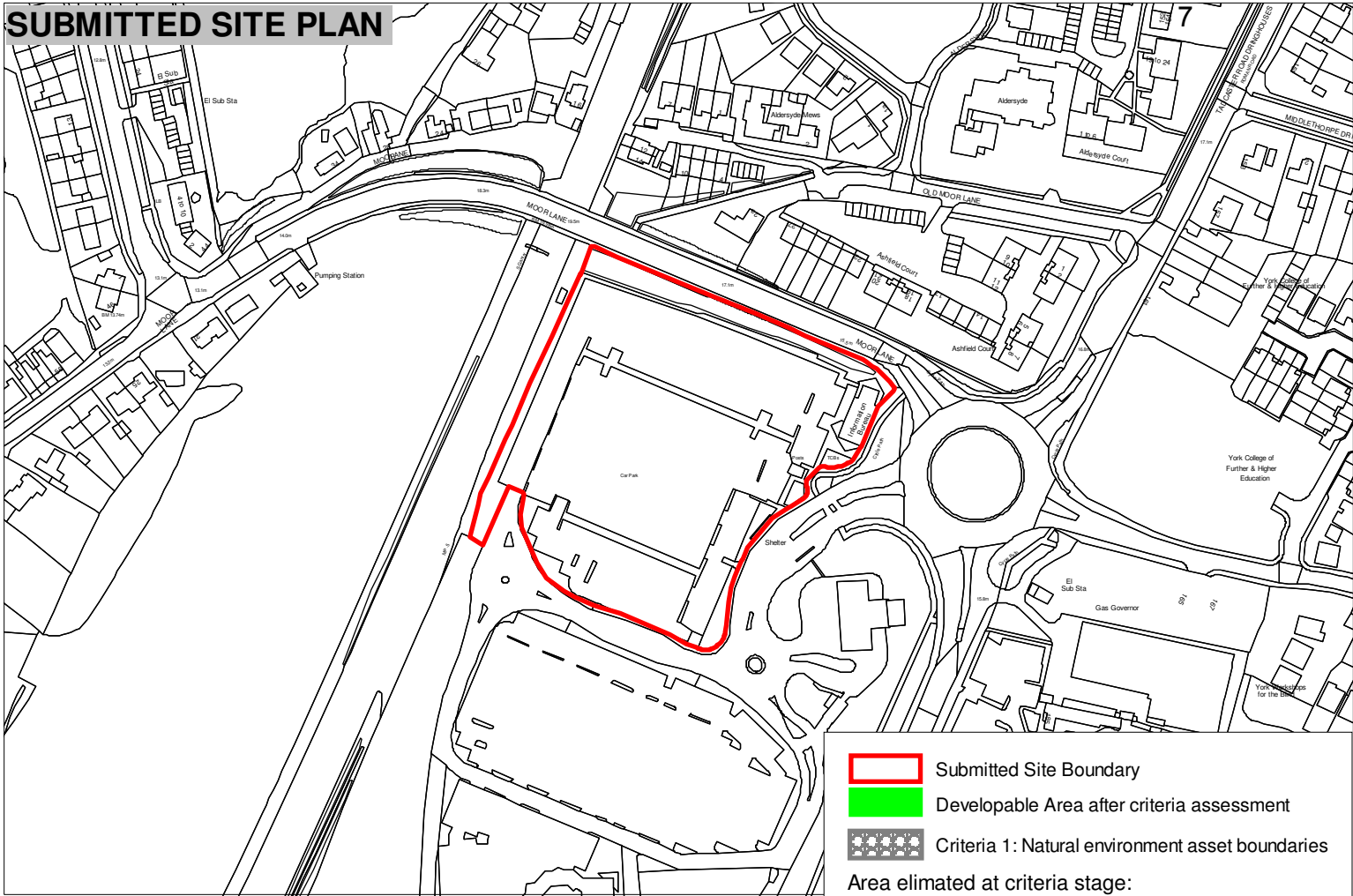








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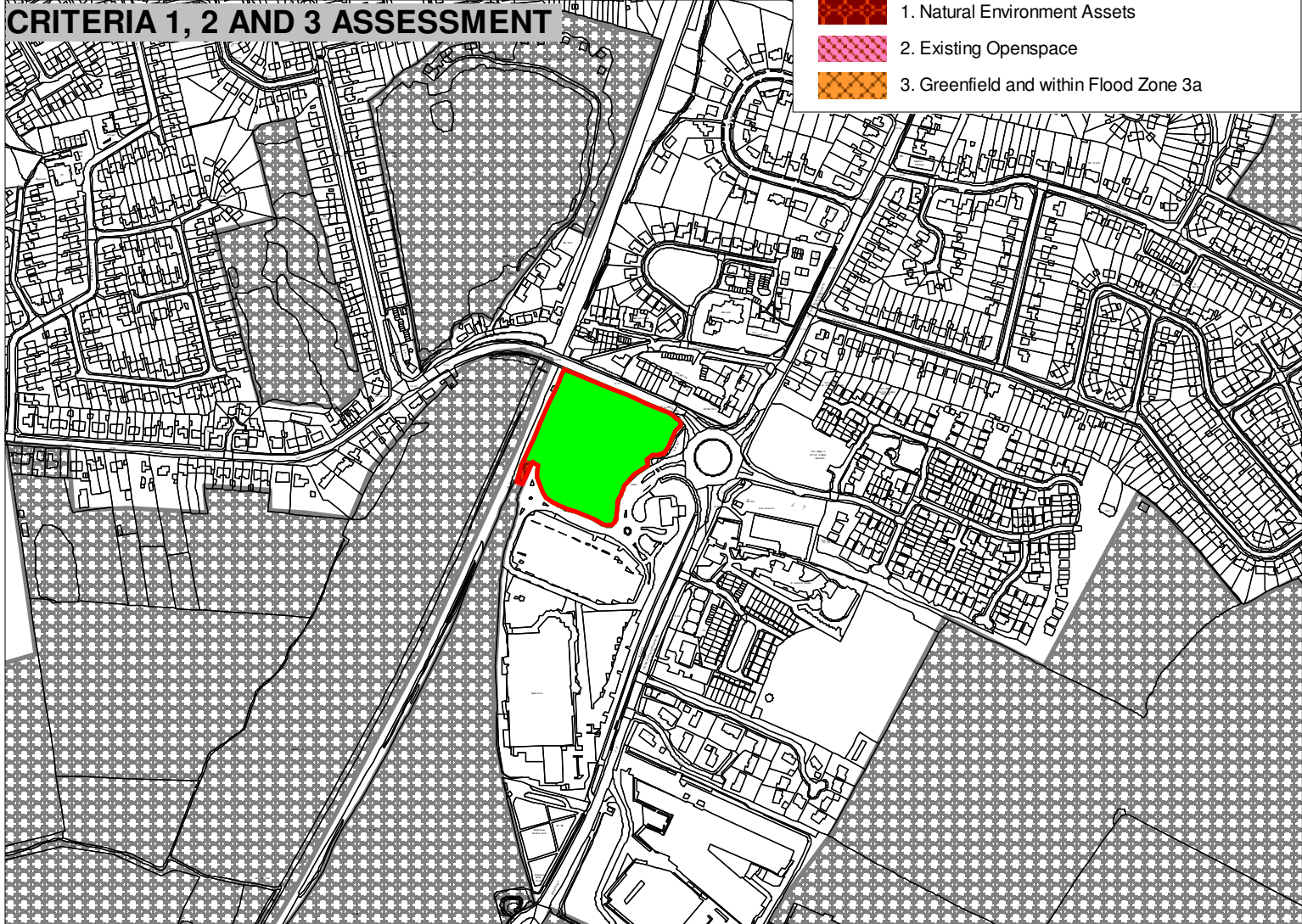


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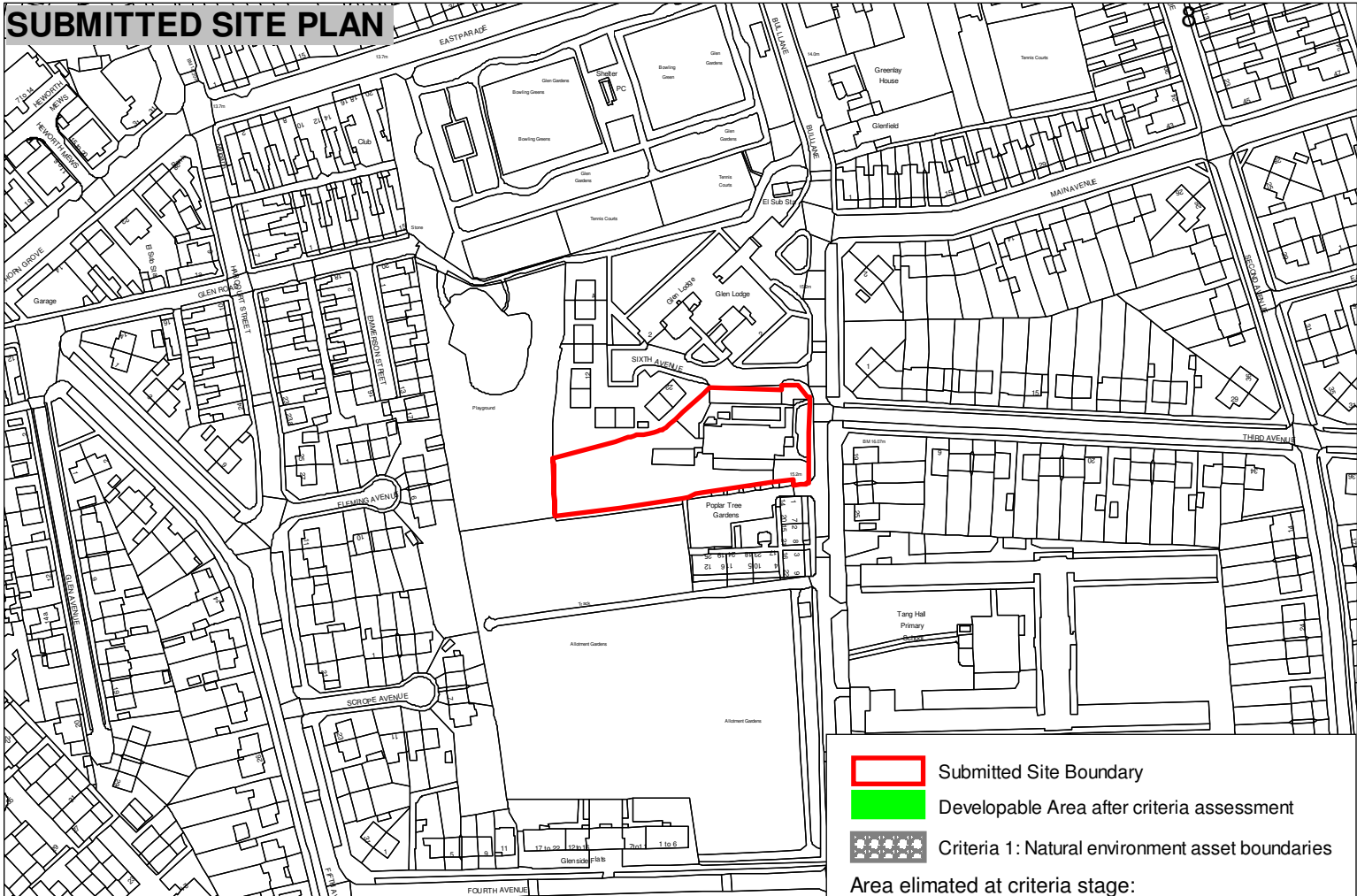


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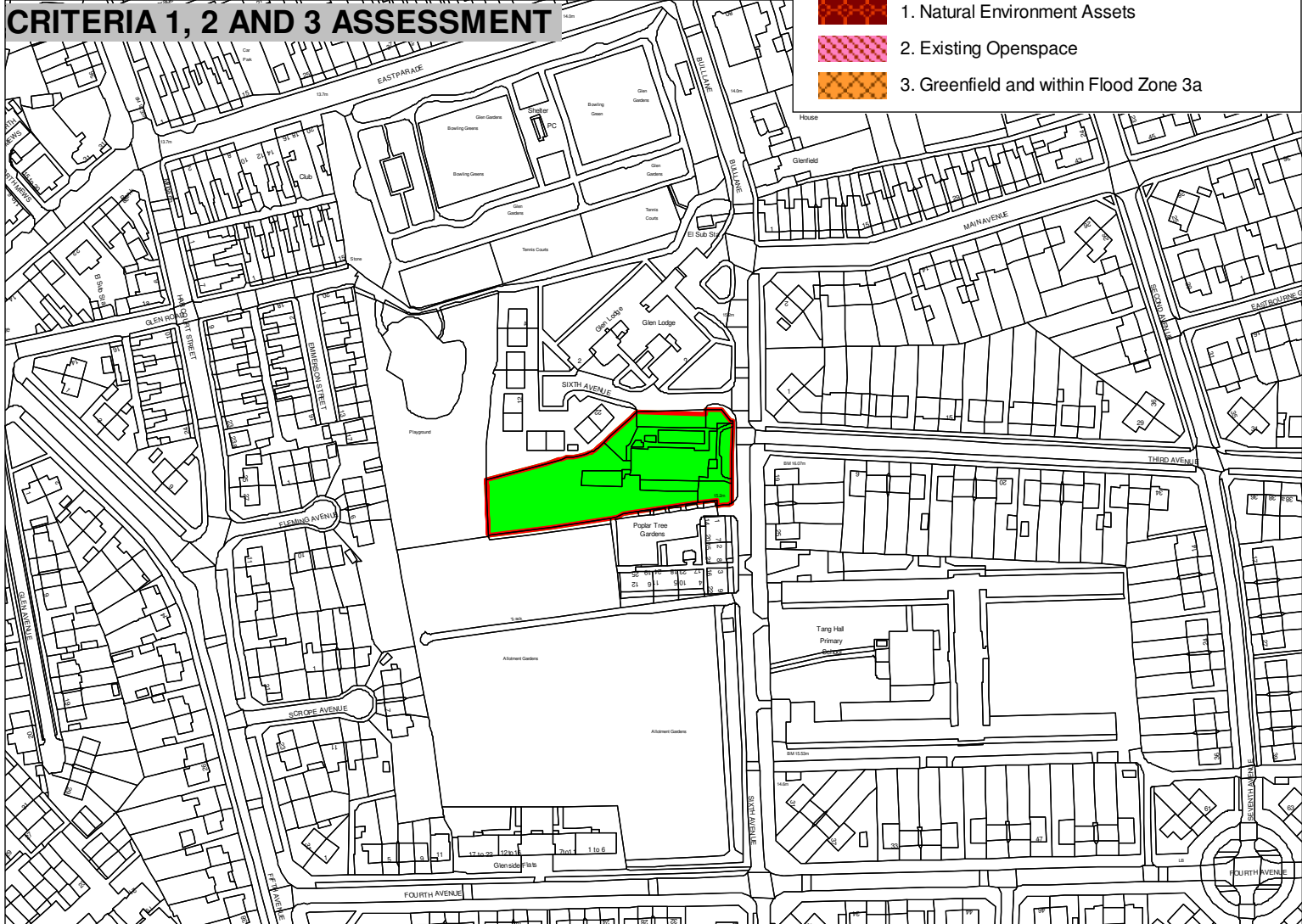
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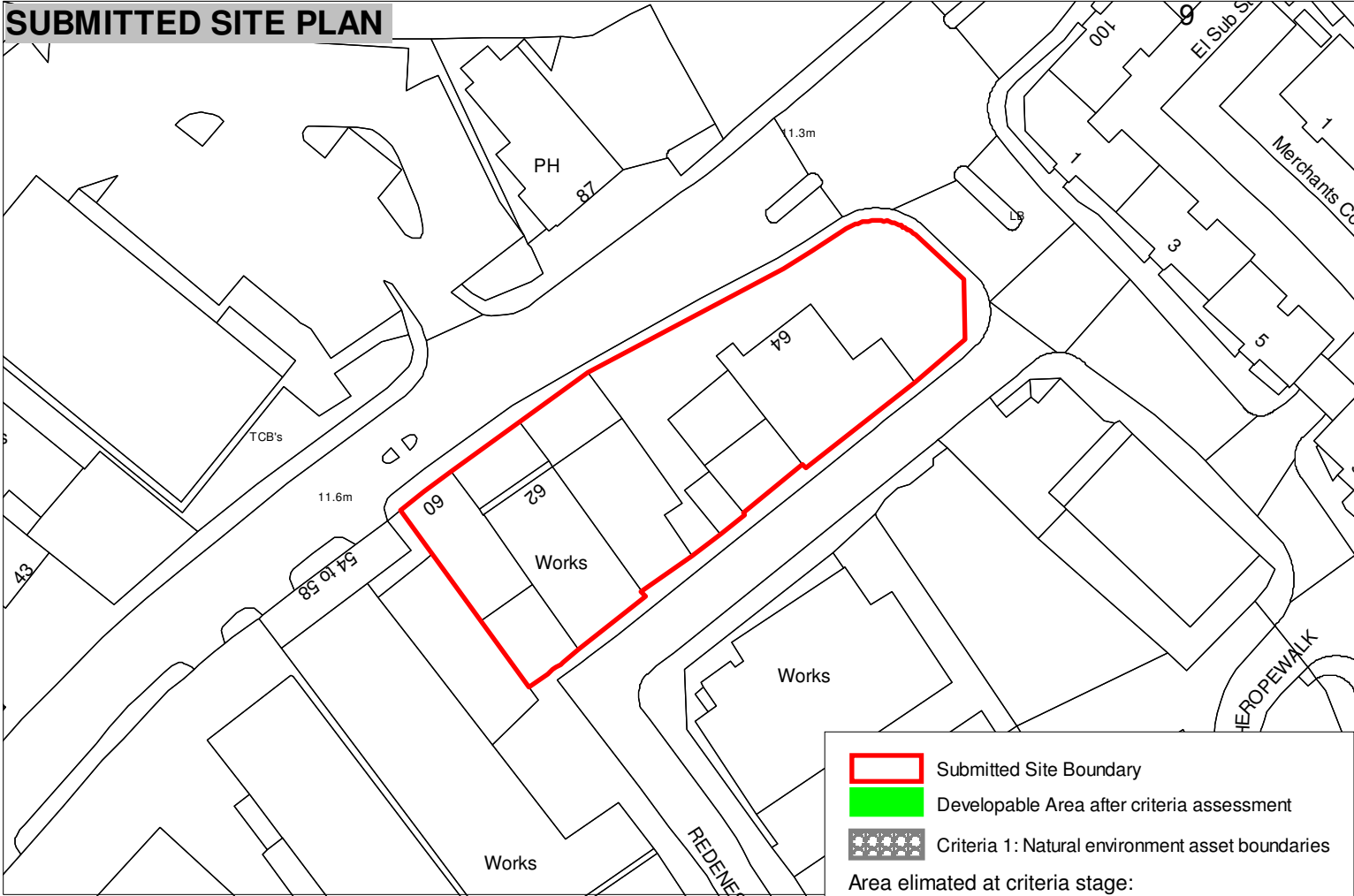
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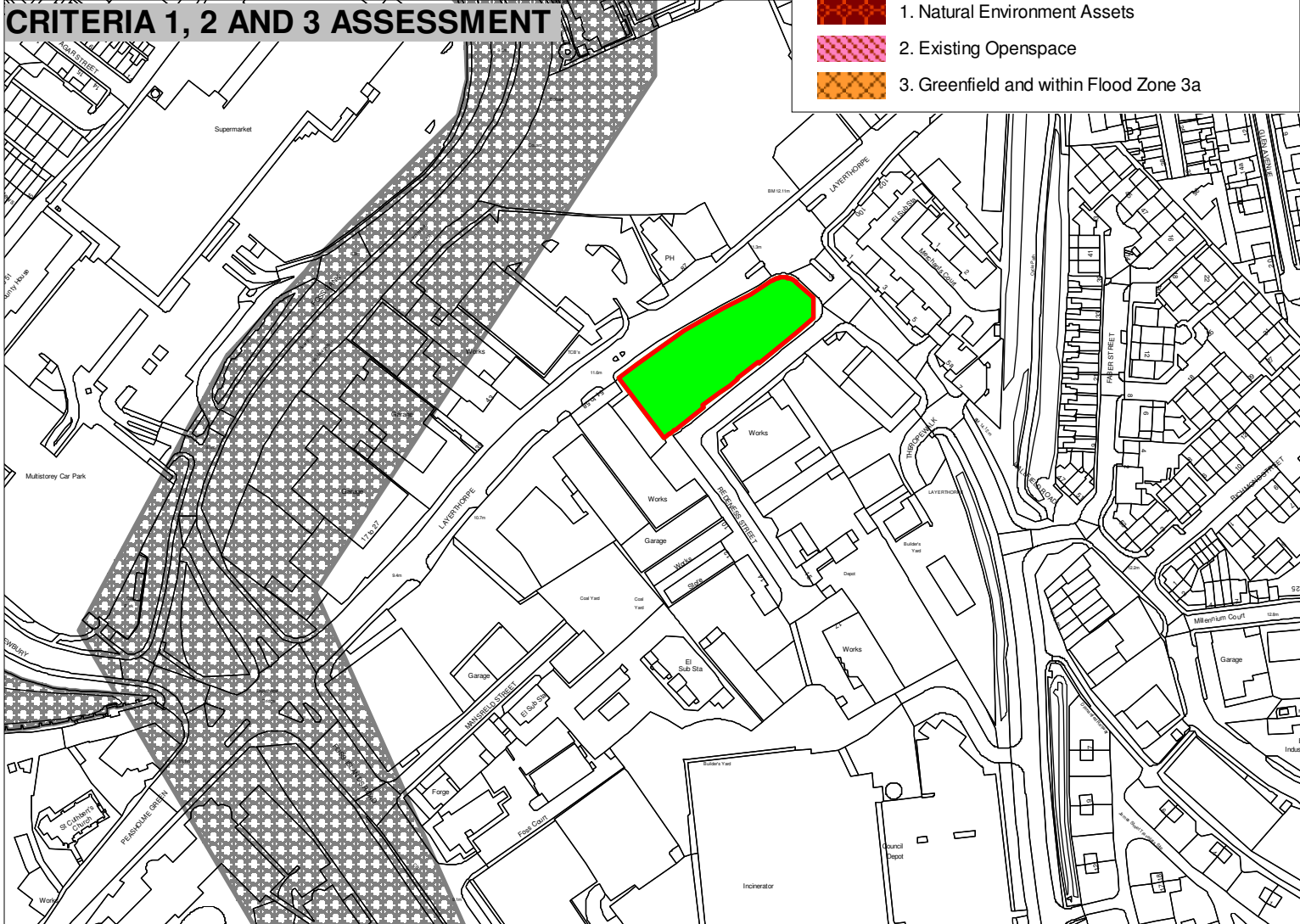
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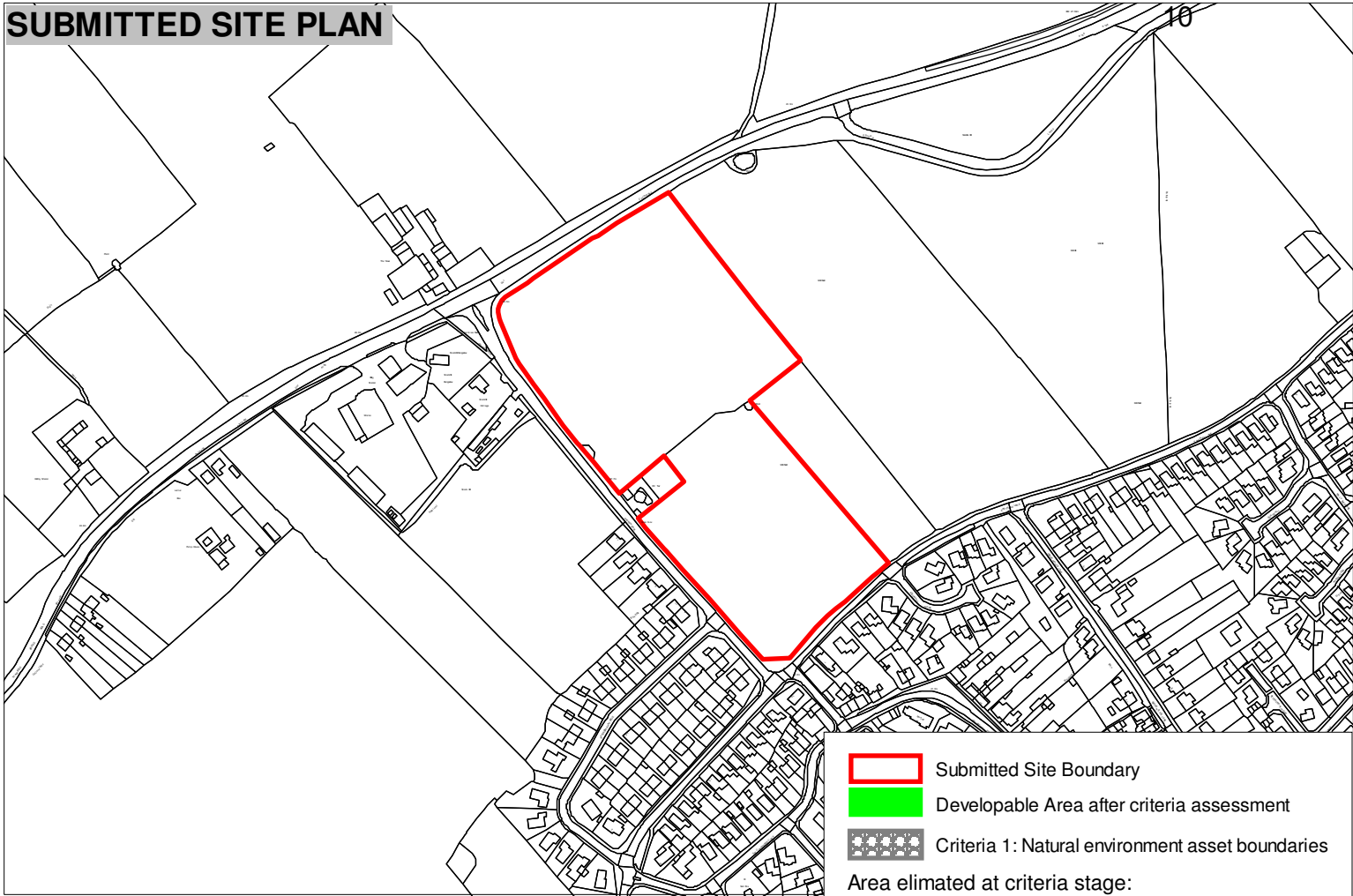


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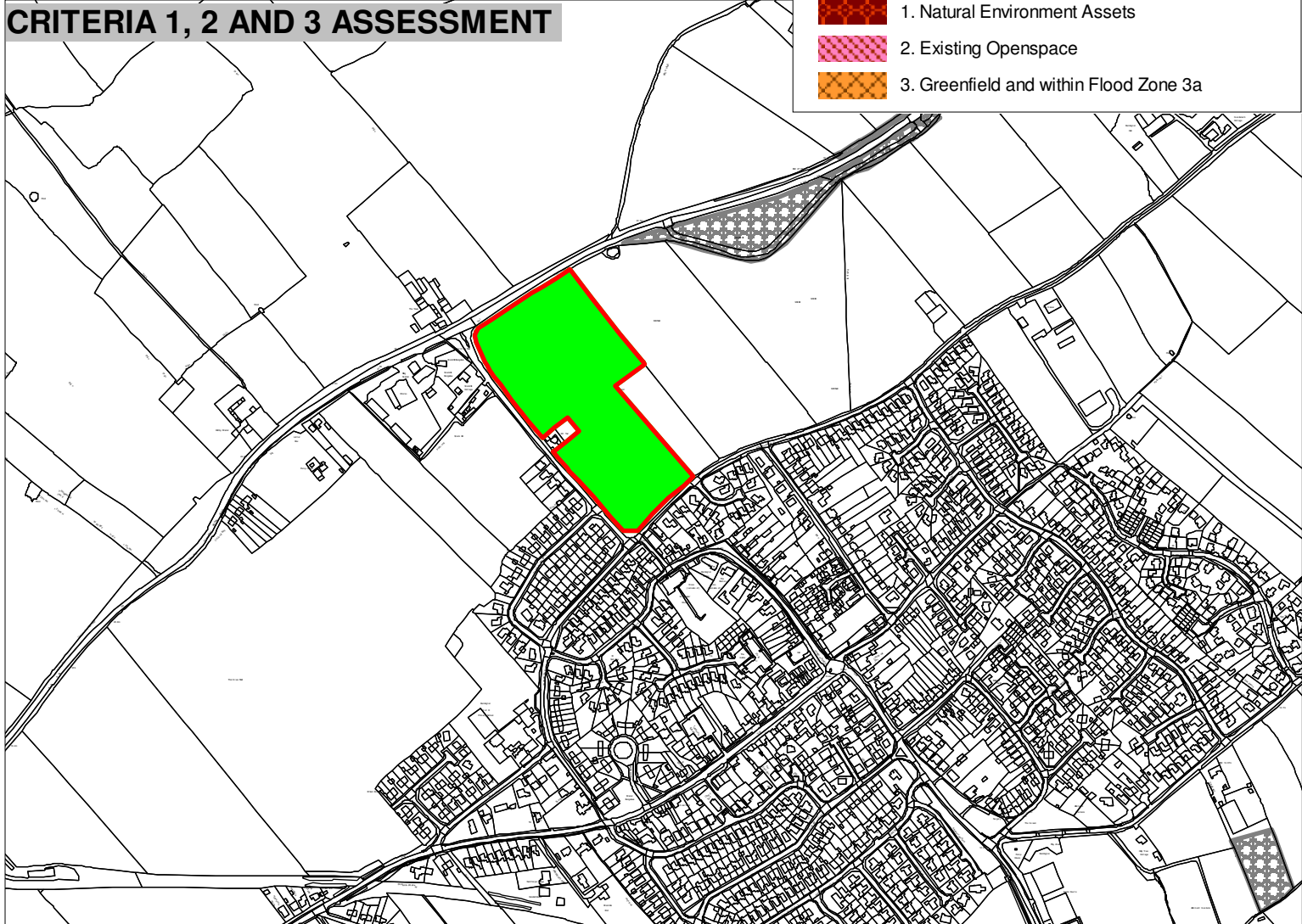








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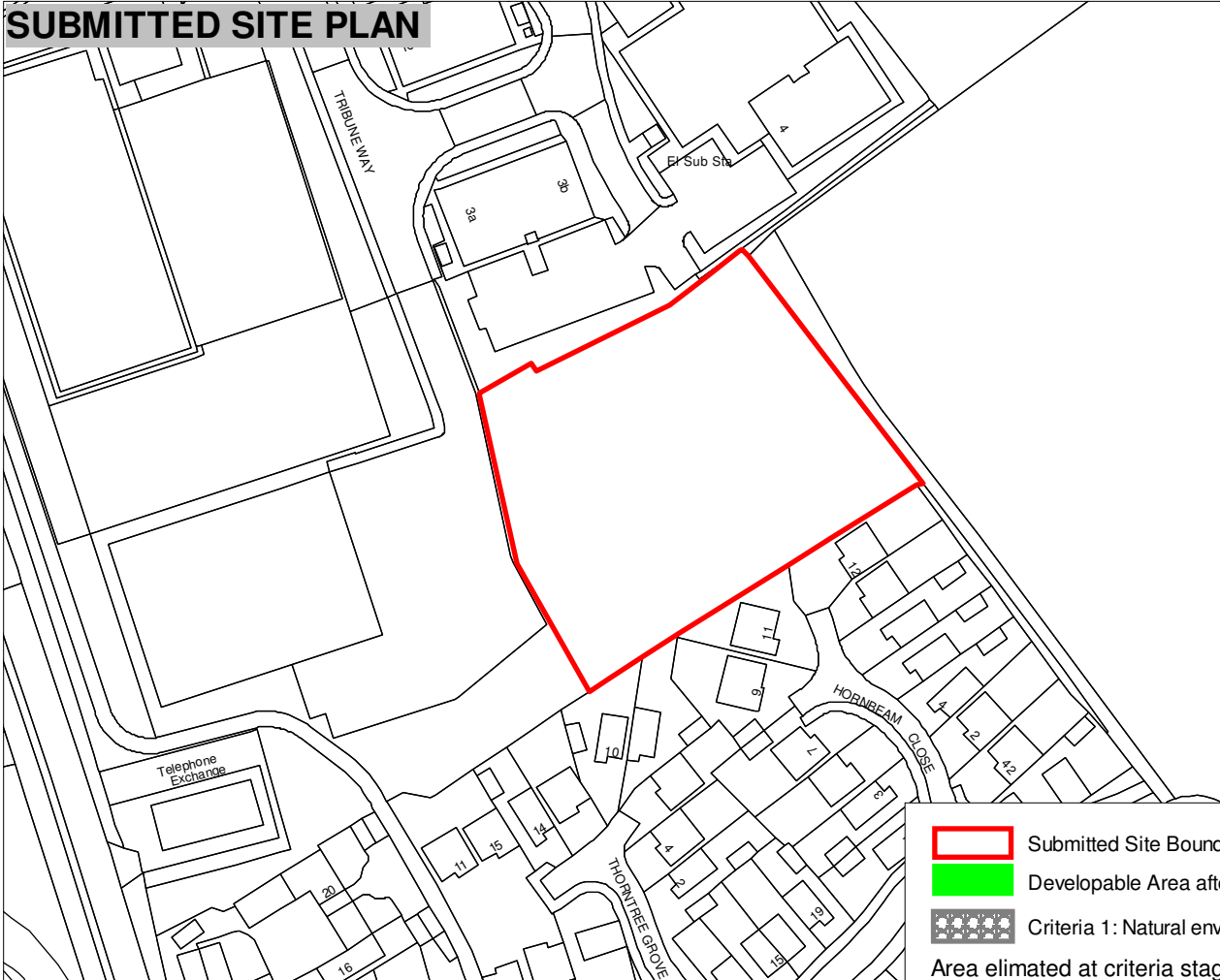








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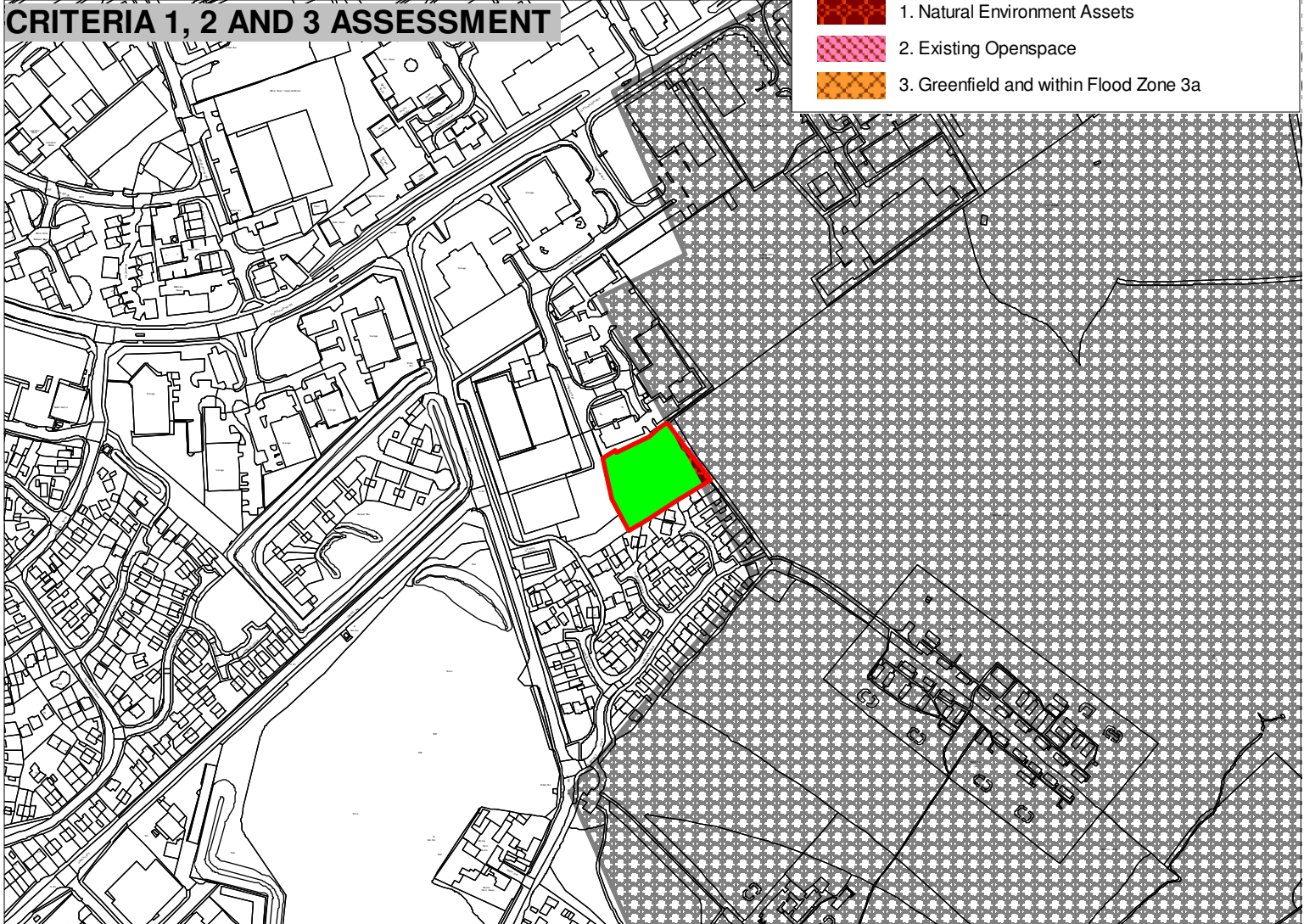
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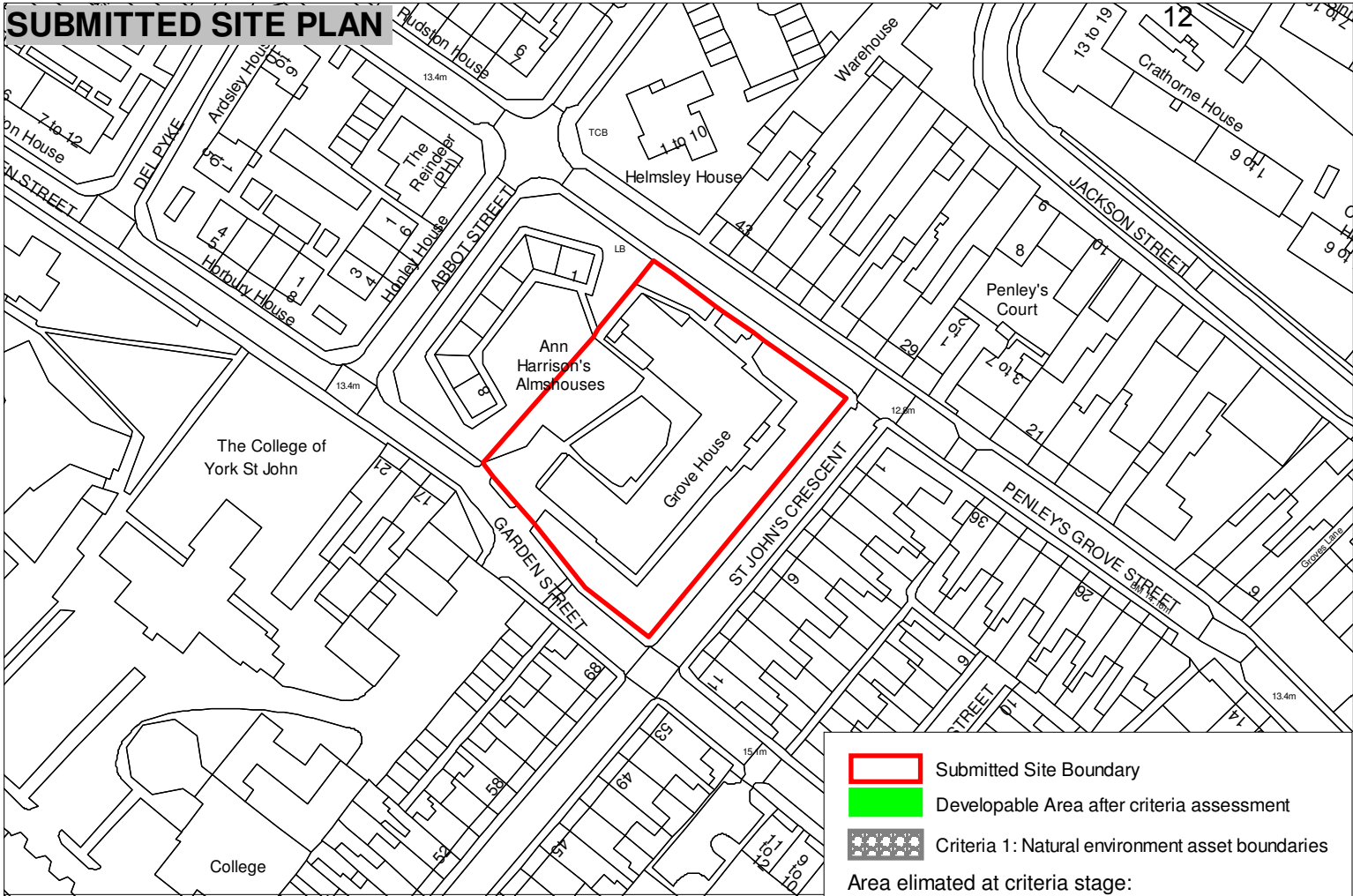


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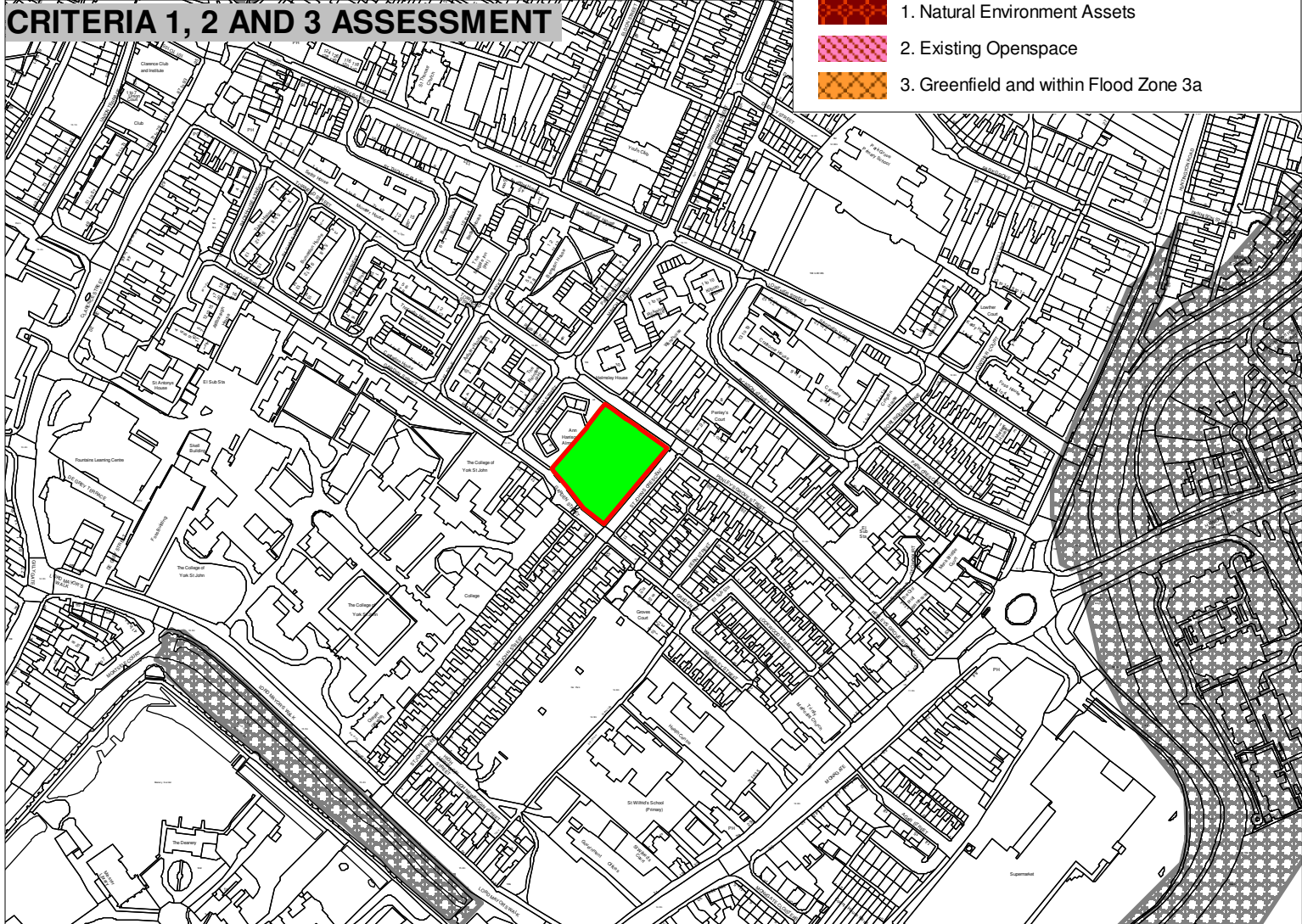
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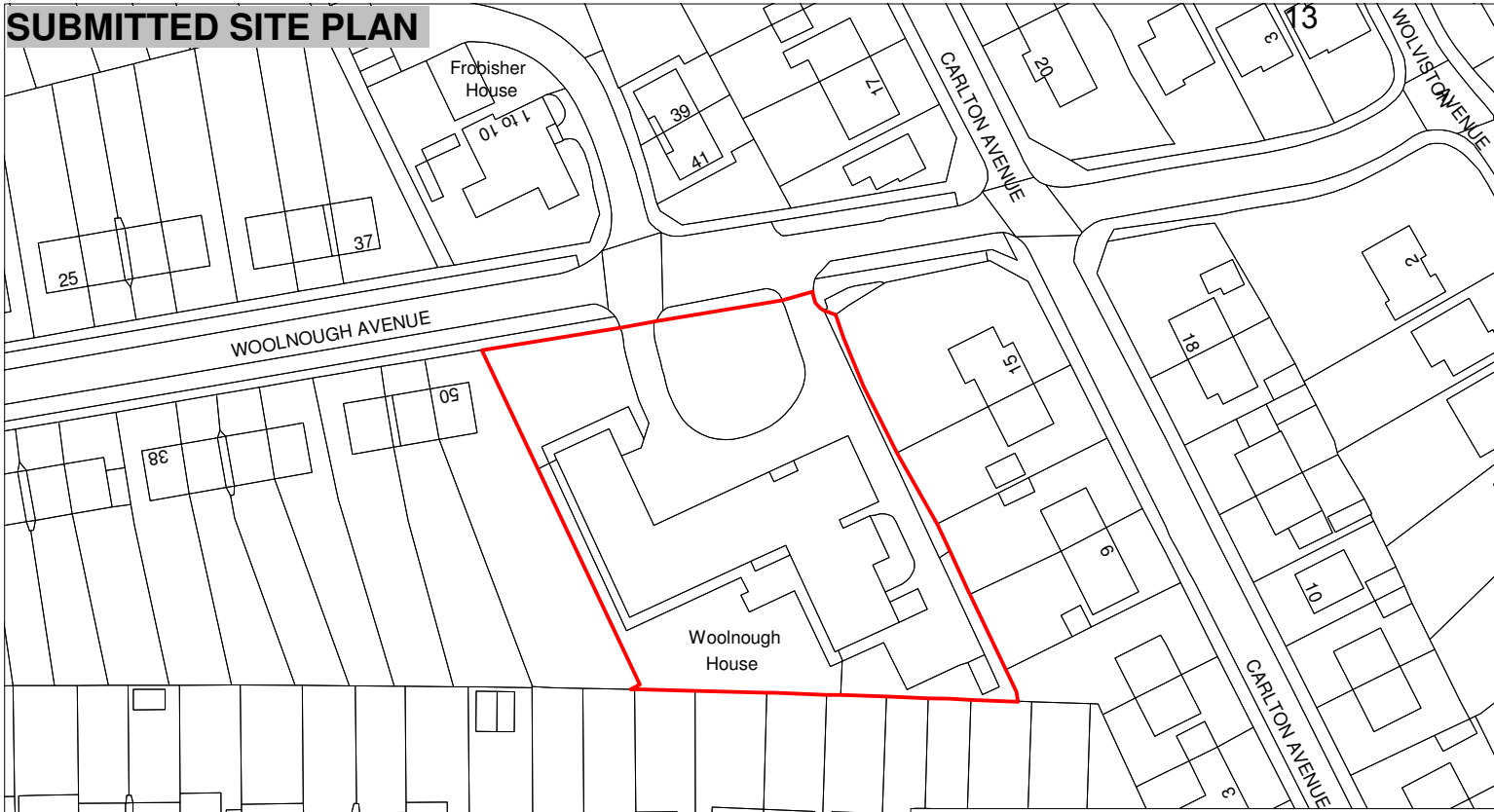
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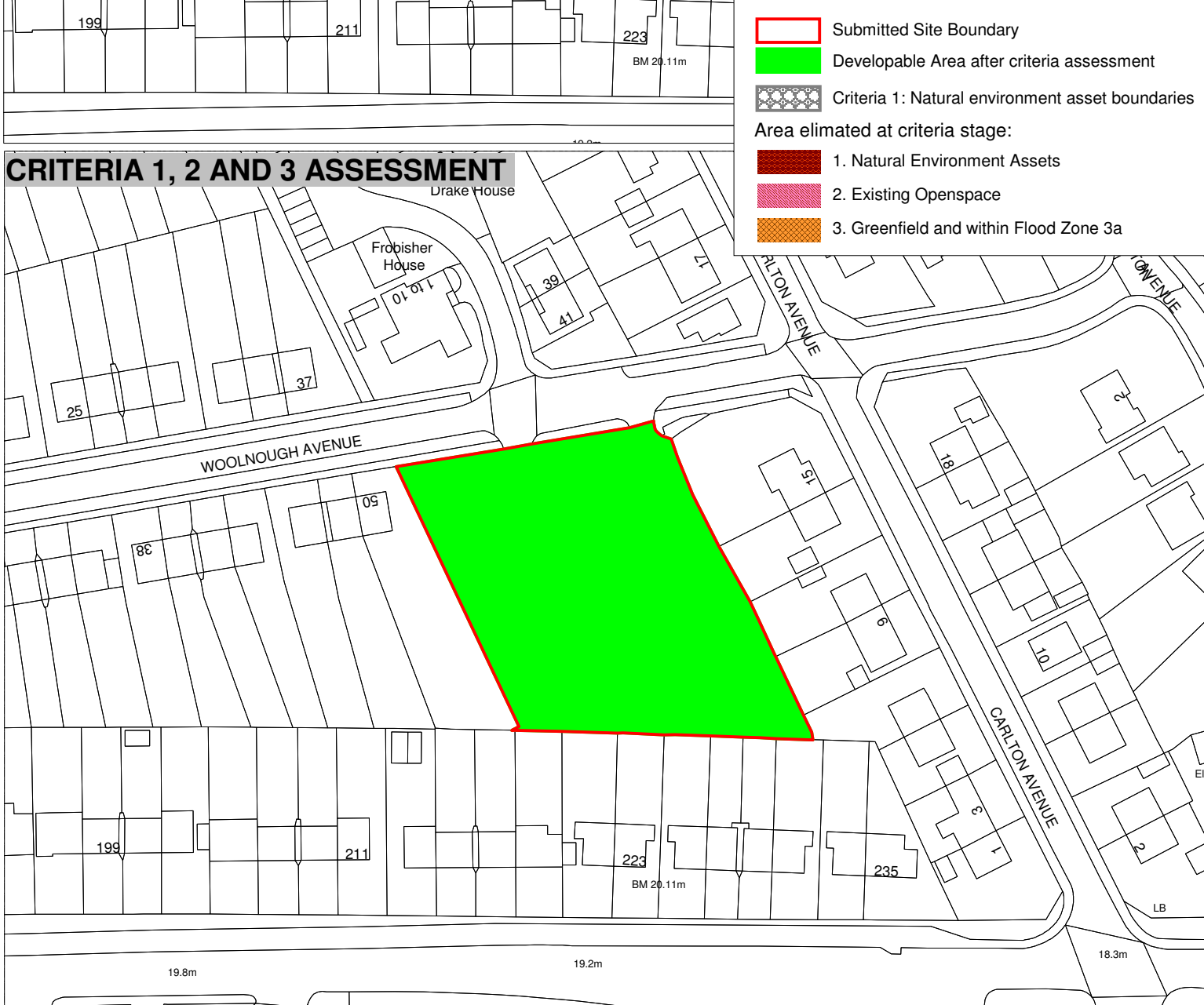
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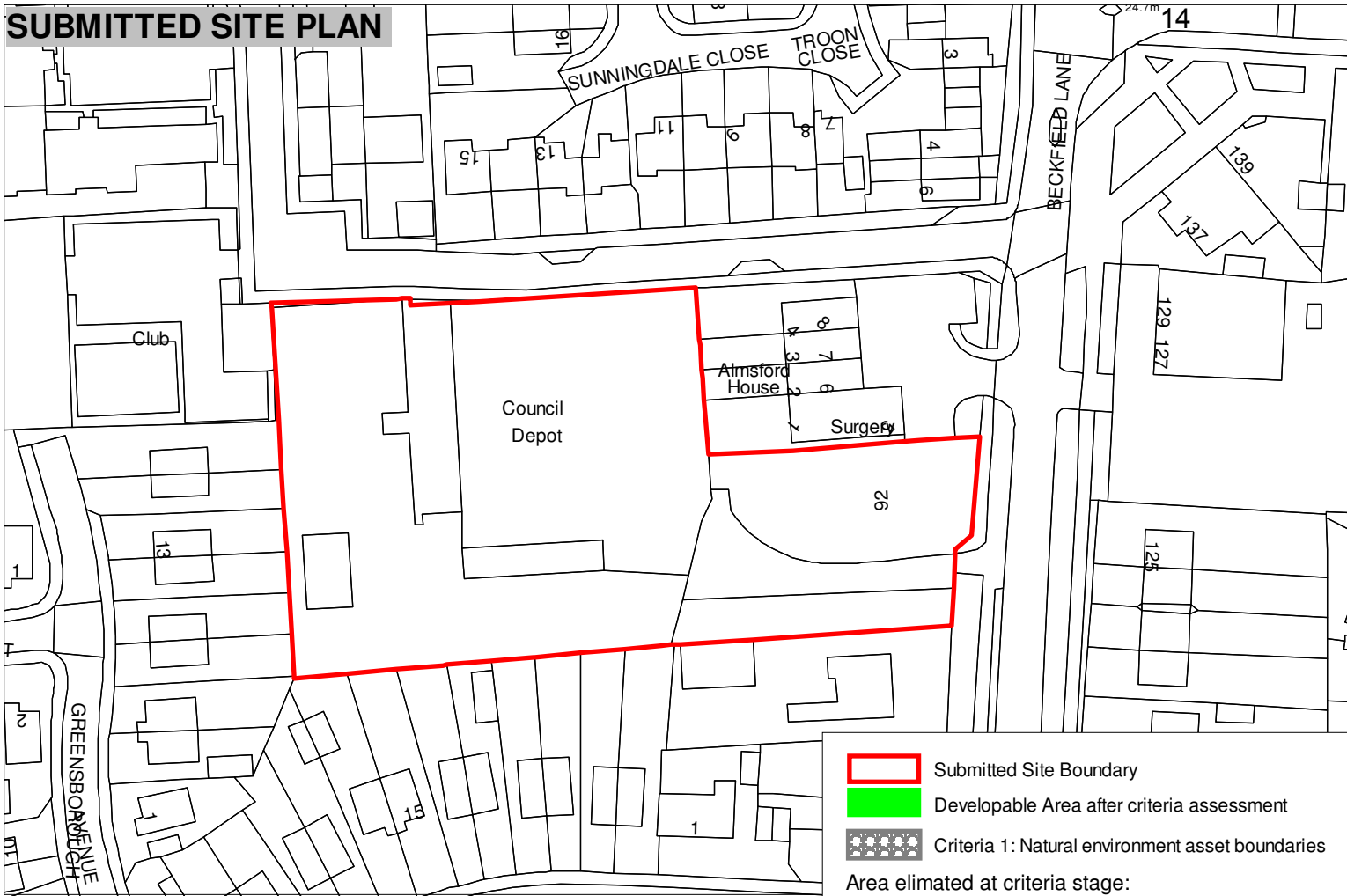
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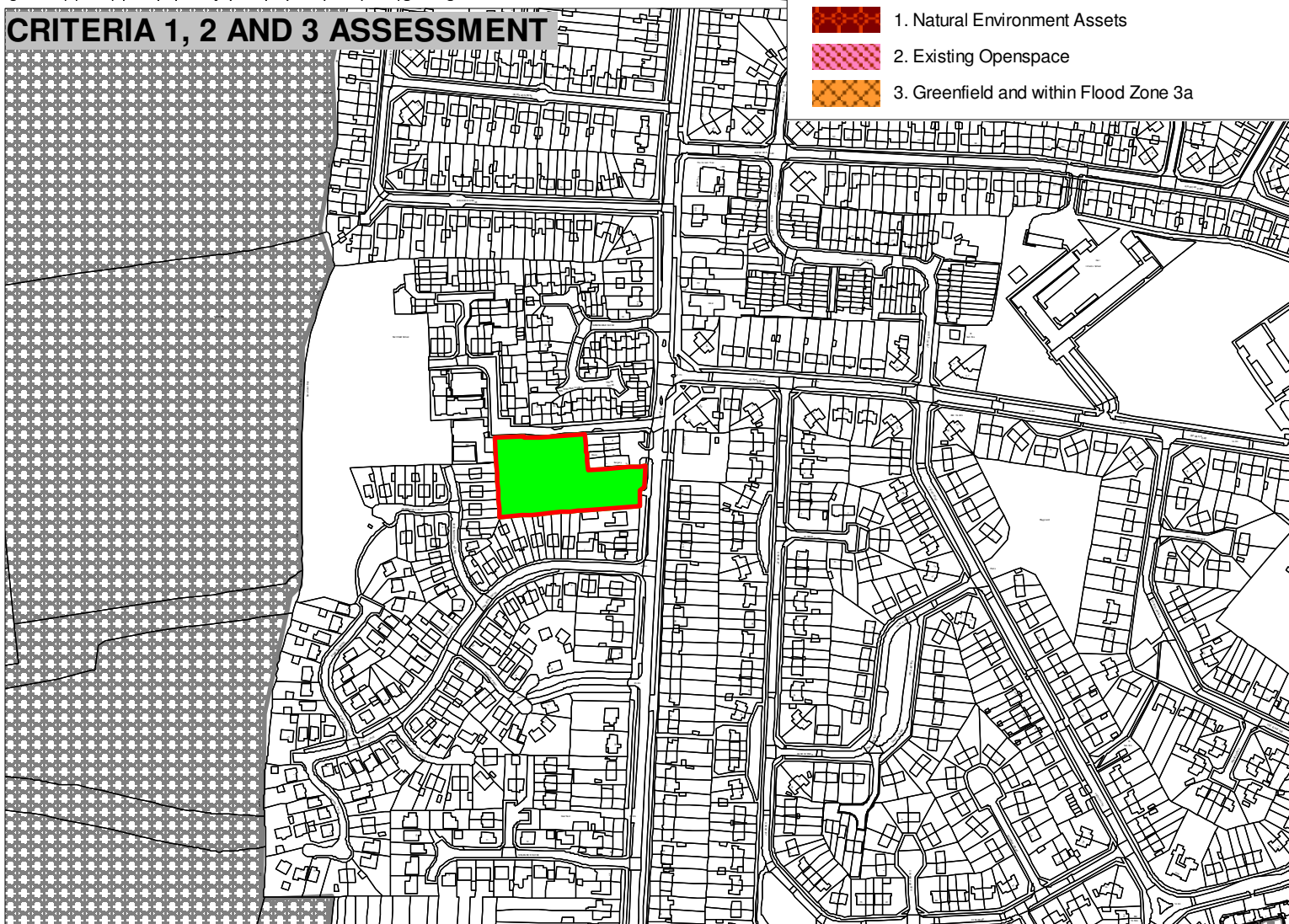


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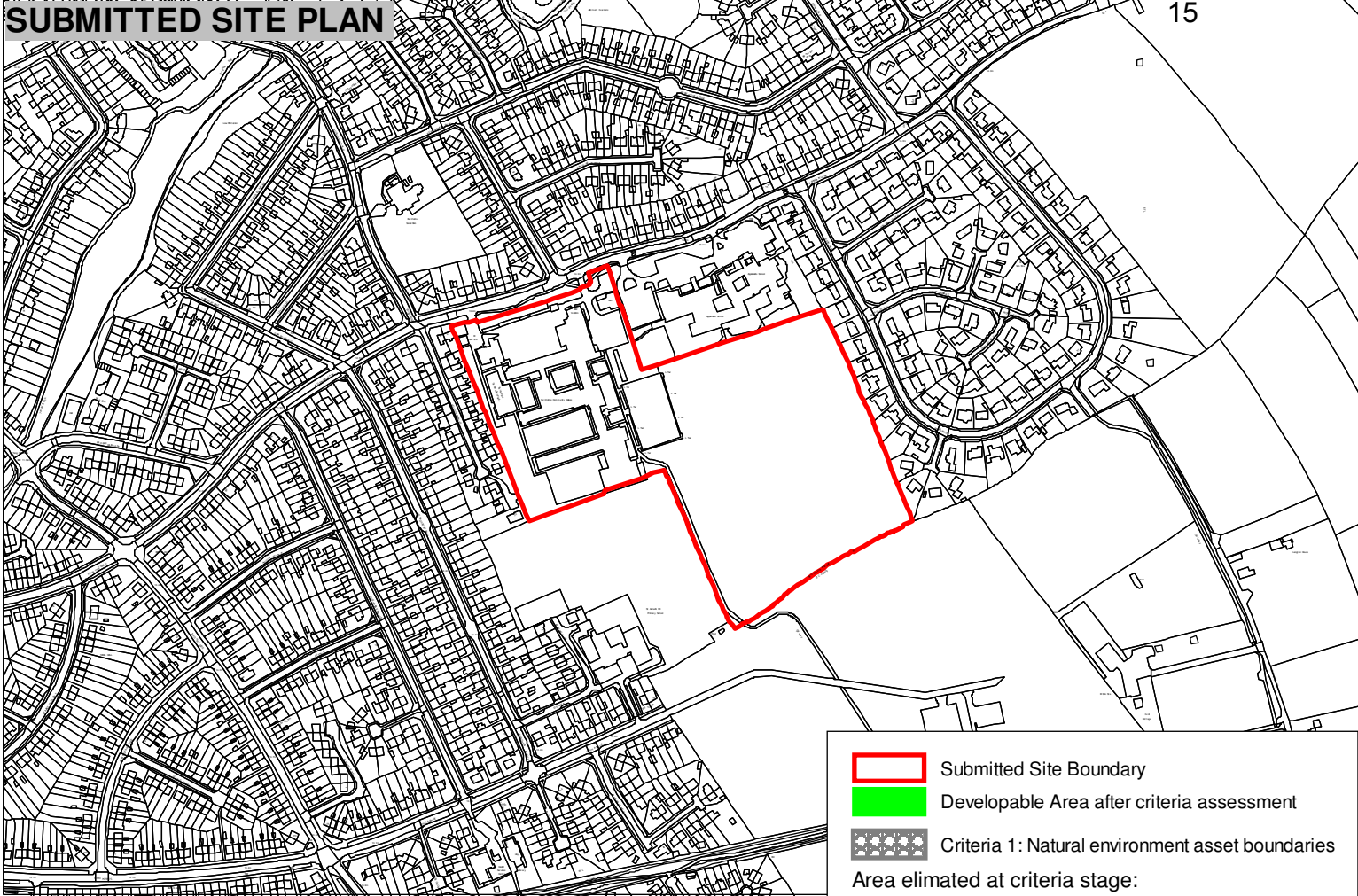
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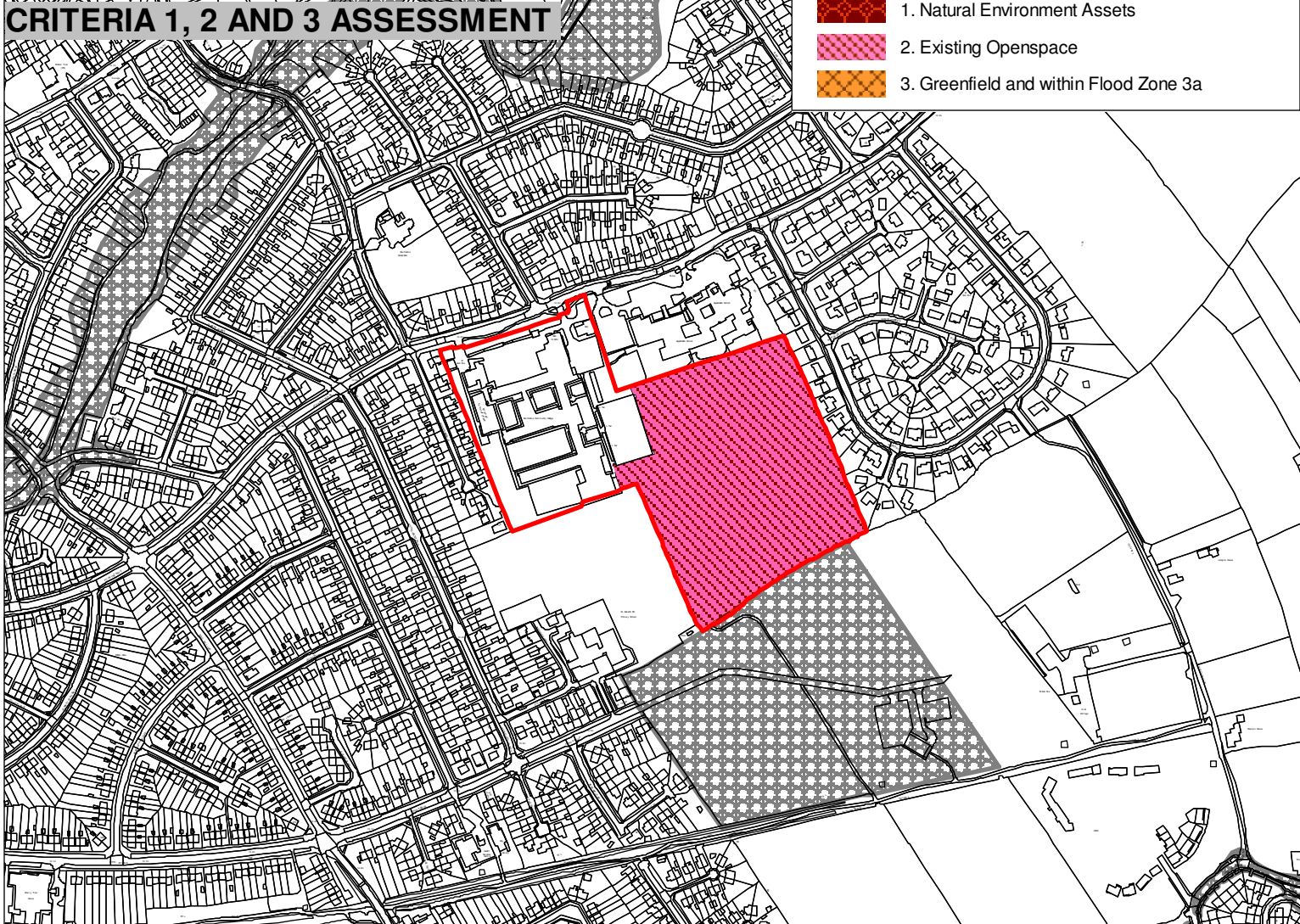
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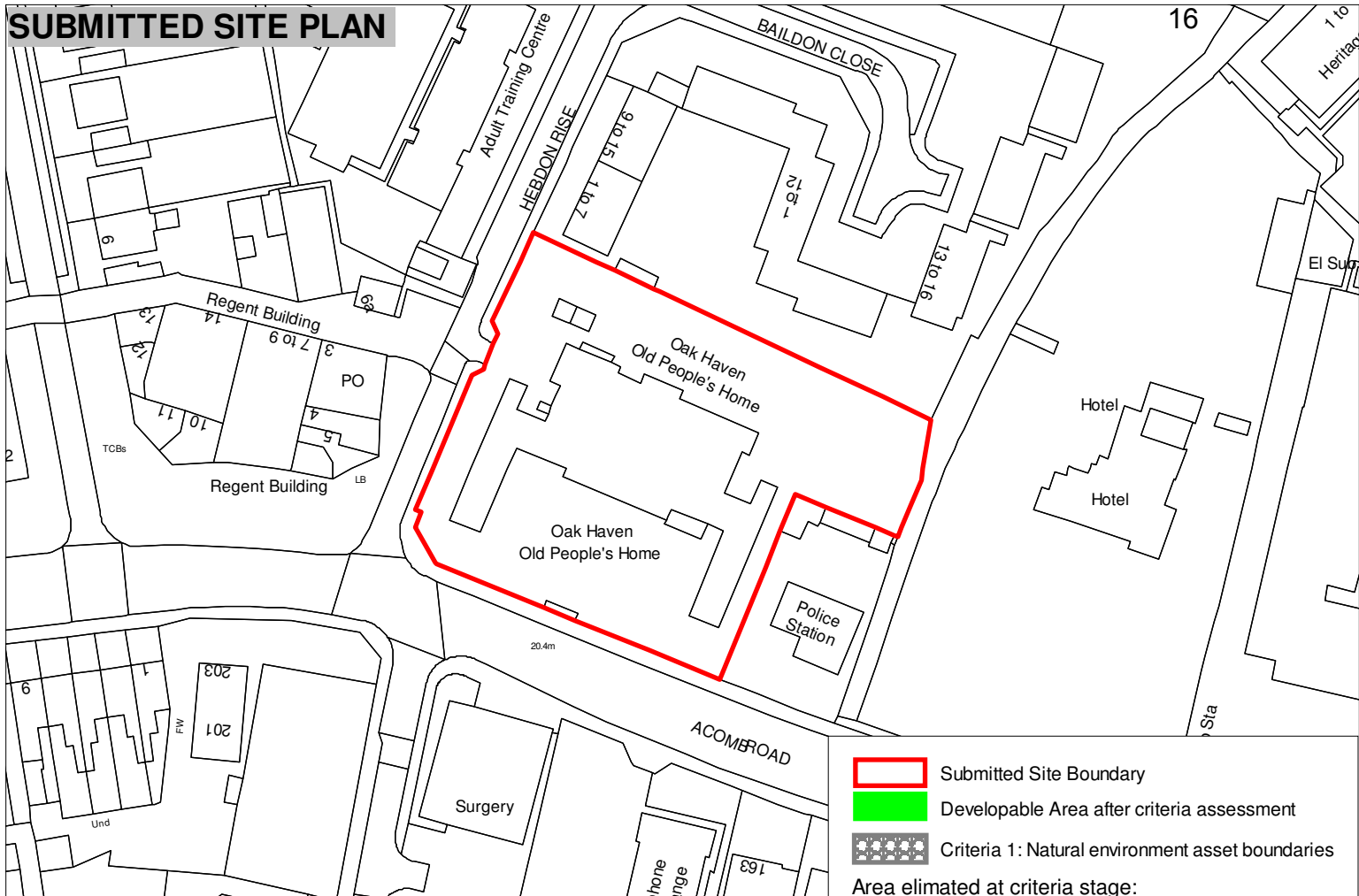


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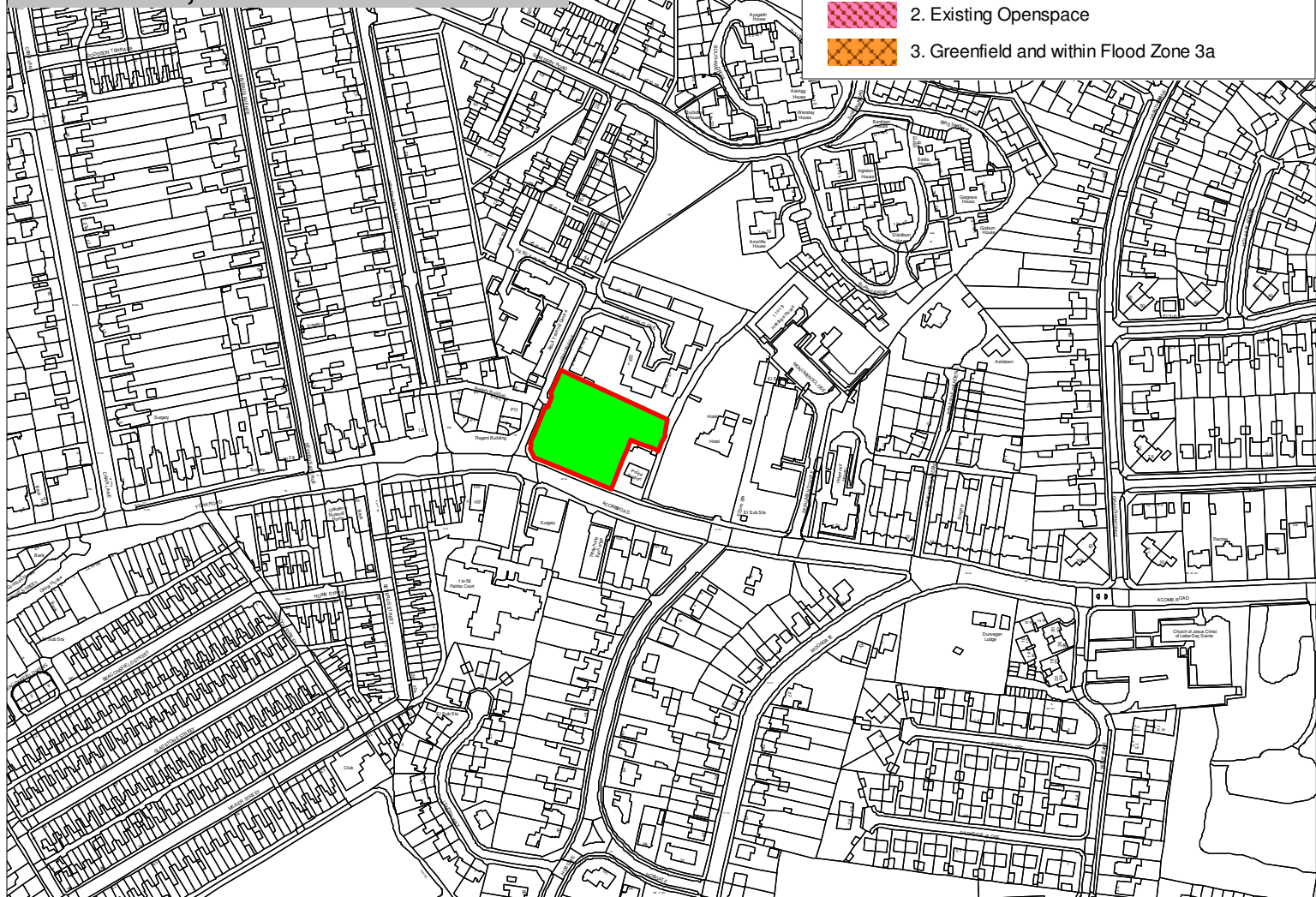


SUBMITTED SITE PLAN

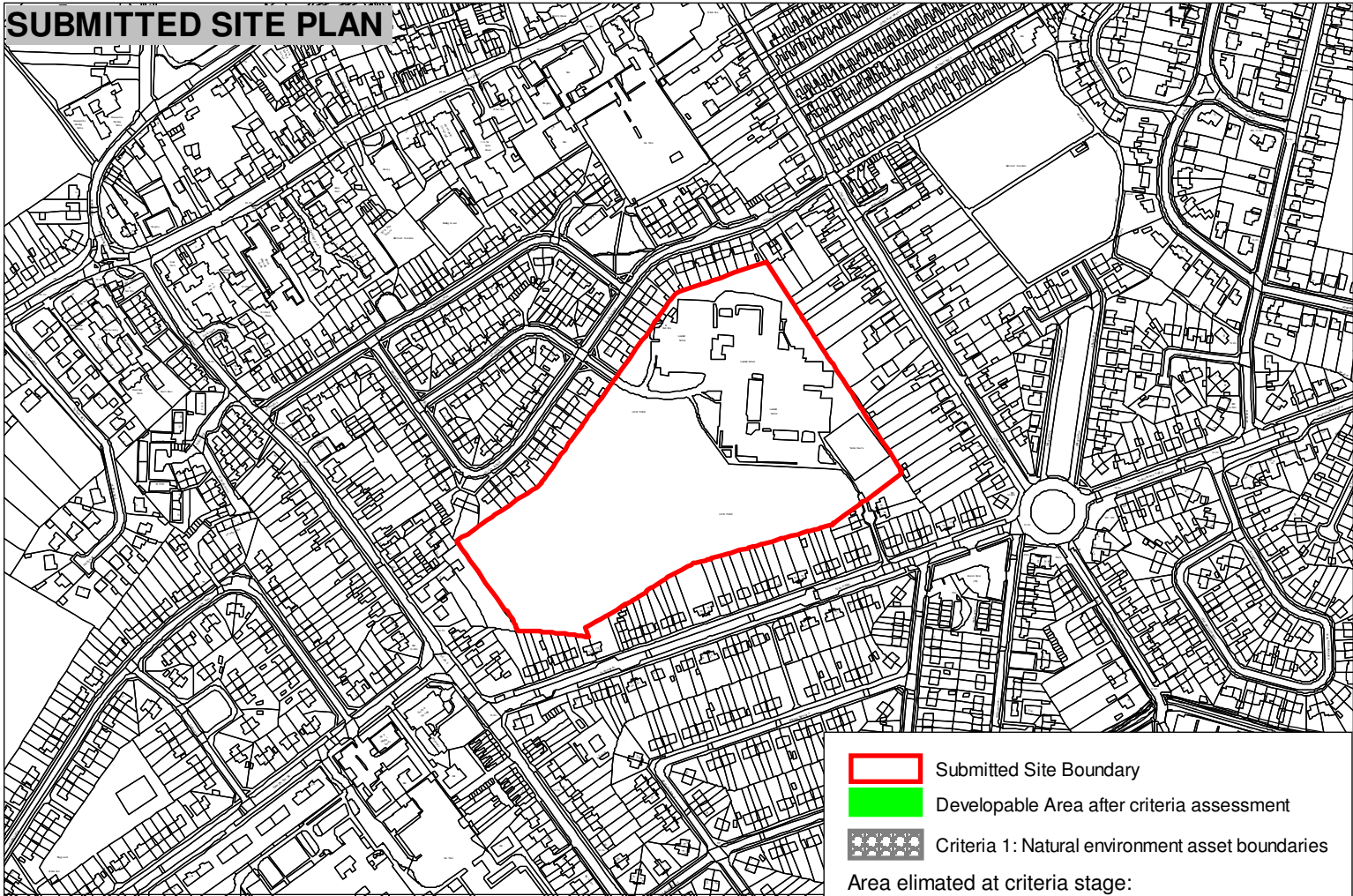








- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

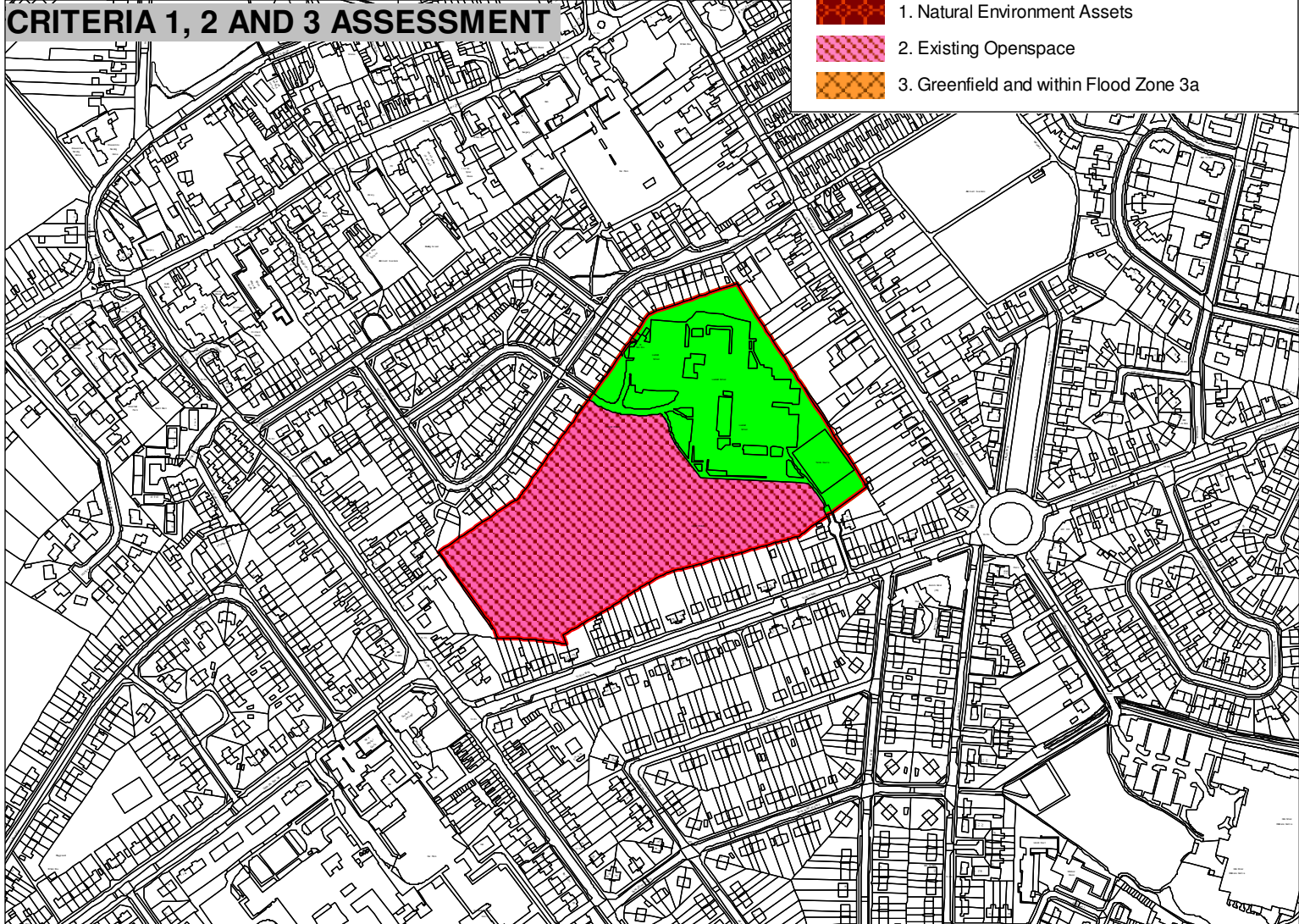


SUBMITTED SITE PLAN

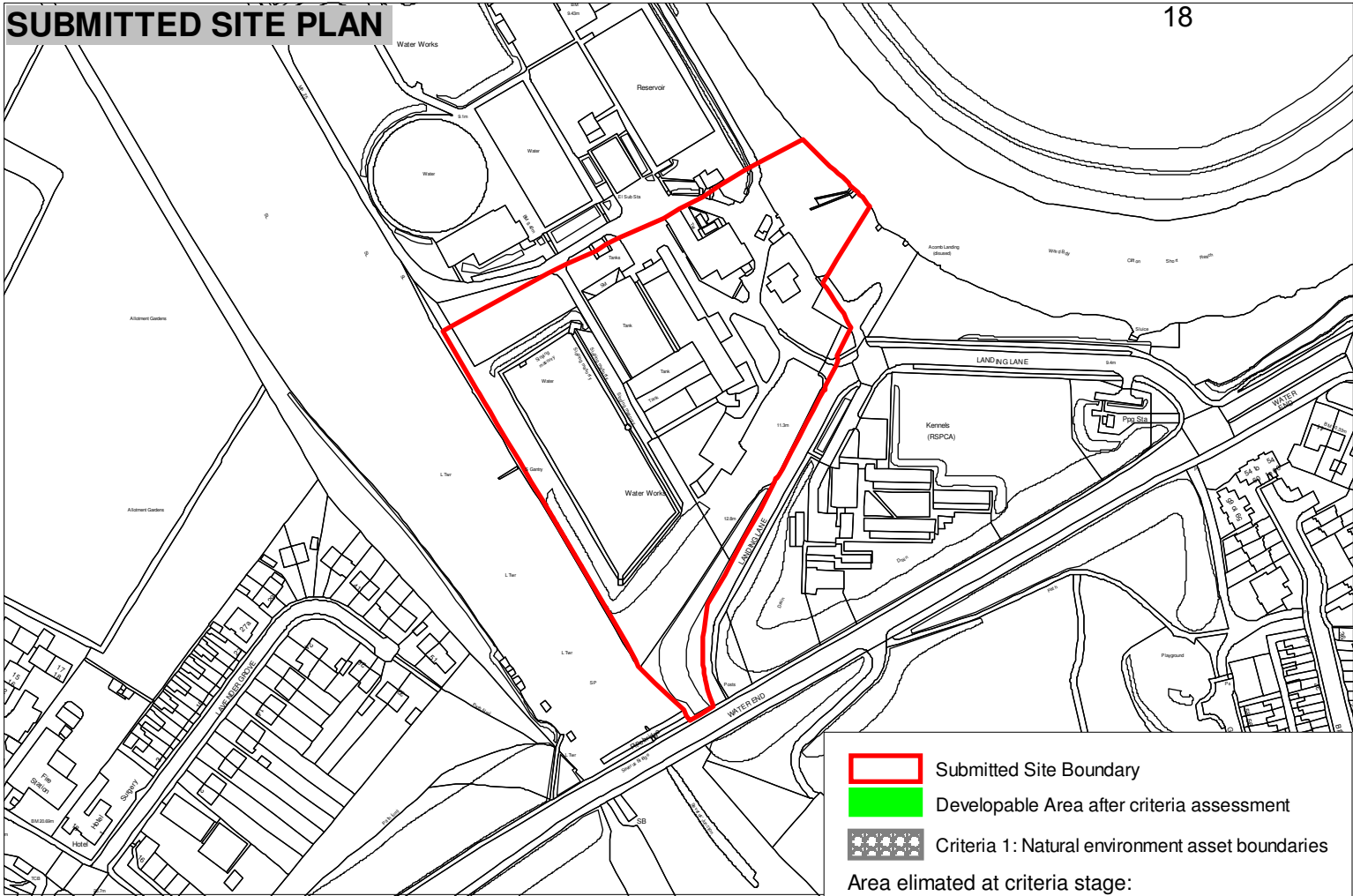








-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

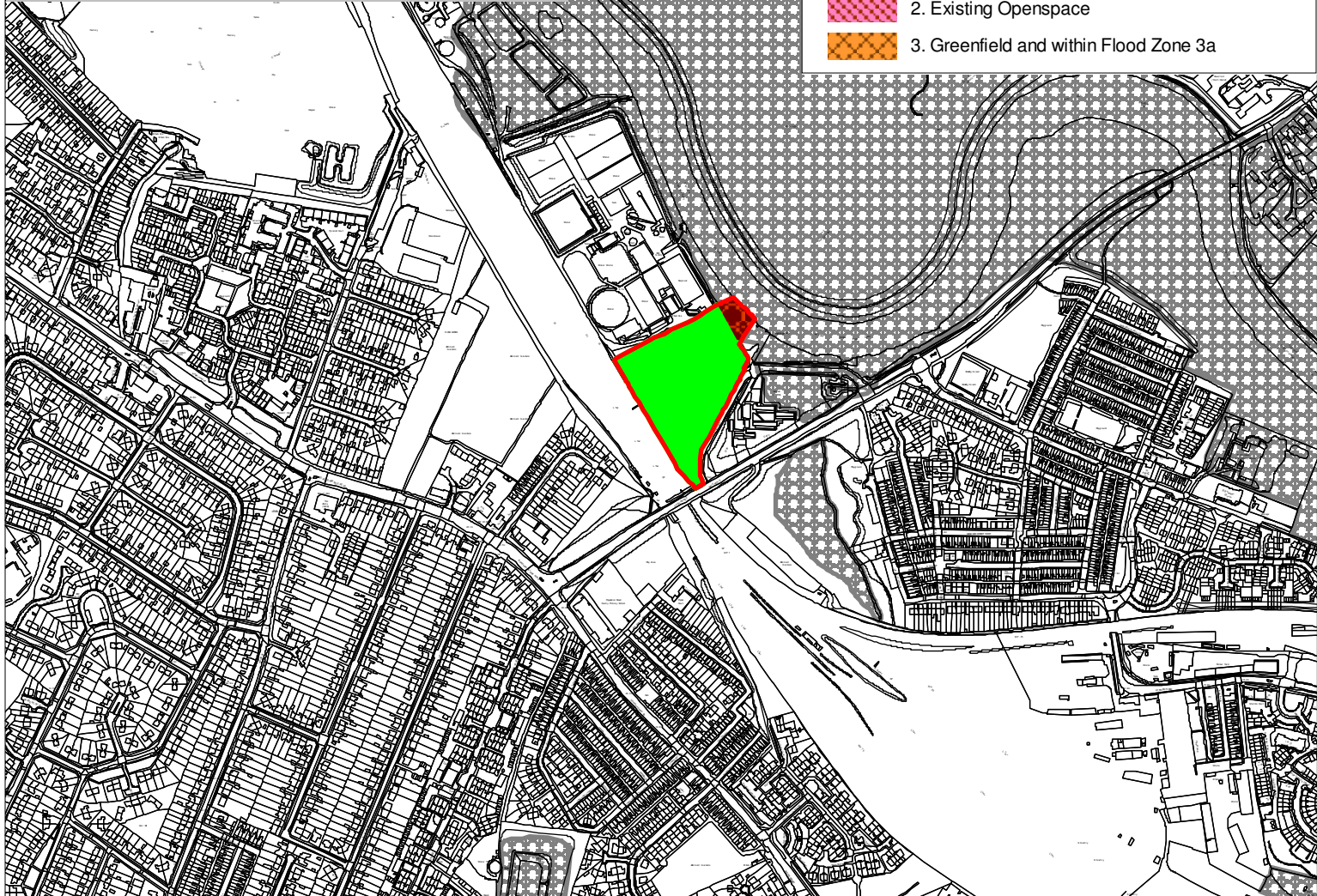


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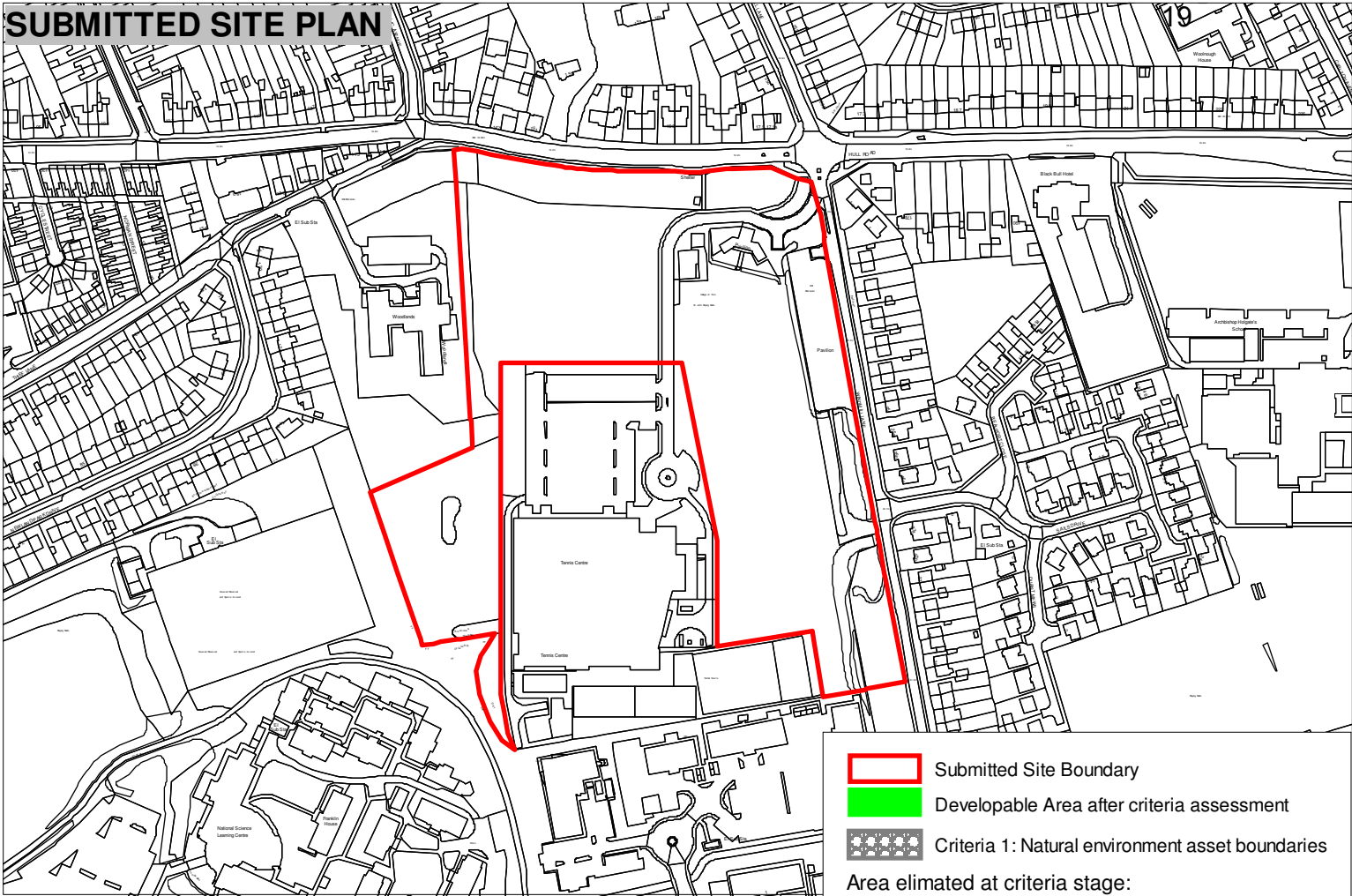








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- Area eliminated at criteria stage:
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CRITERIA 1, 2 AND 3 ASSESSMENT

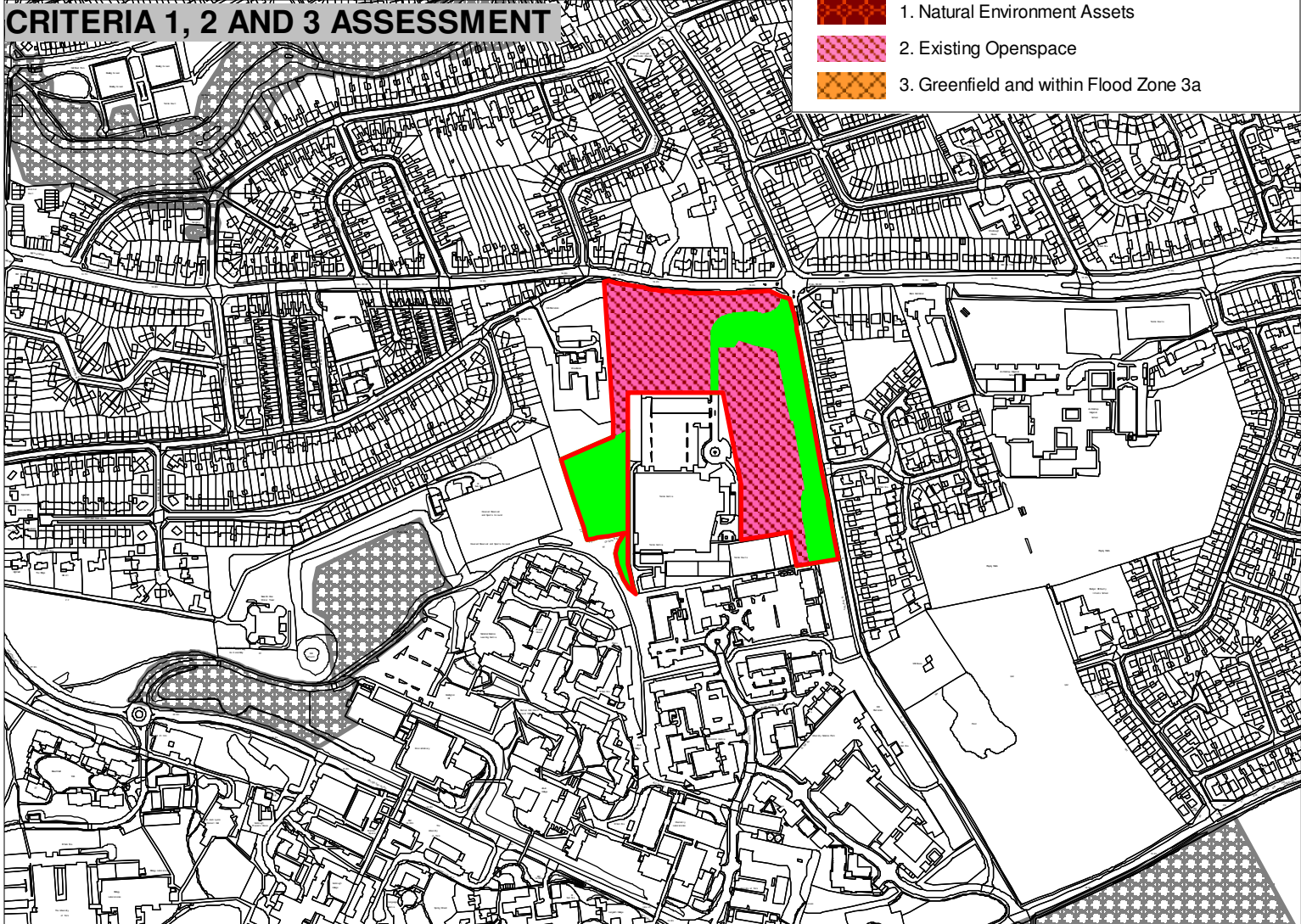


SUBMITTED SITE PLAN

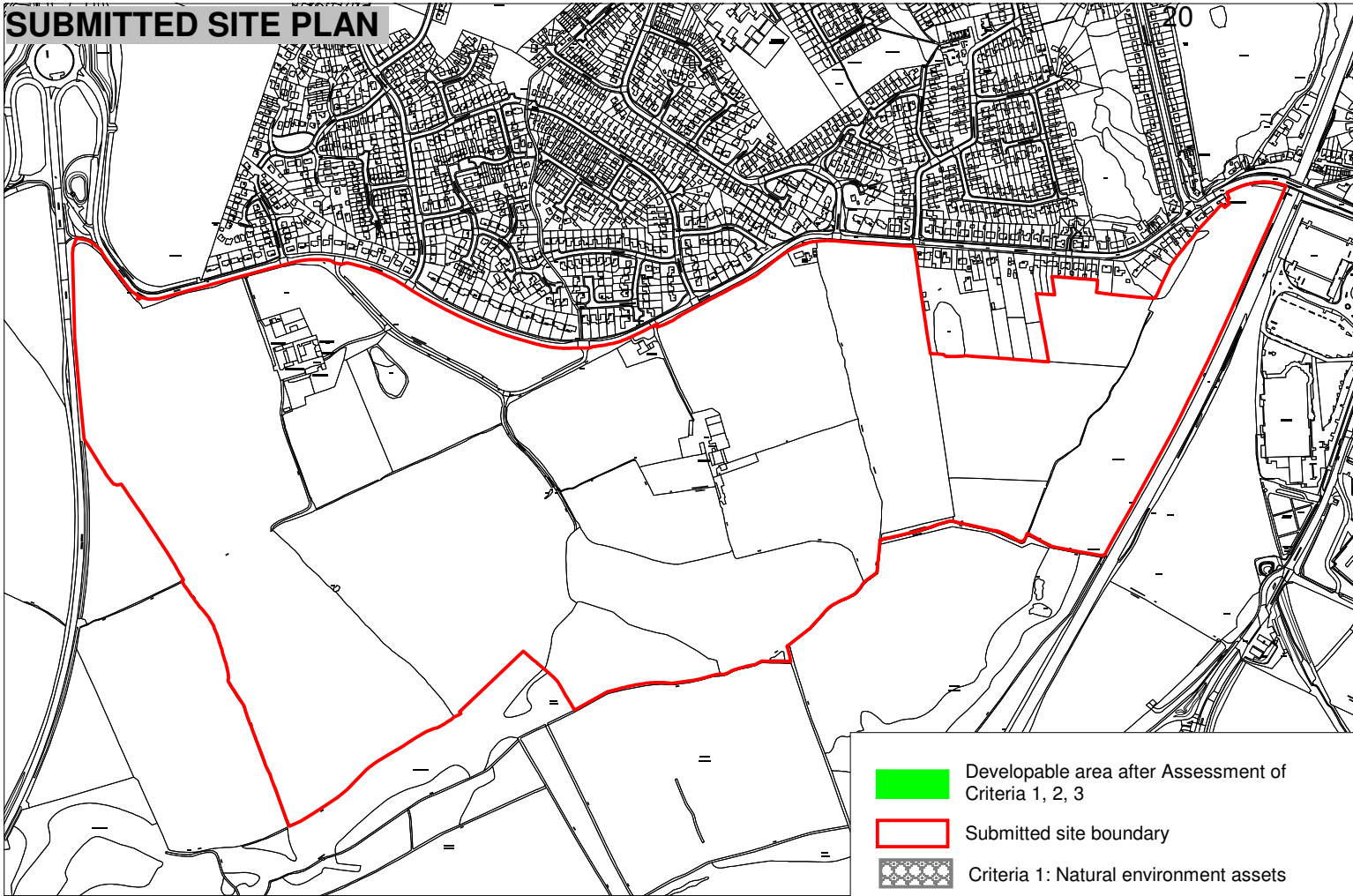


-  Submitted Site Boundary
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 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
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 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

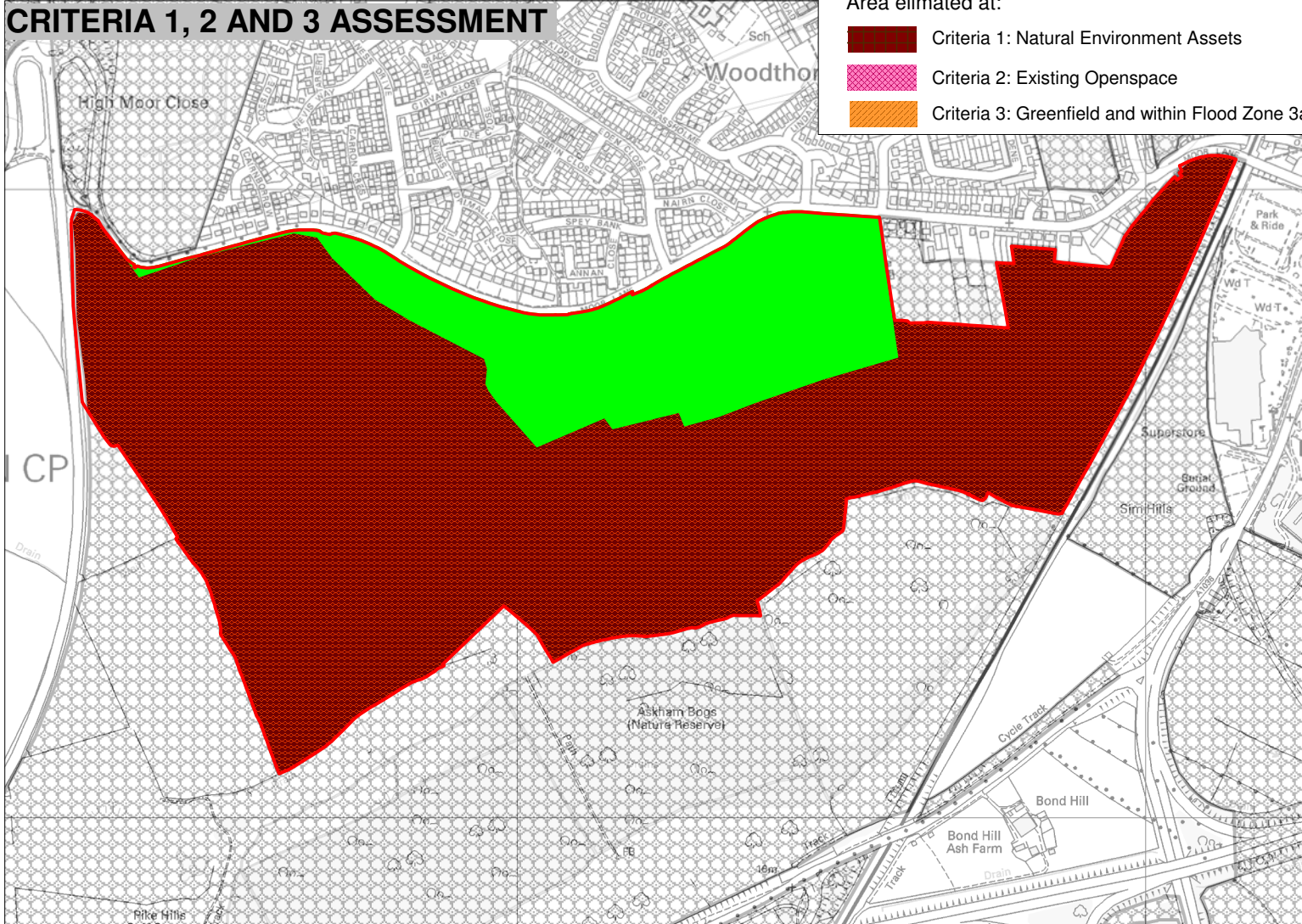


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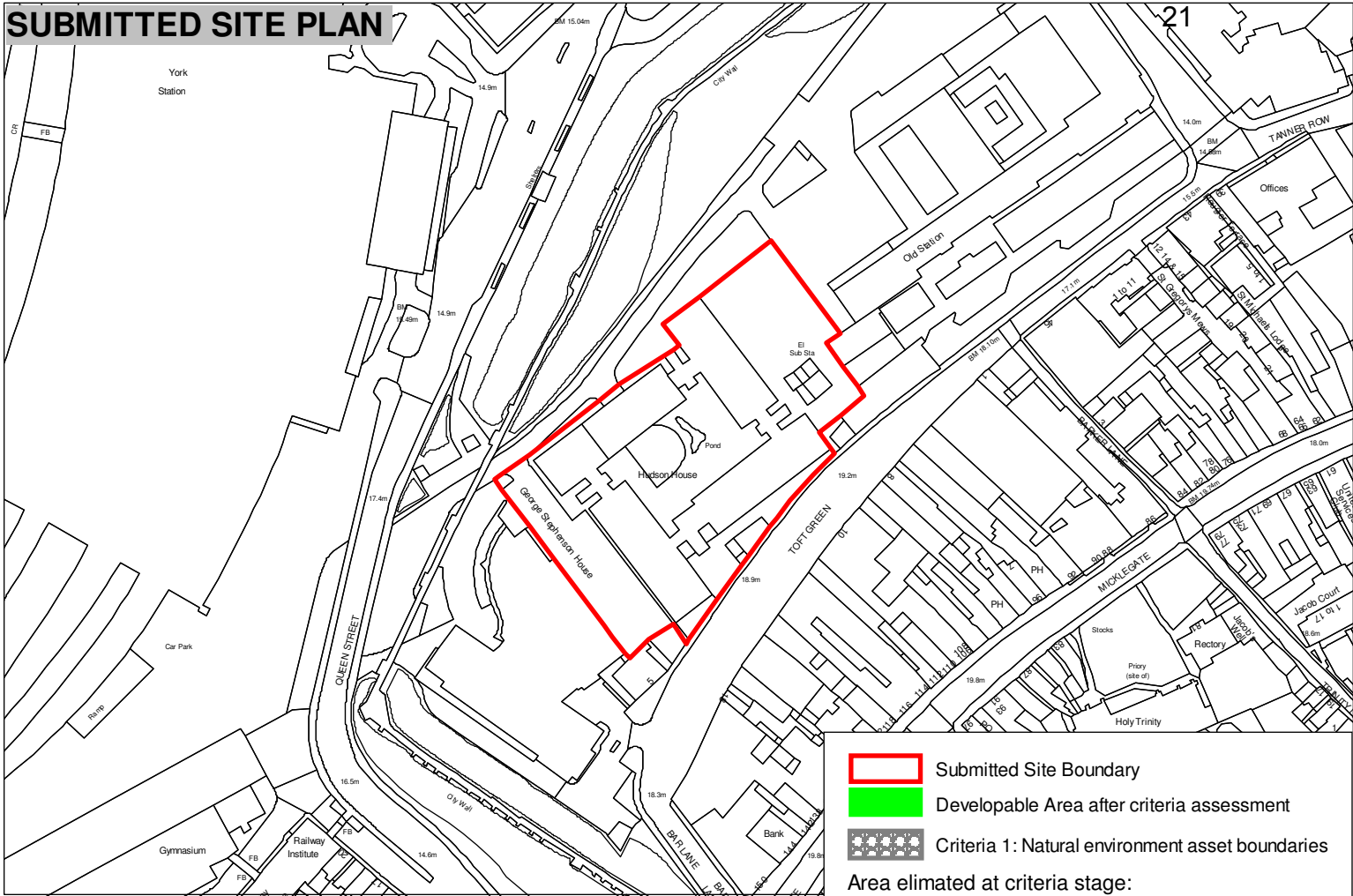


- Developable area after Assessment of Criteria 1, 2, 3
 - Submitted site boundary
 - Criteria 1: Natural environment assets
- Area eliminated at:
- Criteria 1: Natural Environment Assets
 - Criteria 2: Existing Openspace
 - Criteria 3: Greenfield and within Flood Zone 3a

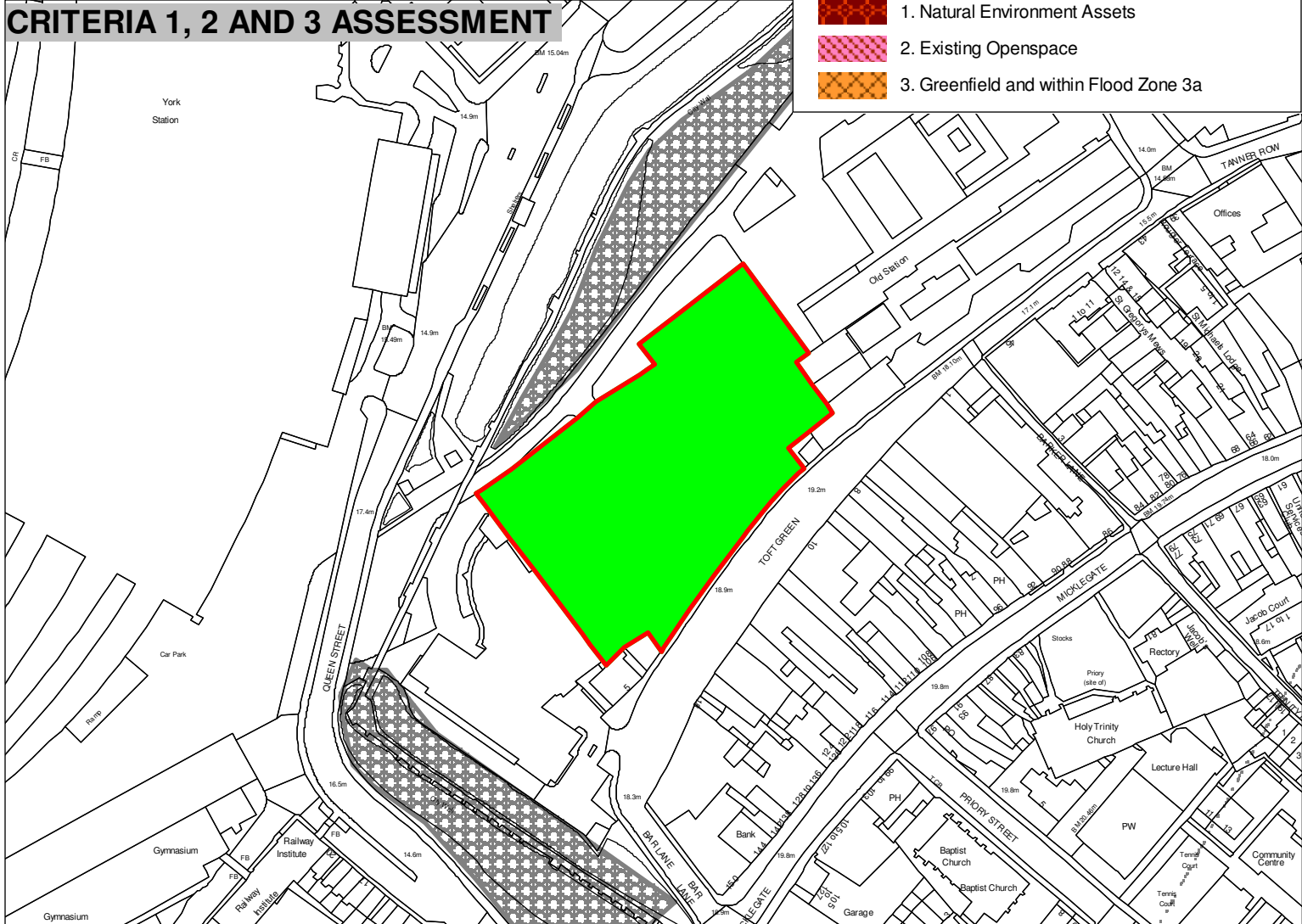
CRITERIA 1, 2 AND 3 ASSESSMENT



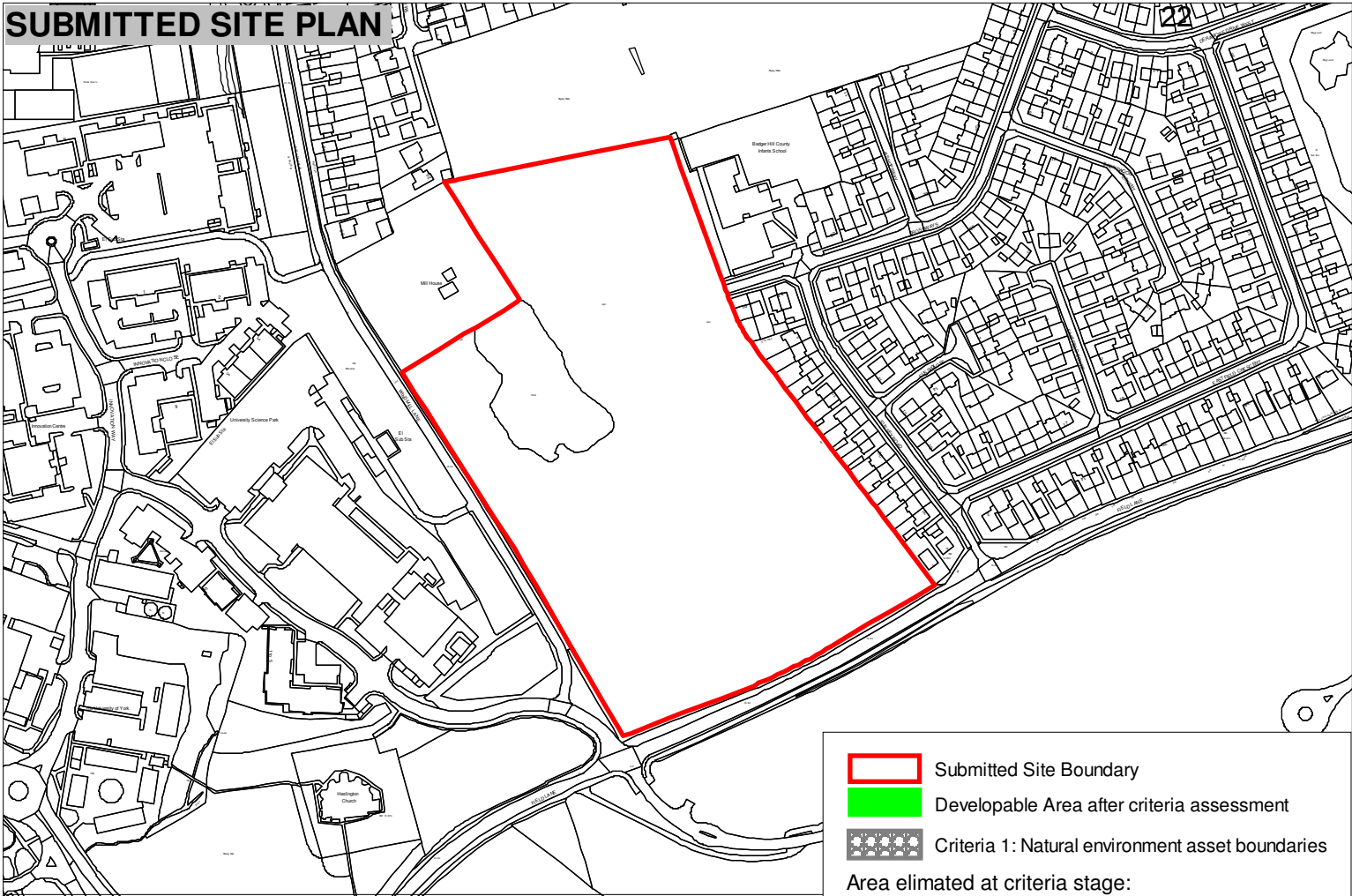
SUBMITTED SITE PLAN



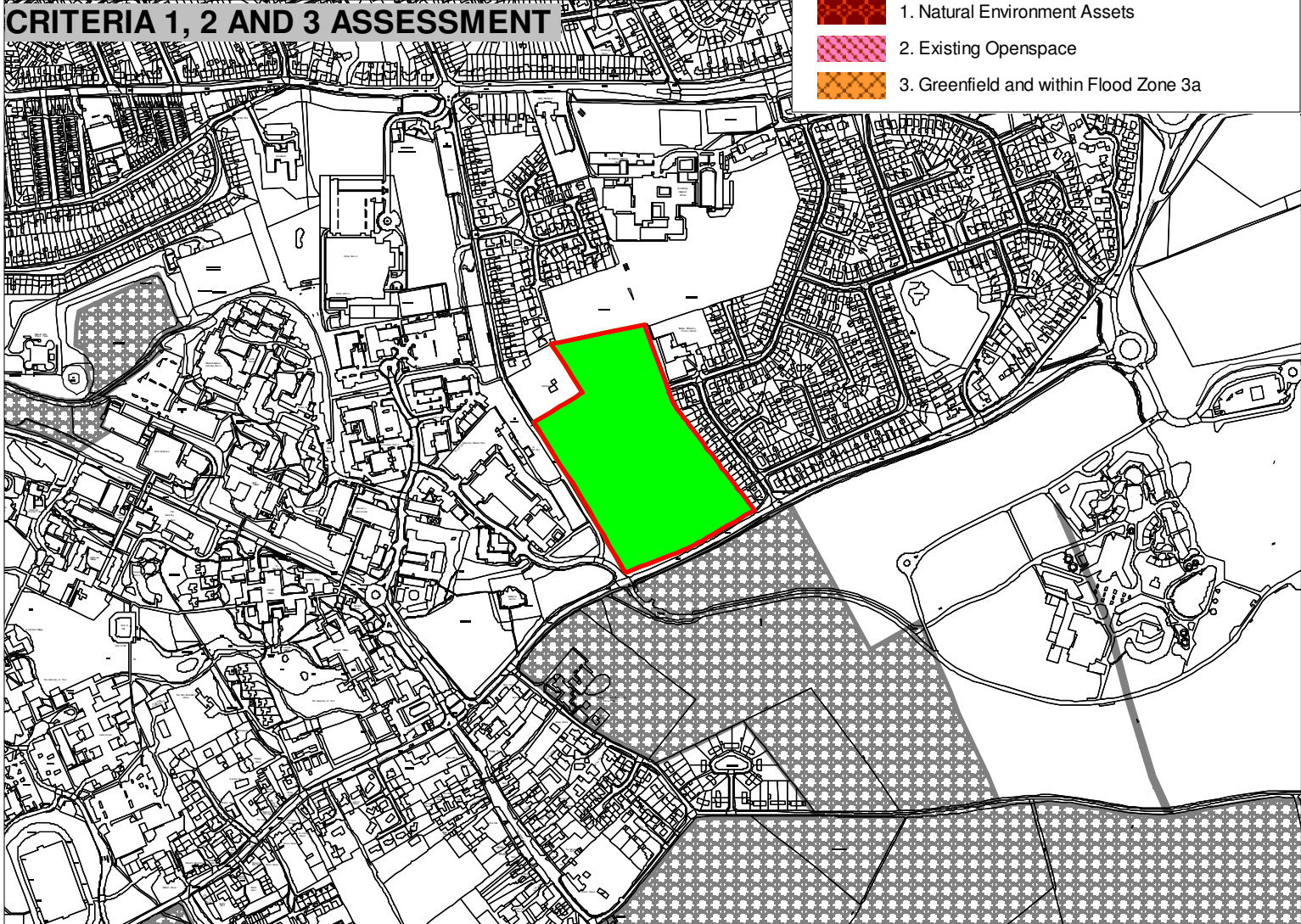
CRITERIA 1, 2 AND 3 ASSESSMENT



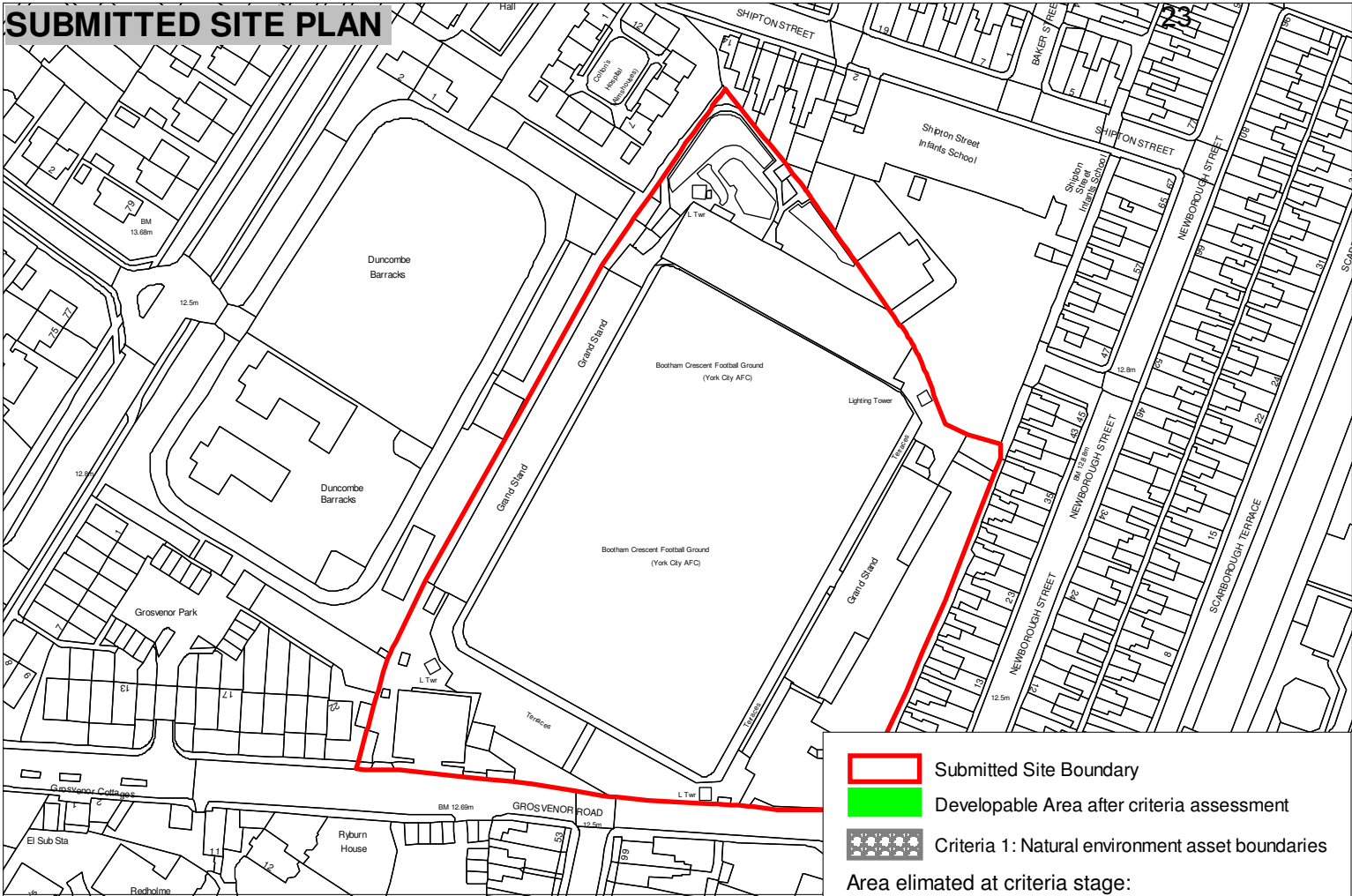
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CRITERIA 1, 2 AND 3 ASSESSMENT

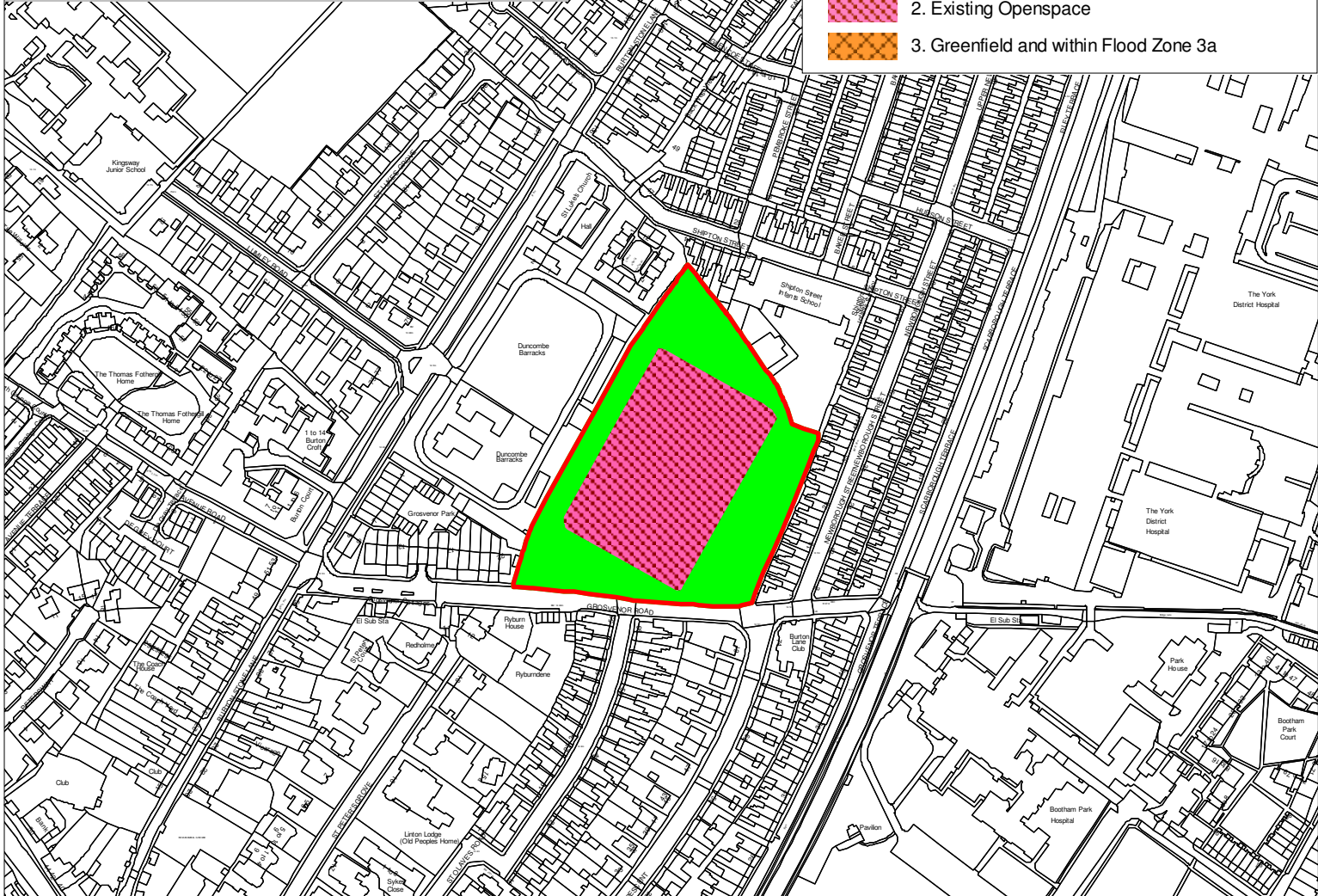


SUBMITTED SITE PLAN

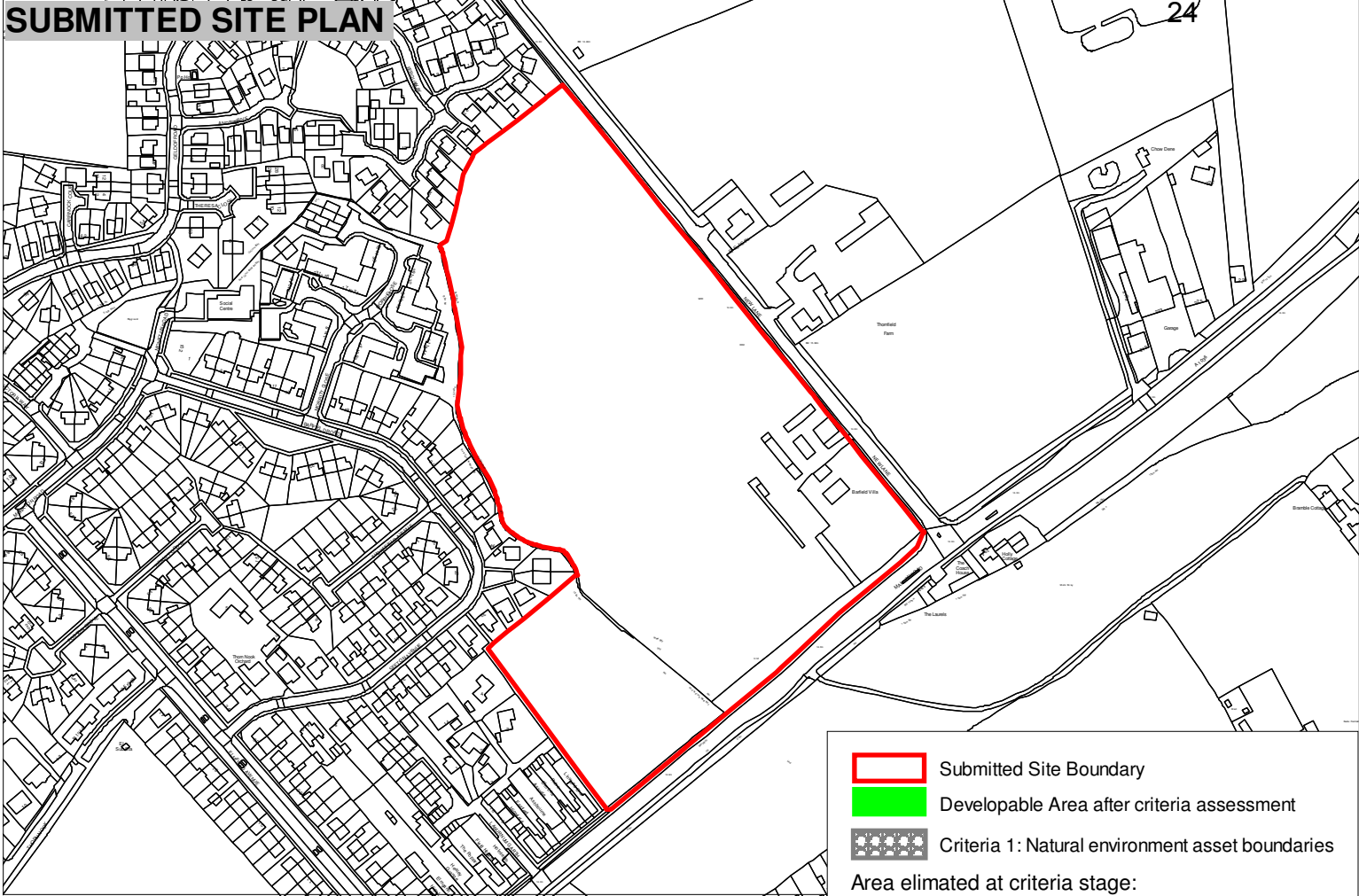





-  Submitted Site Boundary
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 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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 -  3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN

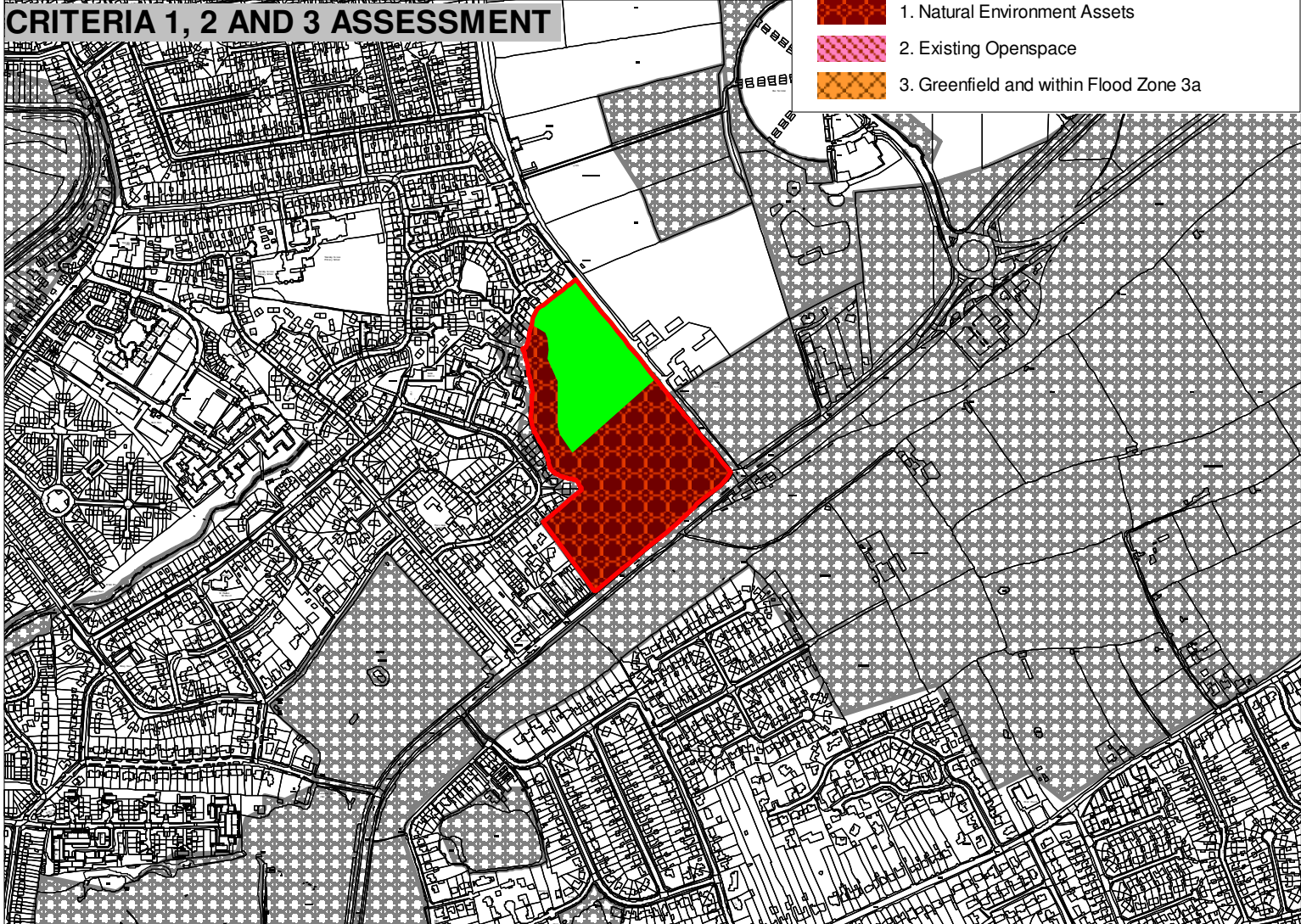


-  Submitted Site Boundary
-  Developable Area after criteria assessment
-  Criteria 1: Natural environment asset boundaries

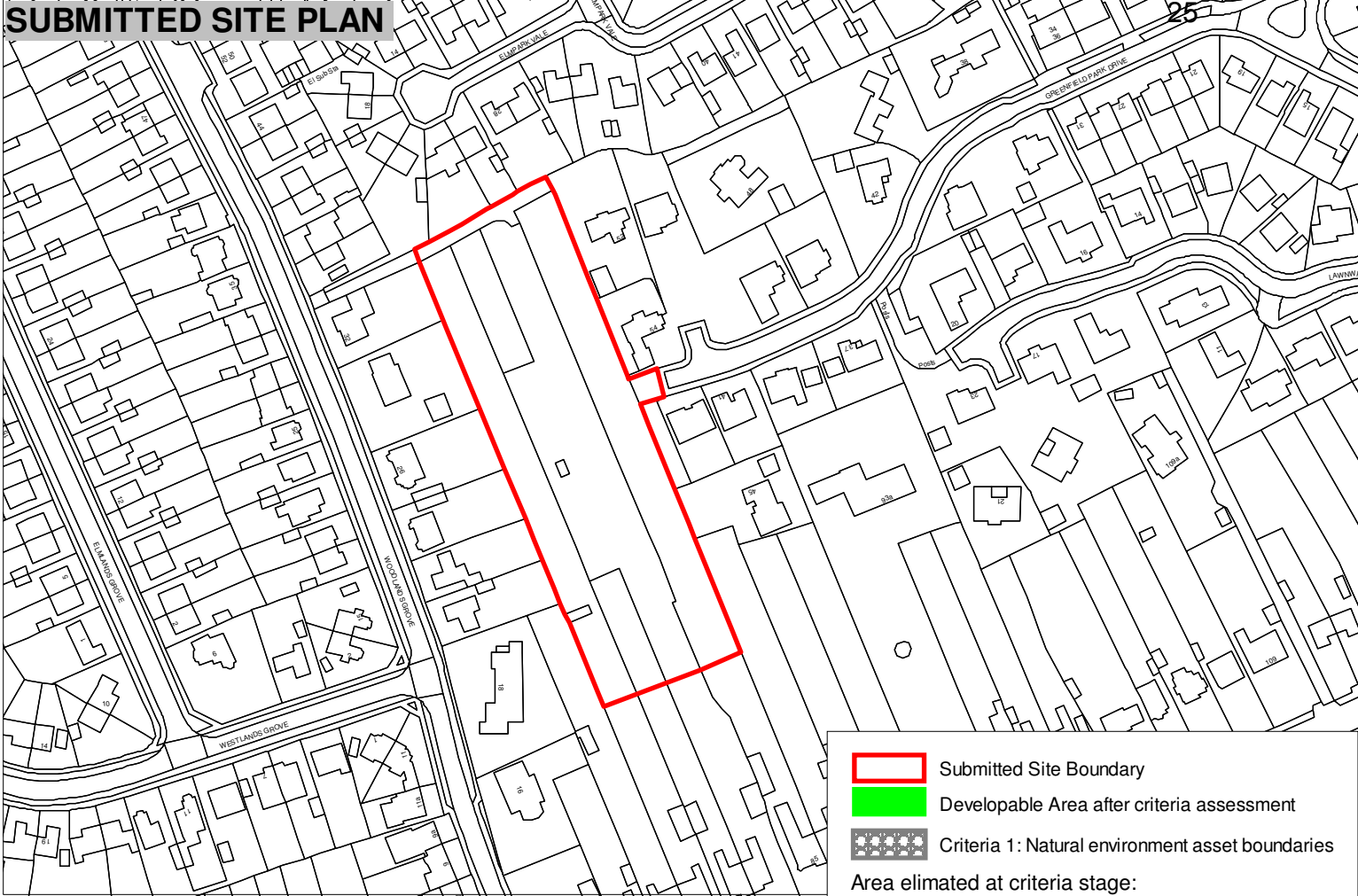
Area eliminated at criteria stage:

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

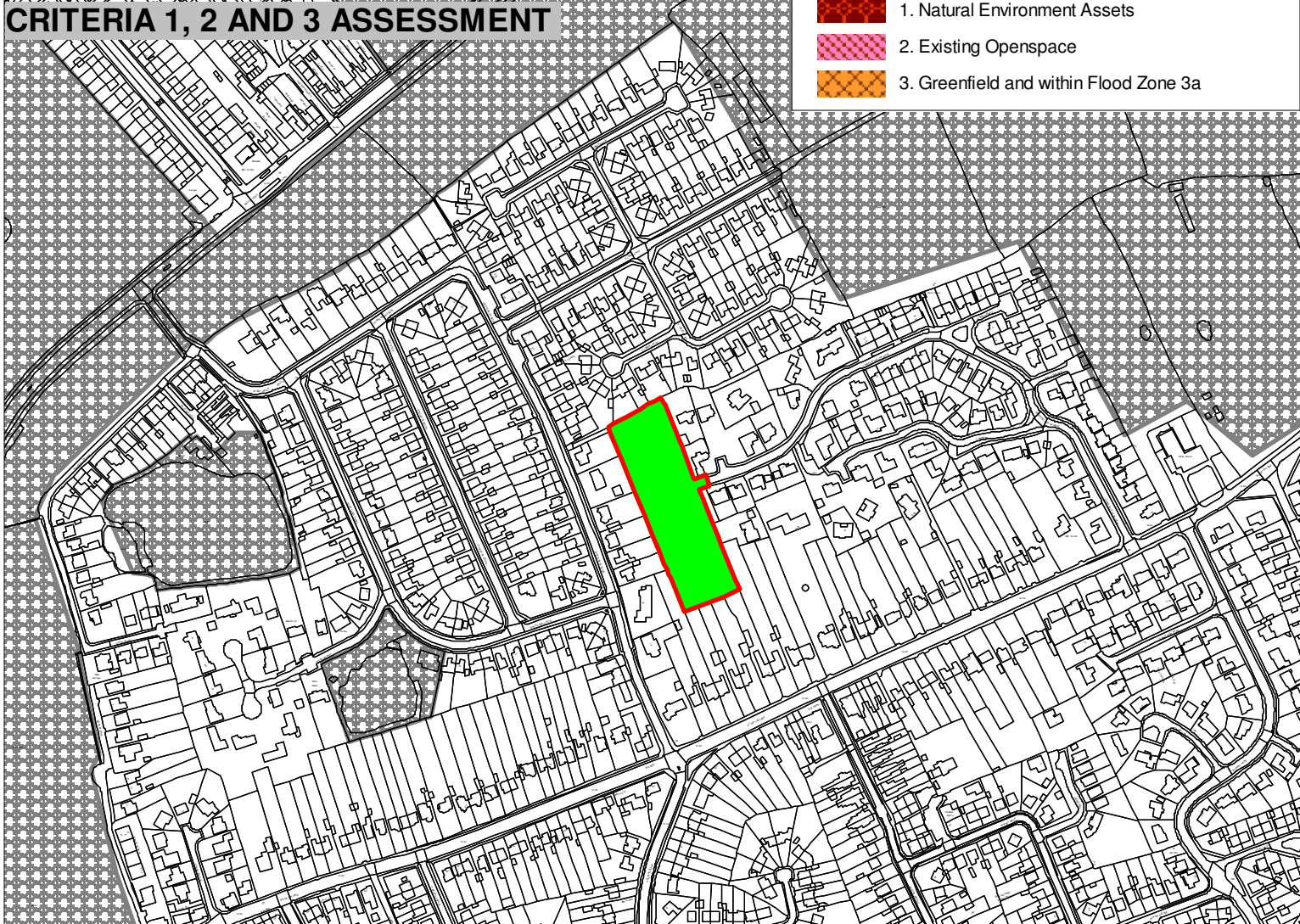
CRITERIA 1, 2 AND 3 ASSESSMENT



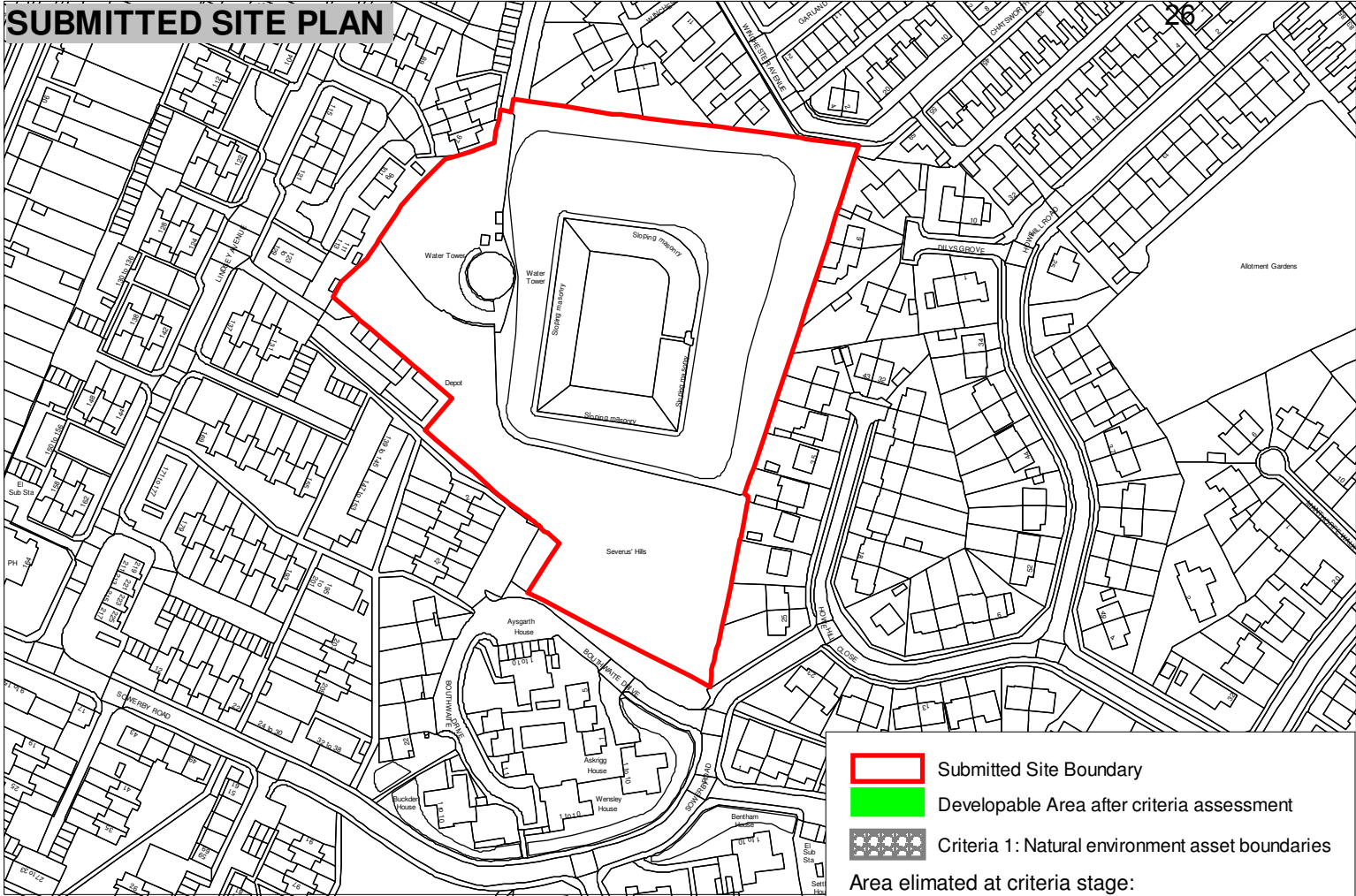
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

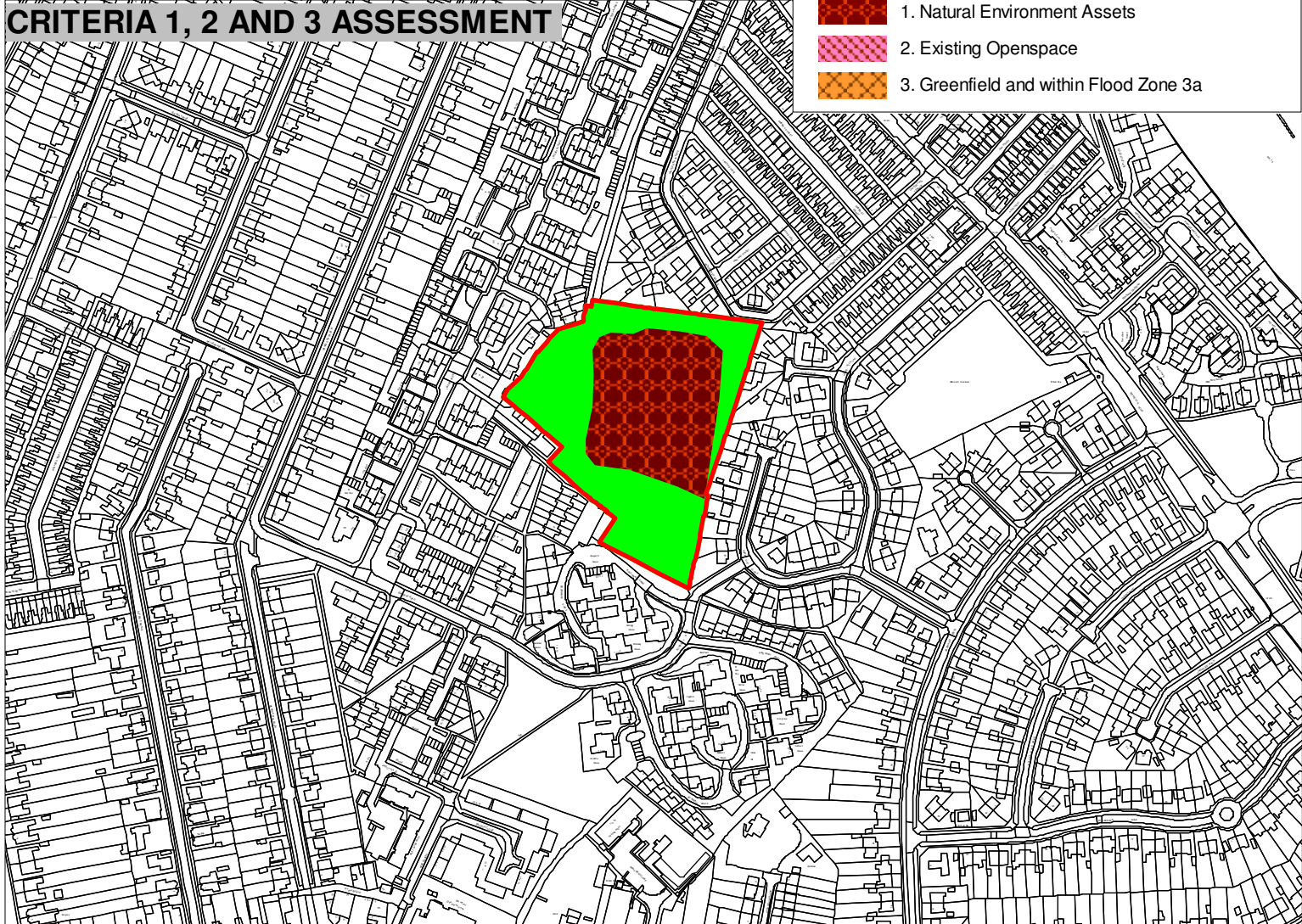


SUBMITTED SITE PLAN

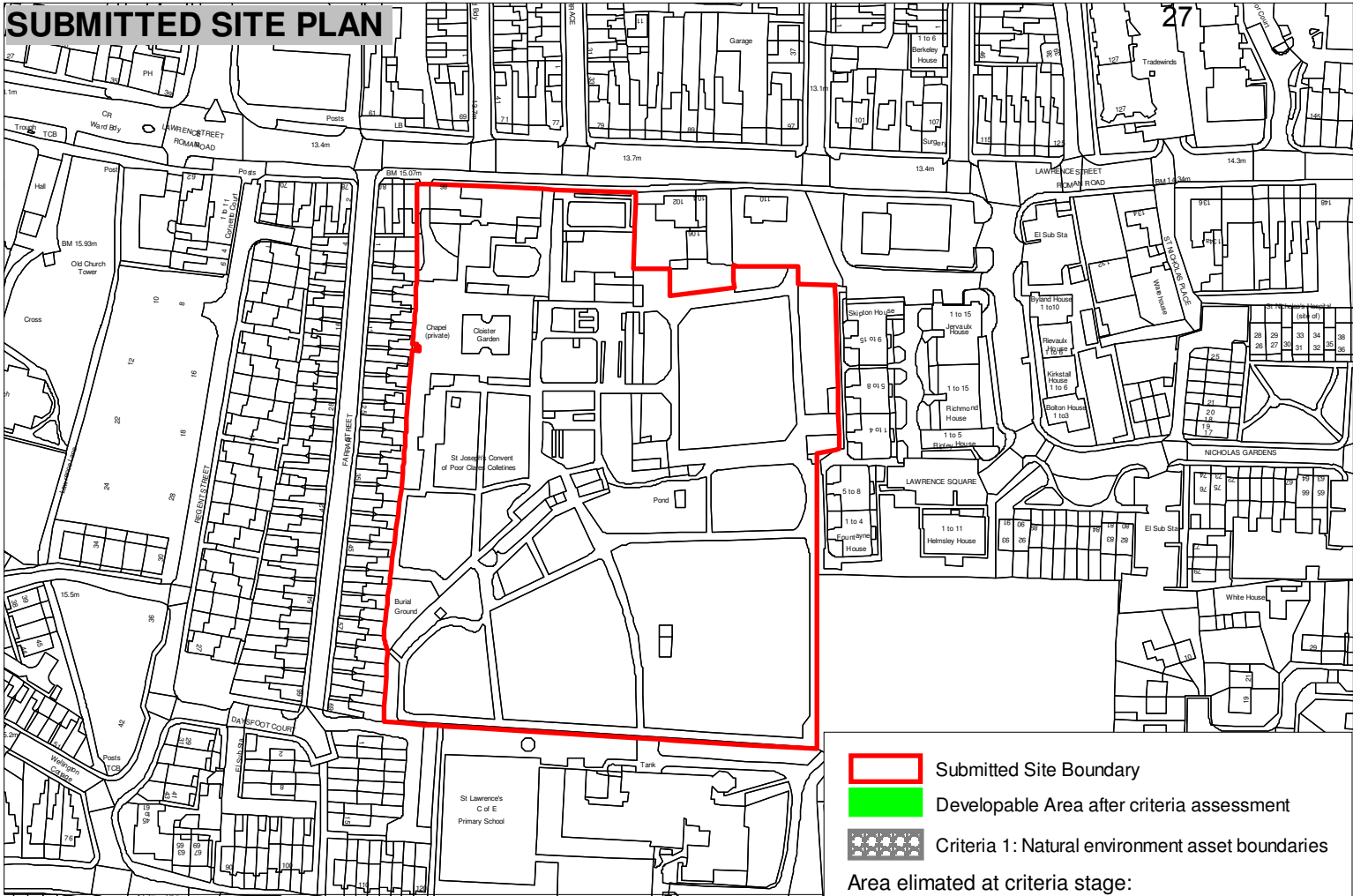


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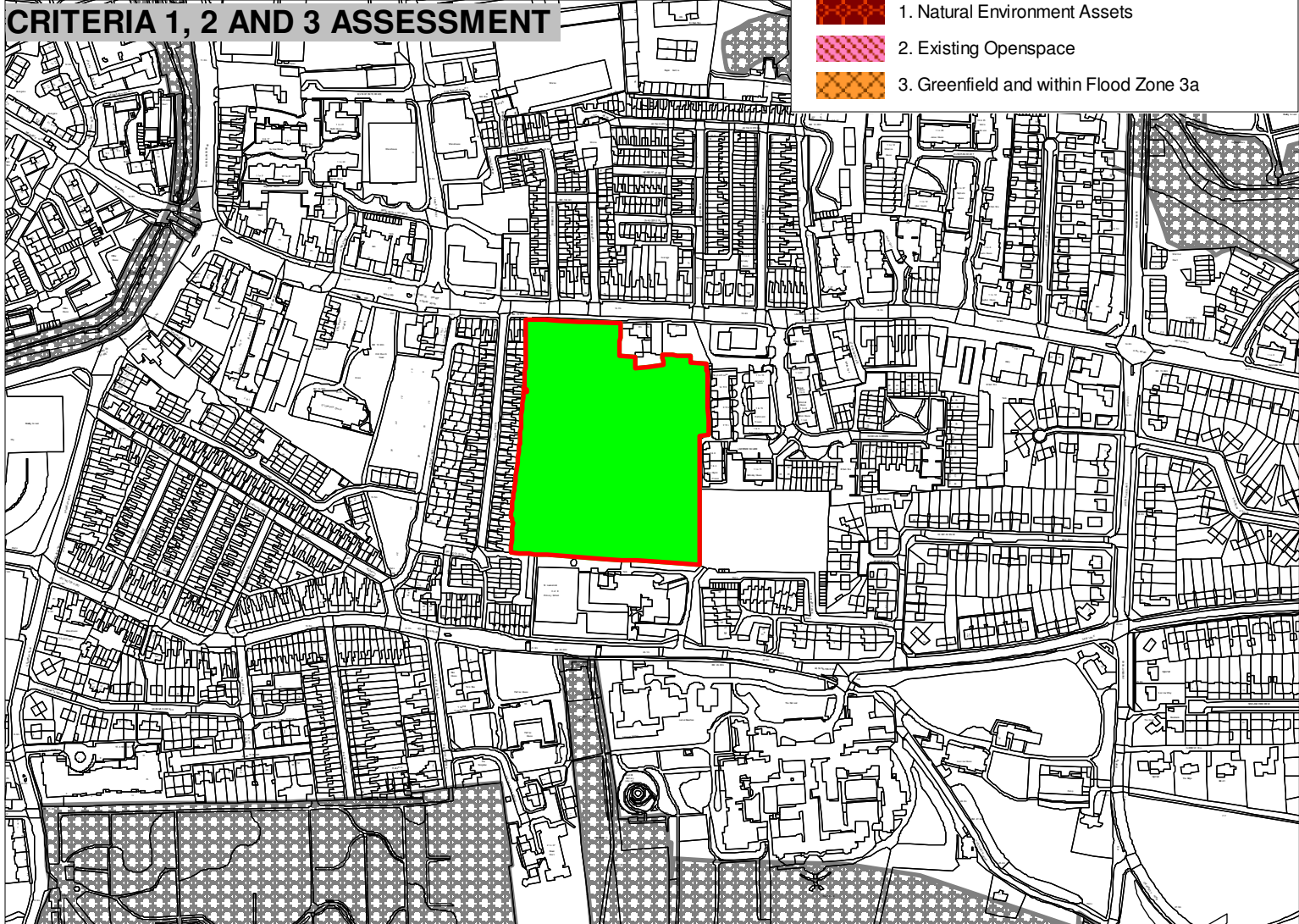
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

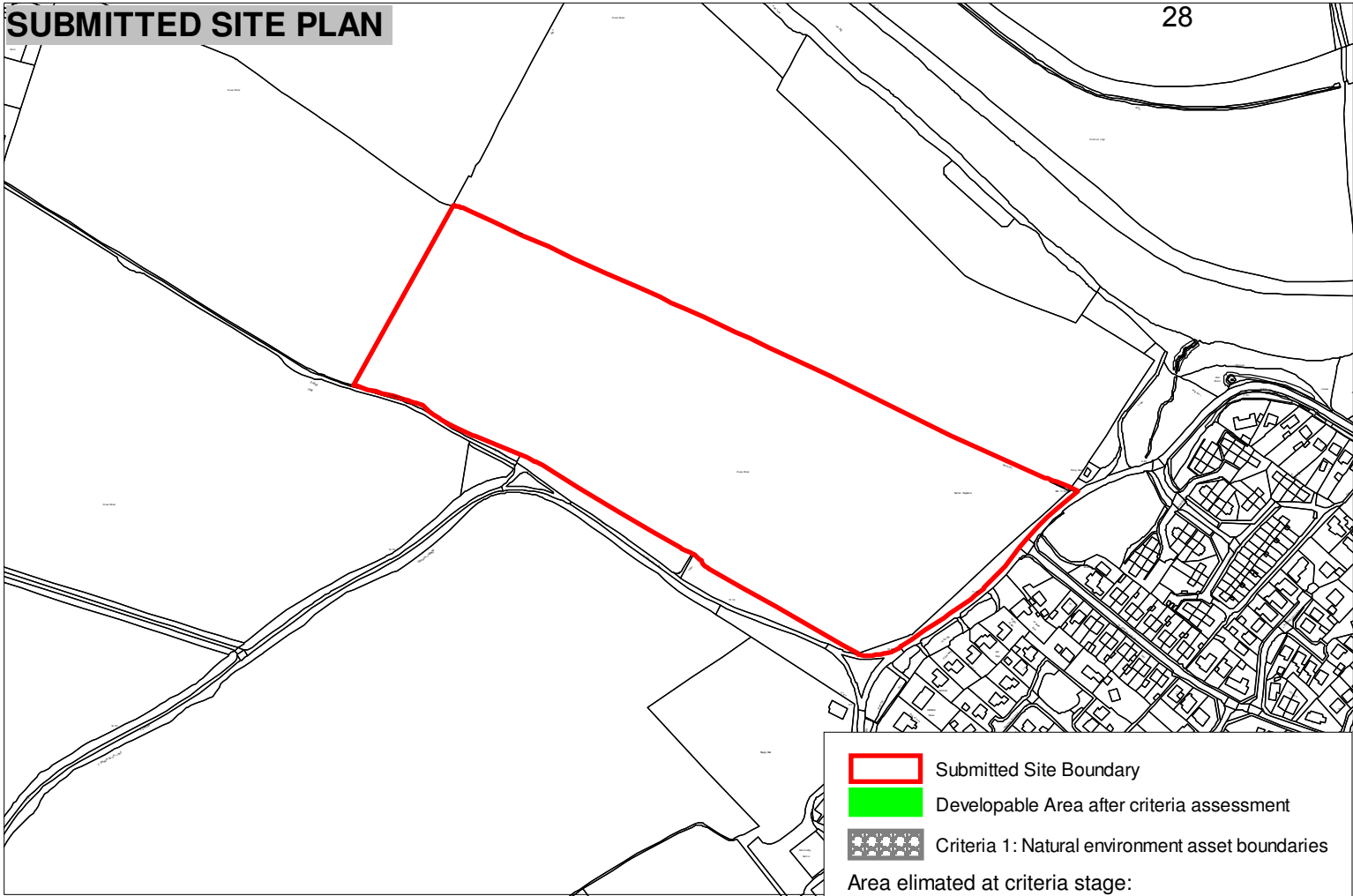








CRITERIA 1, 2 AND 3 ASSESSMENT



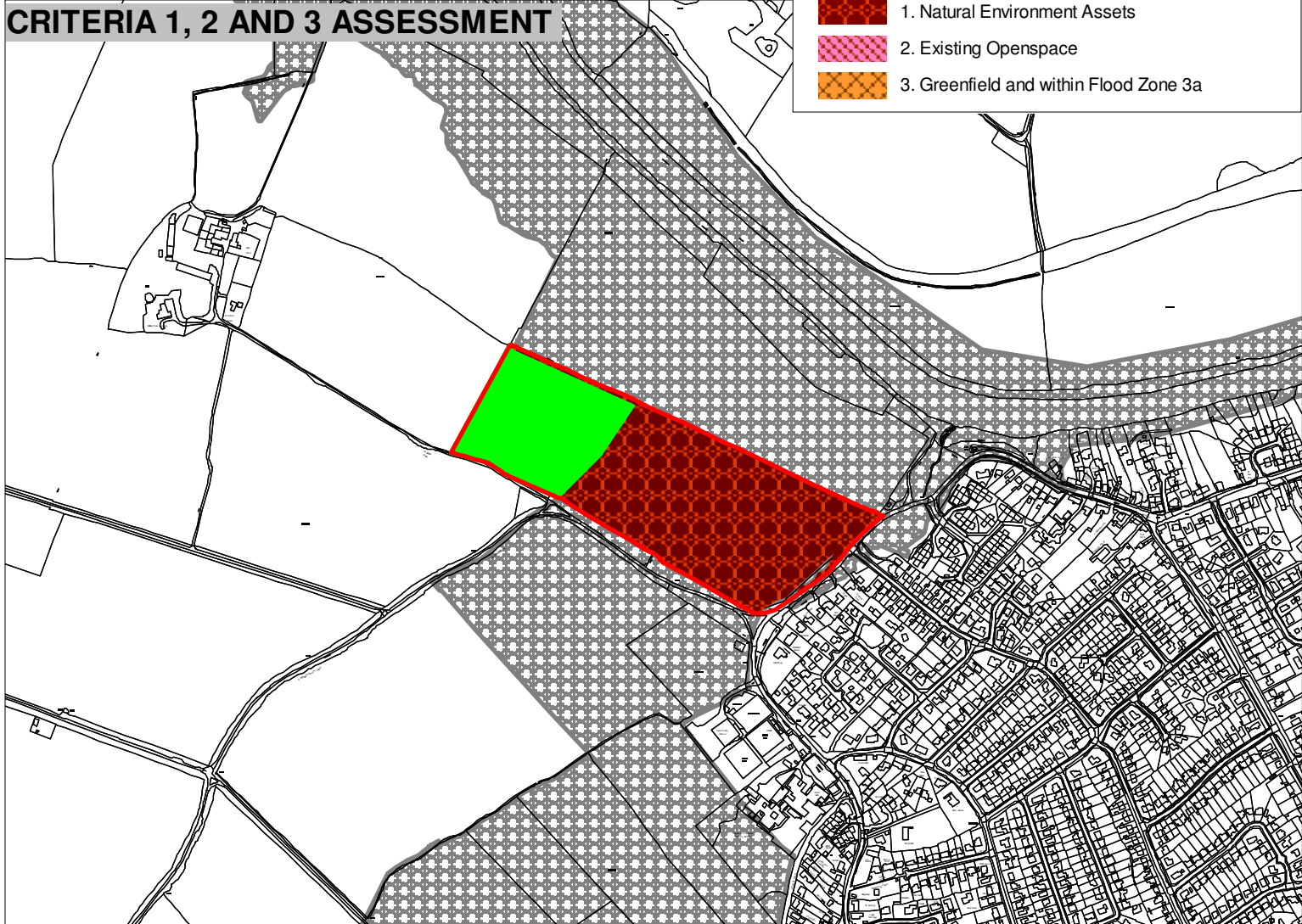
SUBMITTED SITE PLAN

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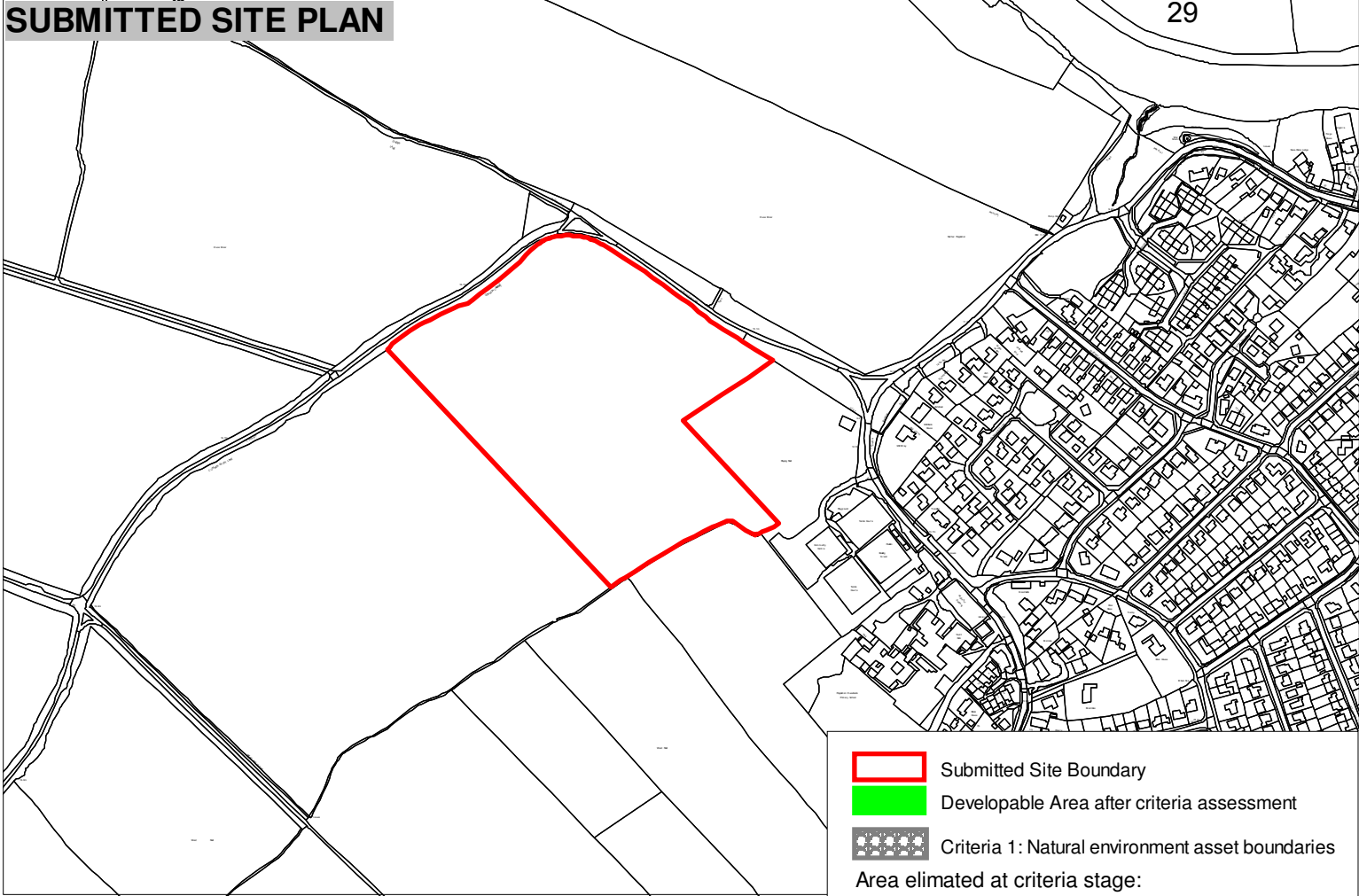
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CRITERIA 1, 2 AND 3 ASSESSMENT

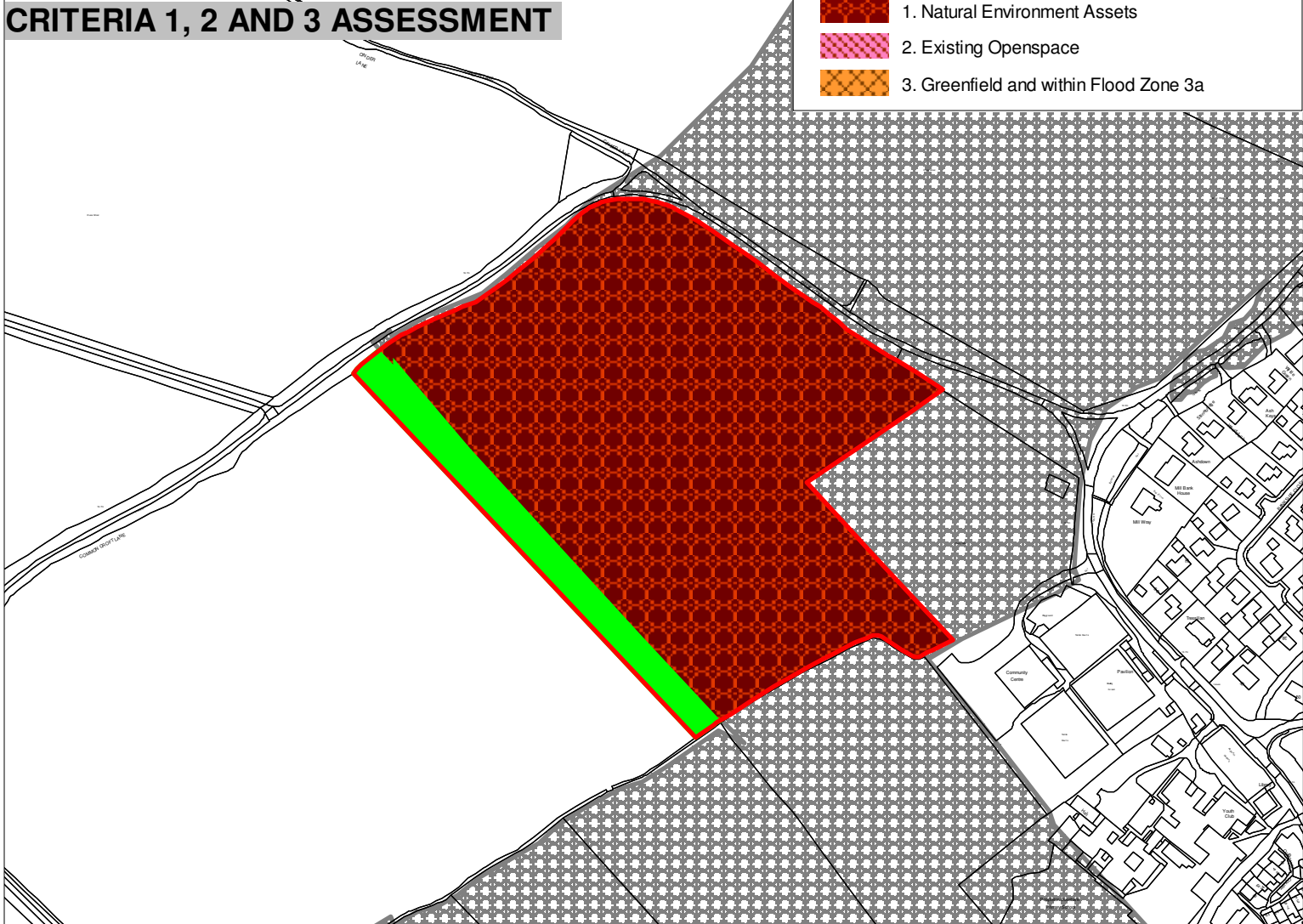


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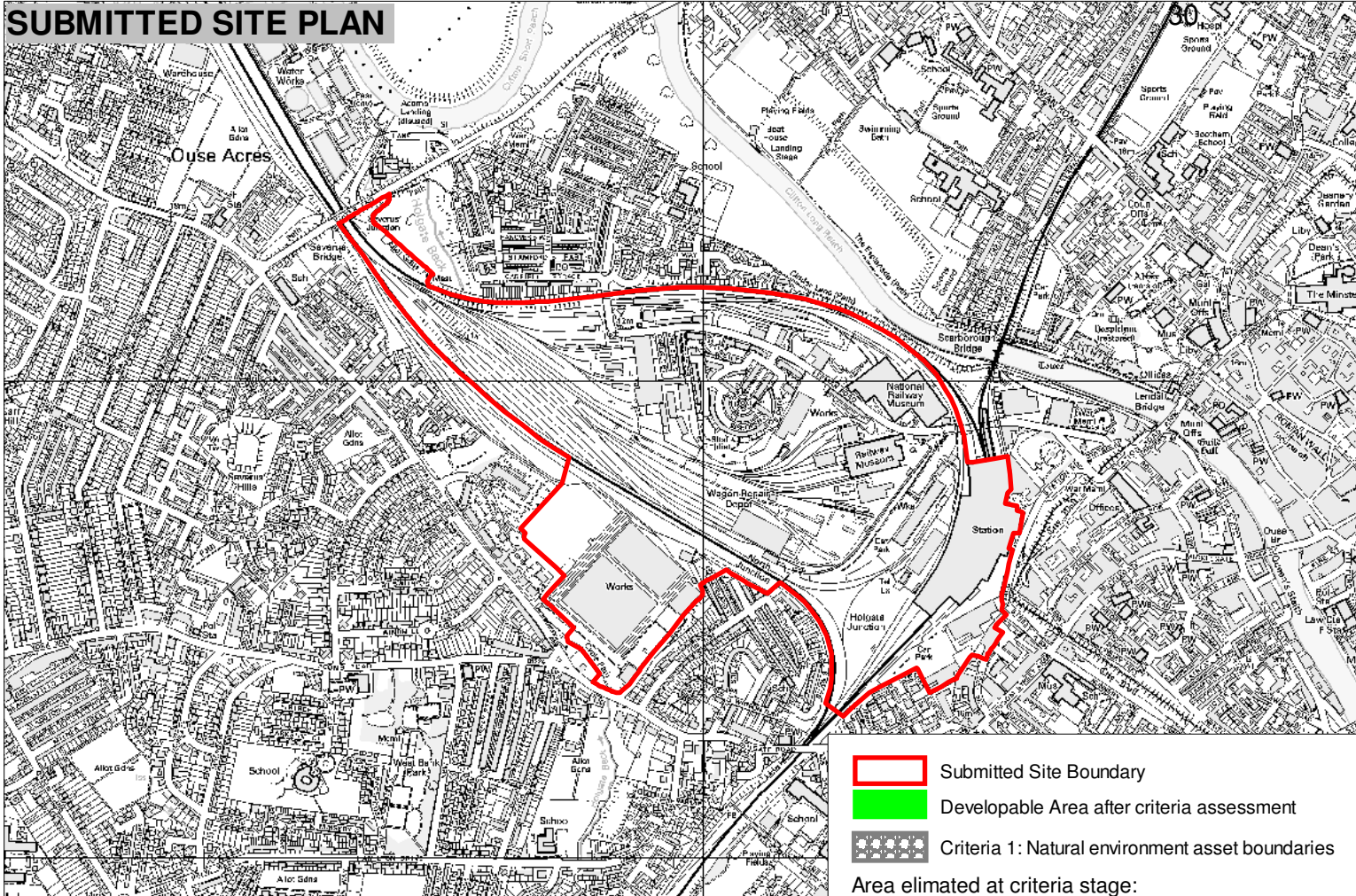
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CRITERIA 1, 2 AND 3 ASSESSMENT

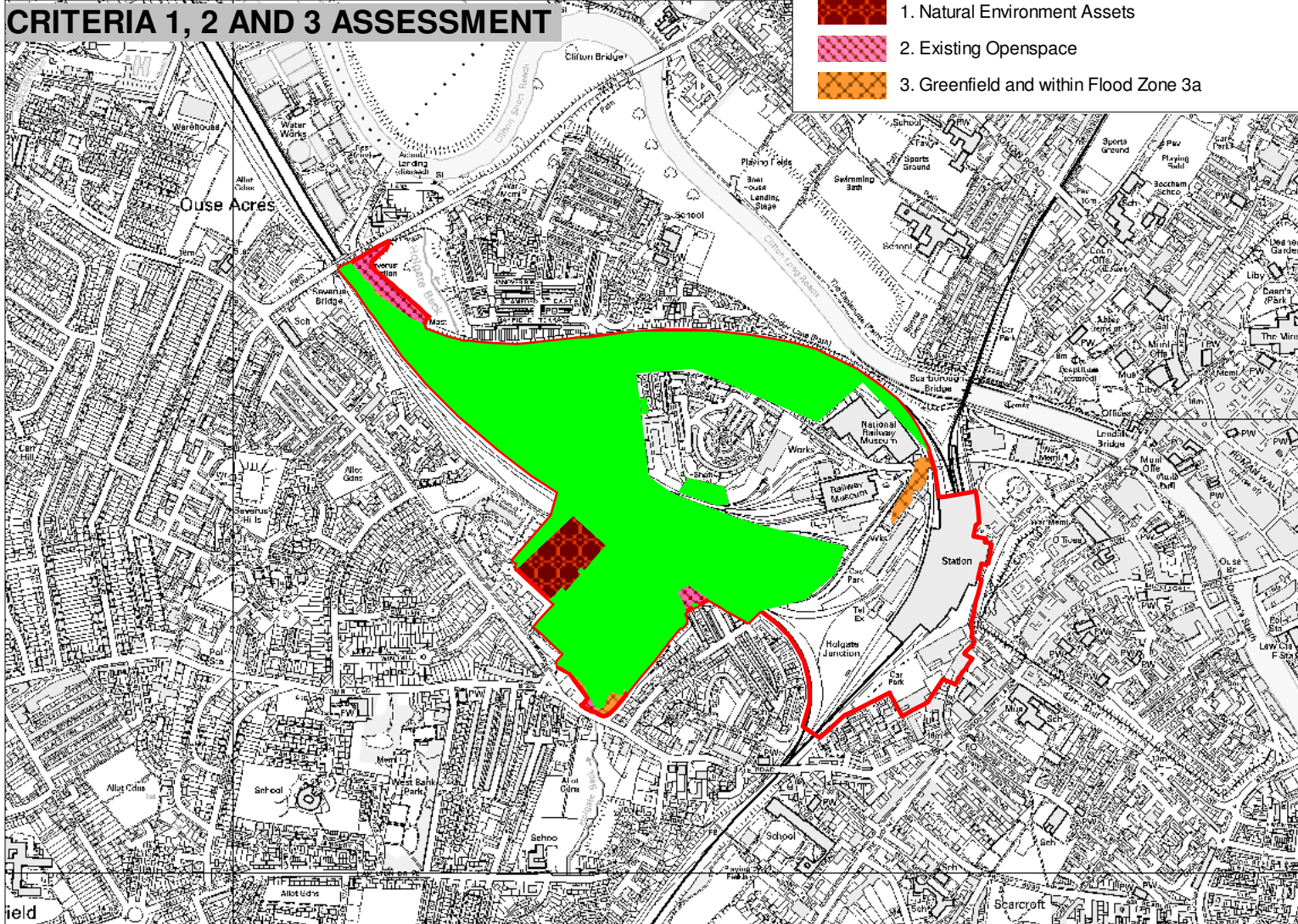


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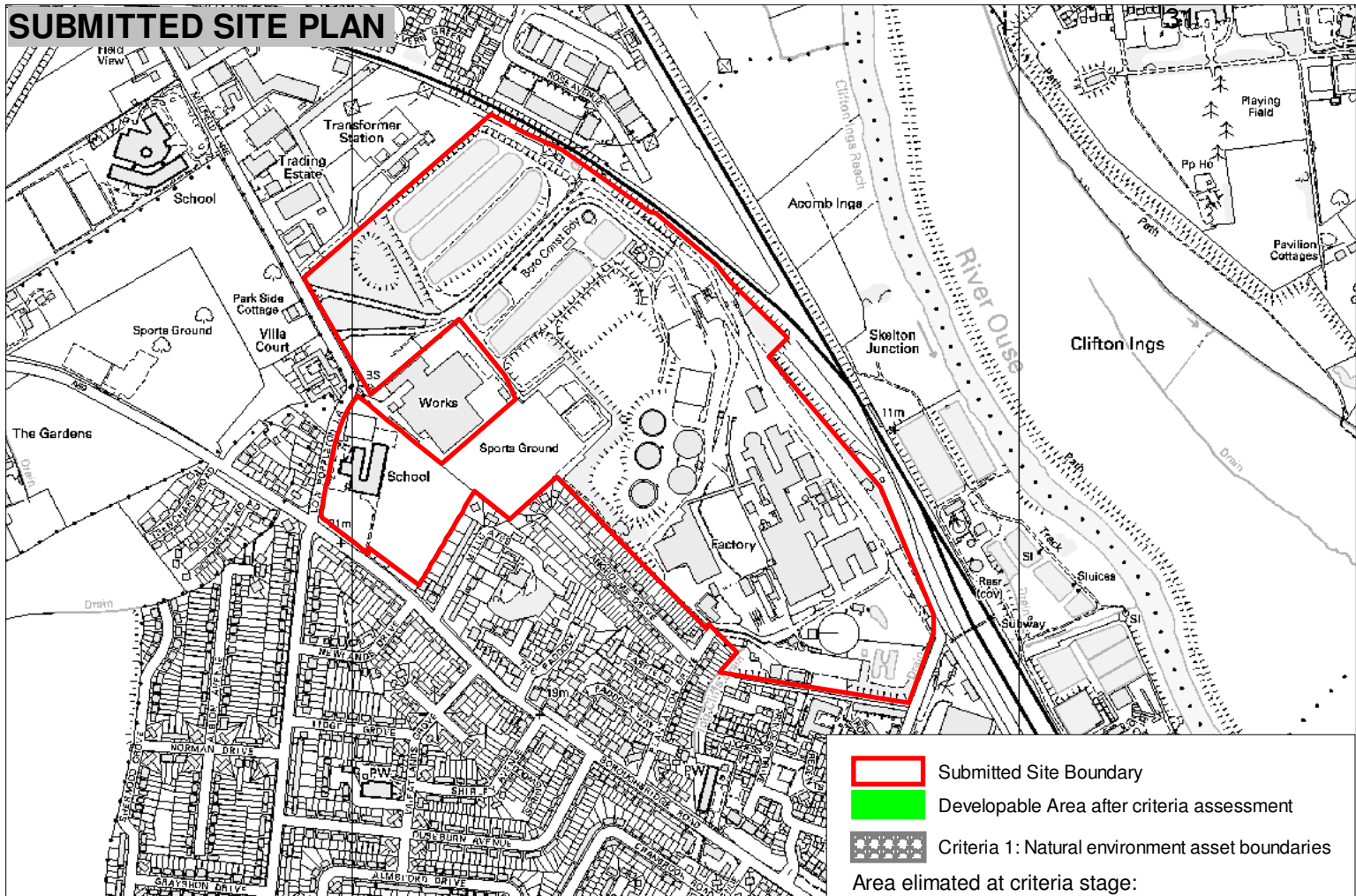


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CRITERIA 1, 2 AND 3 ASSESSMENT

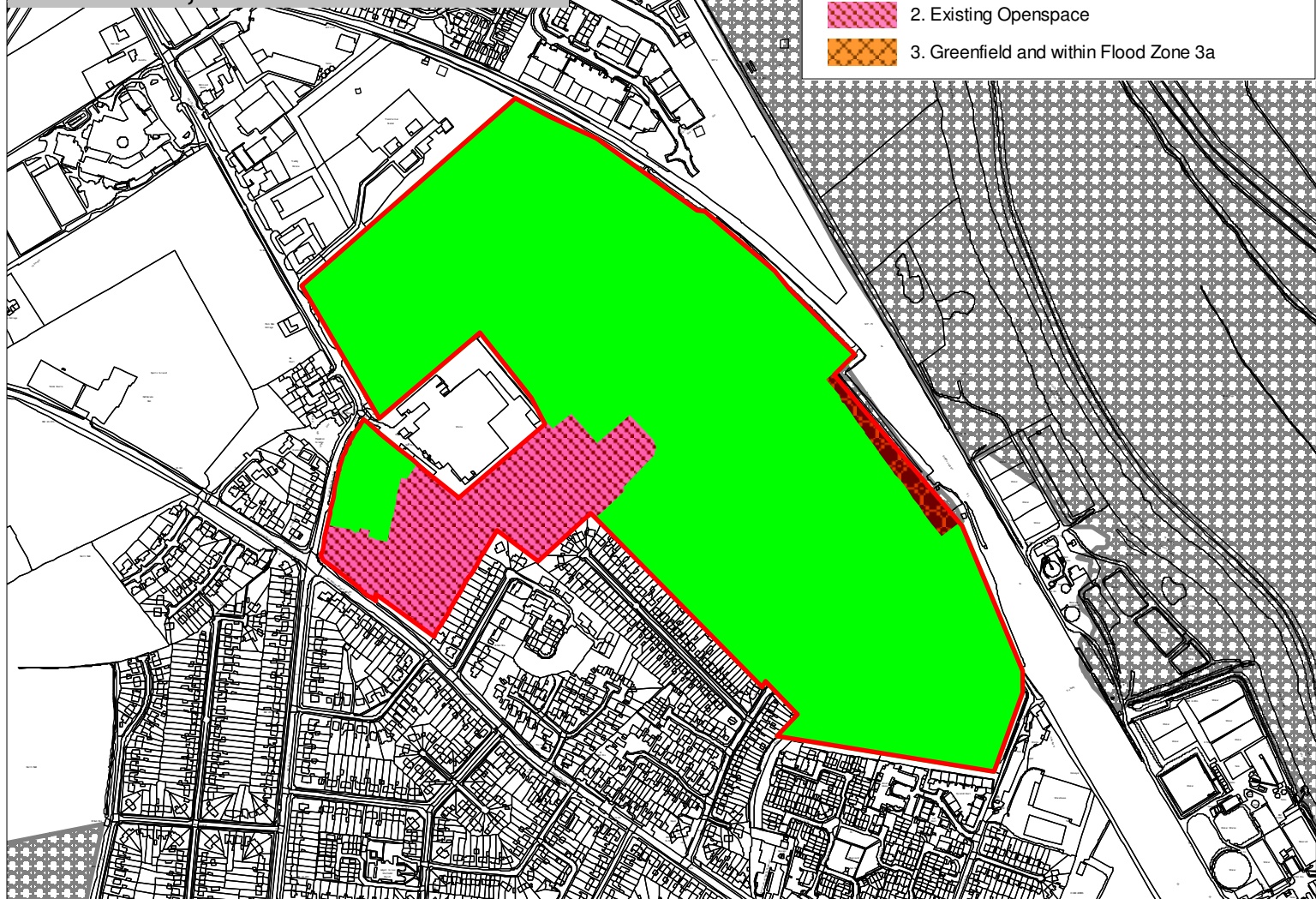


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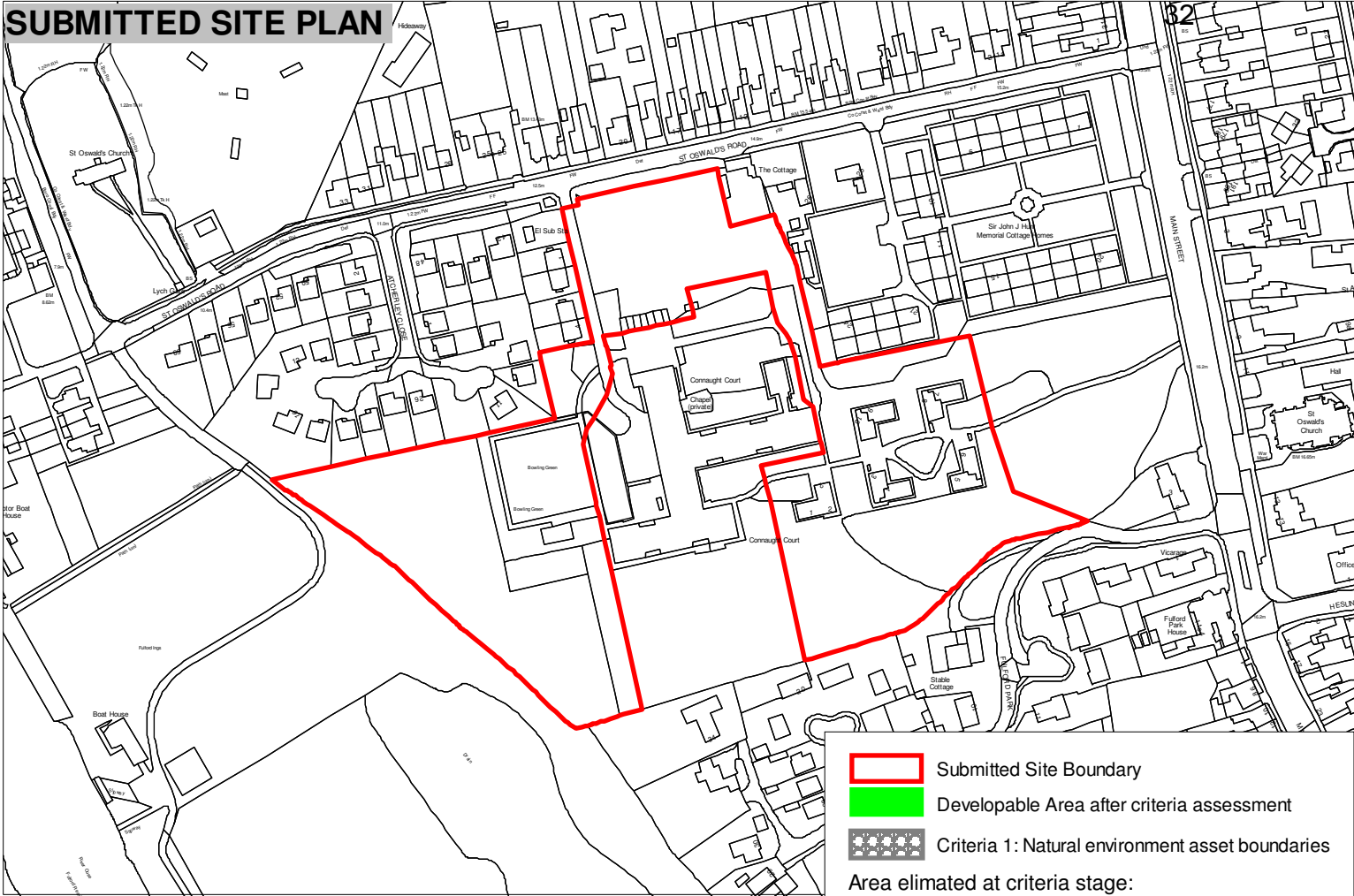


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CRITERIA 1, 2 AND 3 ASSESSMENT

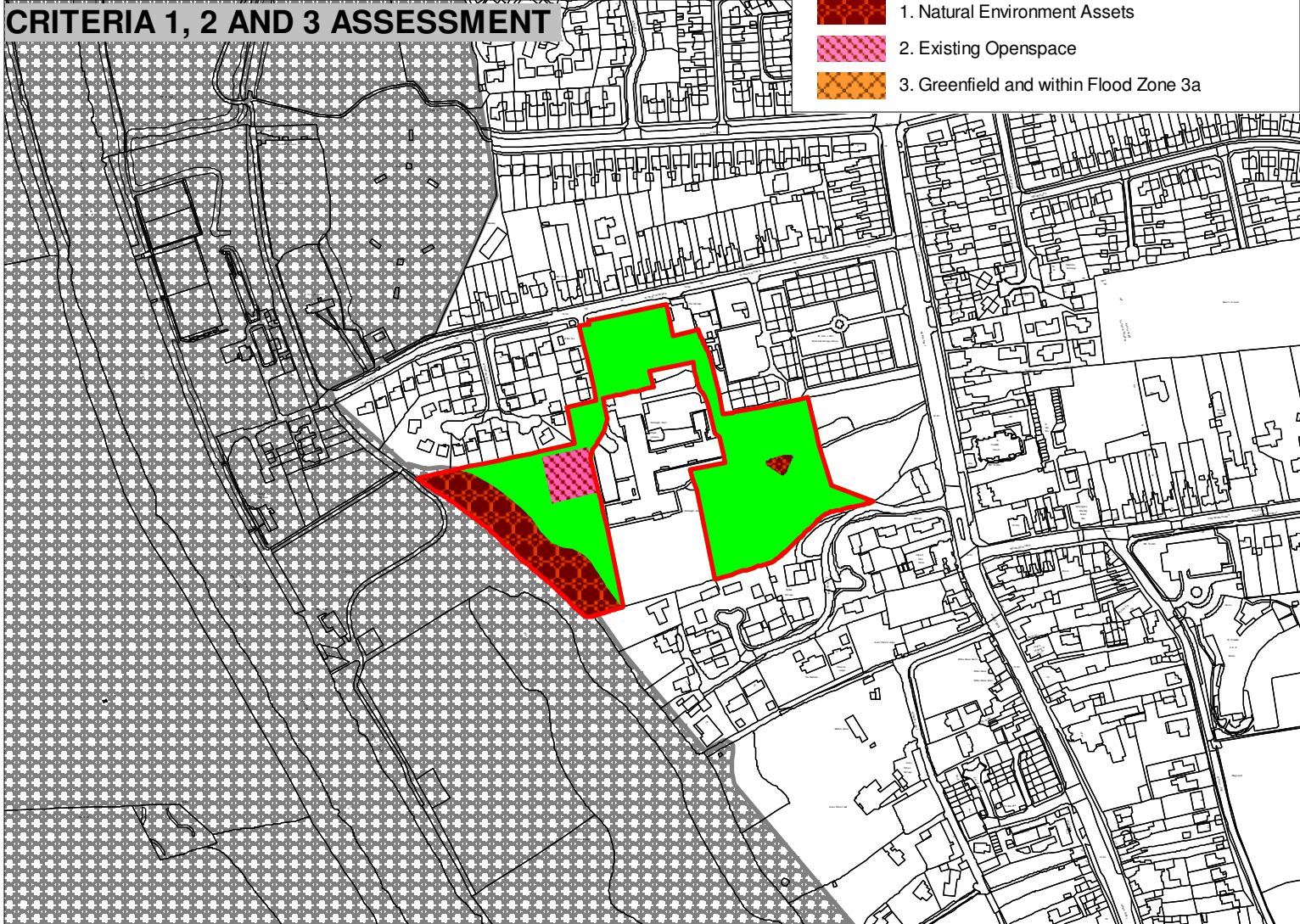


SUBMITTED SITE PLAN



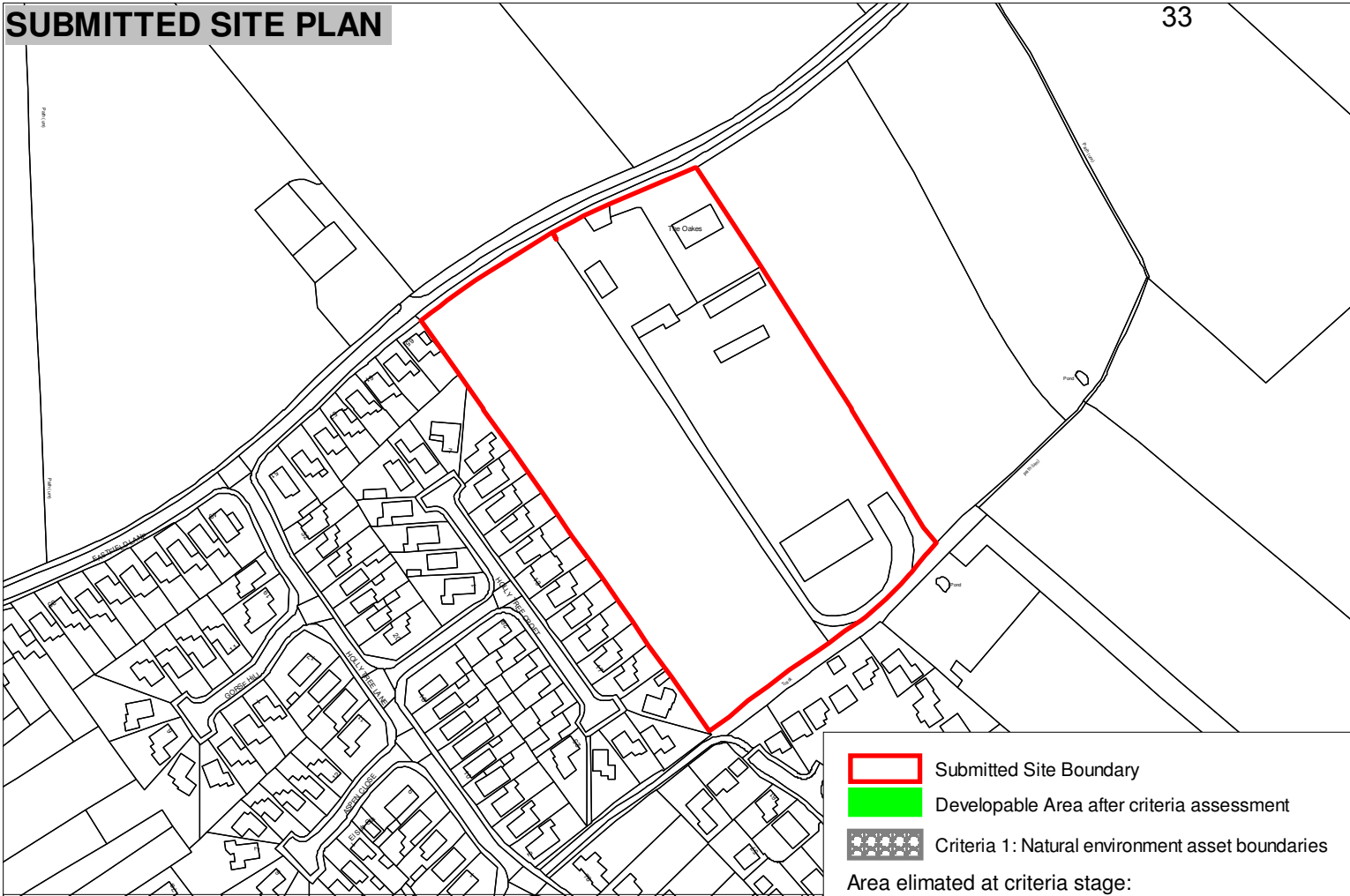
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CRITERIA 1, 2 AND 3 ASSESSMENT



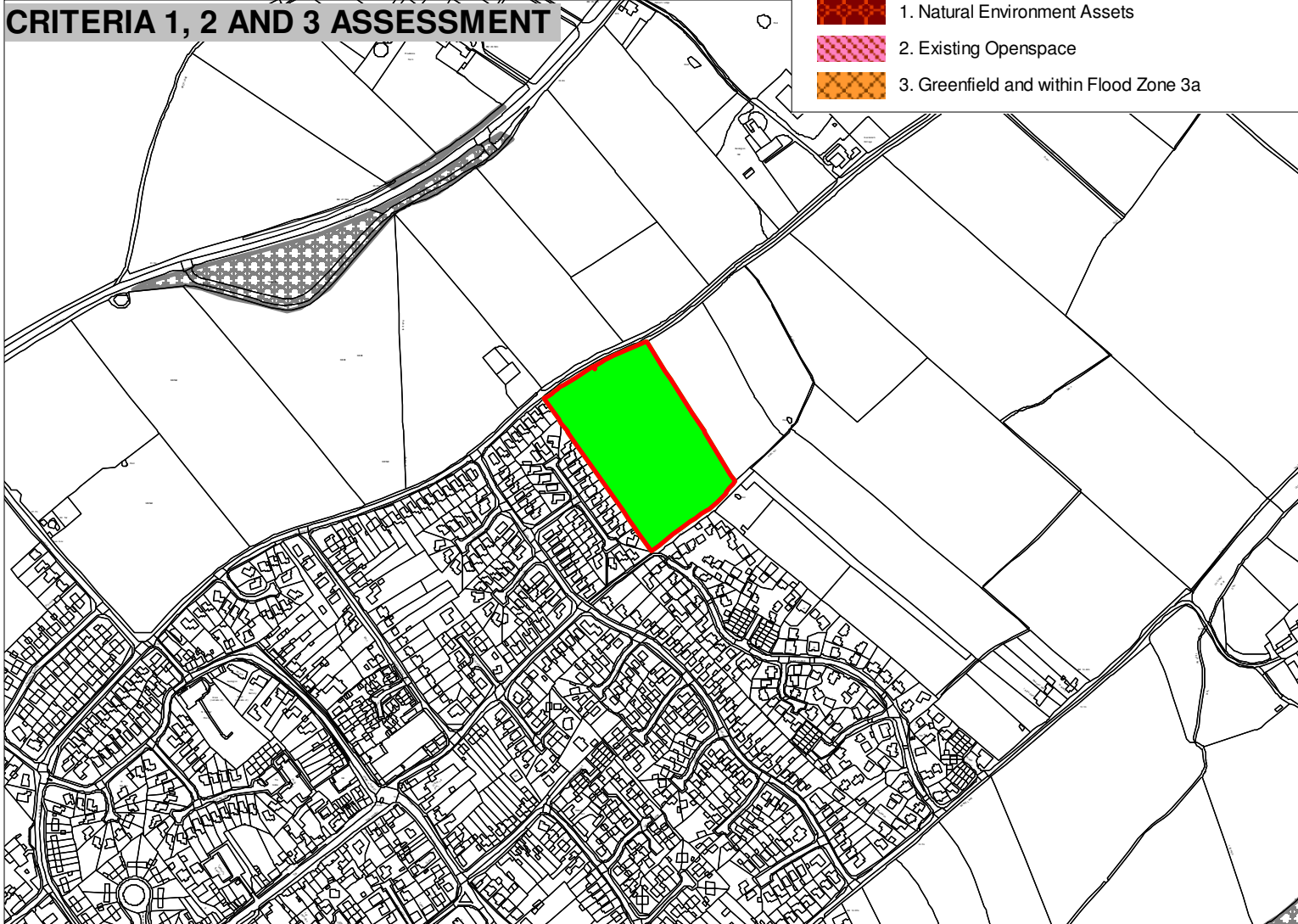
SUBMITTED SITE PLAN

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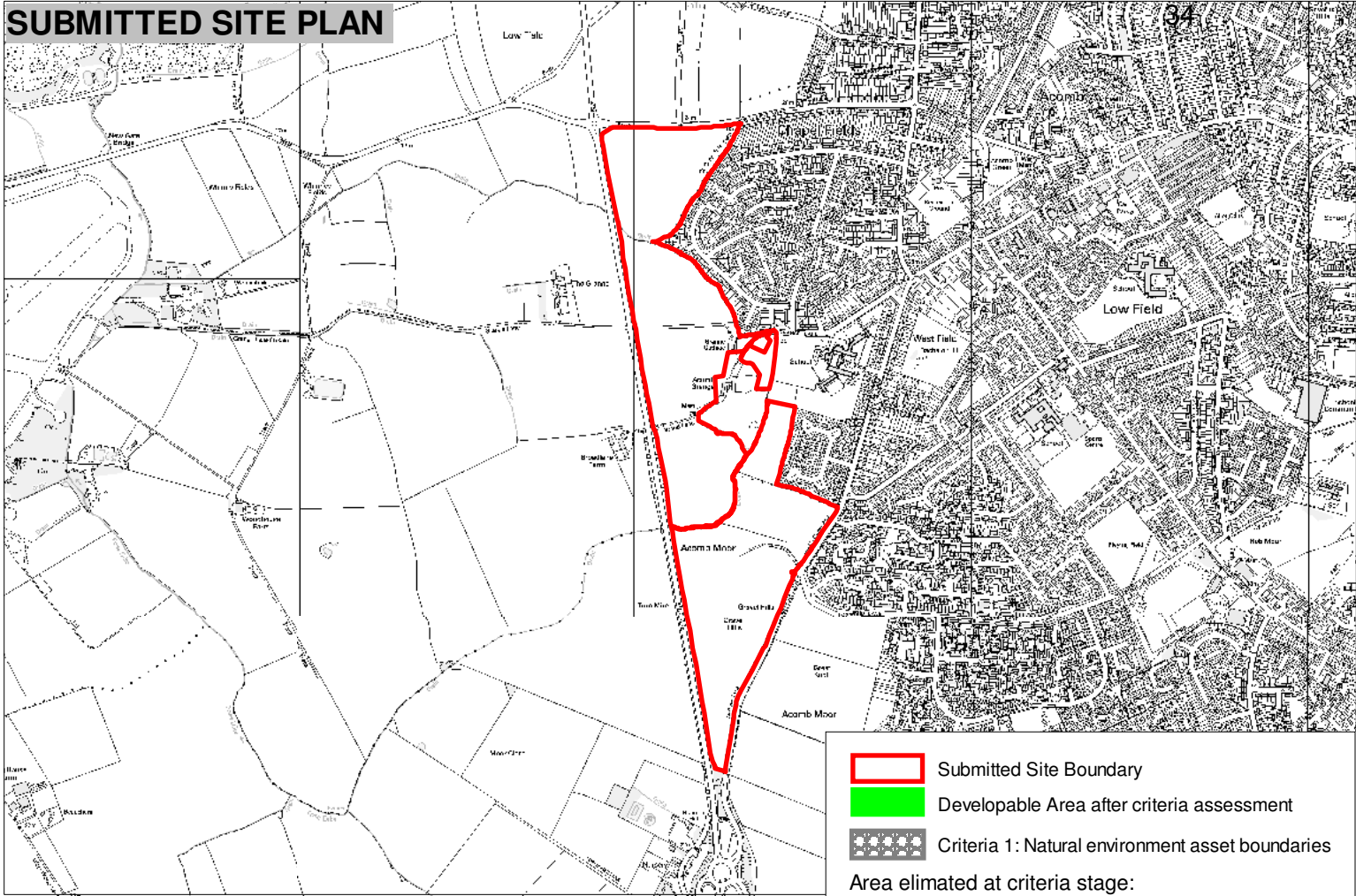


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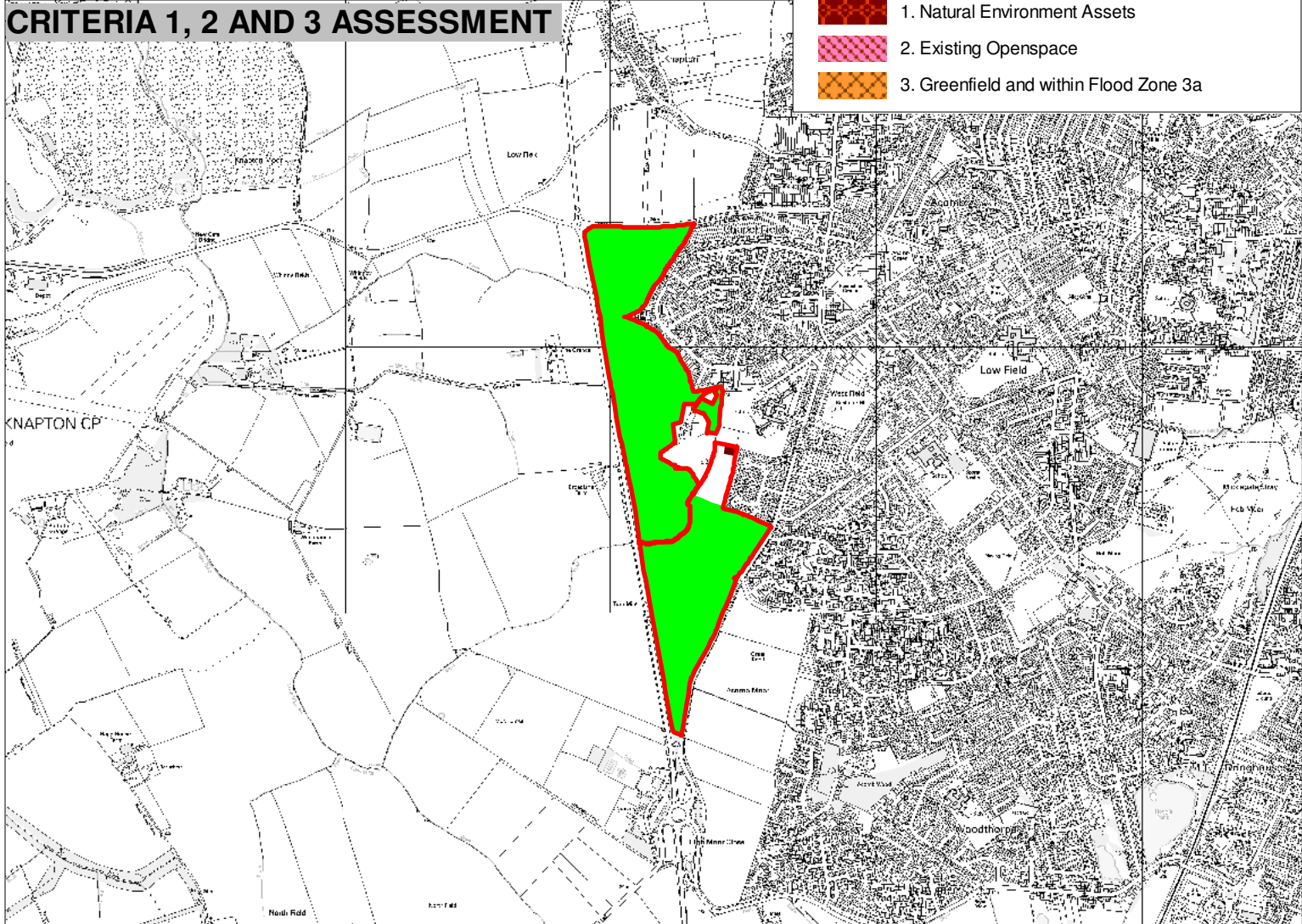
CRITERIA 1, 2 AND 3 ASSESSMENT



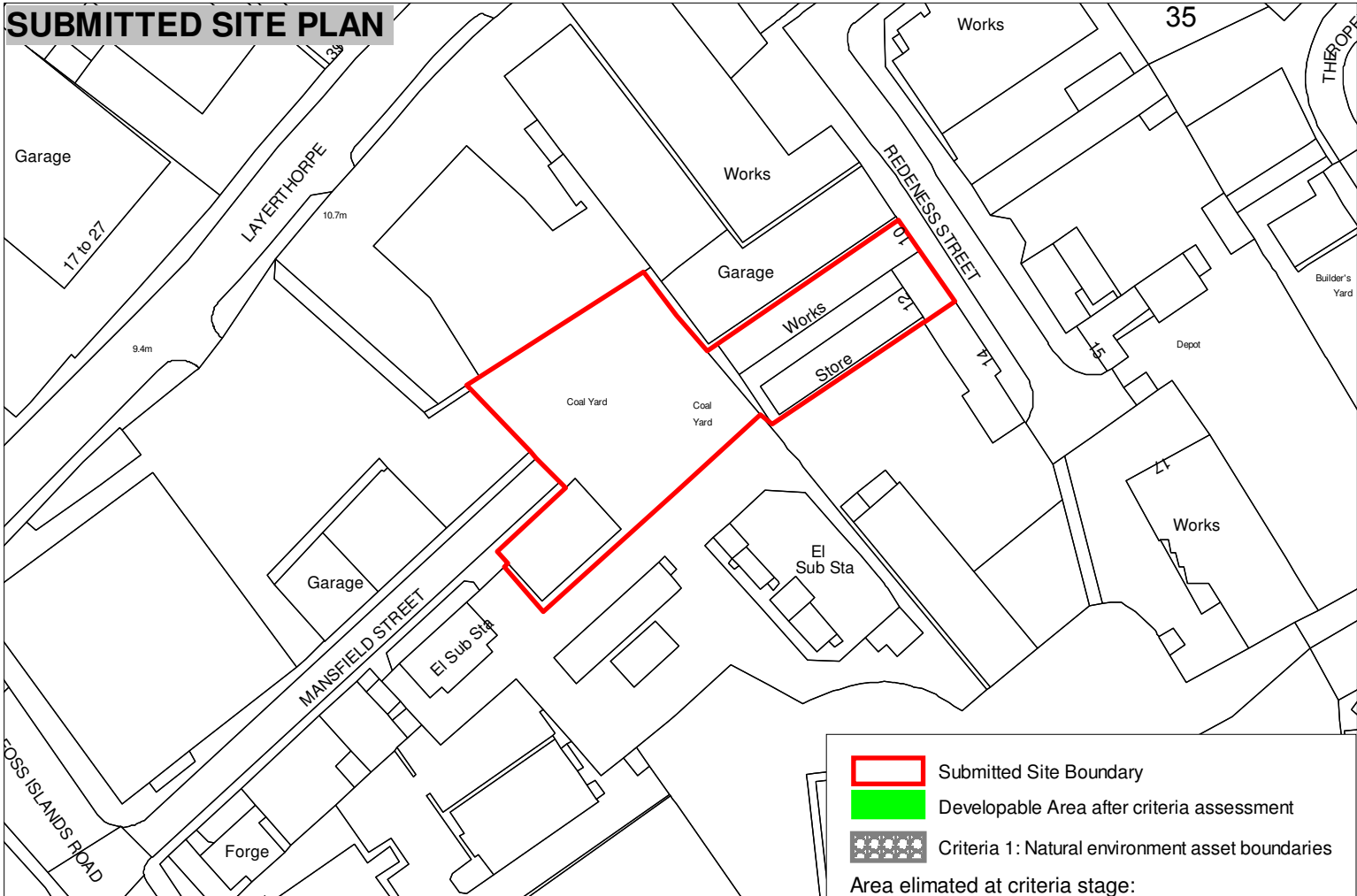
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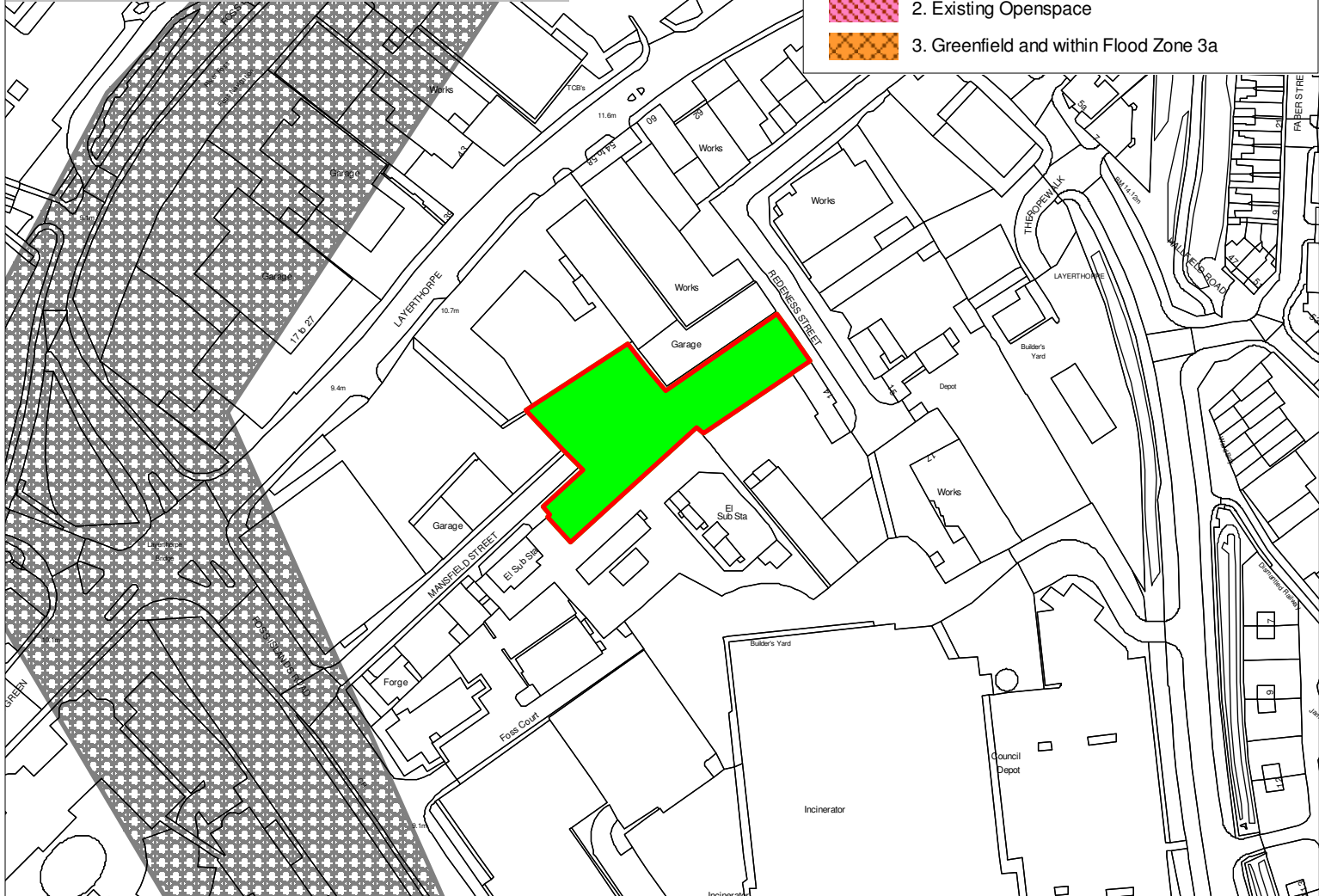
CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN






CRITERIA 1, 2 AND 3 ASSESSMENT

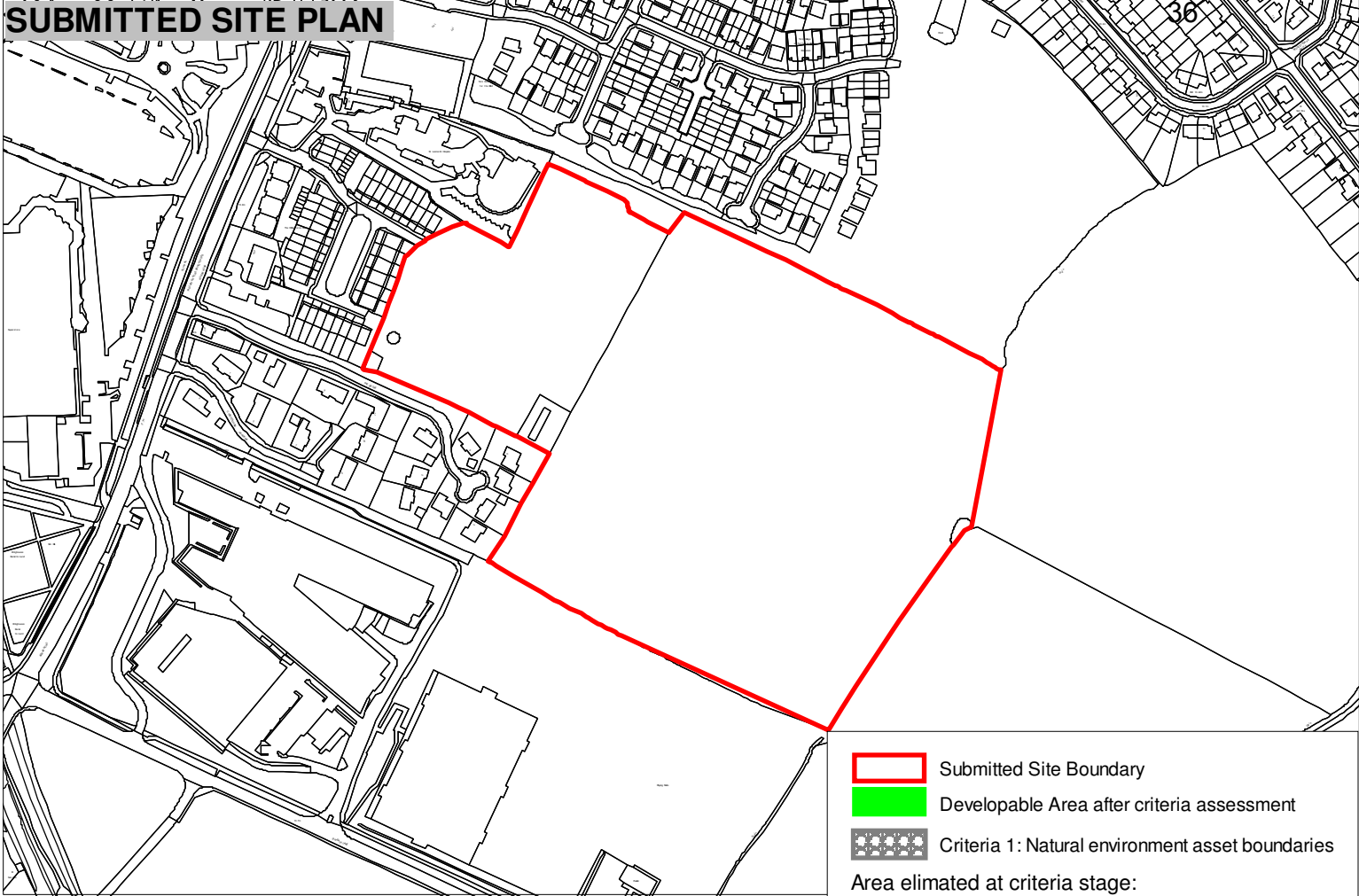








-  Submitted Site Boundary
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-  Criteria 1: Natural environment asset boundaries

Area eliminated at criteria stage:

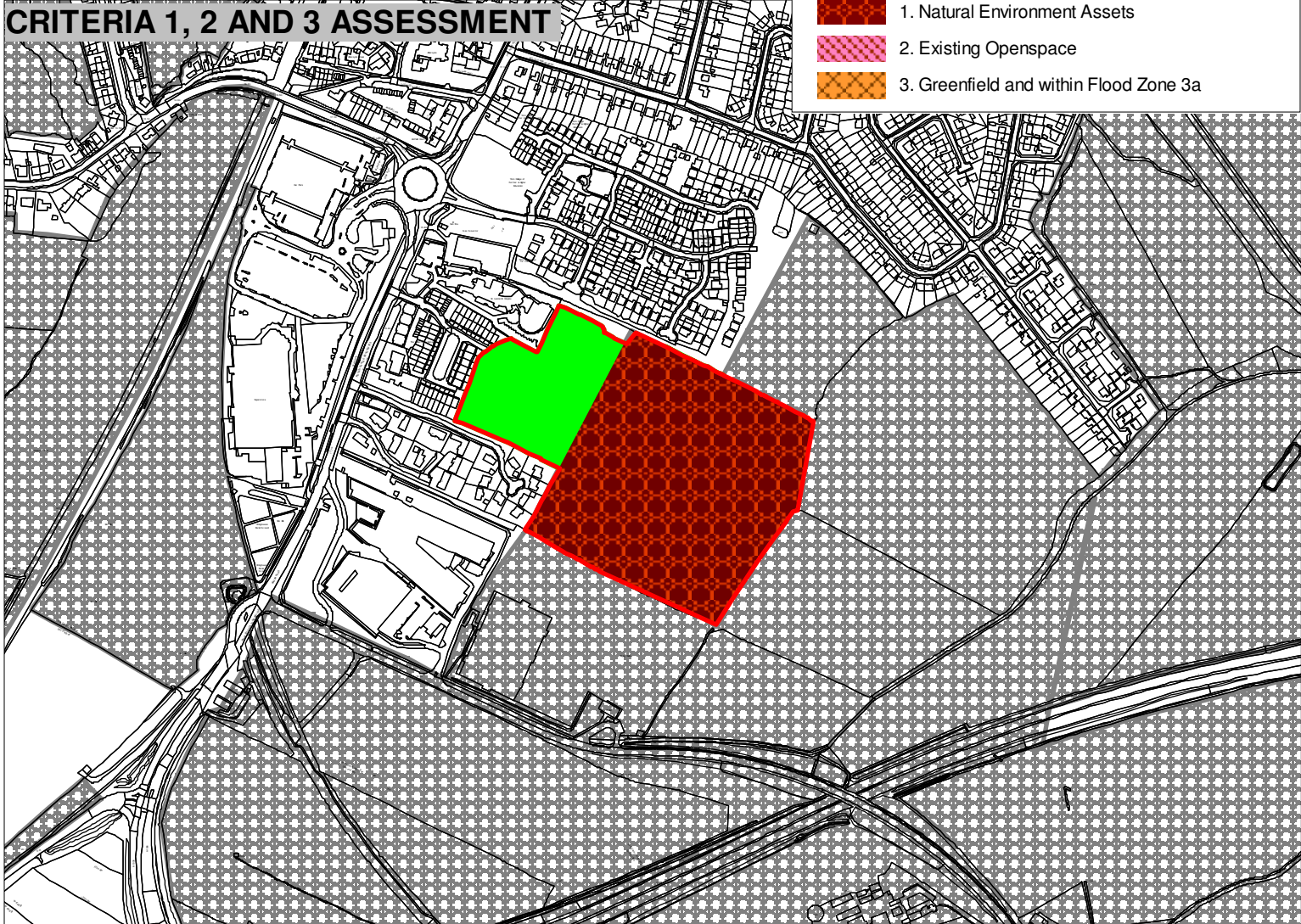
-  1. Natural Environment Assets
-  2. Existing Openspace
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SUBMITTED SITE PLAN

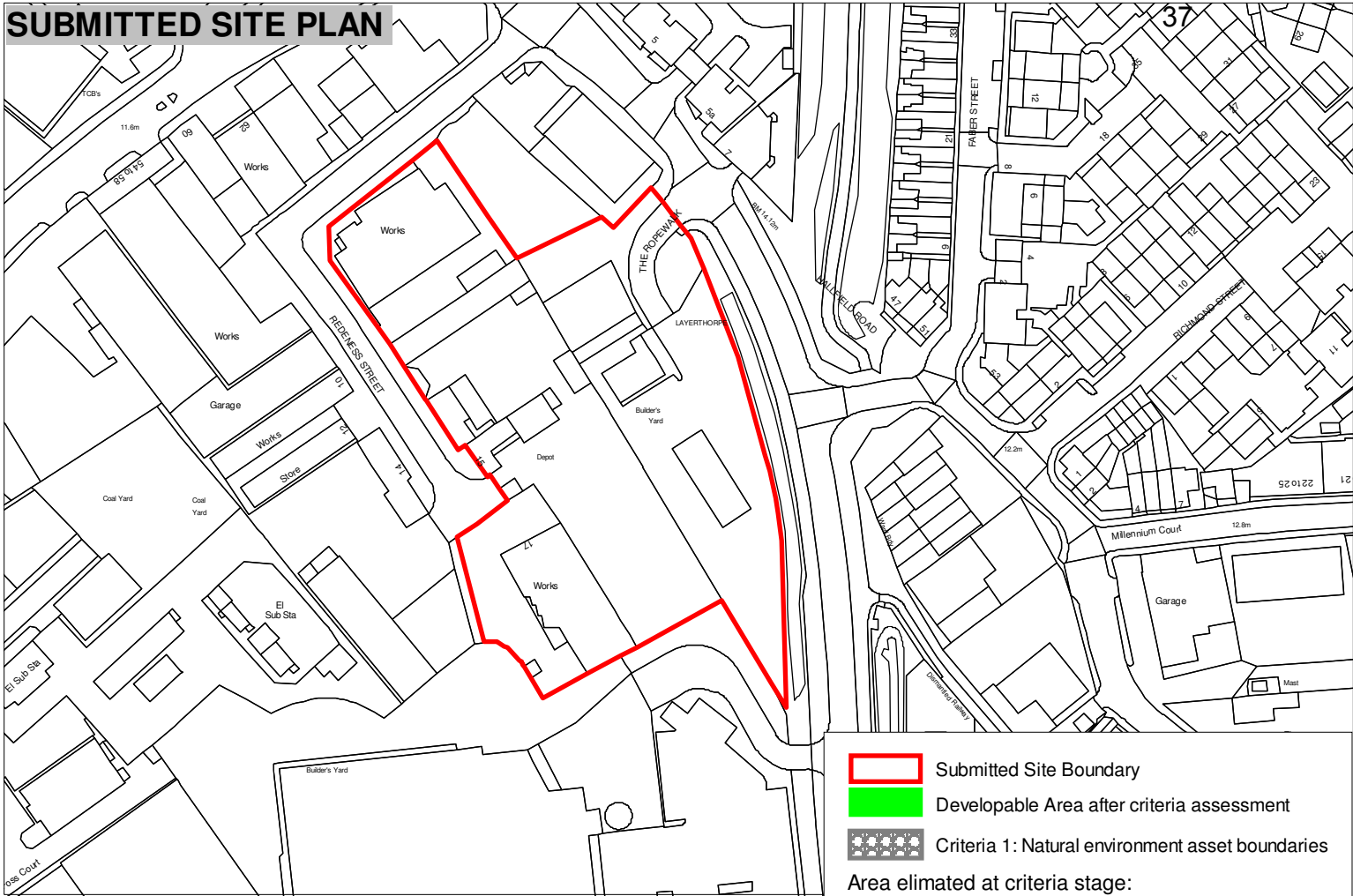


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CRITERIA 1, 2 AND 3 ASSESSMENT

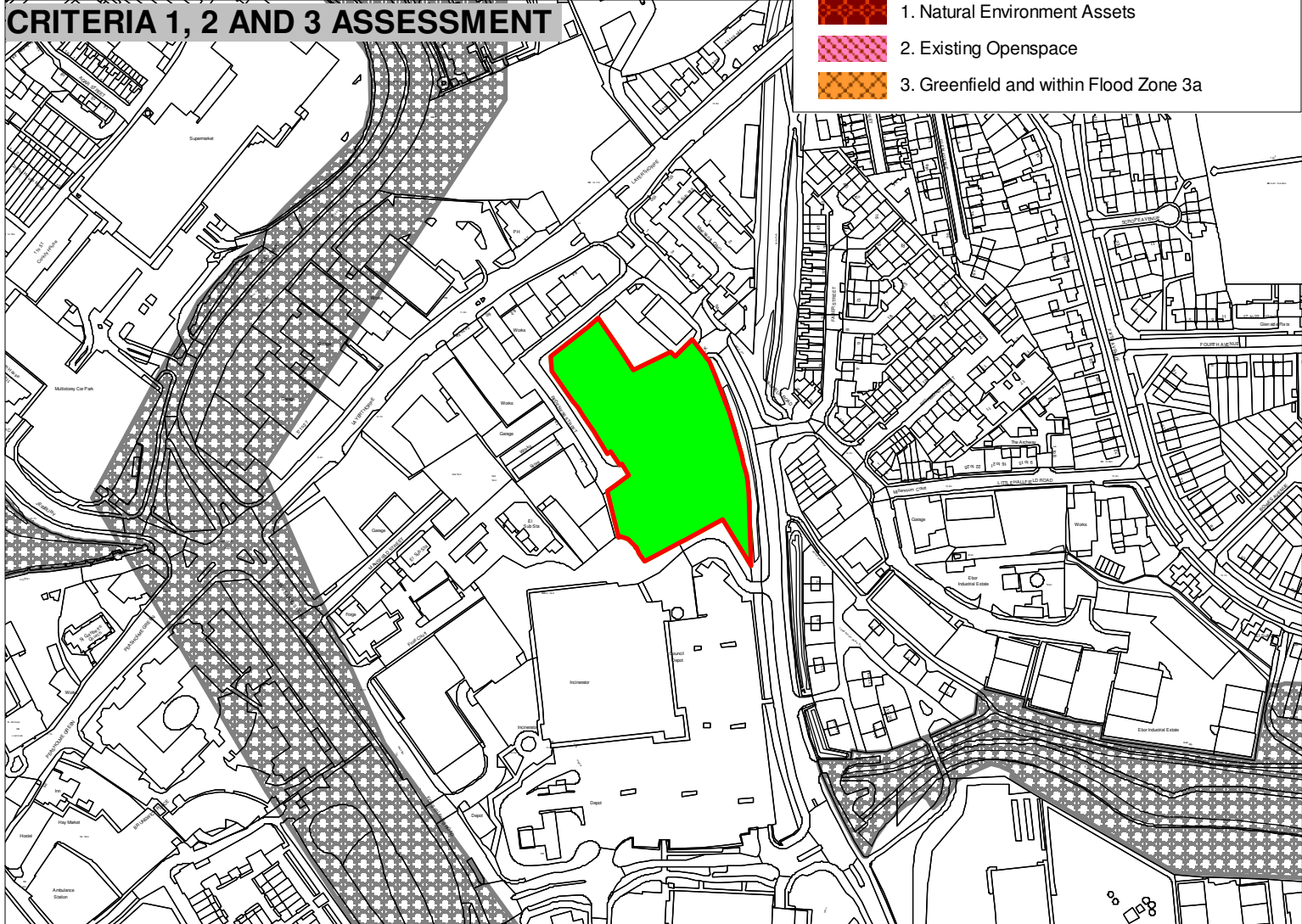


SUBMITTED SITE PLAN

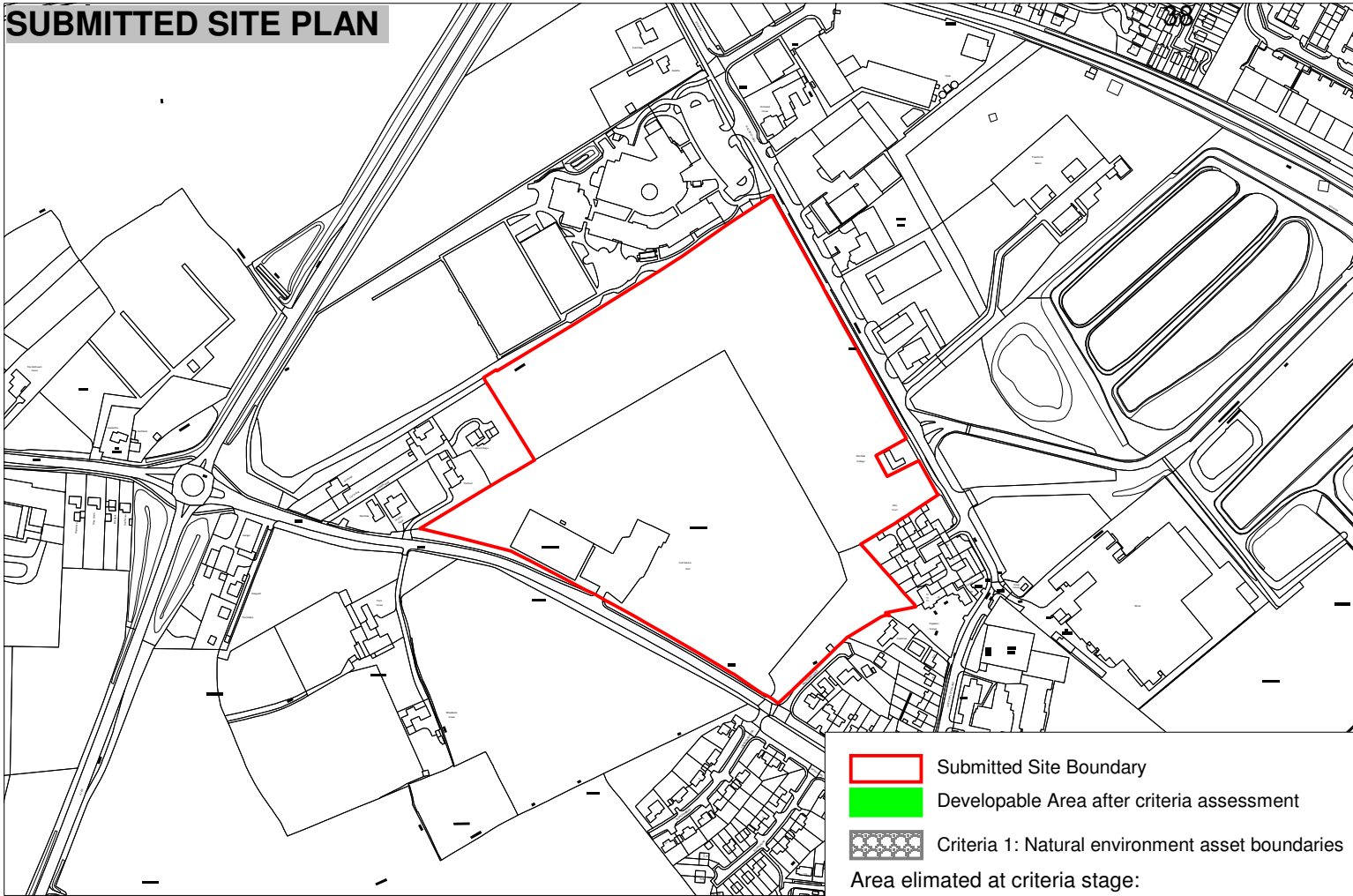








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CRITERIA 1, 2 AND 3 ASSESSMENT

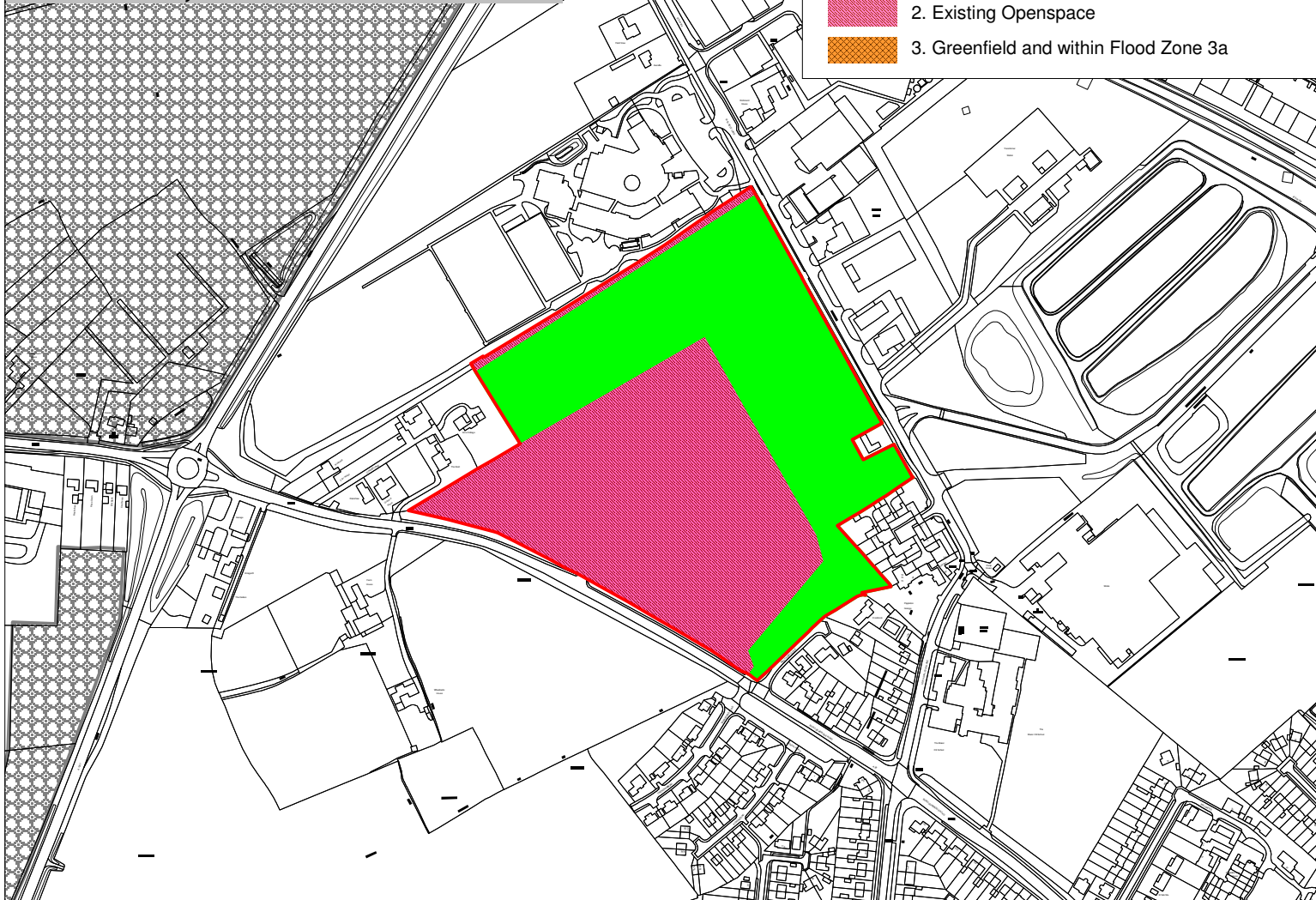


SUBMITTED SITE PLAN

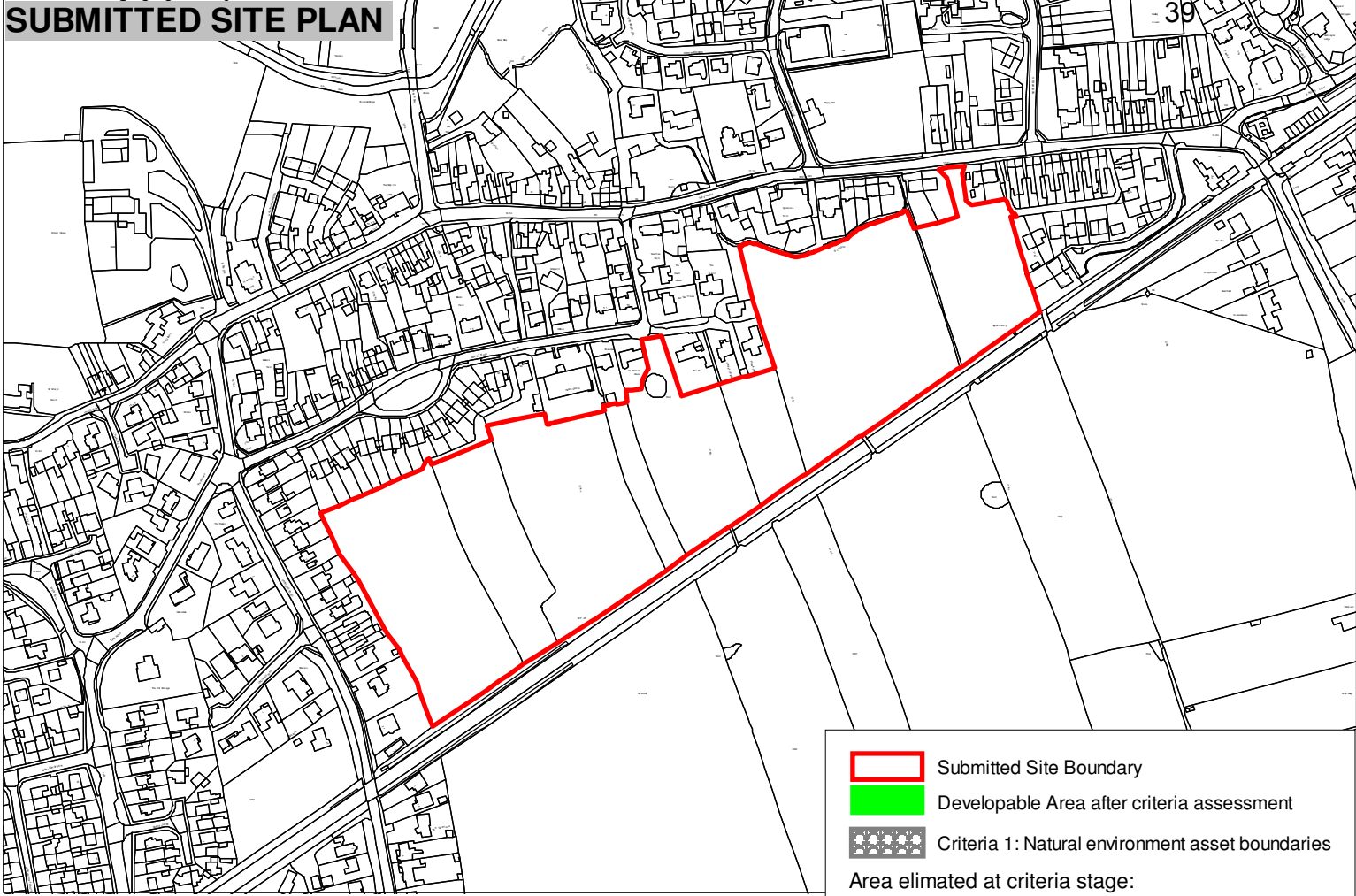








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CRITERIA 1, 2 AND 3 ASSESSMENT

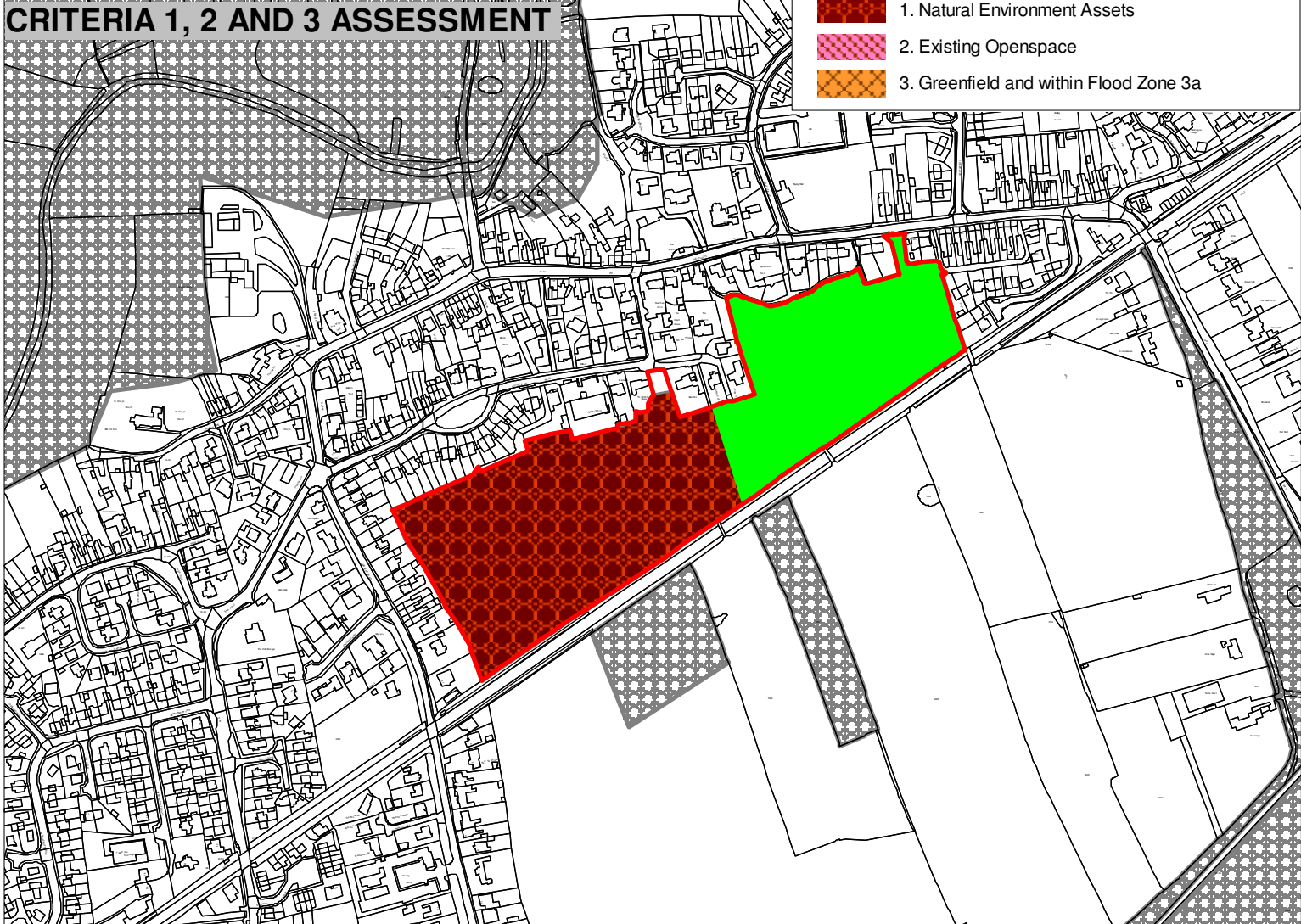


SUBMITTED SITE PLAN

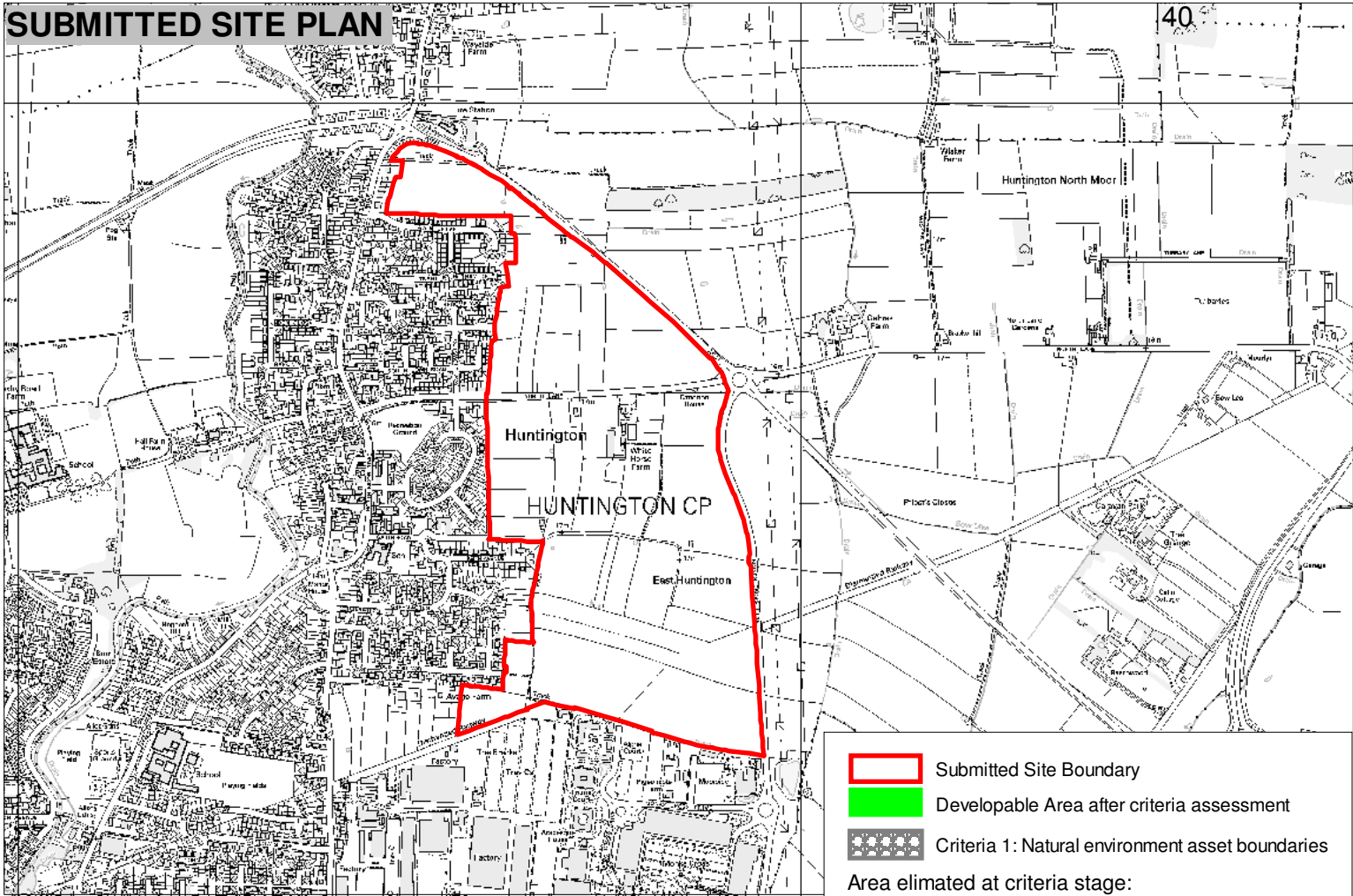


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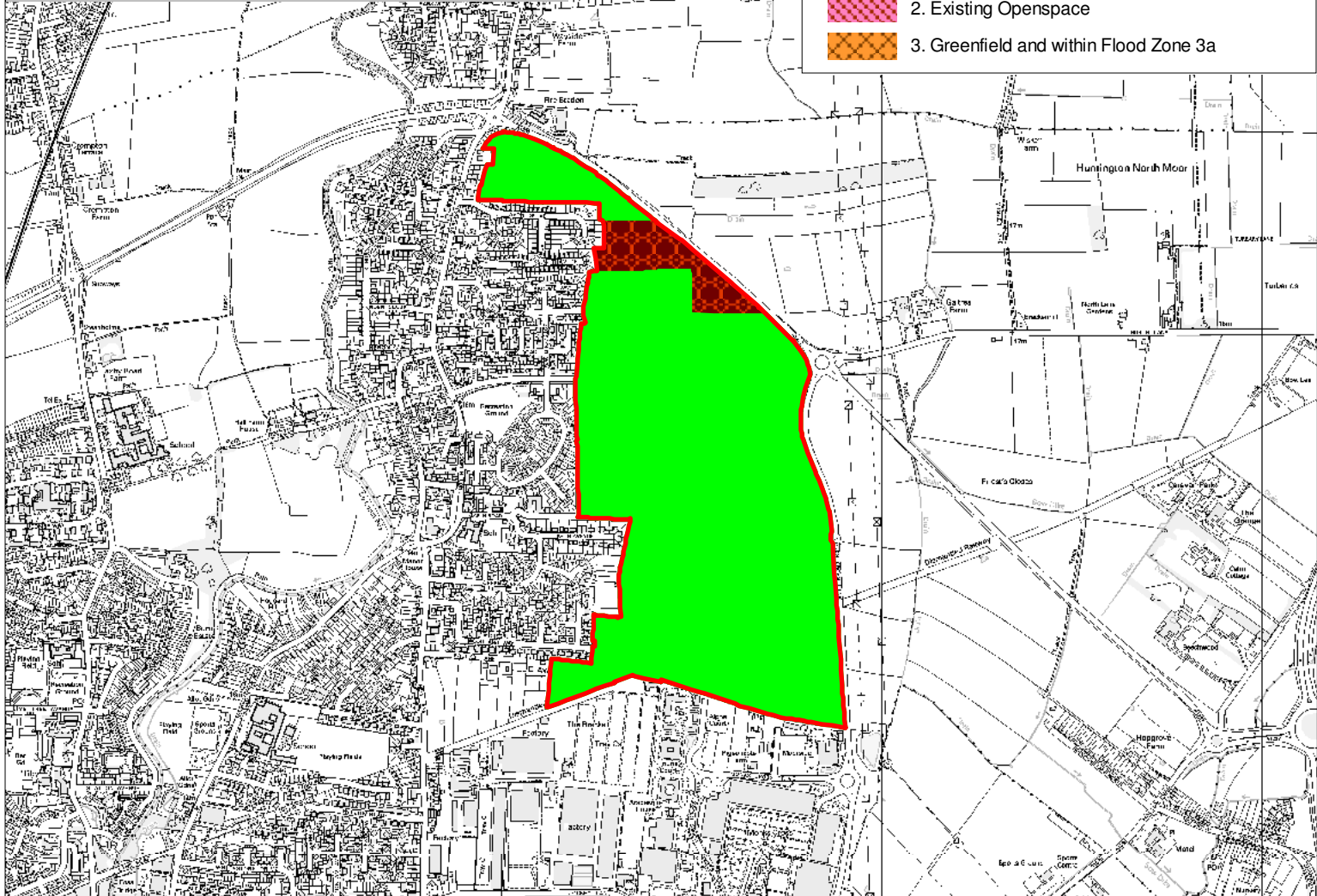
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

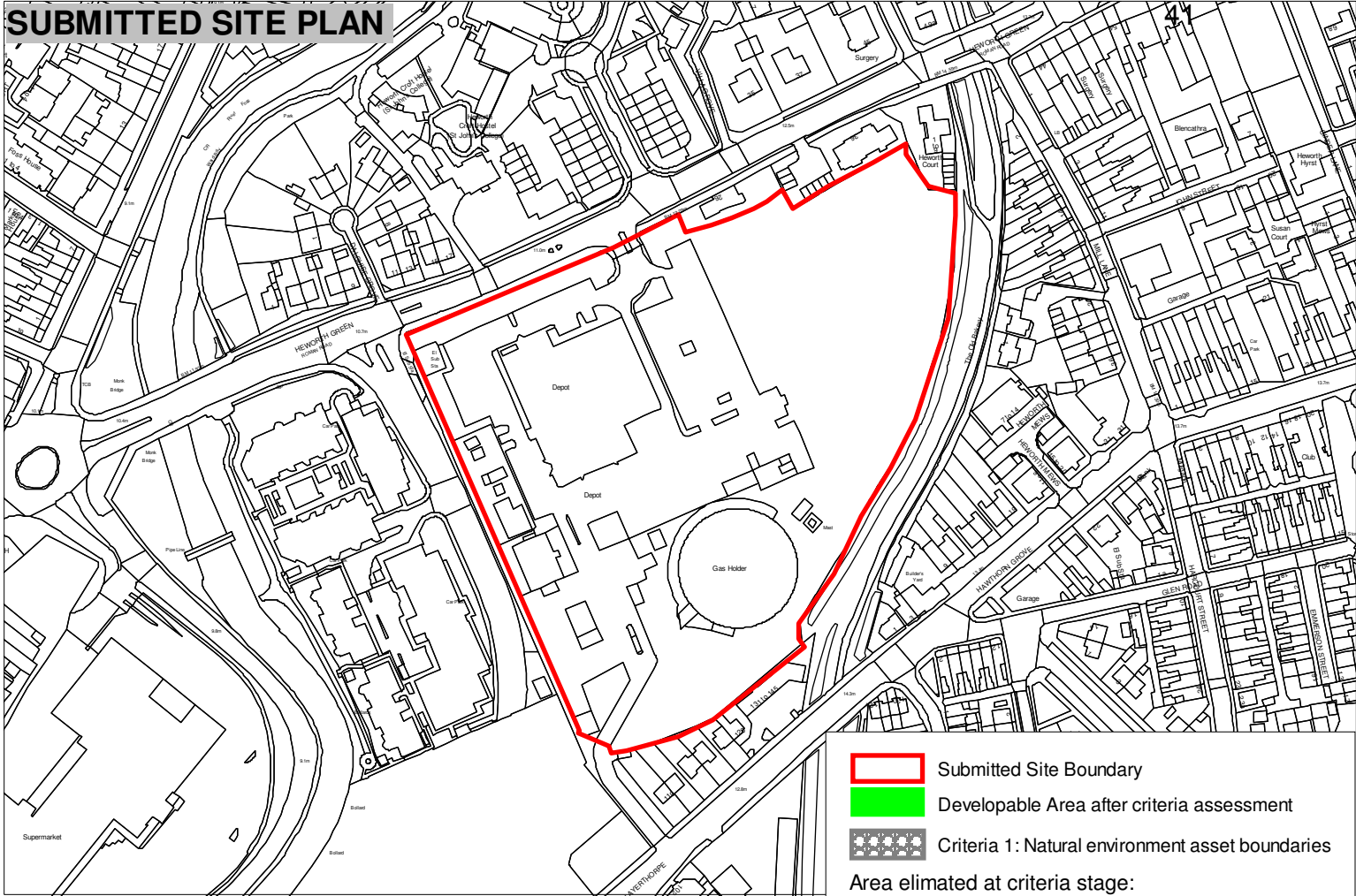


CRITERIA 1, 2 AND 3 ASSESSMENT



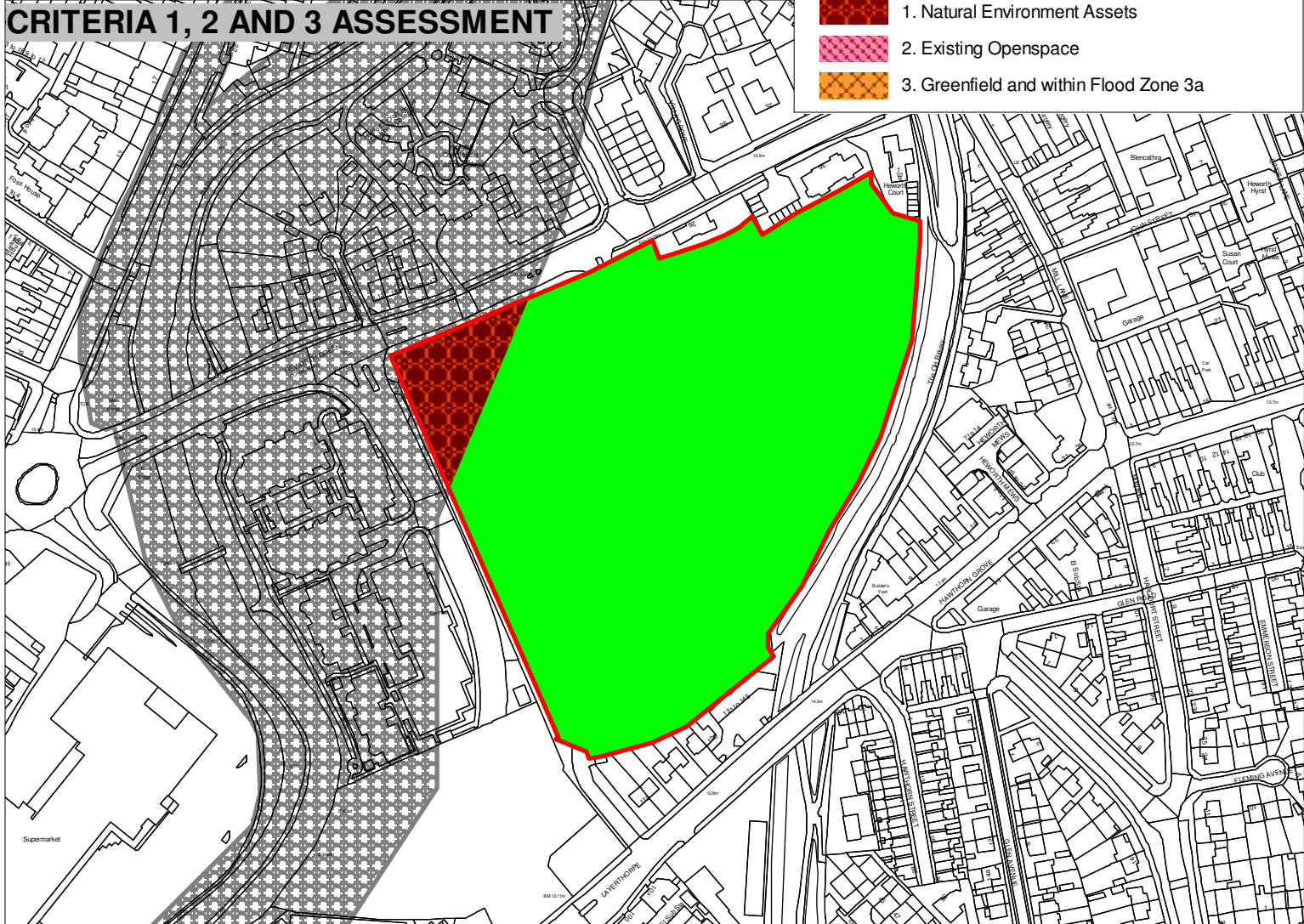
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SUBMITTED SITE PLAN

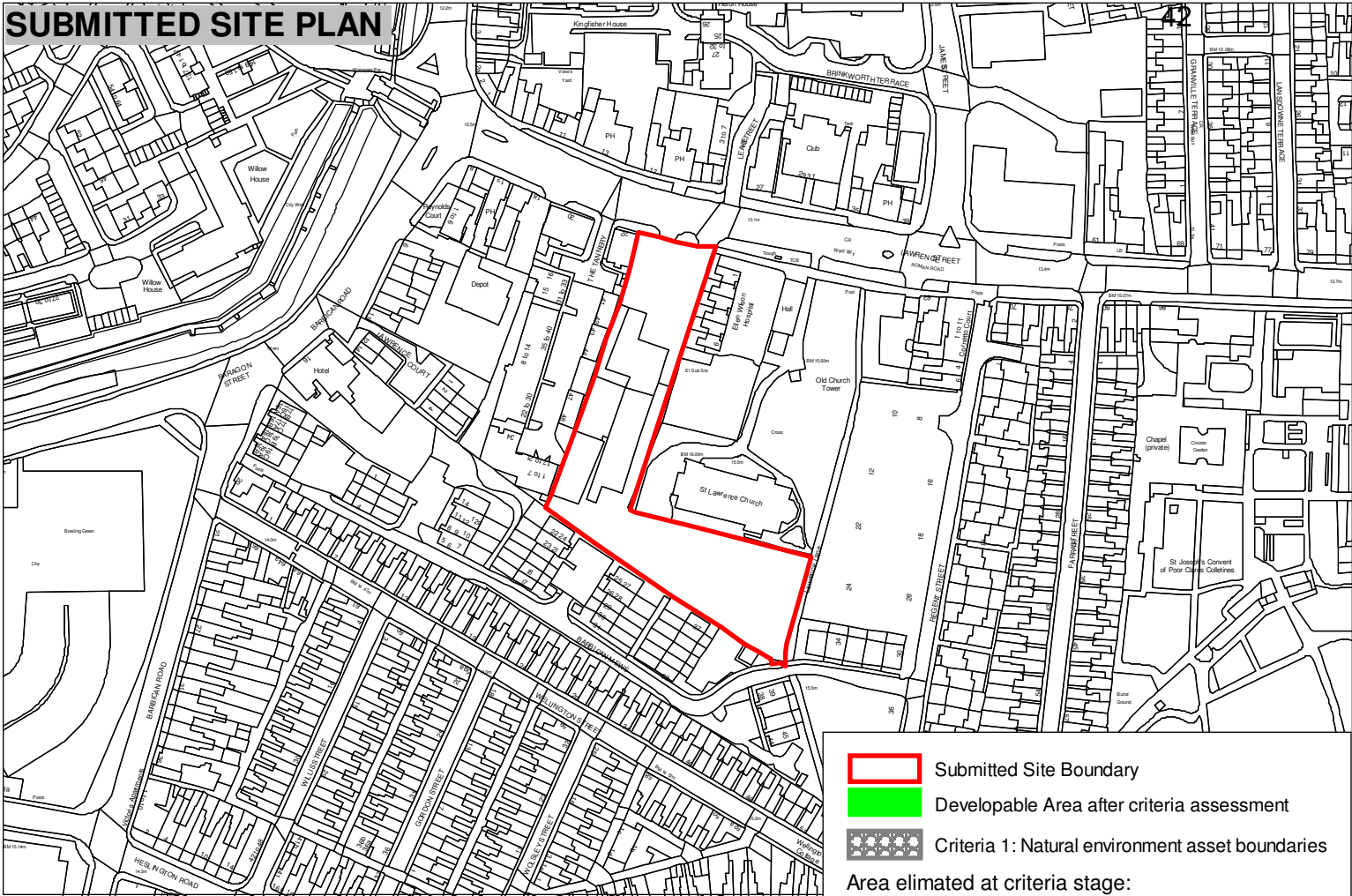


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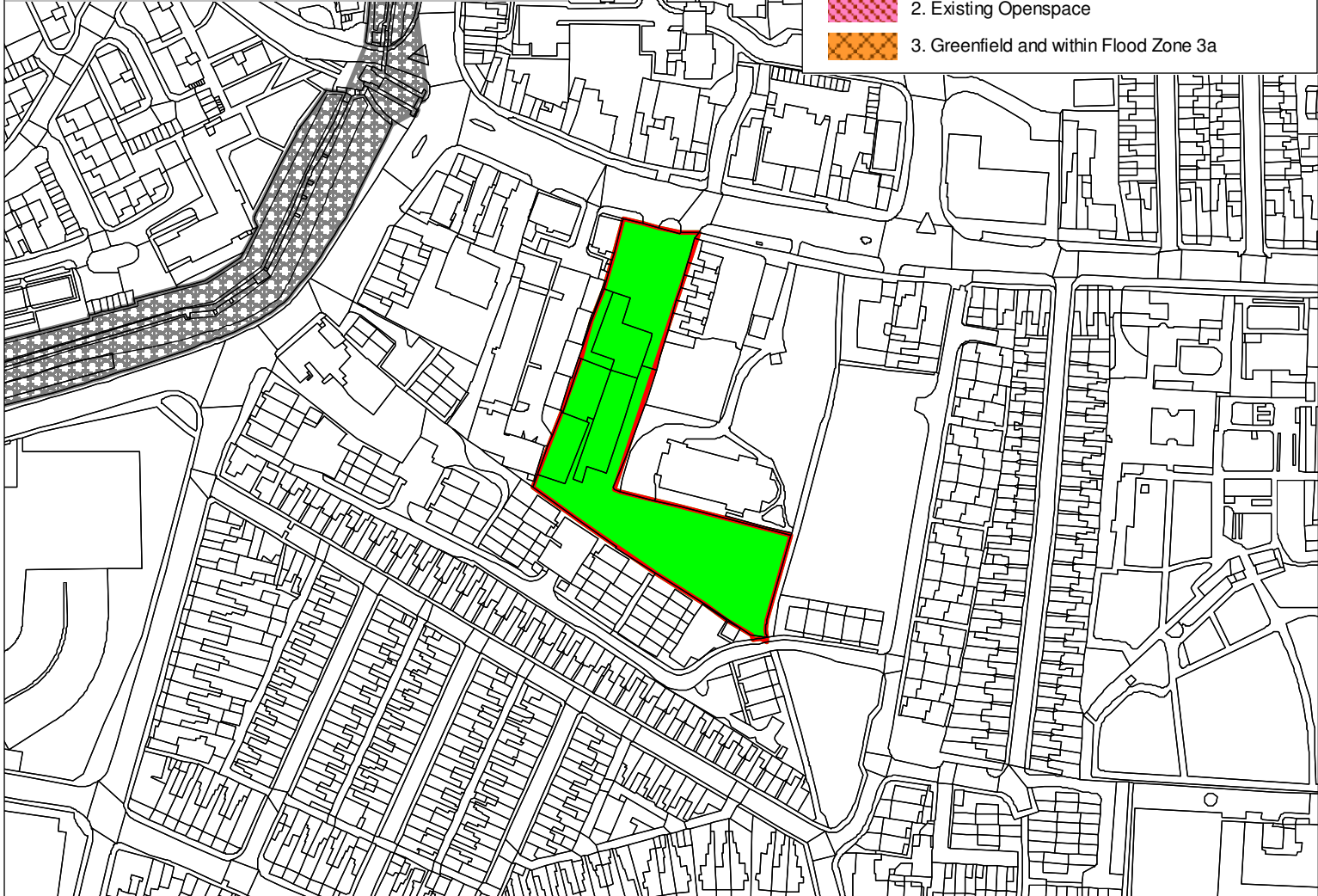
CRITERIA 1, 2 AND 3 ASSESSMENT



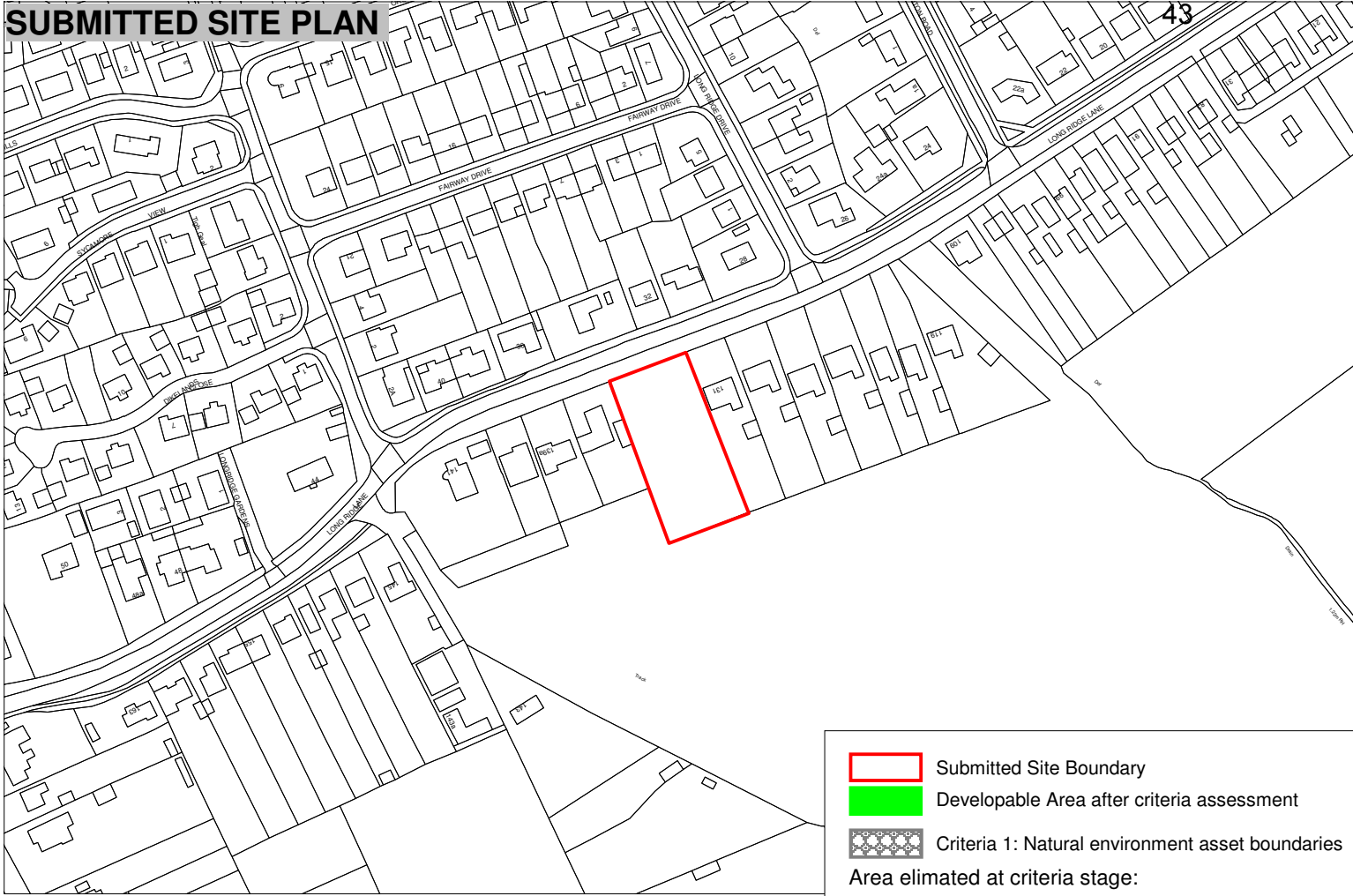
SUBMITTED SITE PLAN



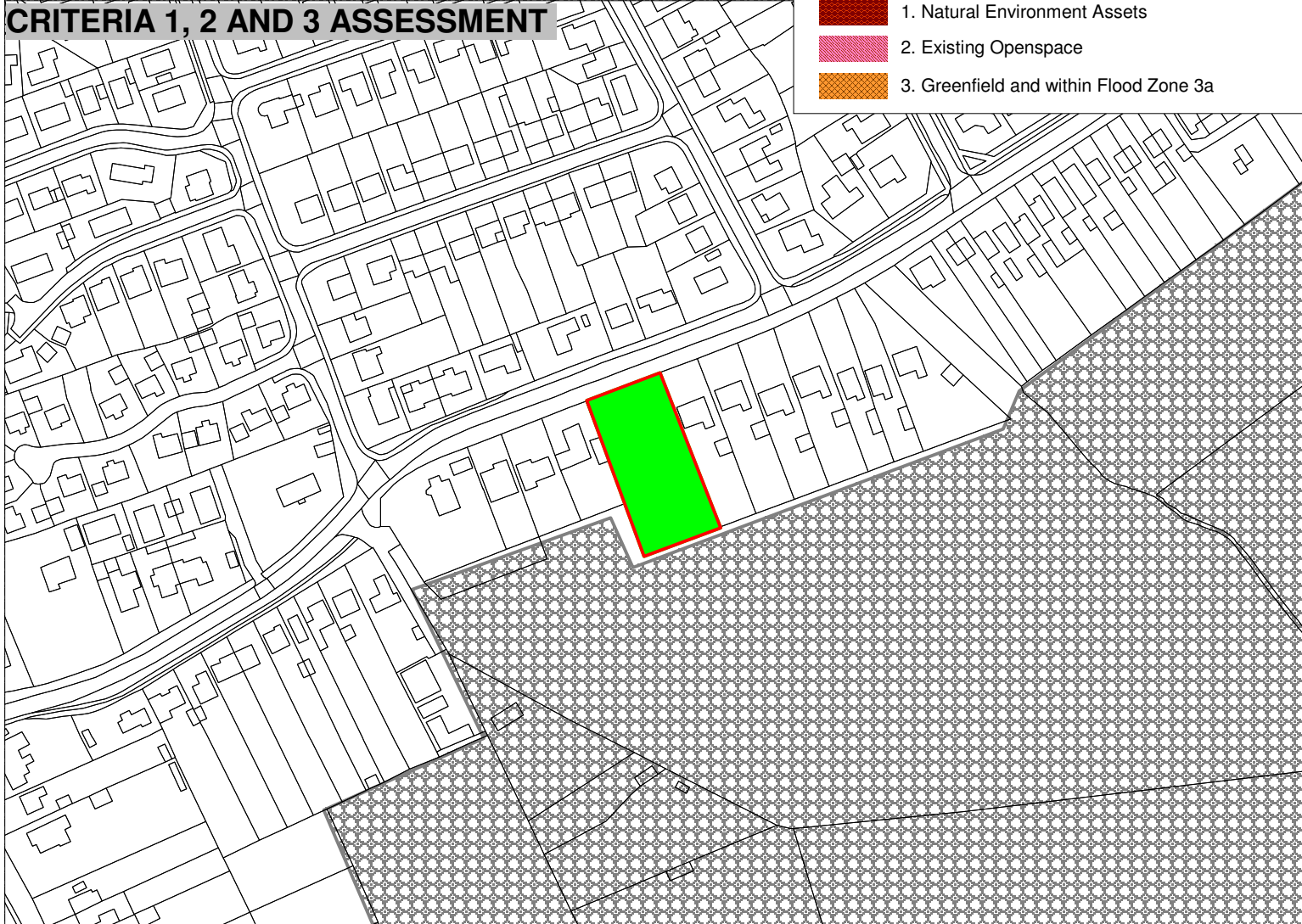
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

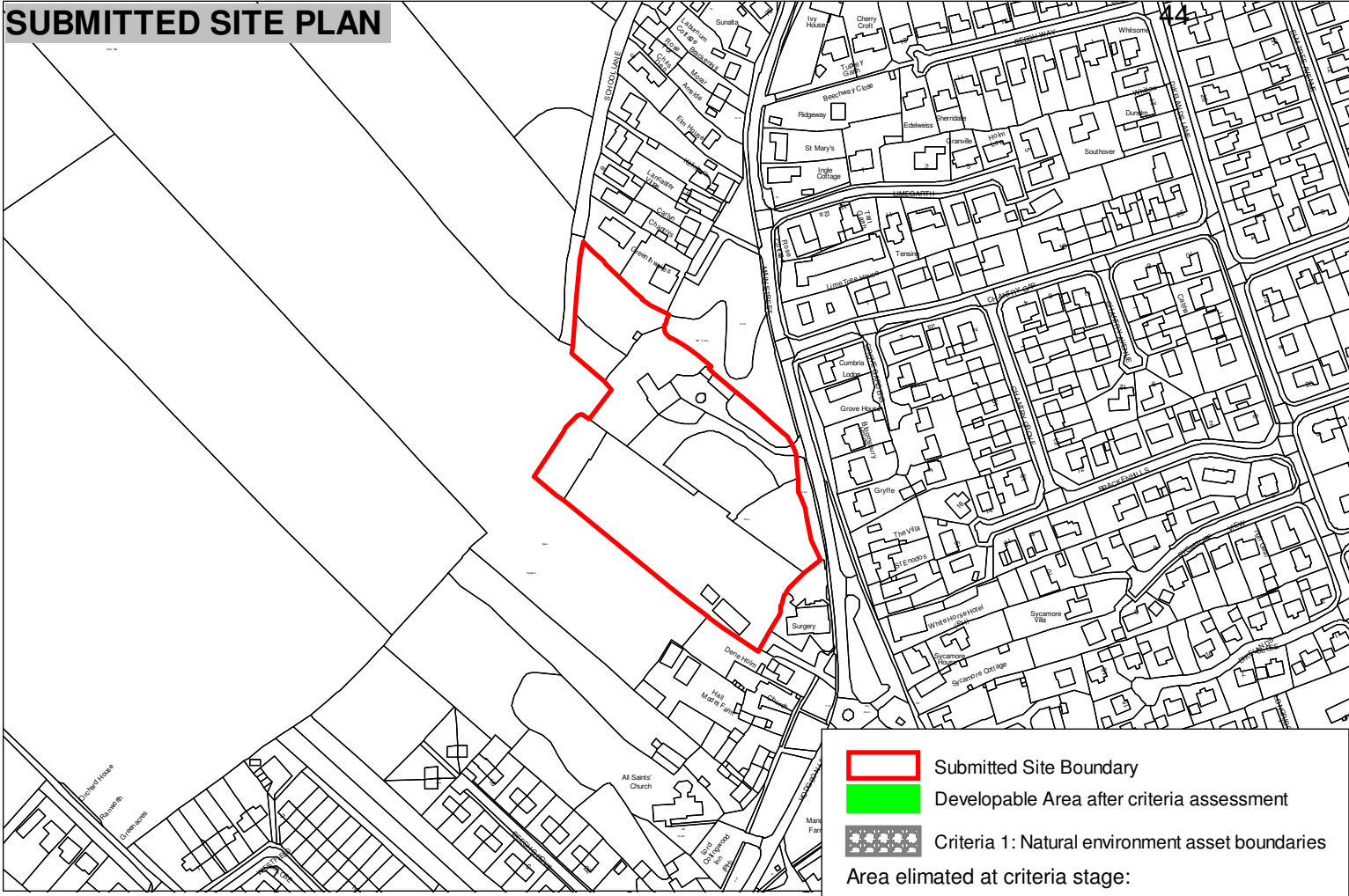


CRITERIA 1, 2 AND 3 ASSESSMENT

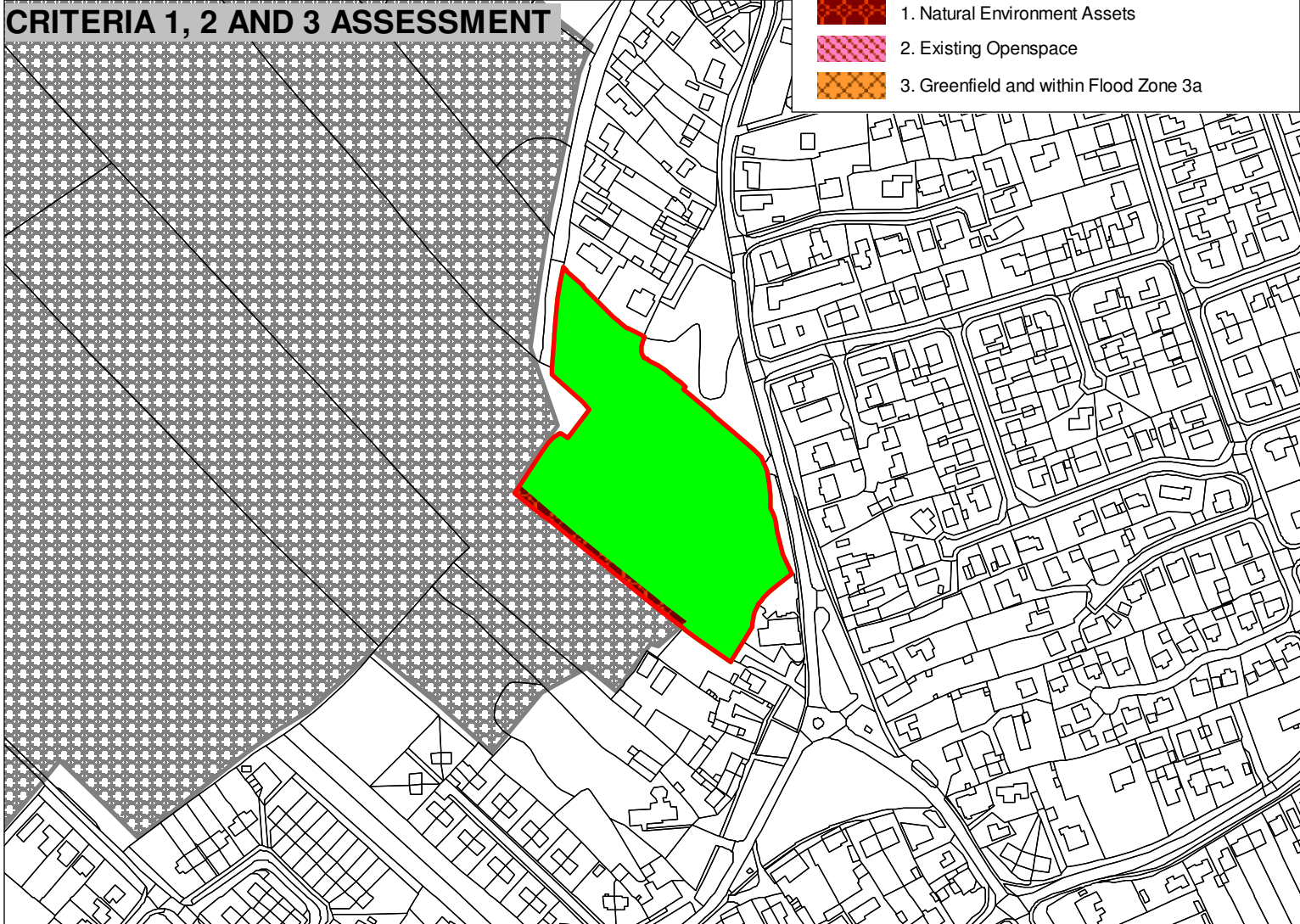


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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Submitted Site Boundary

Developable Area after criteria assessment

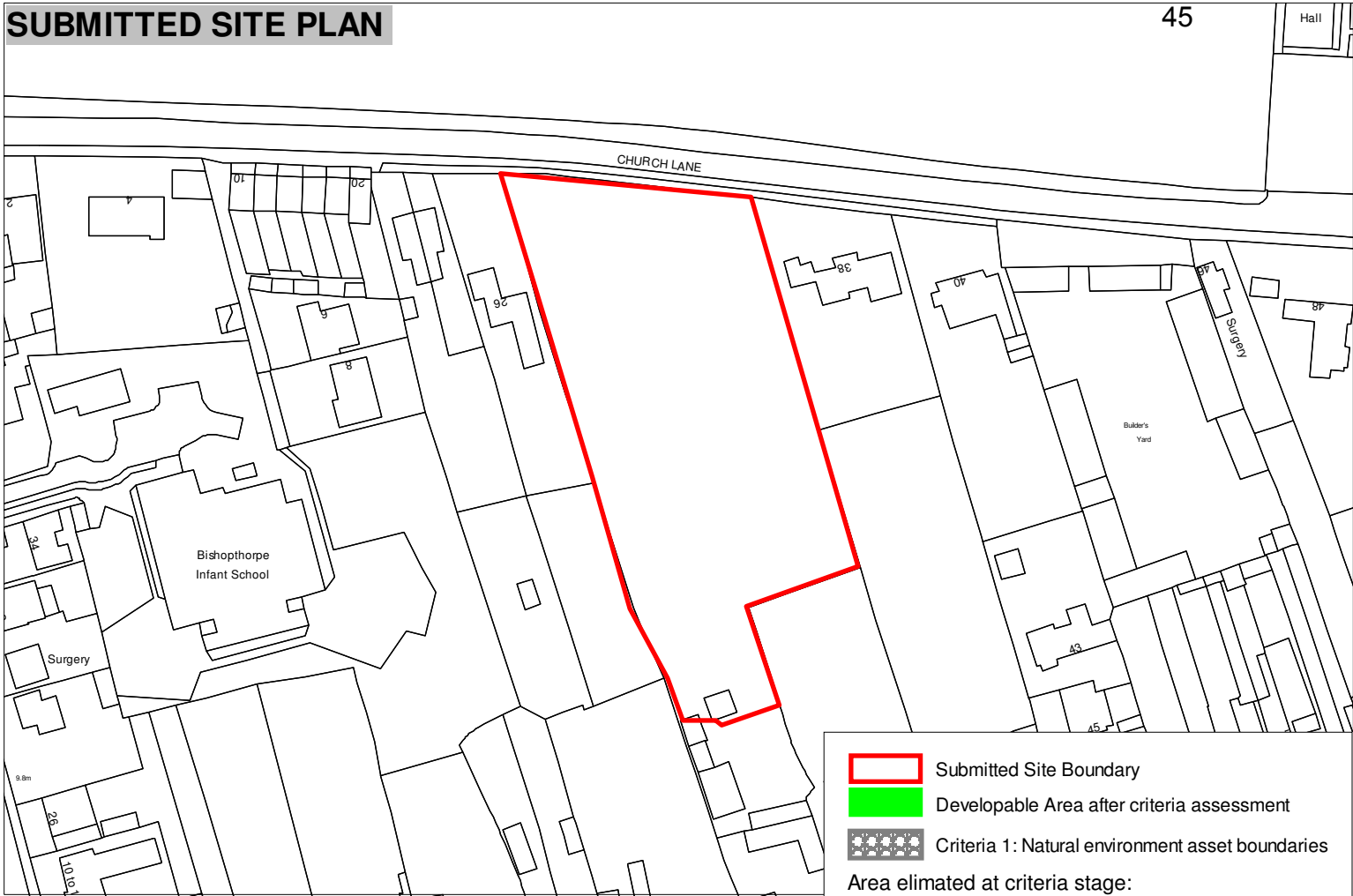
Criteria 1: Natural environment asset boundaries

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SUBMITTED SITE PLAN

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Submitted Site Boundary

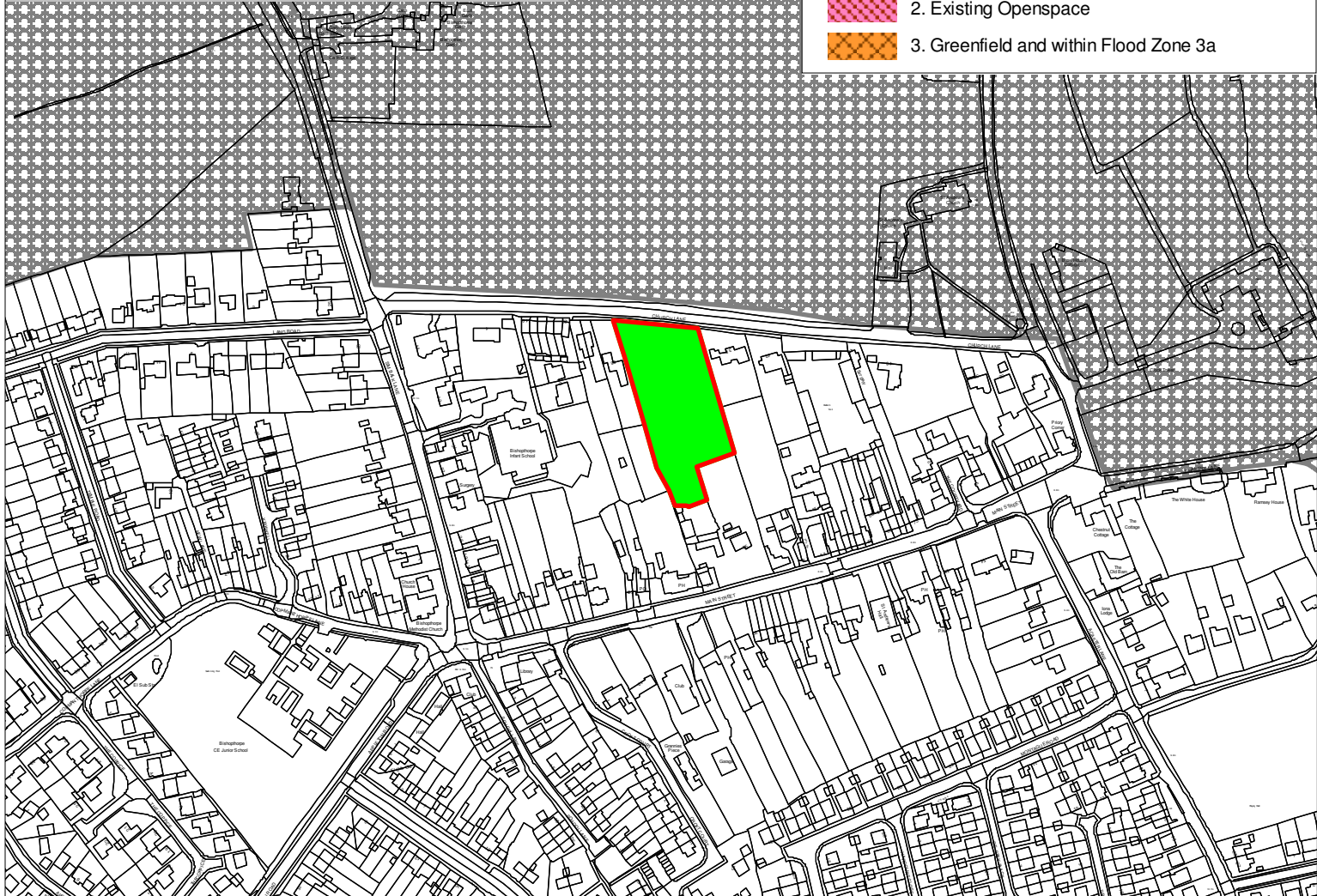
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

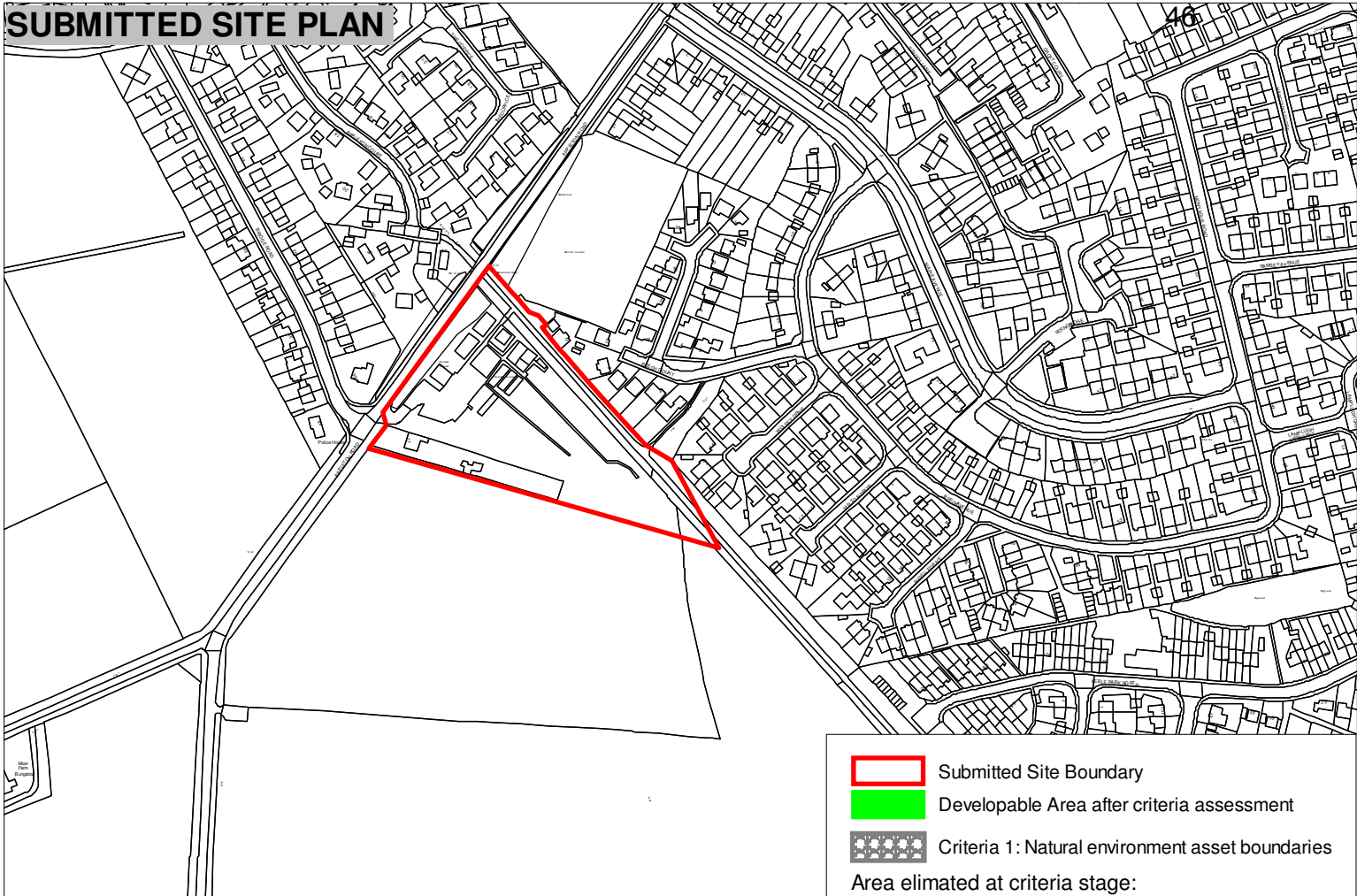
Area eliminated at criteria stage:

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CRITERIA 1, 2 AND 3 ASSESSMENT

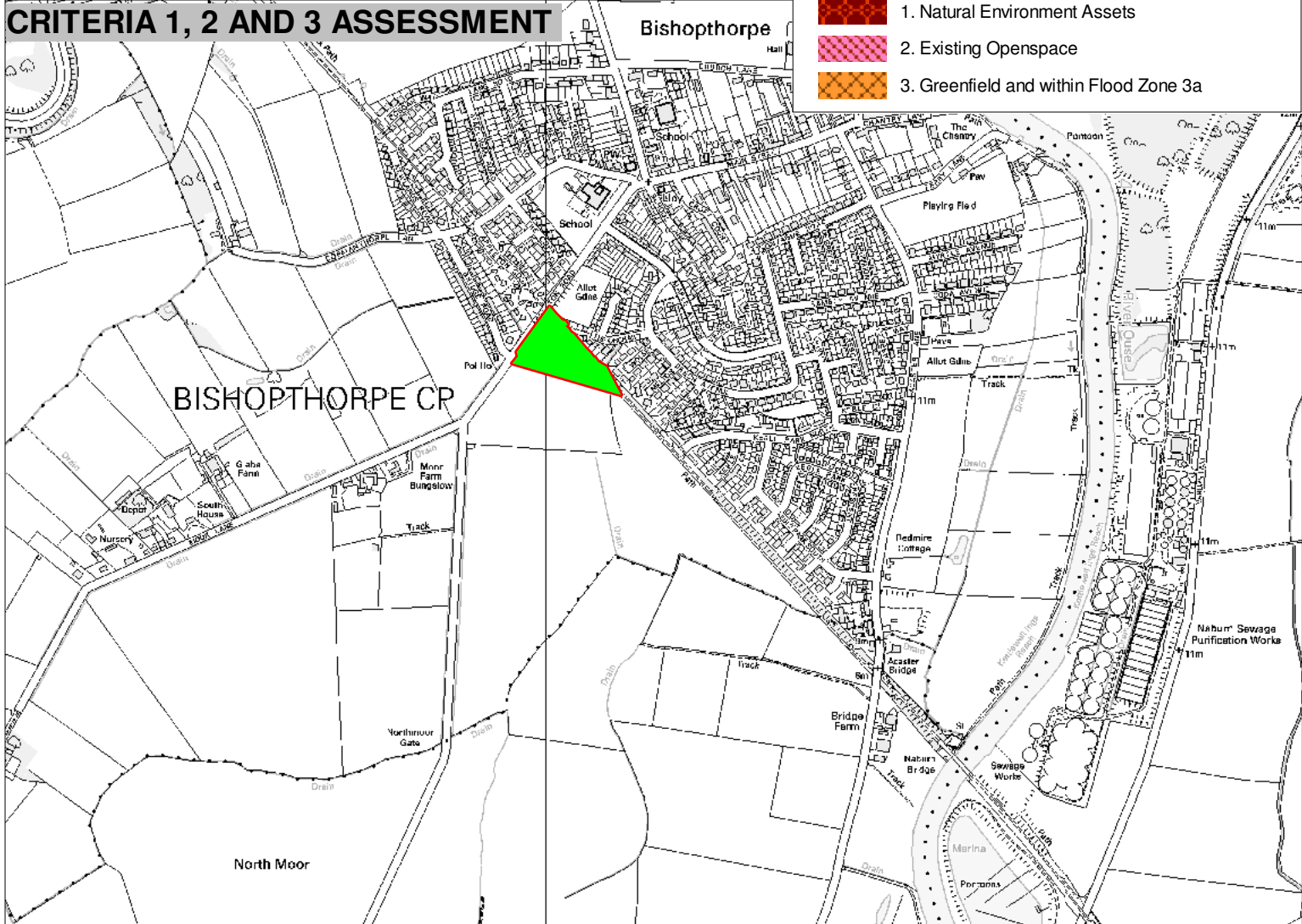


SUBMITTED SITE PLAN

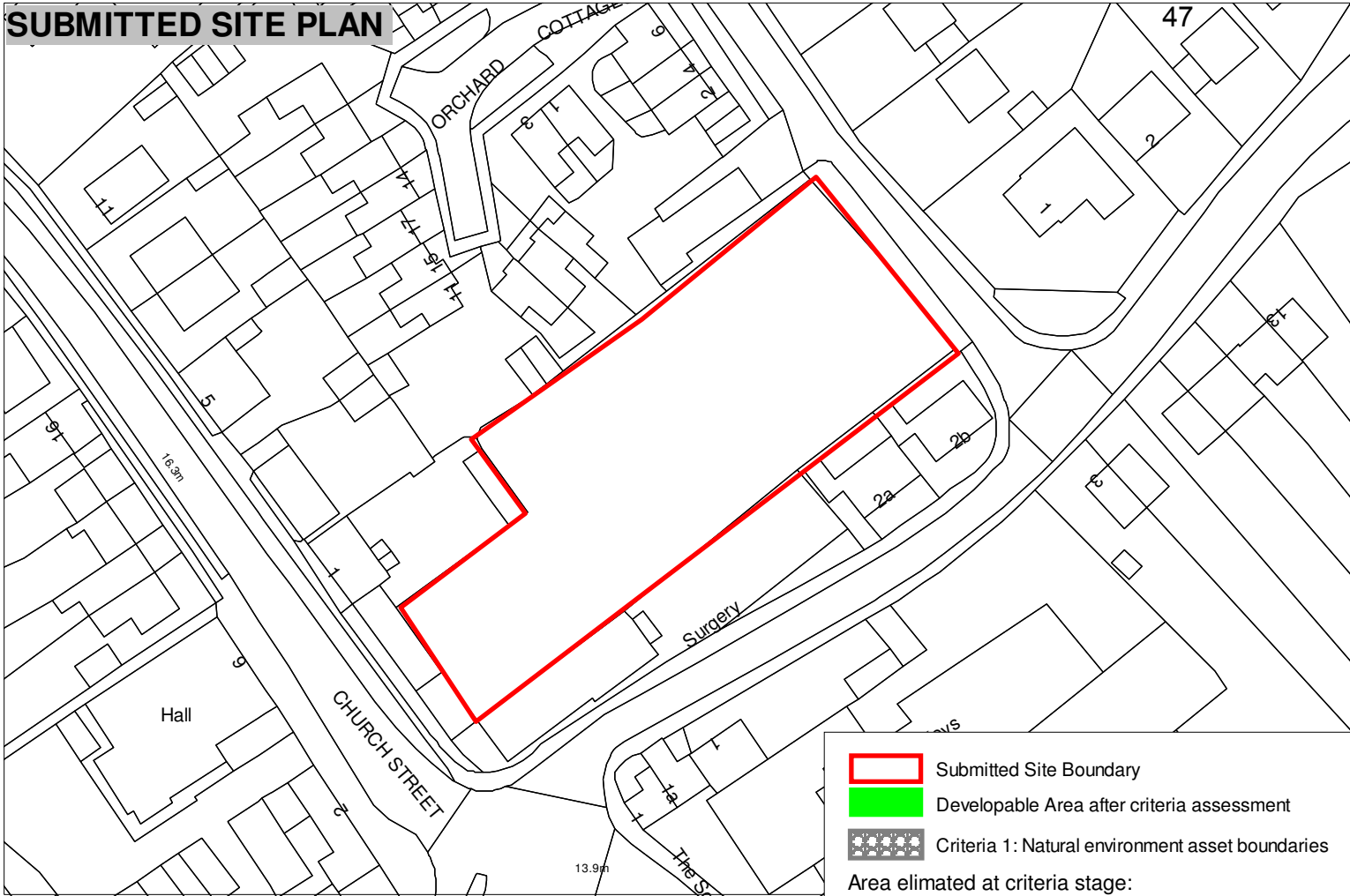


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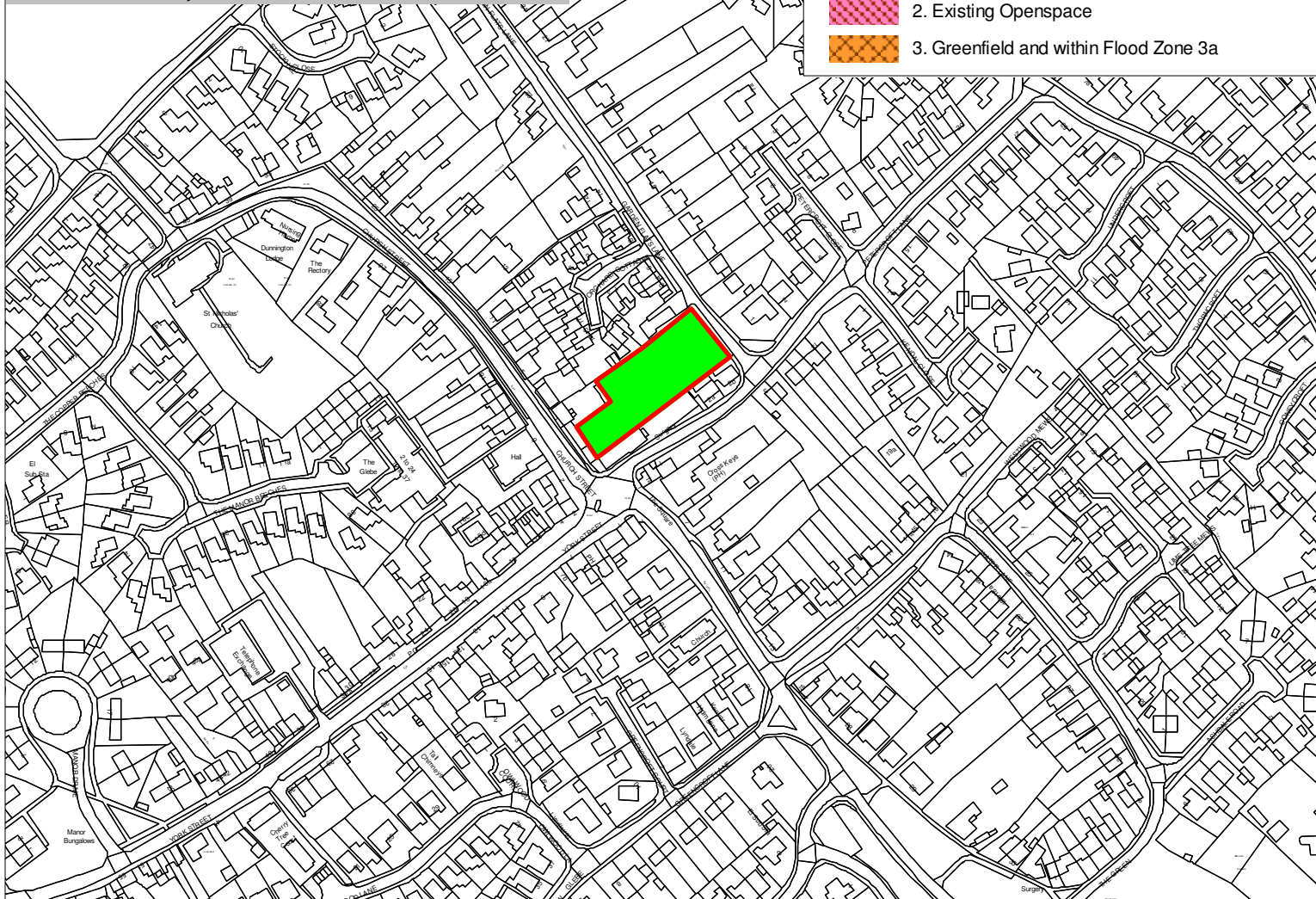


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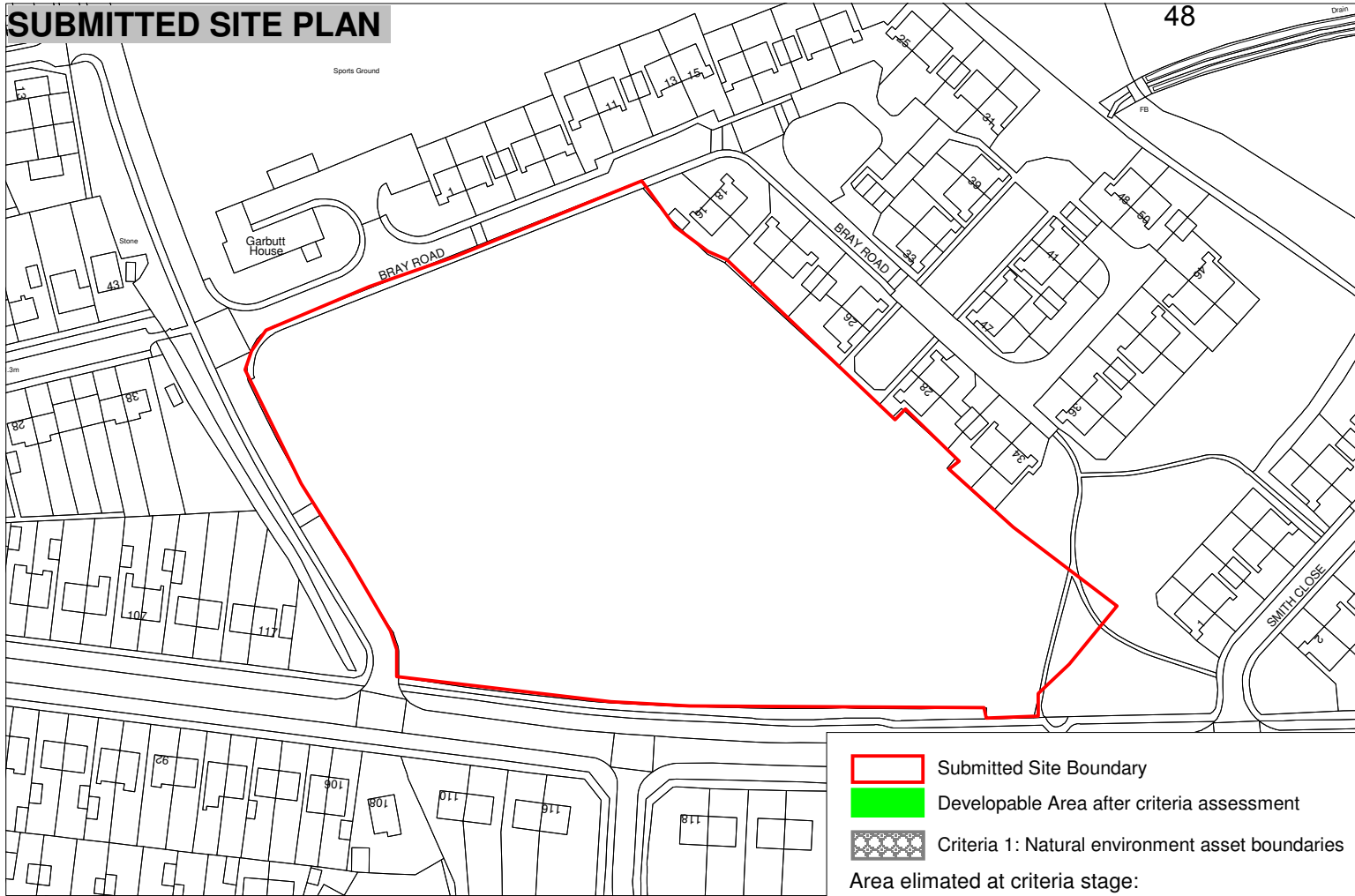


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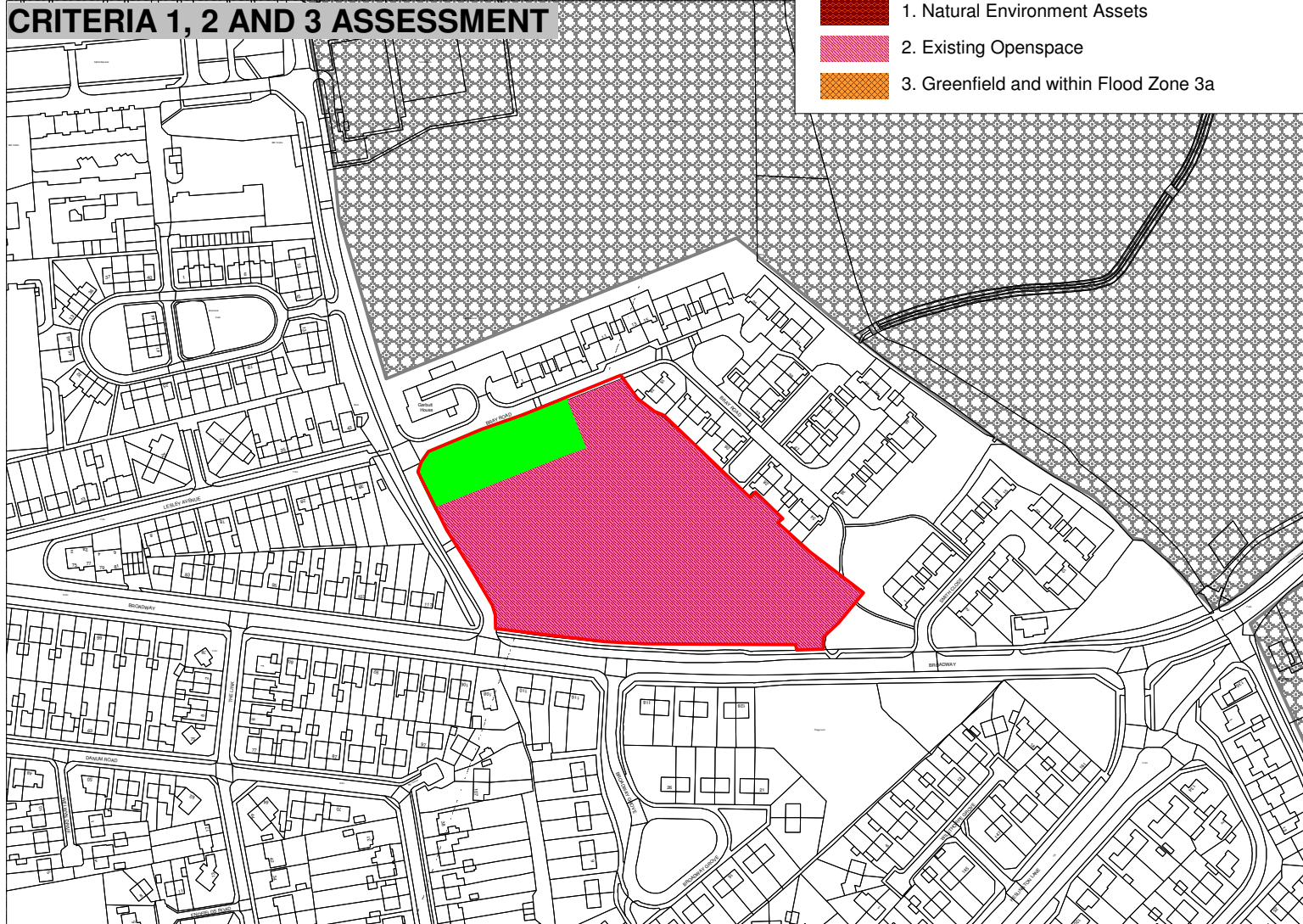


SUBMITTED SITE PLAN

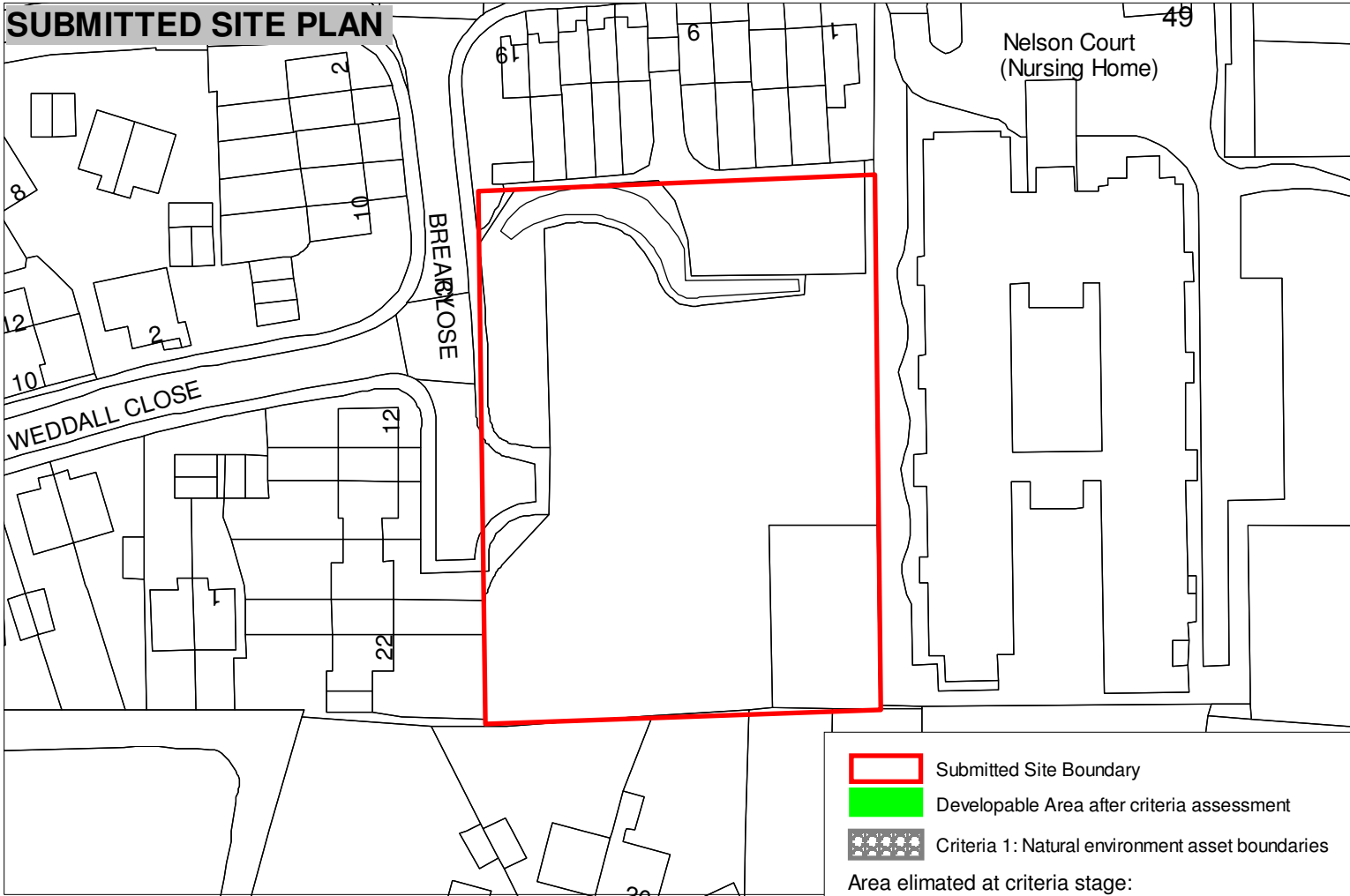


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CRITERIA 1, 2 AND 3 ASSESSMENT

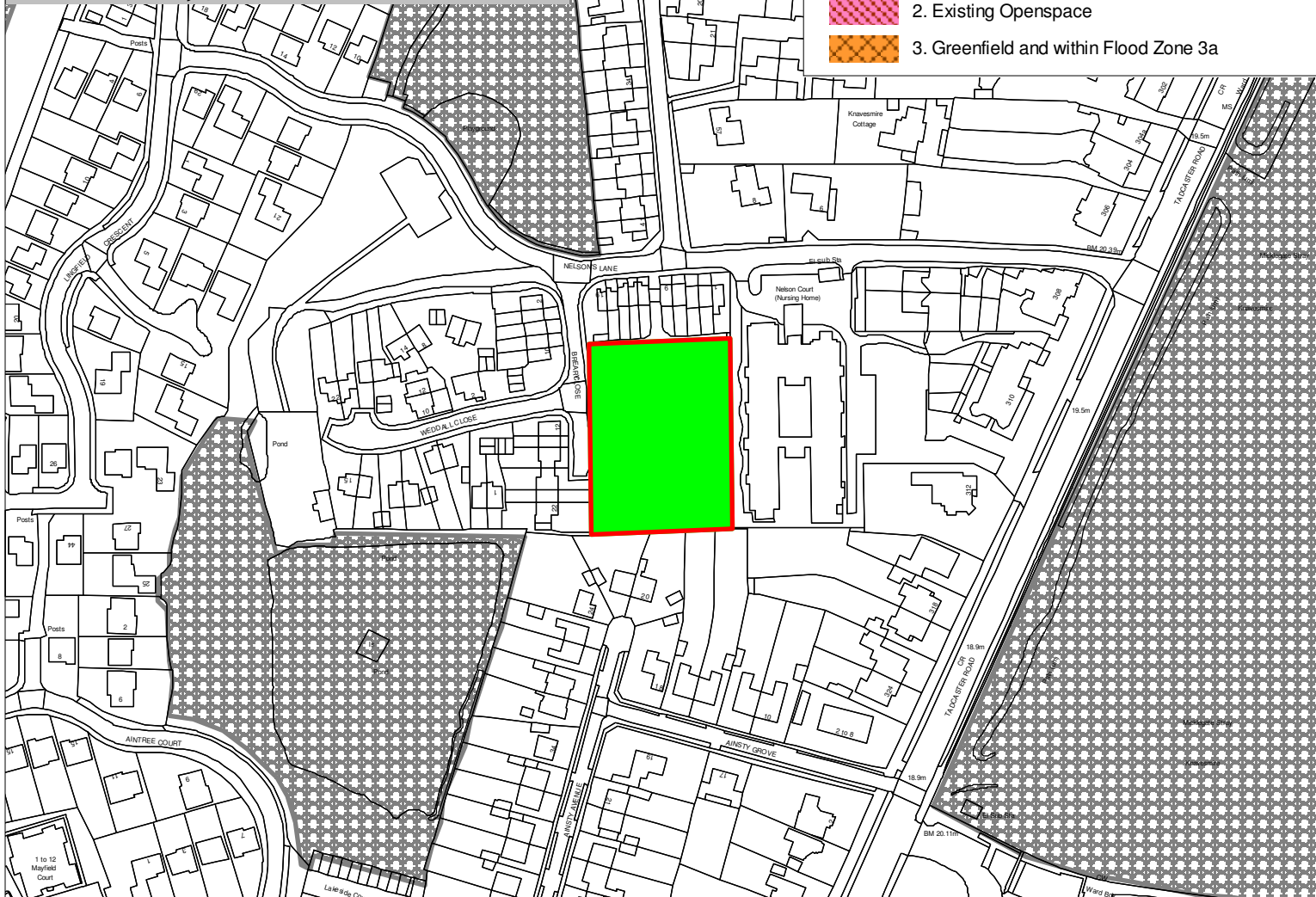


SUBMITTED SITE PLAN

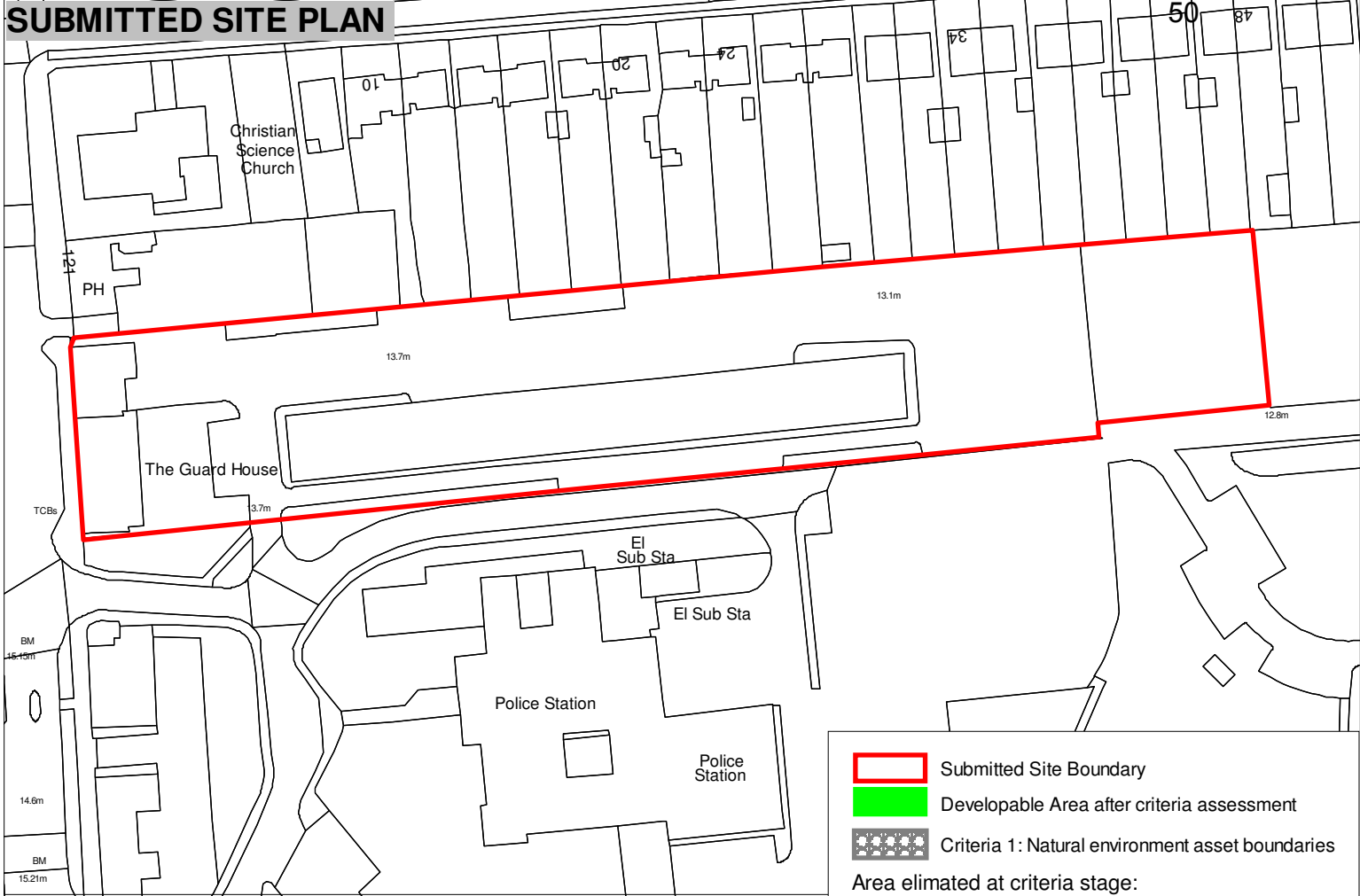


- Submitted Site Boundary
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- 1. Natural Environment Assets
 - 2. Existing Openspace
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

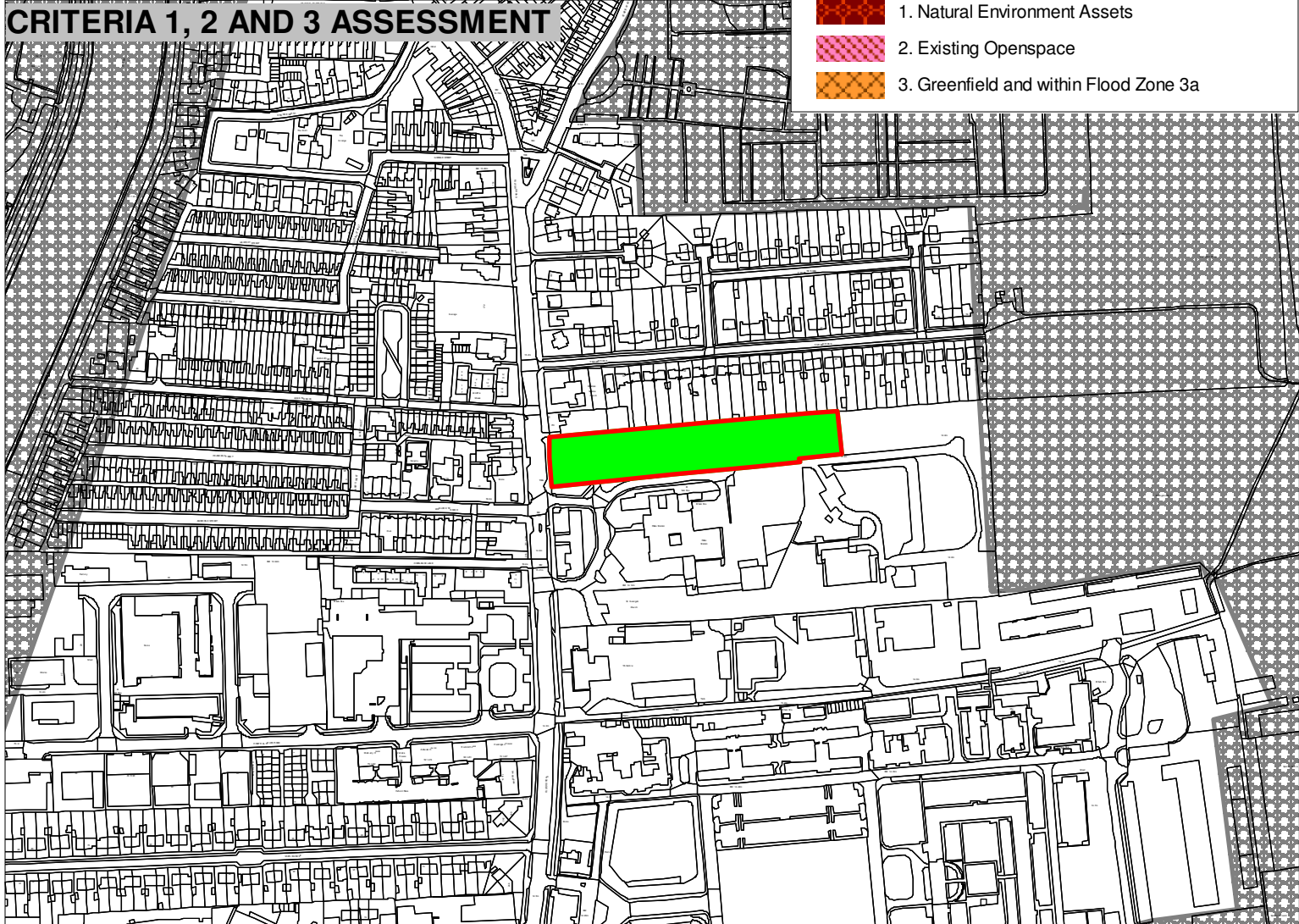
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

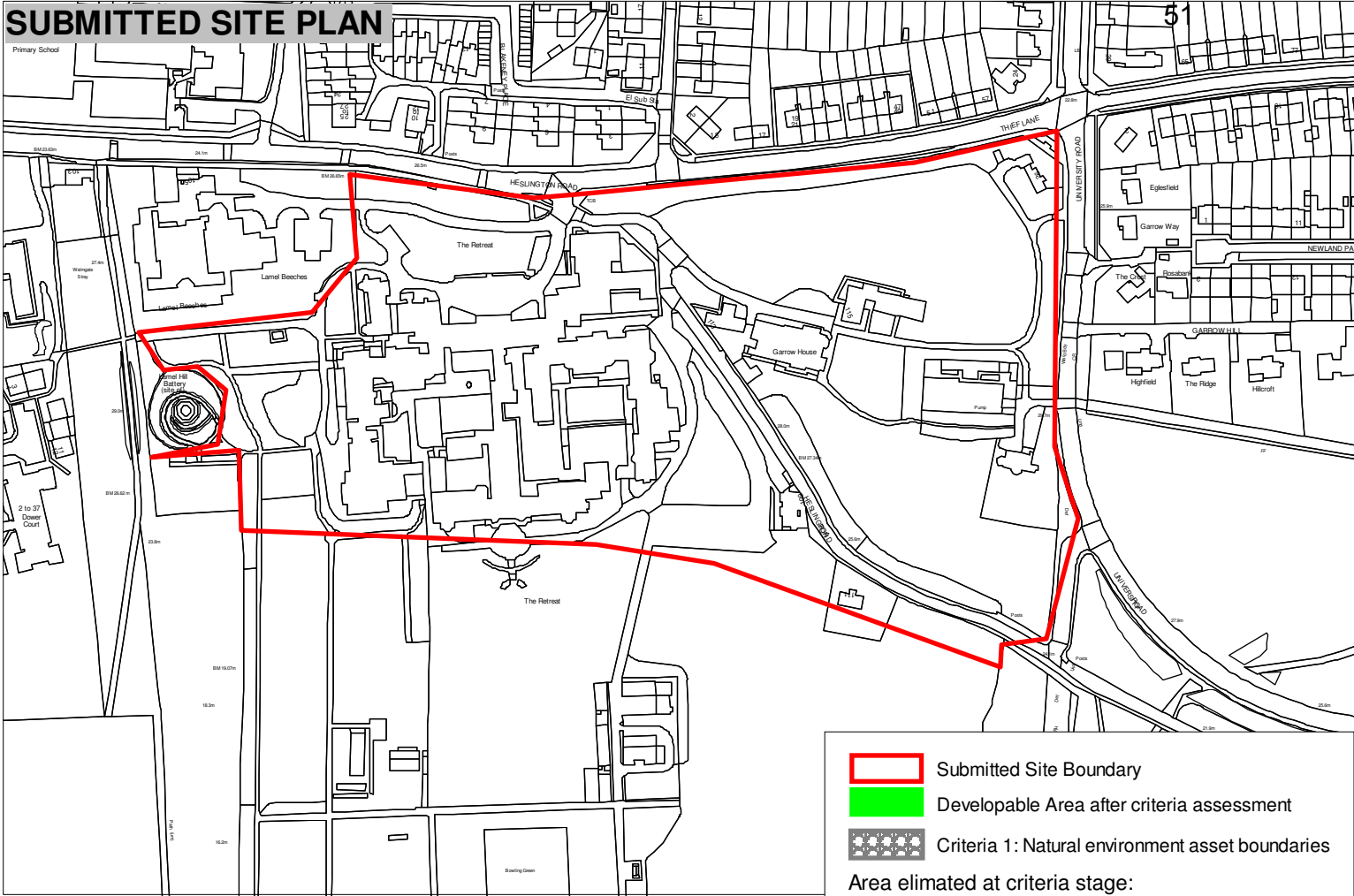
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- 3. Greenfield and within Flood Zone 3a

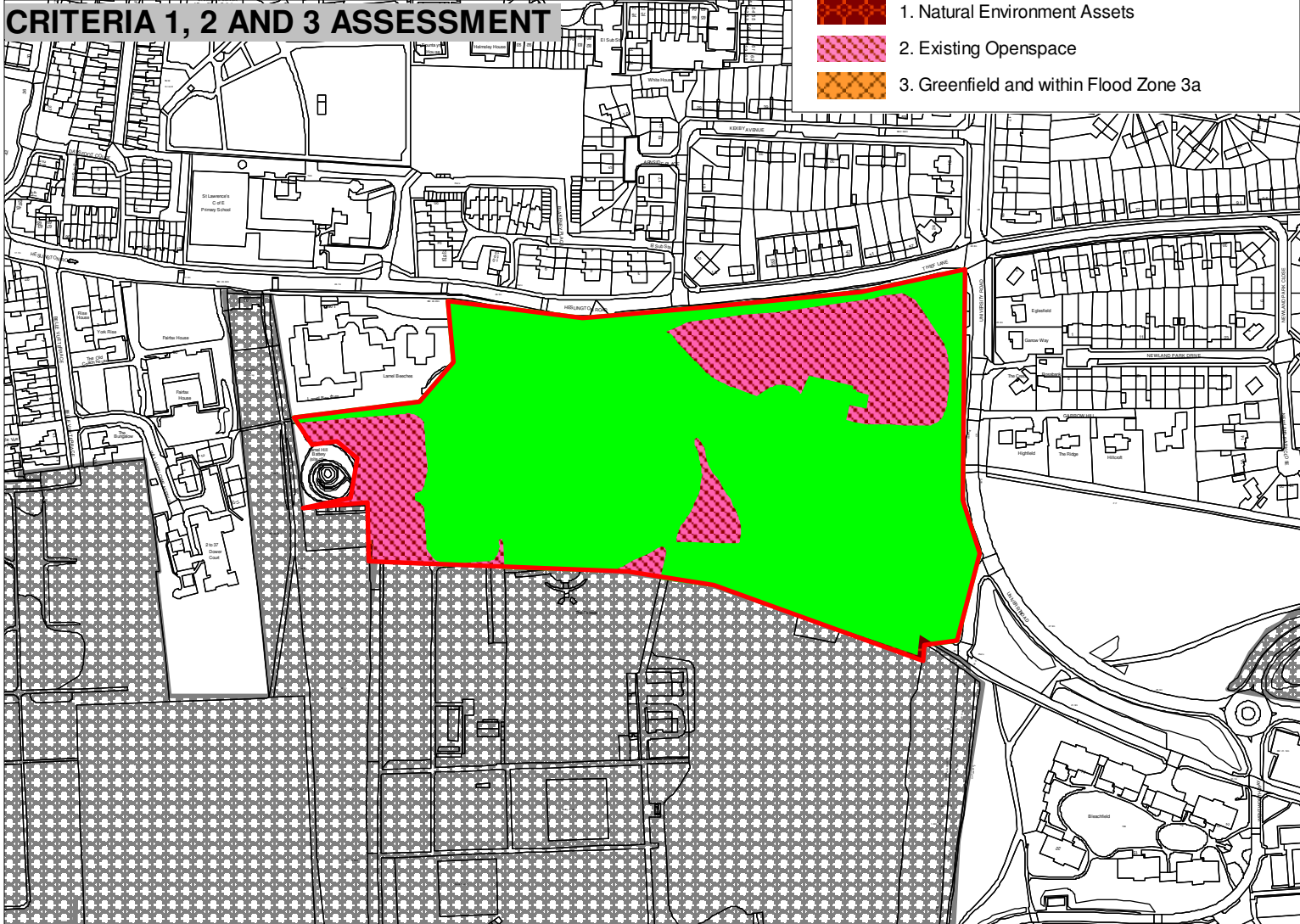
CRITERIA 1, 2 AND 3 ASSESSMENT



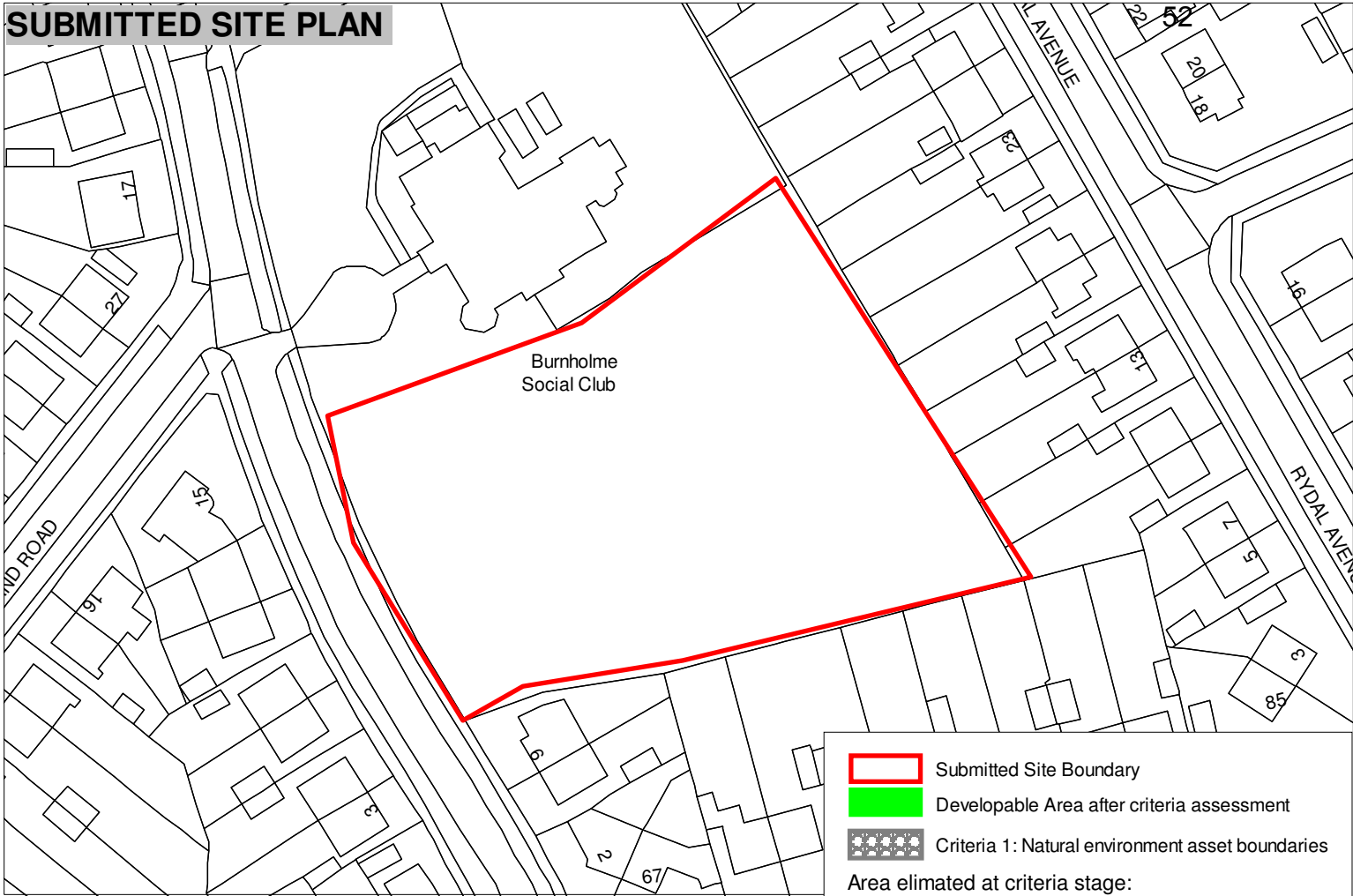
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

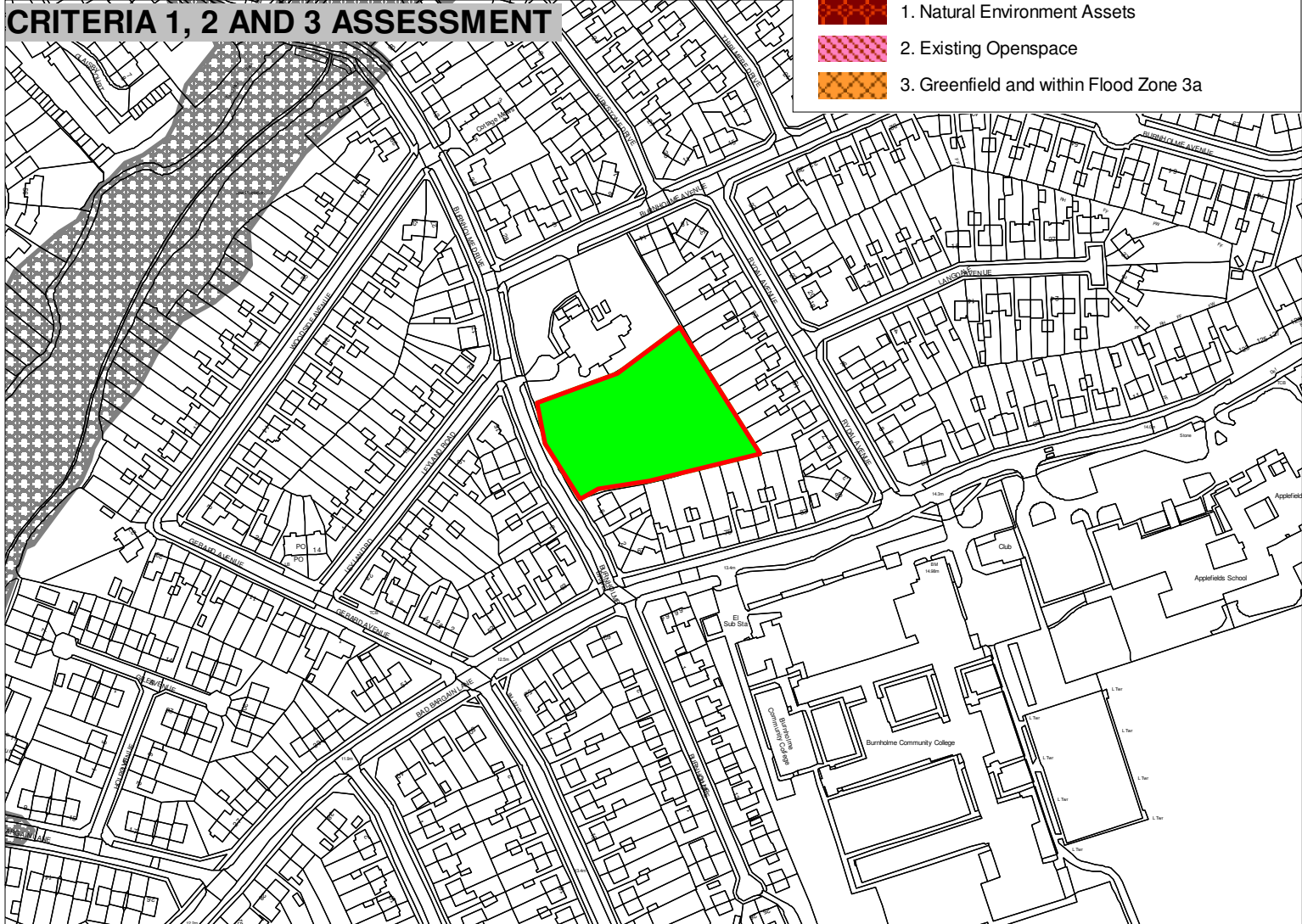
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Criteria 1: Natural environment asset boundaries

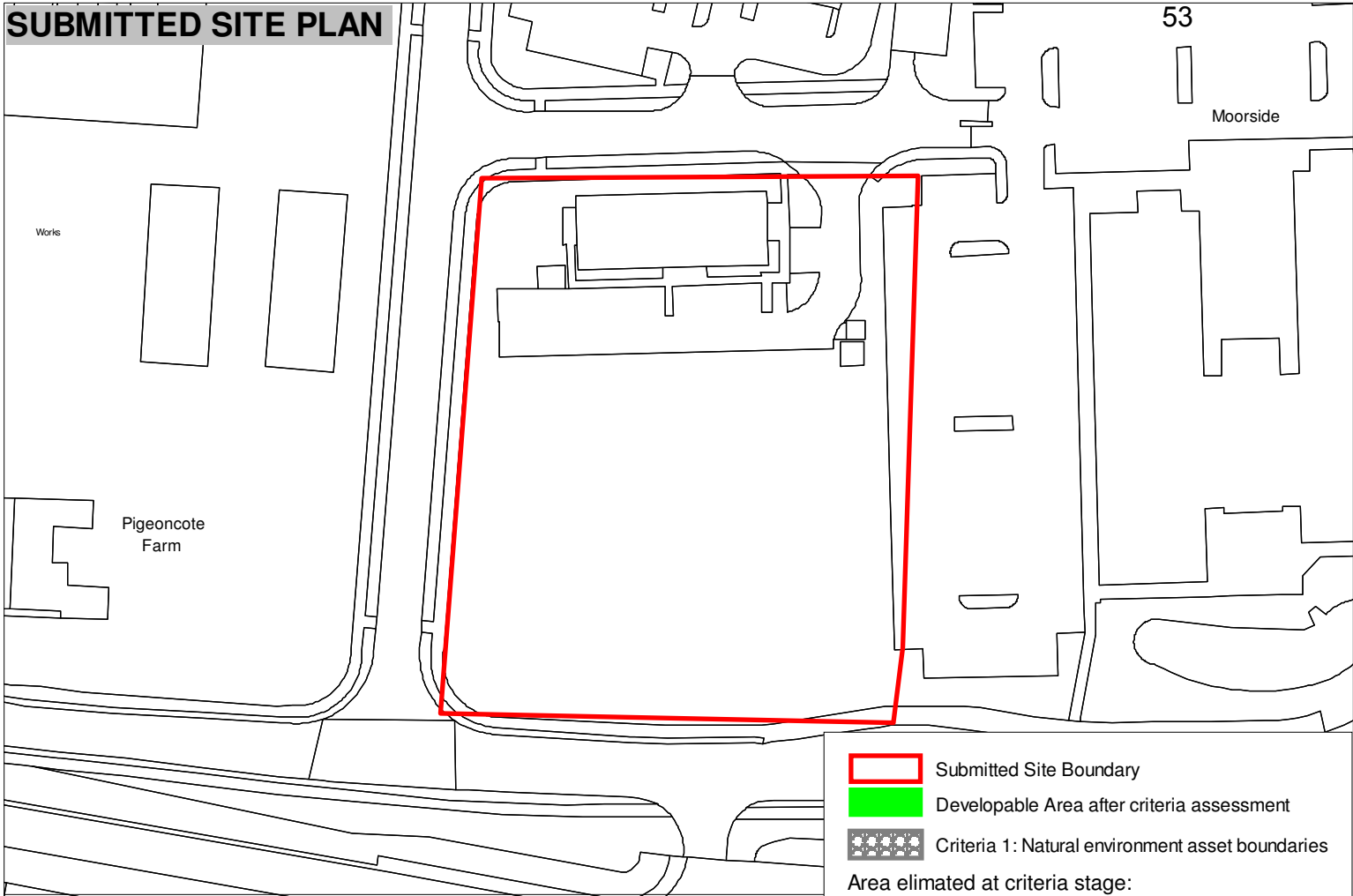
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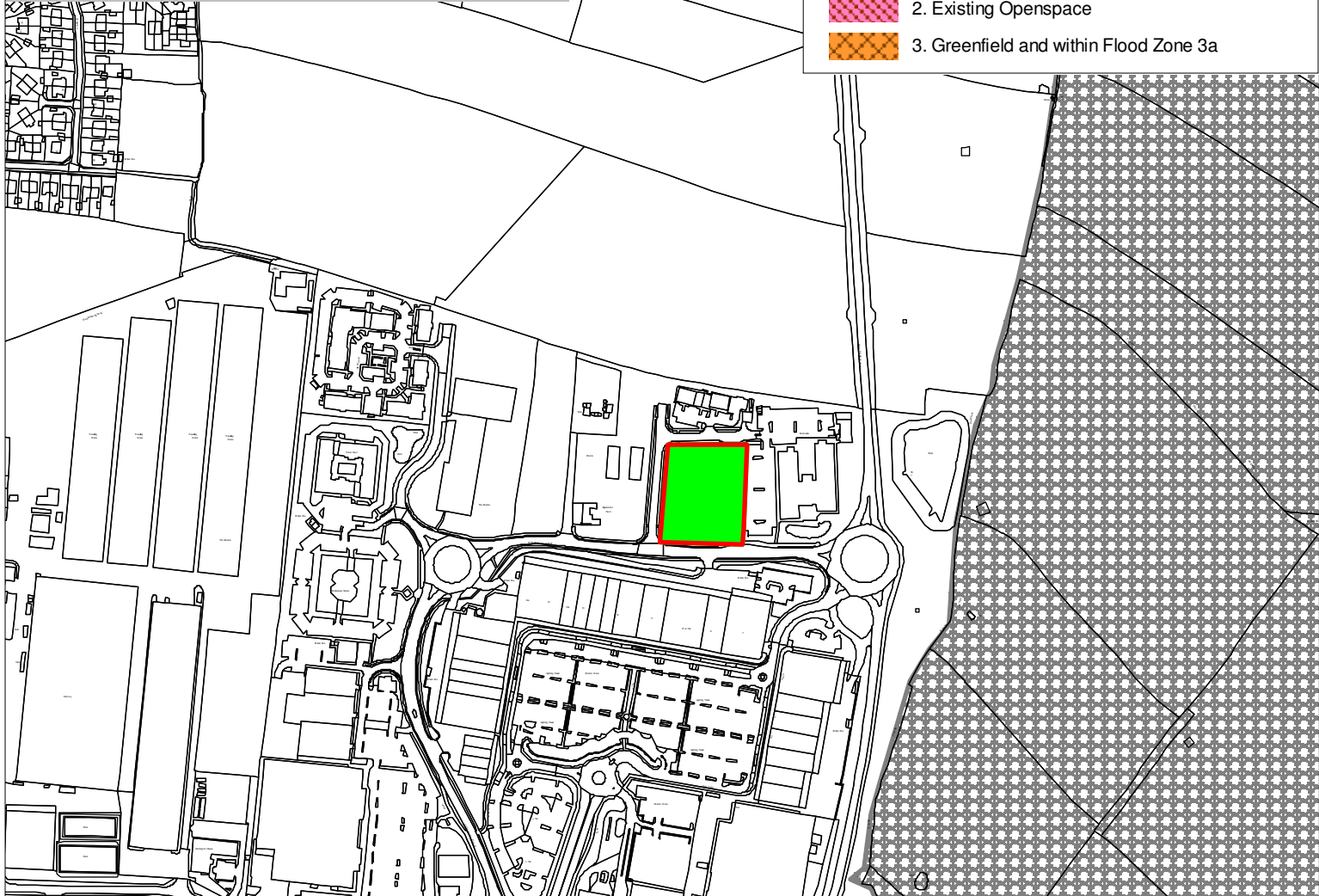
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

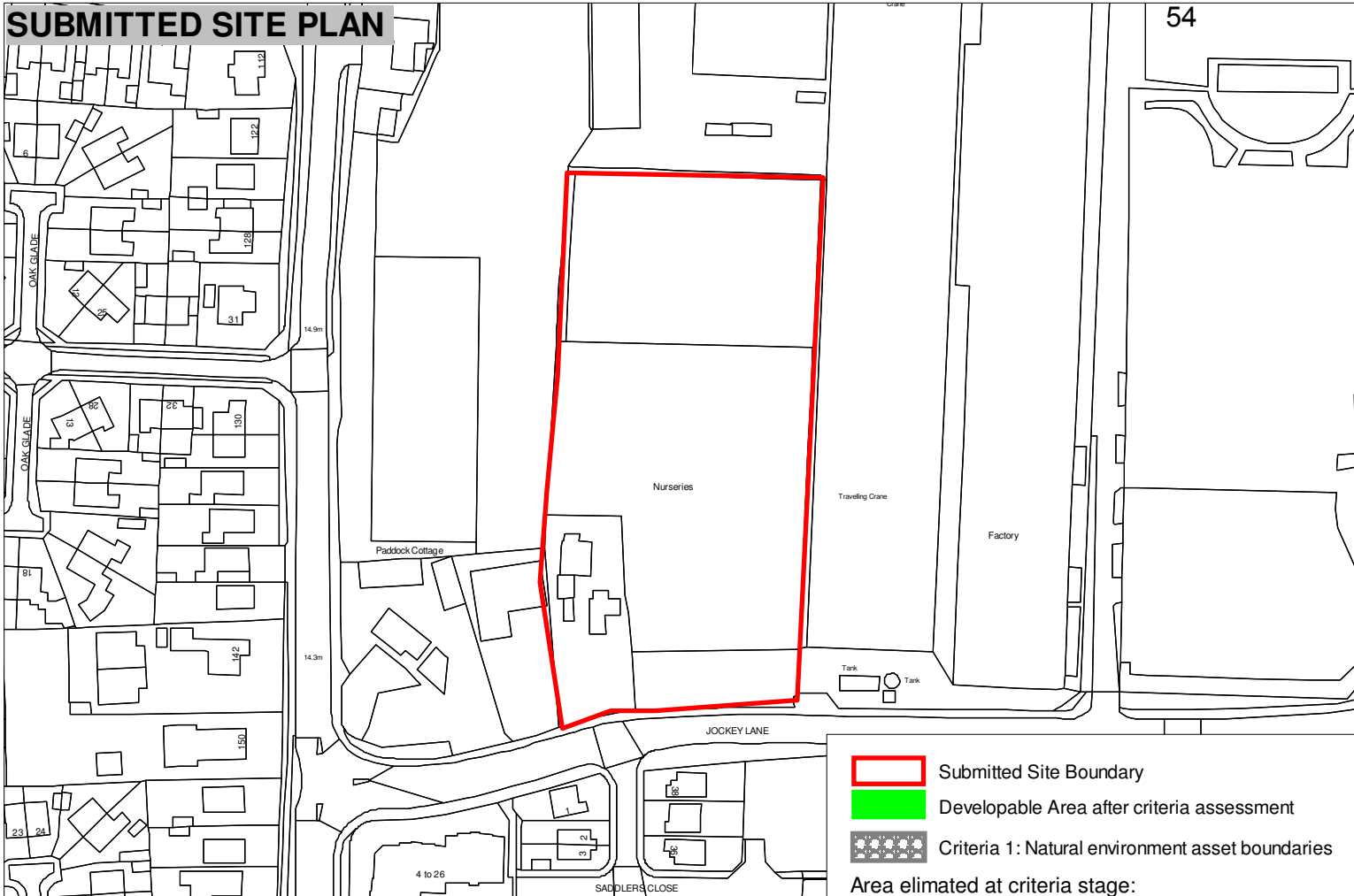


CRITERIA 1, 2 AND 3 ASSESSMENT



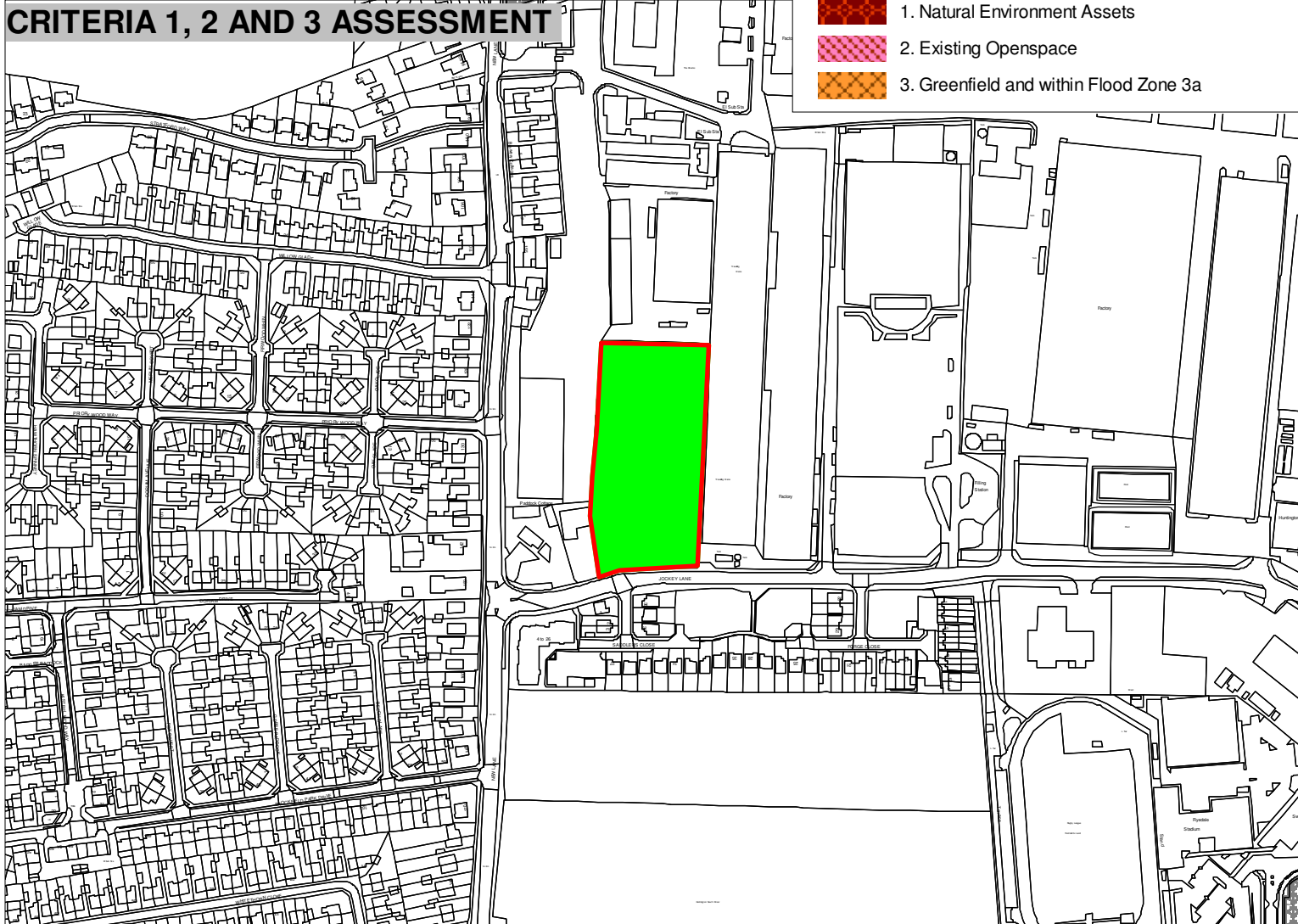
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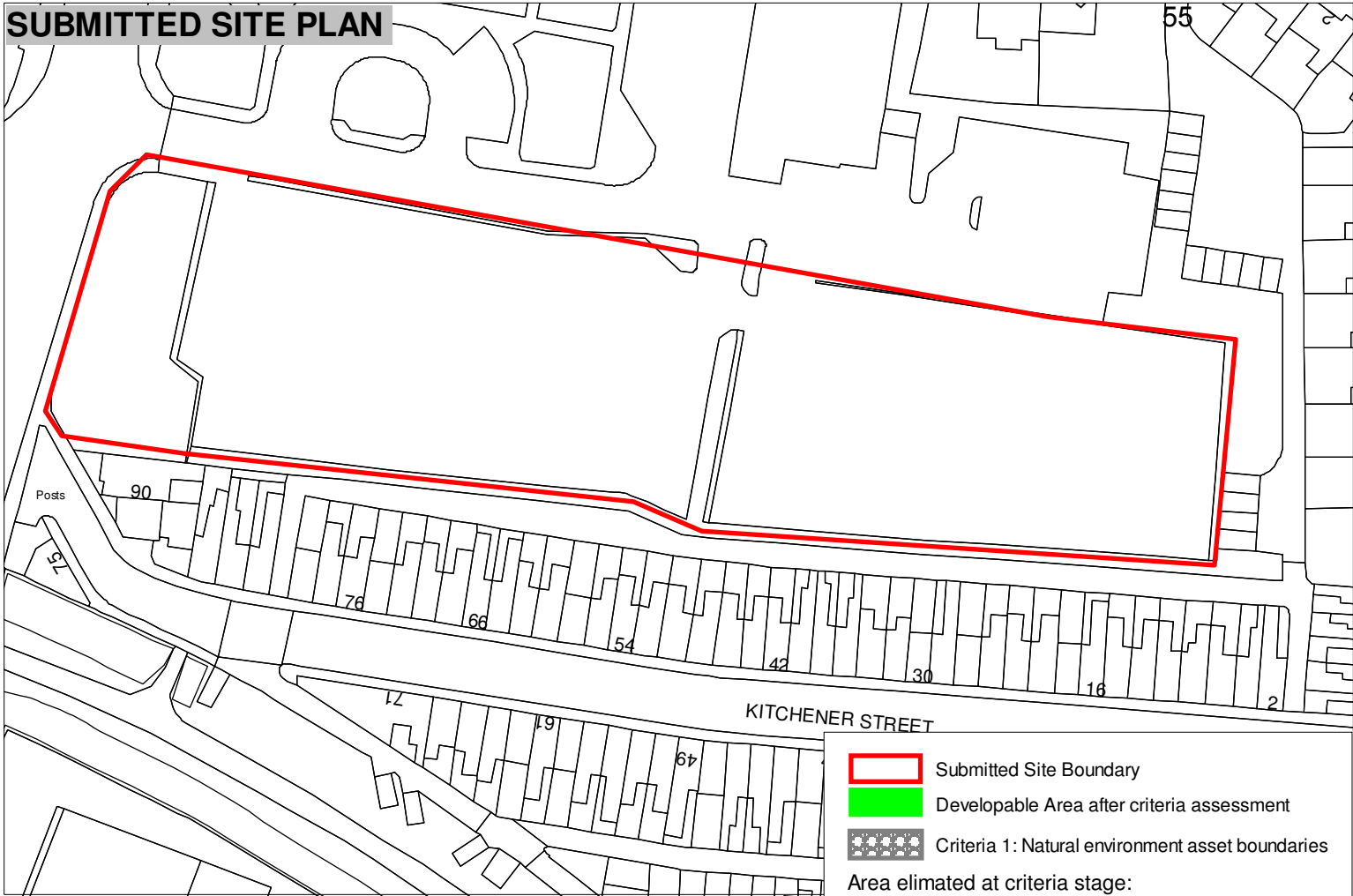


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CRITERIA 1, 2 AND 3 ASSESSMENT

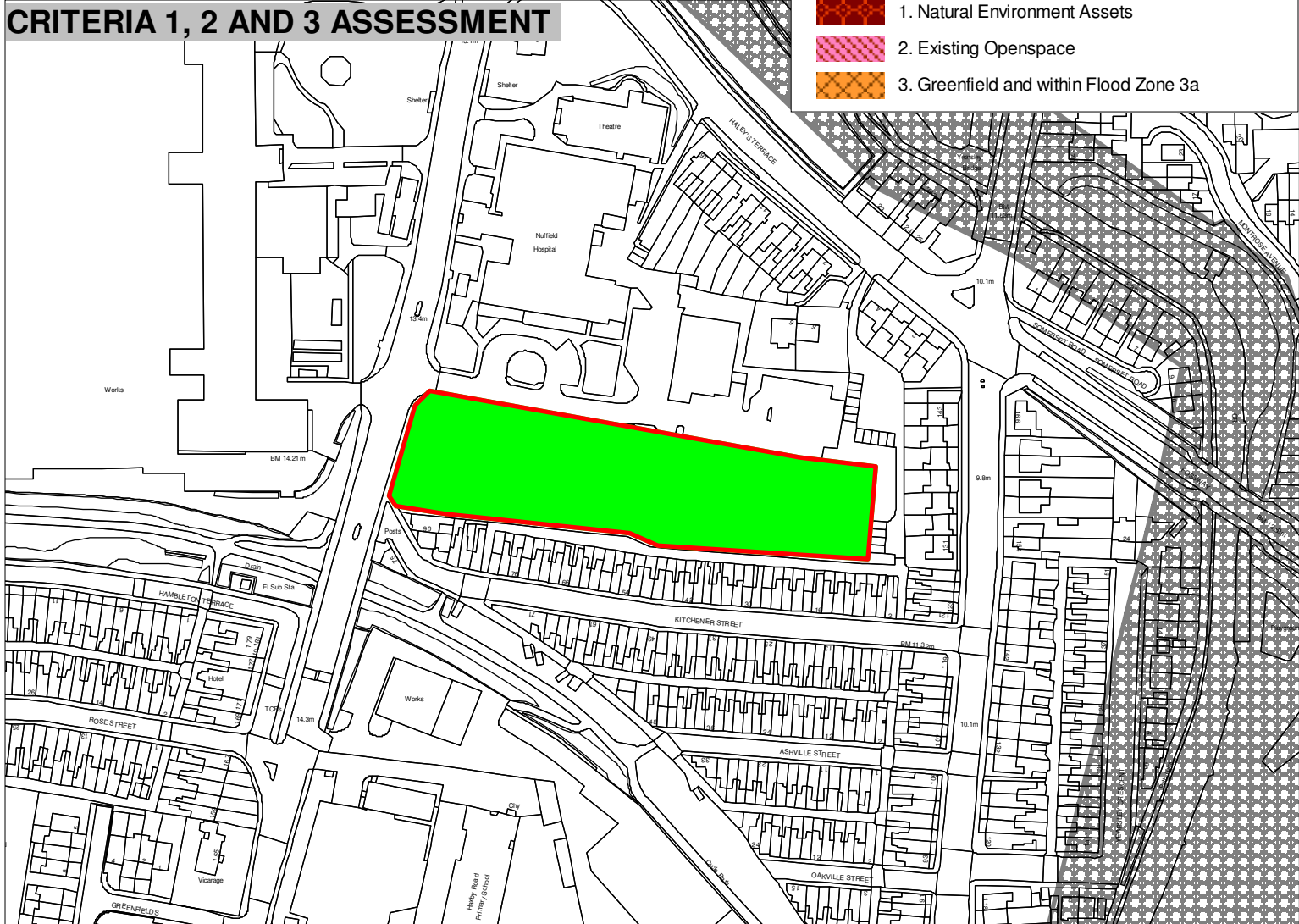


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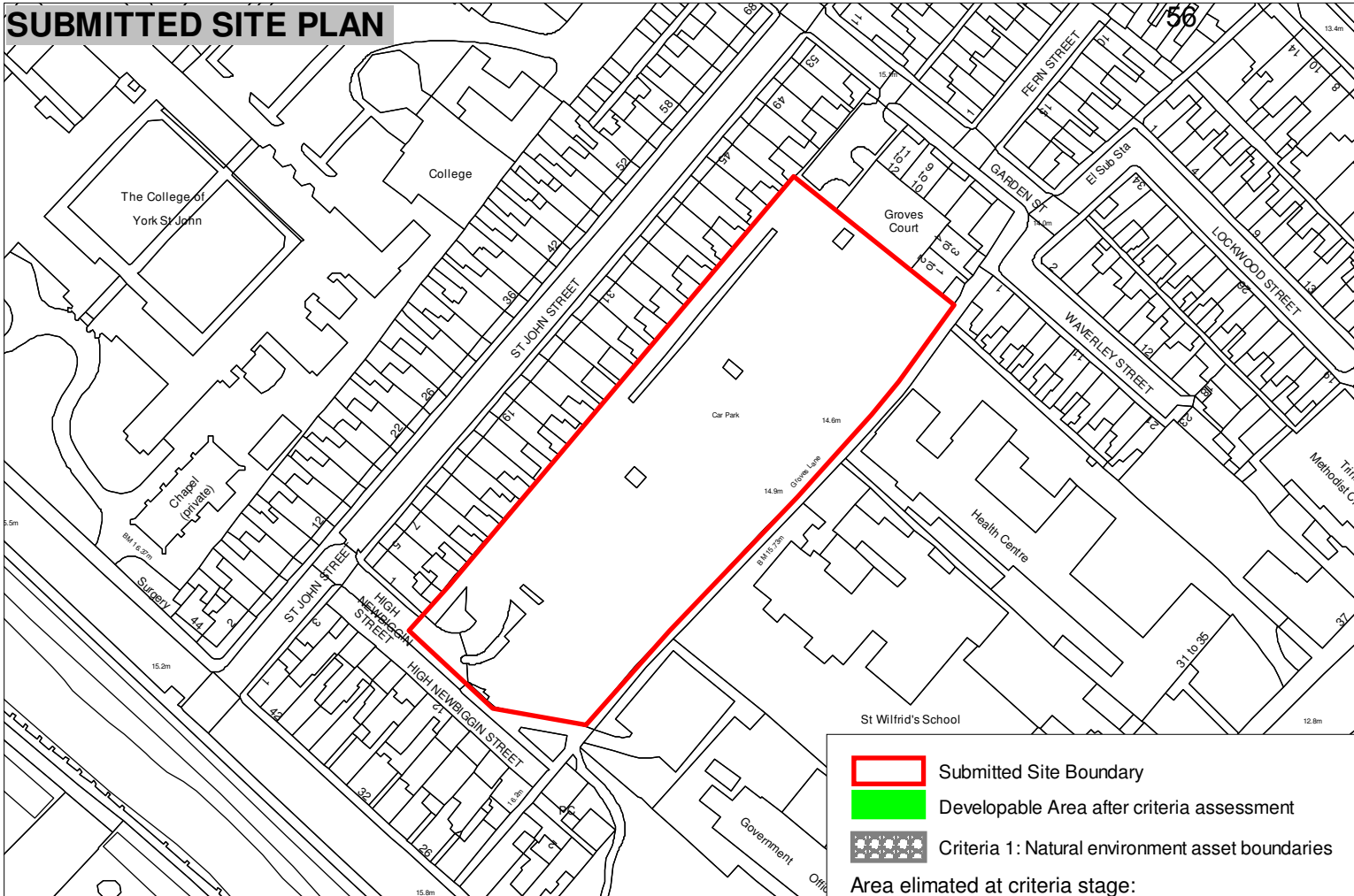


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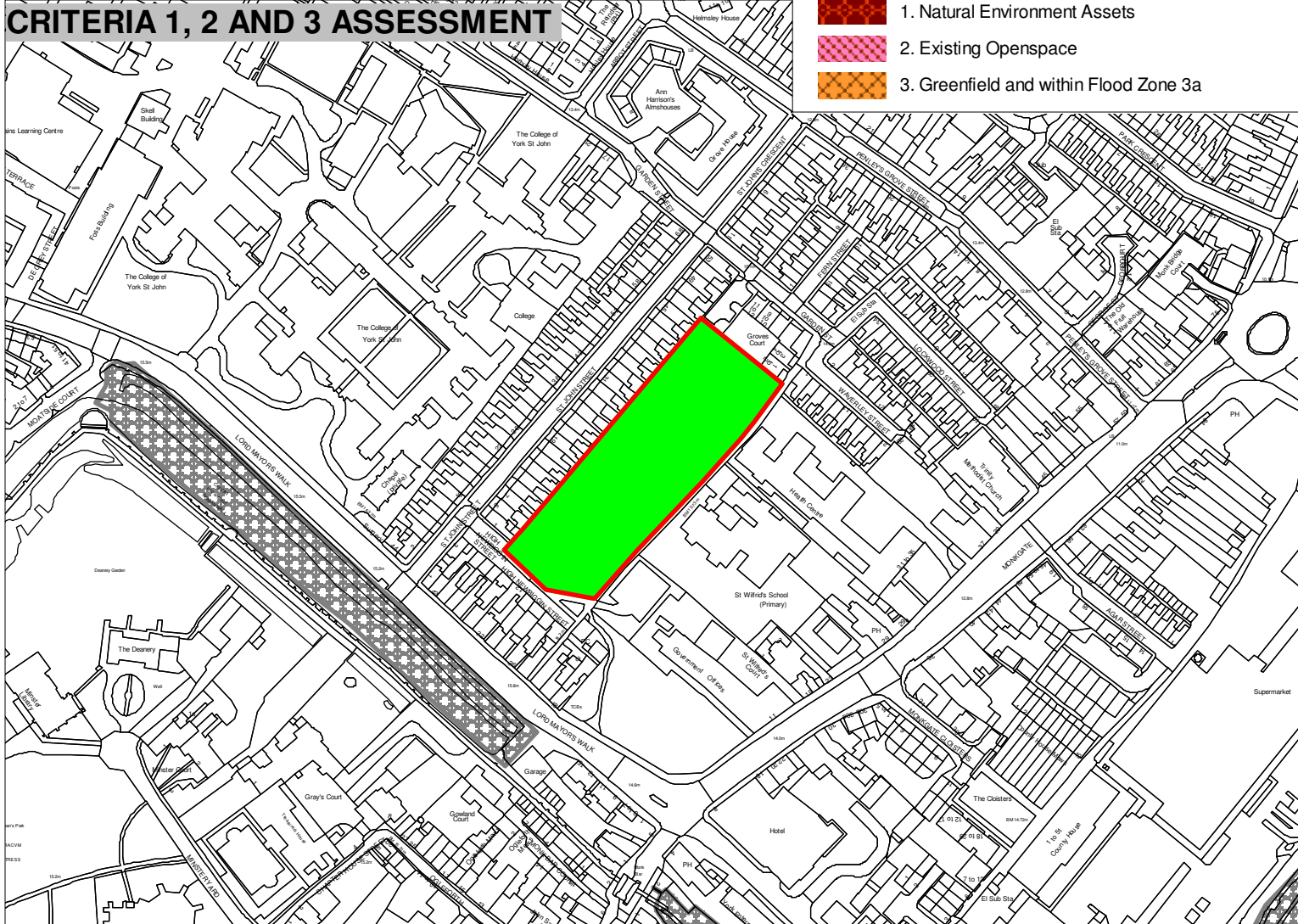
CRITERIA 1, 2 AND 3 ASSESSMENT



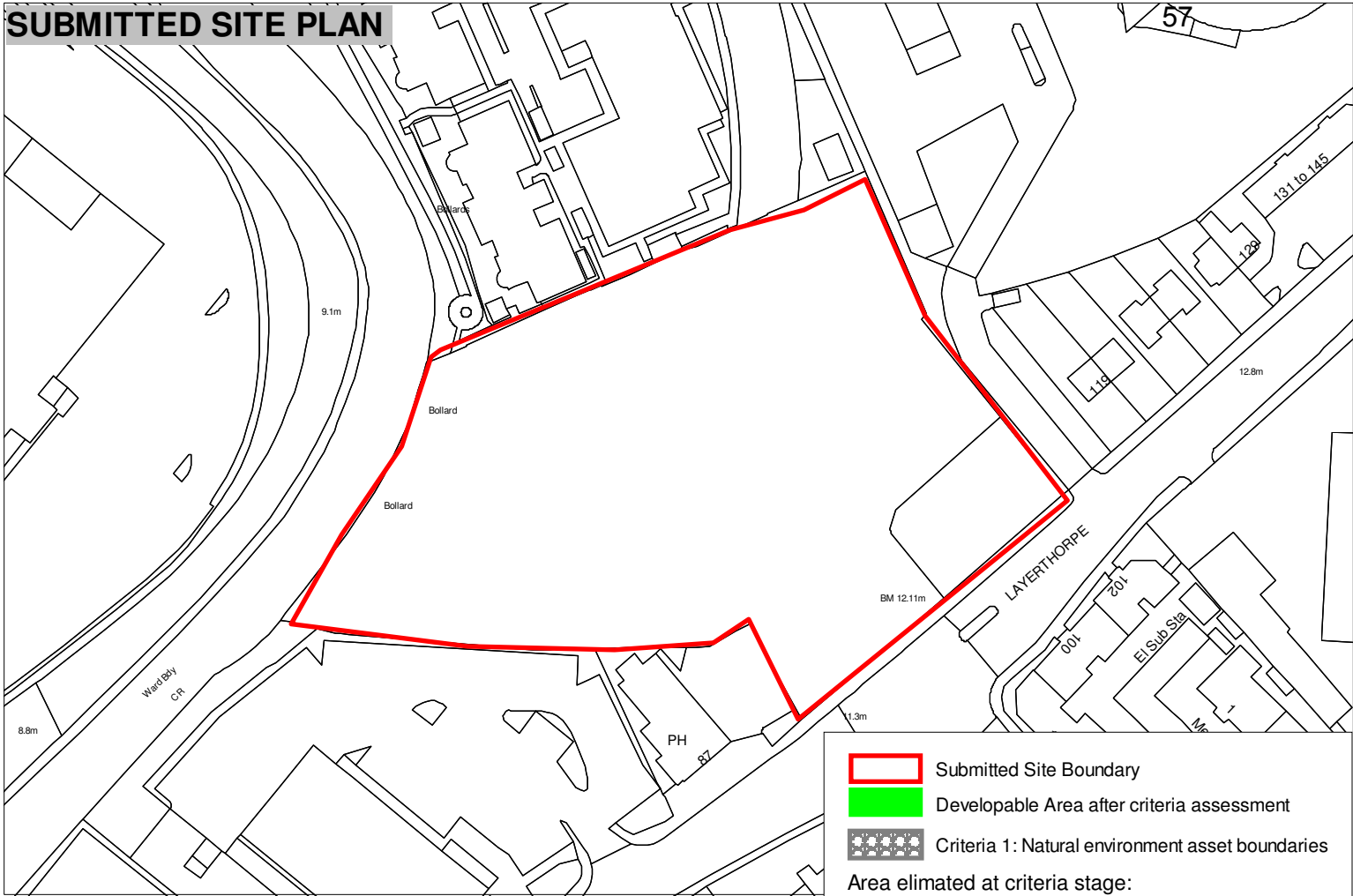
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CRITERIA 1, 2 AND 3 ASSESSMENT

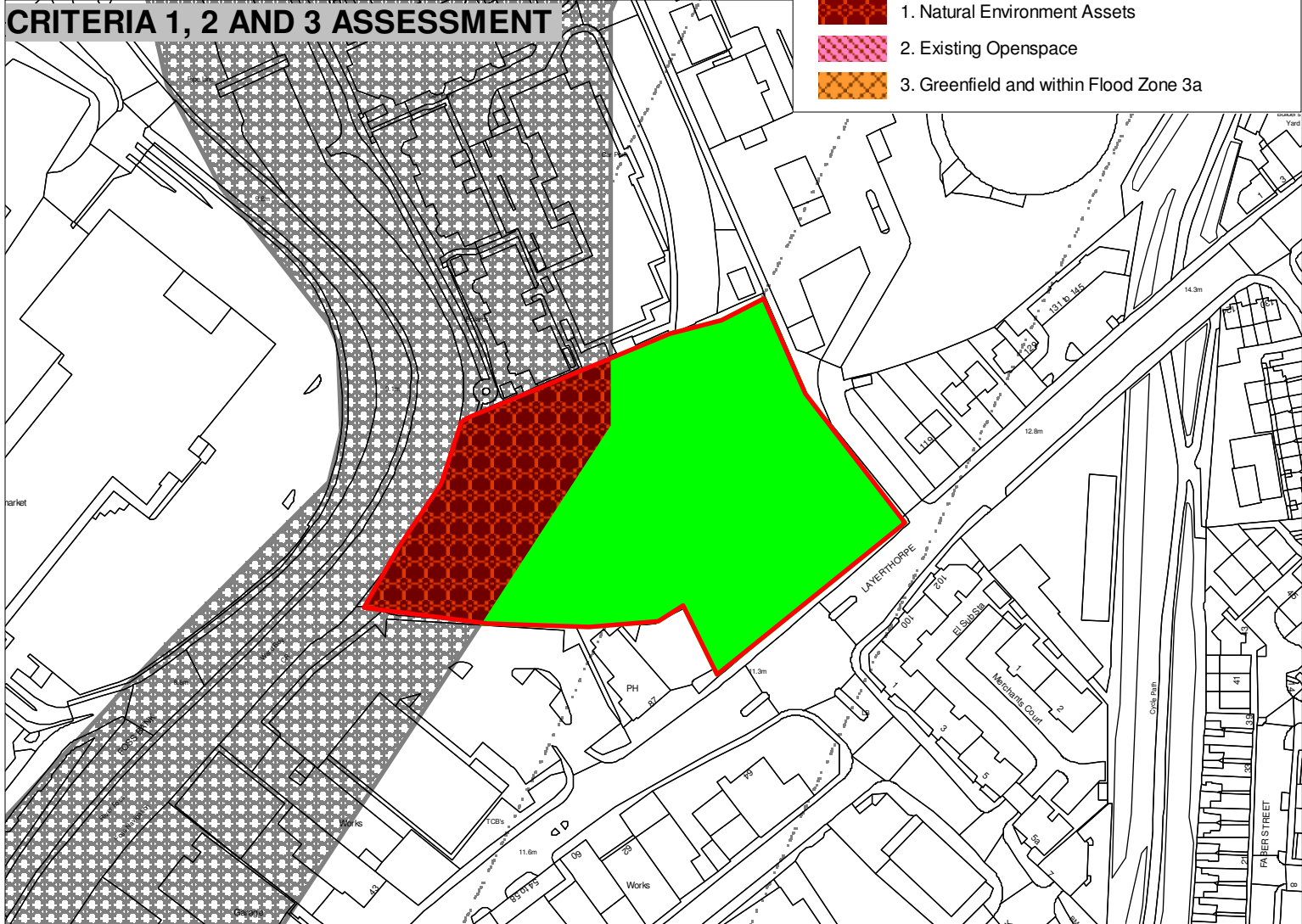


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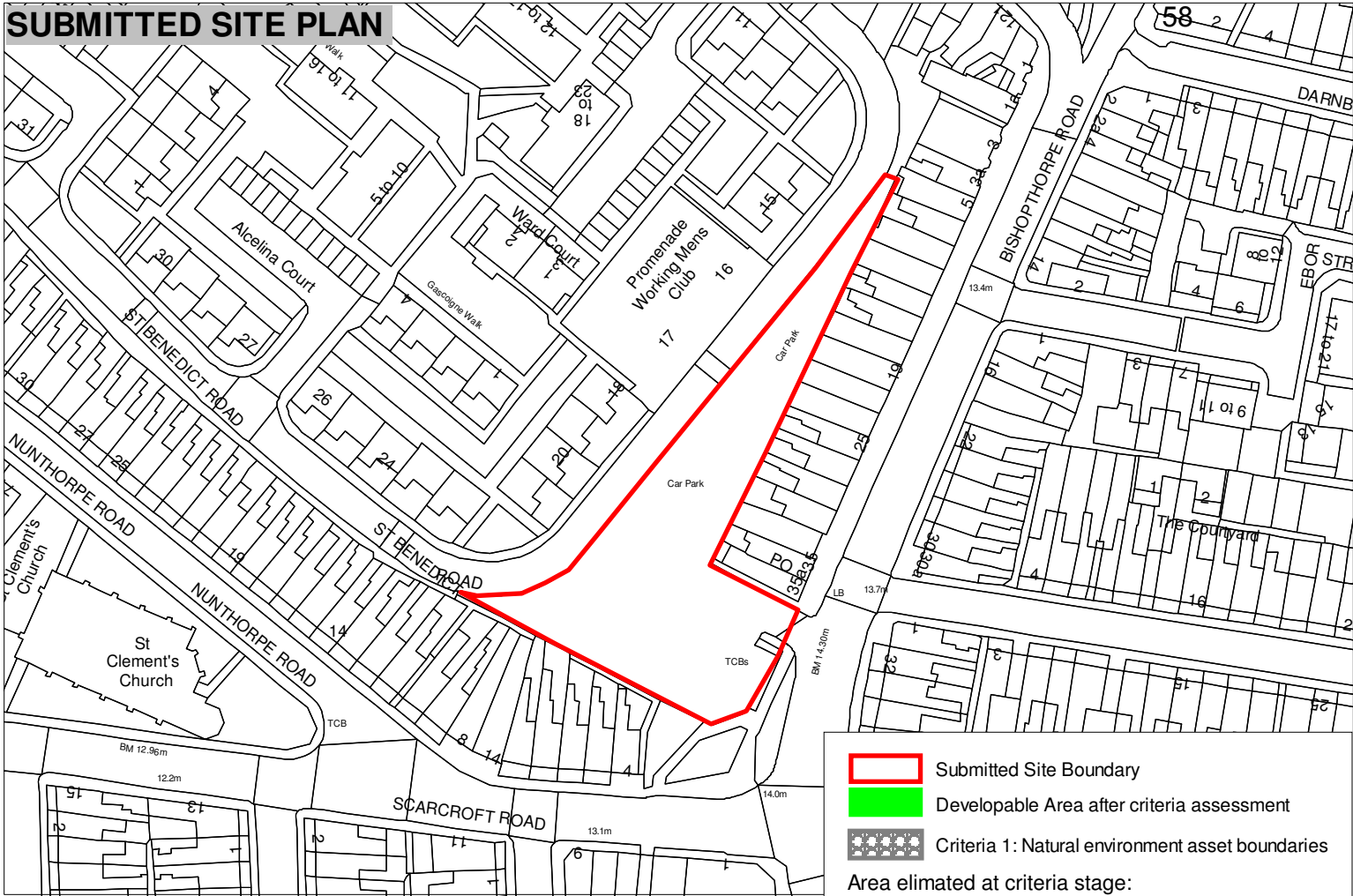


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CRITERIA 1, 2 AND 3 ASSESSMENT

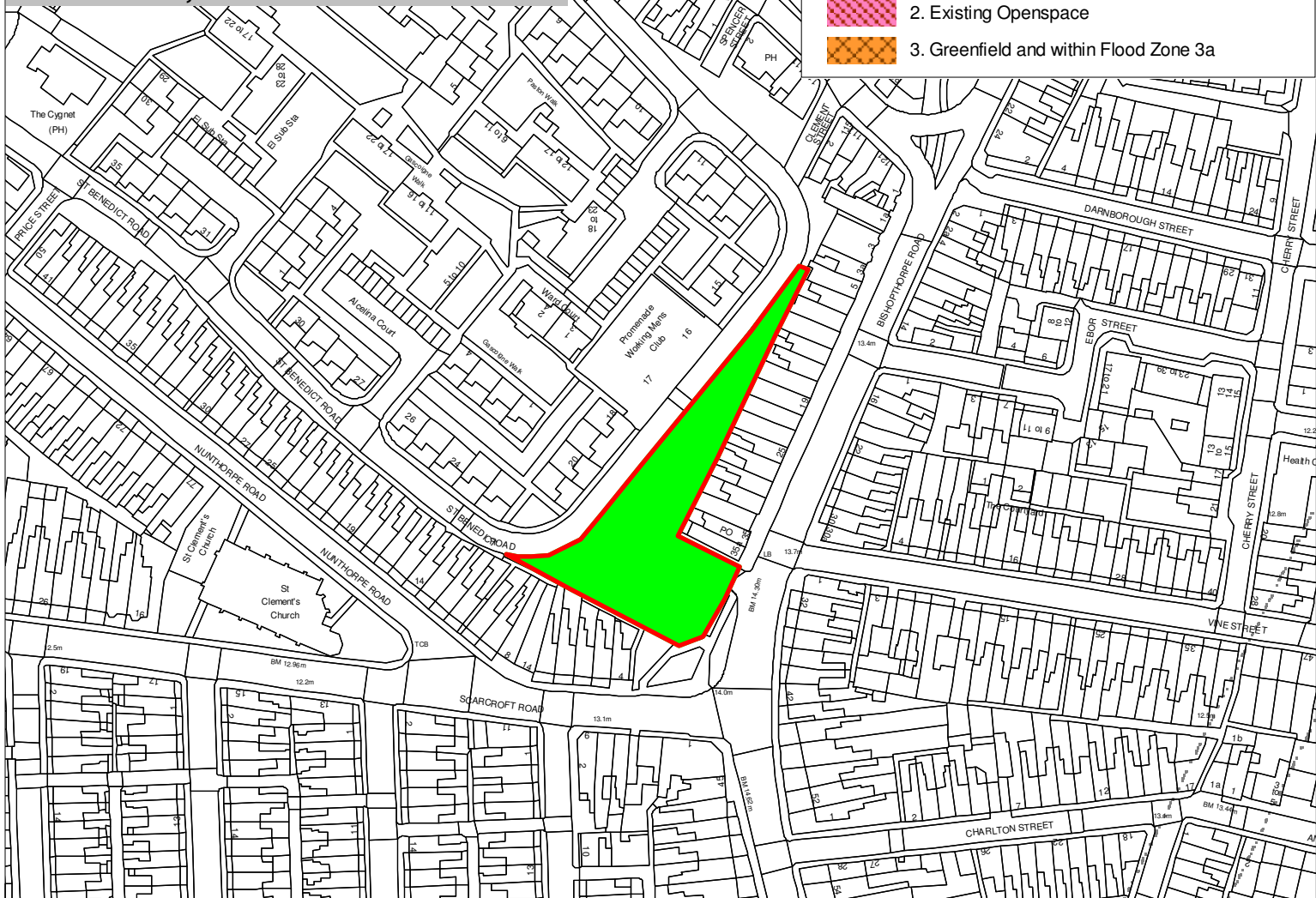


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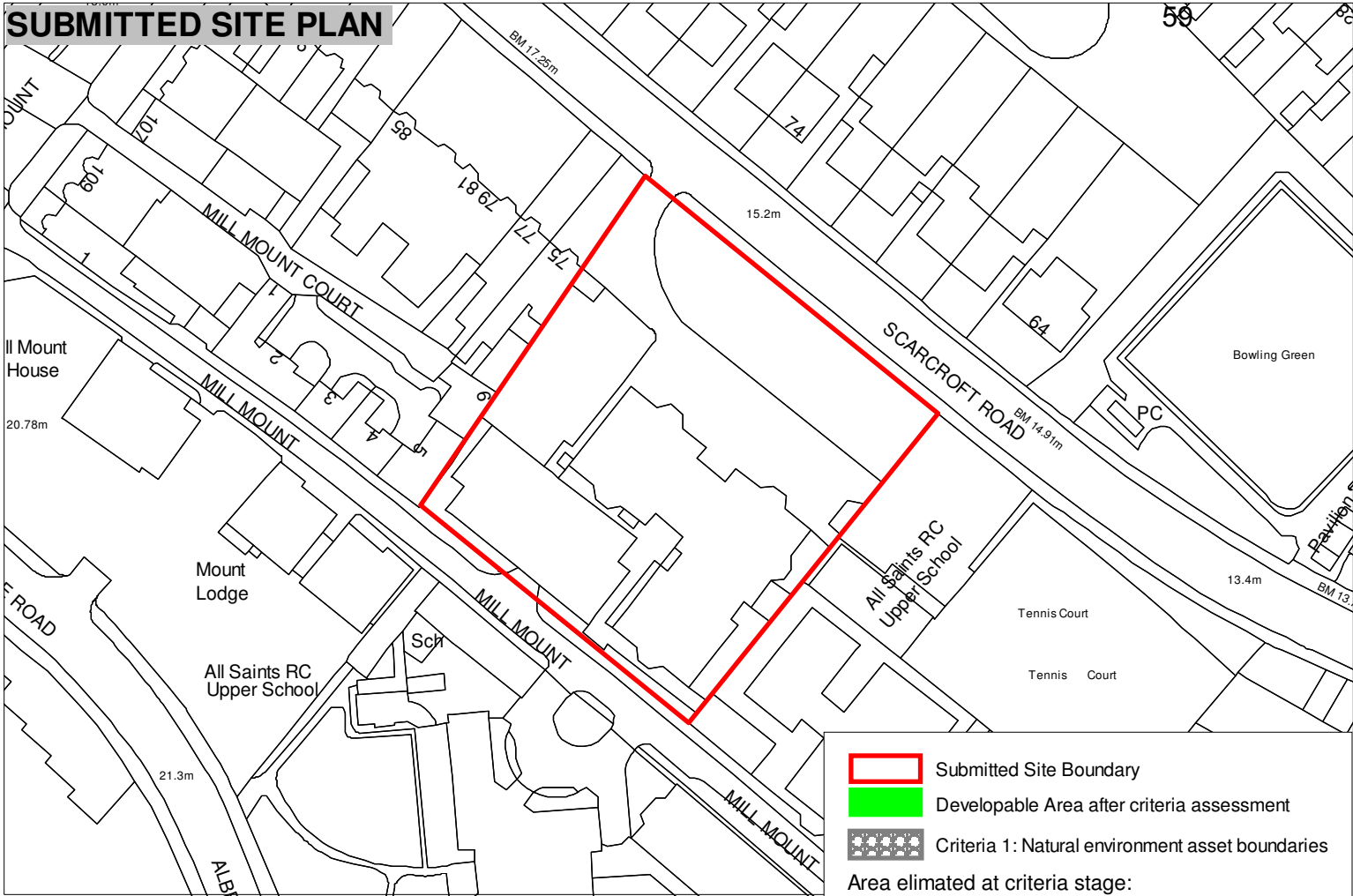


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



Submitted Site Boundary

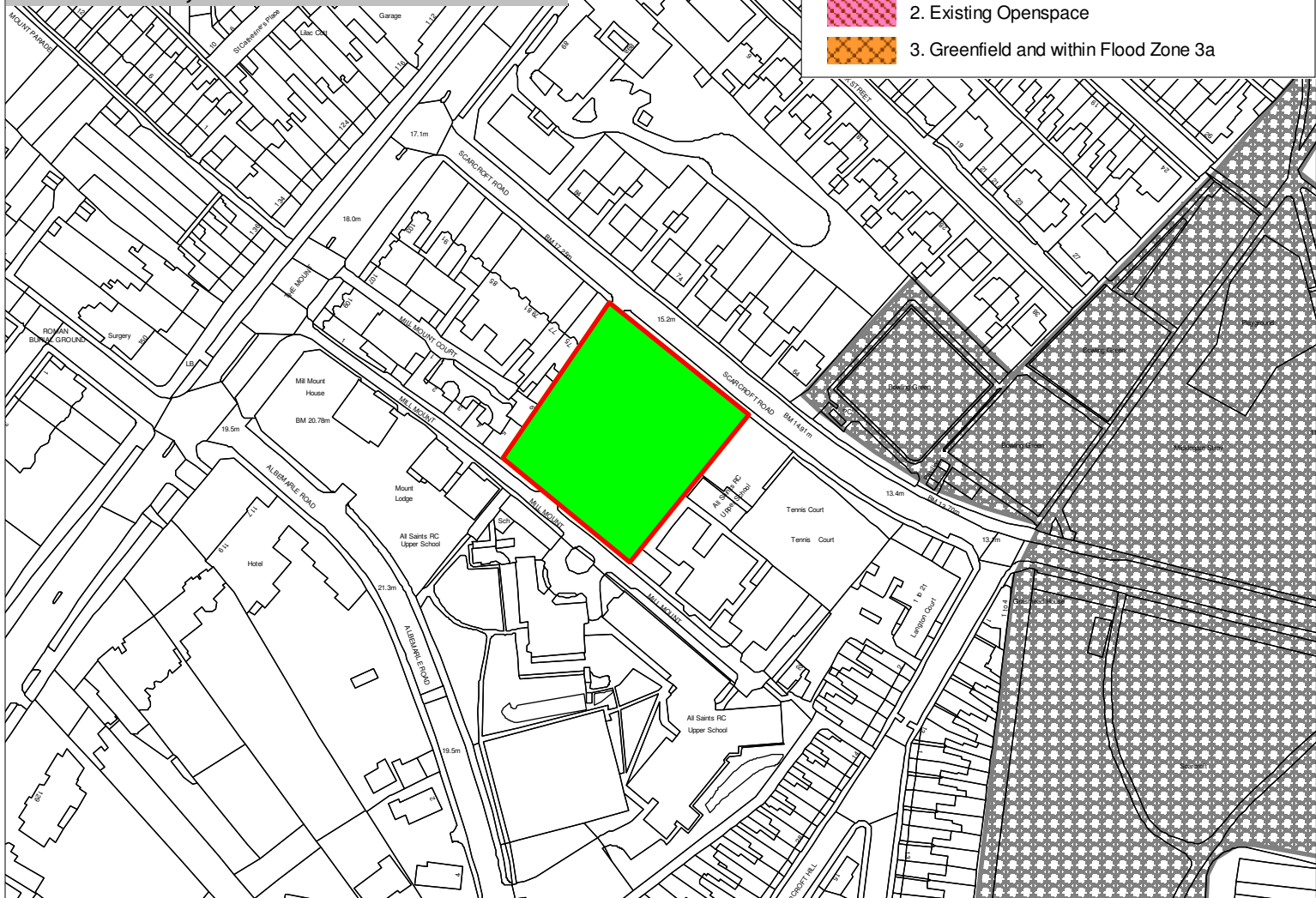
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

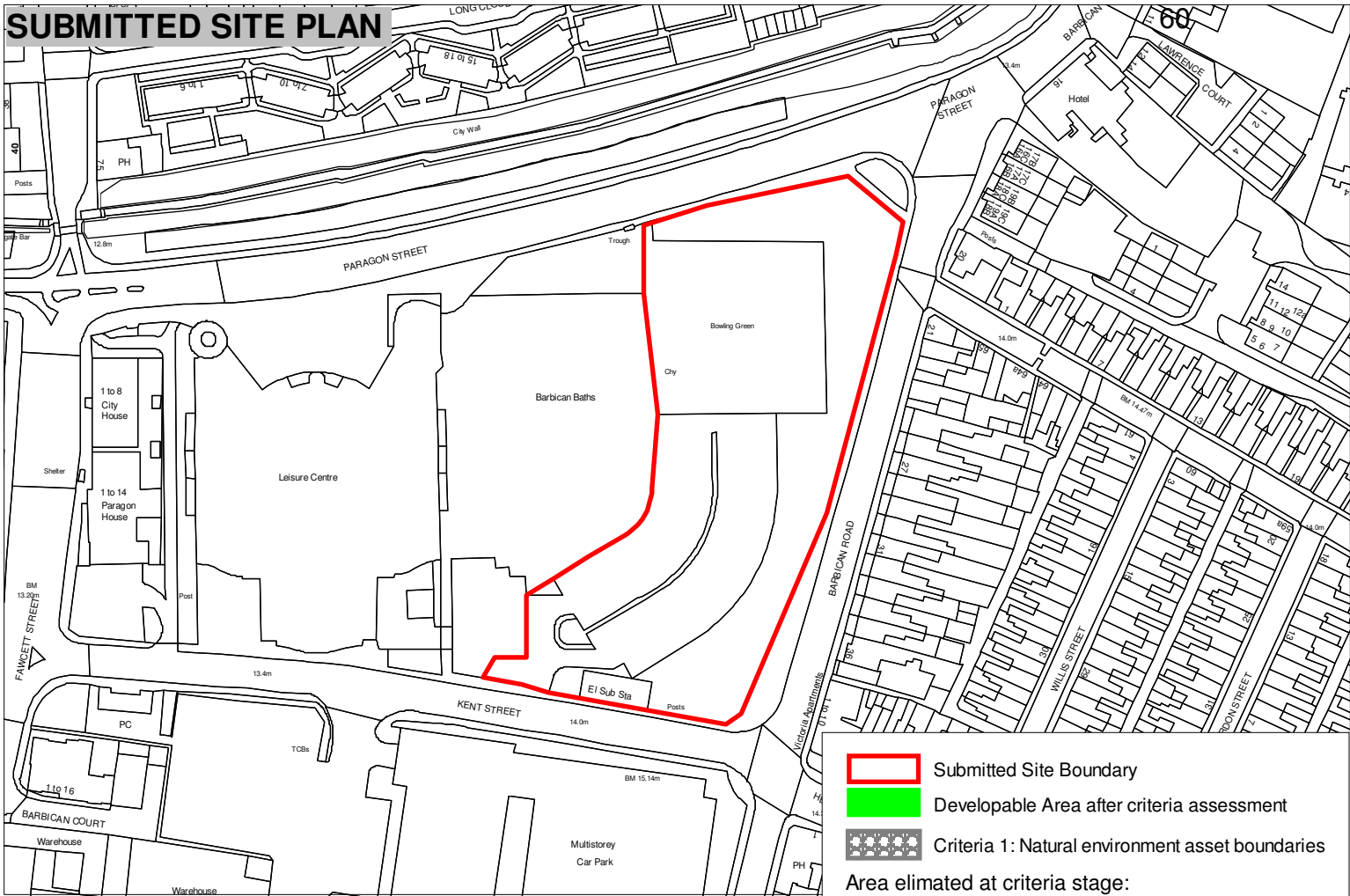
Area eliminated at criteria stage:

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

CRITERIA 1, 2 AND 3 ASSESSMENT

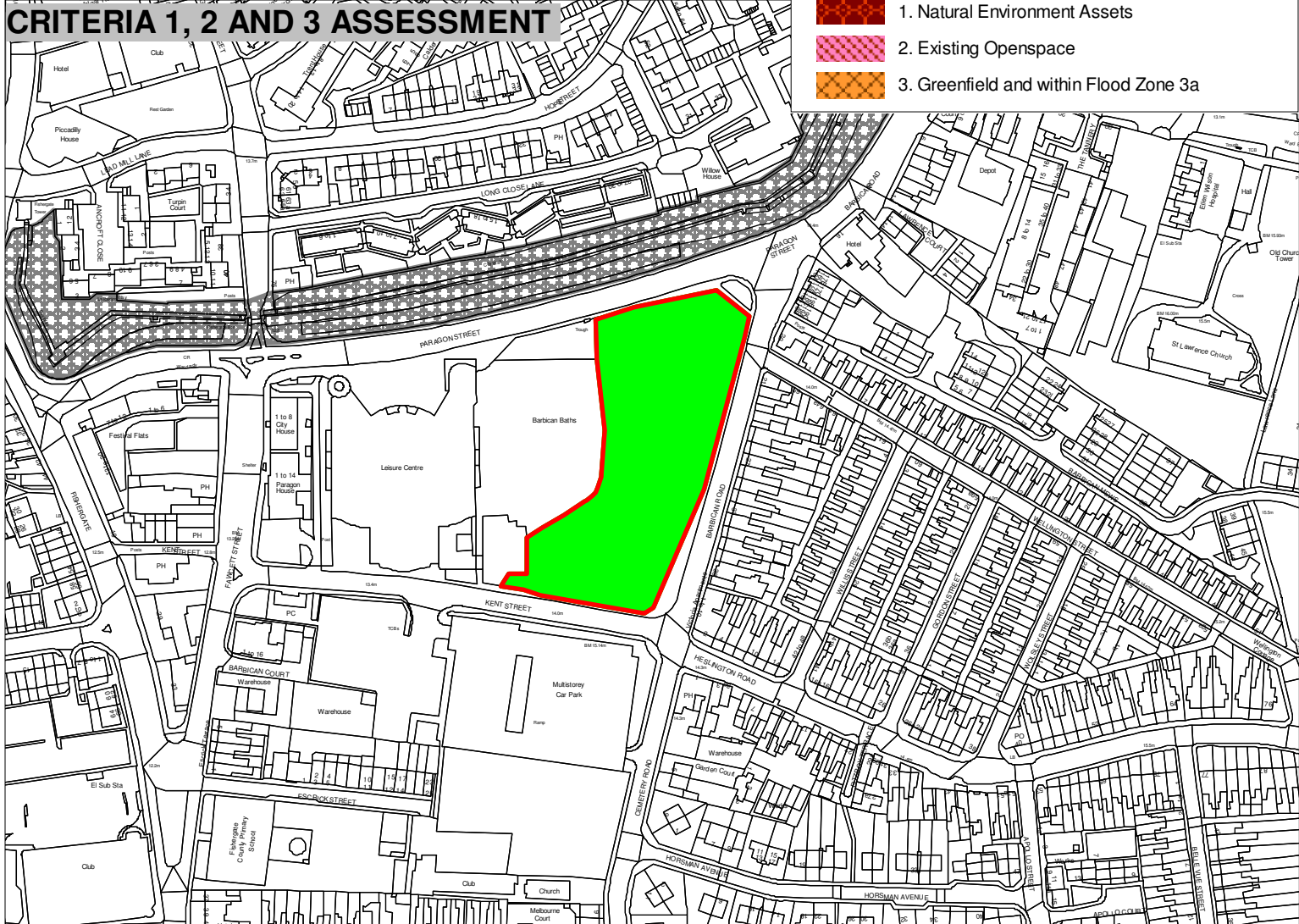


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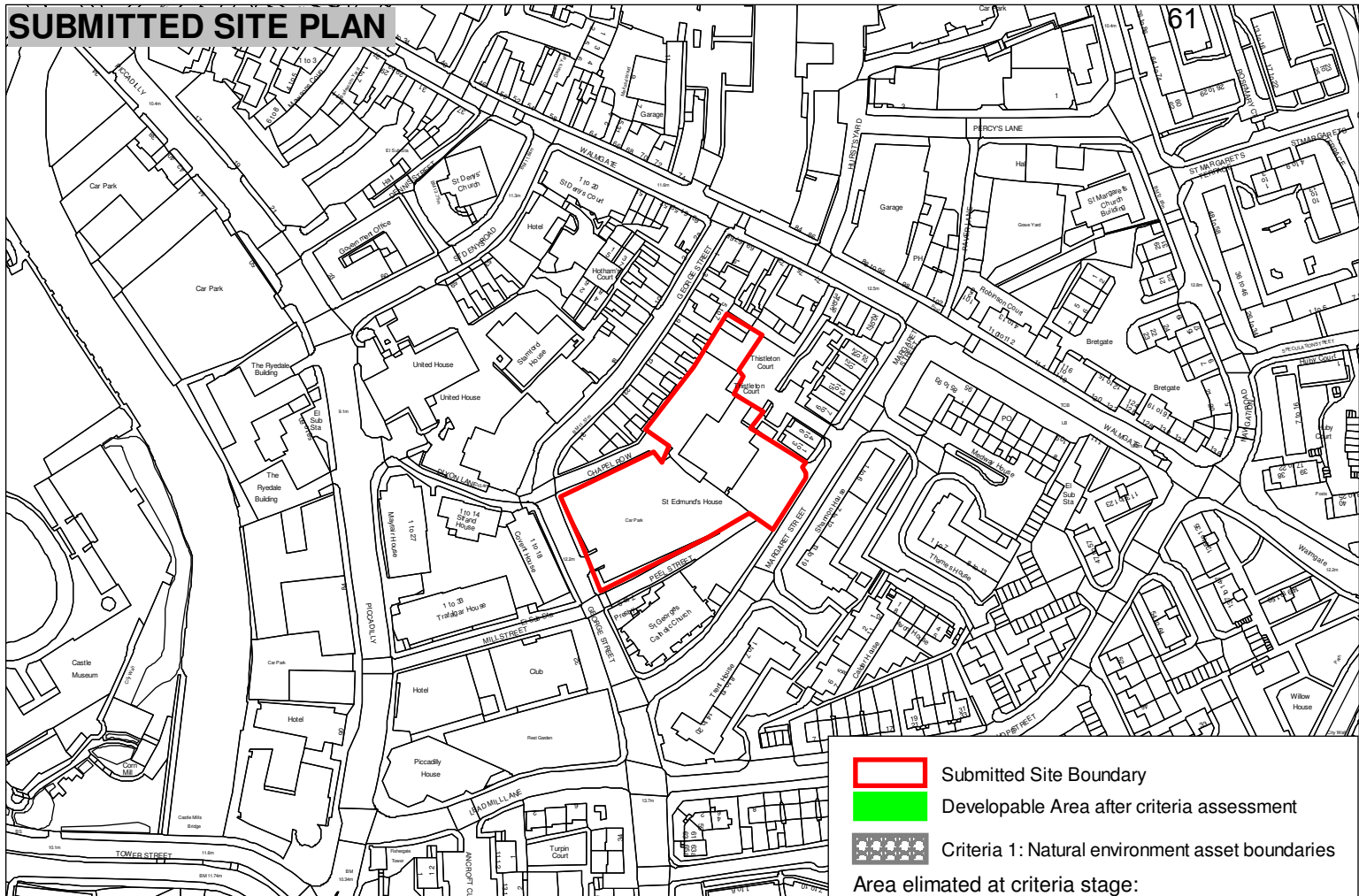


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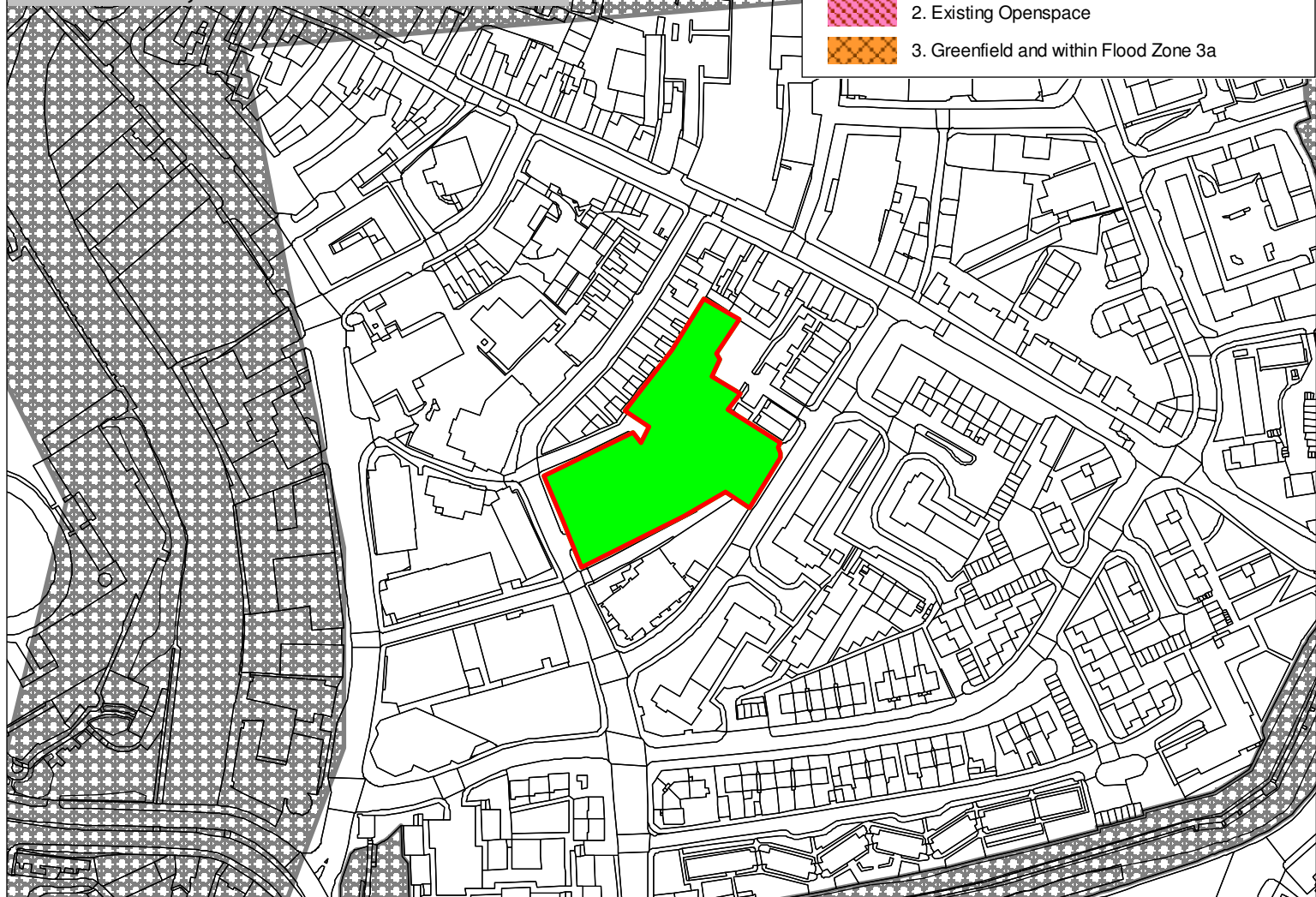
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

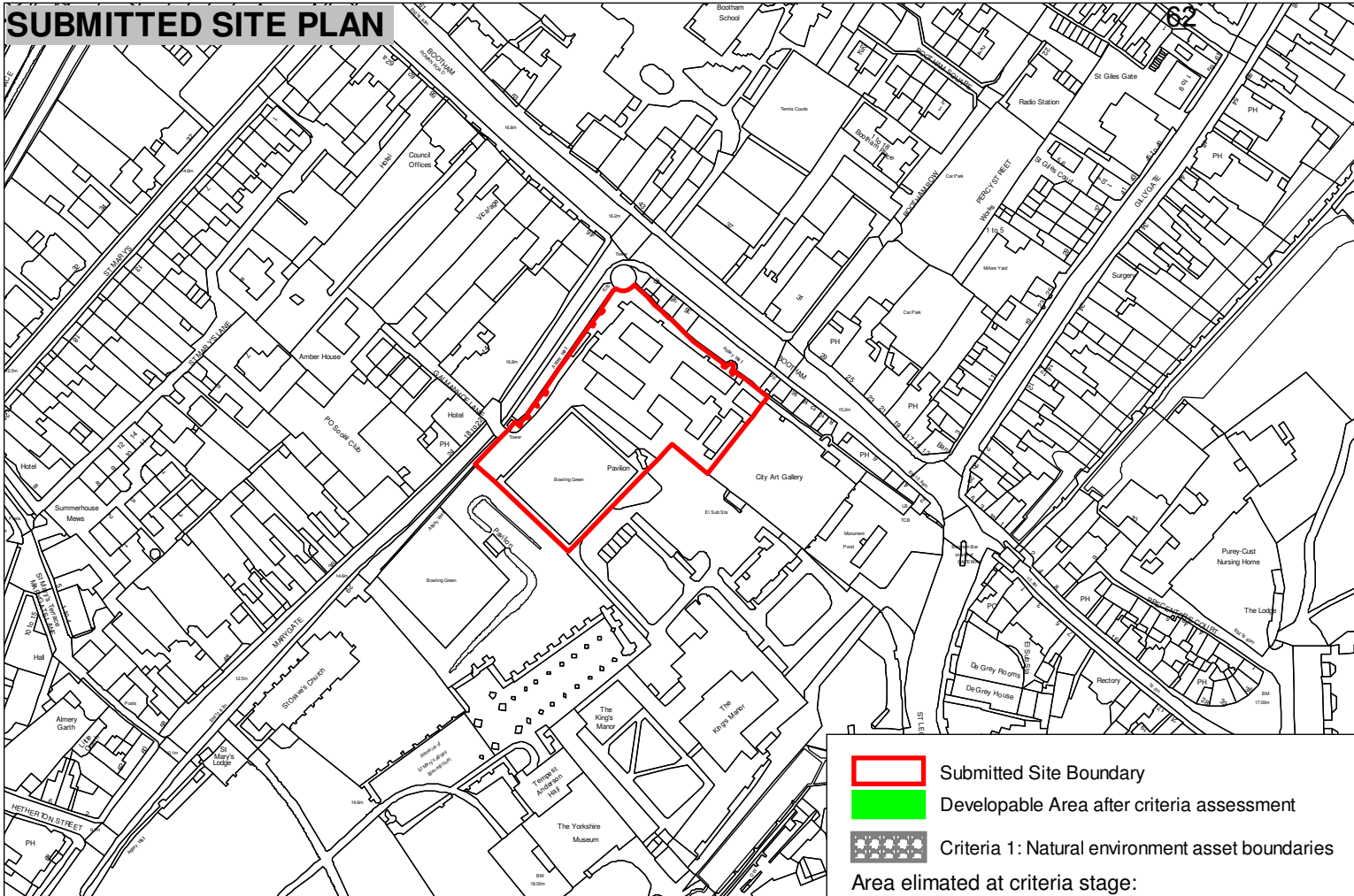


CRITERIA 1, 2 AND 3 ASSESSMENT



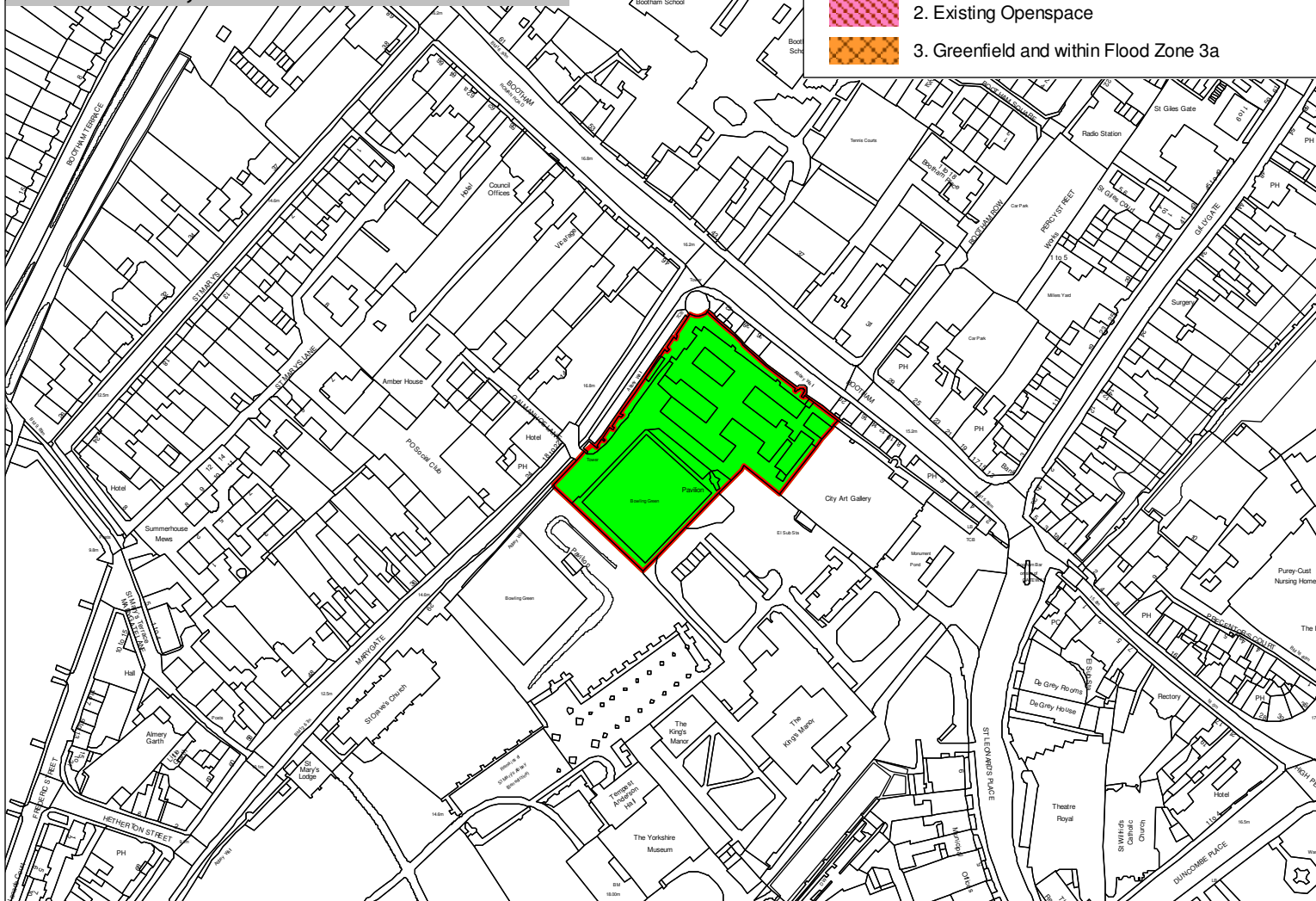
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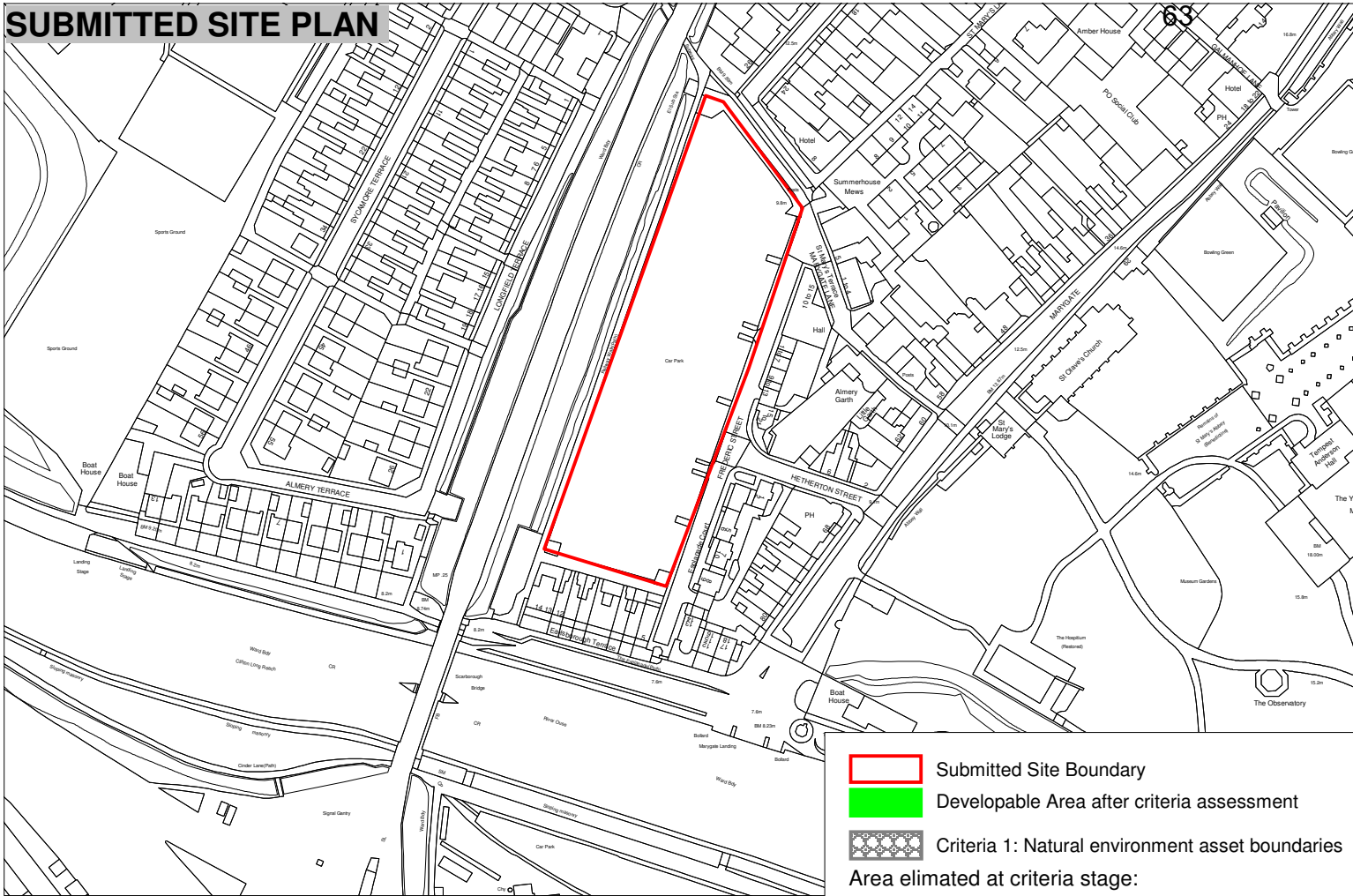


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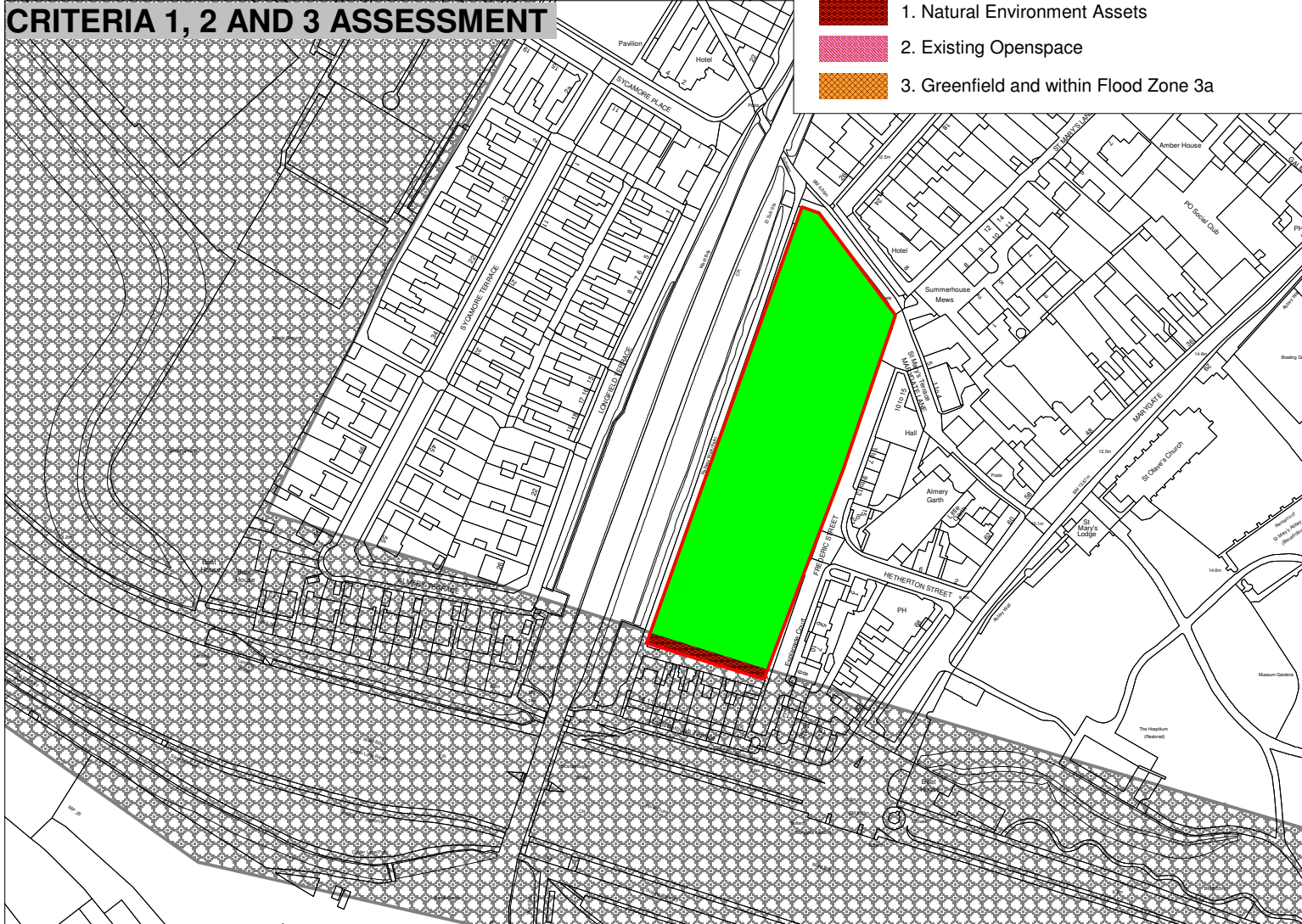
CRITERIA 1, 2 AND 3 ASSESSMENT



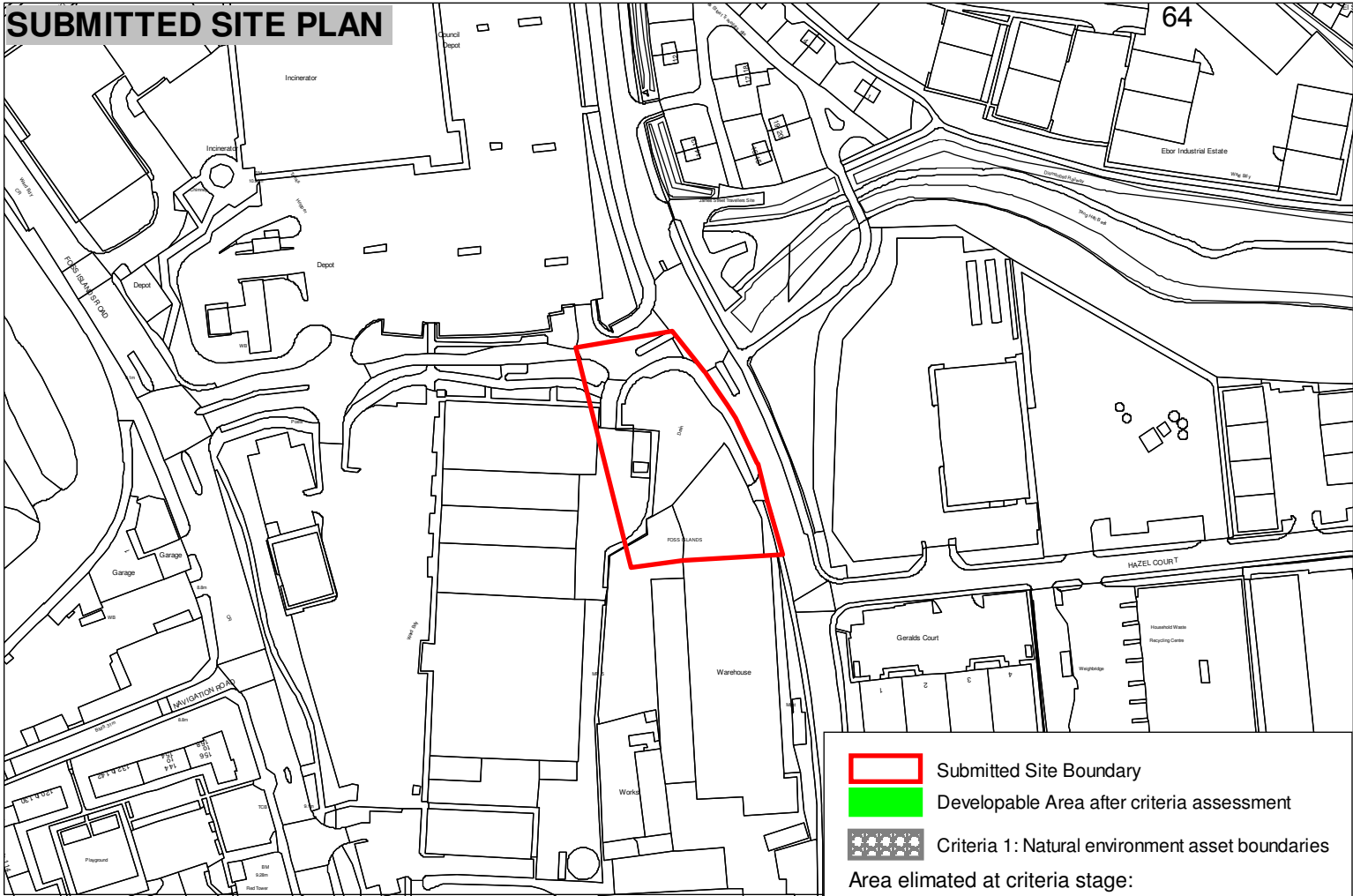
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CRITERIA 1, 2 AND 3 ASSESSMENT

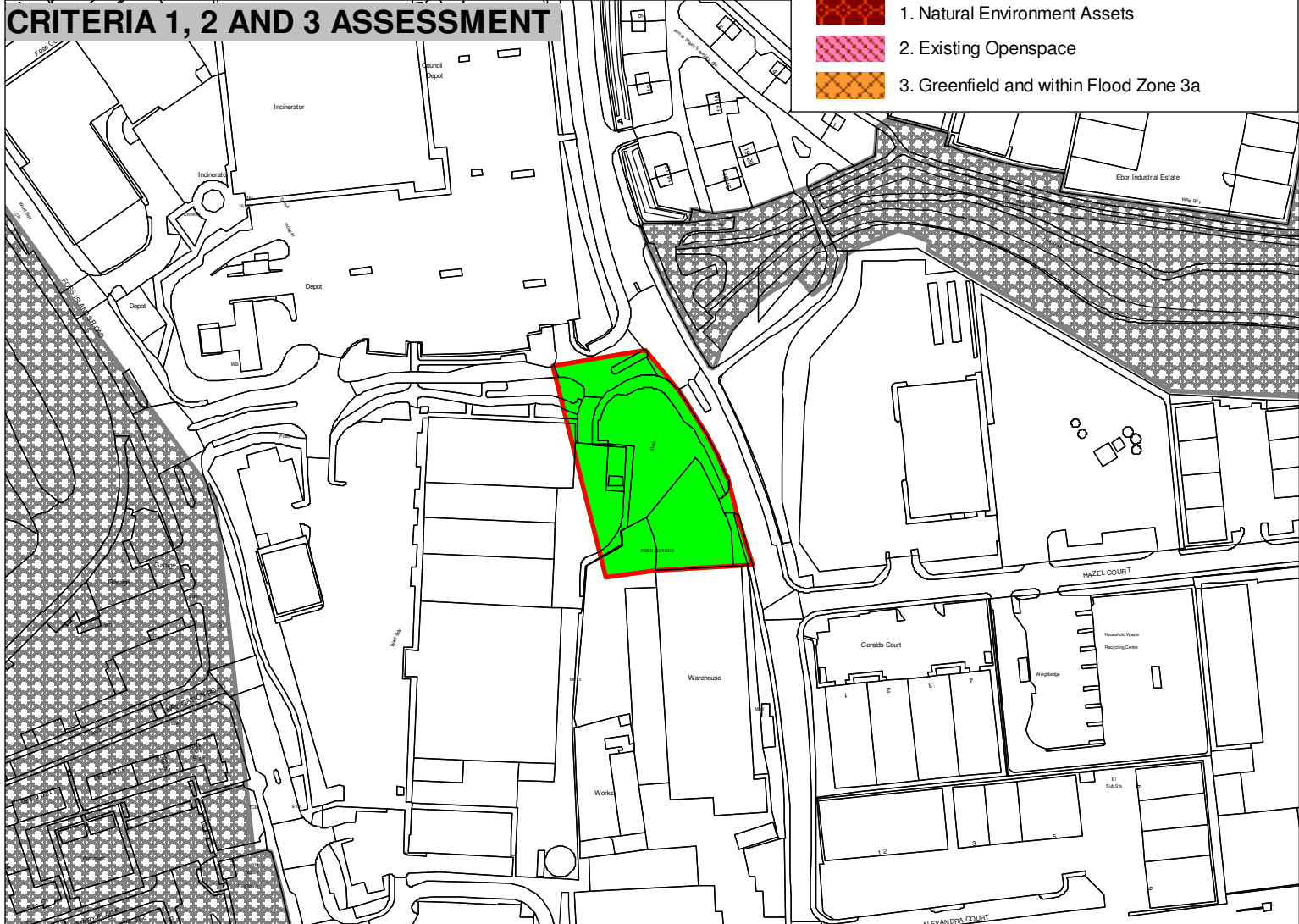


SUBMITTED SITE PLAN

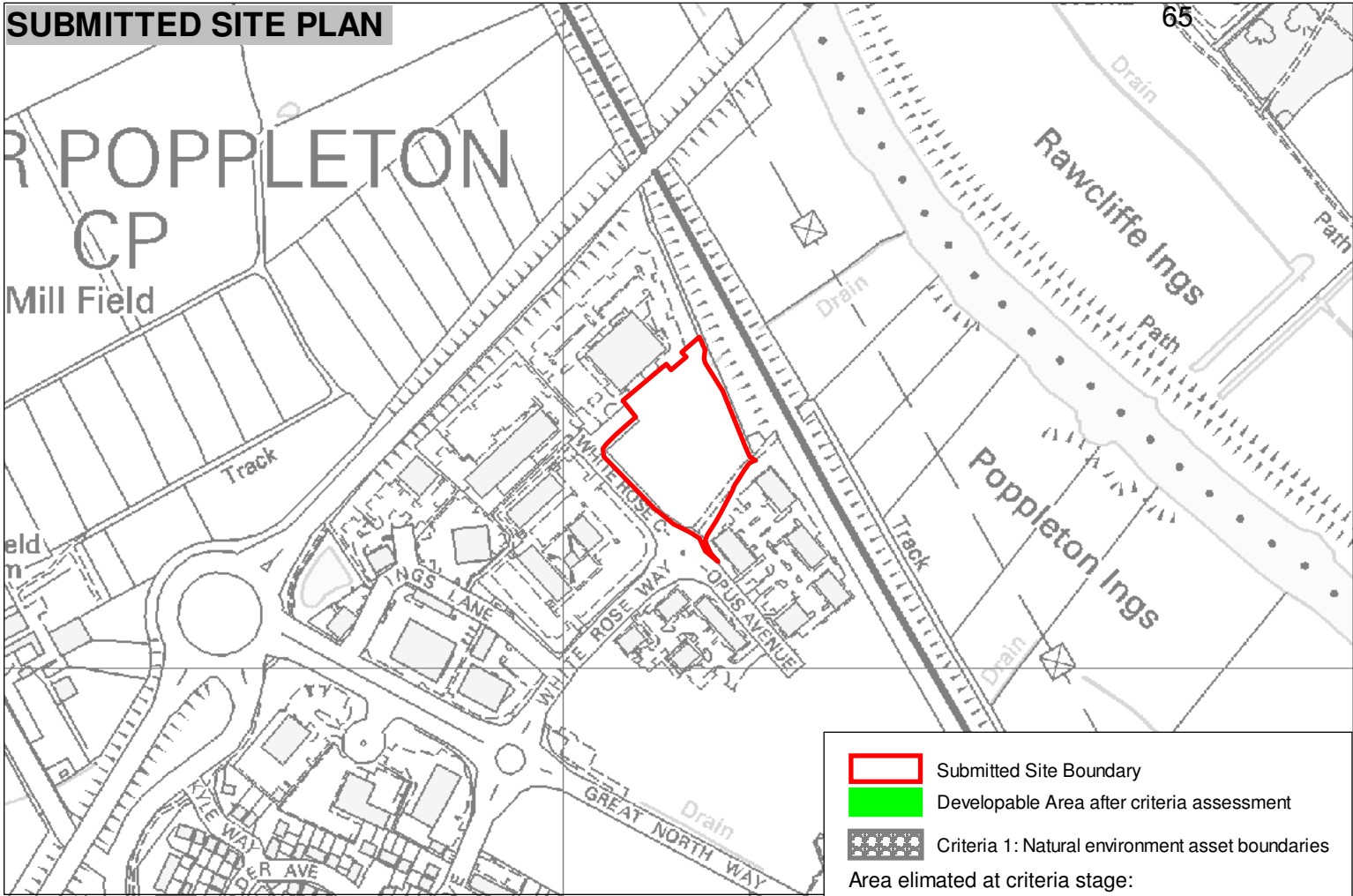


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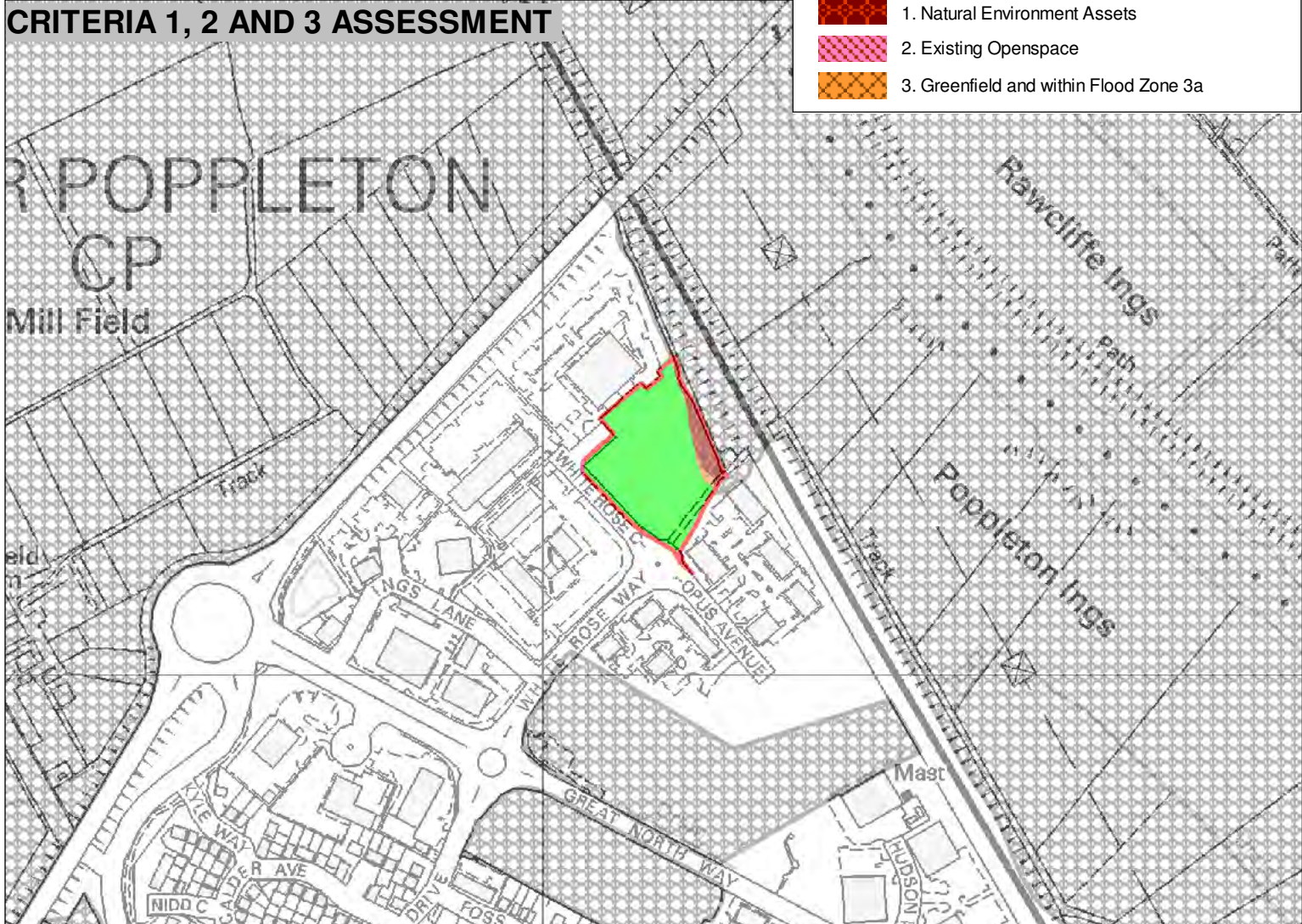
CRITERIA 1, 2 AND 3 ASSESSMENT



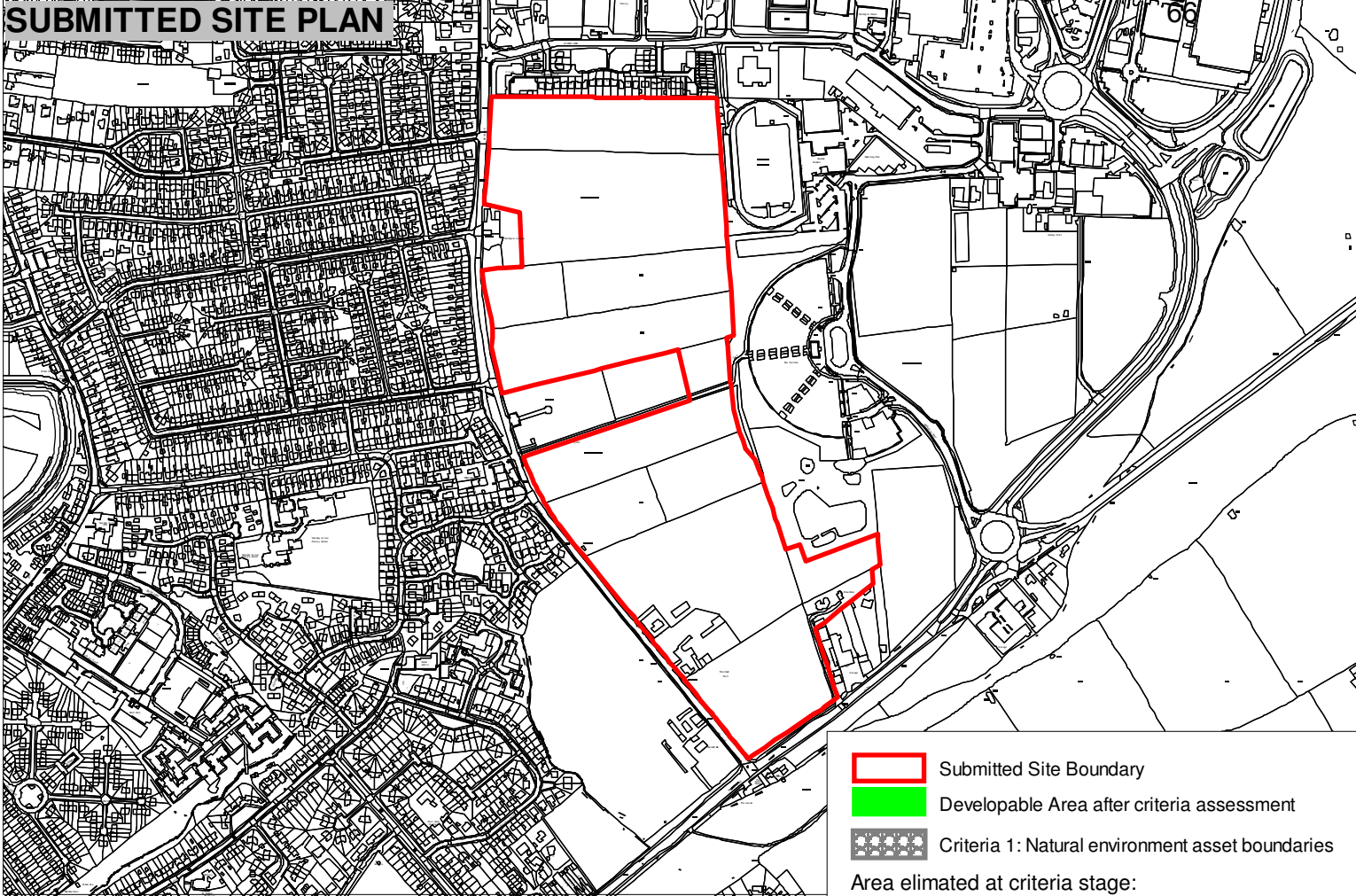
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT

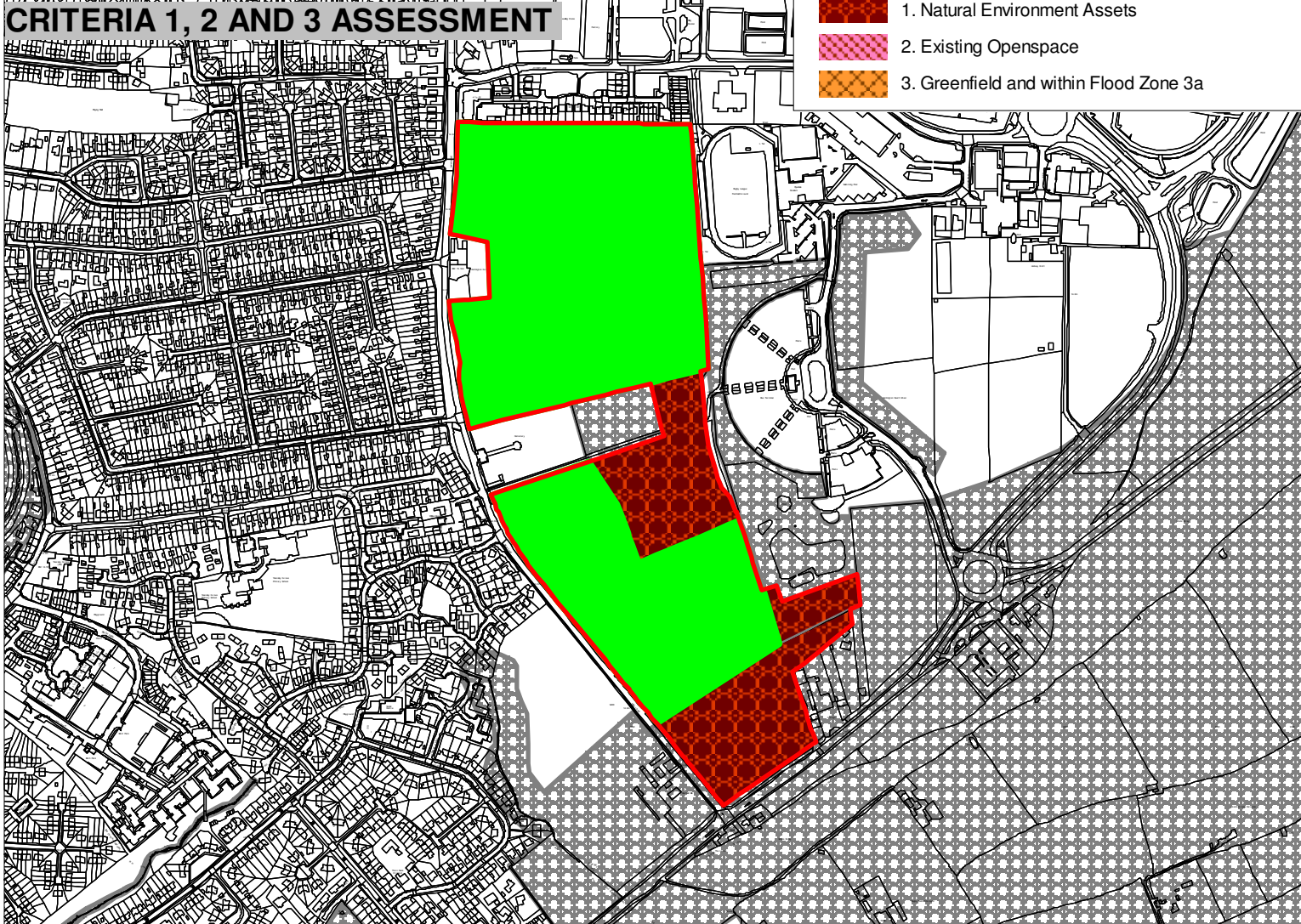


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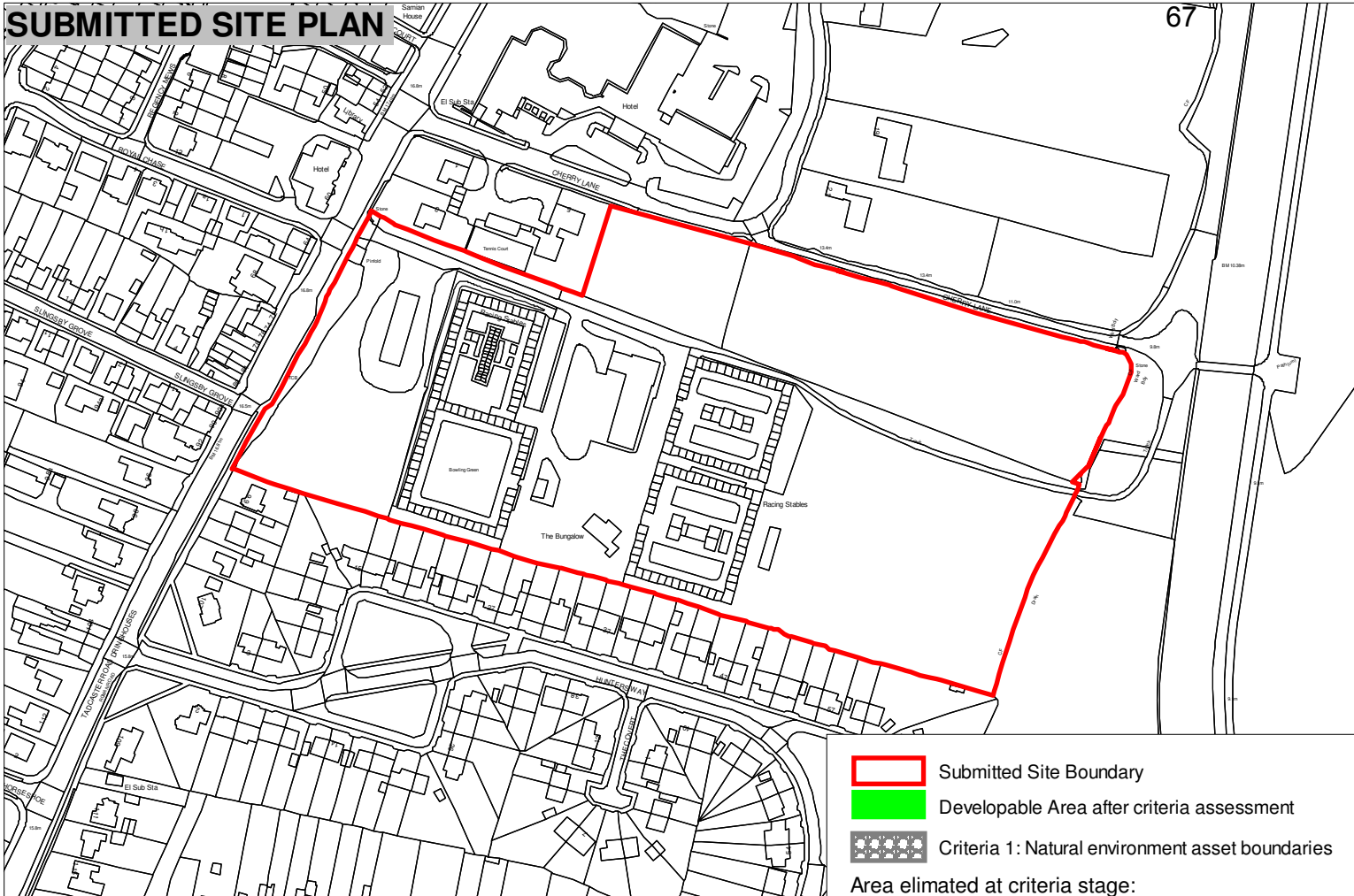





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CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN

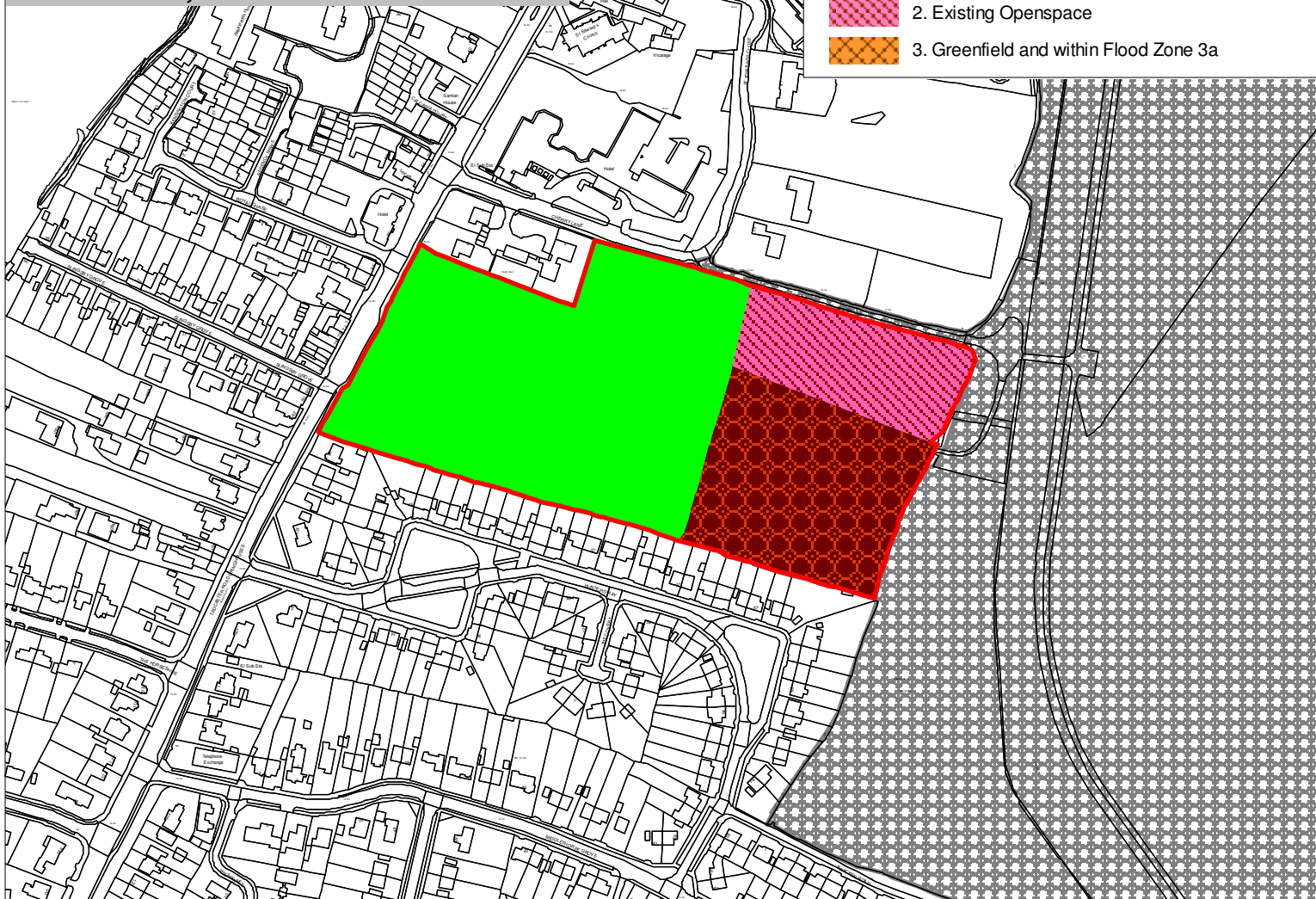


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Area eliminated at criteria stage:

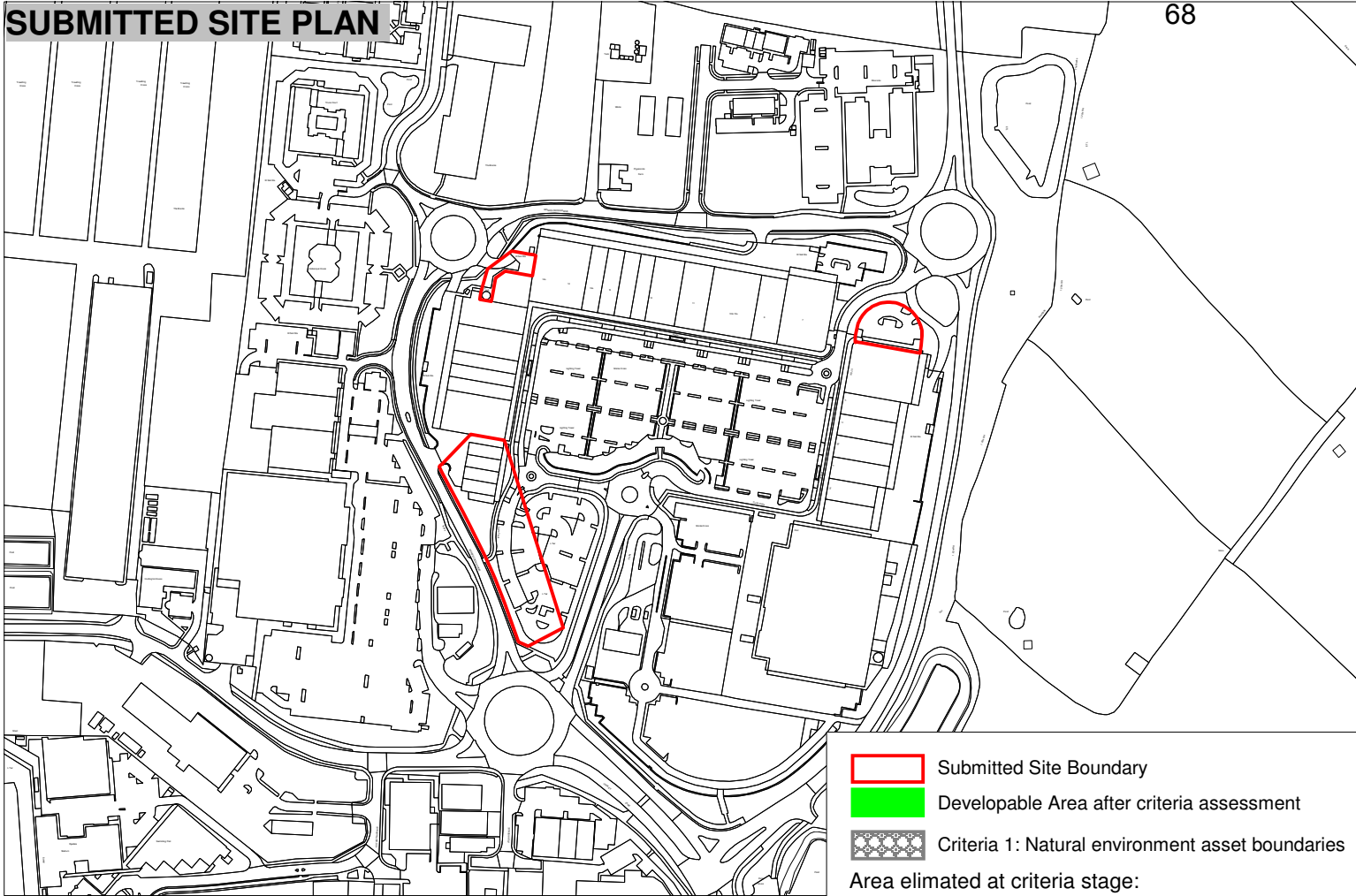
-  1. Natural Environment Assets
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CRITERIA 1, 2 AND 3 ASSESSMENT



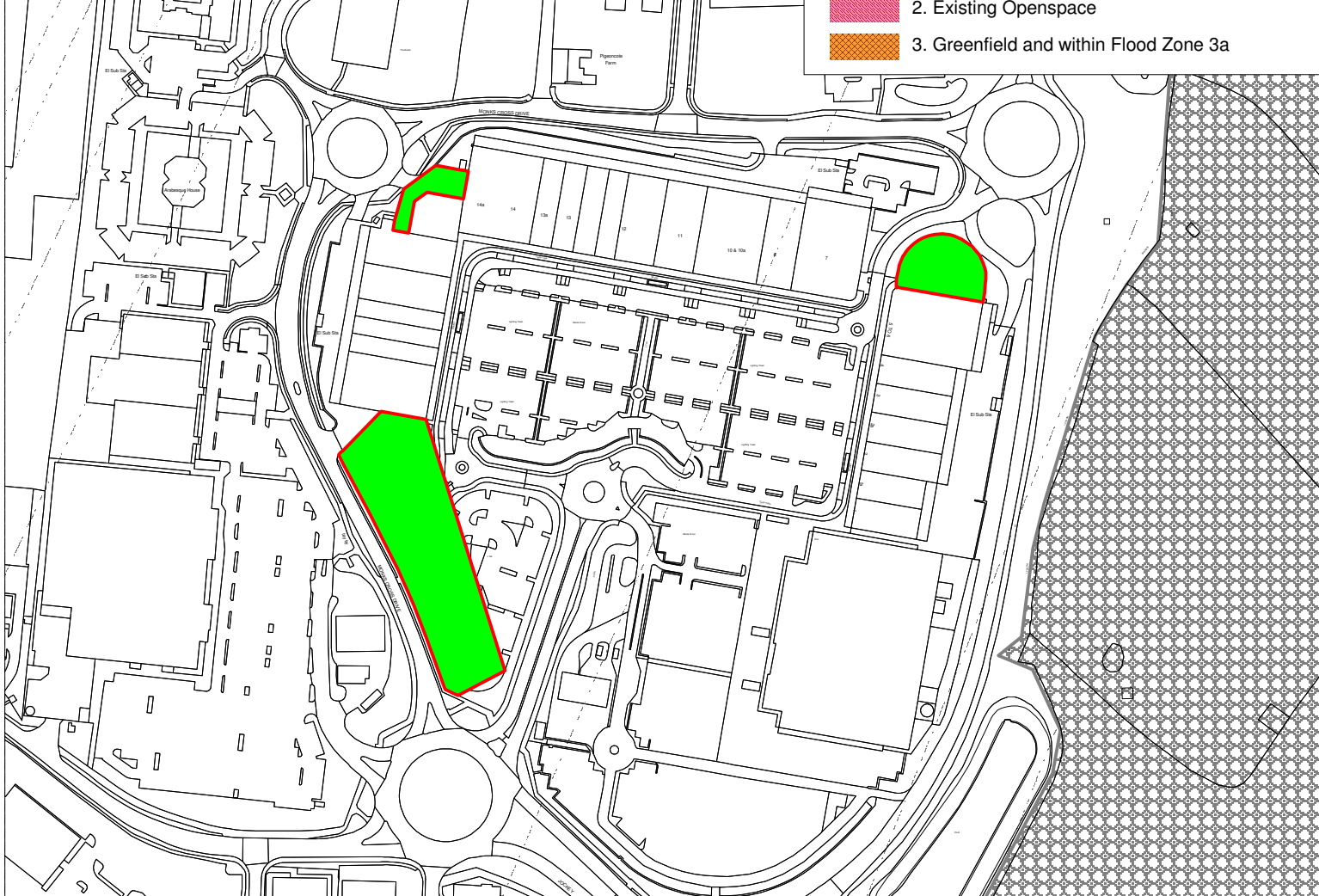
SUBMITTED SITE PLAN

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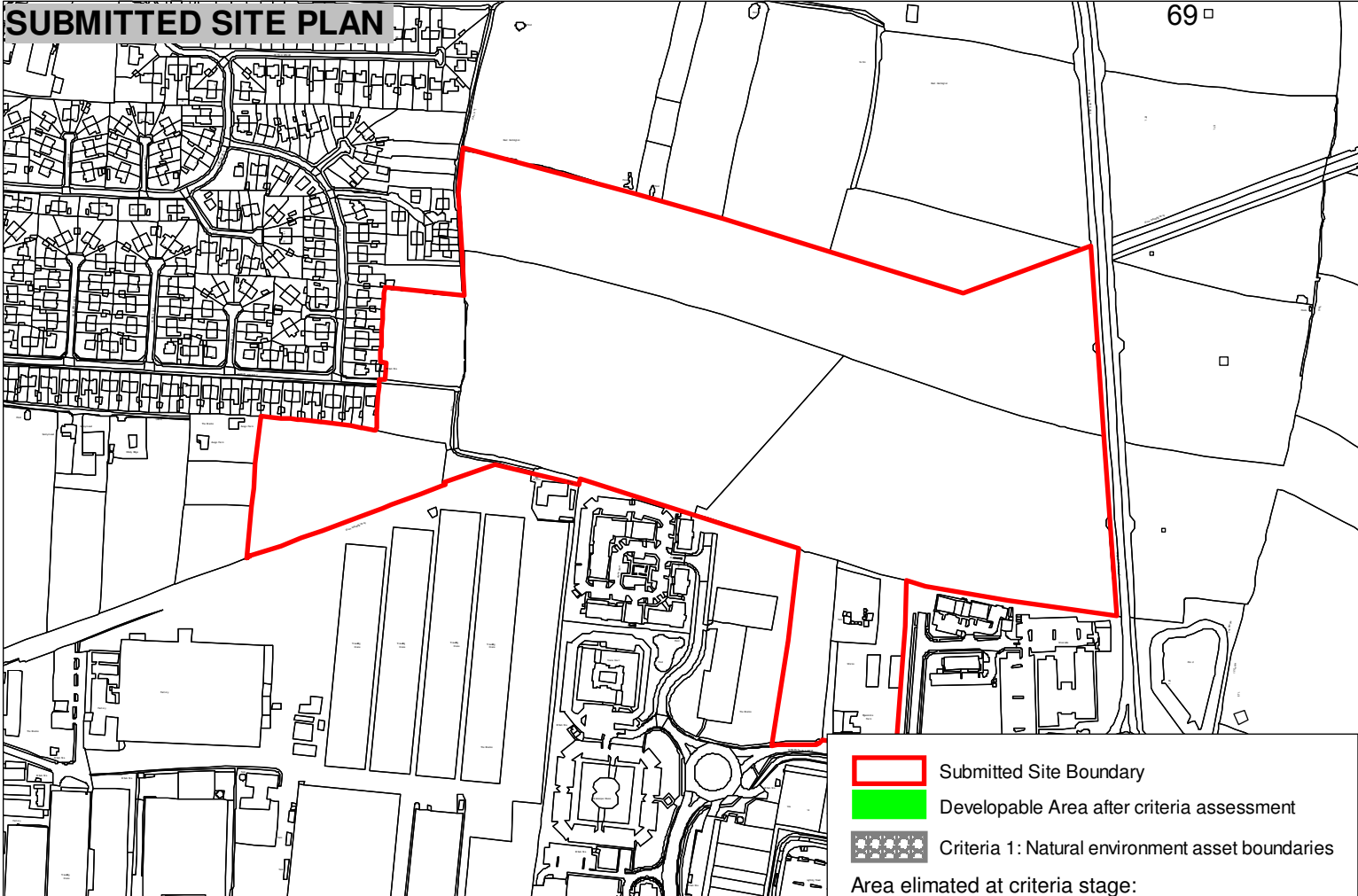


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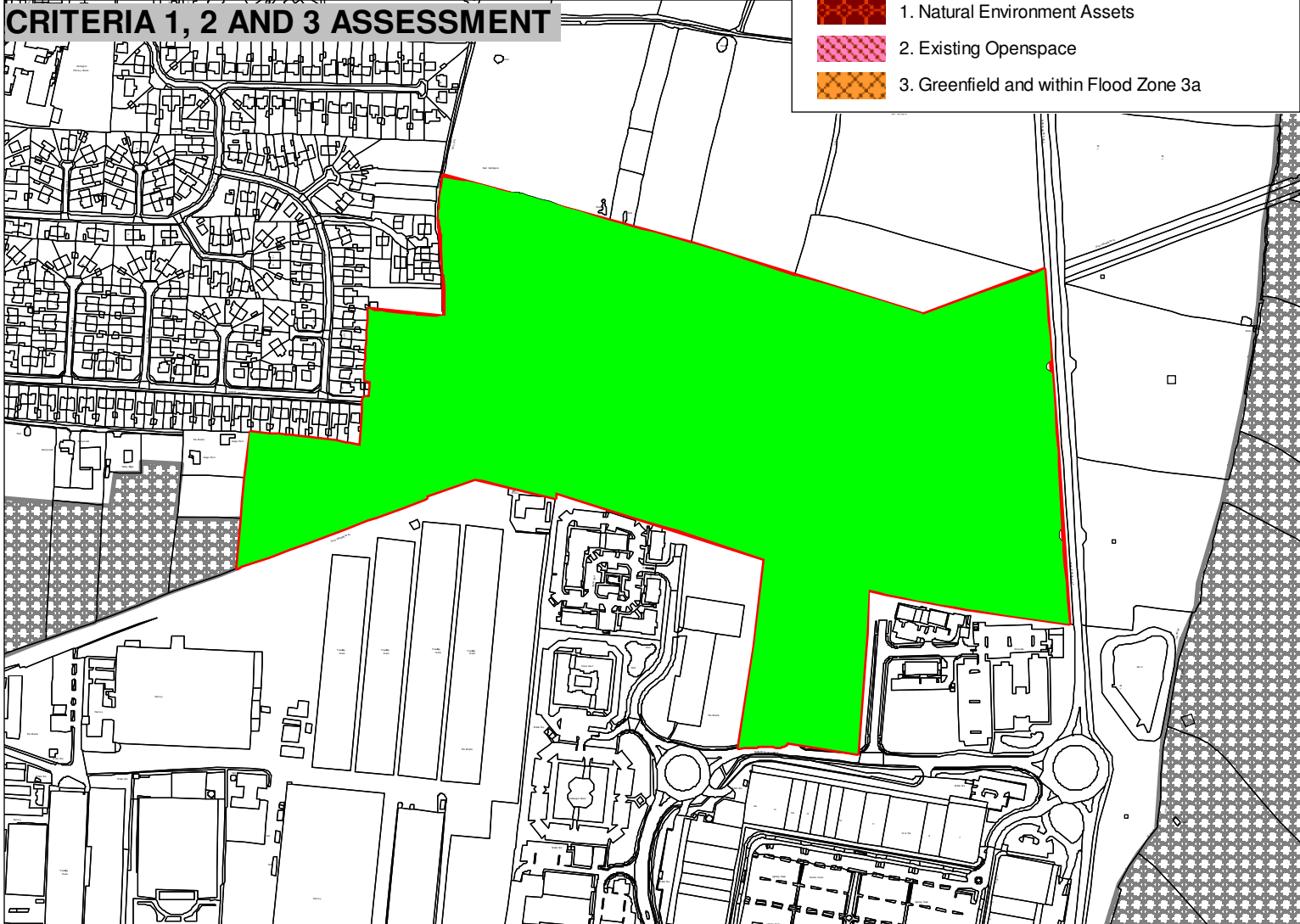
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



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Site Selection Technical Paper
(June 2013)

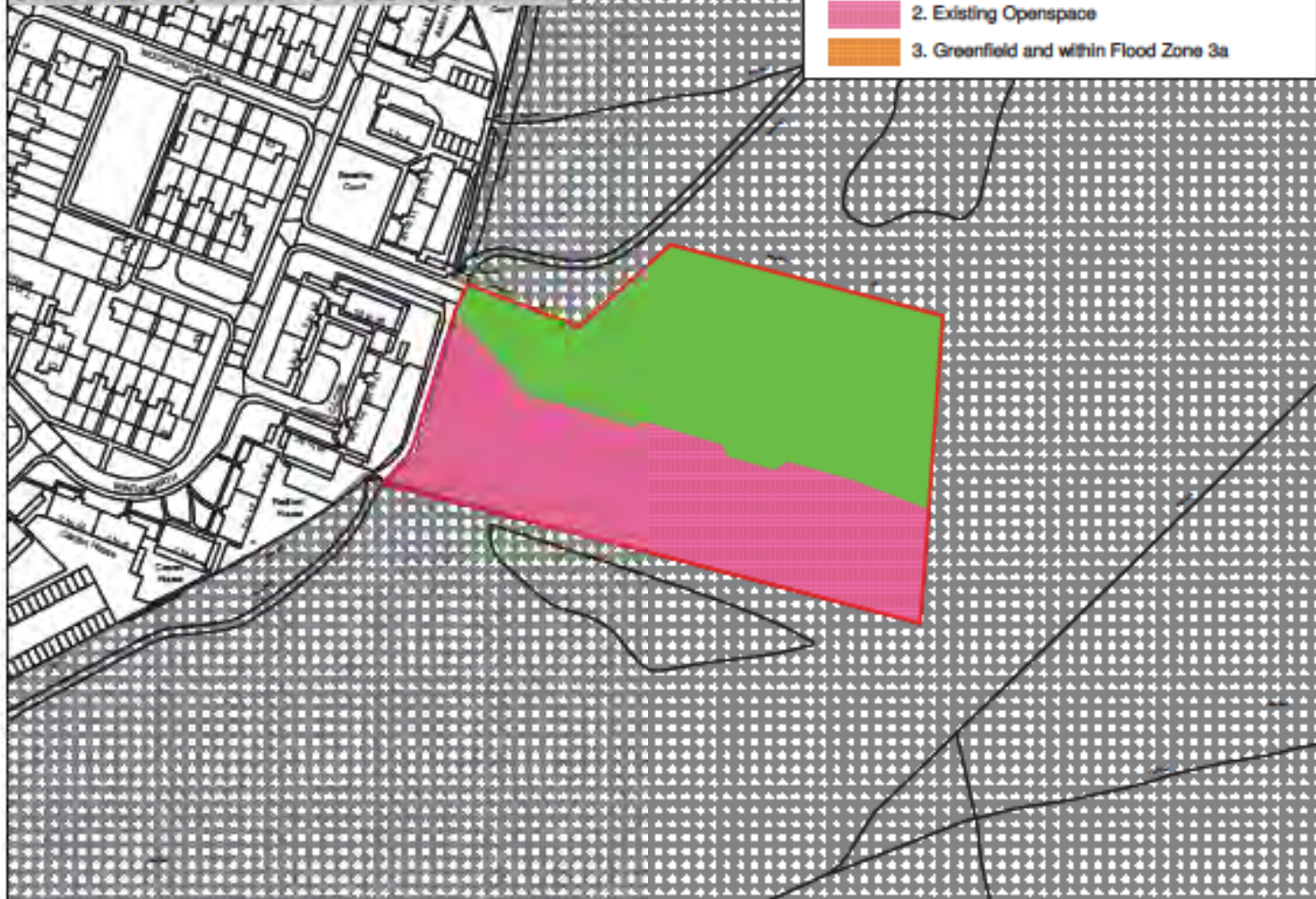
Annex 13 - Criteria 4a and 4b – Stage 1
(Employment) Site Maps

SUBMITTED SITE PLAN

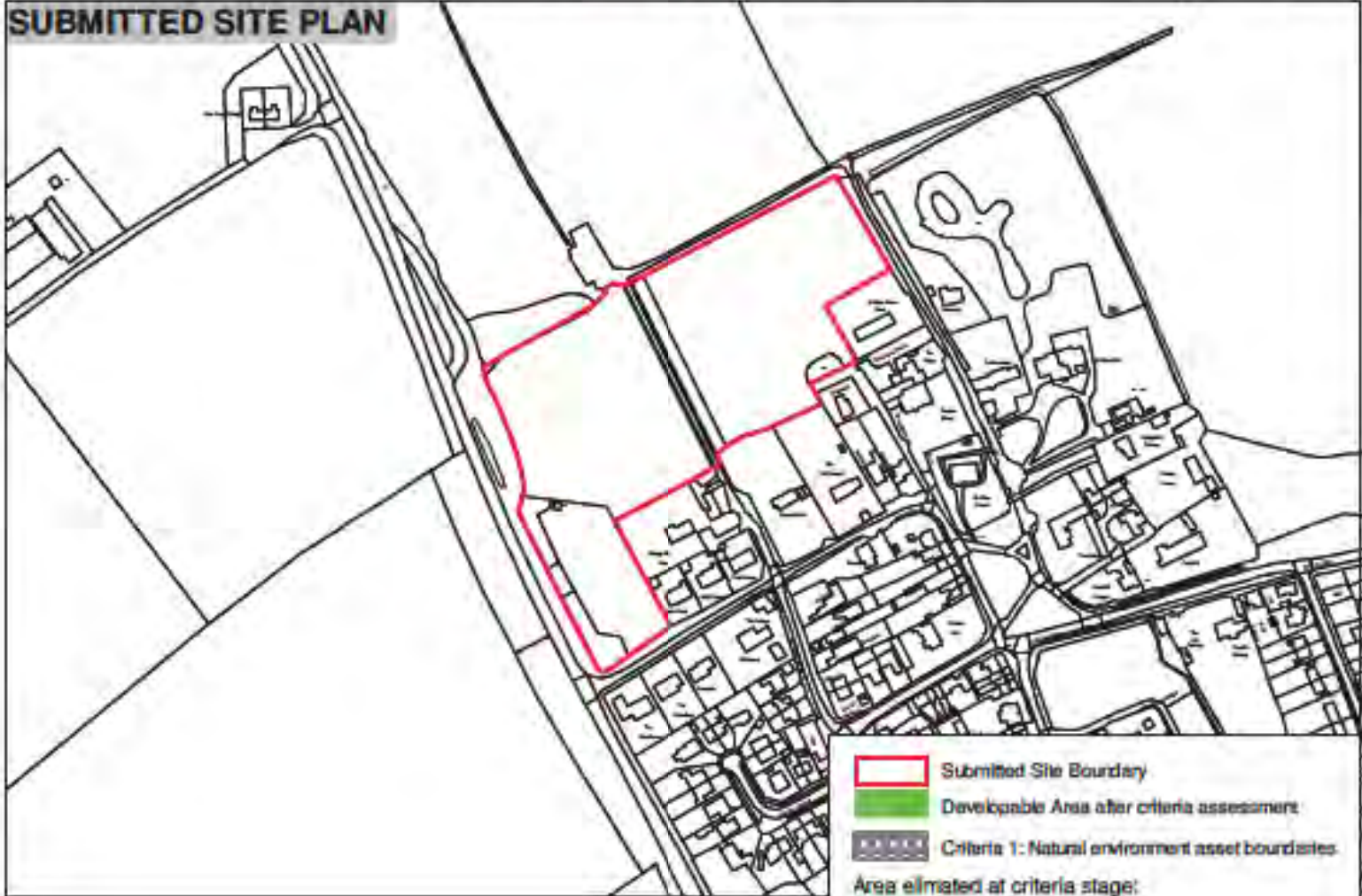


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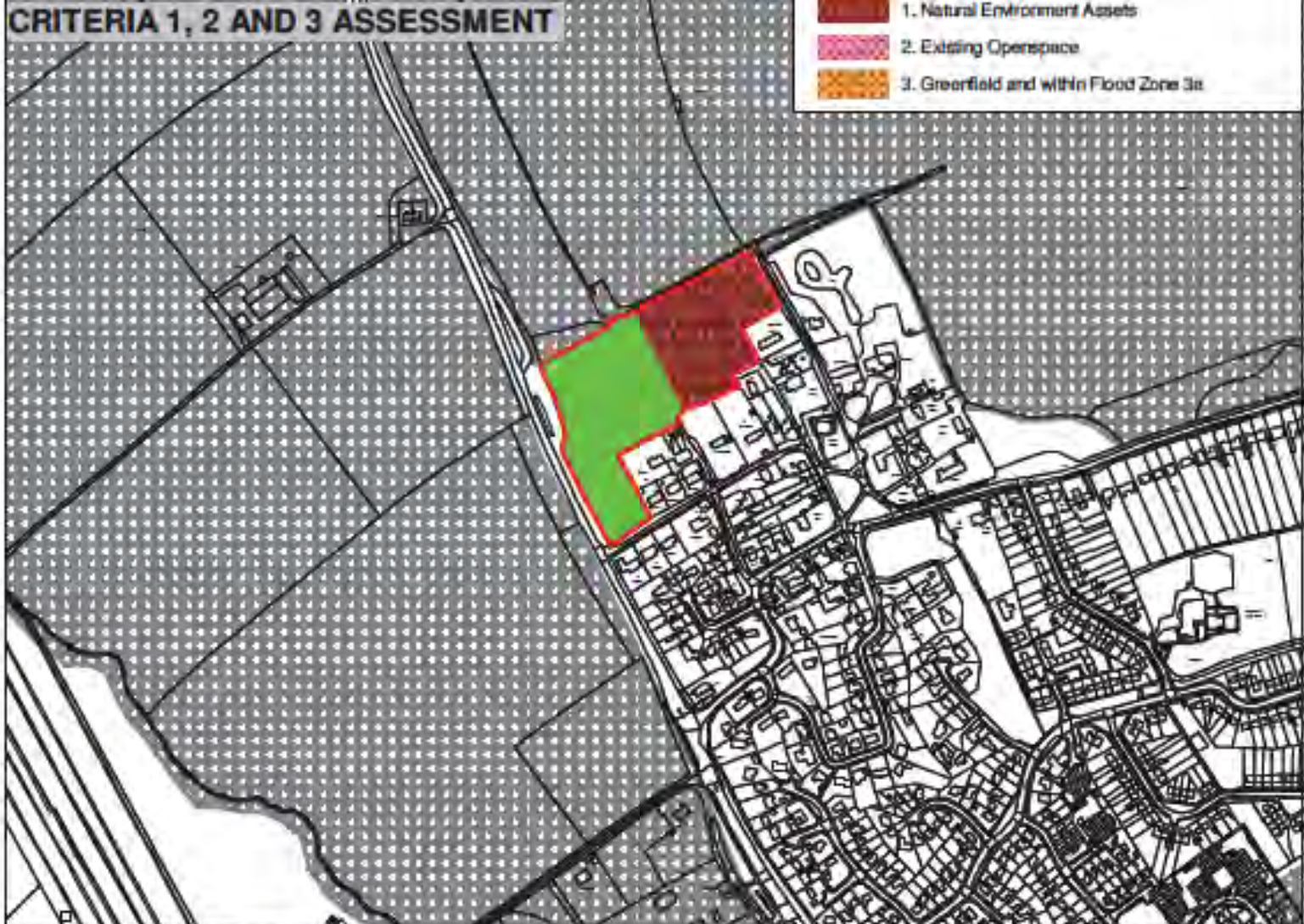
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

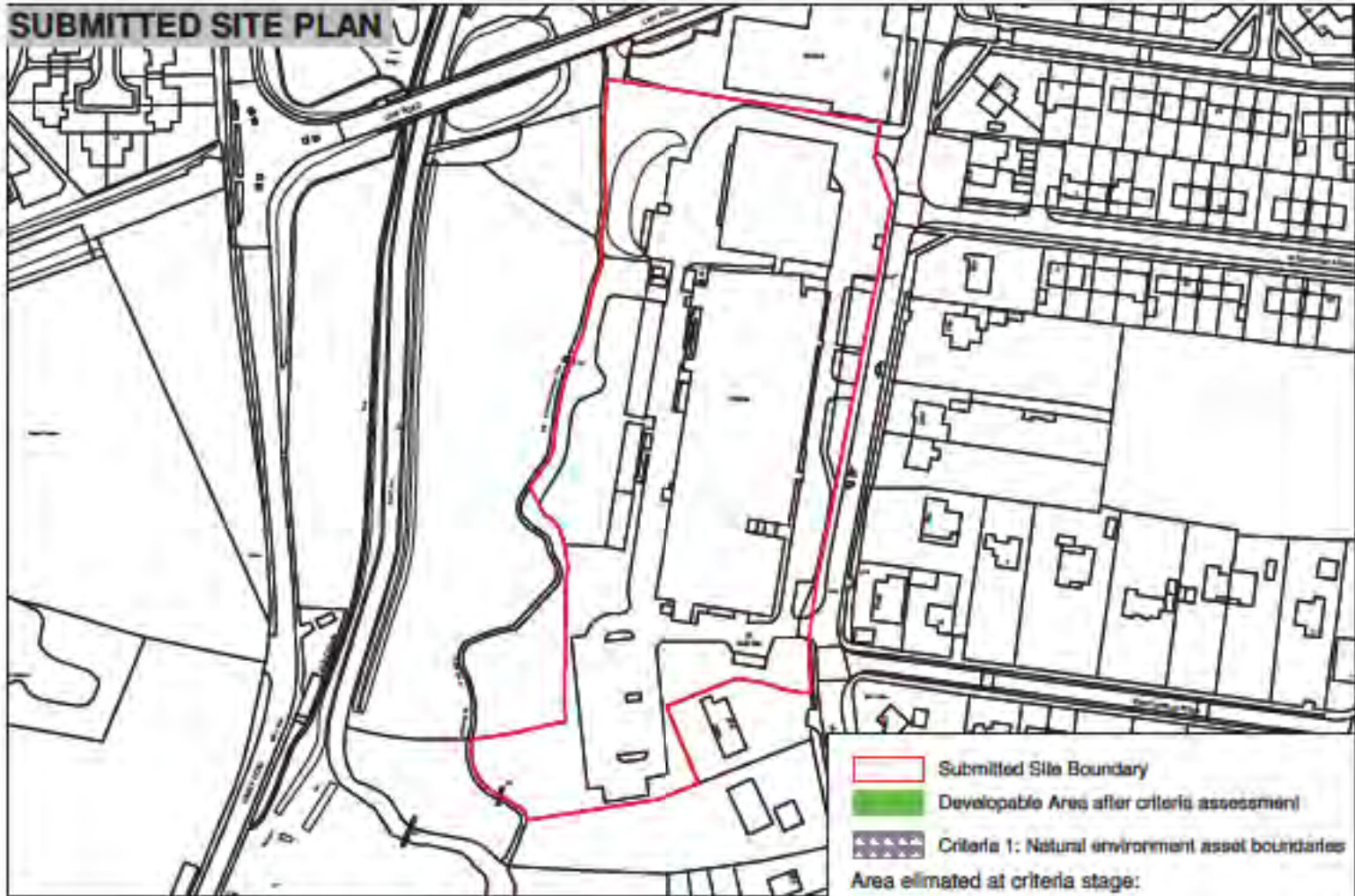







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SUBMITTED SITE PLAN

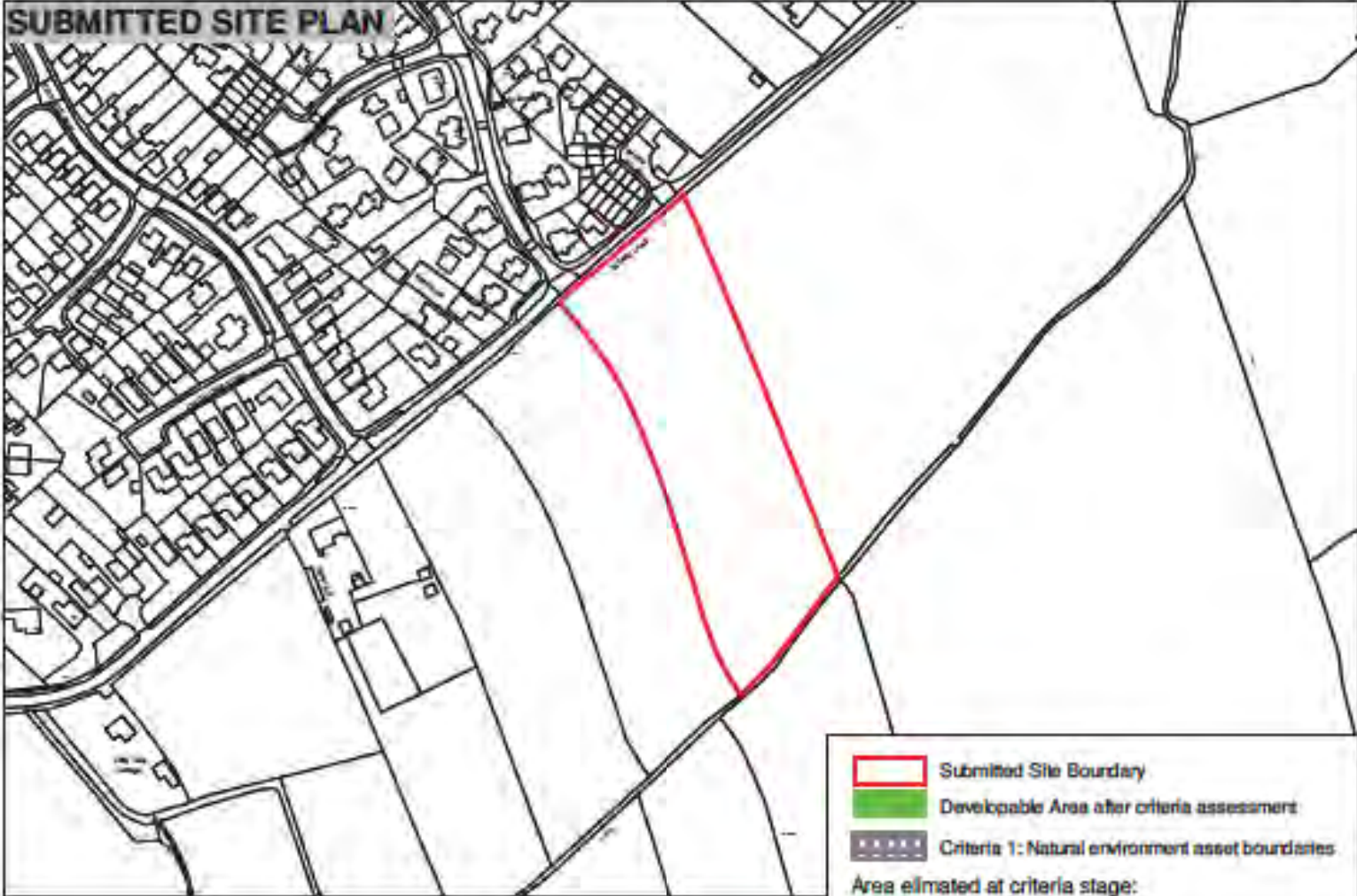




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CRITERIA 1, 2 AND 3 ASSESSMENT



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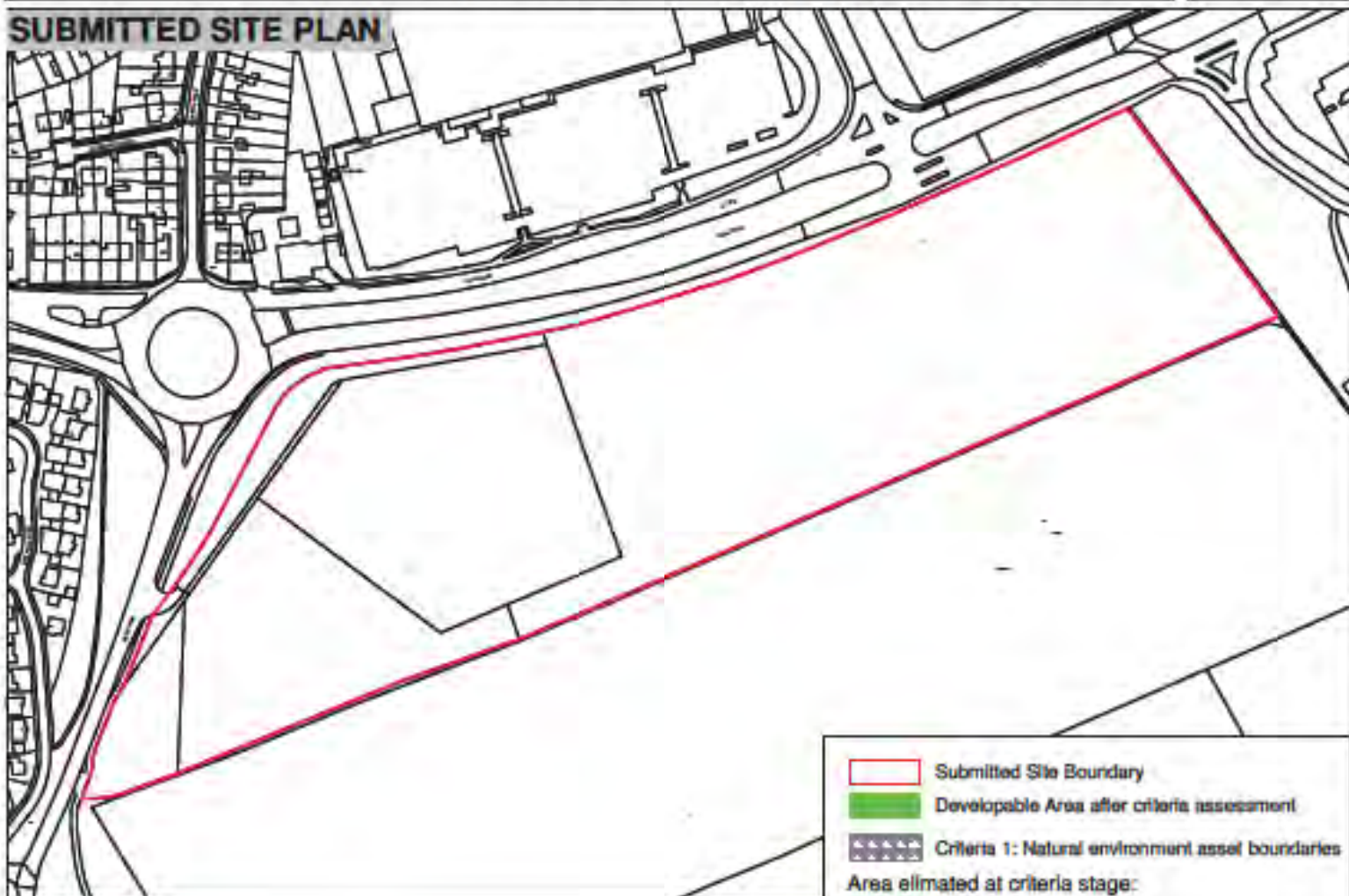








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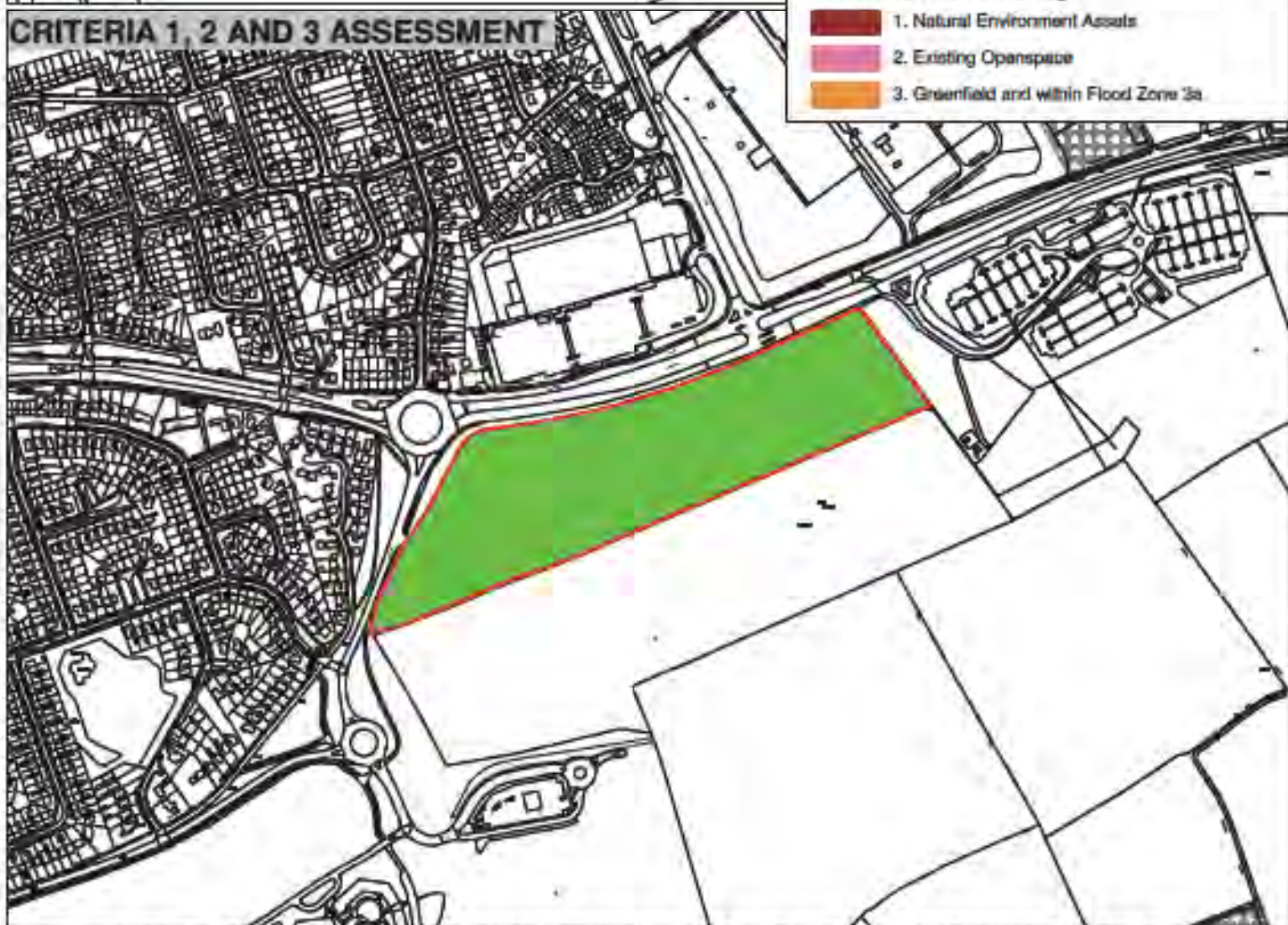


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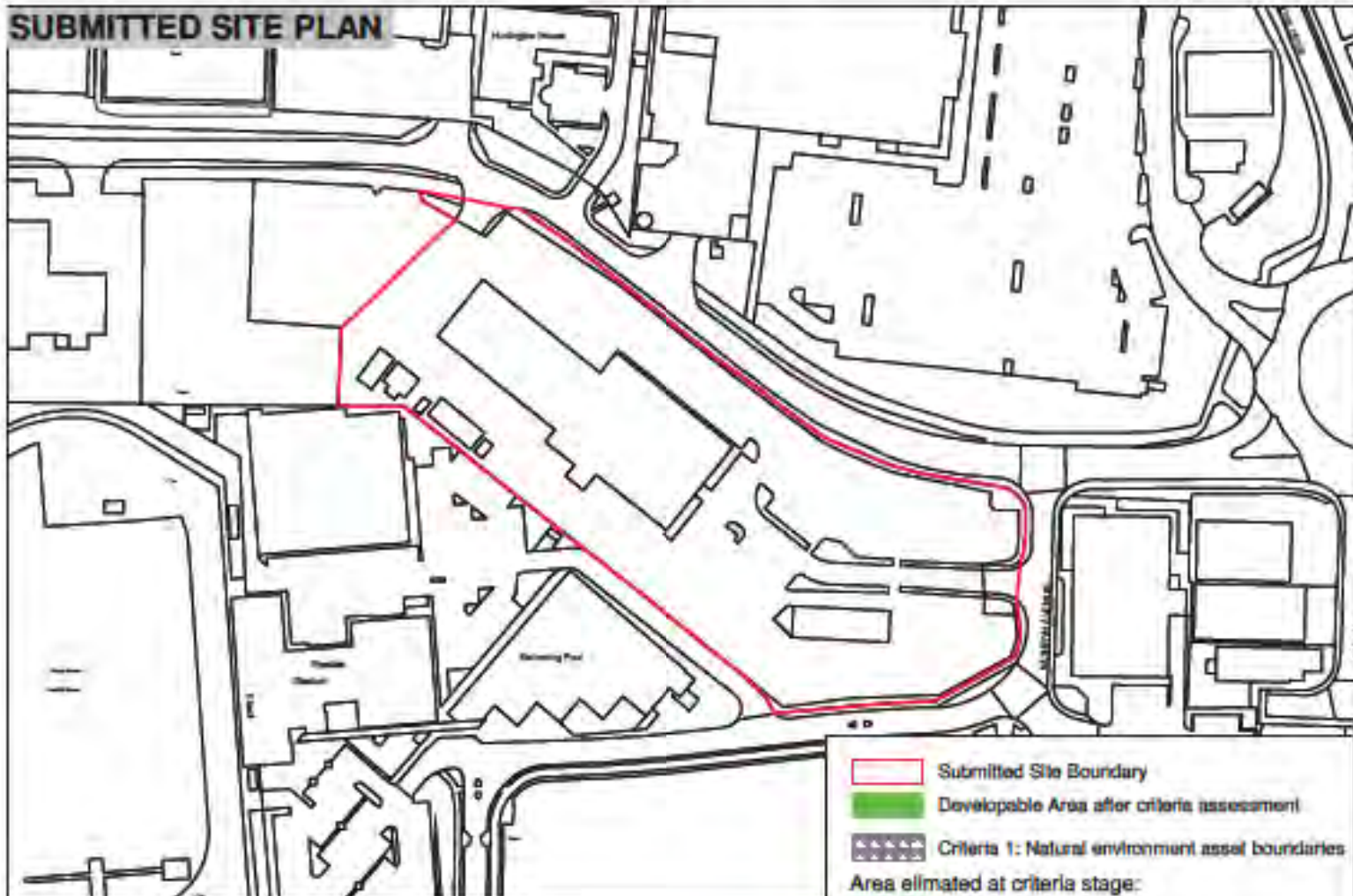


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CRITERIA 1, 2 AND 3 ASSESSMENT

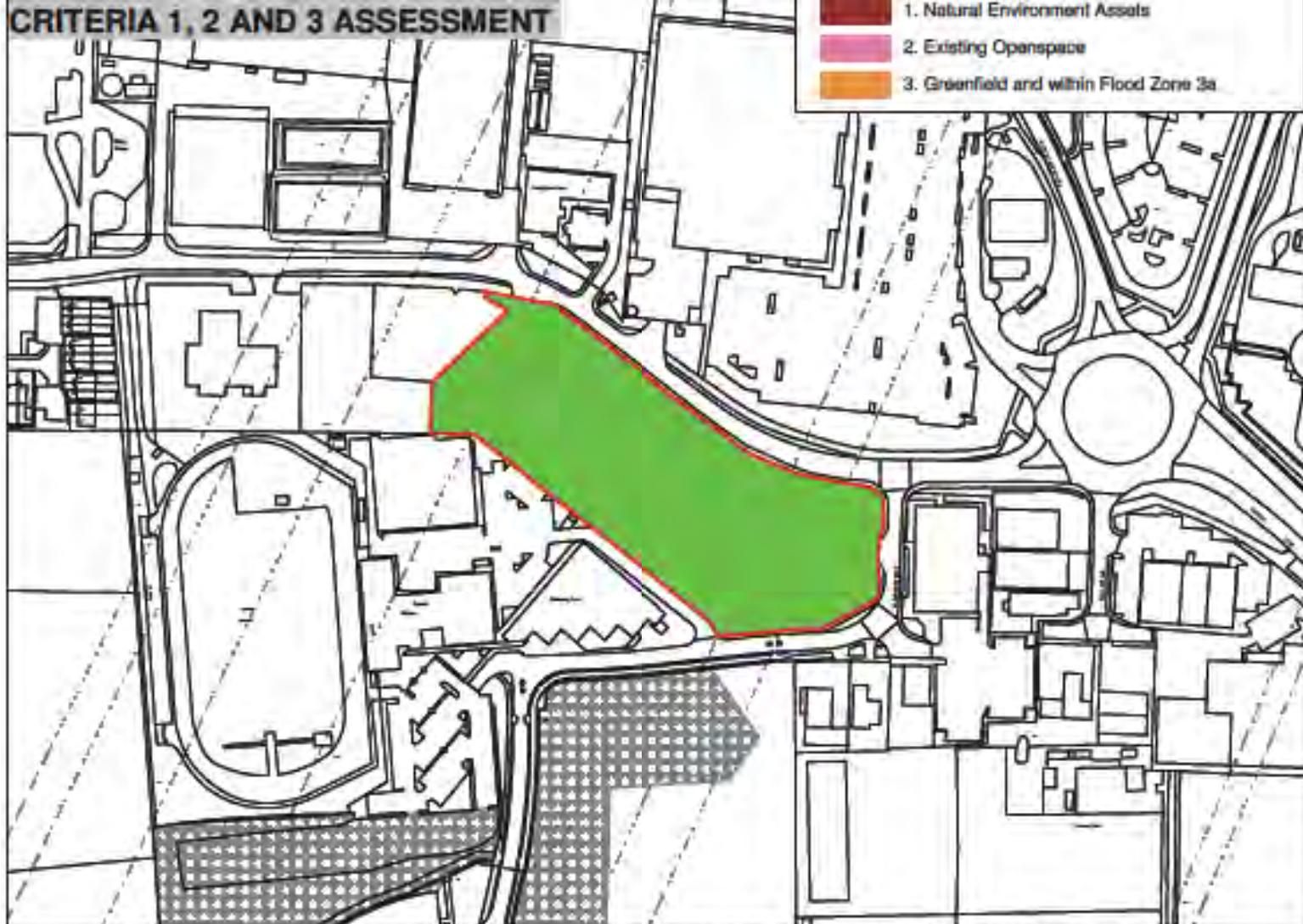


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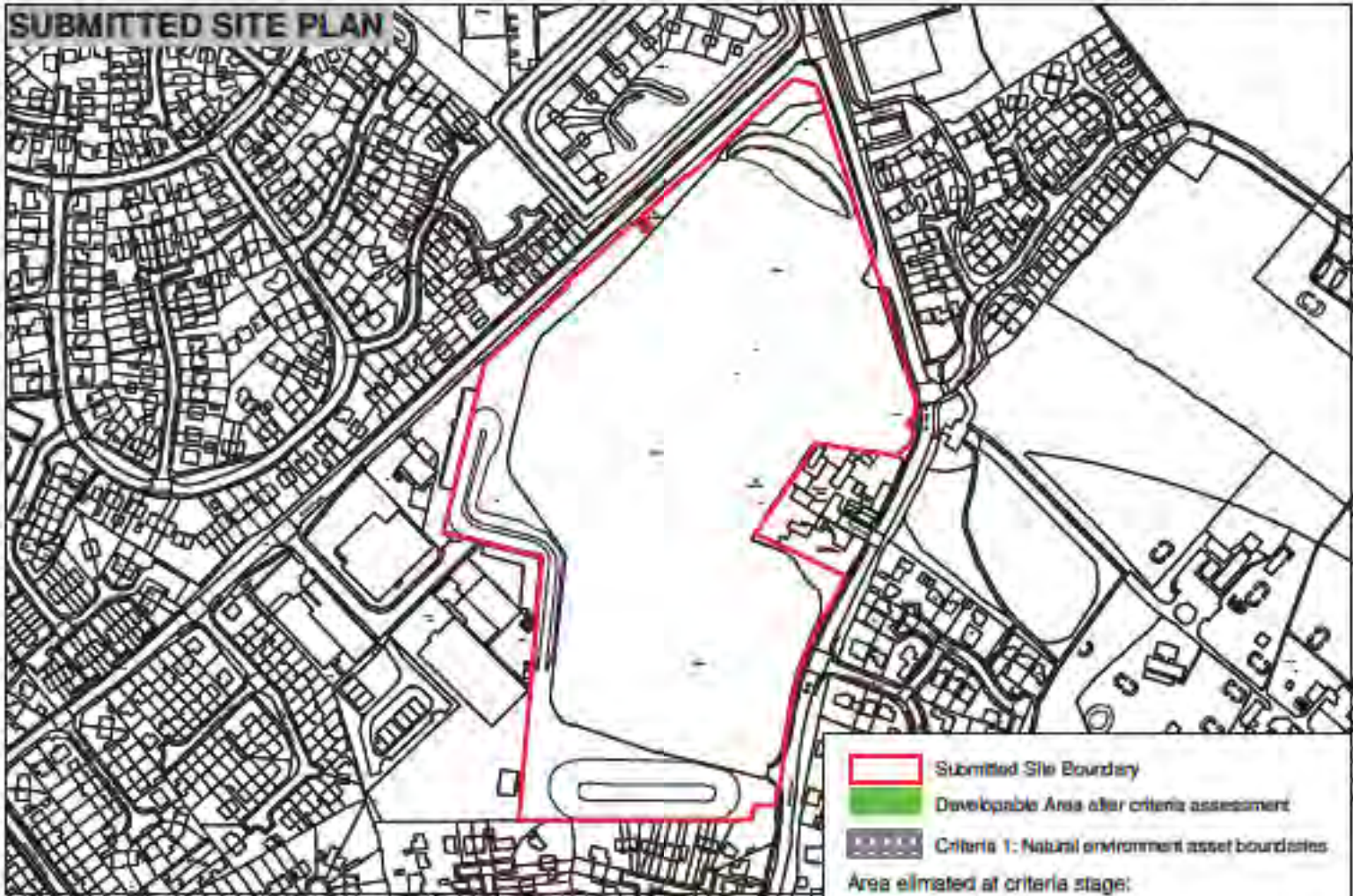


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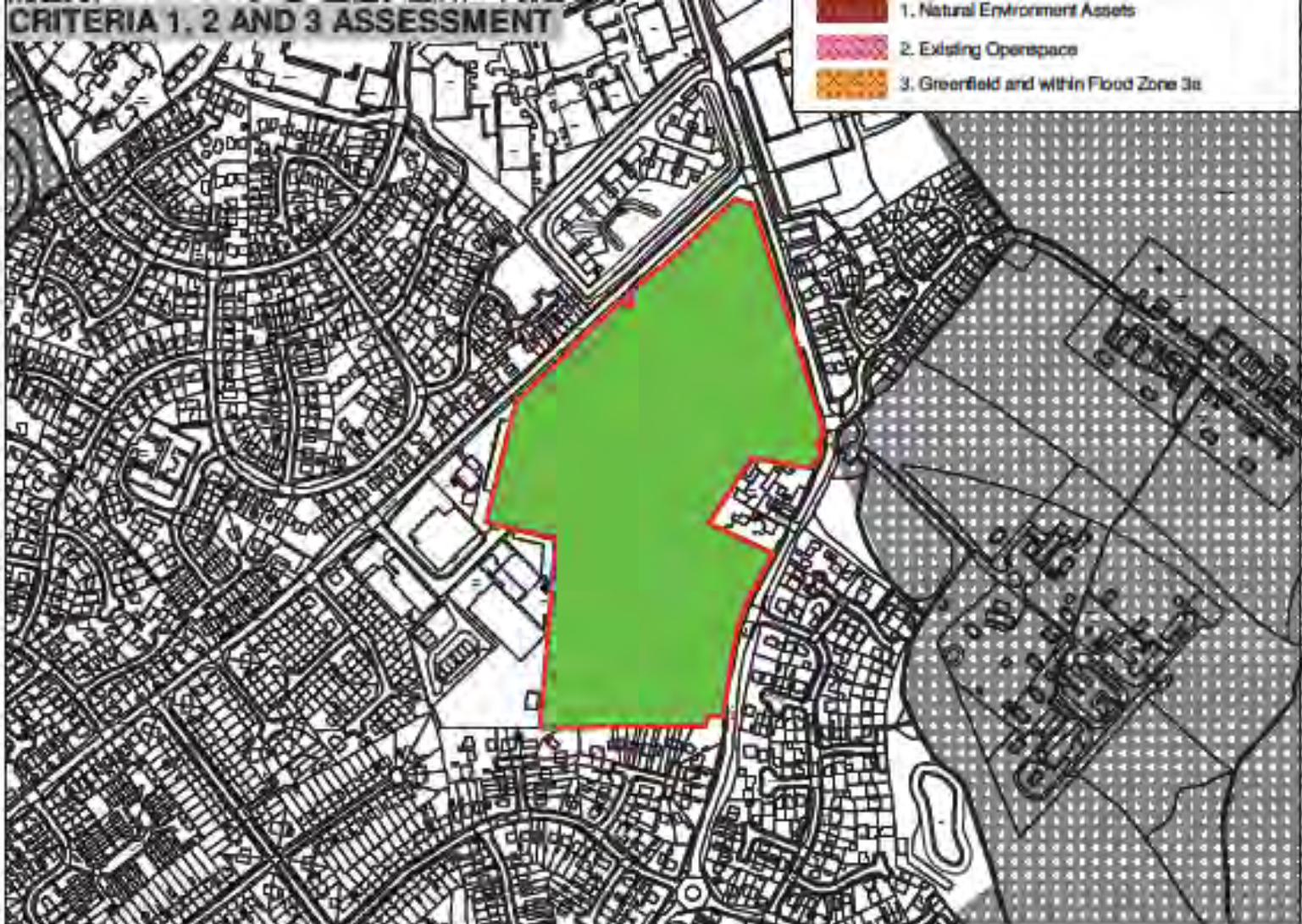
CRITERIA 1, 2 AND 3 ASSESSMENT



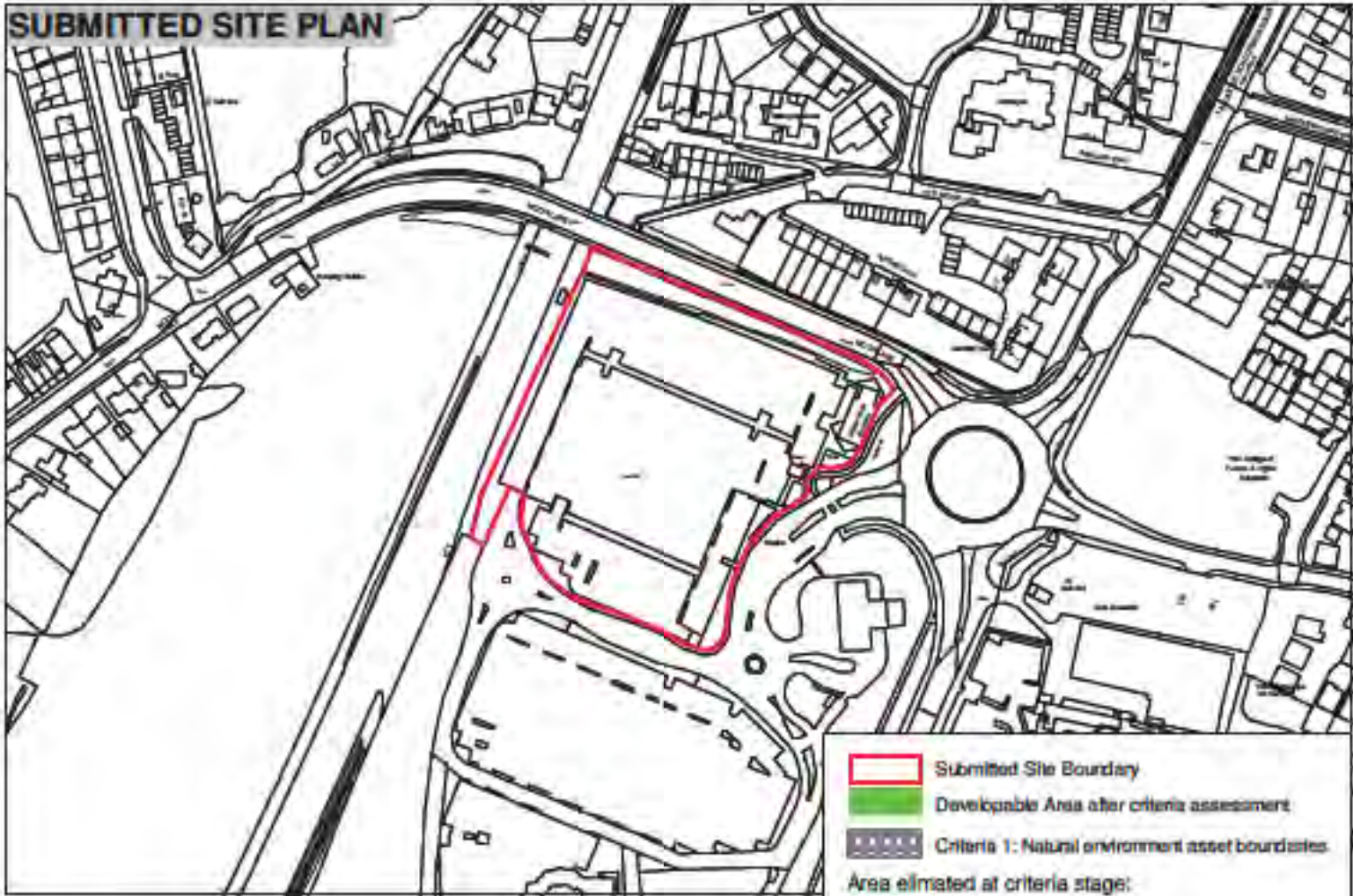
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

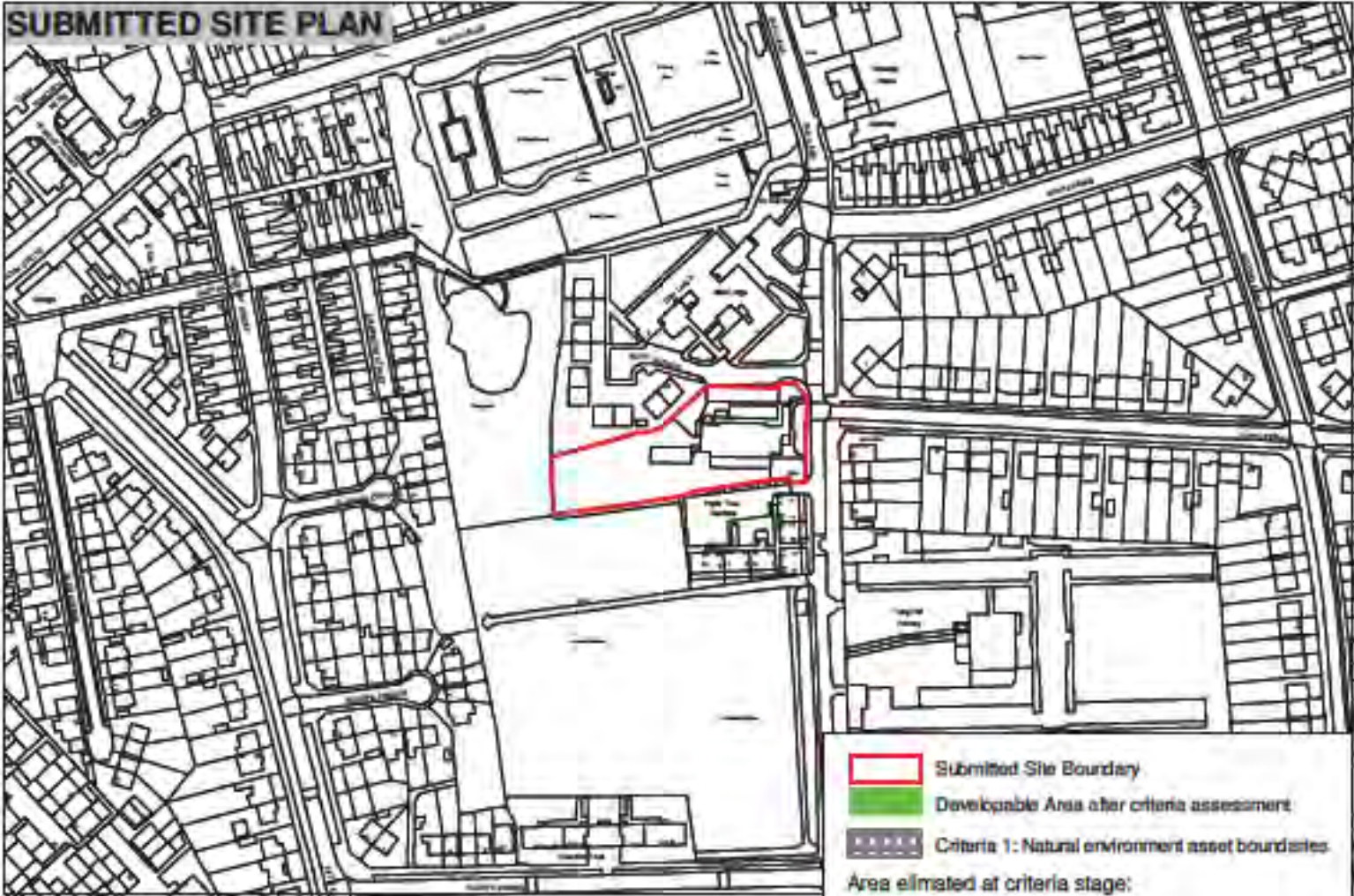


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CRITERIA 1, 2 AND 3 ASSESSMENT



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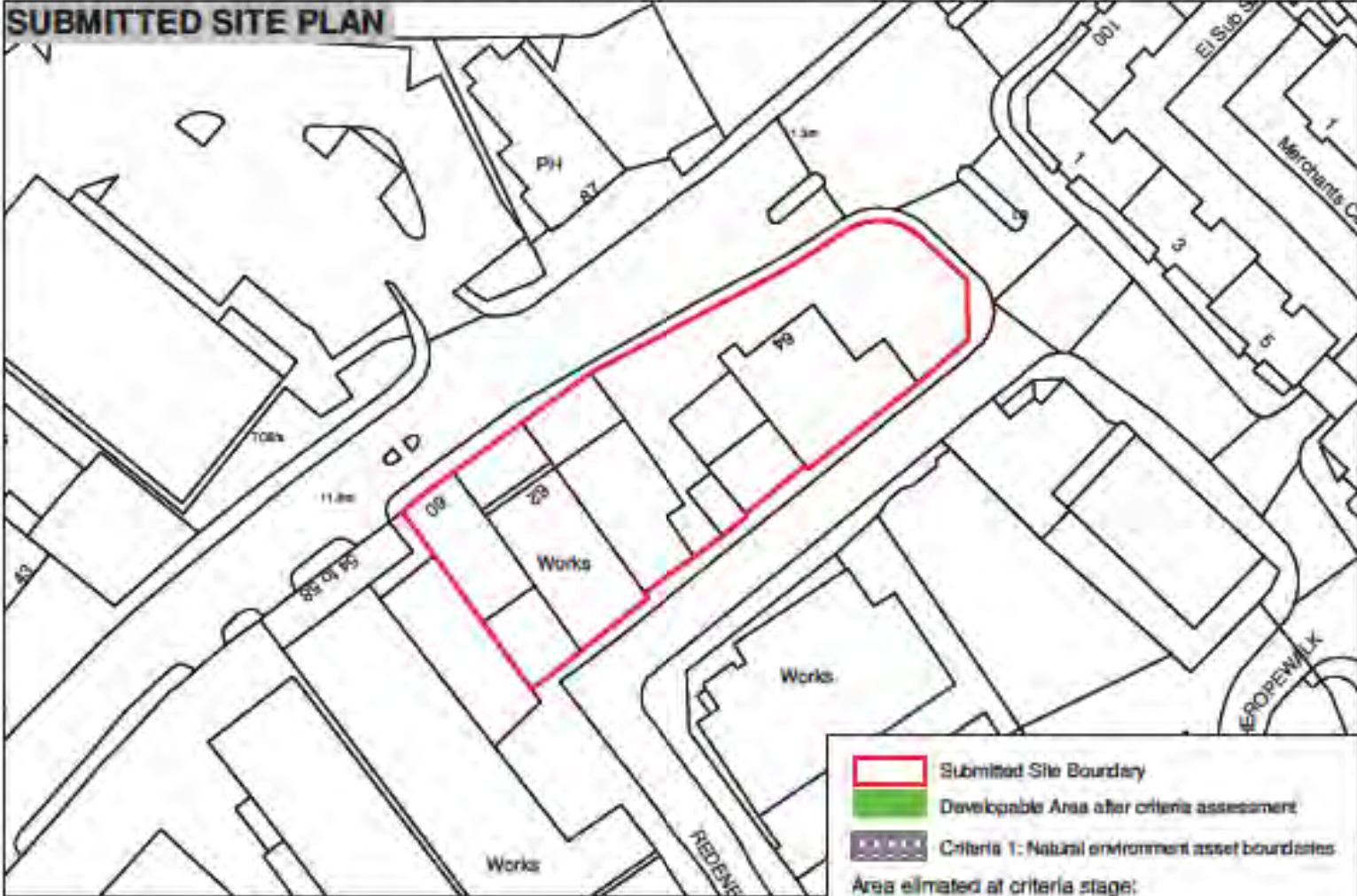


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CRITERIA 1, 2 AND 3 ASSESSMENT



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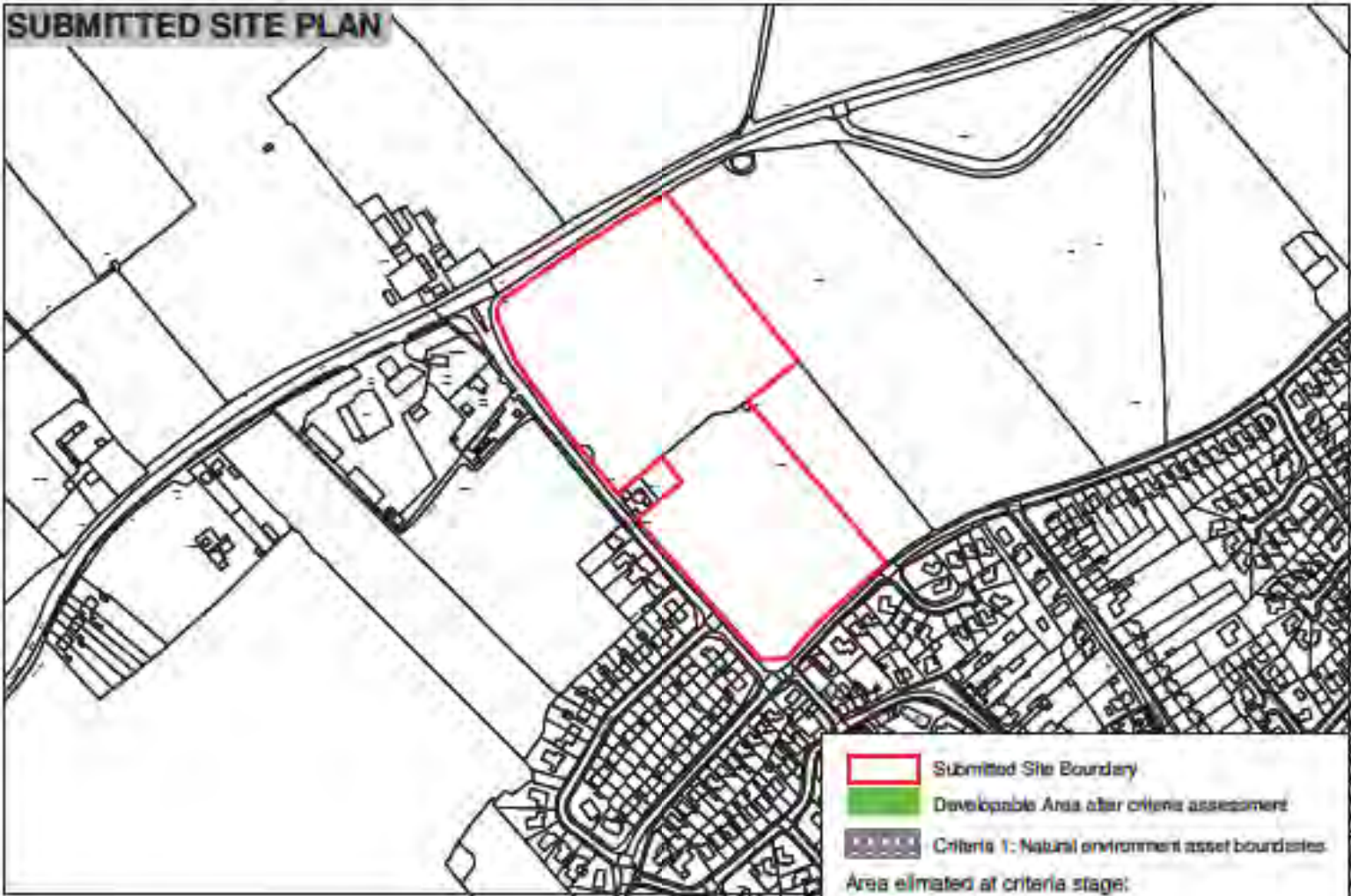


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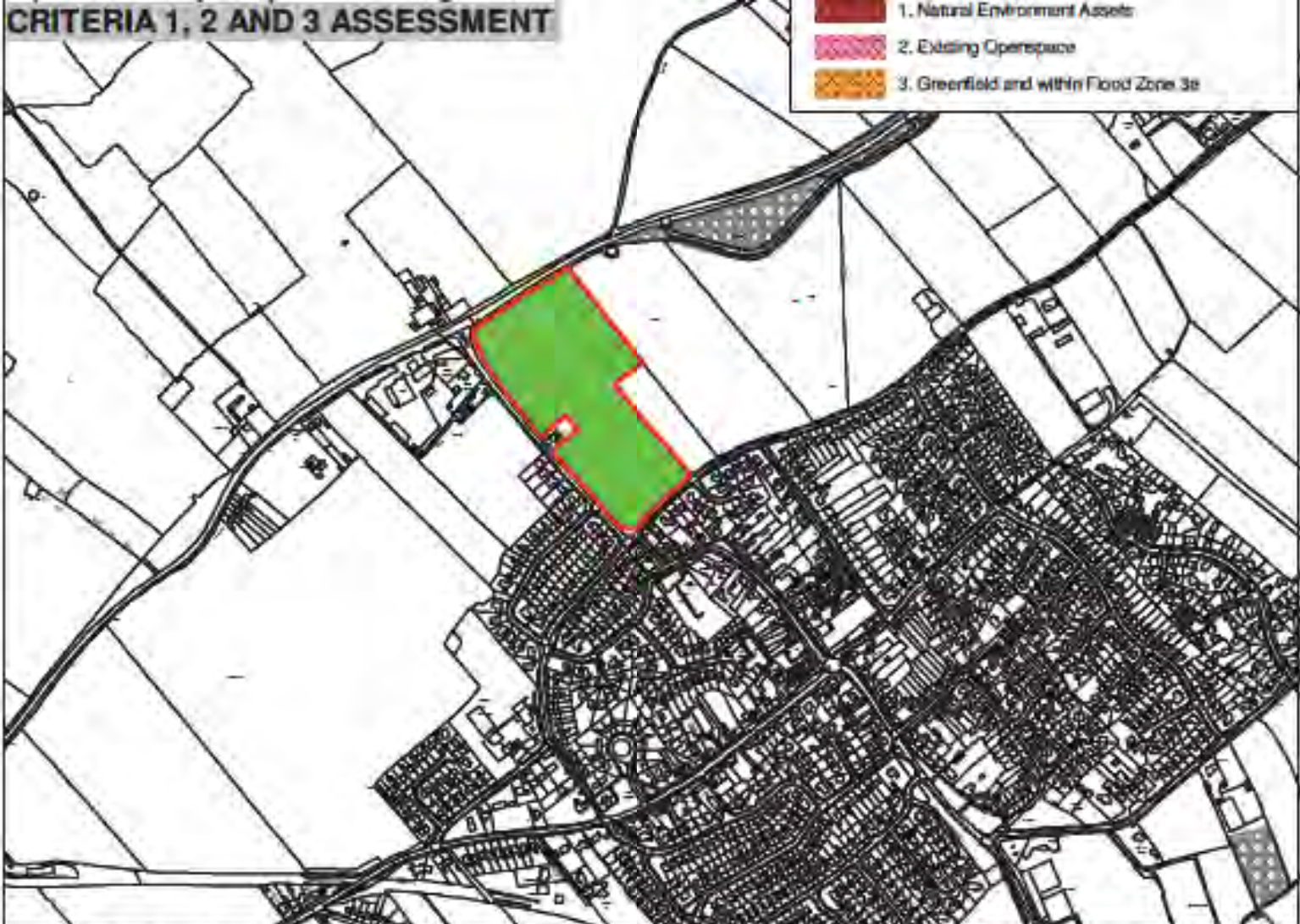
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

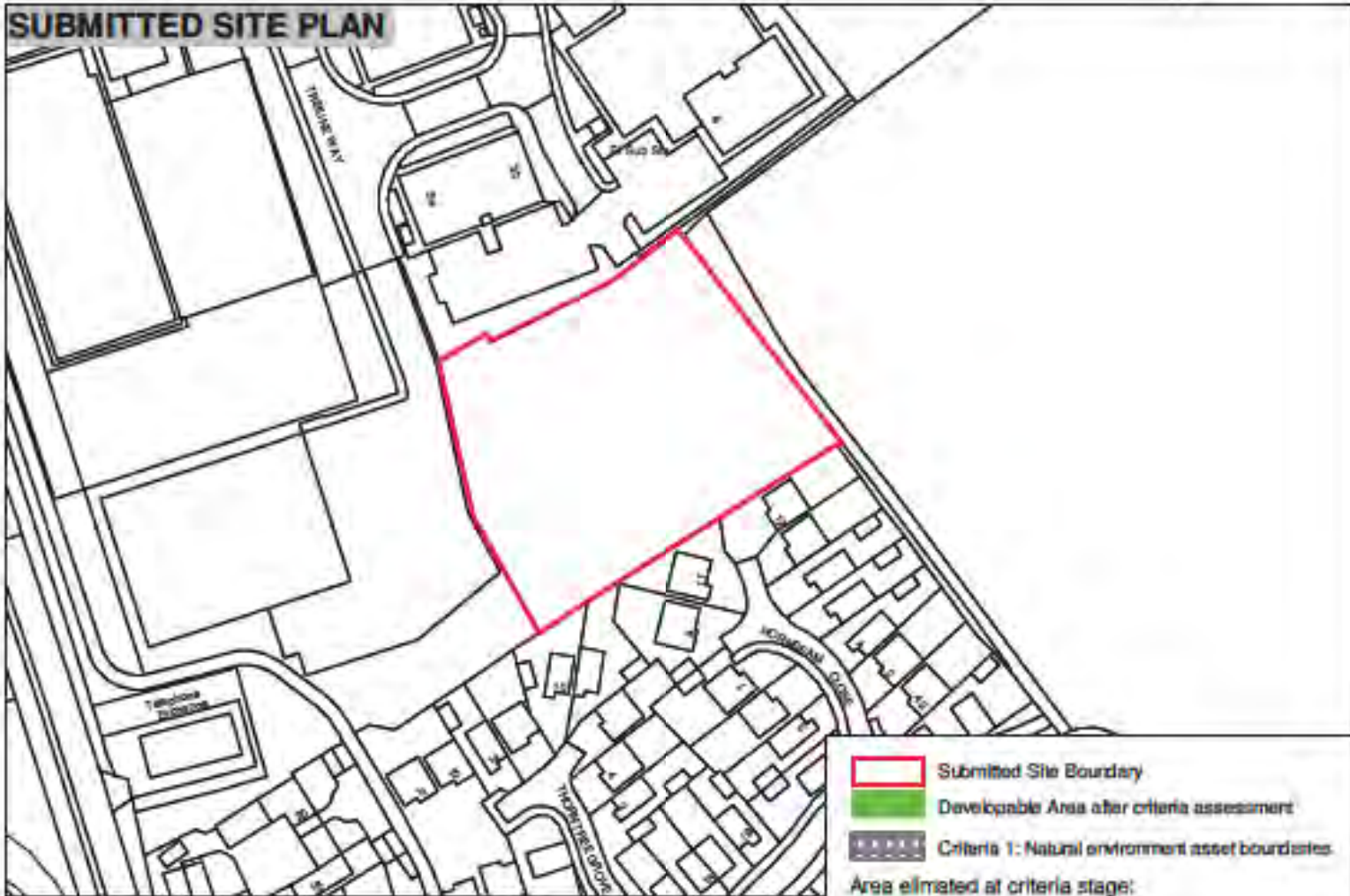


CRITERIA 1, 2 AND 3 ASSESSMENT




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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



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SUBMITTED SITE PLAN

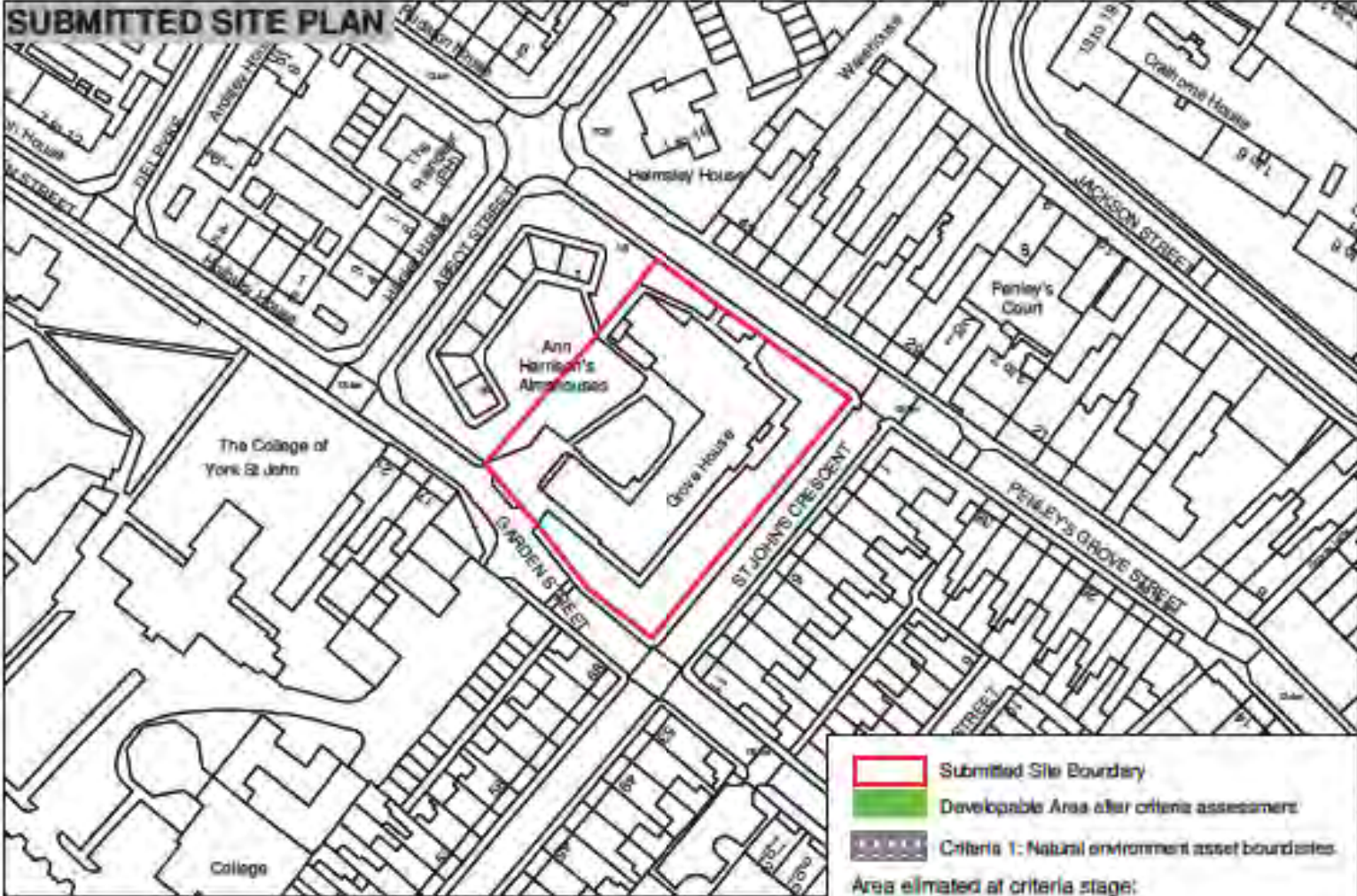


CRITERIA 1, 2 AND 3 ASSESSMENT



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SUBMITTED SITE PLAN

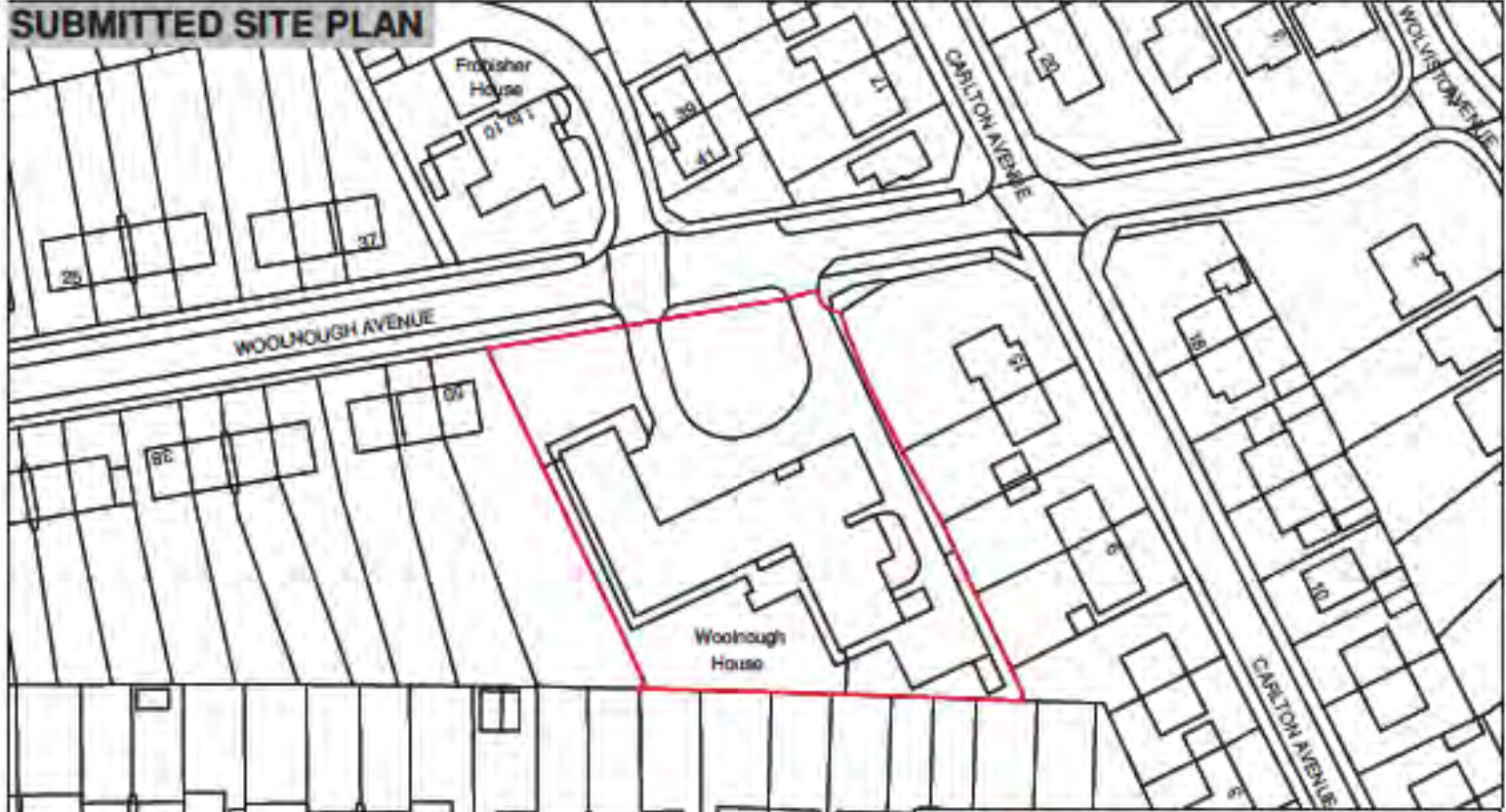


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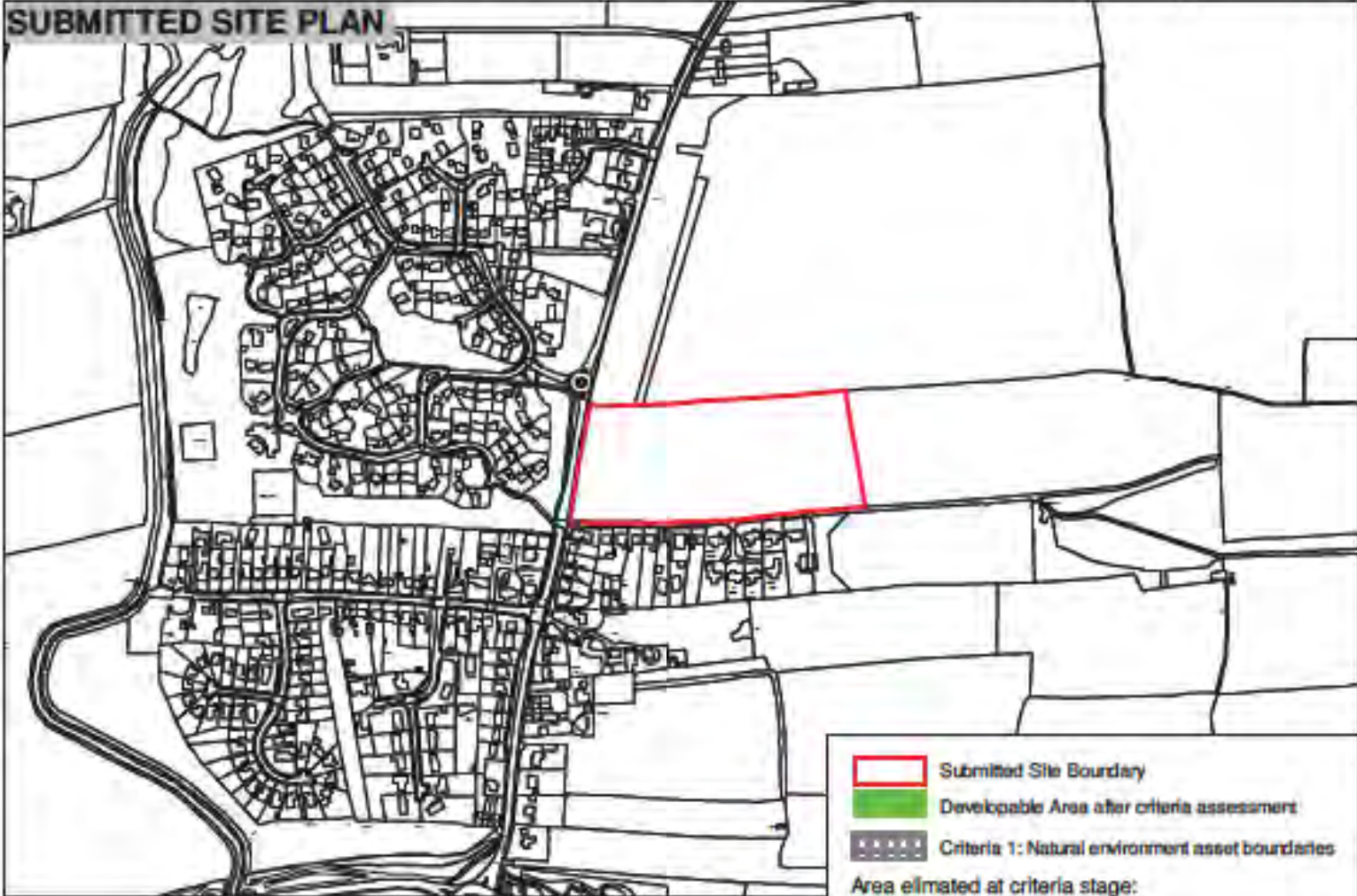








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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



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- 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



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 Open Space
-  3. Greenfield and within Flood Zone 3a

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 Openpace
 - 3. Greenfield and within Flood Zone 3a

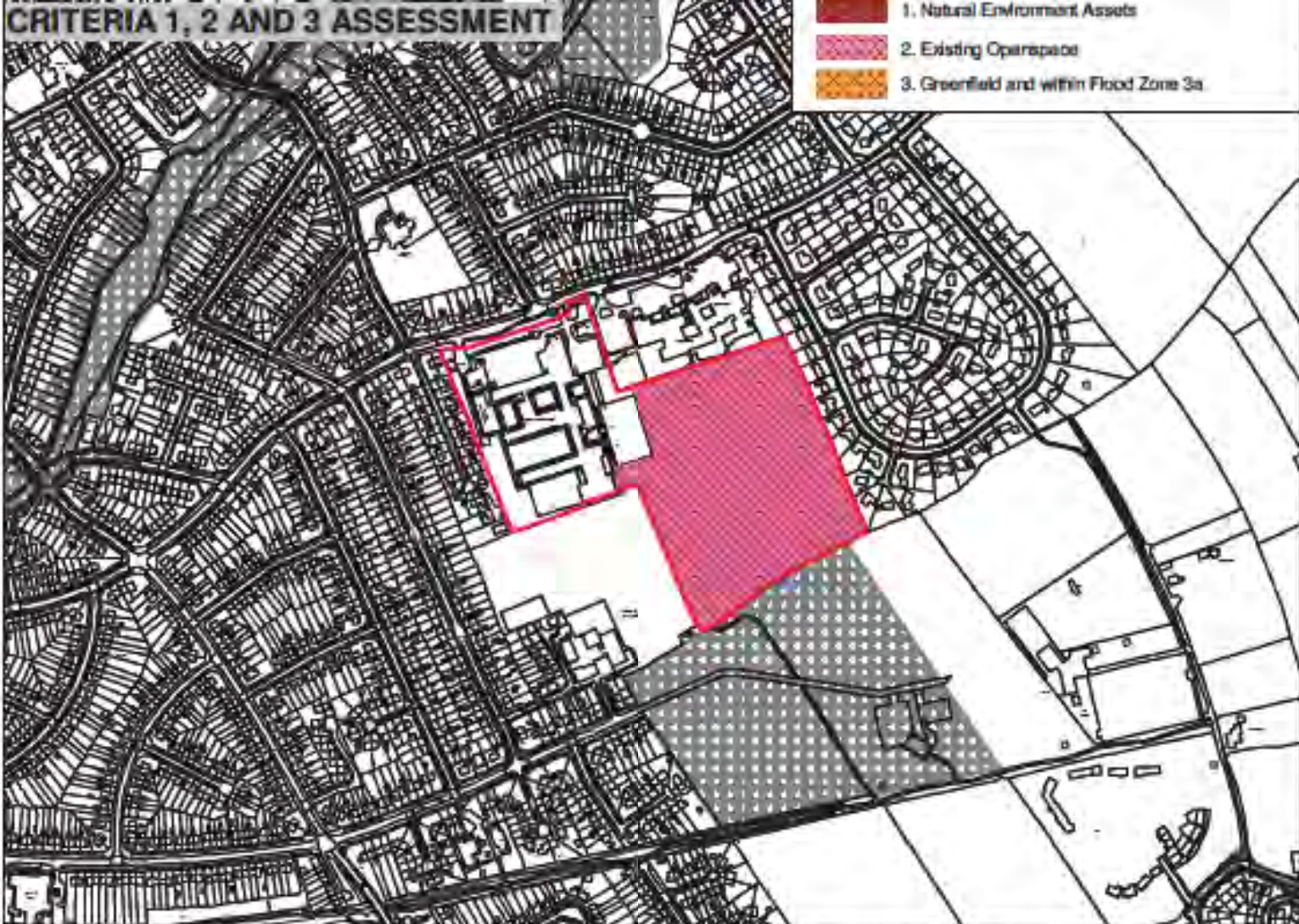
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

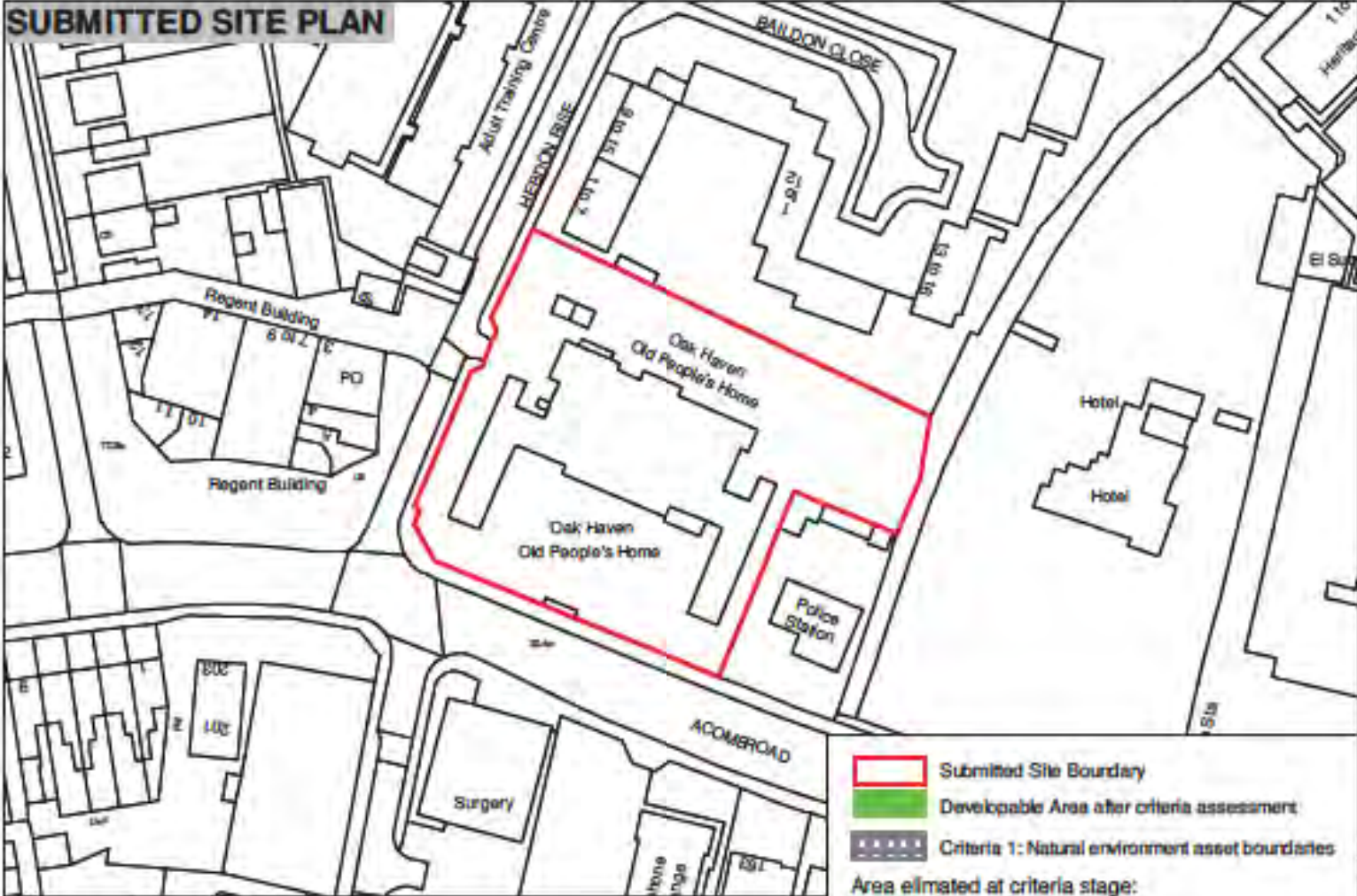


CRITERIA 1, 2 AND 3 ASSESSMENT



	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

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 3e

CRITERIA 1, 2 AND 3 ASSESSMENT

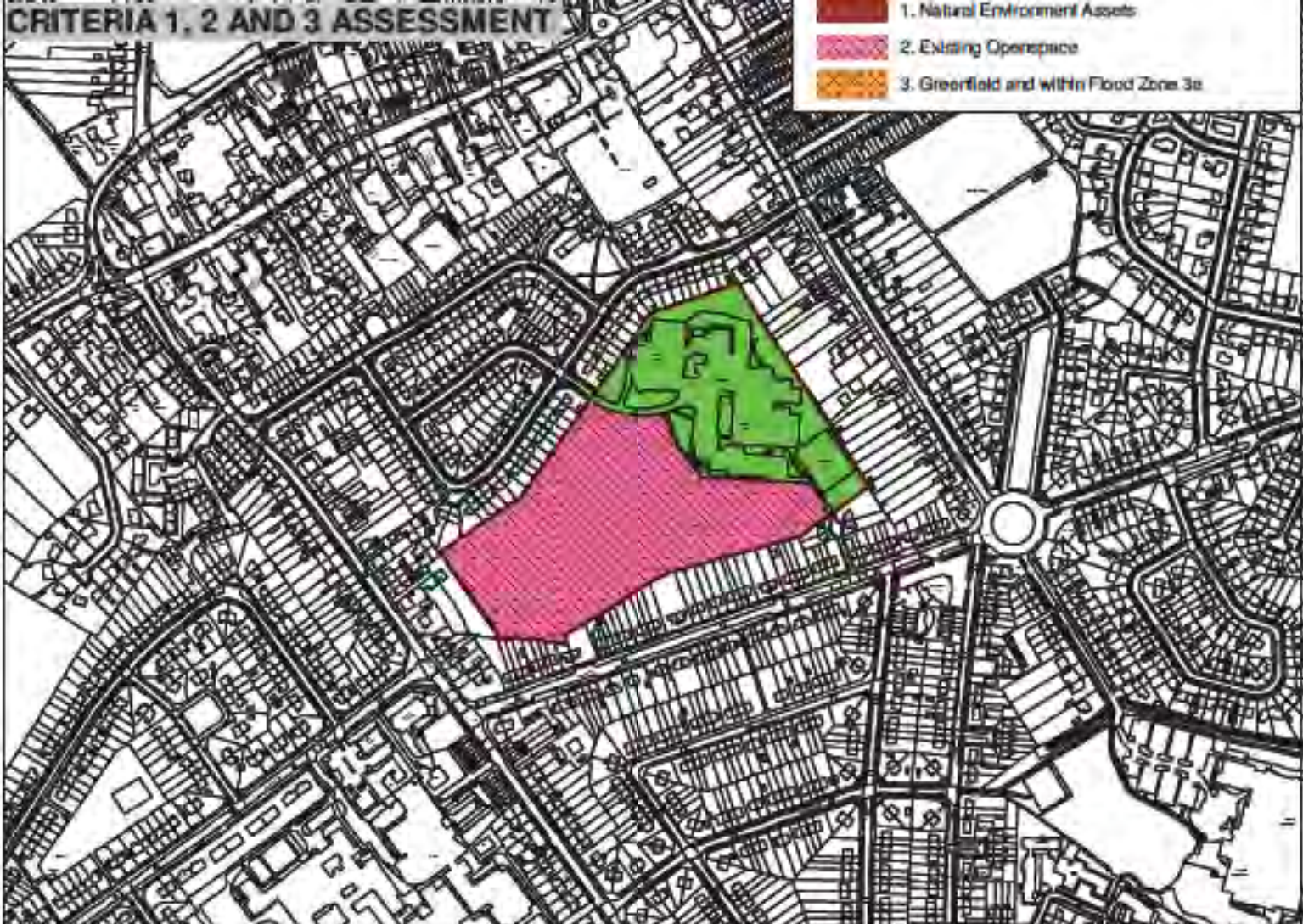


SUBMITTED SITE PLAN

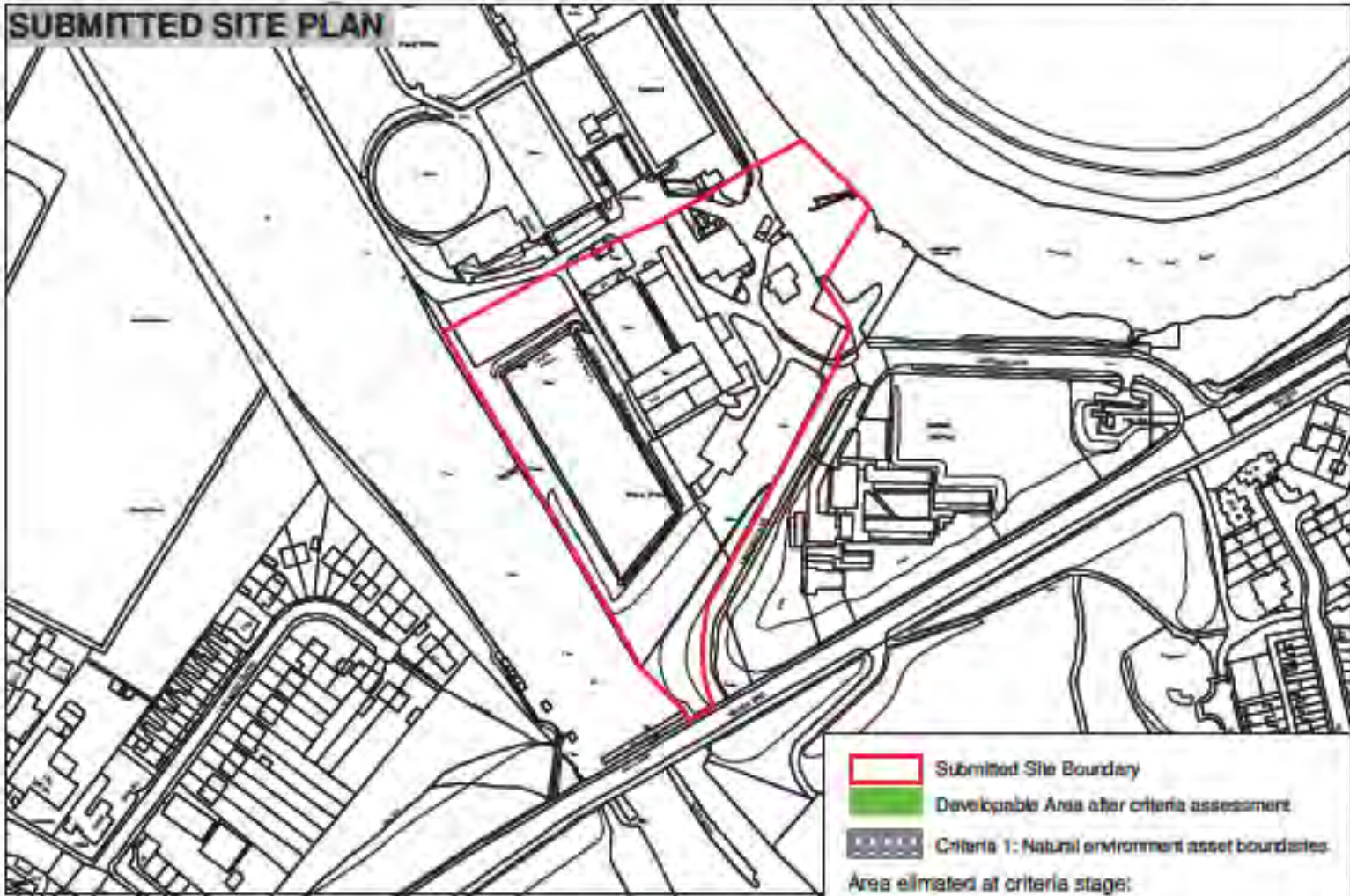


- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openpace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



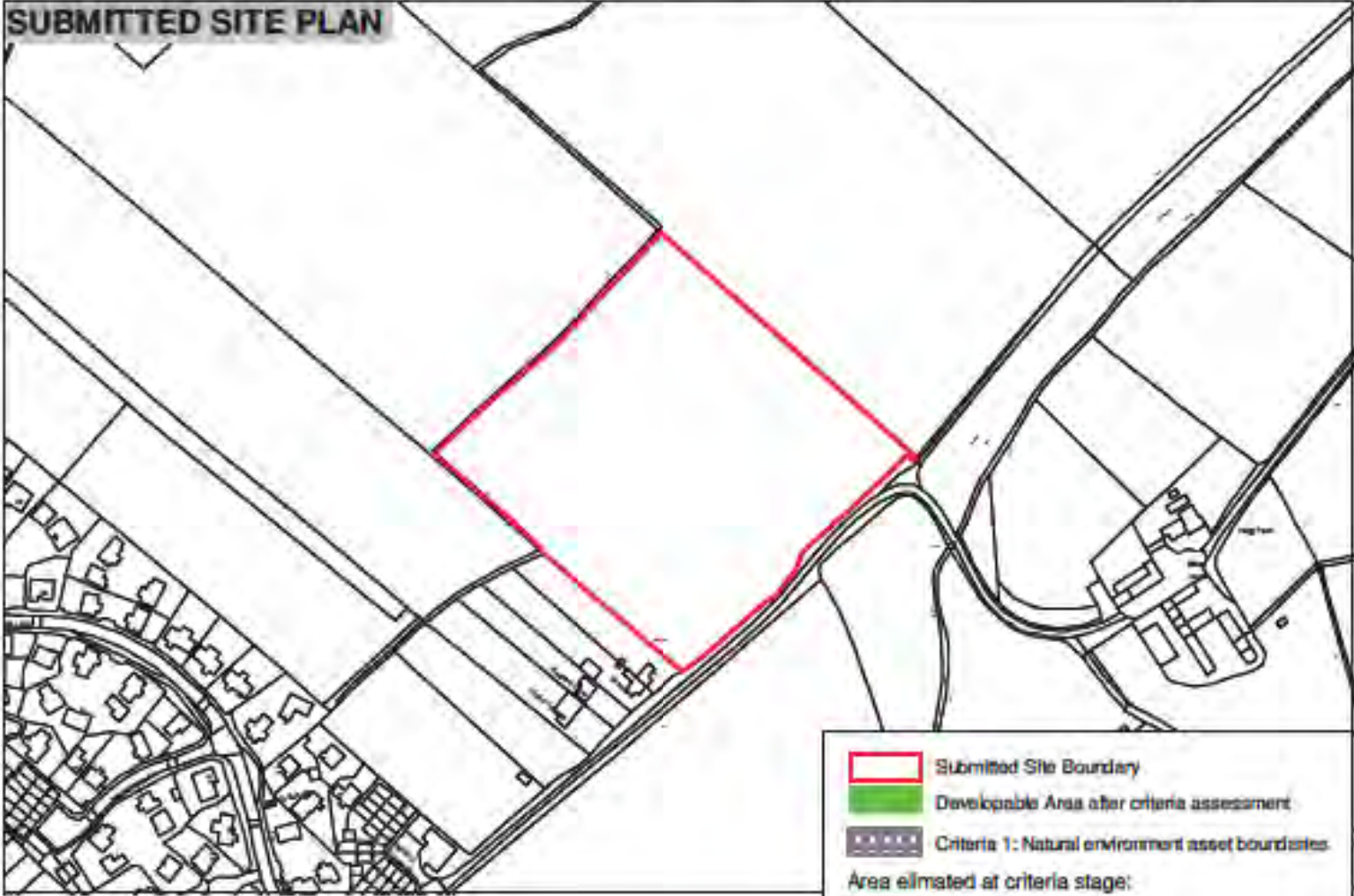
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



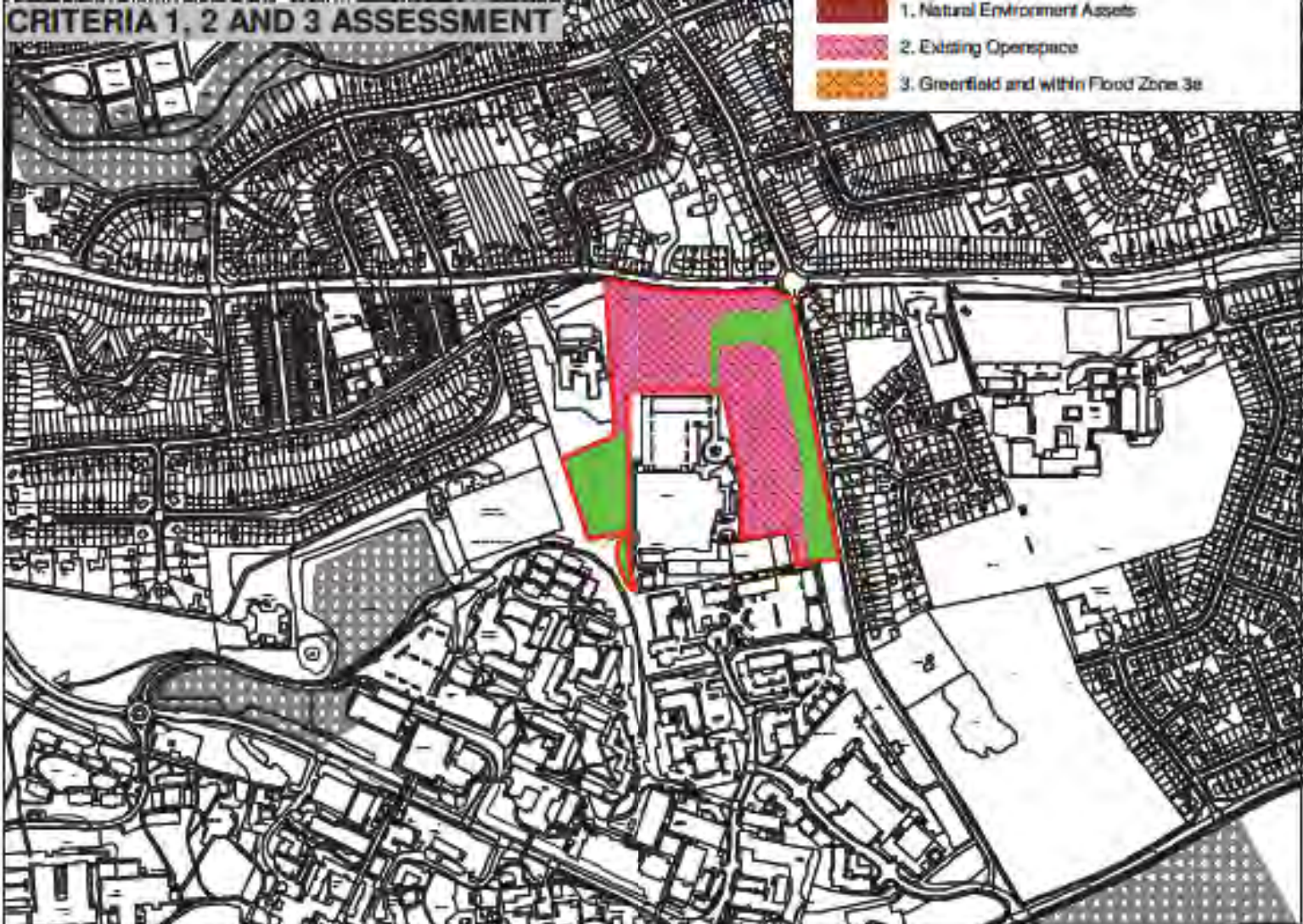
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	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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	2. Existing Openpace
	3. Greenfield and within Flood Zone 3a

SUBMITTED SITE PLAN

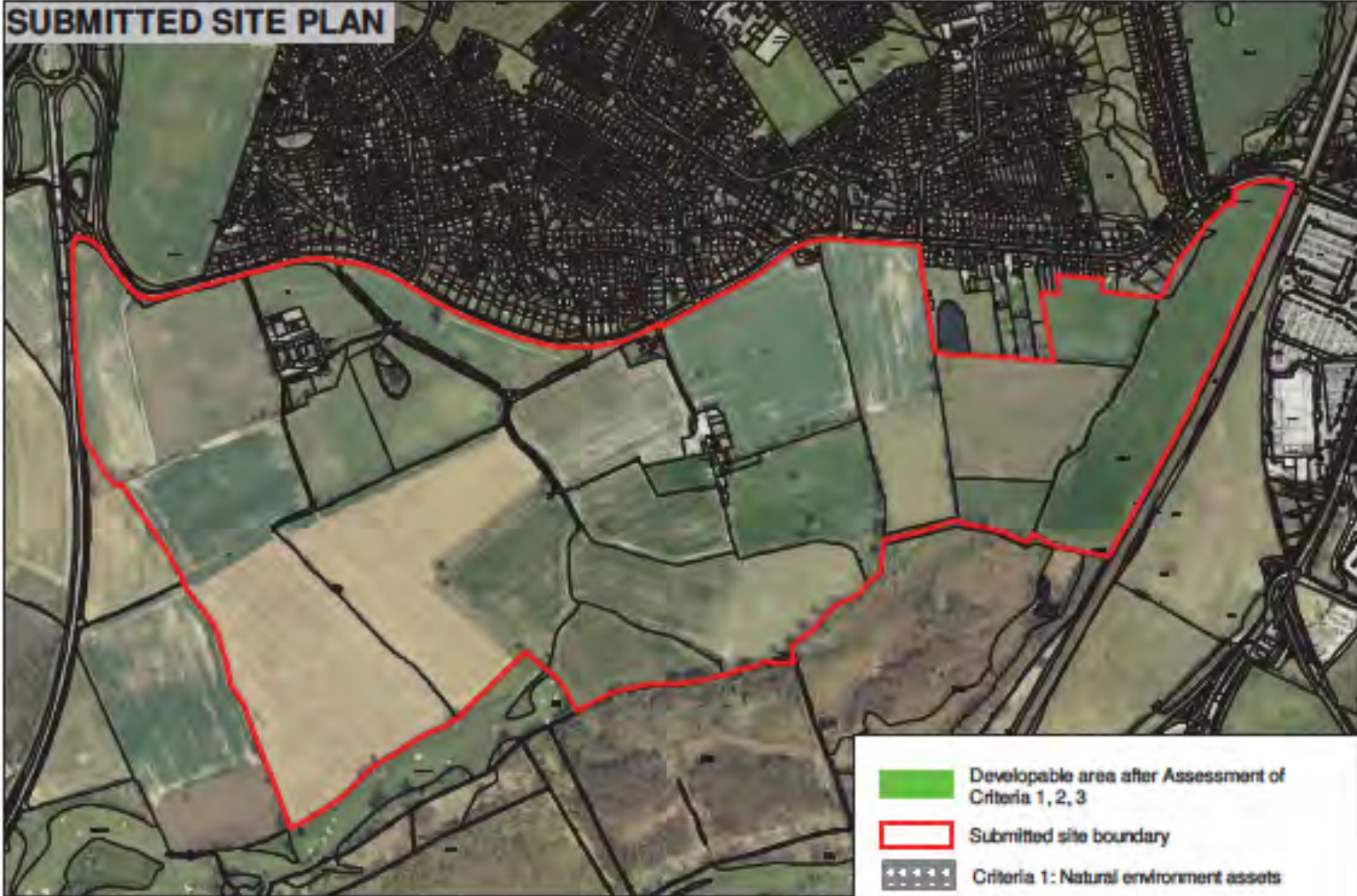


-  Submitted Site Boundary
 -  Developable Area after criteria assessment
 -  Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
-  1. Natural Environment Assets
 -  2. Existing Openspace
 -  3. Greenfield and within Flood Zone 3e

CRITERIA 1, 2 AND 3 ASSESSMENT

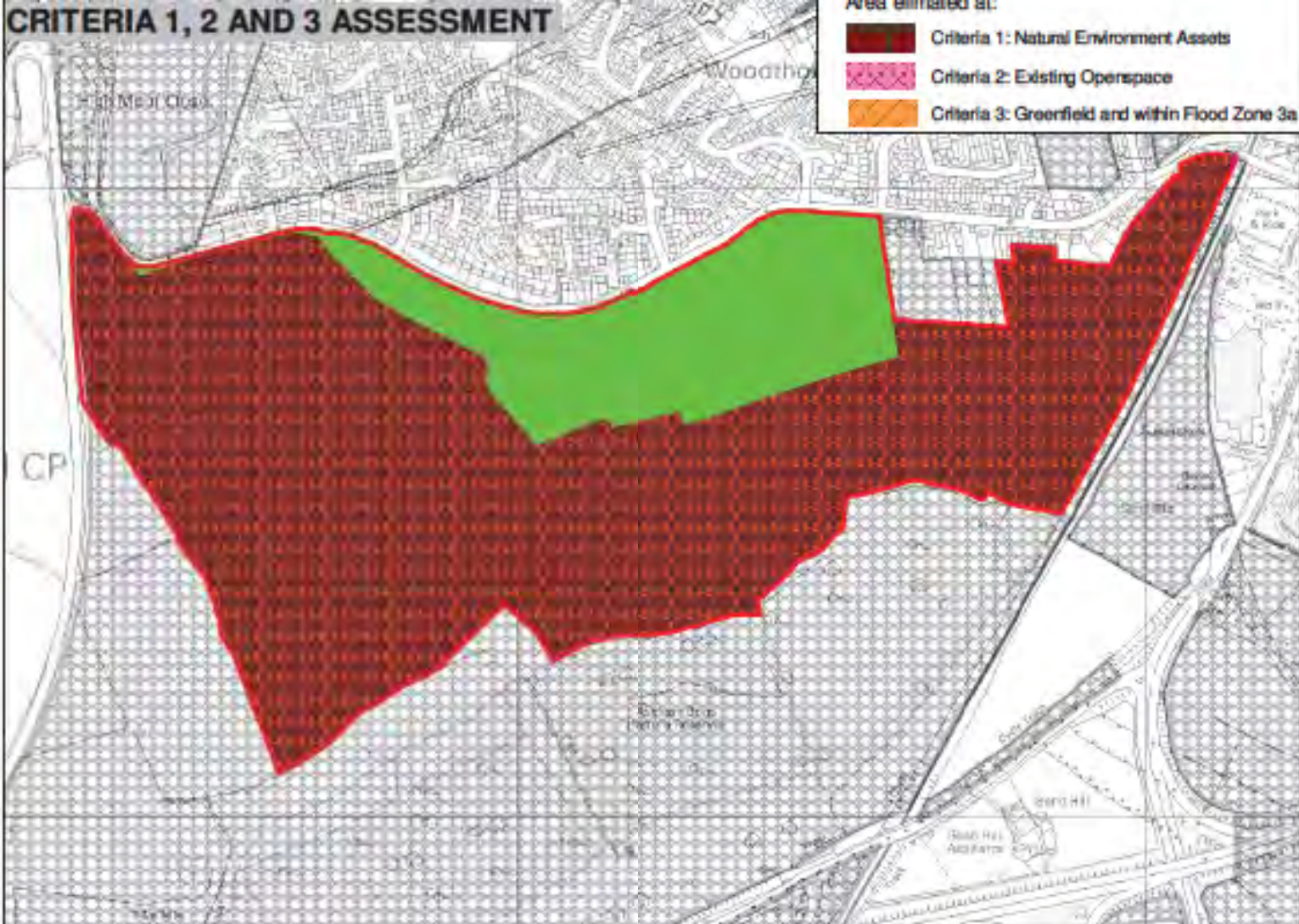


SUBMITTED SITE PLAN

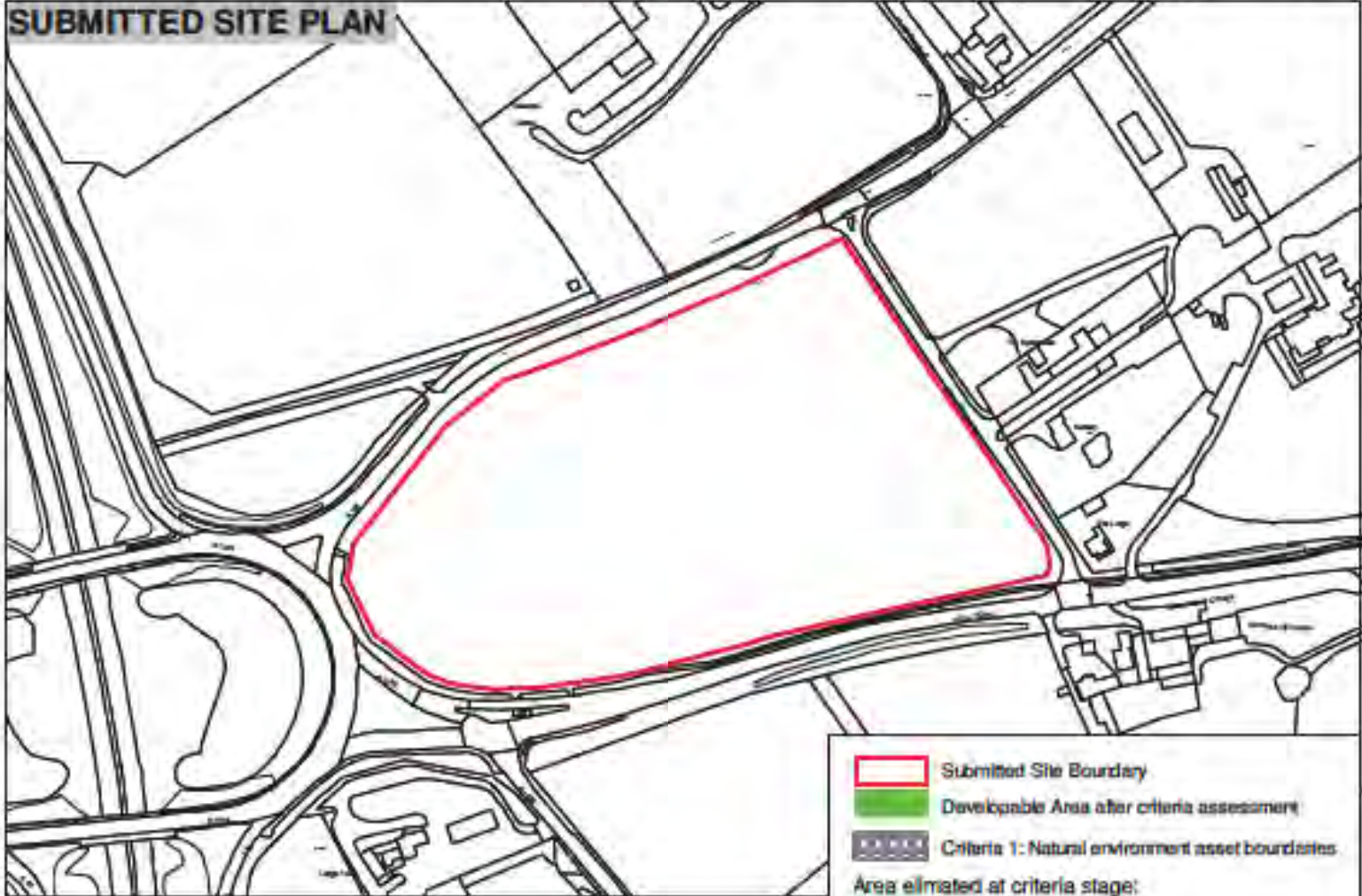



- Developable area after Assessment of Criteria 1, 2, 3
- Submitted site boundary
- Criteria 1: Natural environment assets
- Area eliminated at:**
- Criteria 1: Natural Environment Assets
- Criteria 2: Existing Openspace
- Criteria 3: Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

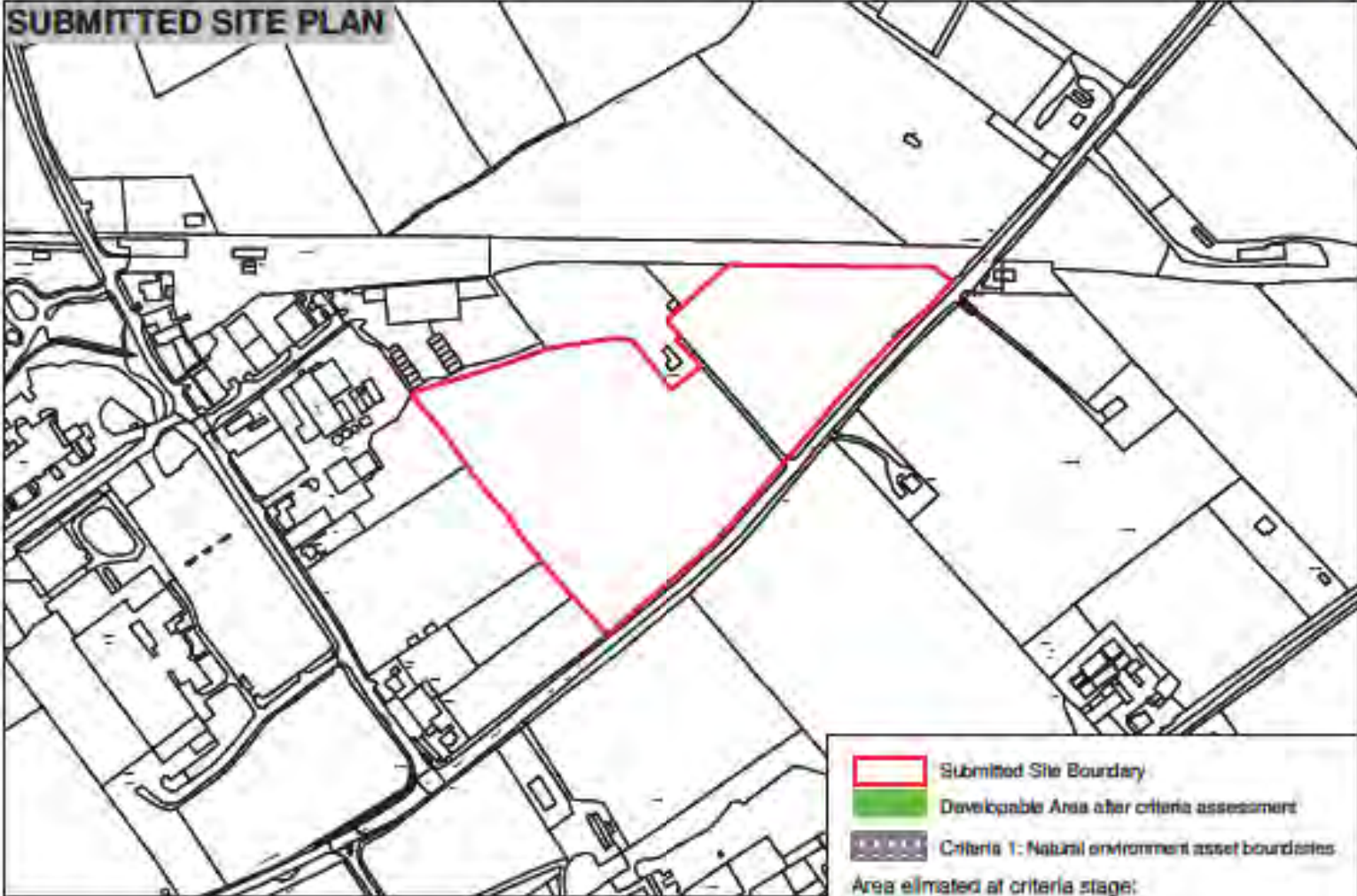


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
	2. Existing Openpace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

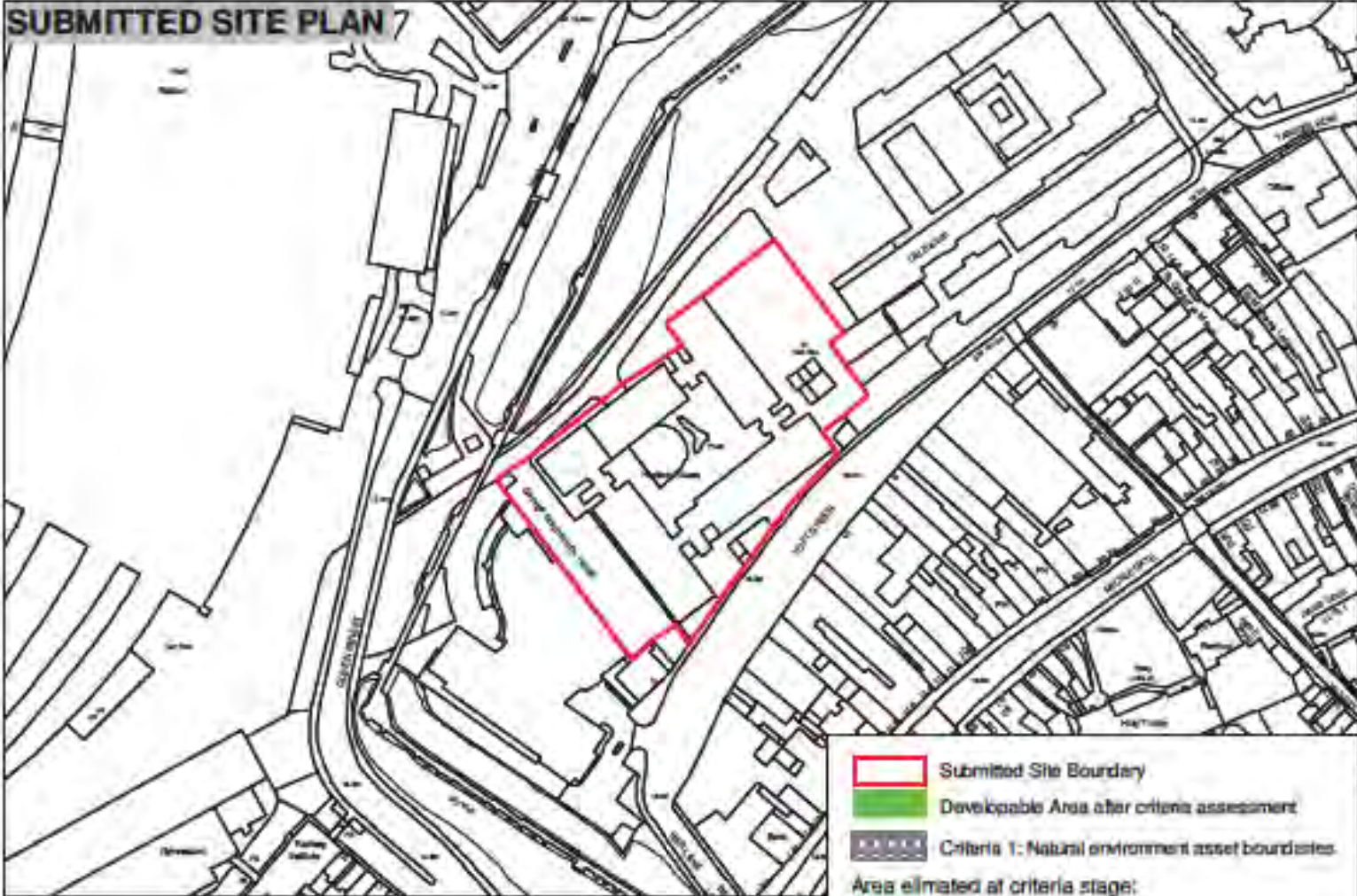


- Submitted Site Boundary
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 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
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 - 3. Greenfield and within Flood Zone 3a

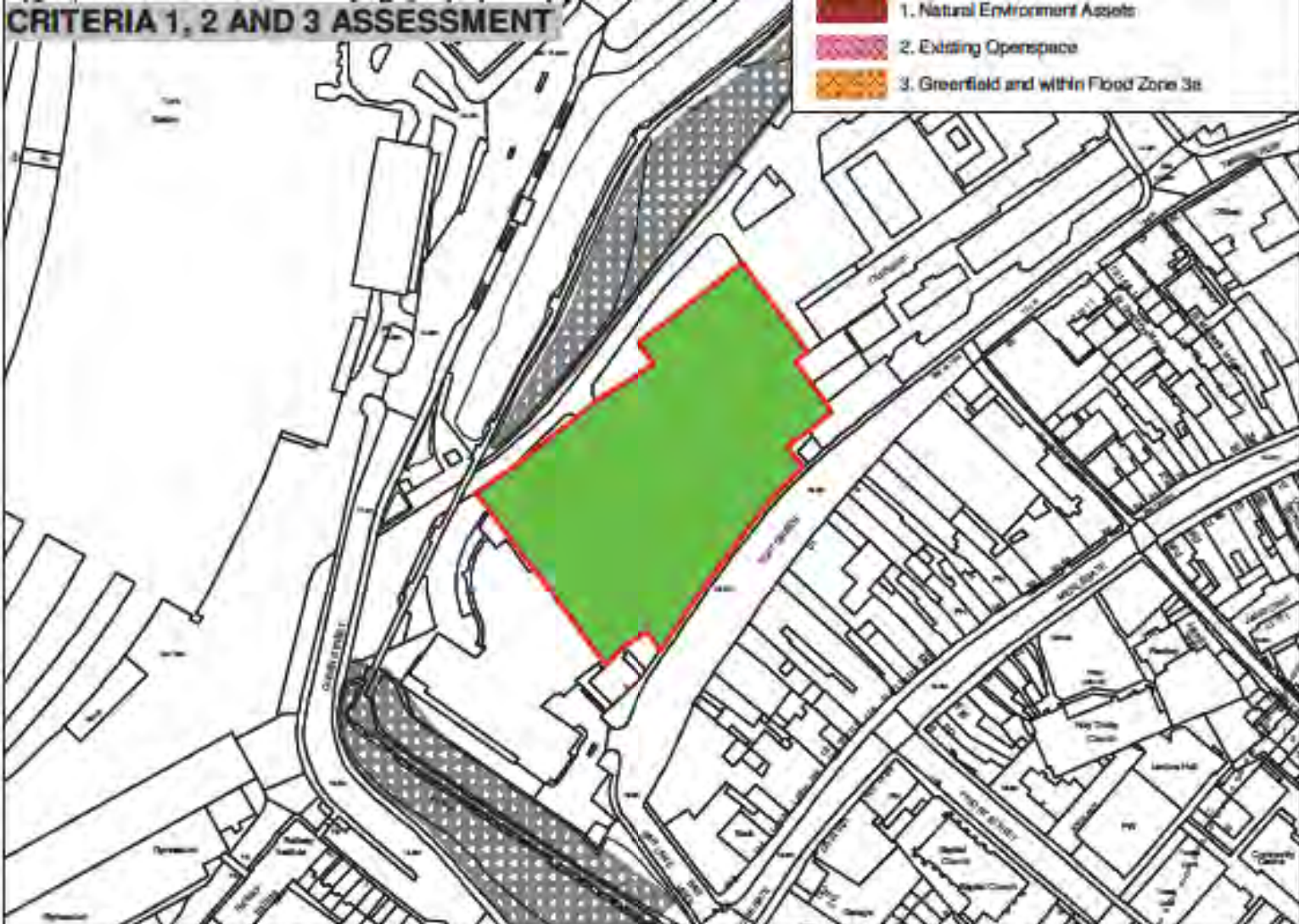
CRITERIA 1, 2 AND 3 ASSESSMENT



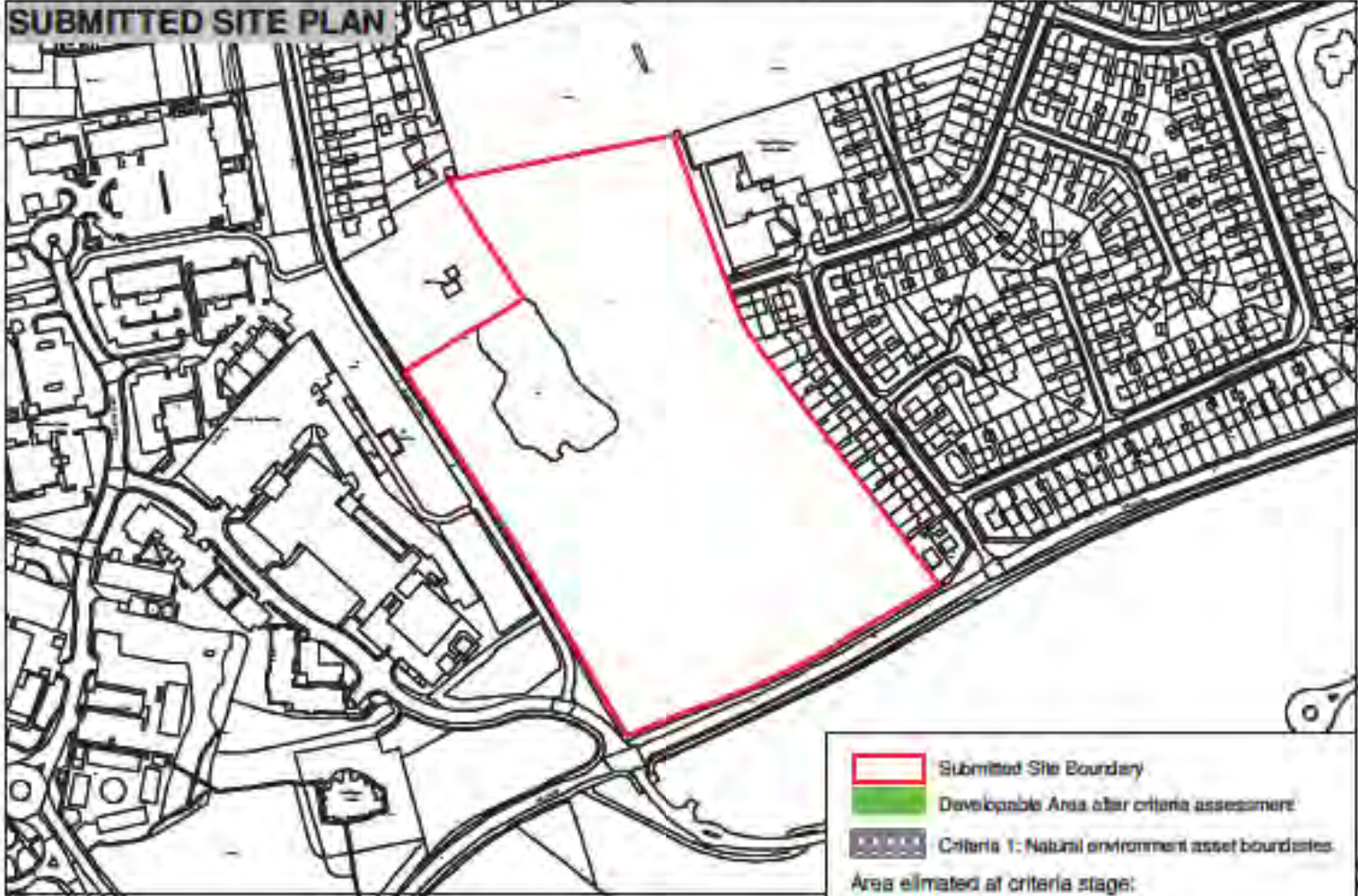
SUBMITTED SITE PLAN 7






CRITERIA 1, 2 AND 3 ASSESSMENT

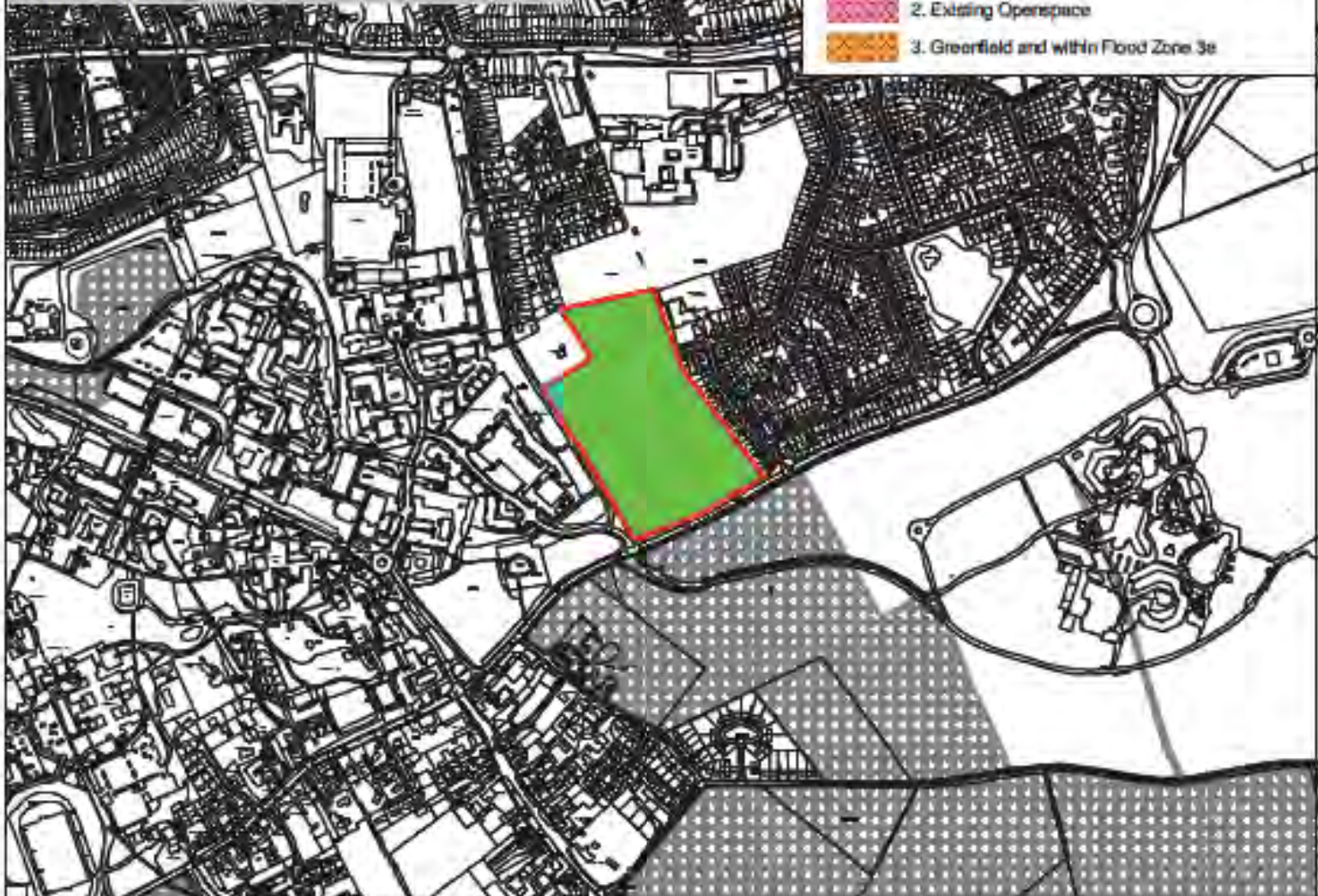


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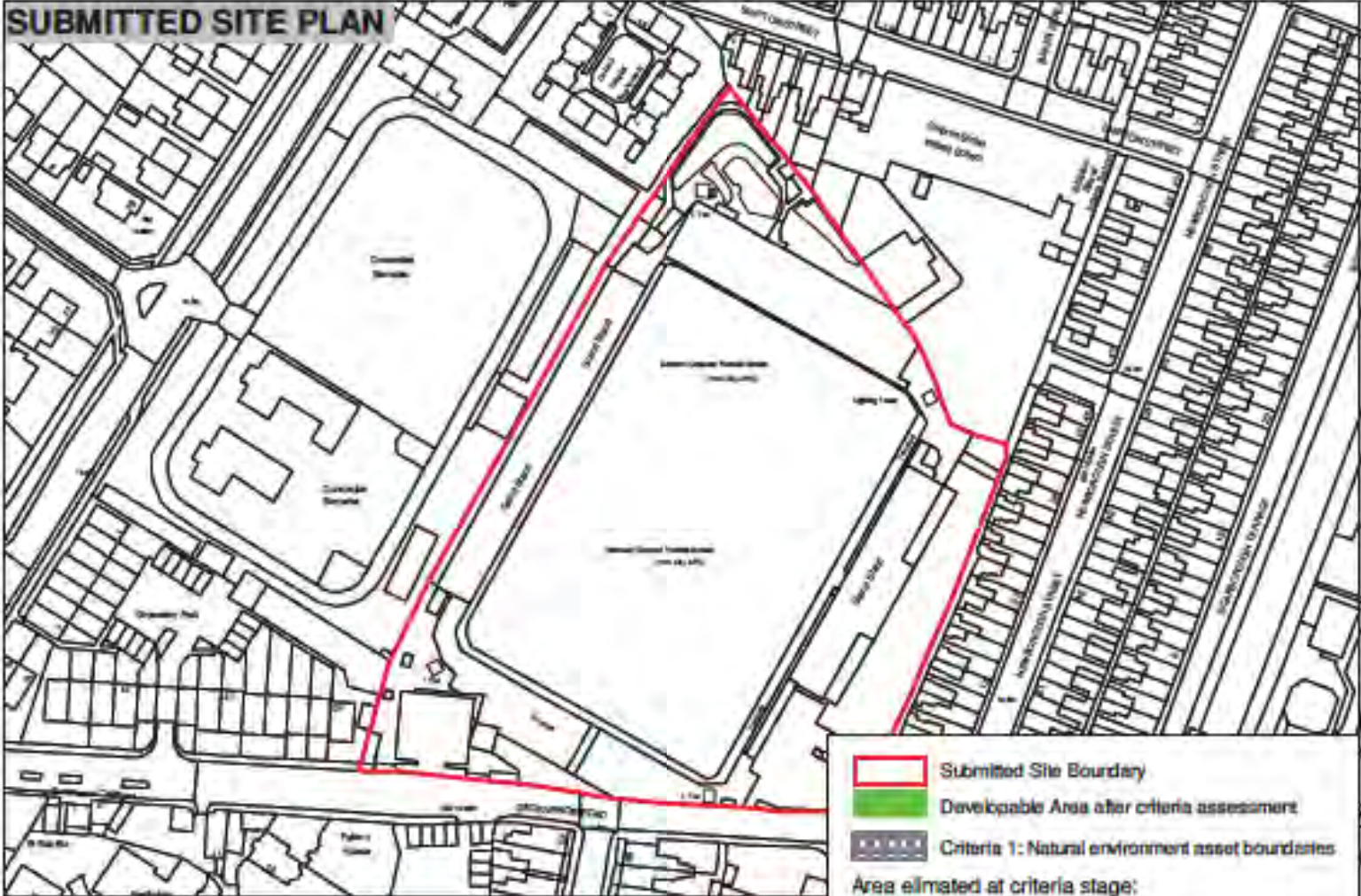


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
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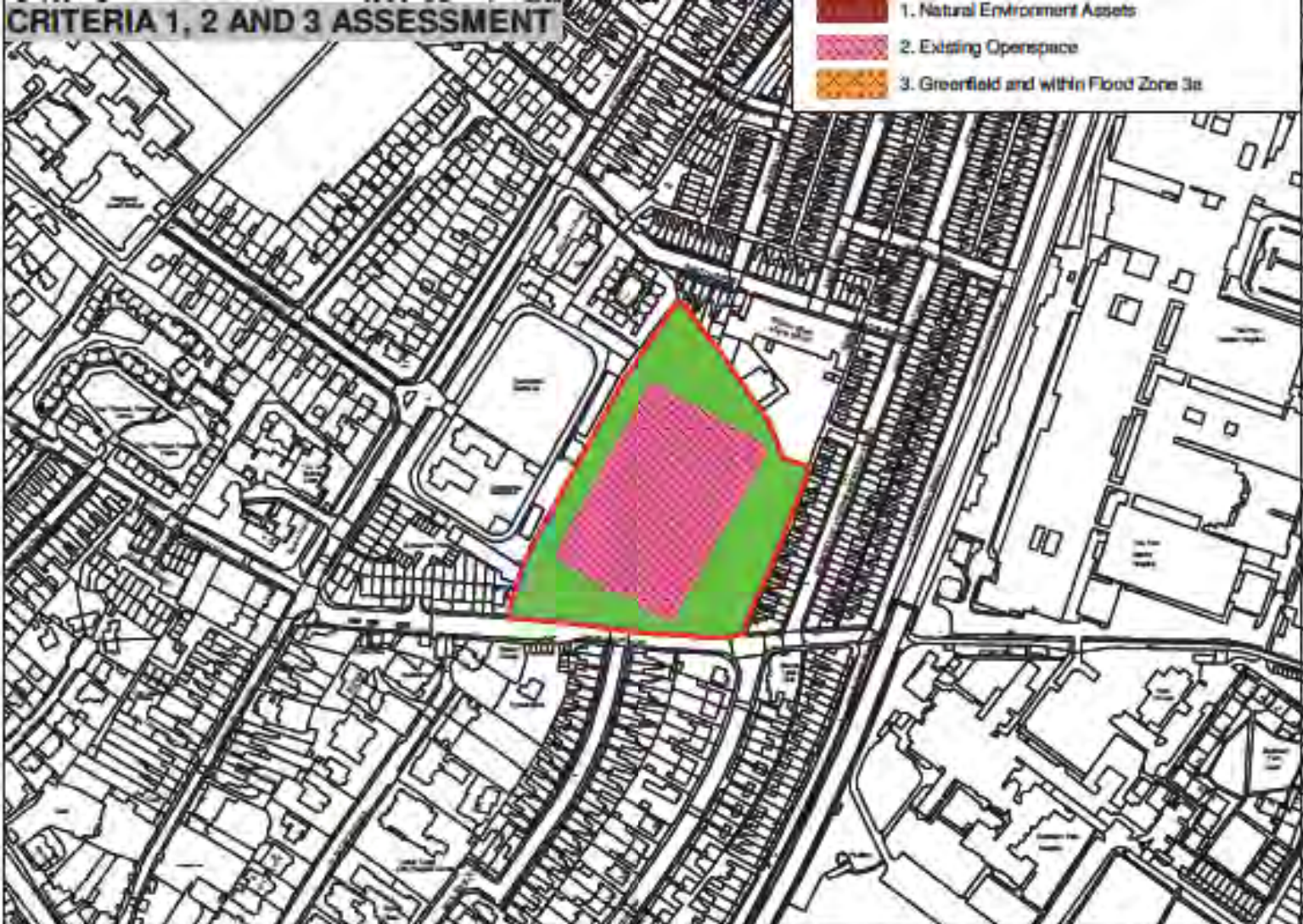
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



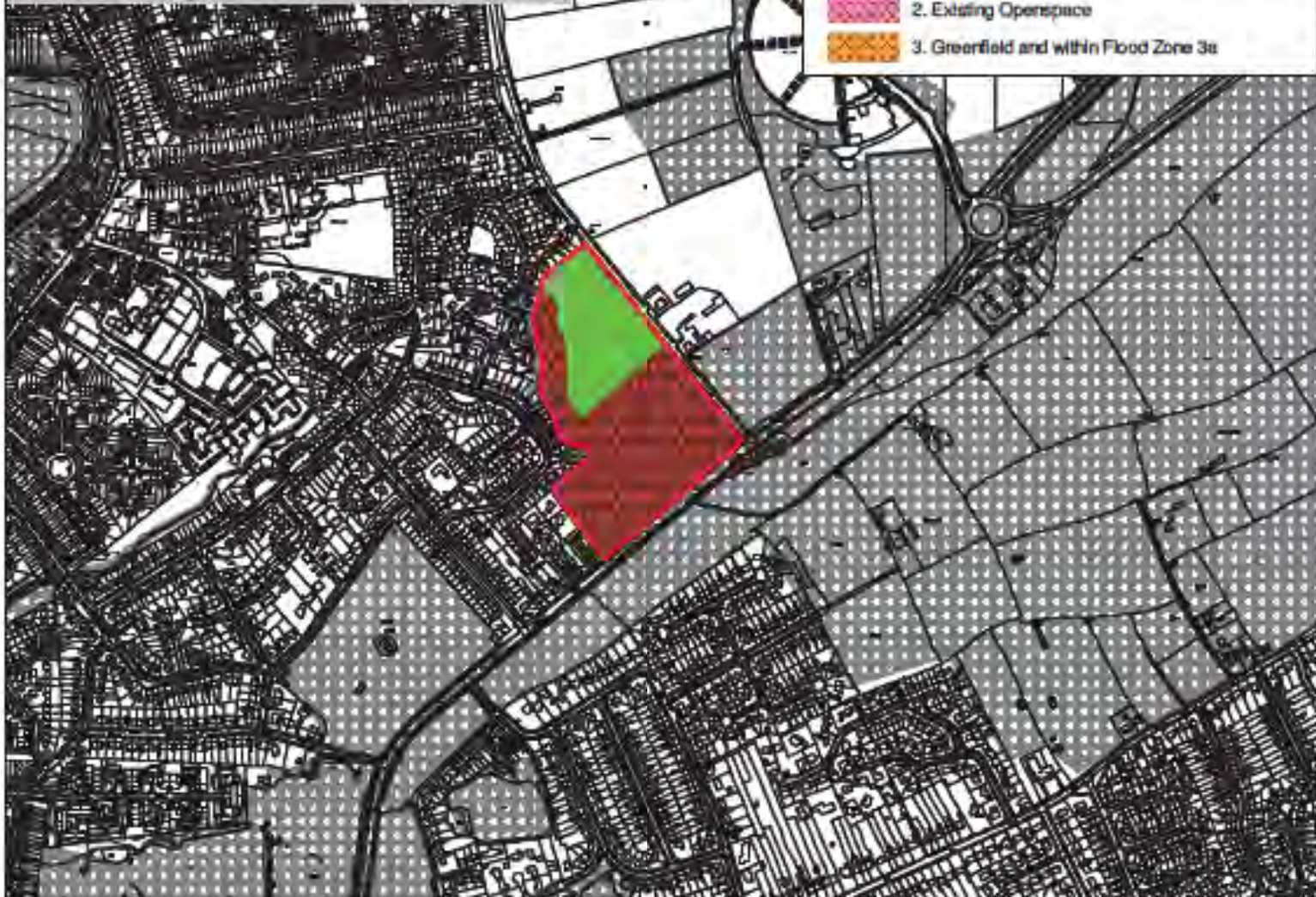
- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Ospace
 - 3. Greenfield and within Flood Zone 3a

SUBMITTED SITE PLAN

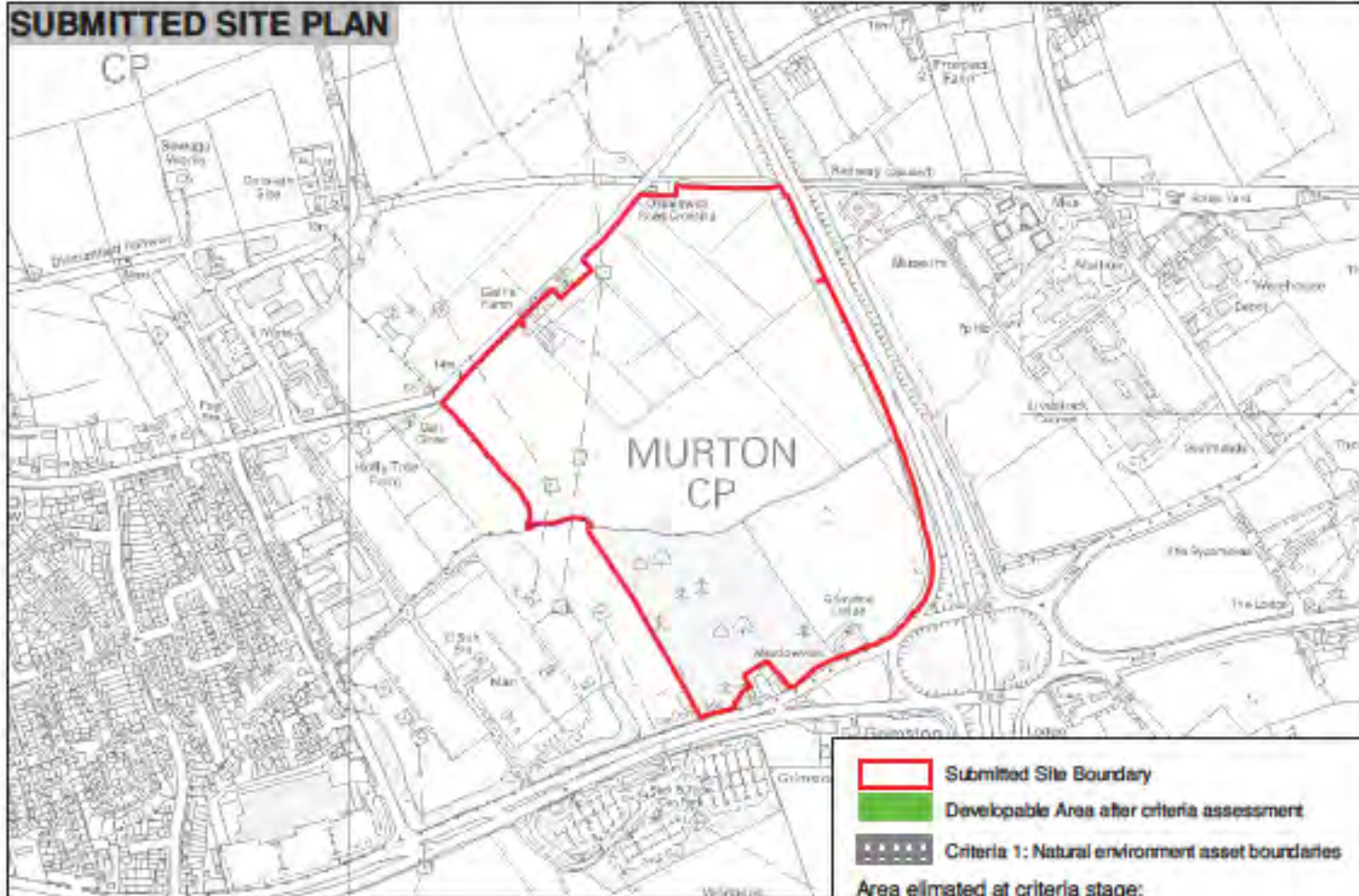


	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
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	3. Greenfield and within Flood Zone 3a

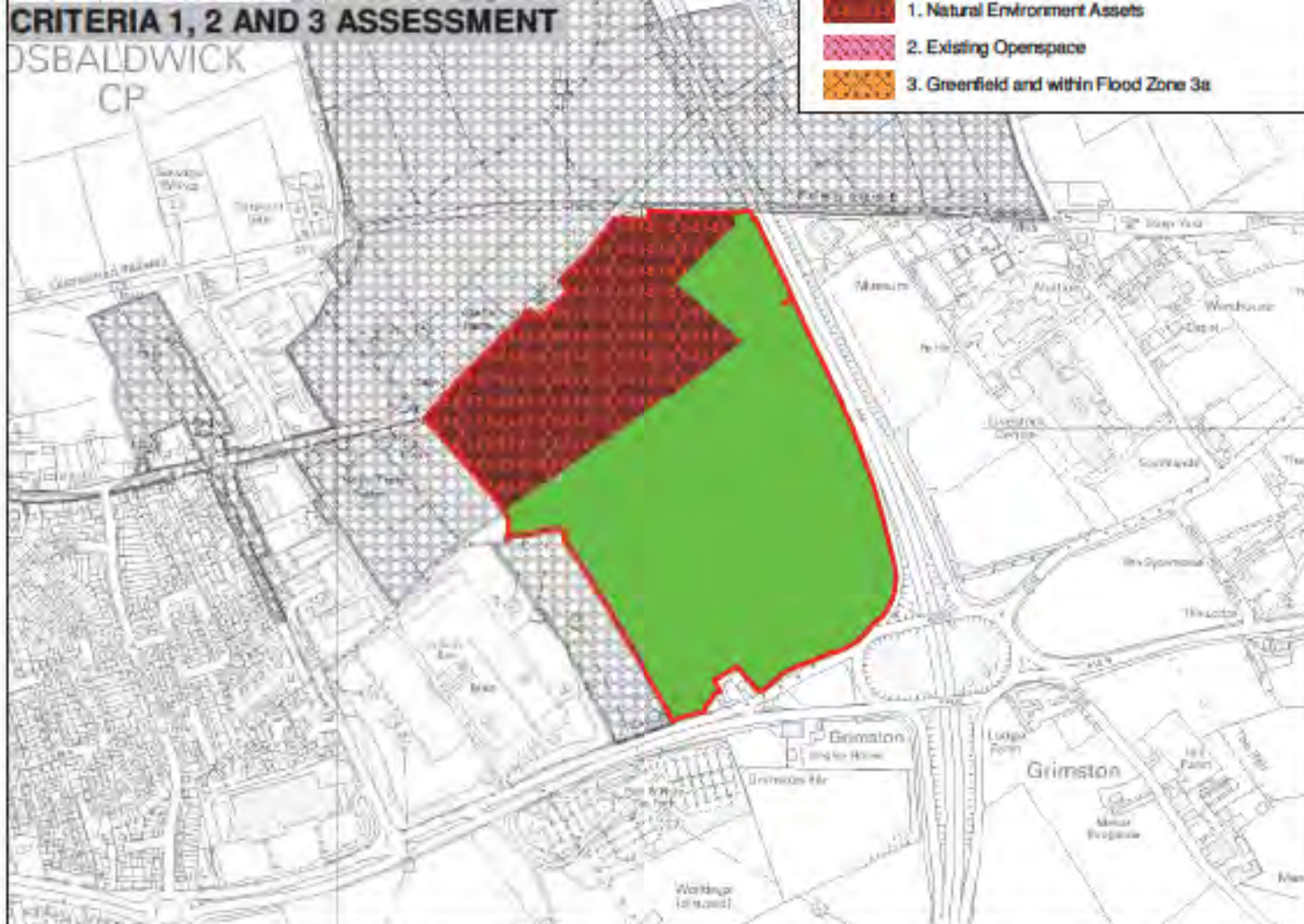
CRITERIA 1, 2 AND 3 ASSESSMENT



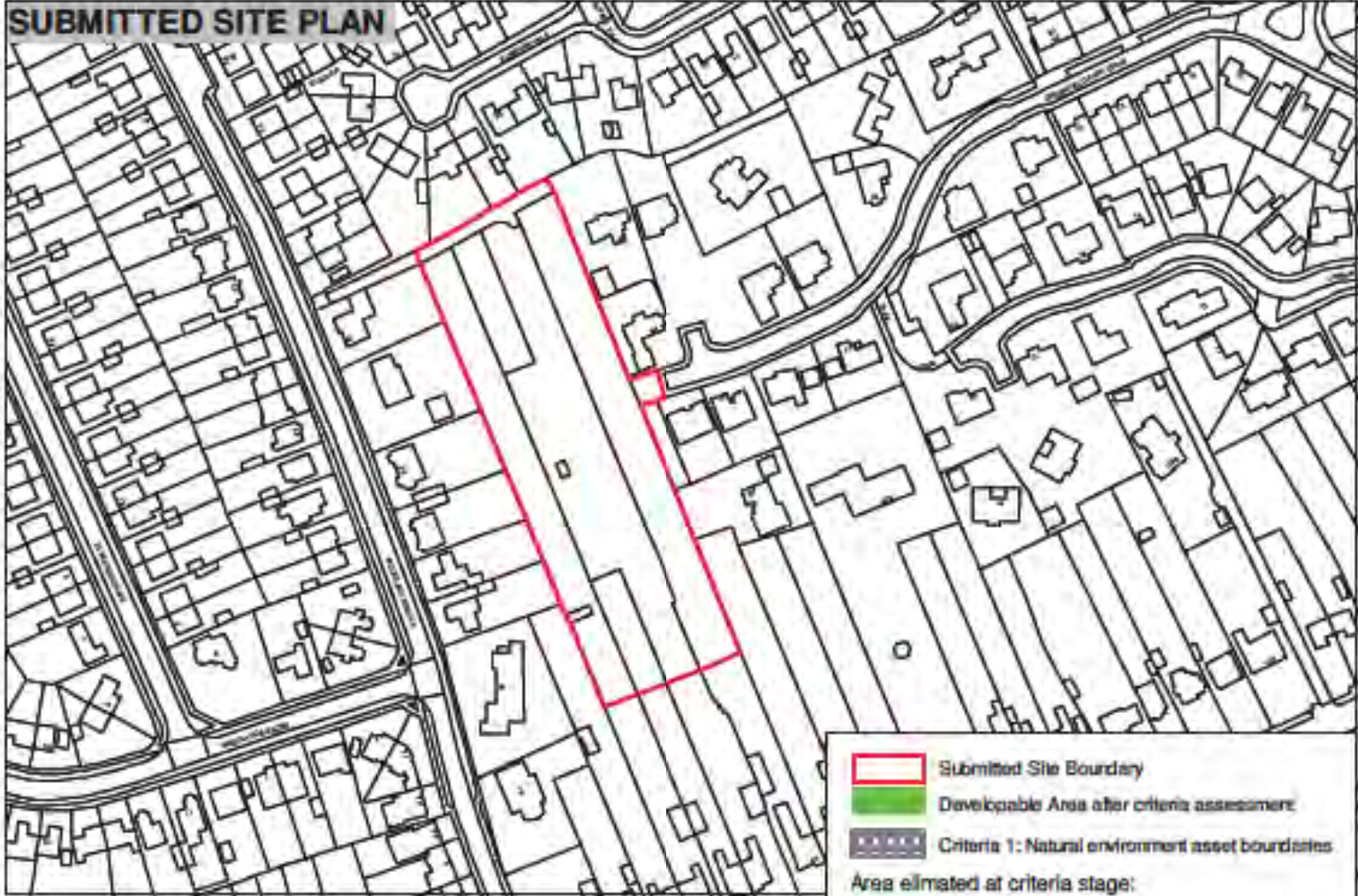
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



-  Submitted Site Boundary
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

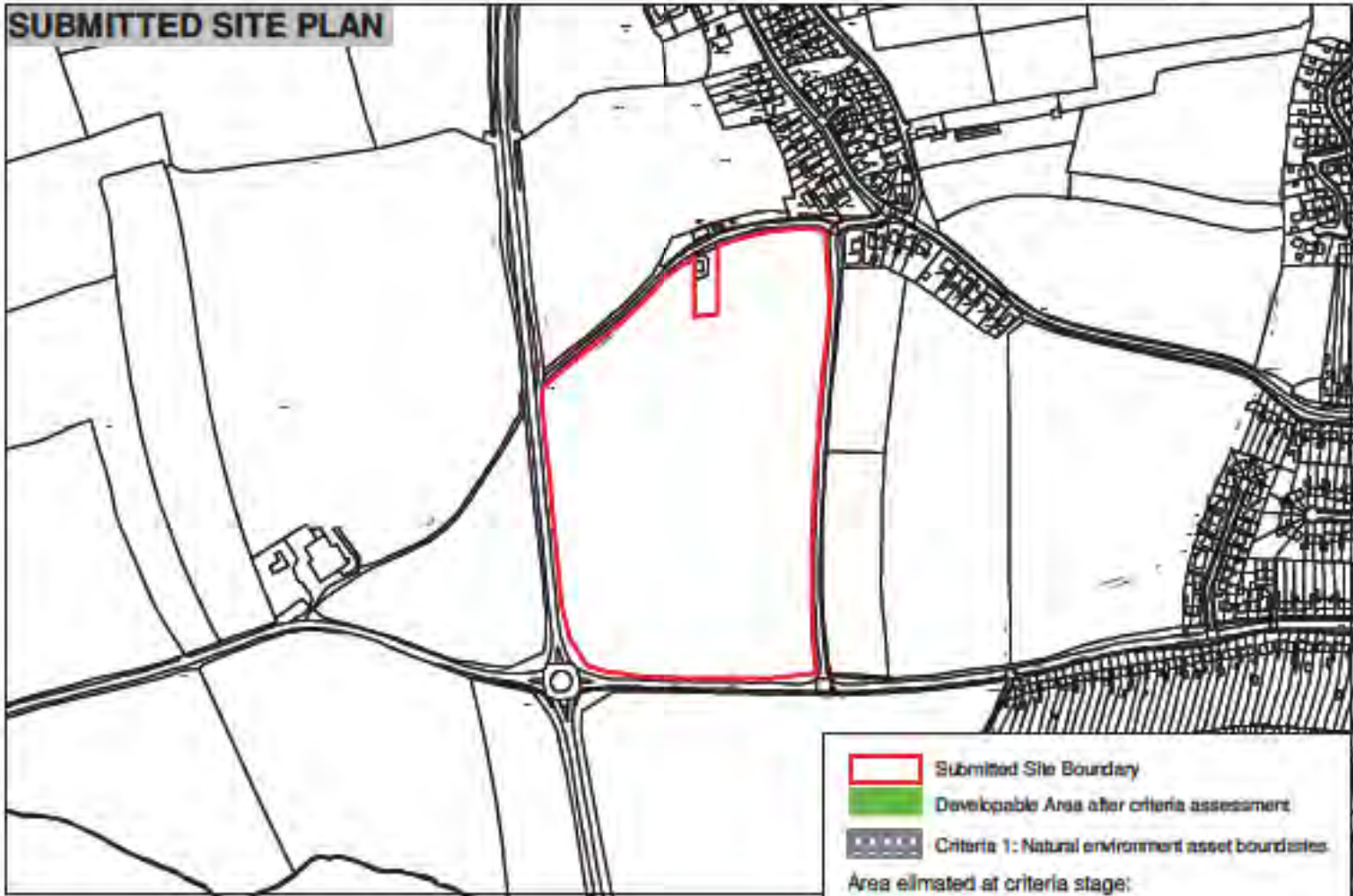


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 - Criteria 1: Natural environment asset boundaries
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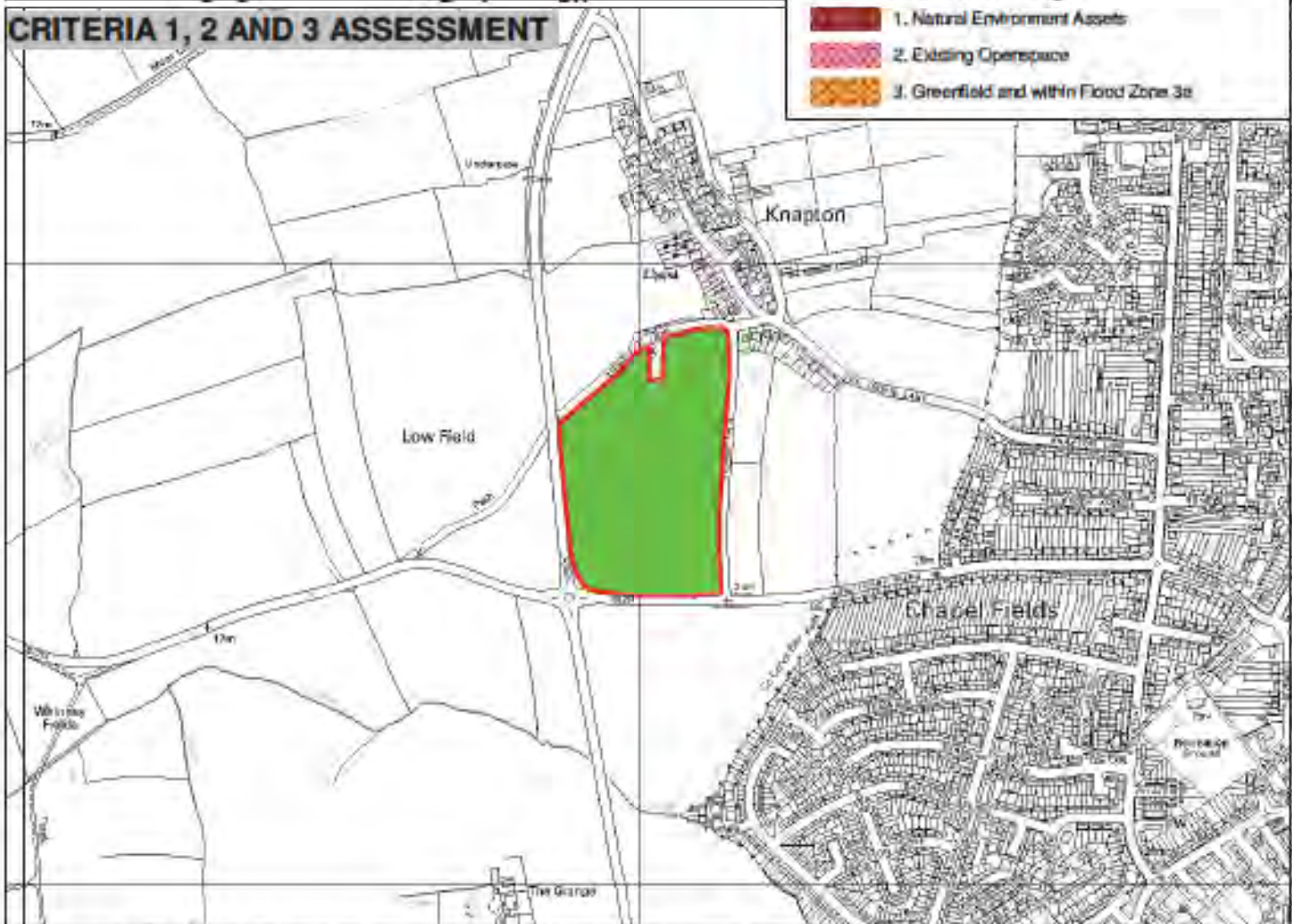
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



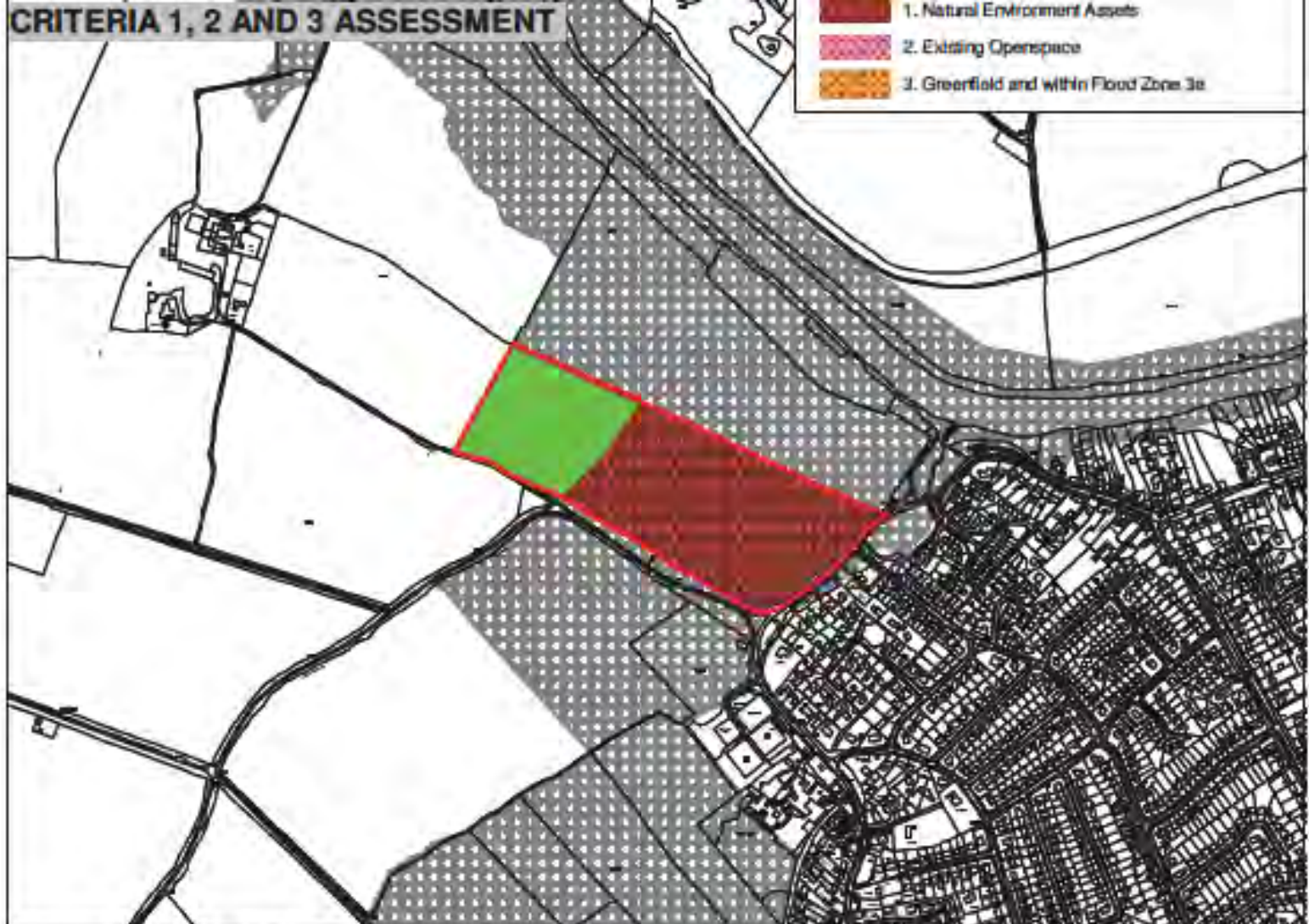
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



	Submitted Site Boundary
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	Criteria 1: Natural environment asset boundaries
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	1. Natural Environment Assets
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SUBMITTED SITE PLAN

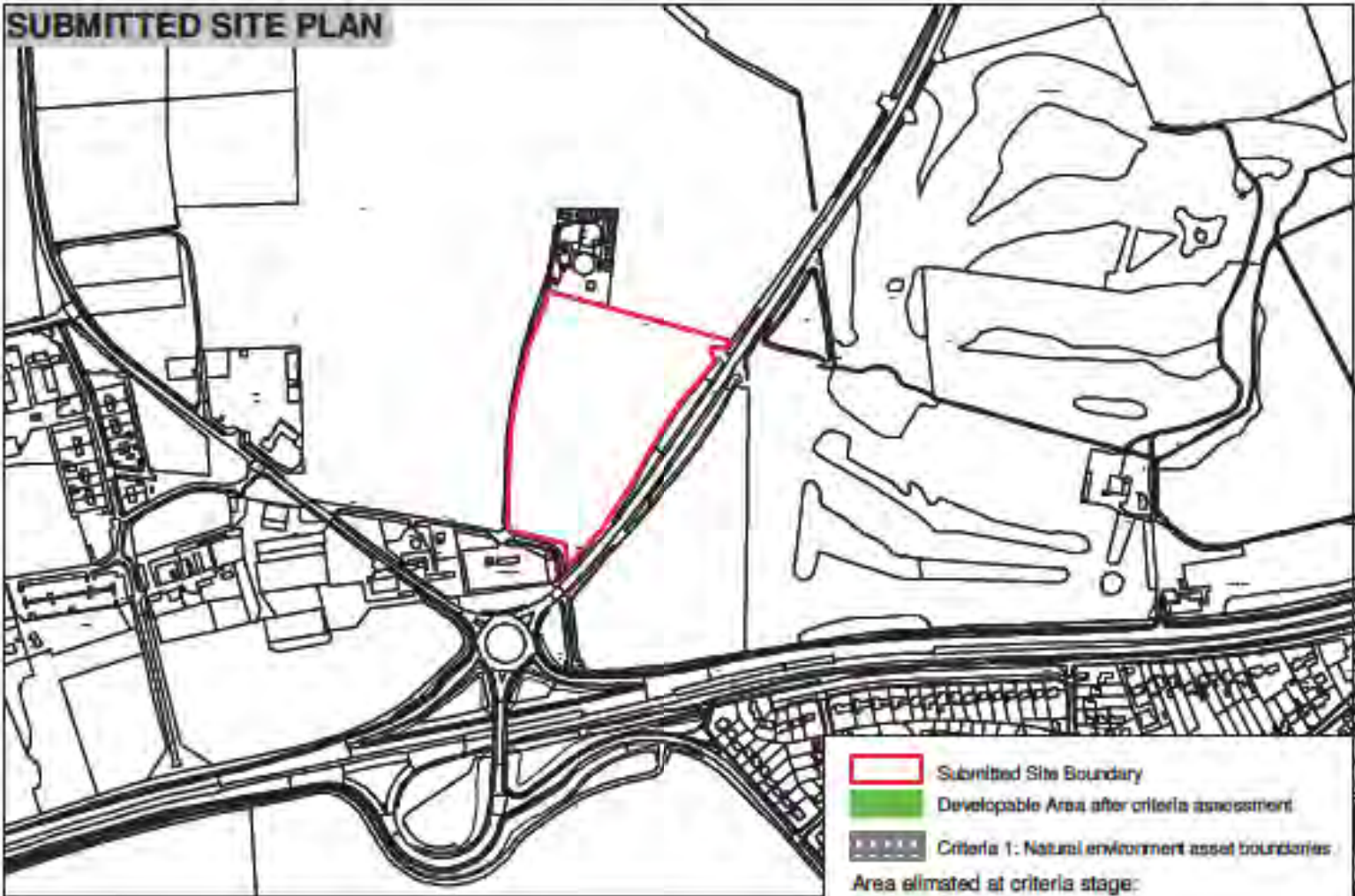


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

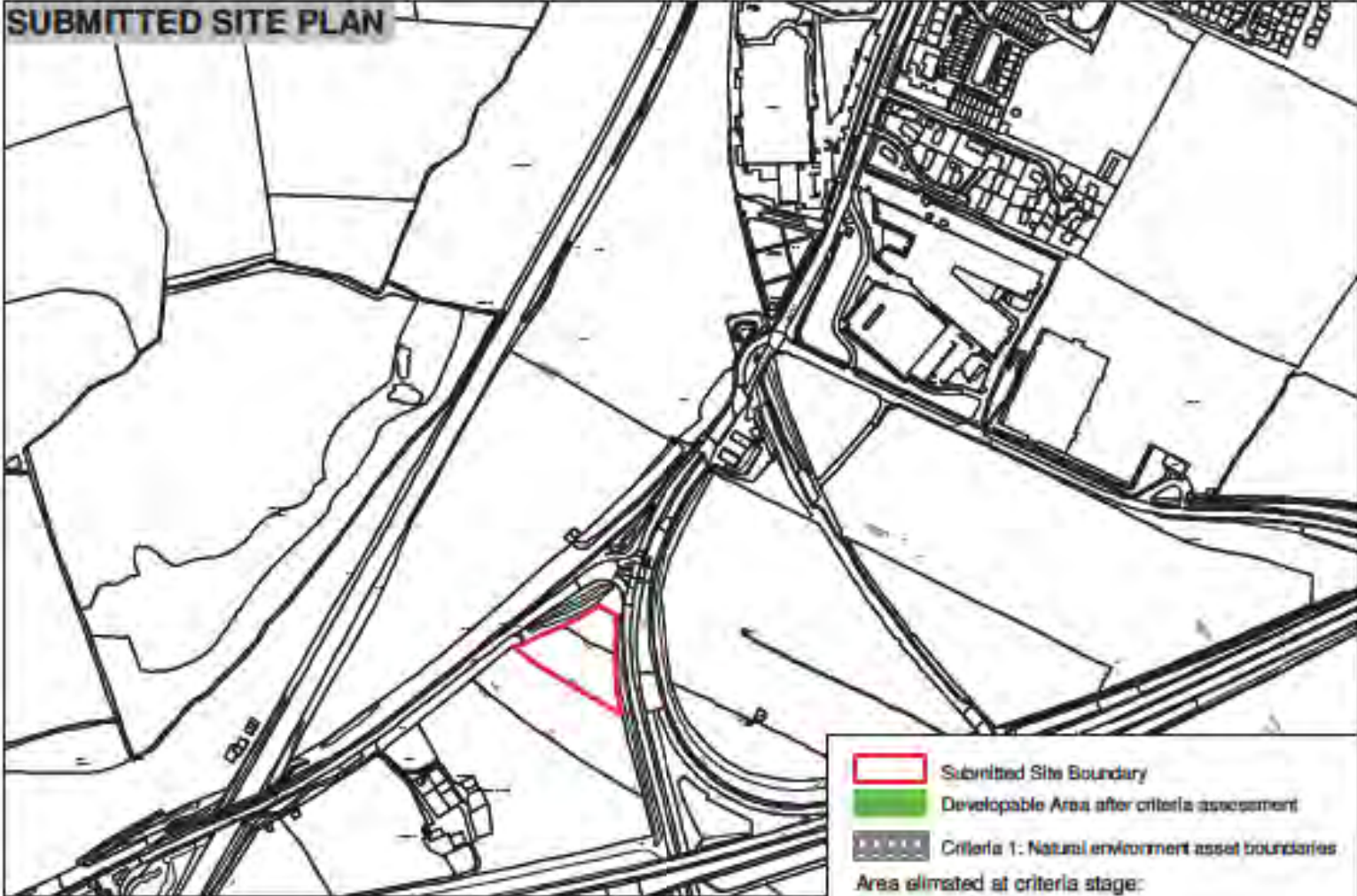








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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

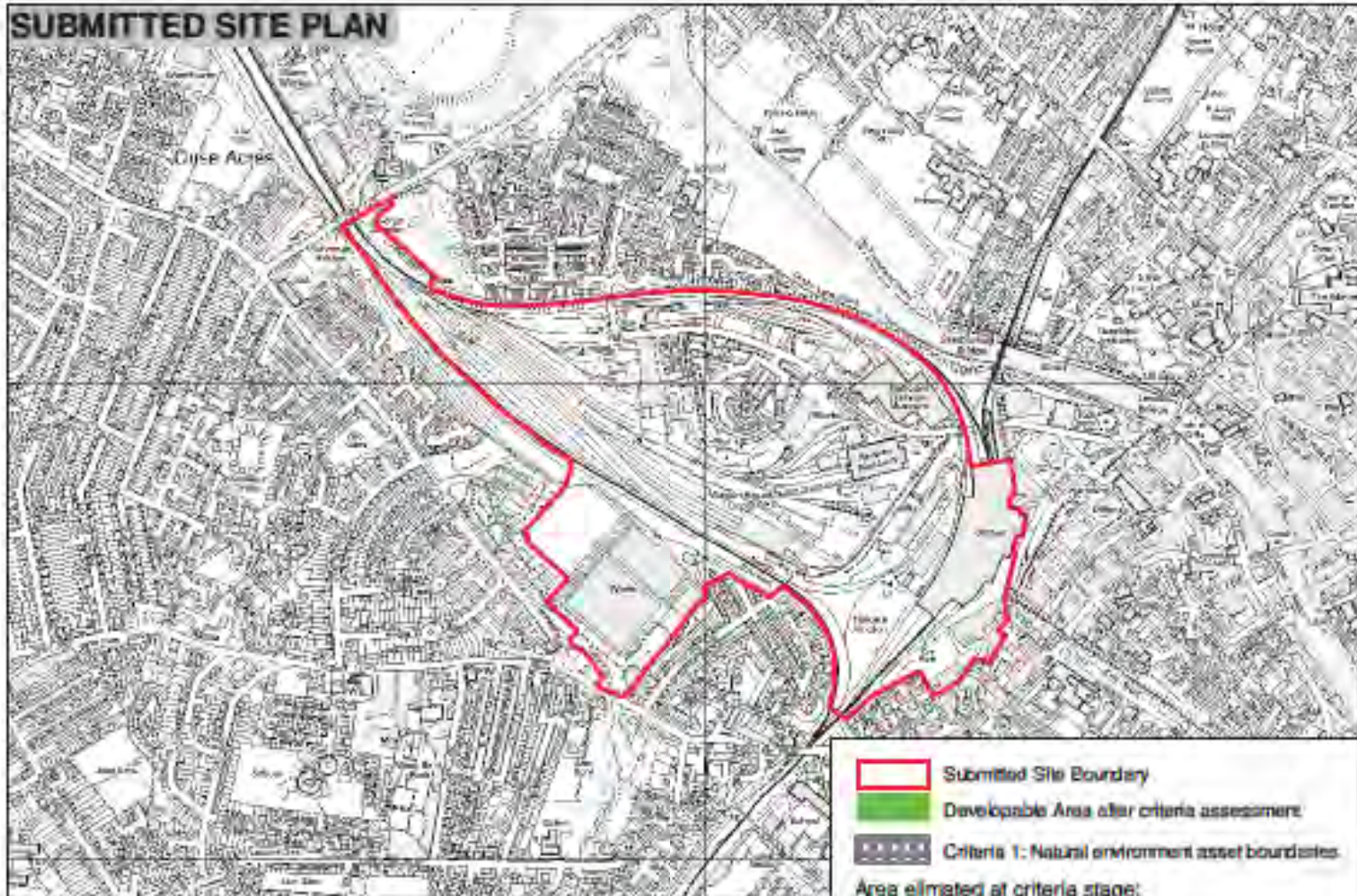


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CRITERIA 1, 2 AND 3 ASSESSMENT



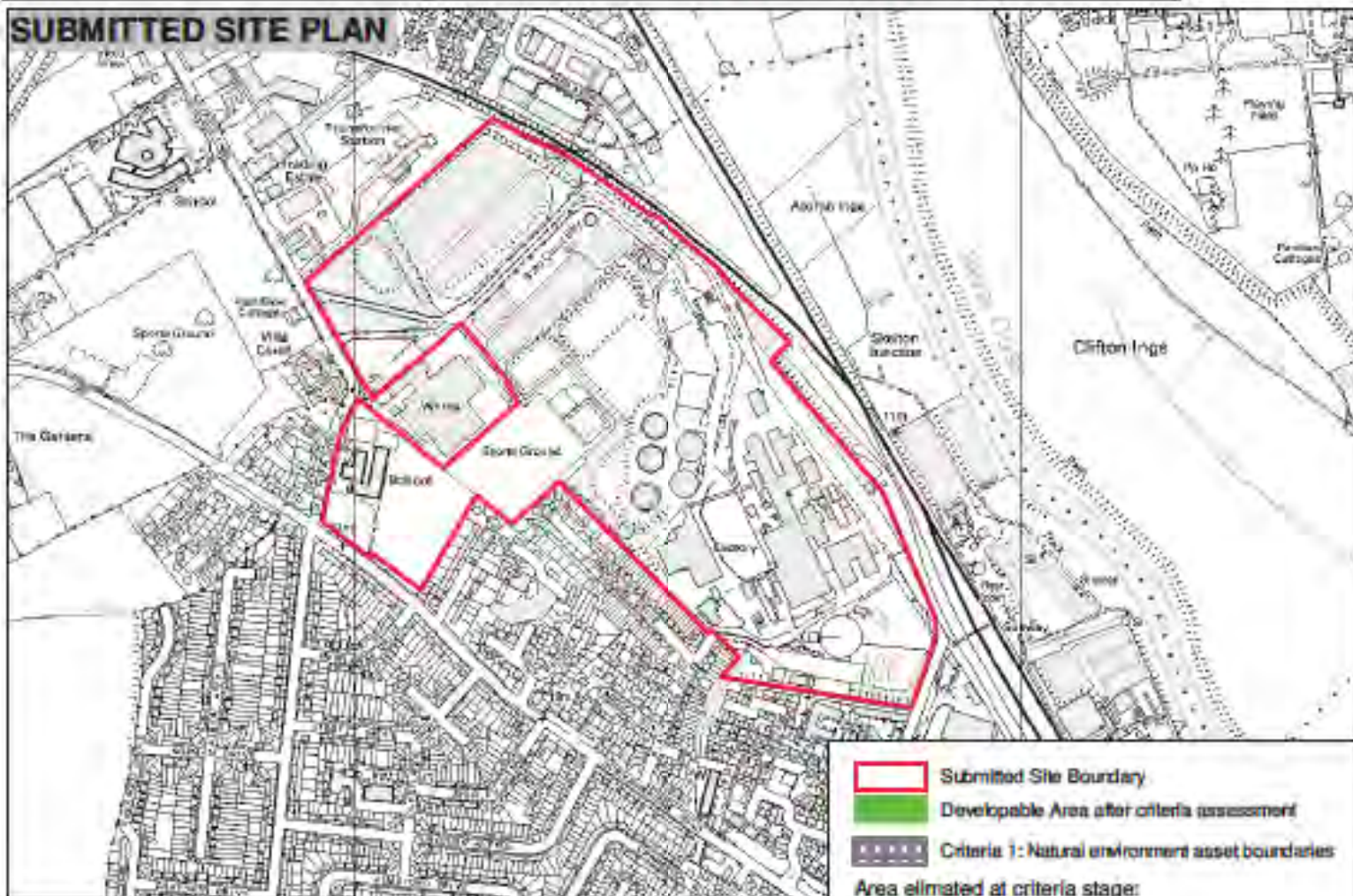
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

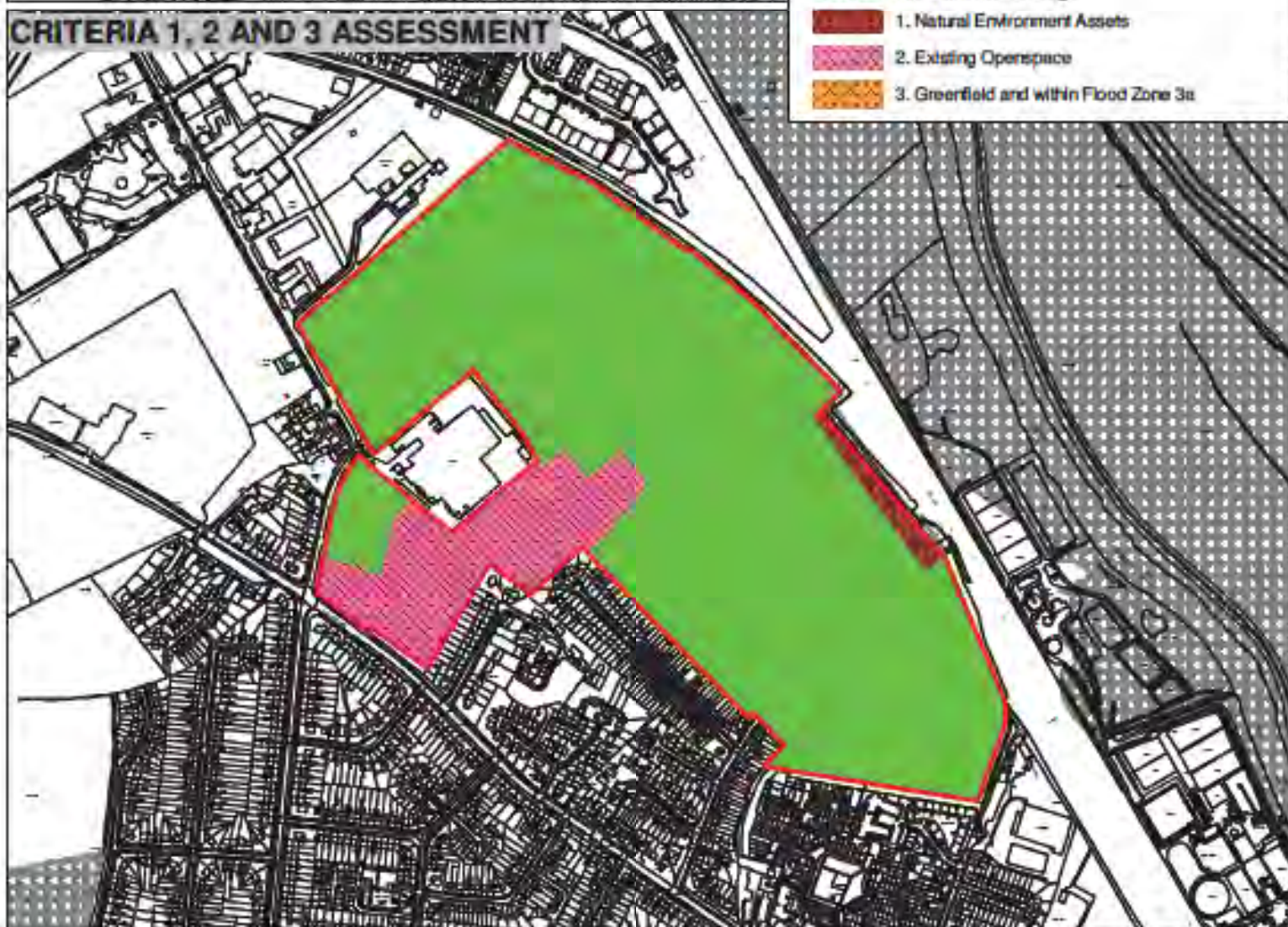


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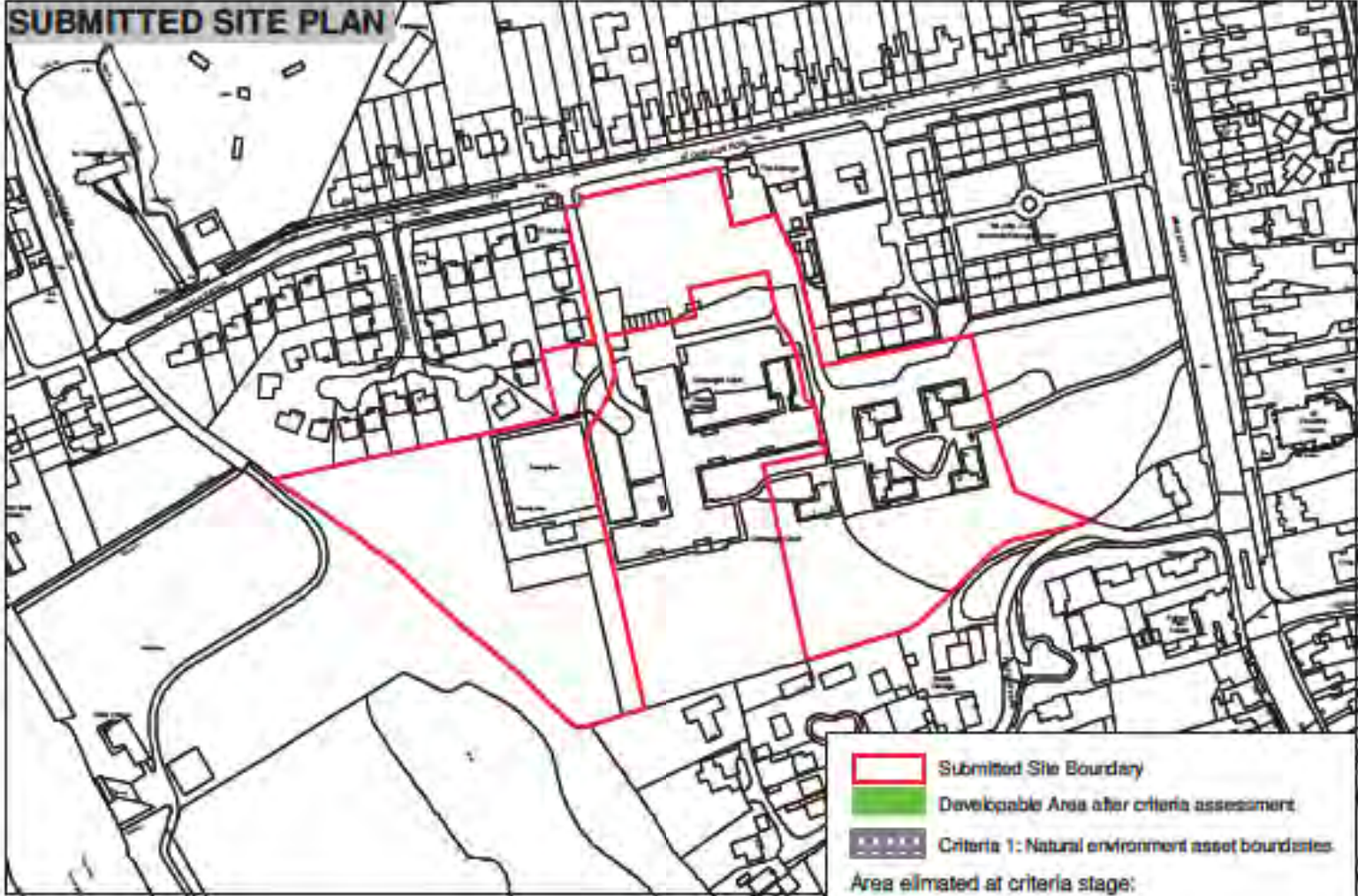


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN









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CRITERIA 1, 2 AND 3 ASSESSMENT

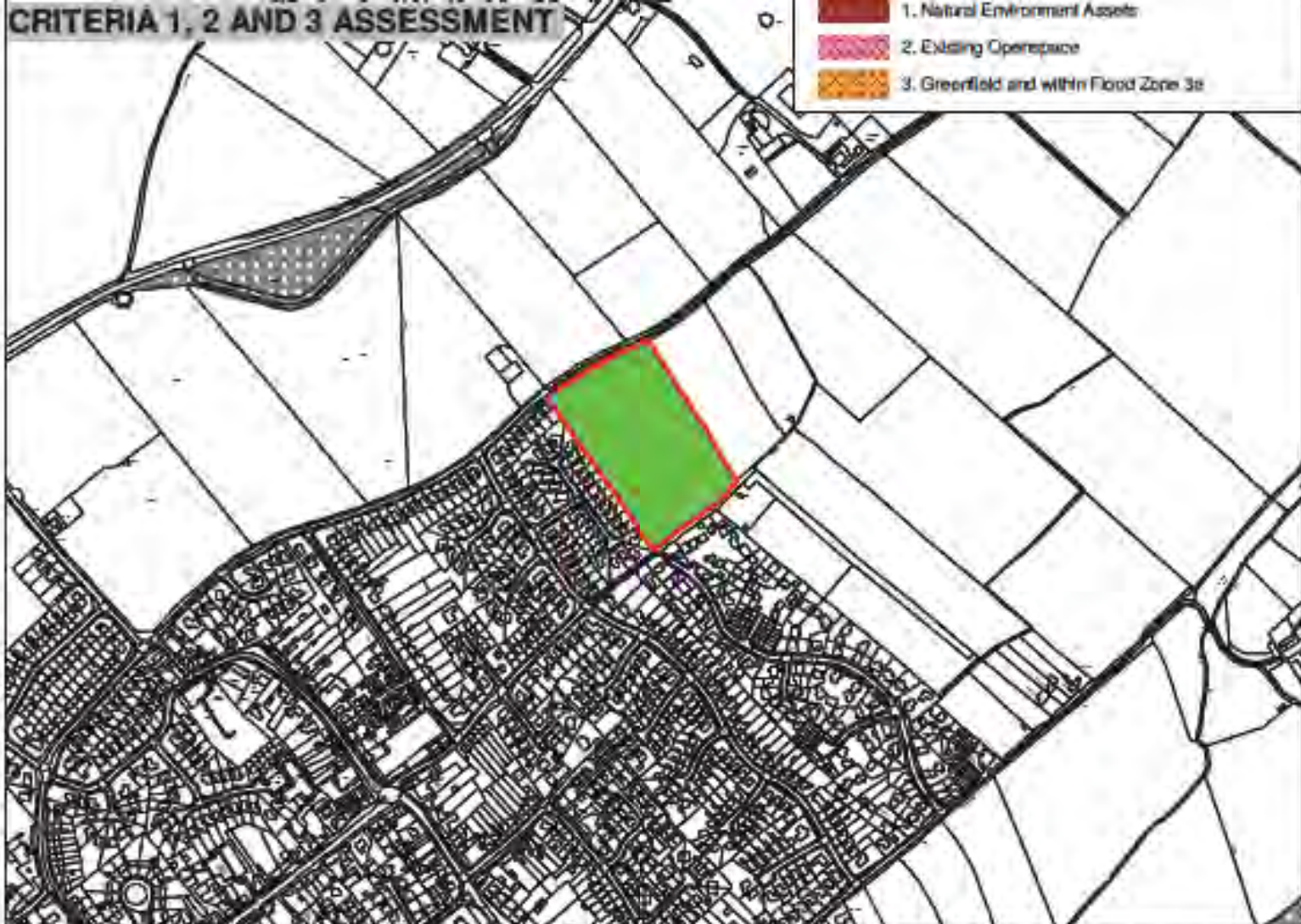


SUBMITTED SITE PLAN

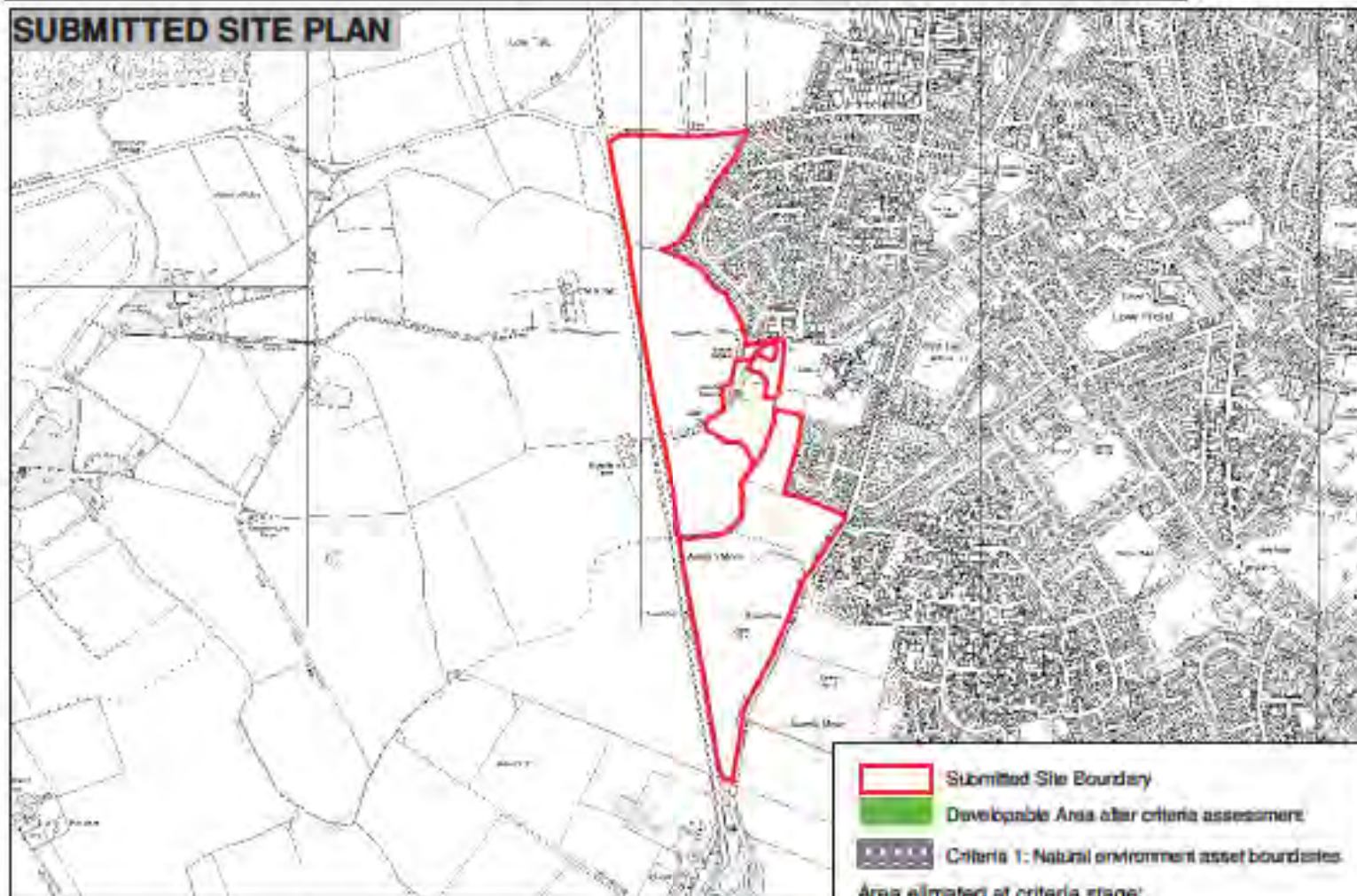


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	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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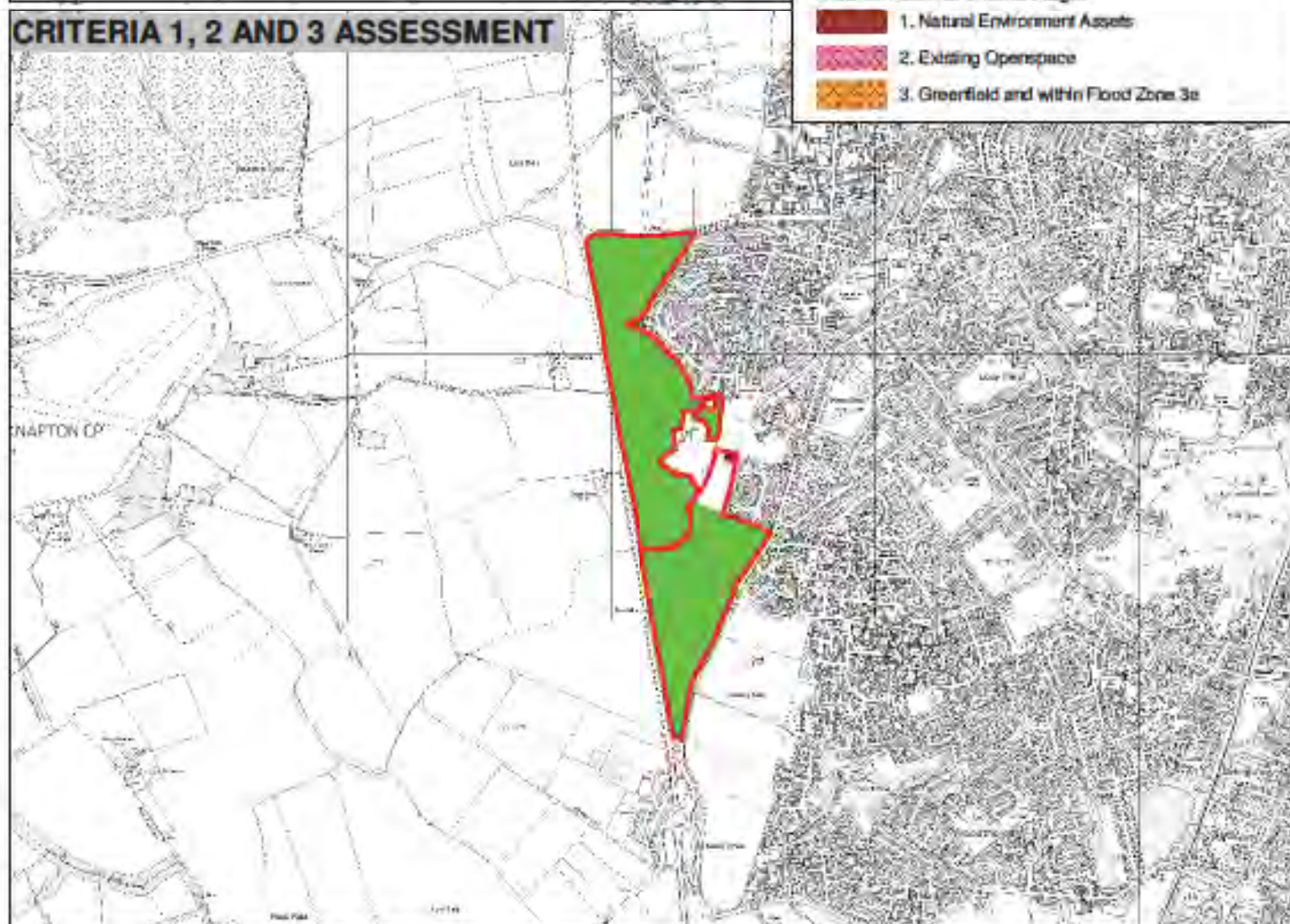
CRITERIA 1, 2 AND 3 ASSESSMENT



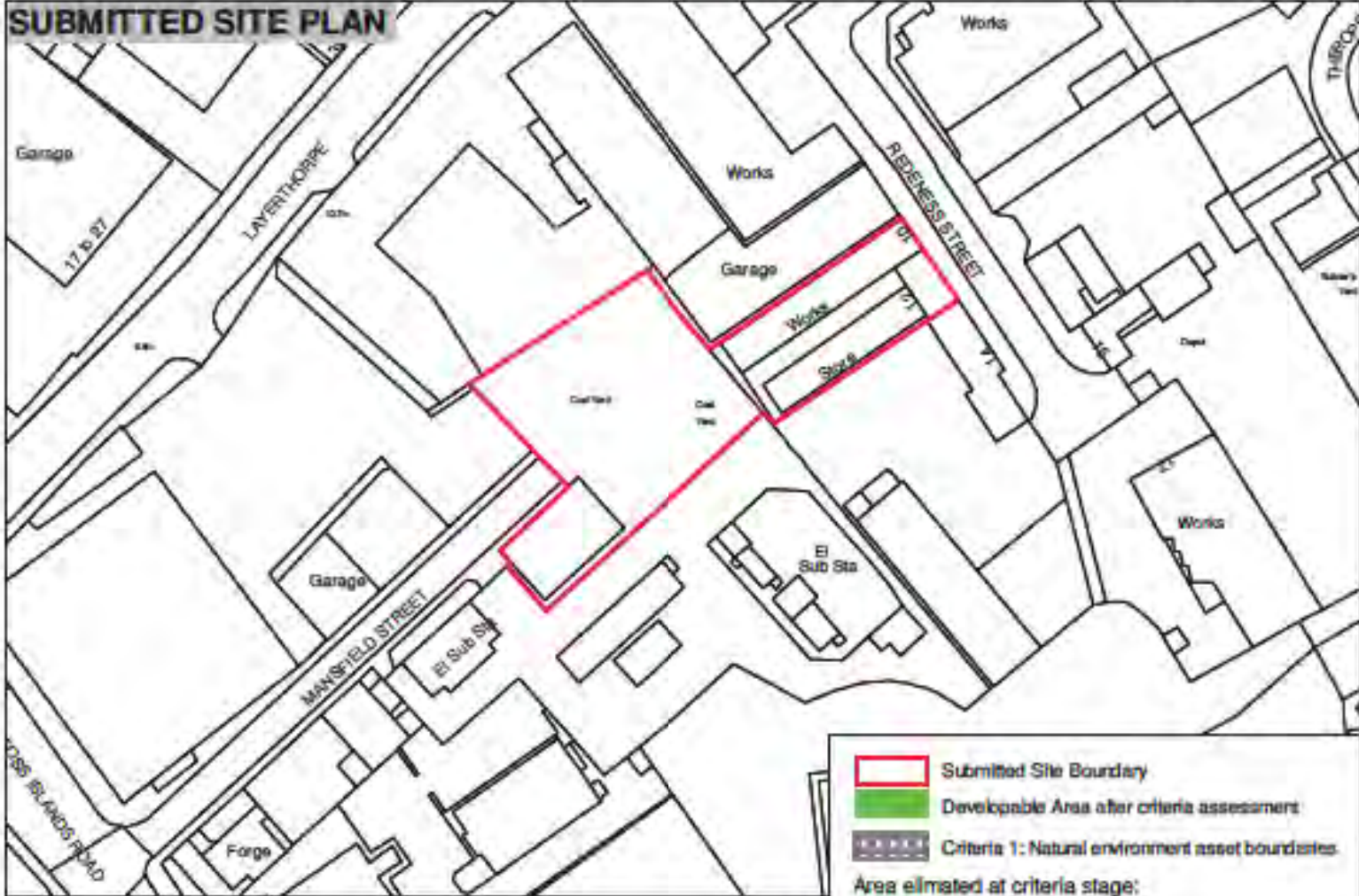
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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CRITERIA 1, 2 AND 3 ASSESSMENT

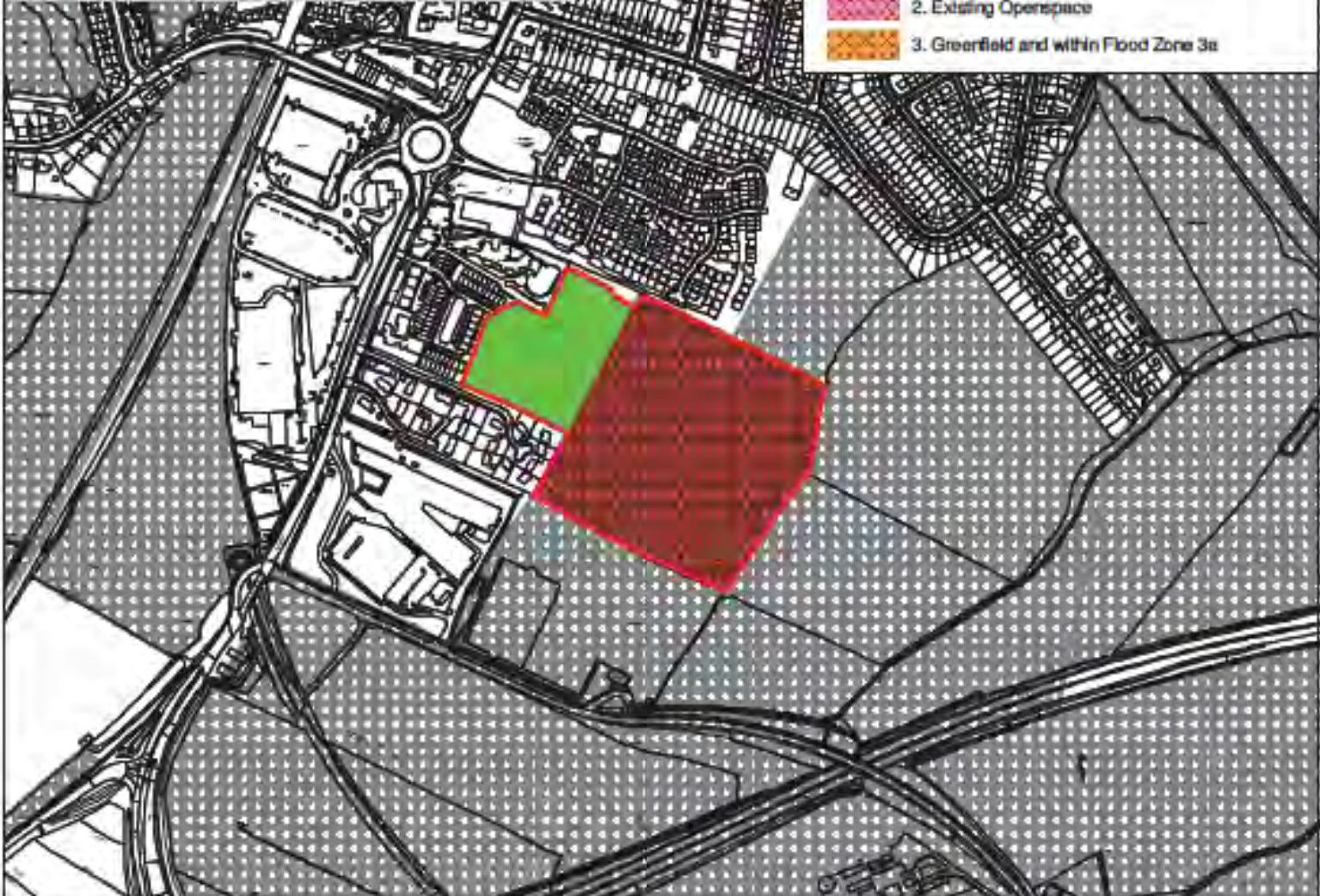


SUBMITTED SITE PLAN









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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

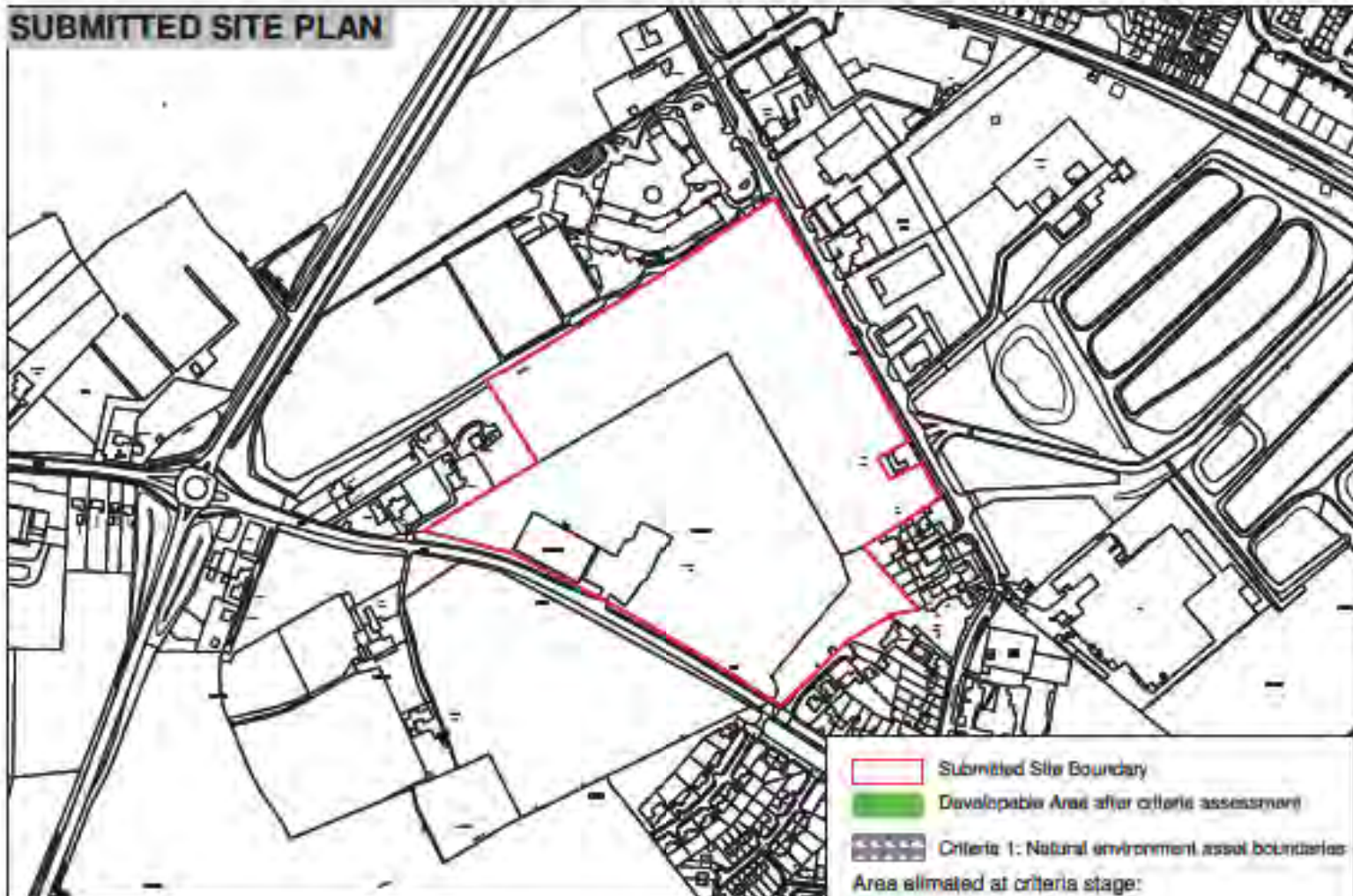


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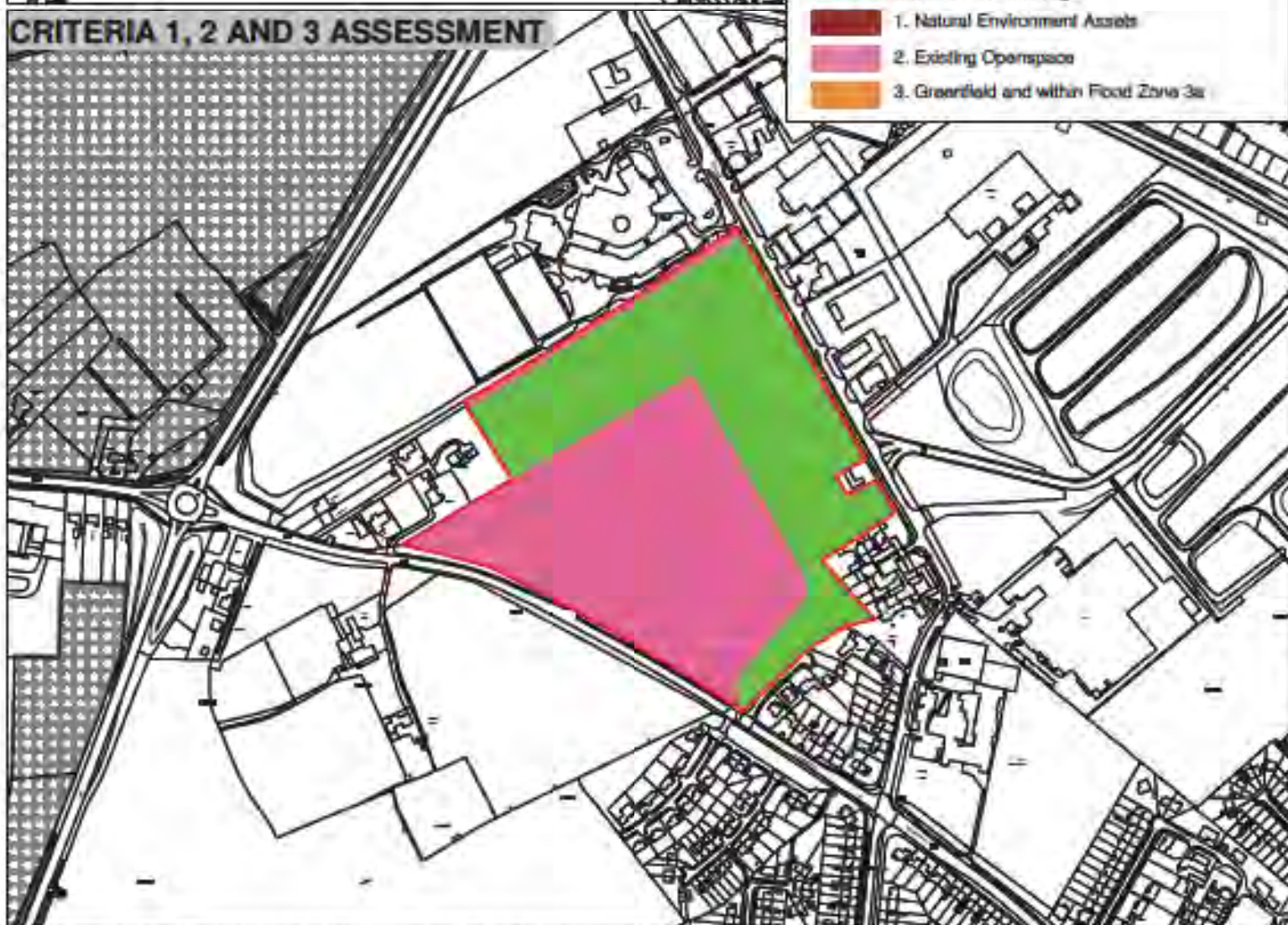
CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

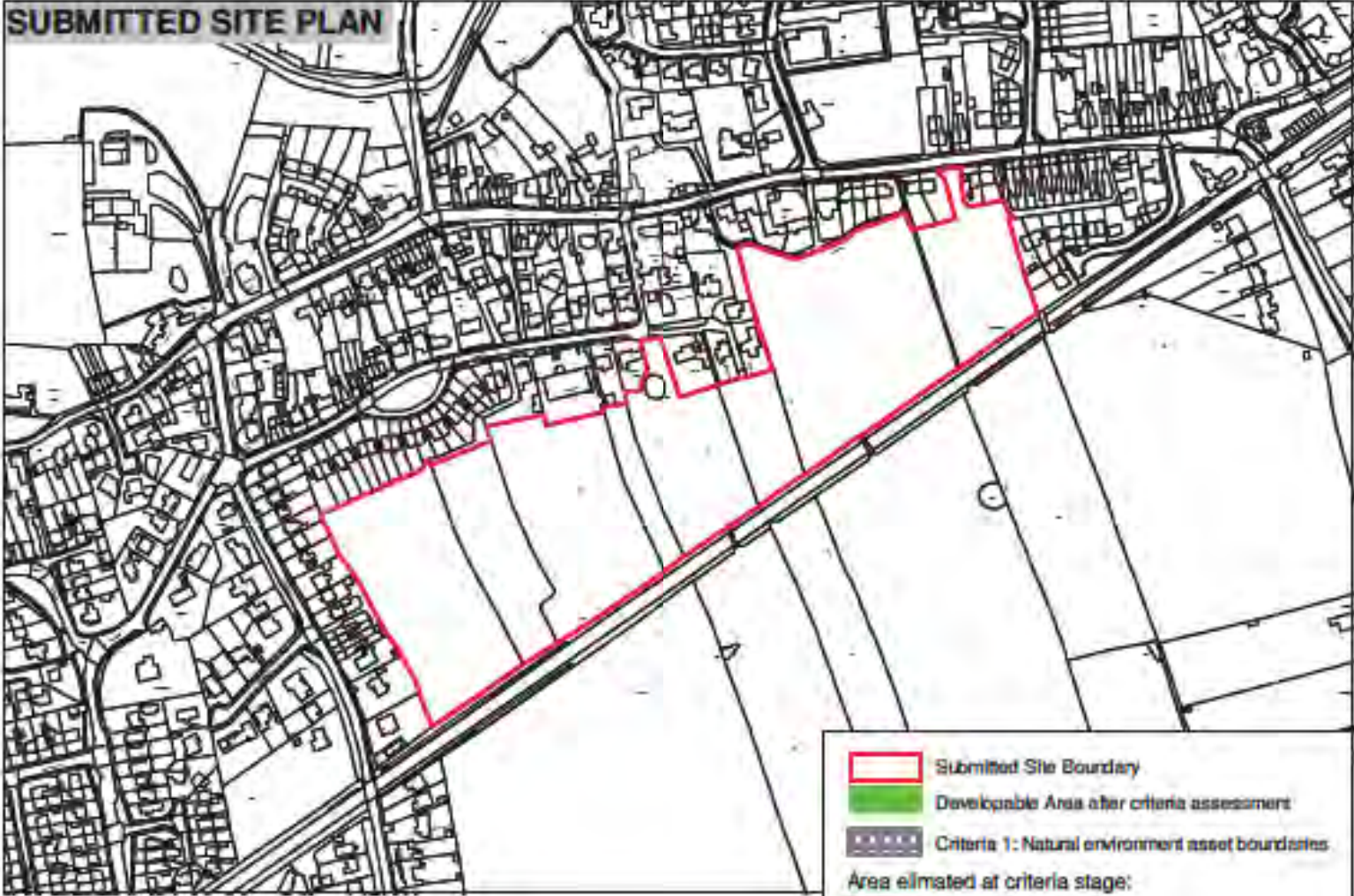


CRITERIA 1, 2 AND 3 ASSESSMENT

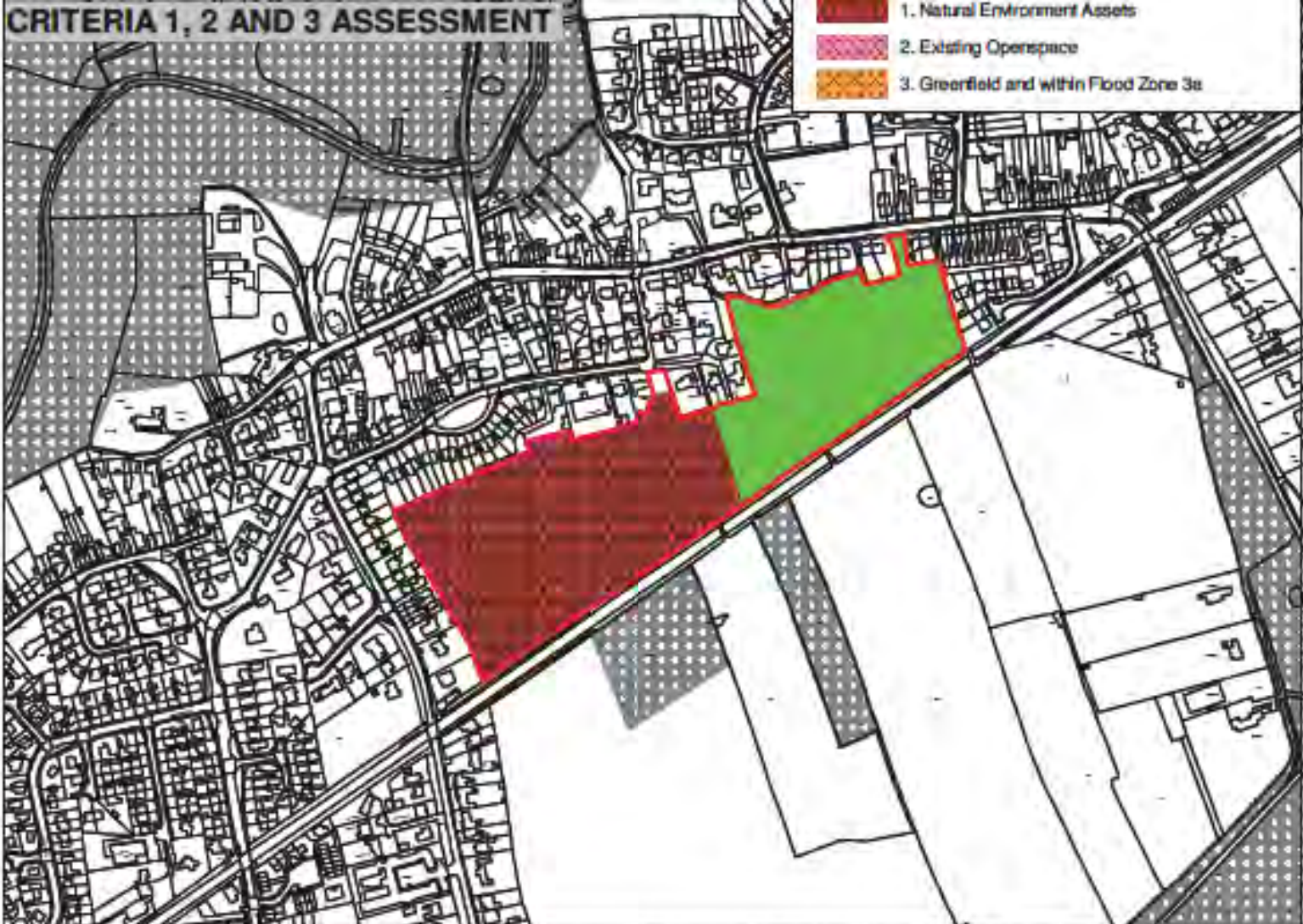








	Submitted Site Boundary
	Developable Area after criteria assessment
	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
	1. Natural Environment Assets
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SUBMITTED SITE PLAN

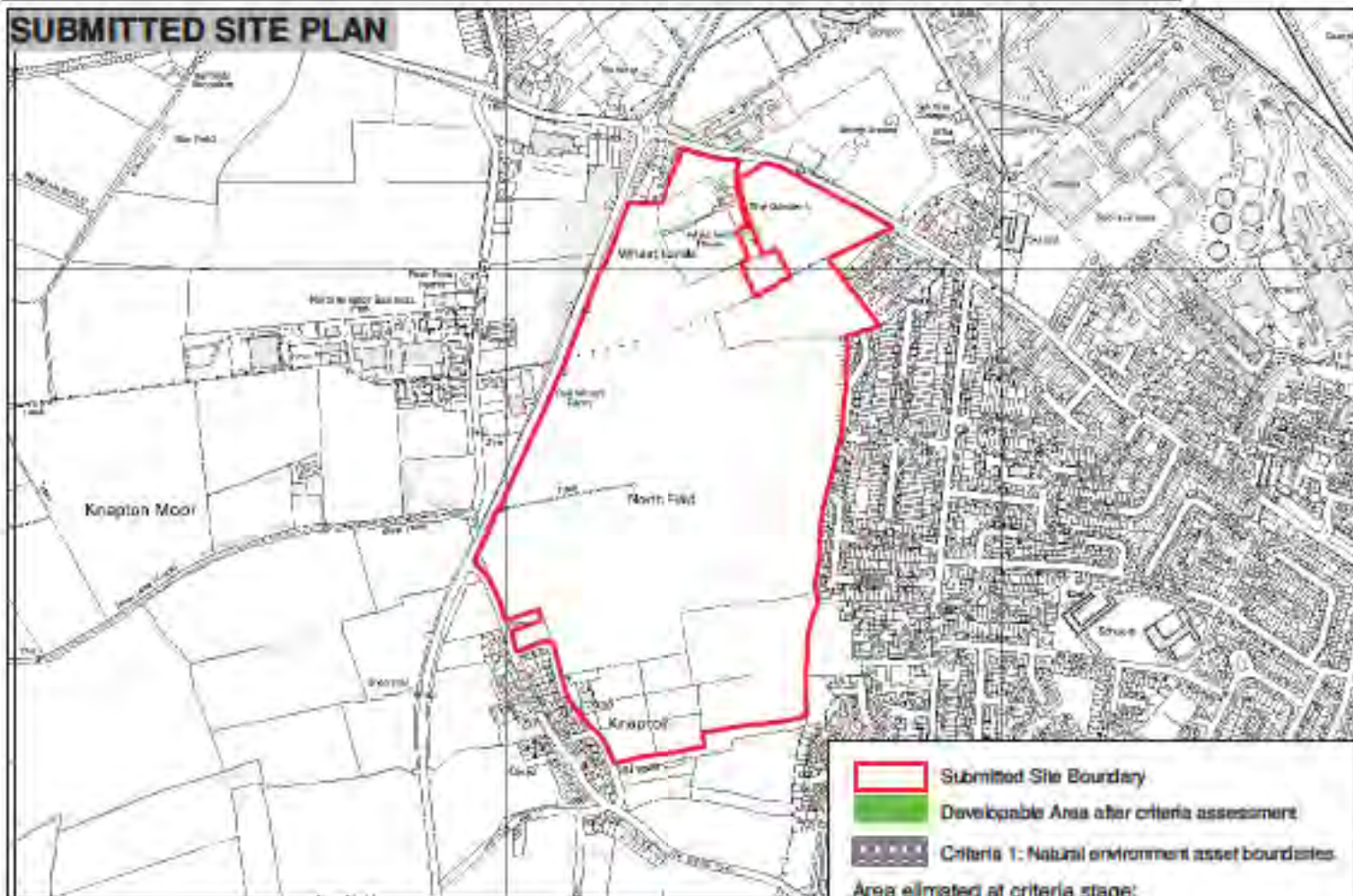


CRITERIA 1, 2 AND 3 ASSESSMENT

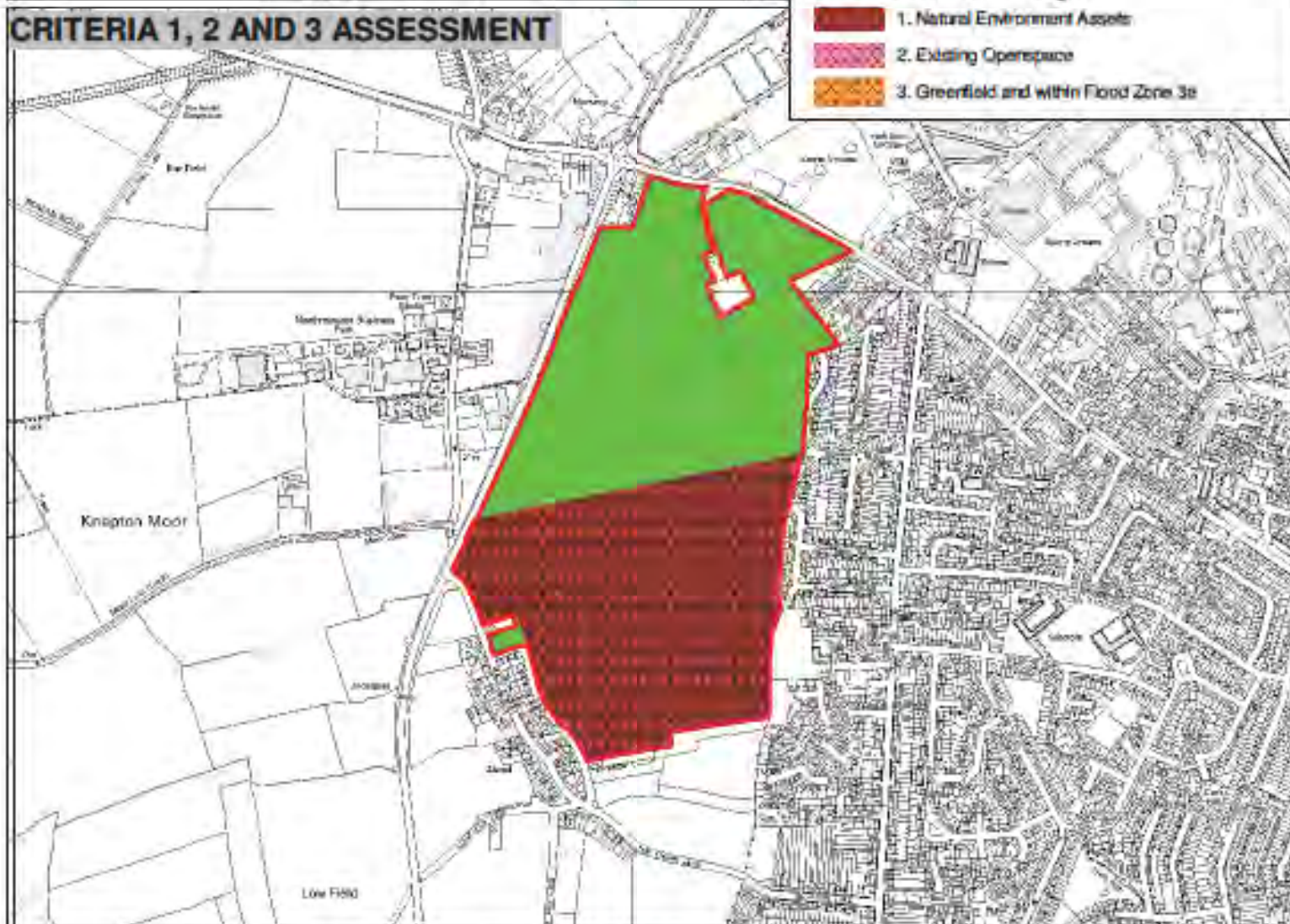


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- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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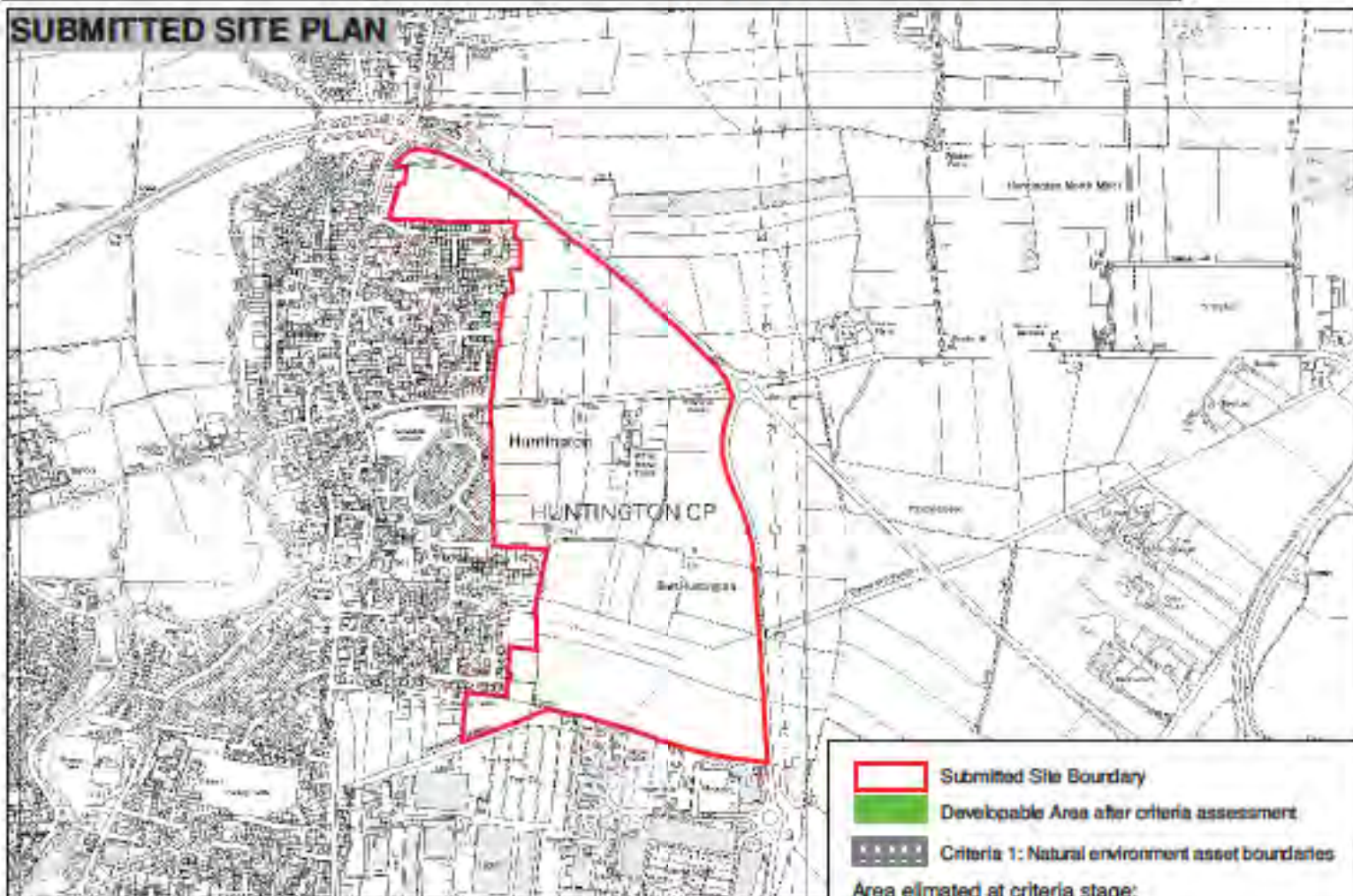
SUBMITTED SITE PLAN



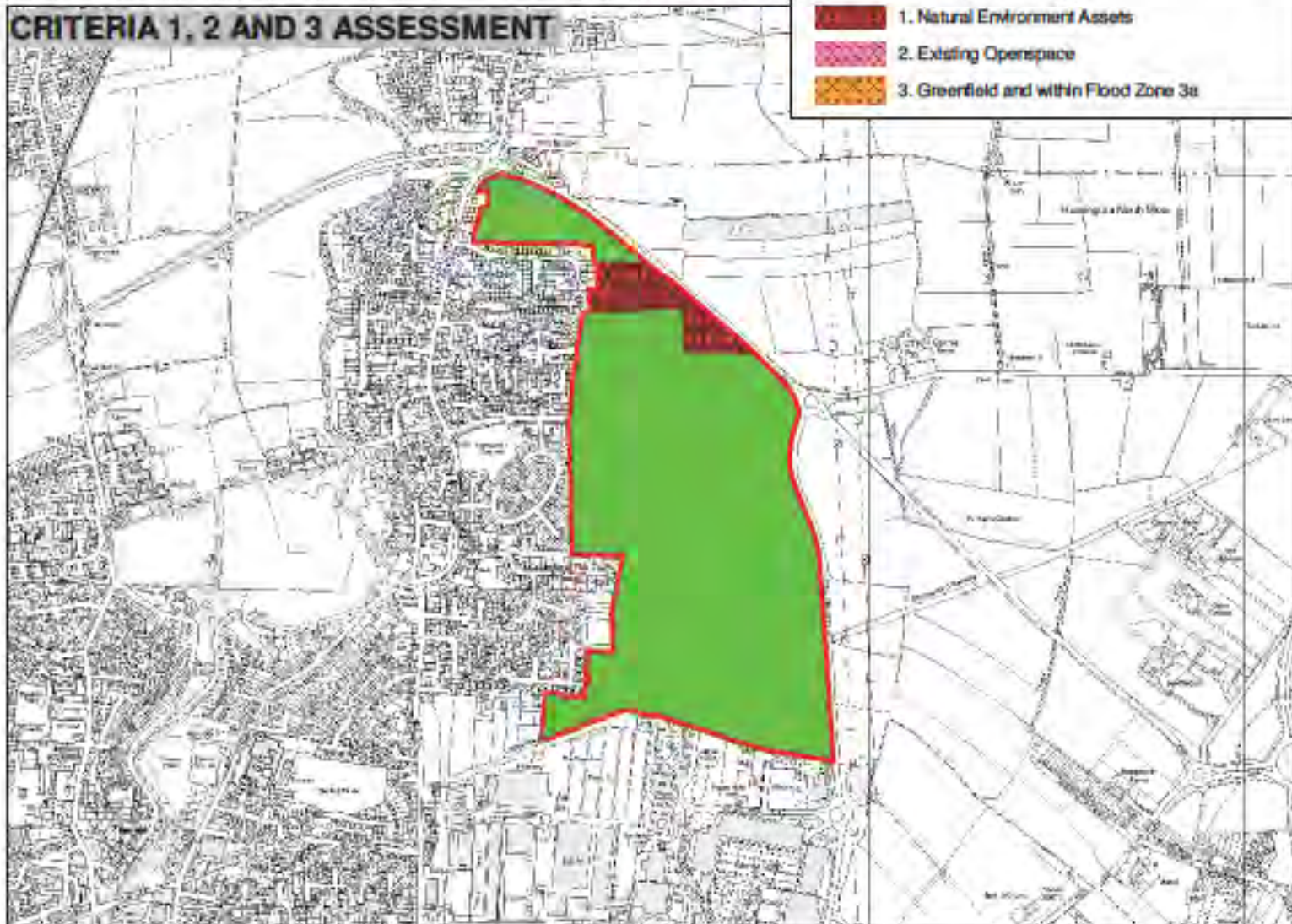
CRITERIA 1, 2 AND 3 ASSESSMENT



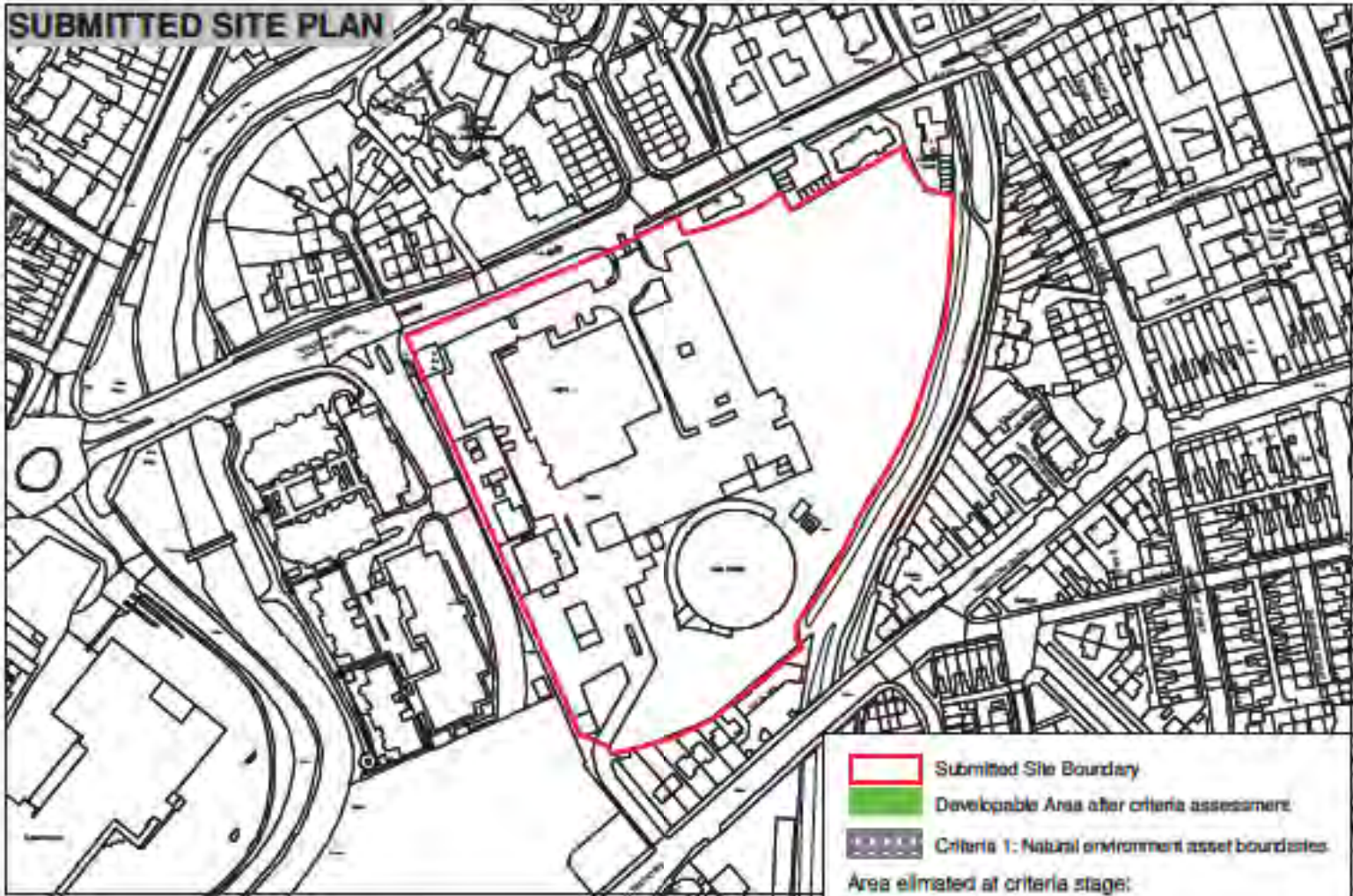
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

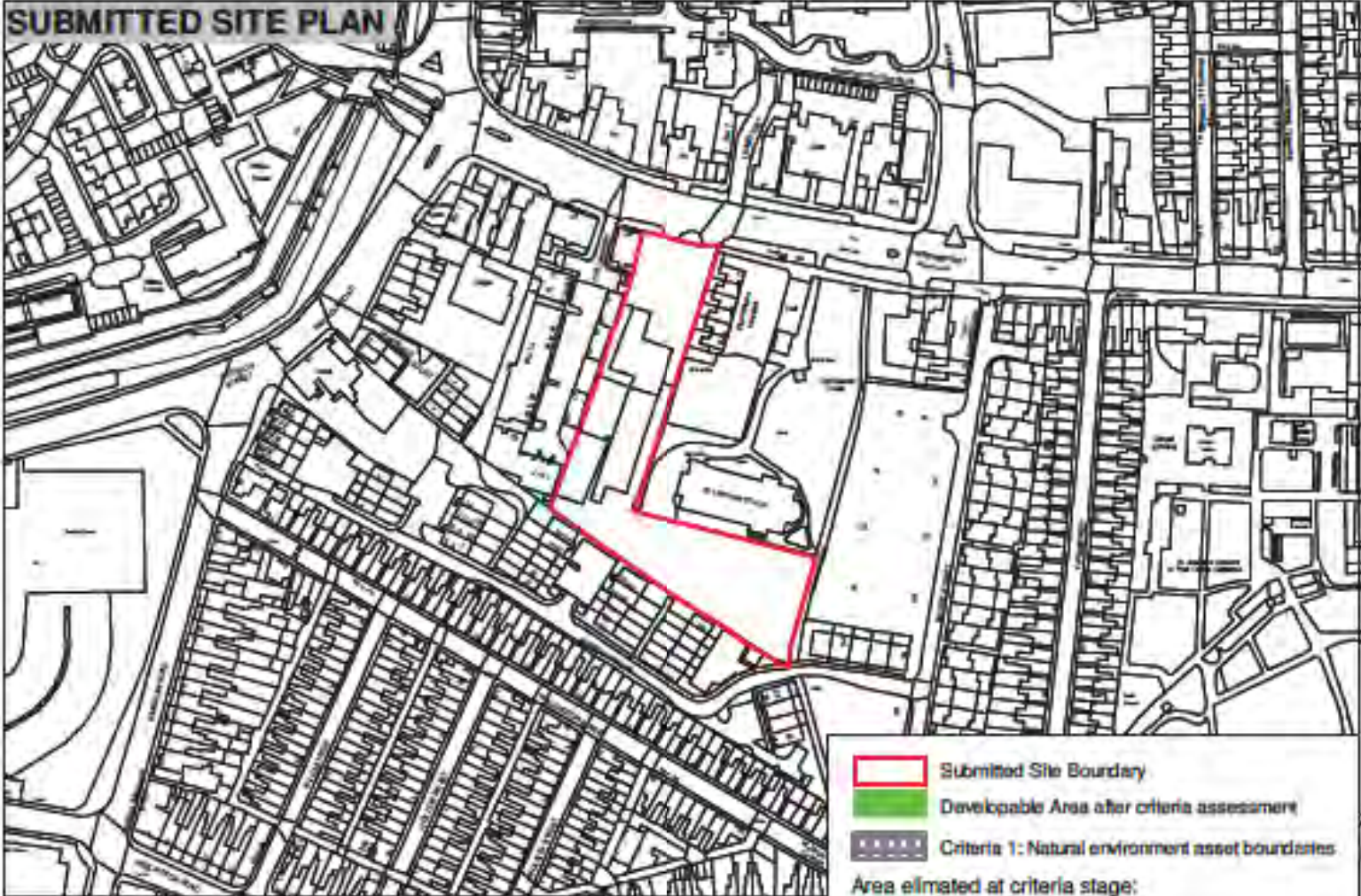


- Submitted Site Boundary
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 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

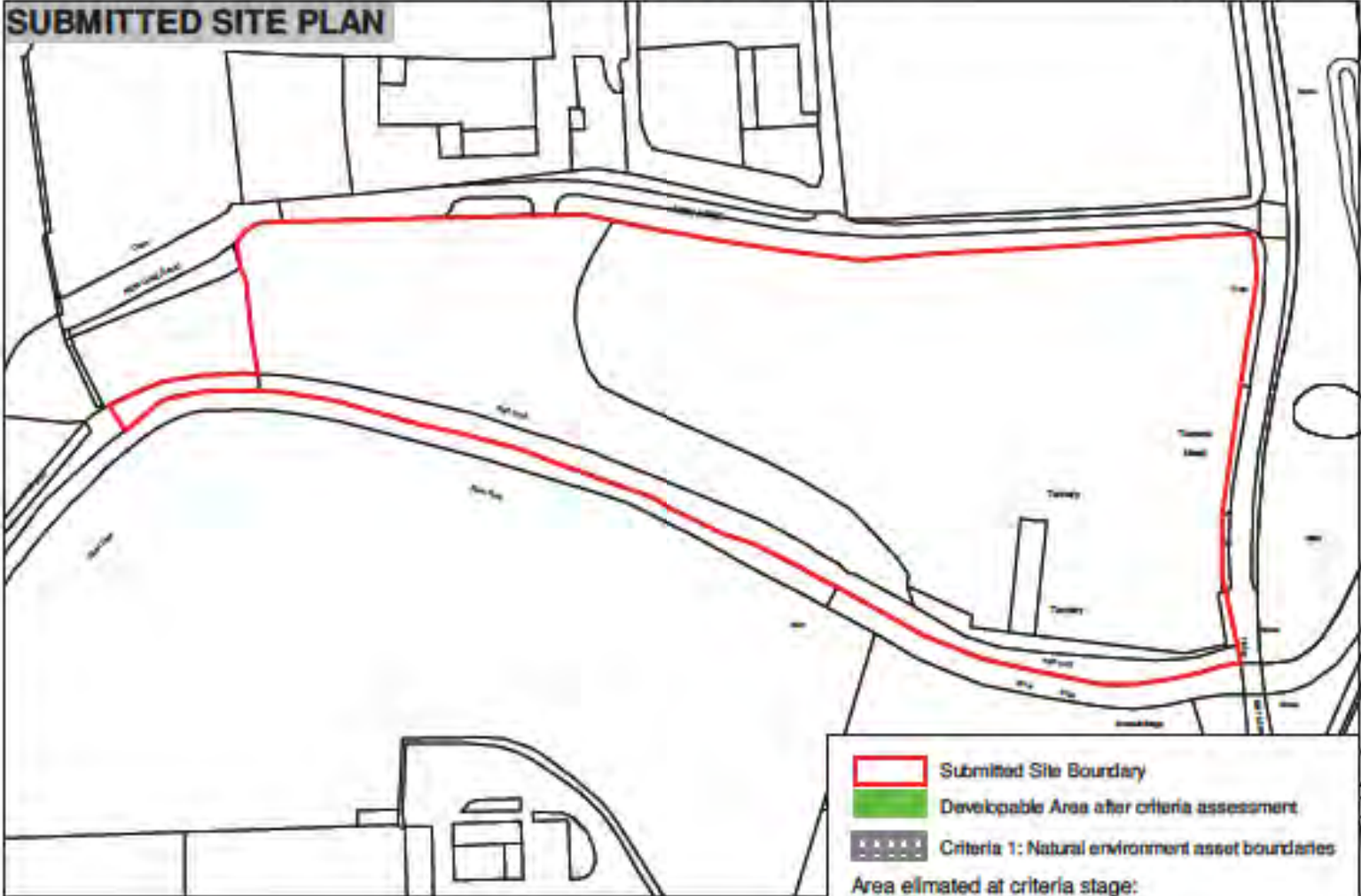








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- Area eliminated at criteria stage:
-  1. Natural Environment Assets
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

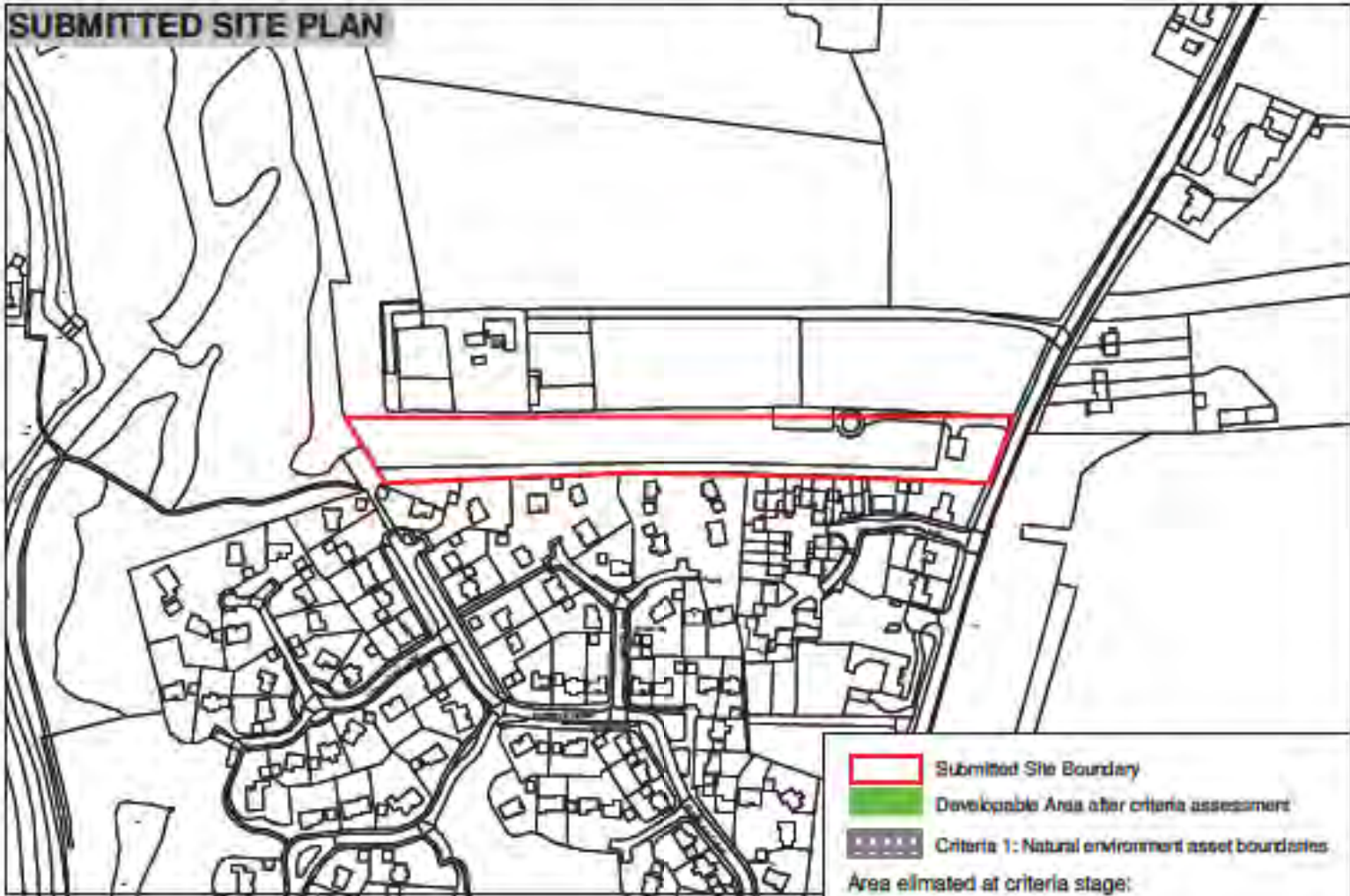


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	Developable Area after criteria assessment
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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

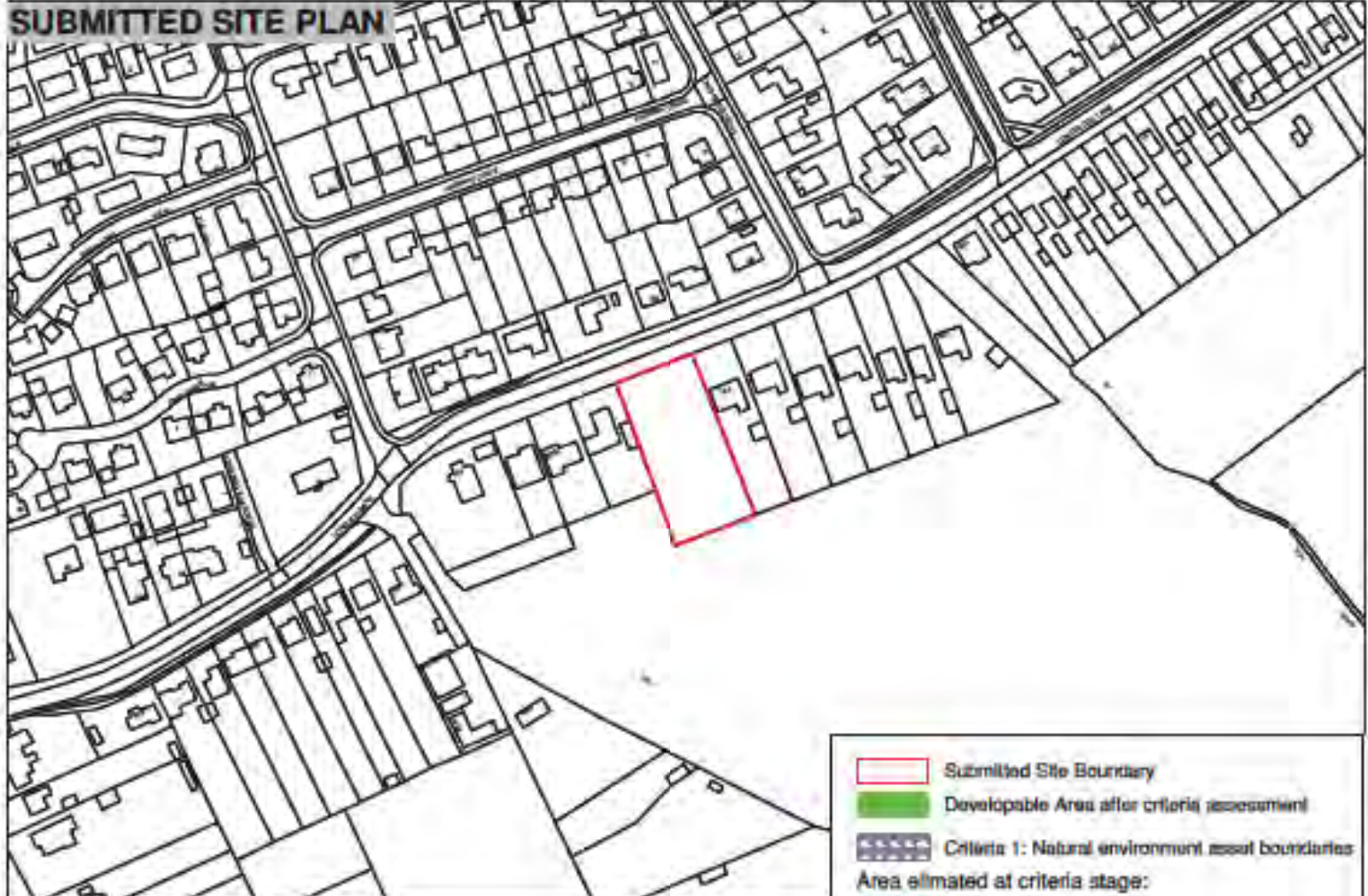


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CRITERIA 1, 2 AND 3 ASSESSMENT

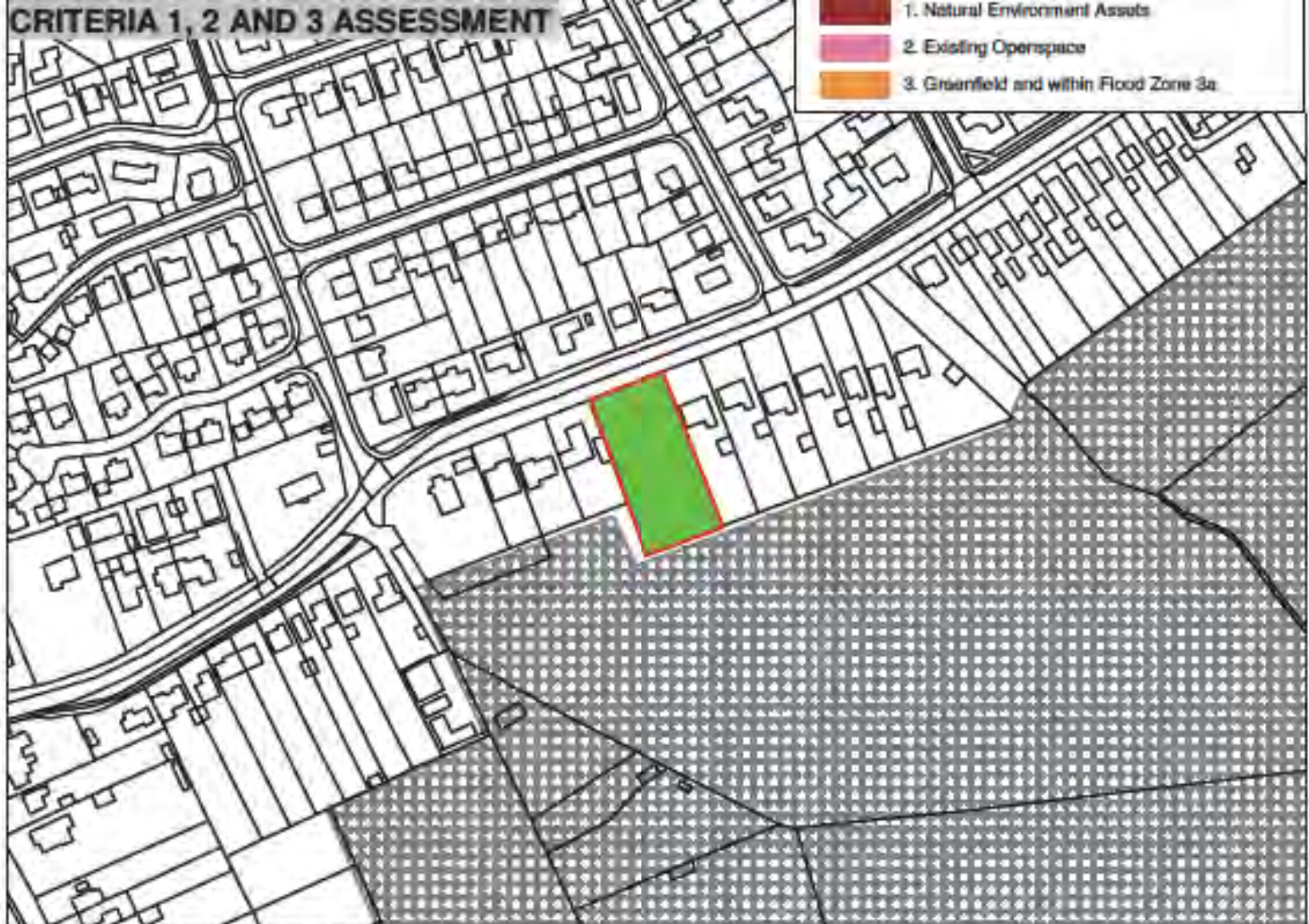


SUBMITTED SITE PLAN

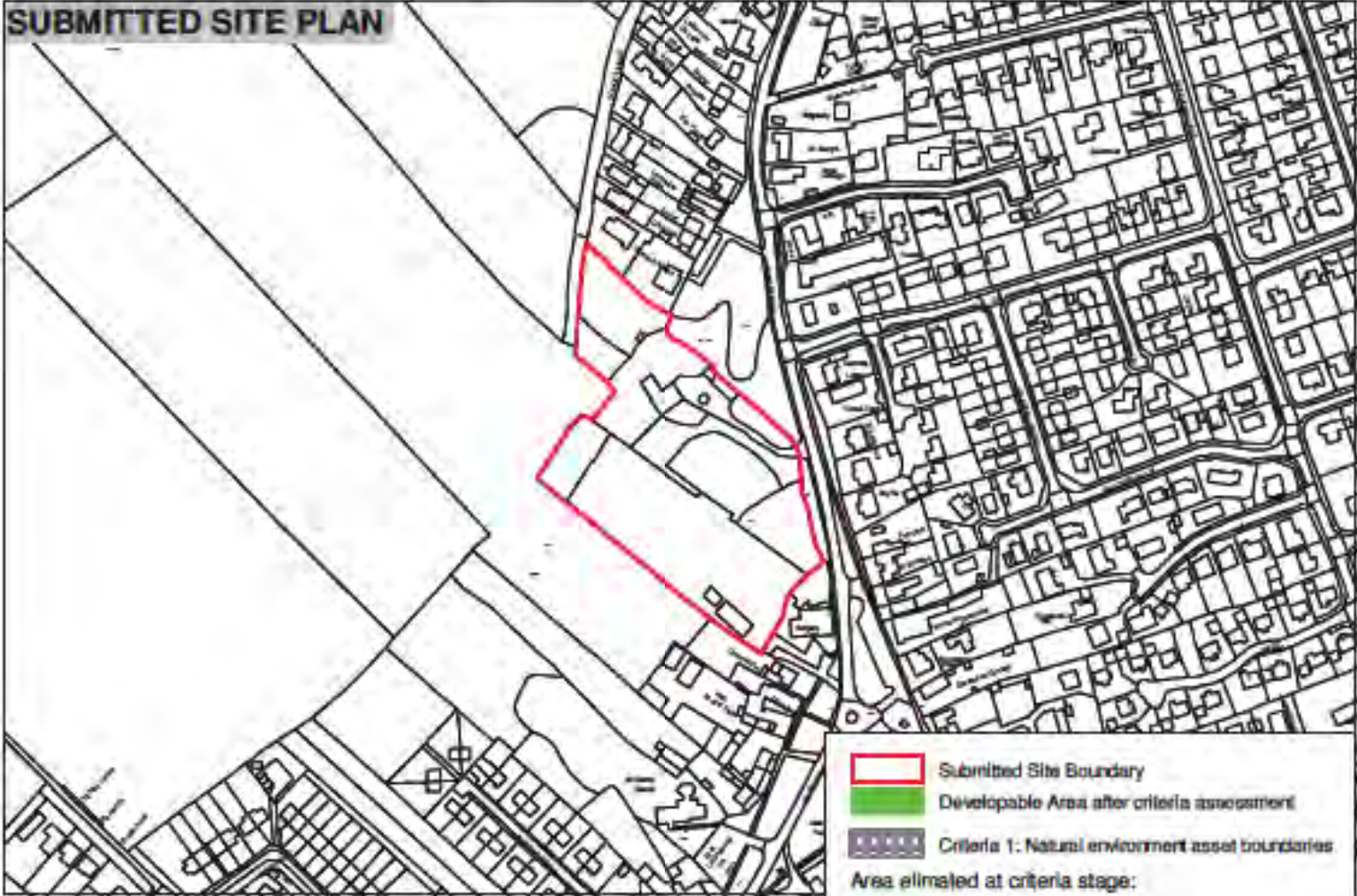


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

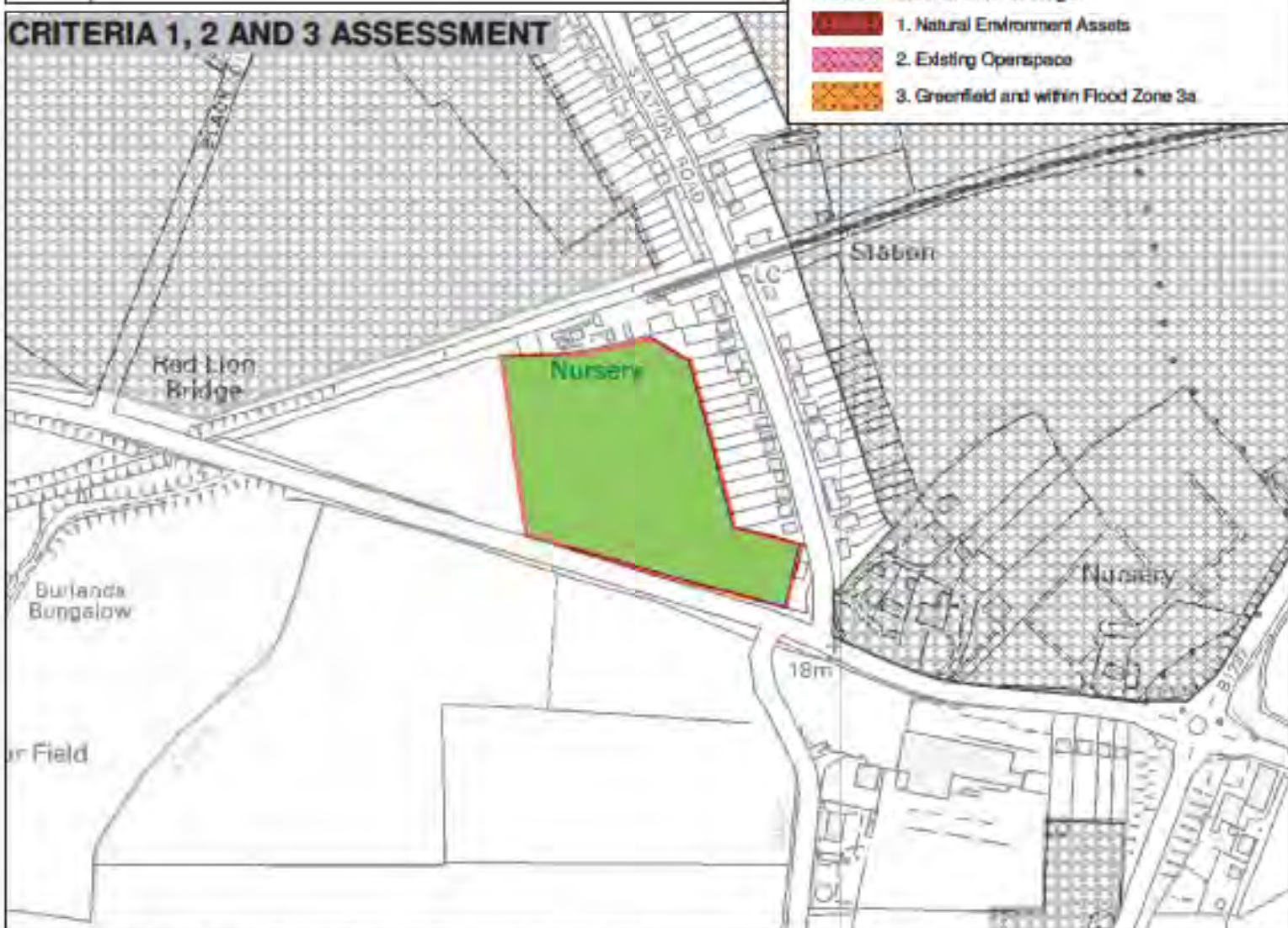


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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



Submitted Site Boundary

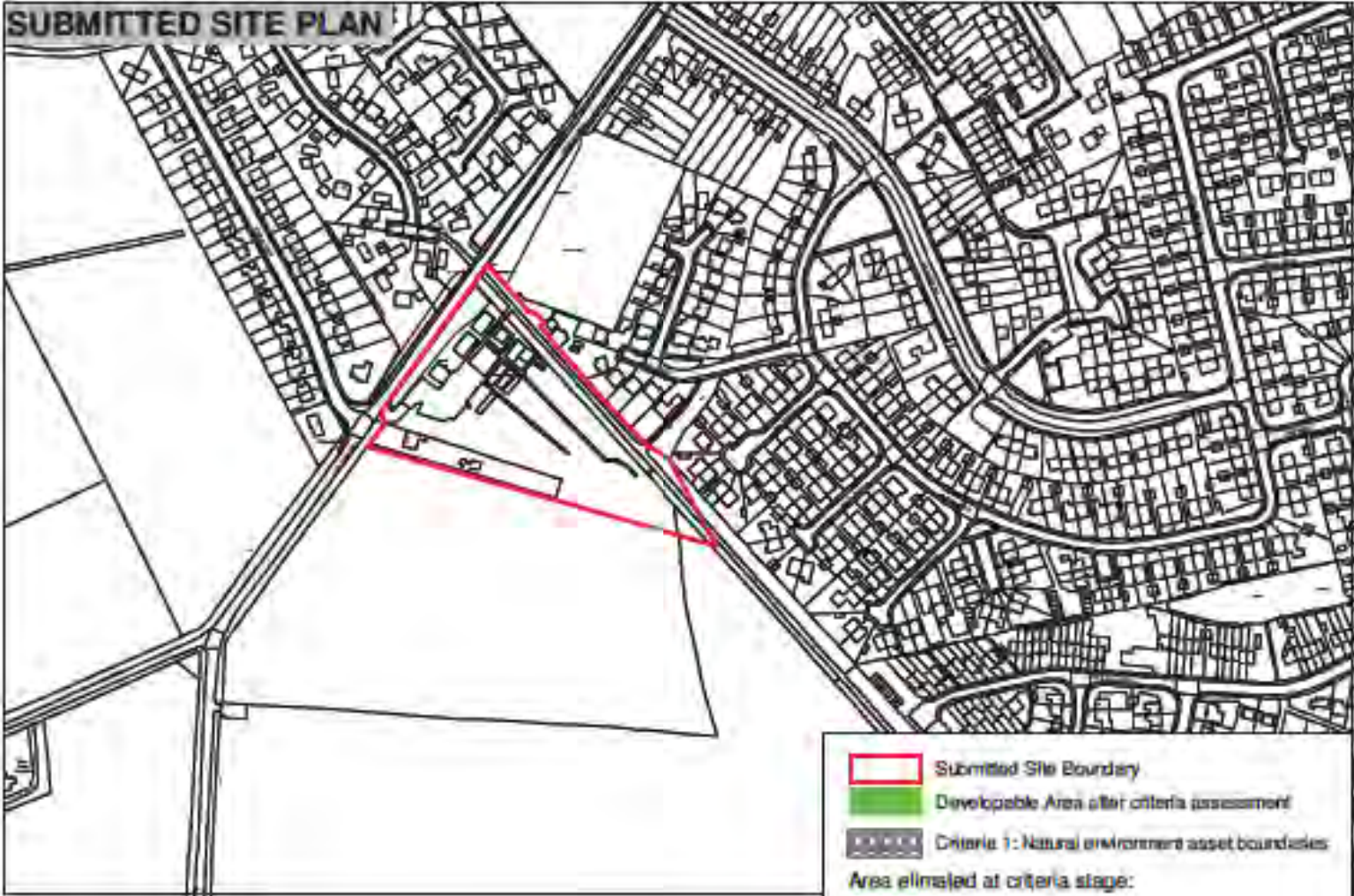
Developable Area after criteria assessment

Criteria 1: Natural environment asset boundaries

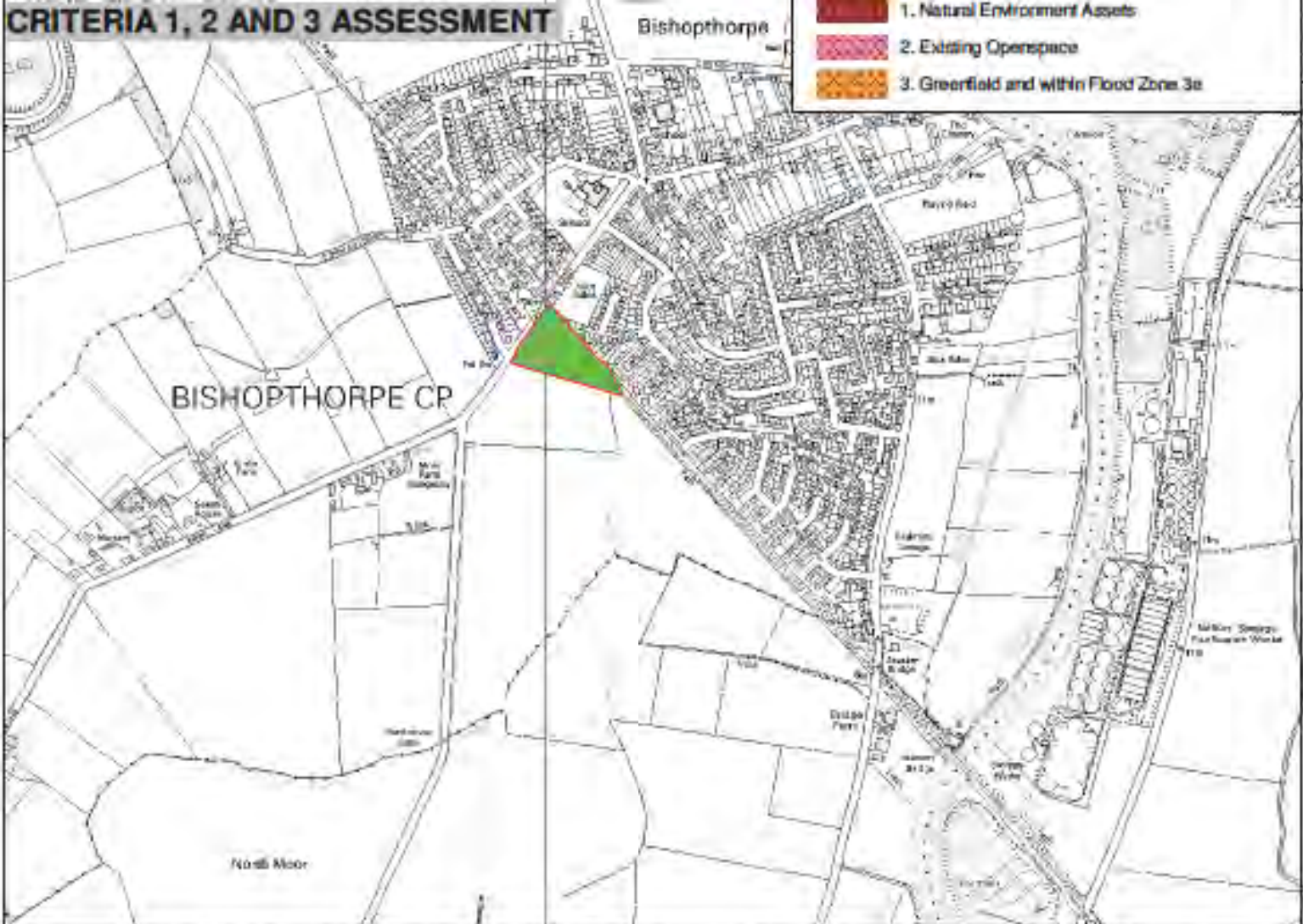
Area eliminated at criteria stage:

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SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT








SUBMITTED SITE PLAN

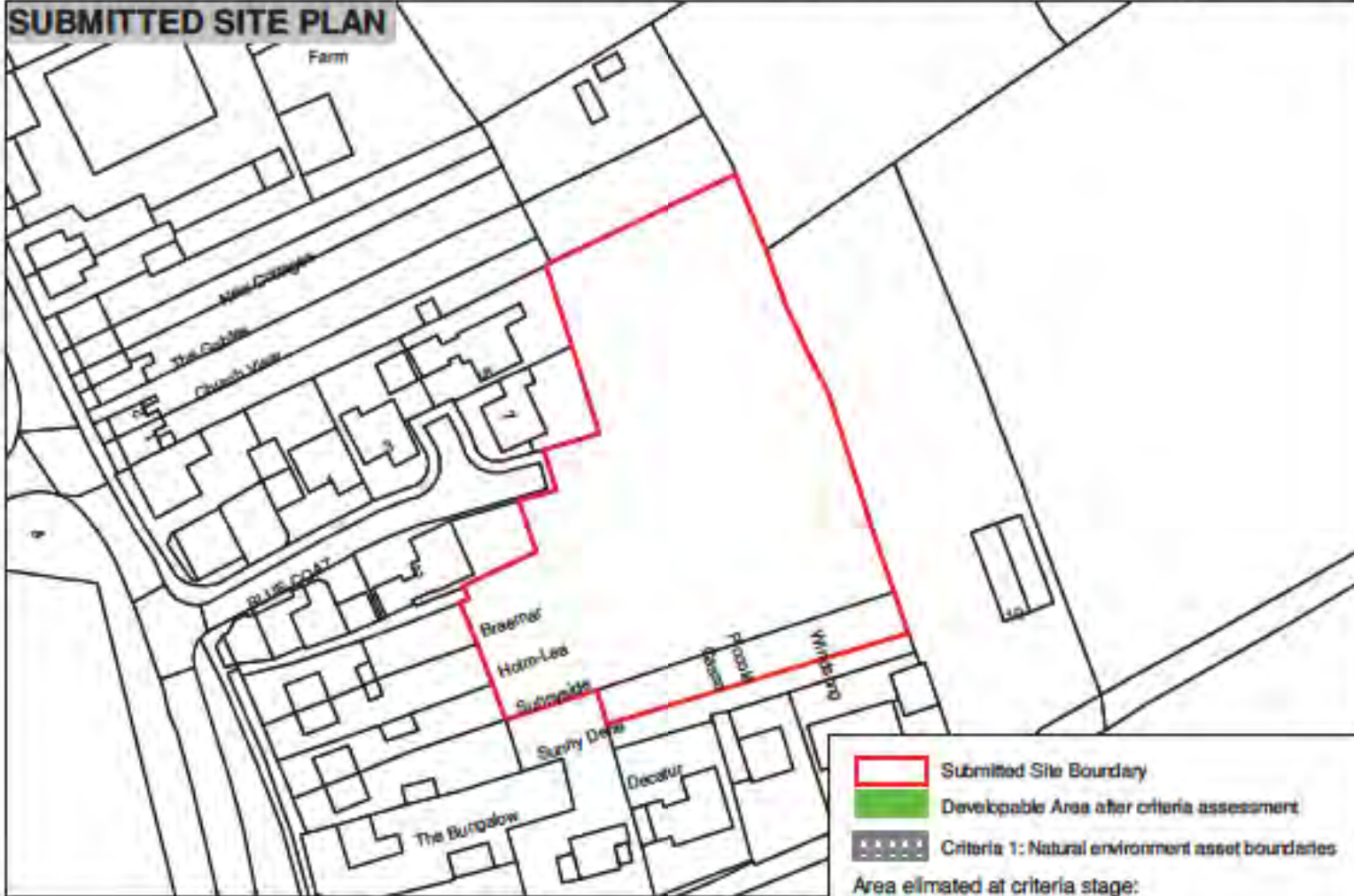


CRITERIA 1, 2 AND 3 ASSESSMENT



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SUBMITTED SITE PLAN

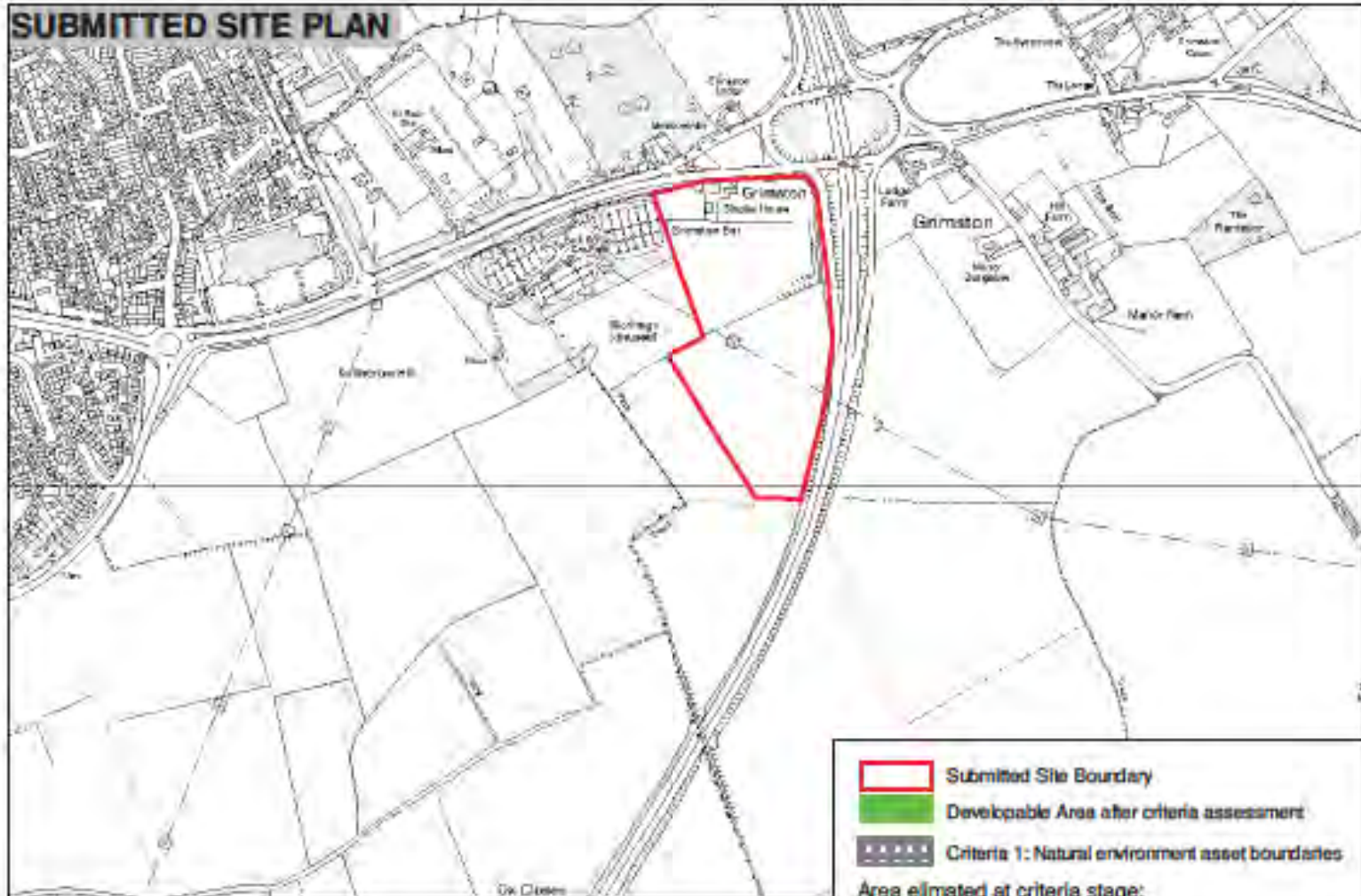


	Submitted Site Boundary
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	Criteria 1: Natural environment asset boundaries
Area eliminated at criteria stage:	
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	2. Existing Openspace
	3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

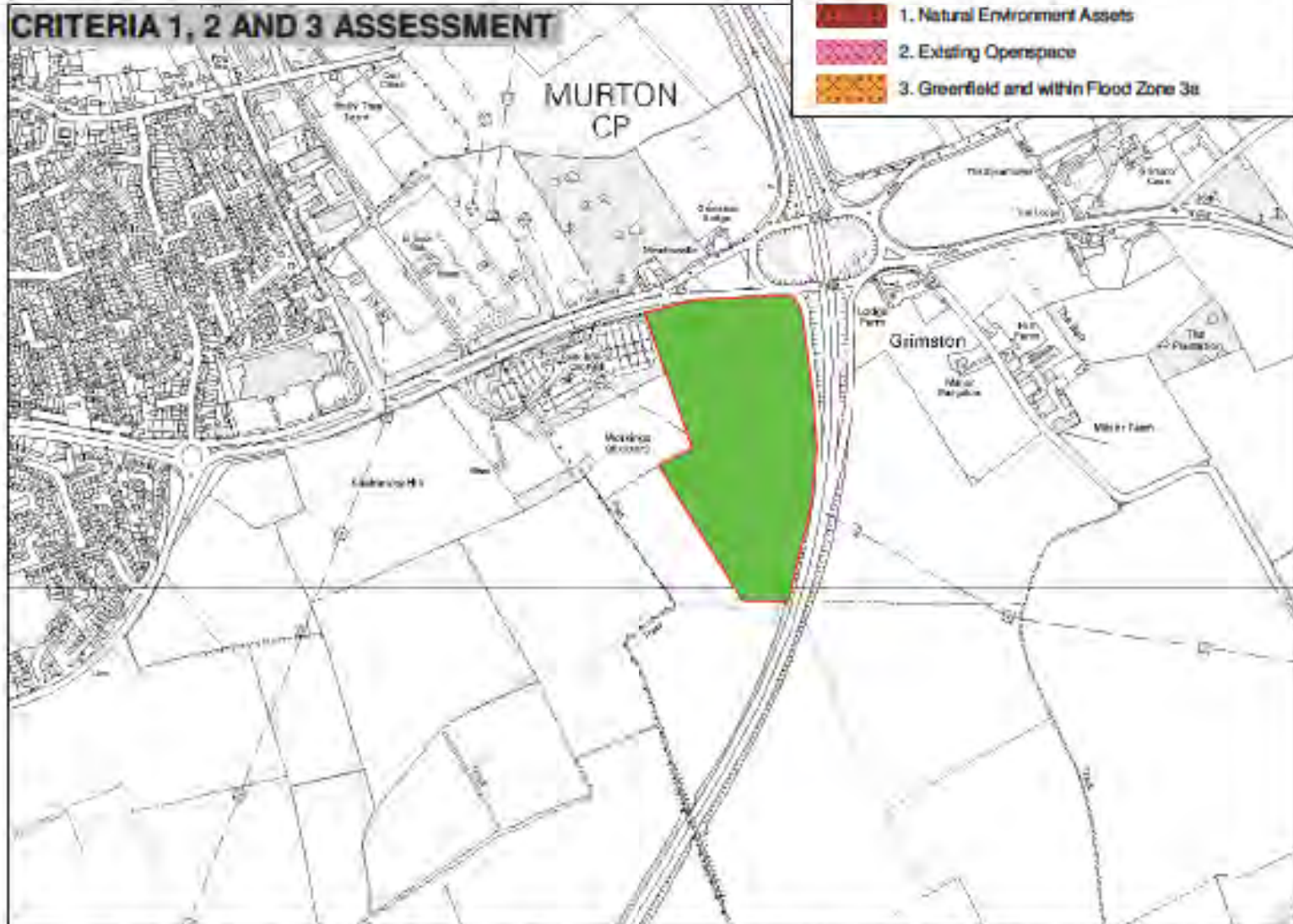


SUBMITTED SITE PLAN



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CRITERIA 1, 2 AND 3 ASSESSMENT









SUBMITTED SITE PLAN

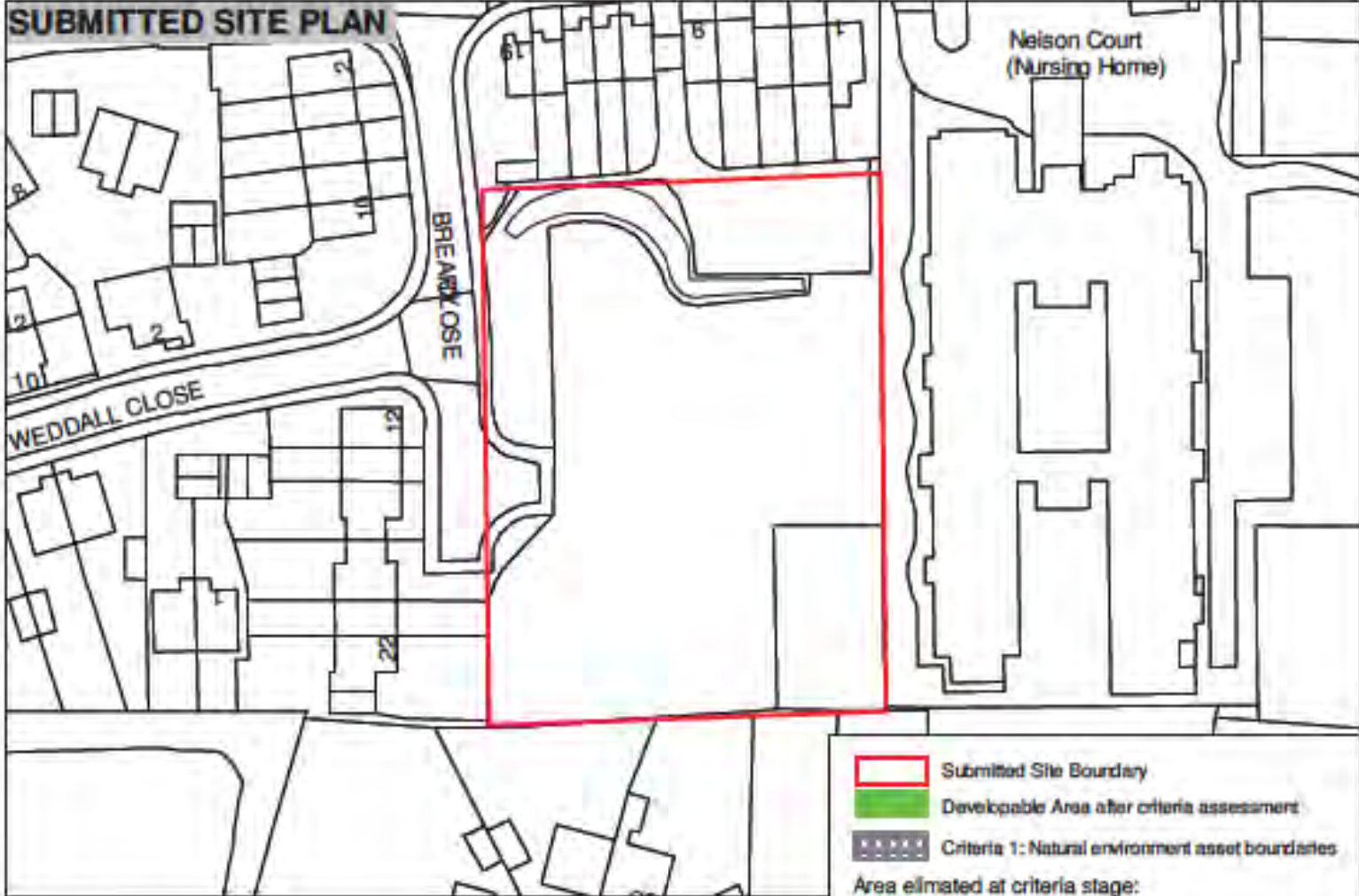


CRITERIA 1, 2 AND 3 ASSESSMENT



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SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

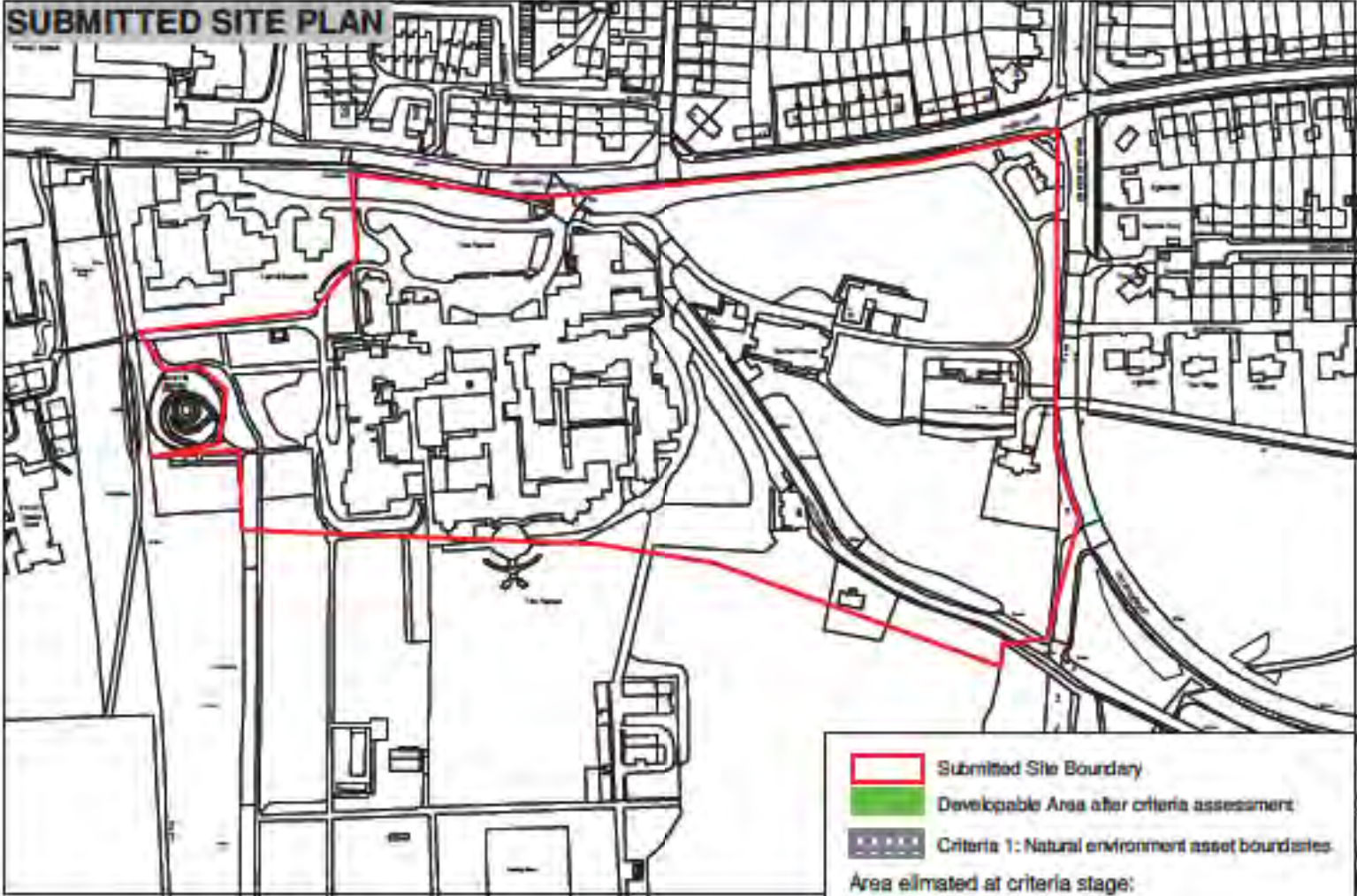


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



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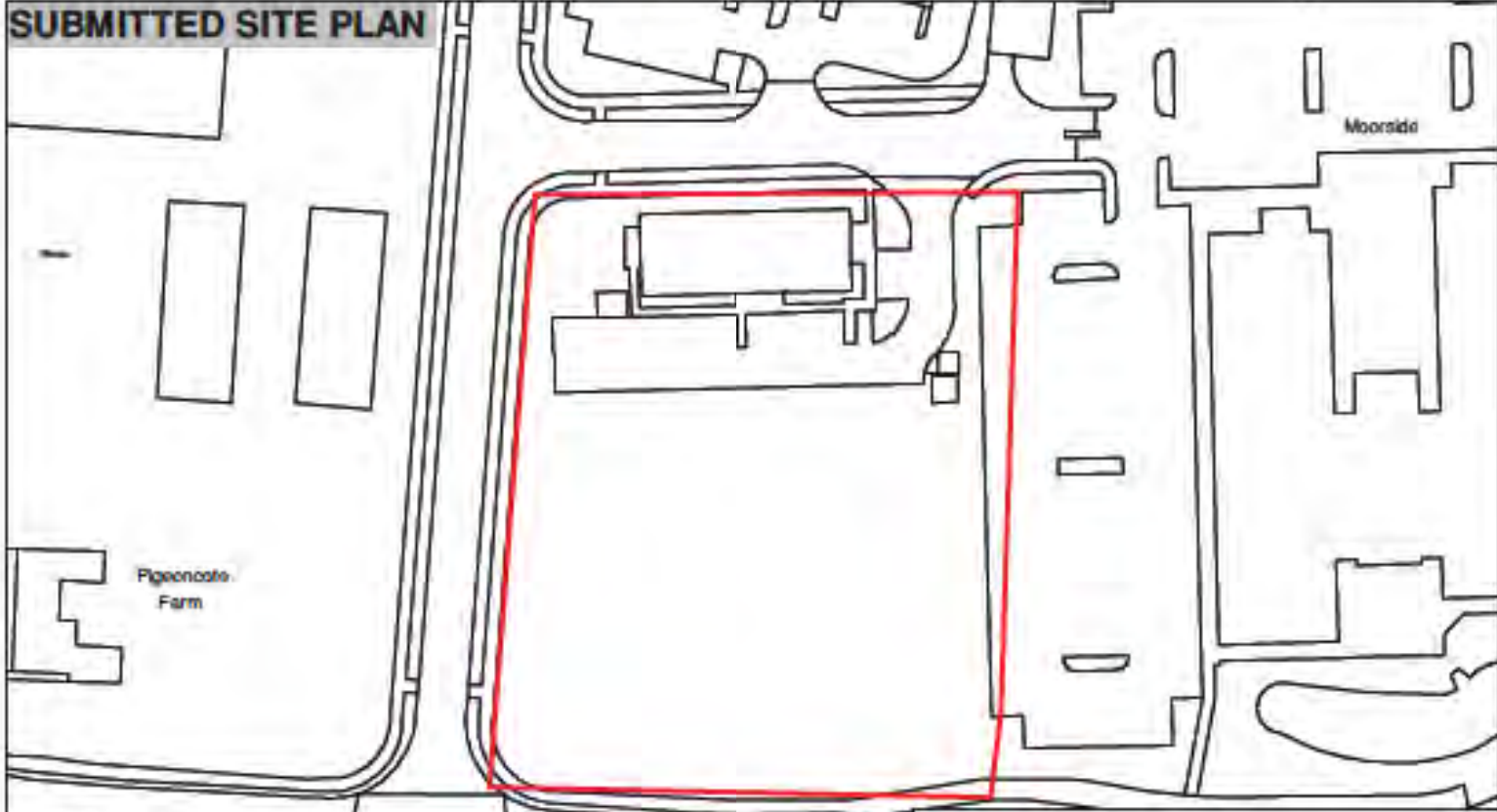


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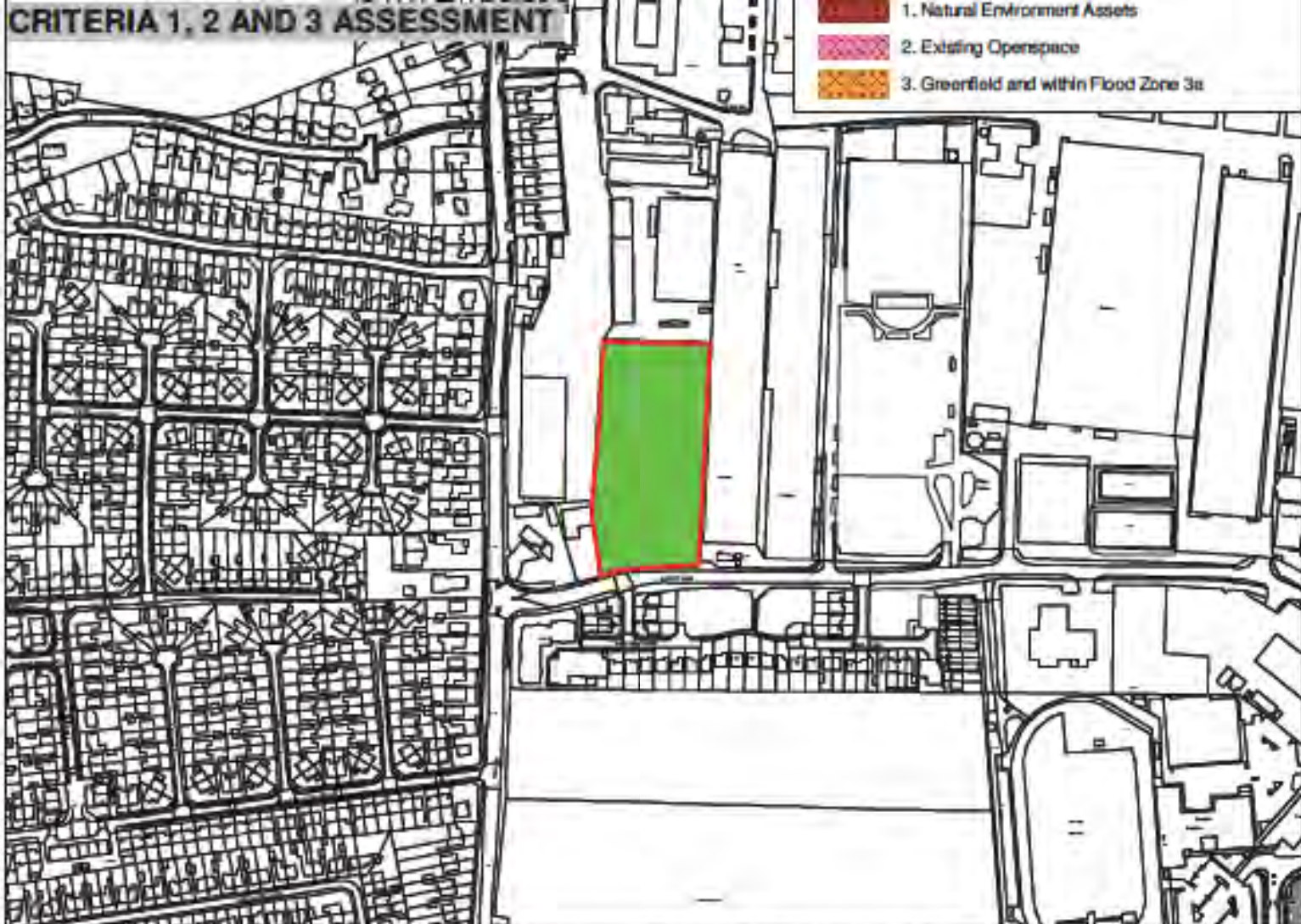


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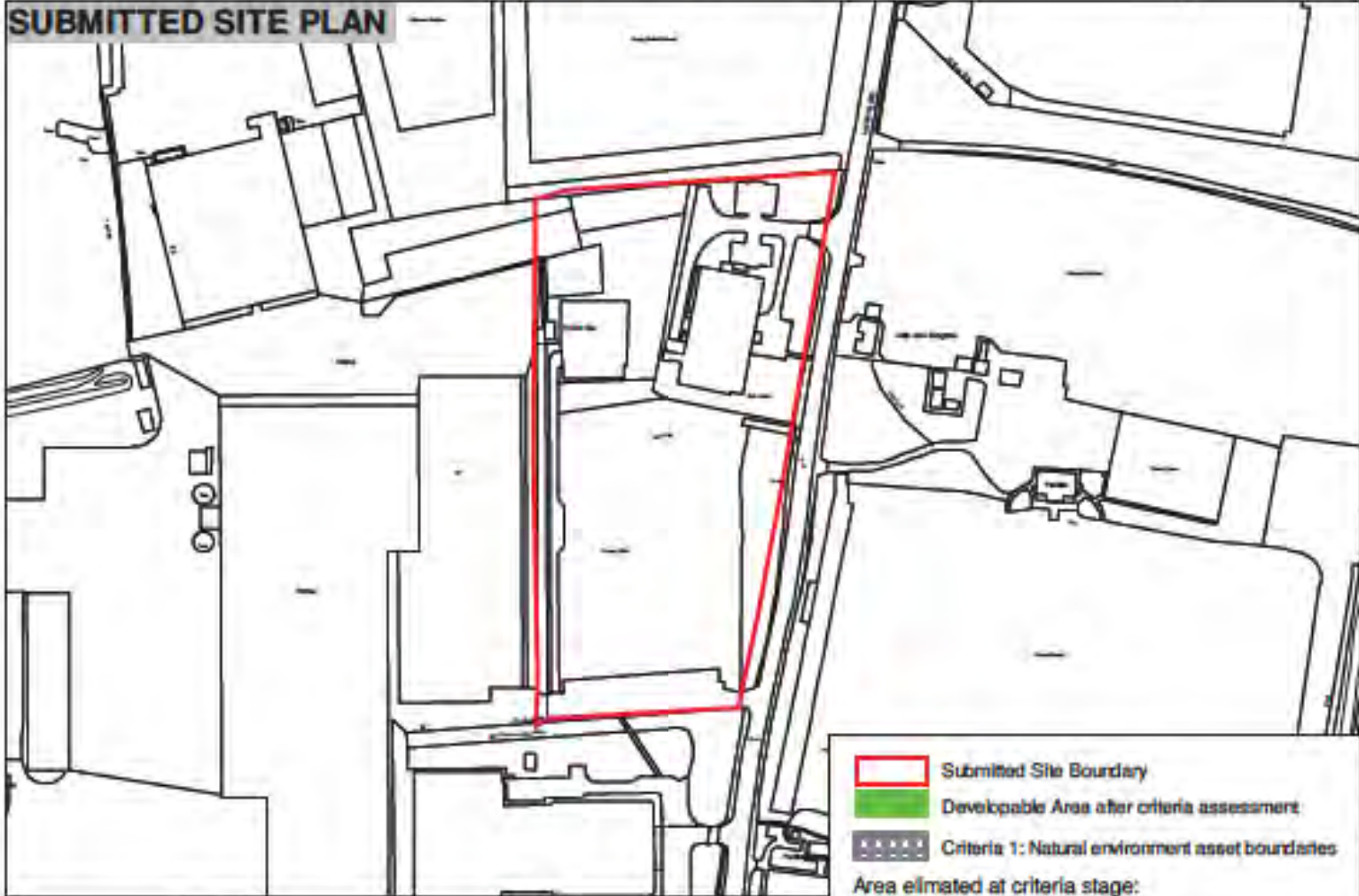








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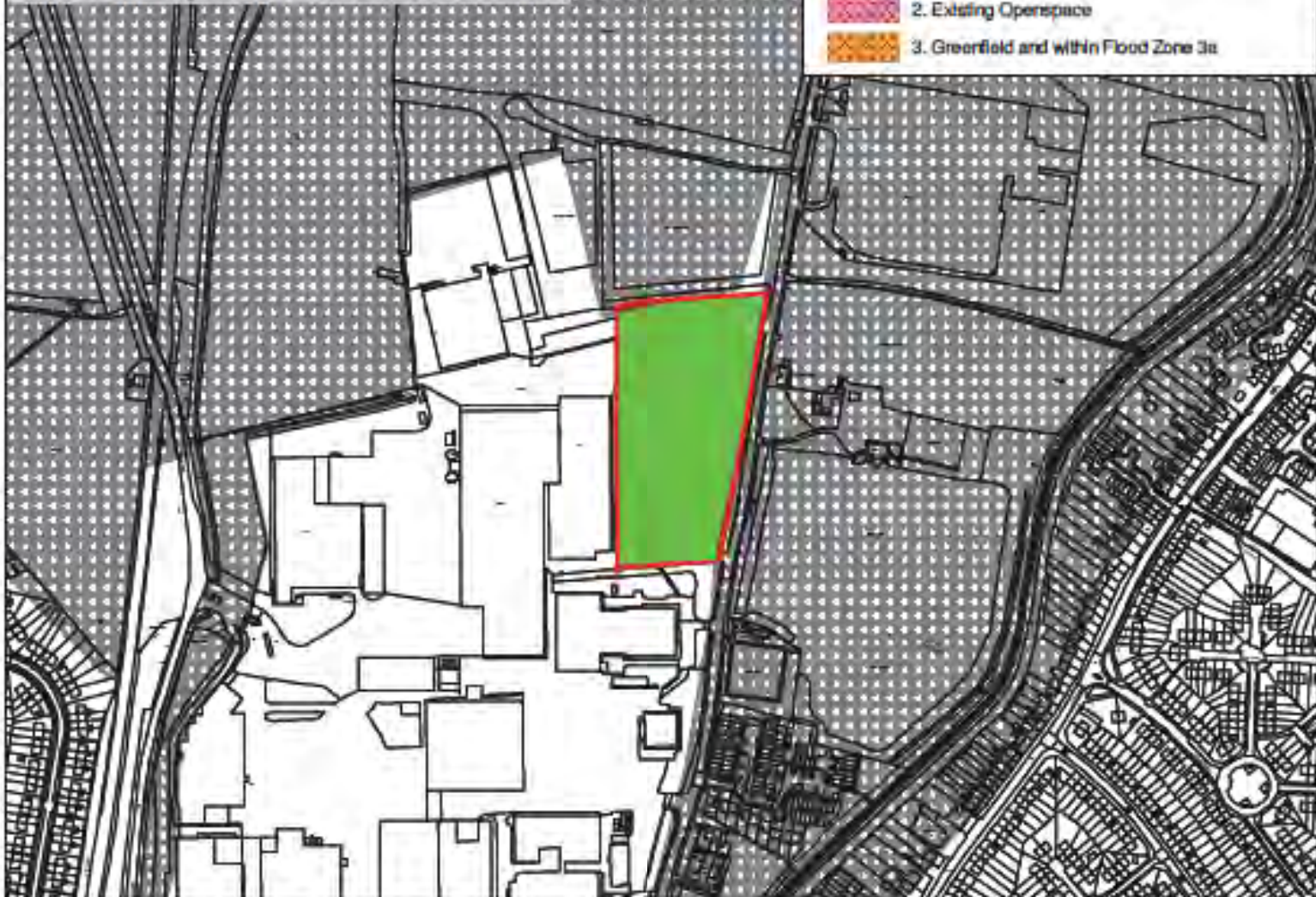


SUBMITTED SITE PLAN

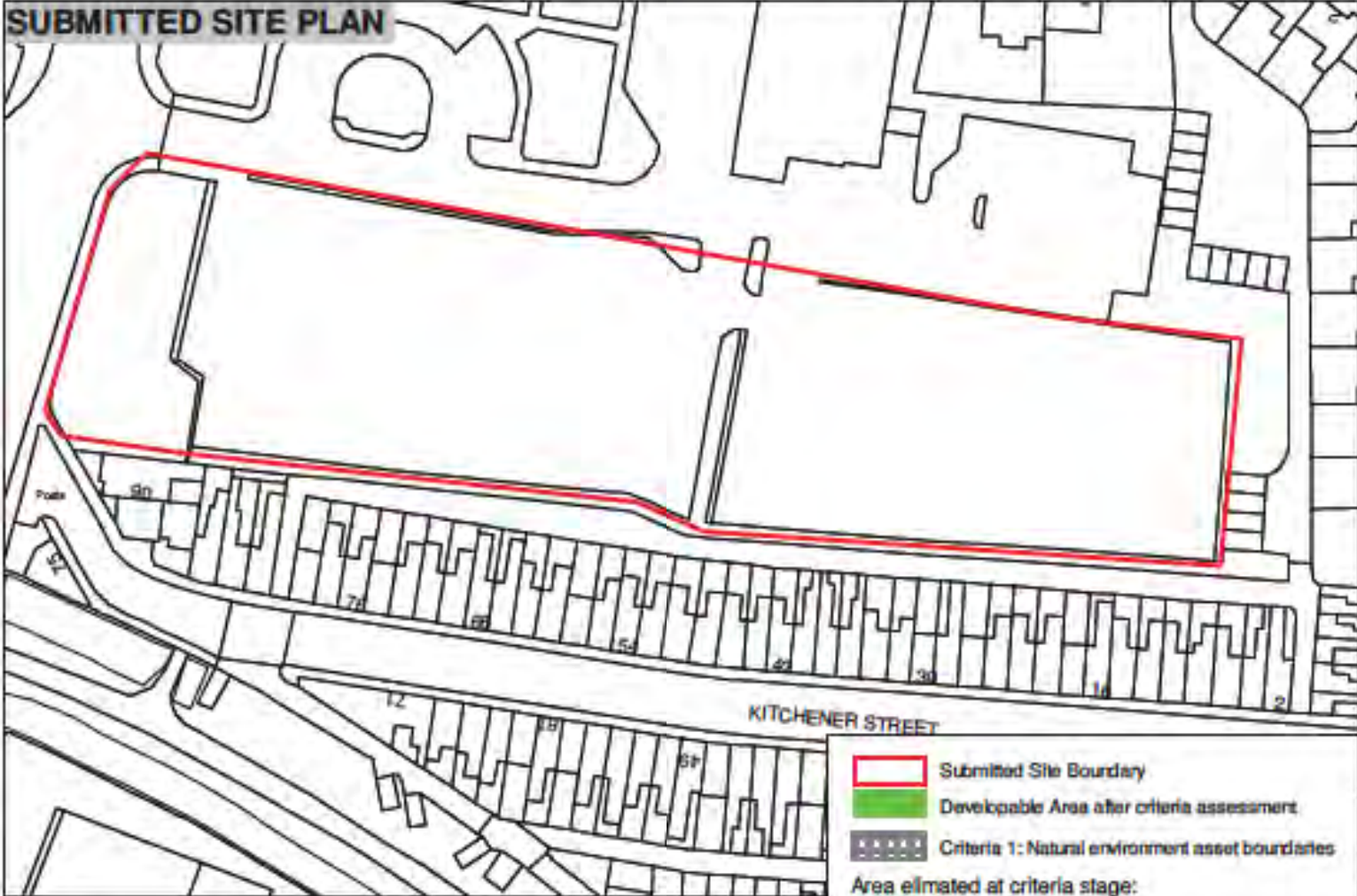


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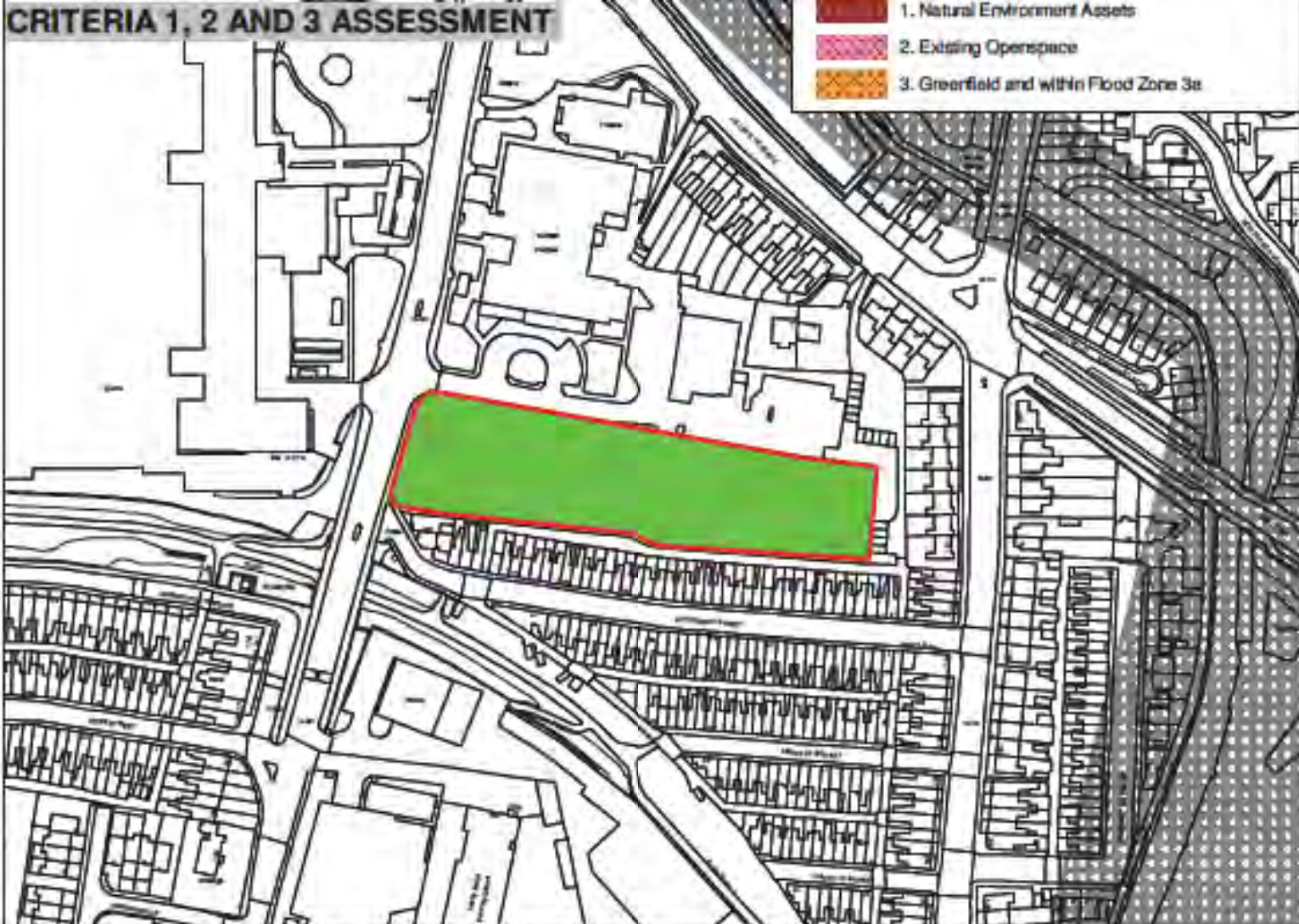


SUBMITTED SITE PLAN









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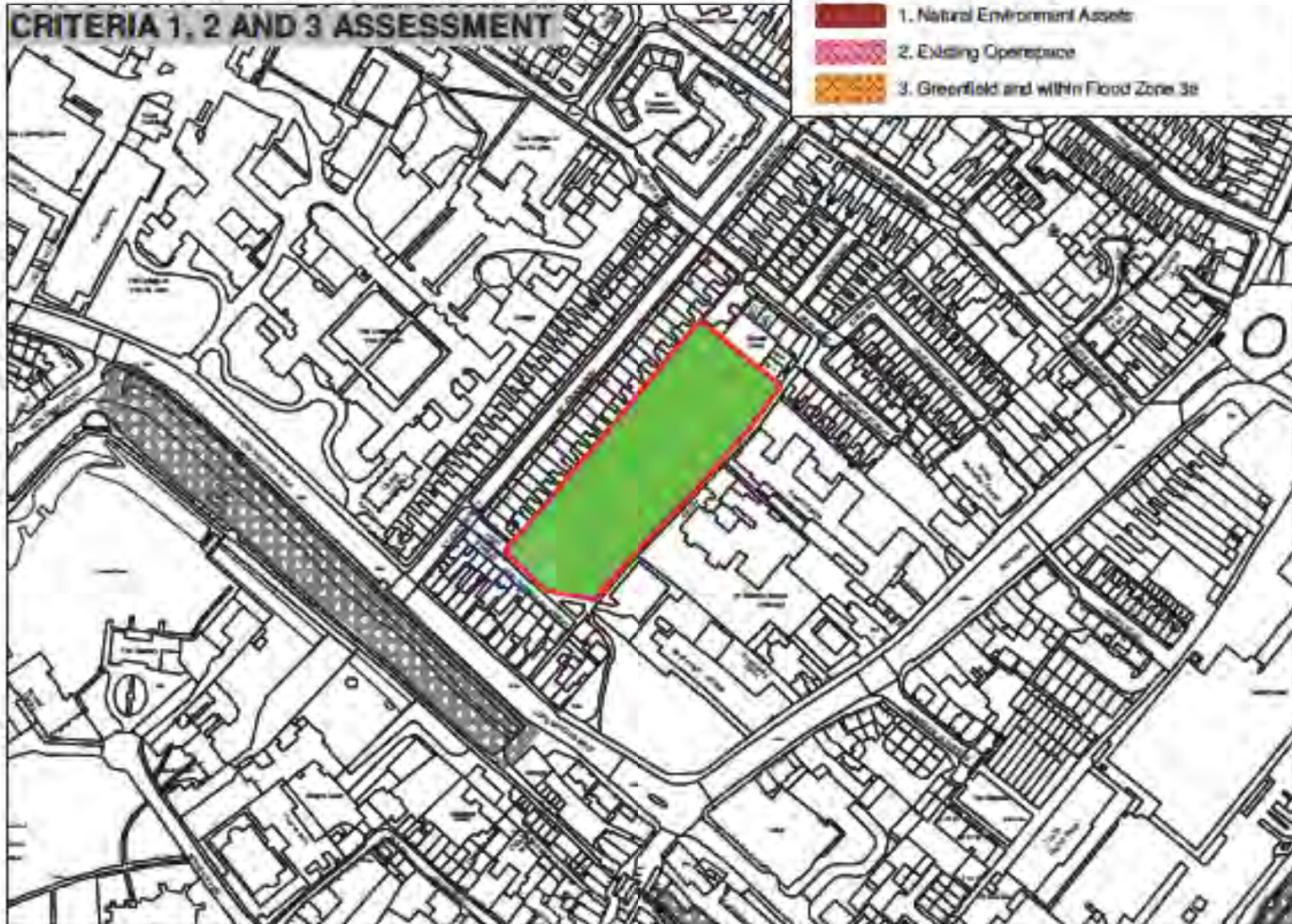


SUBMITTED SITE PLAN

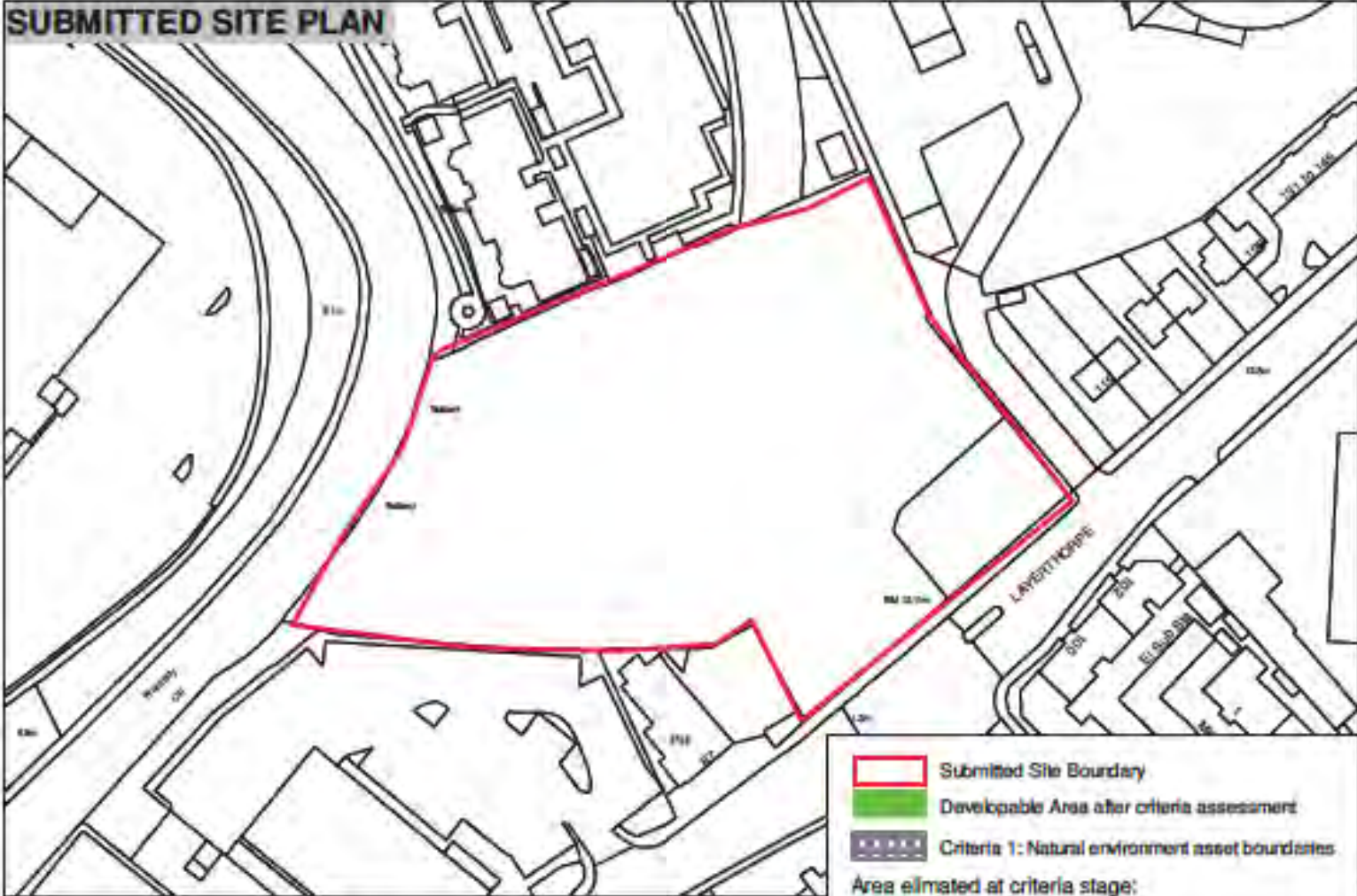








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CRITERIA 1, 2 AND 3 ASSESSMENT



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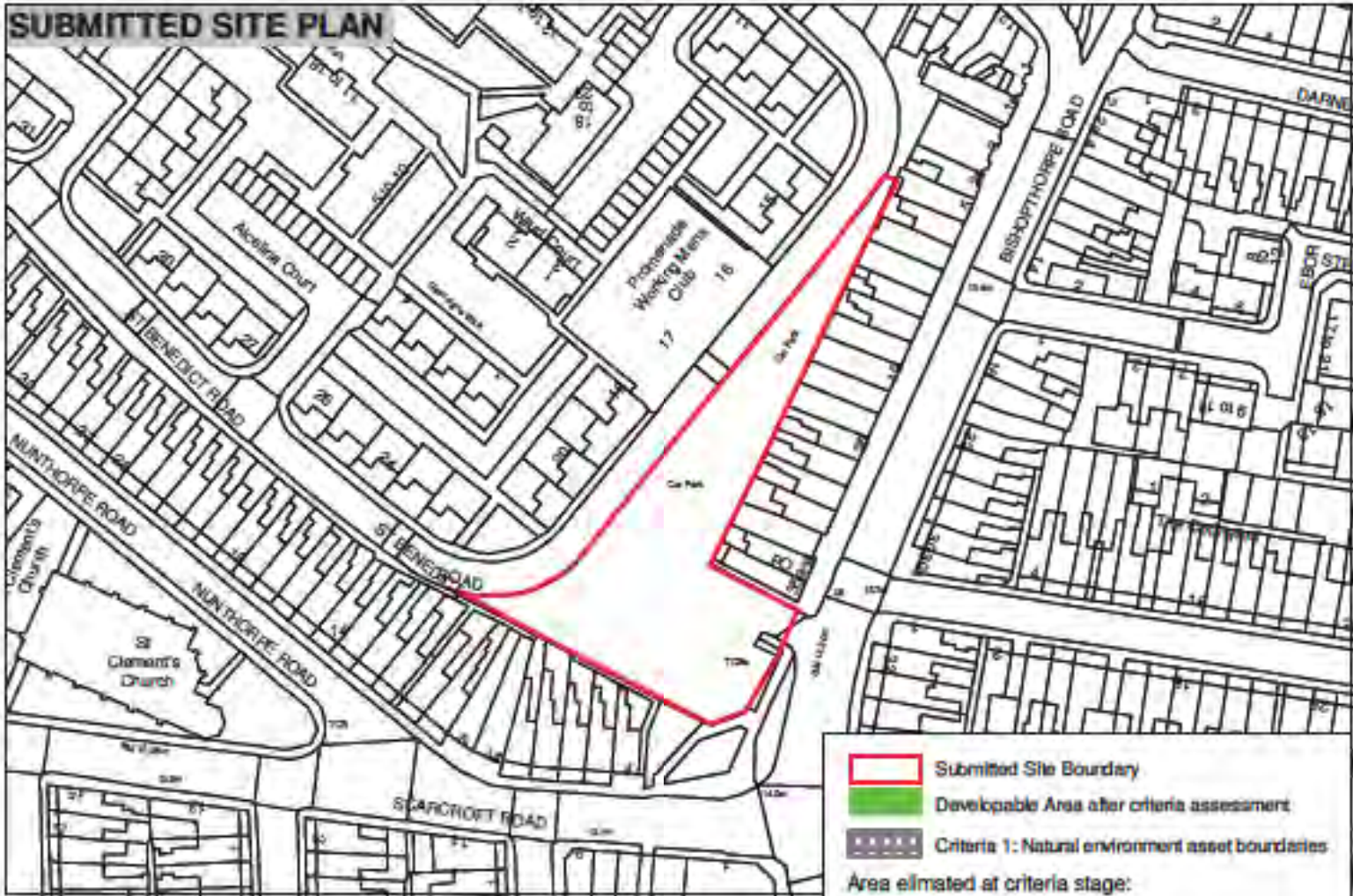


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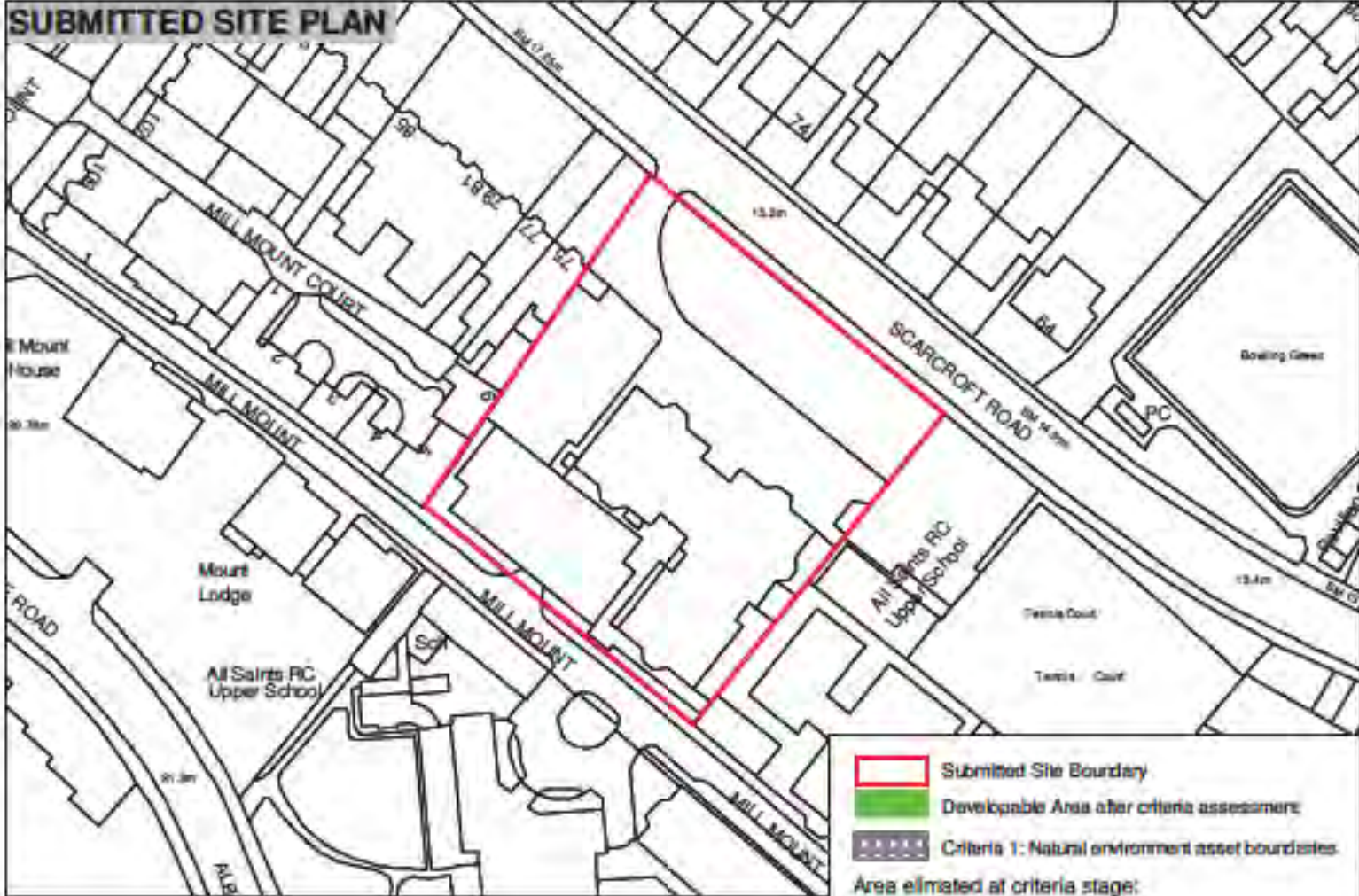
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



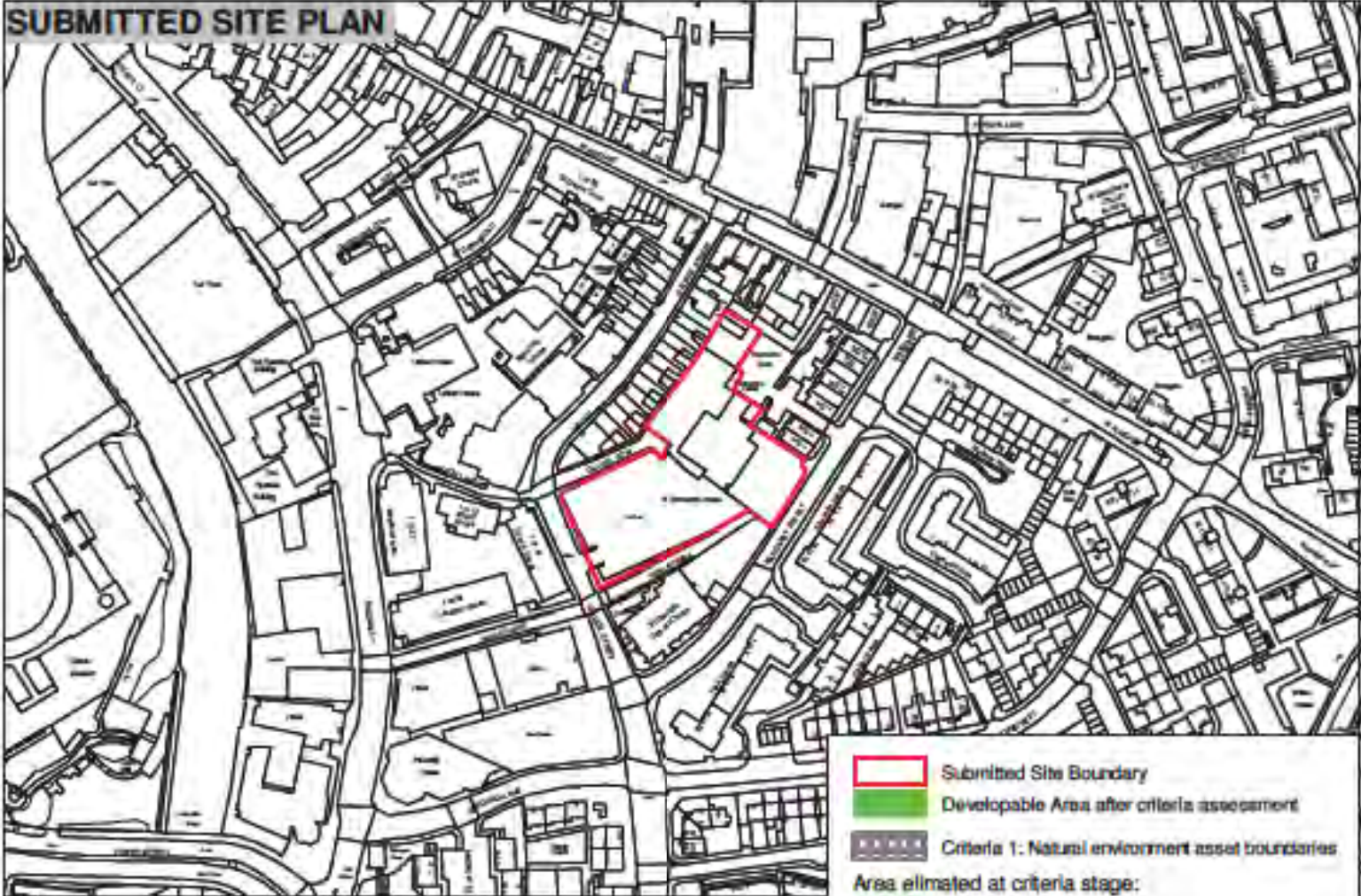
SUBMITTED SITE PLAN









CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

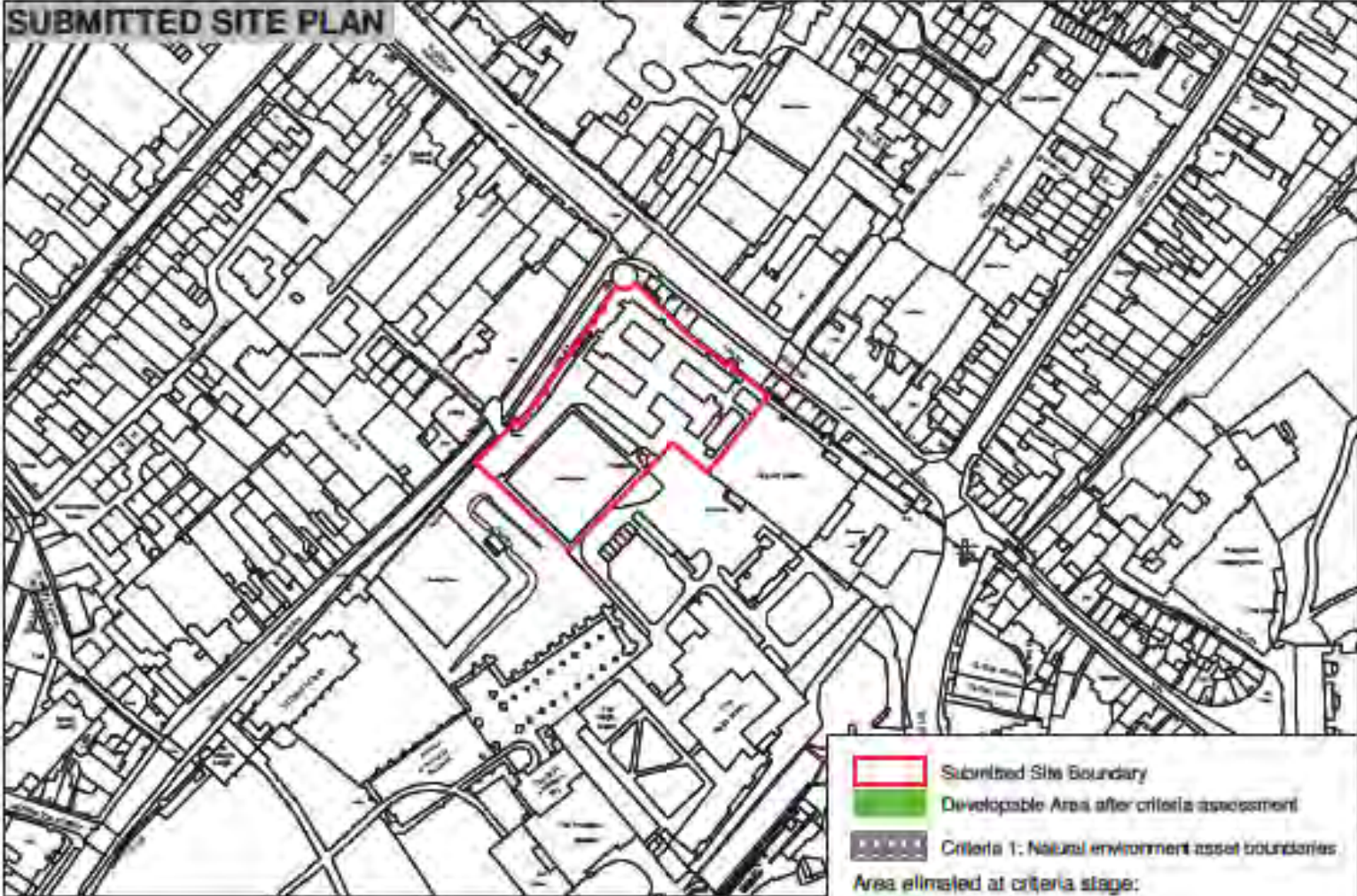


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CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN

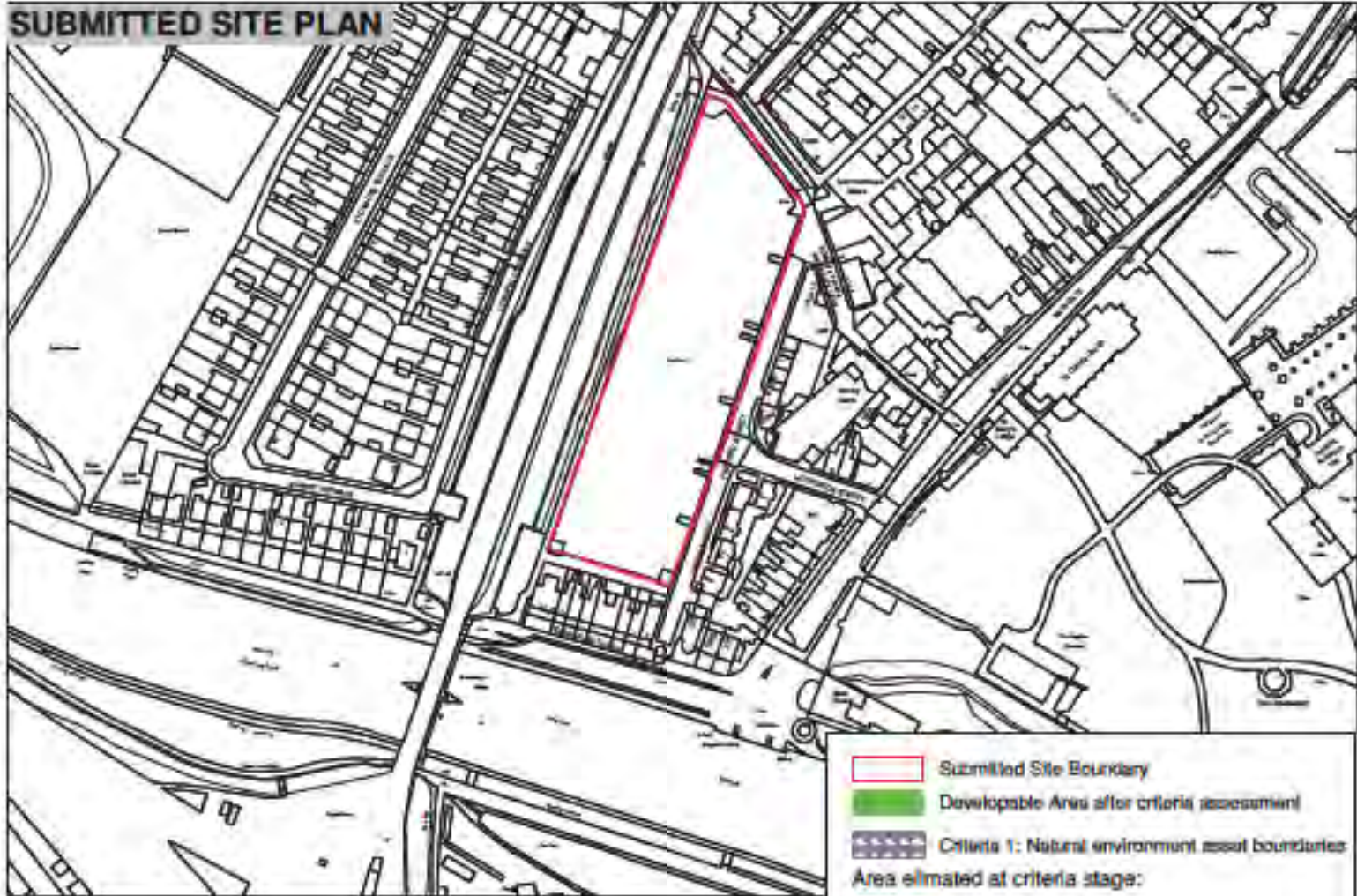


CRITERIA 1, 2 AND 3 ASSESSMENT



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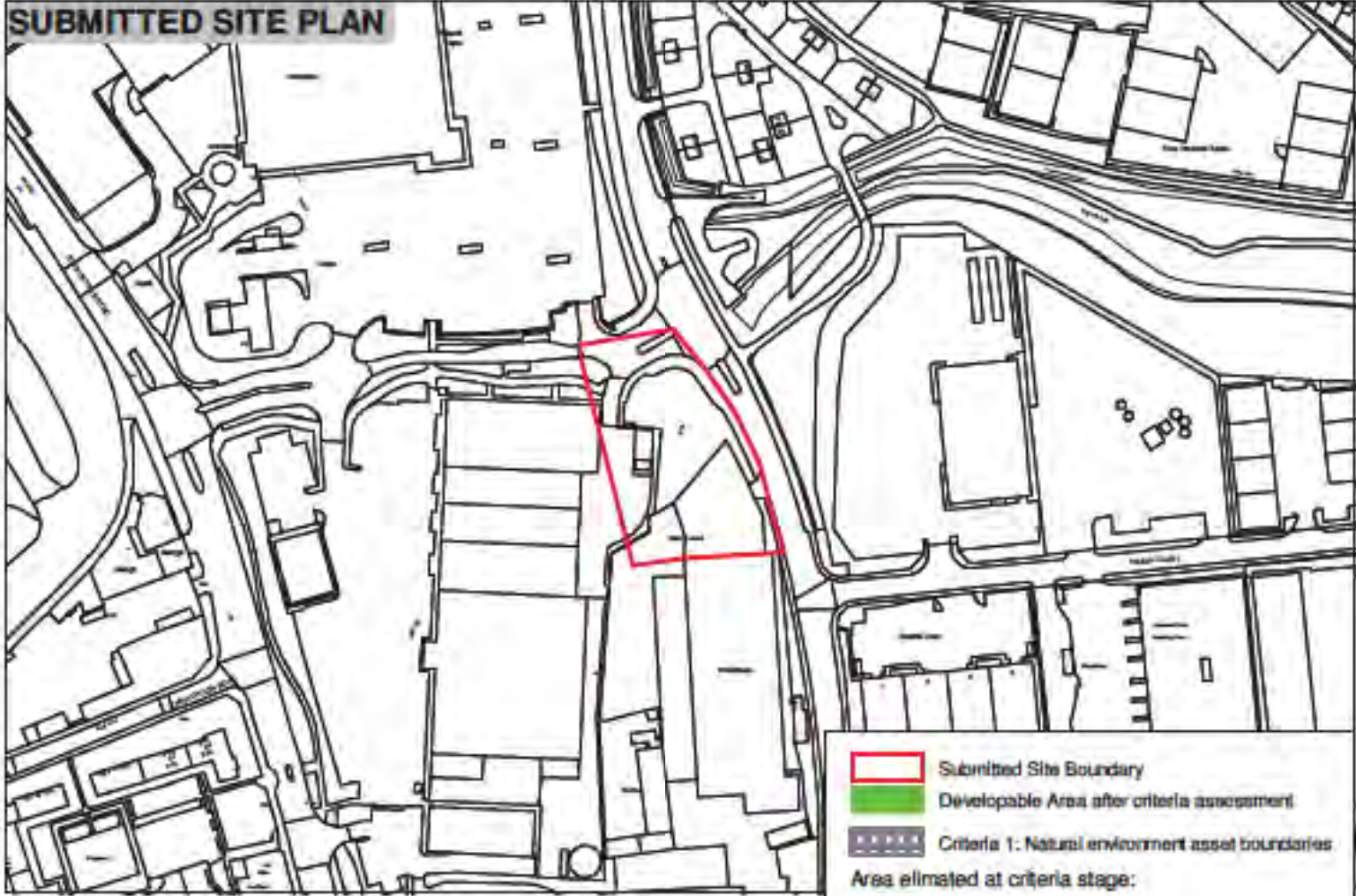







CRITERIA 1, 2 AND 3 ASSESSMENT



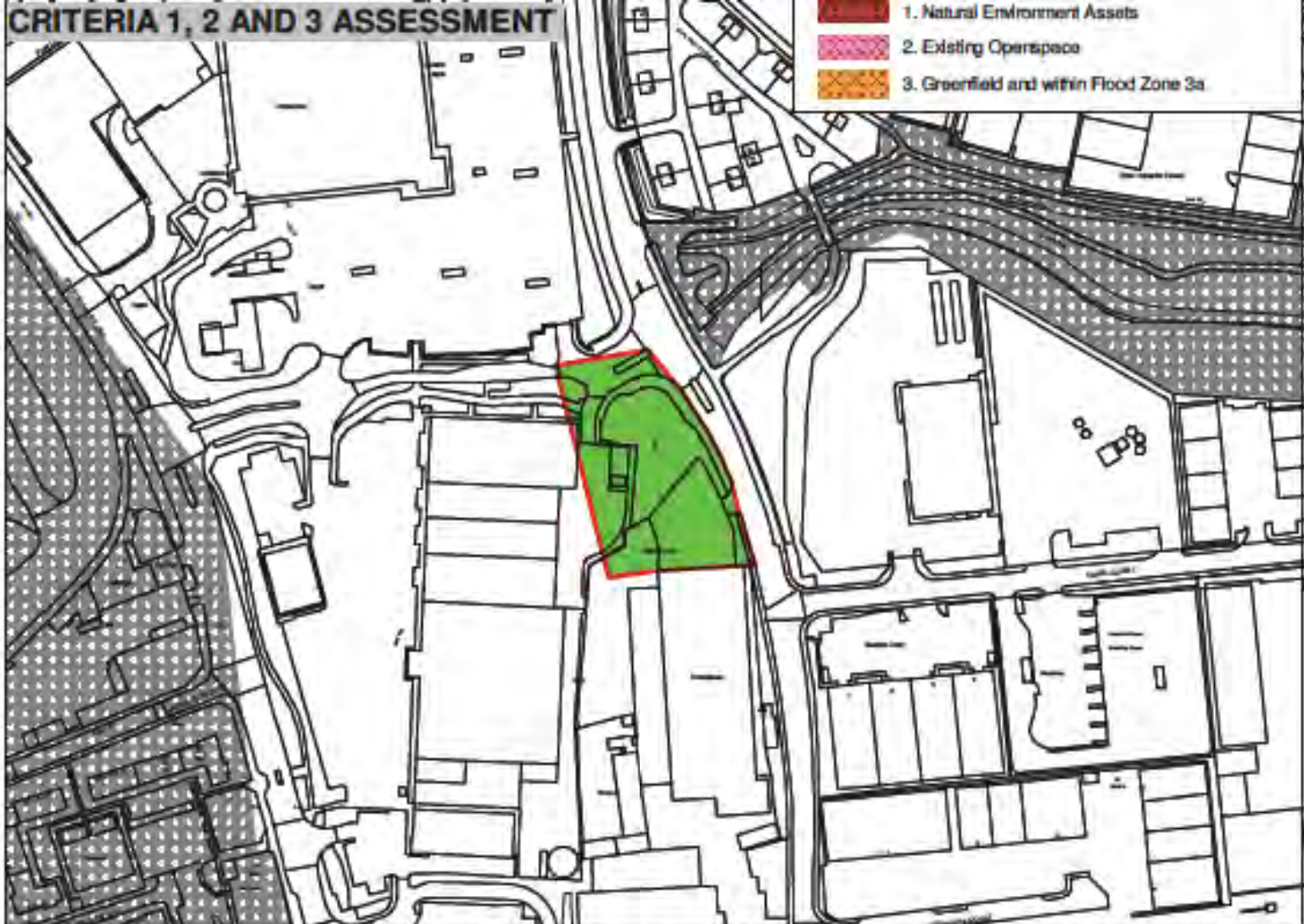
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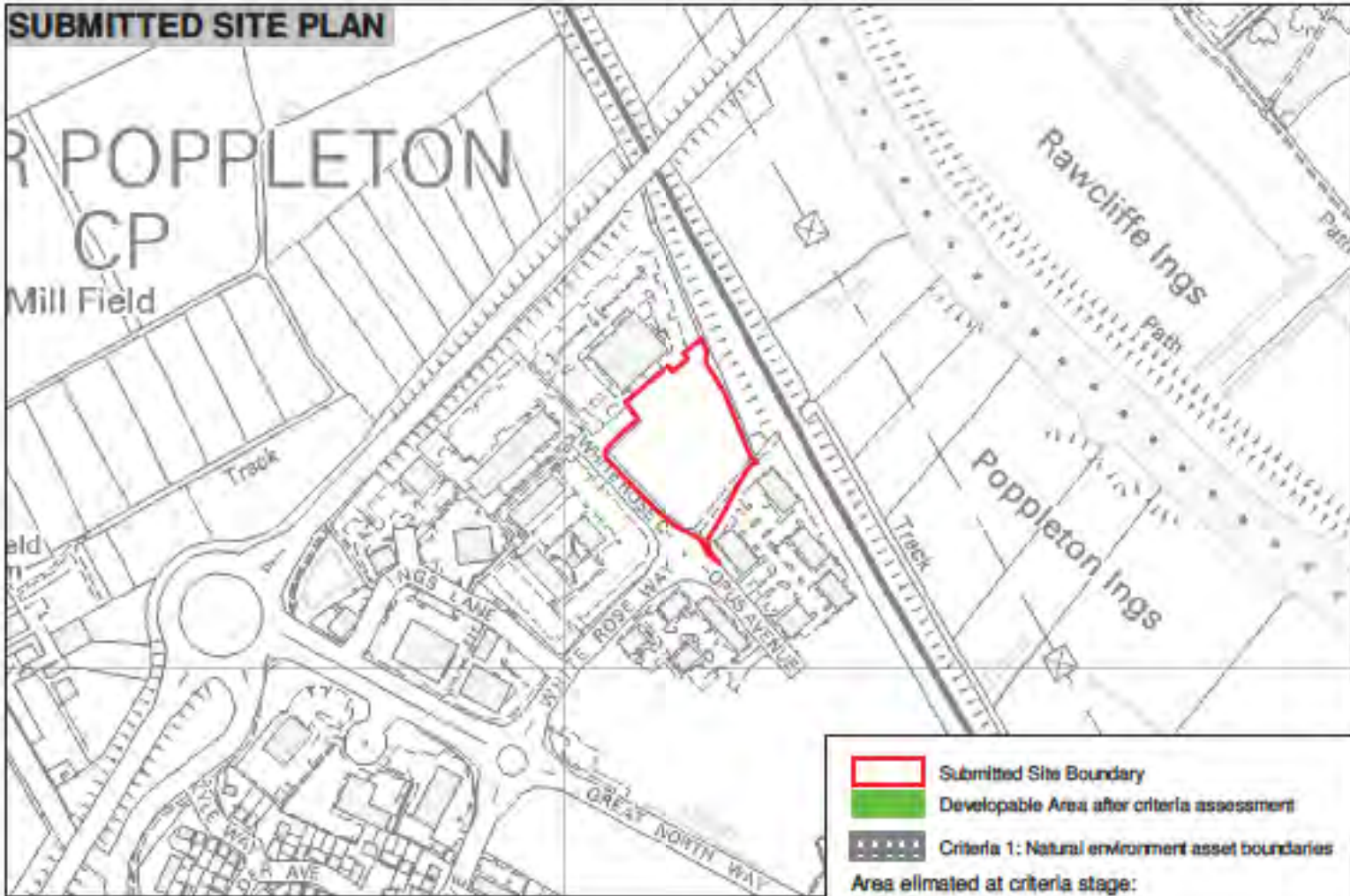


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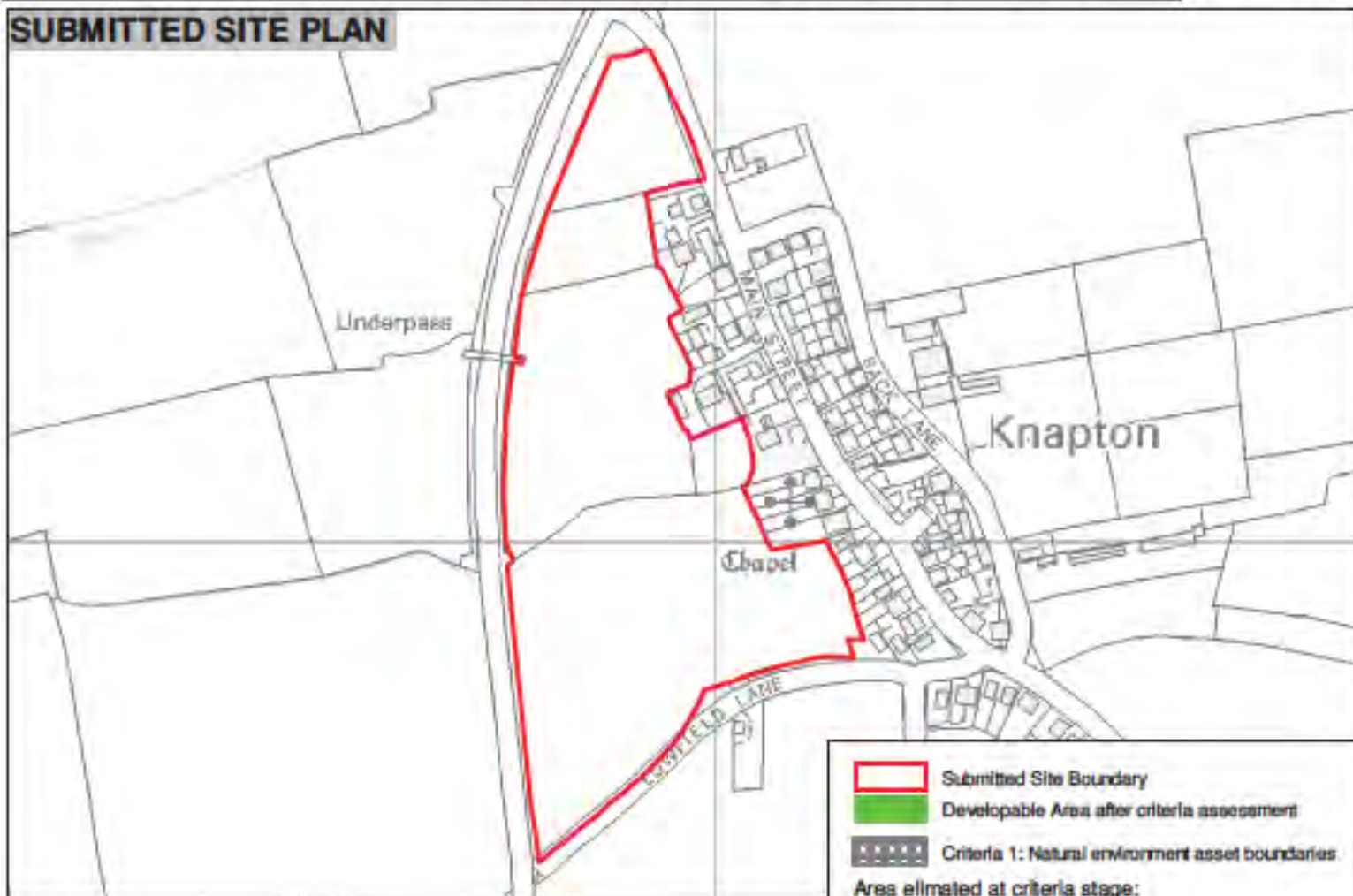


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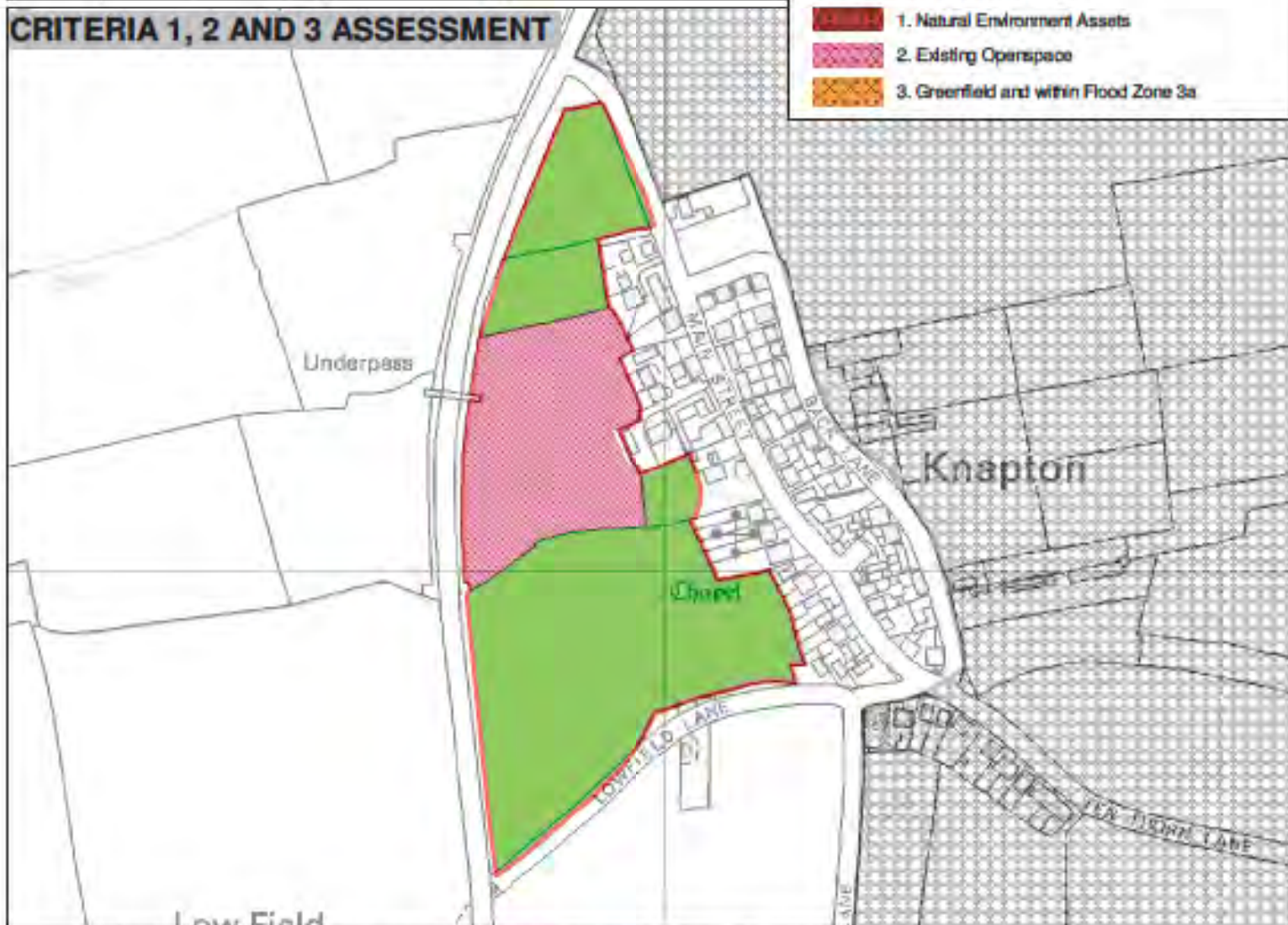
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



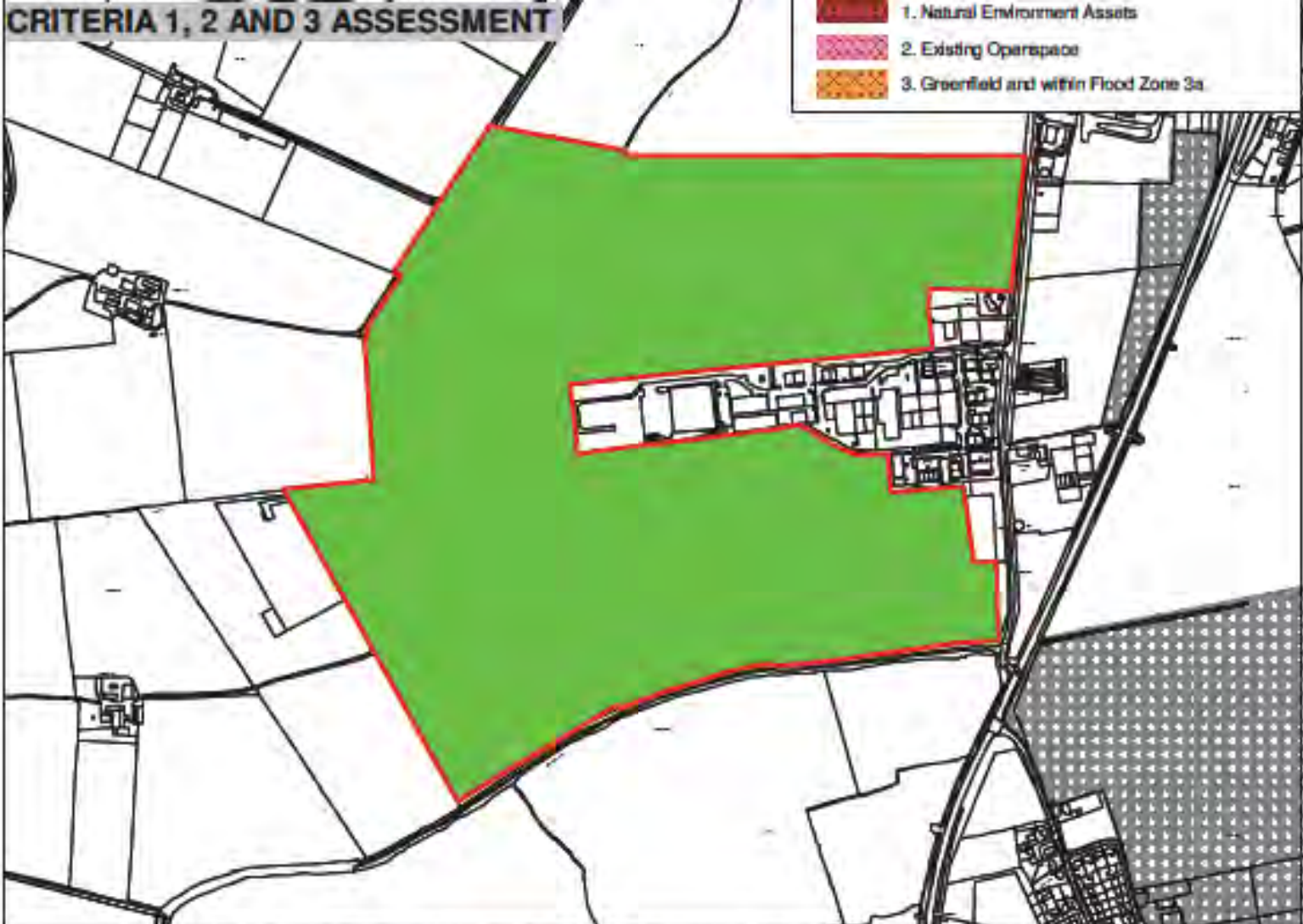
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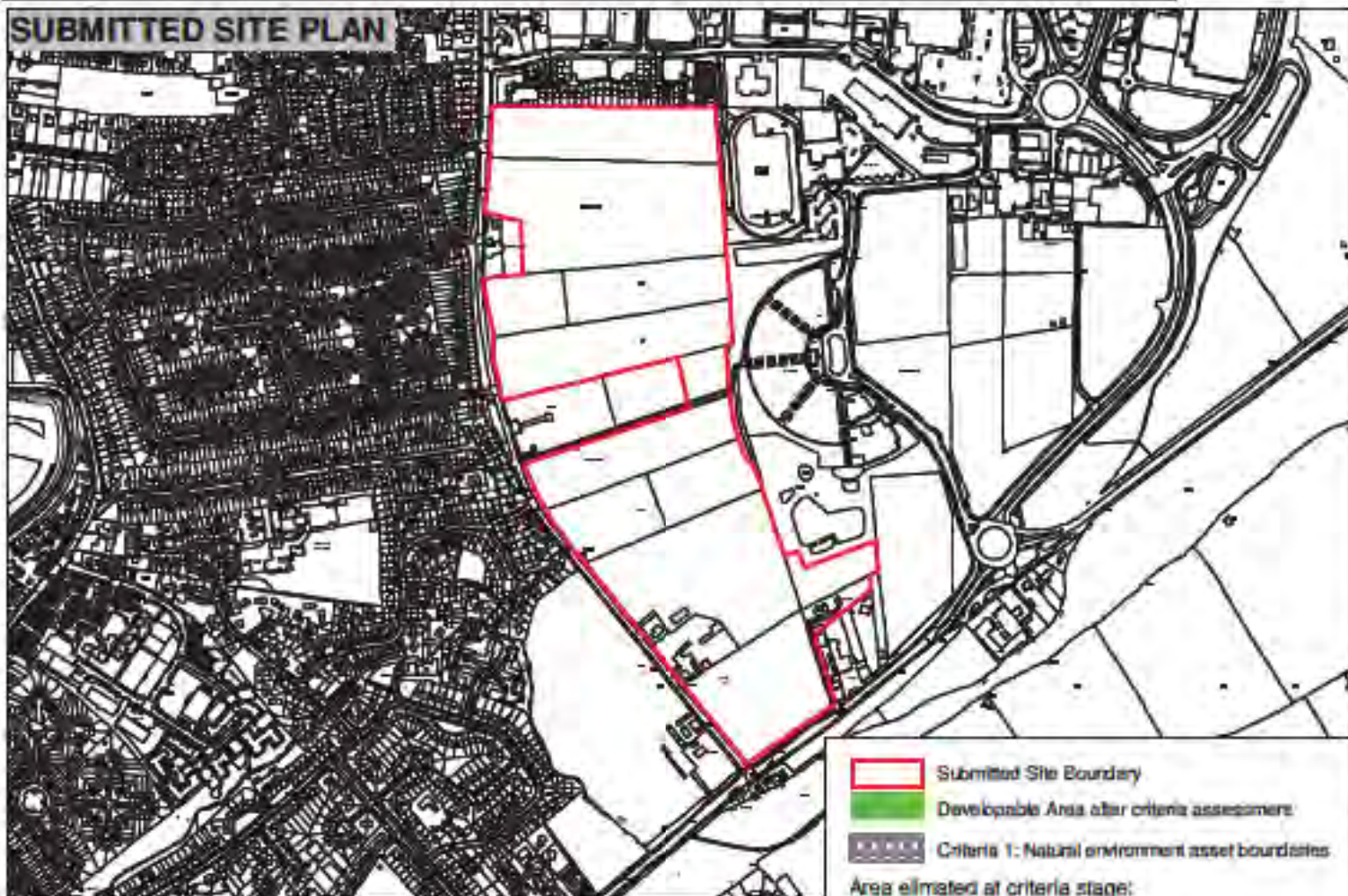
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CRITERIA 1, 2 AND 3 ASSESSMENT

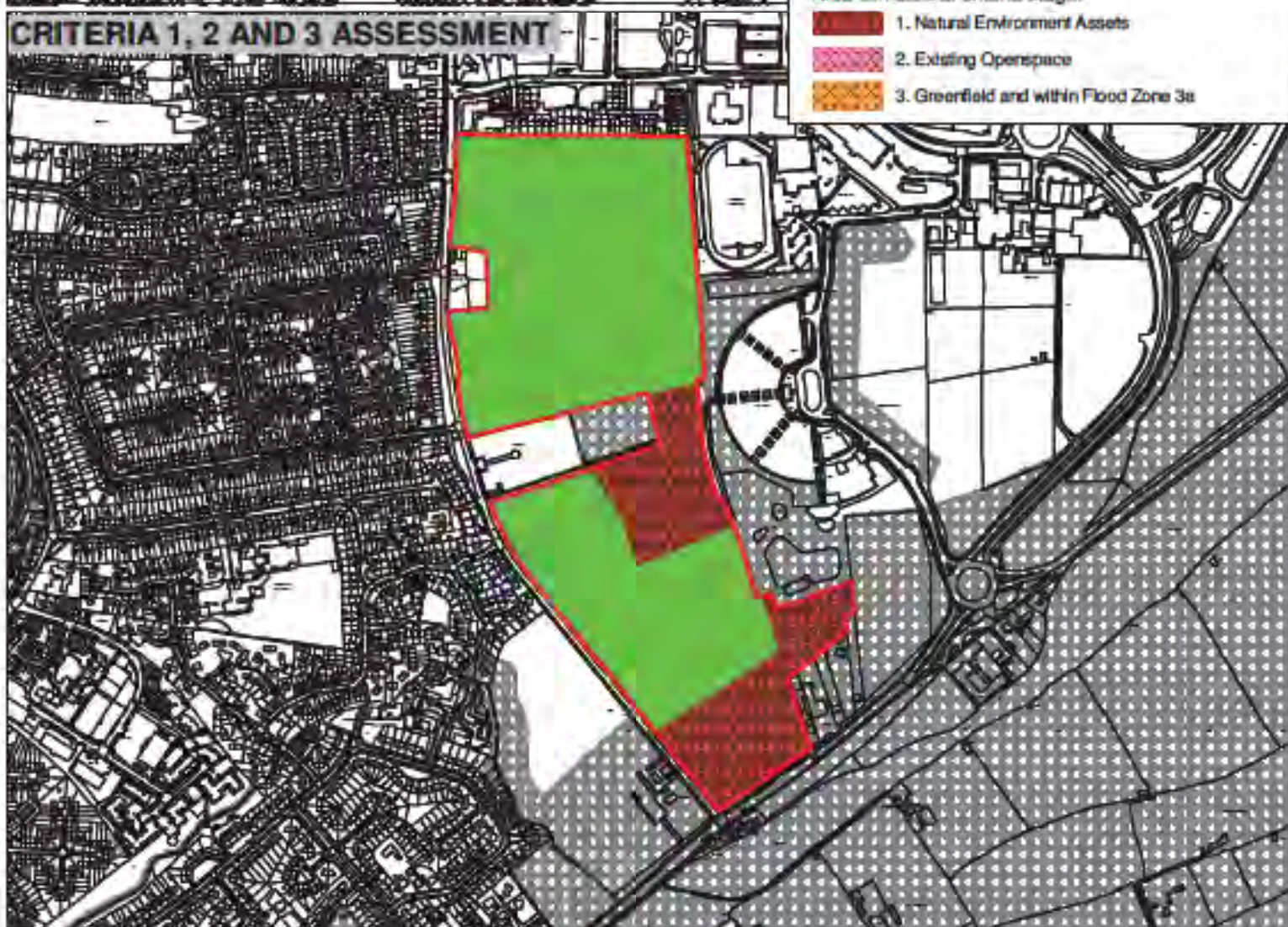


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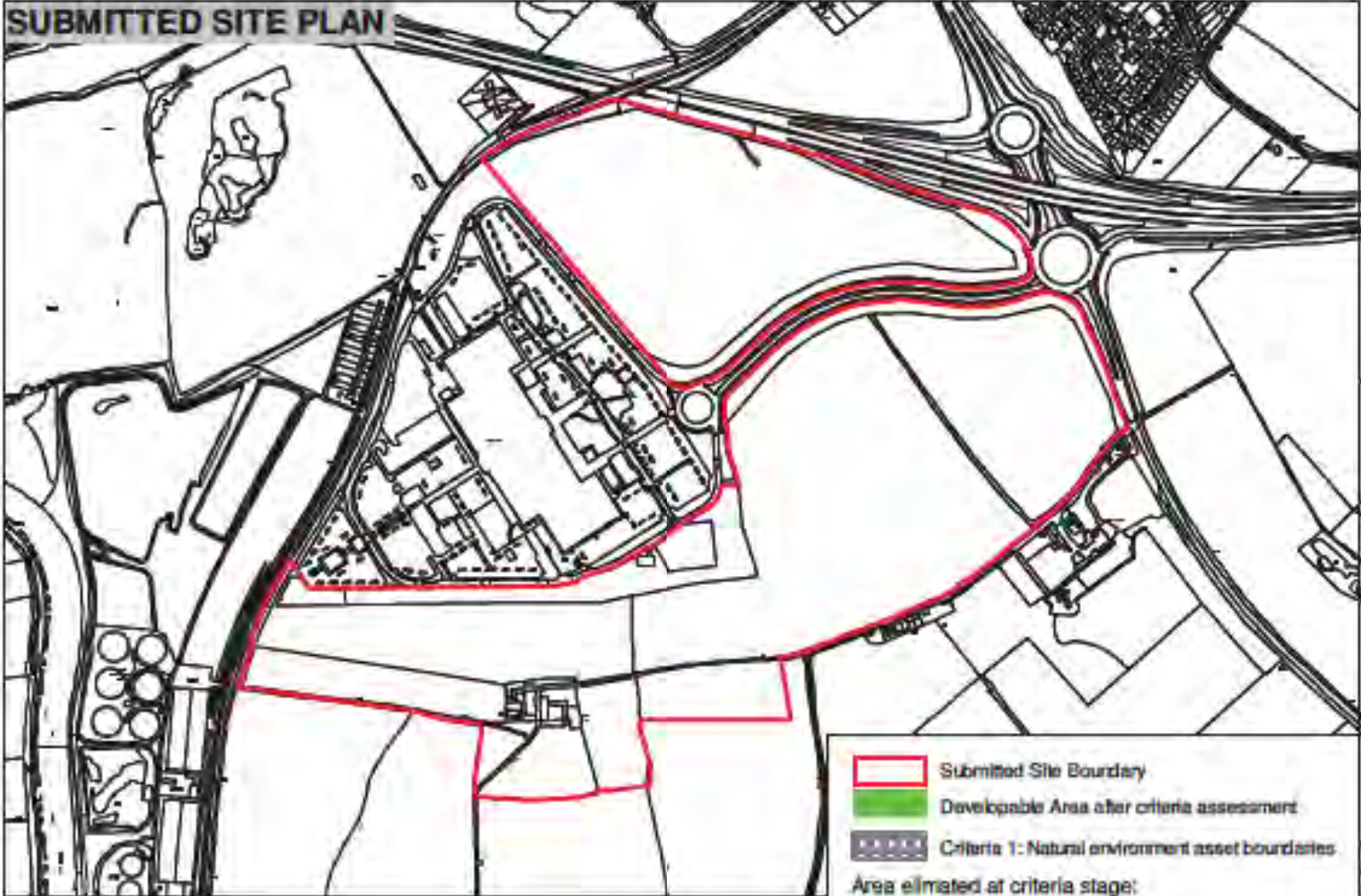








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CRITERIA 1, 2 AND 3 ASSESSMENT



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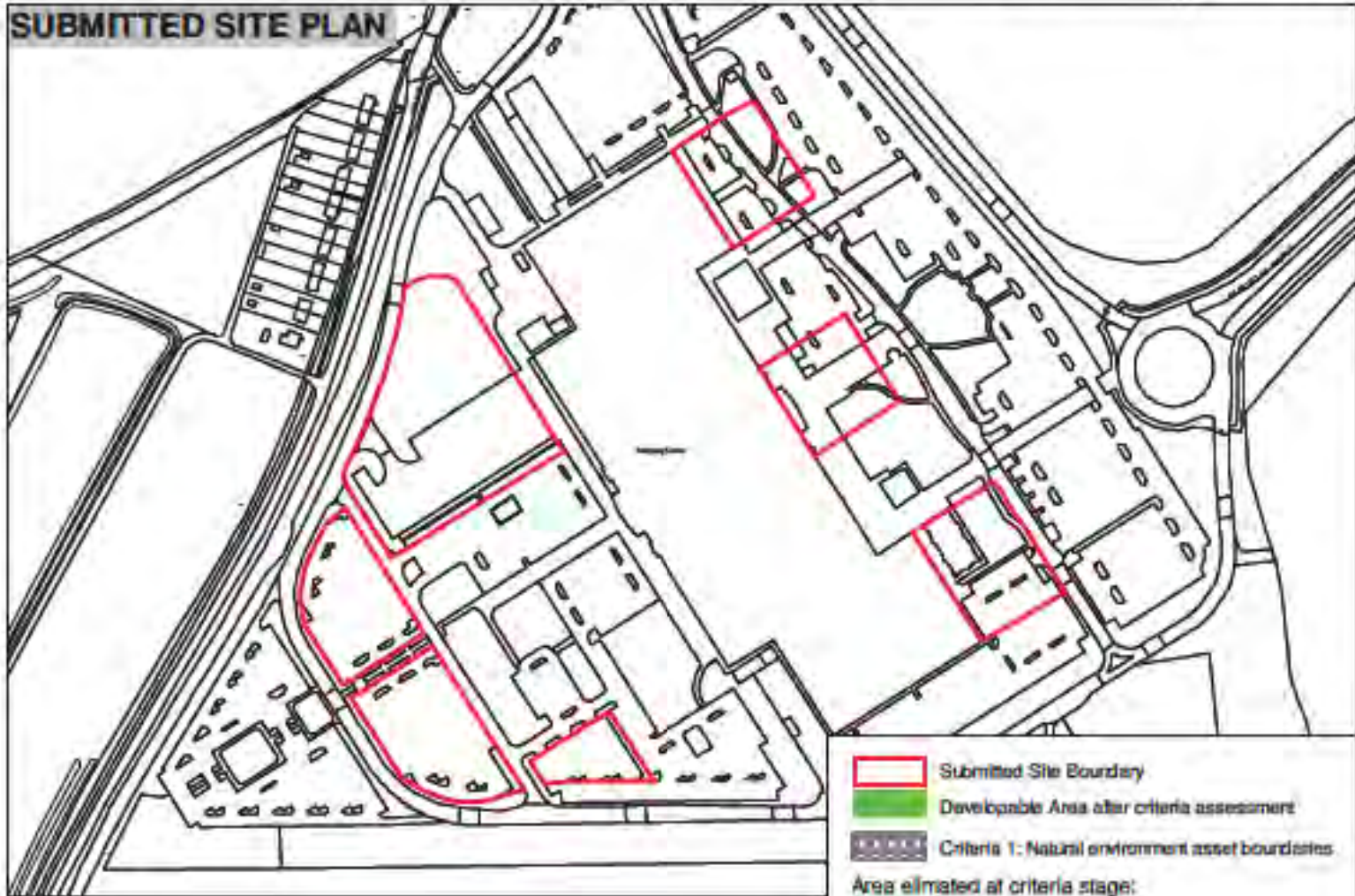


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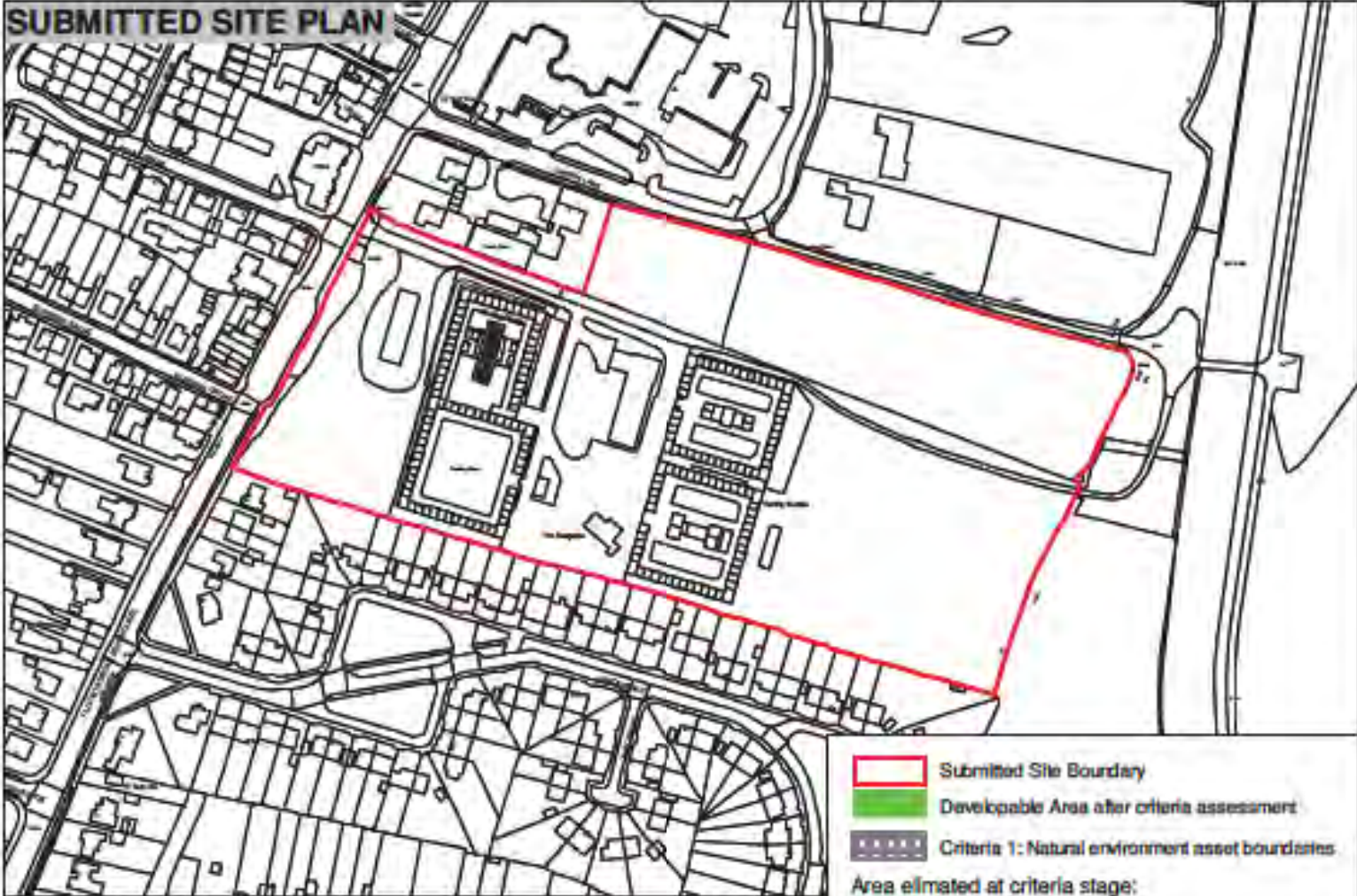


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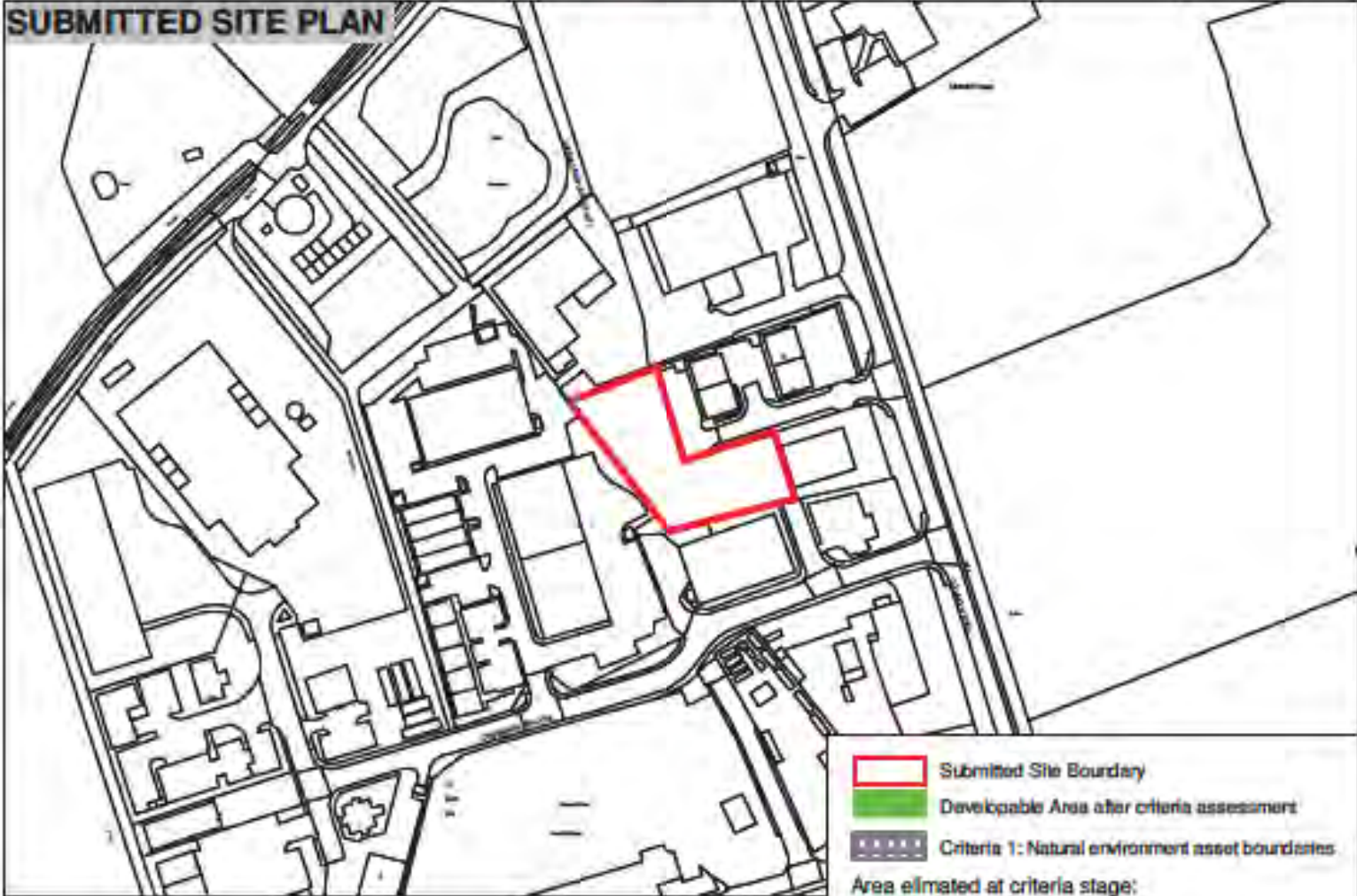




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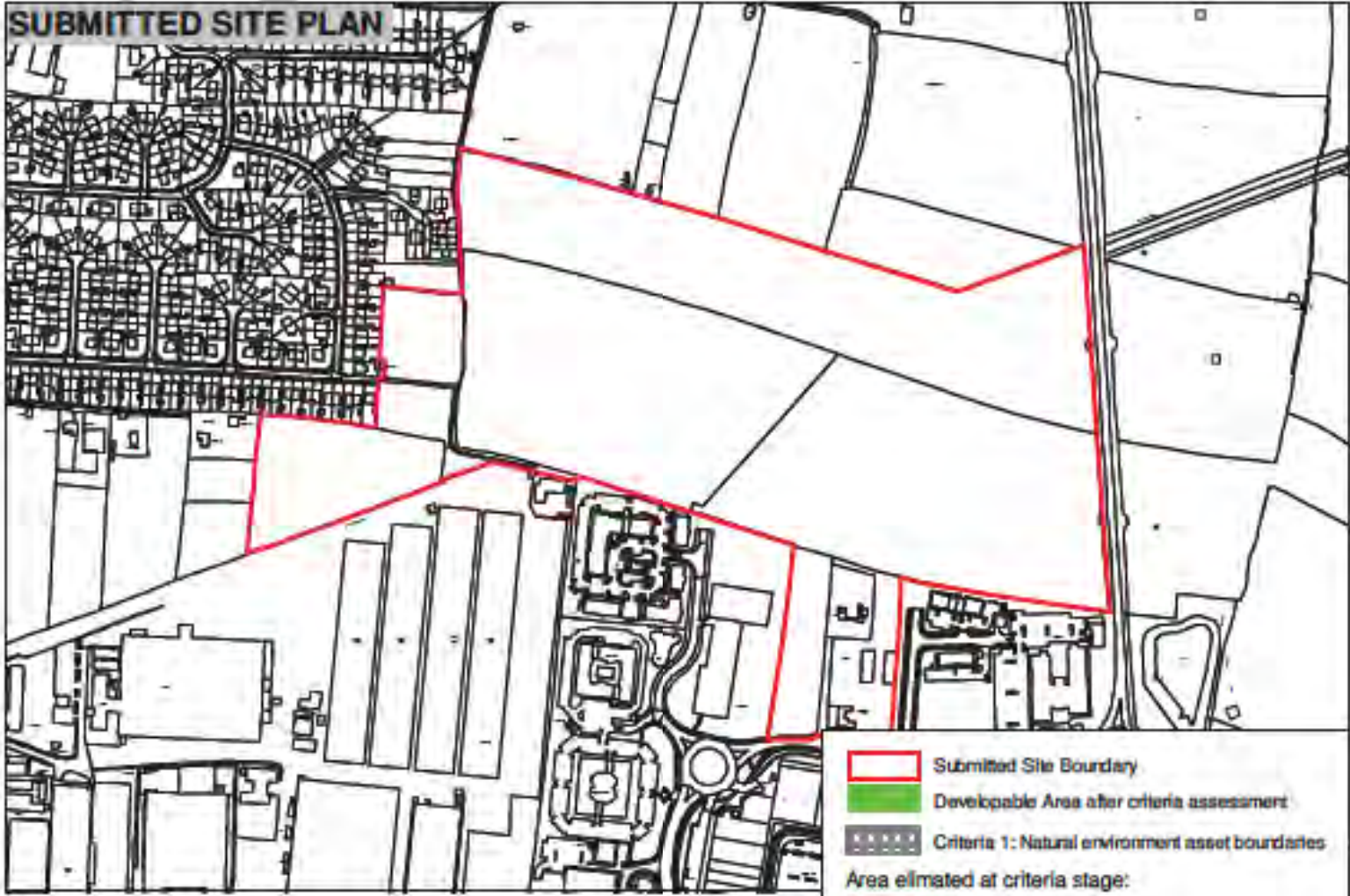


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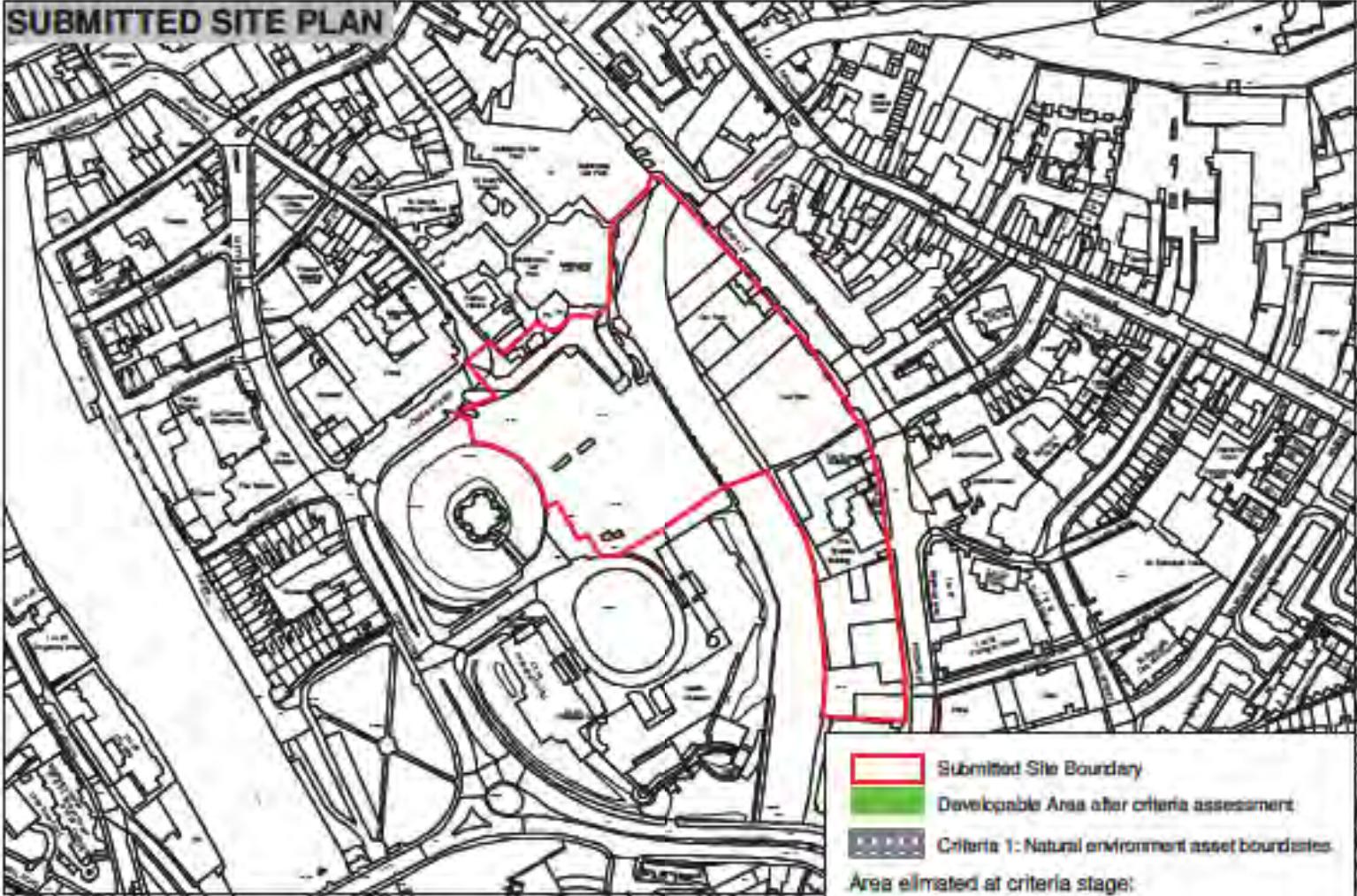


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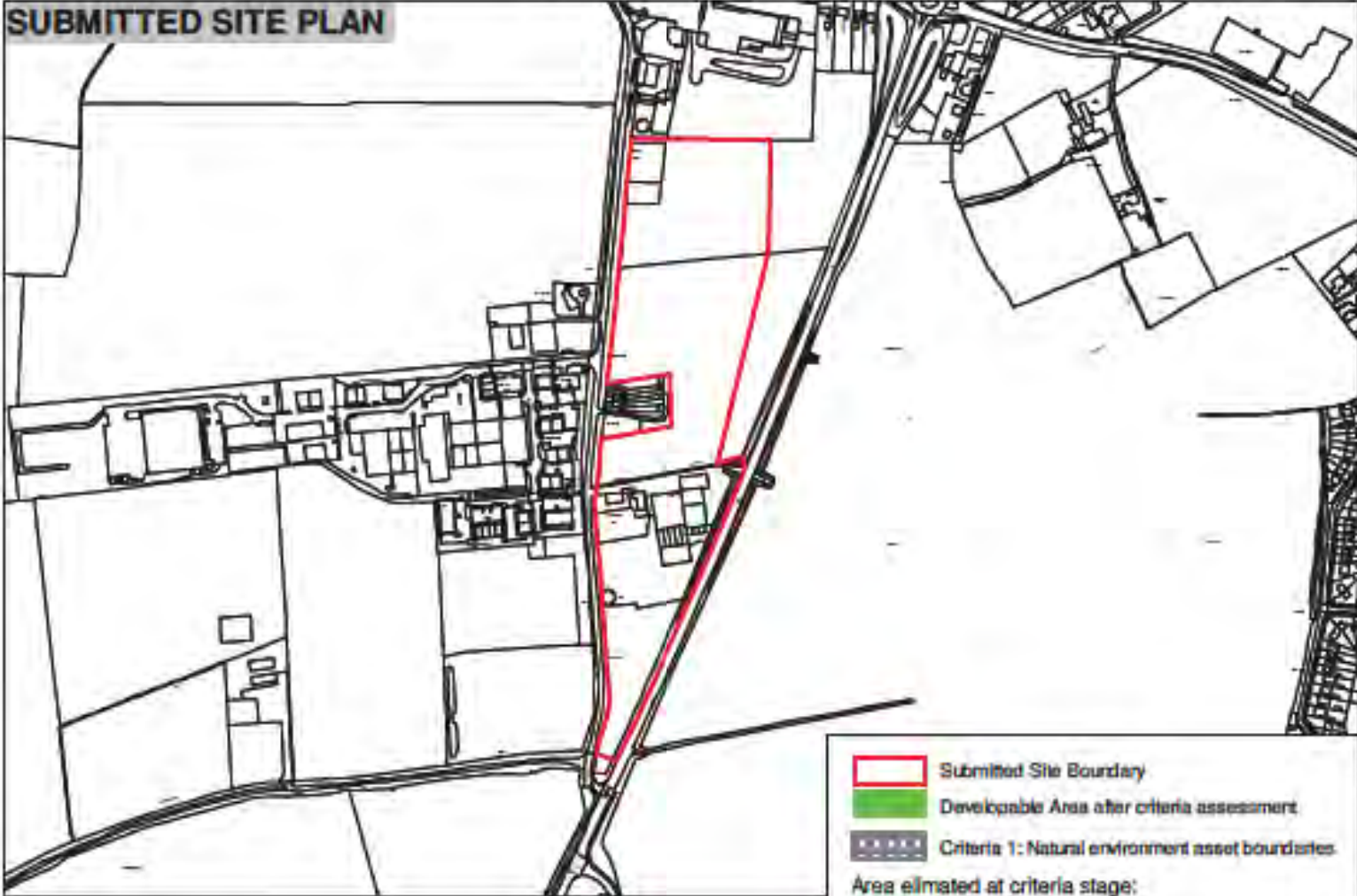


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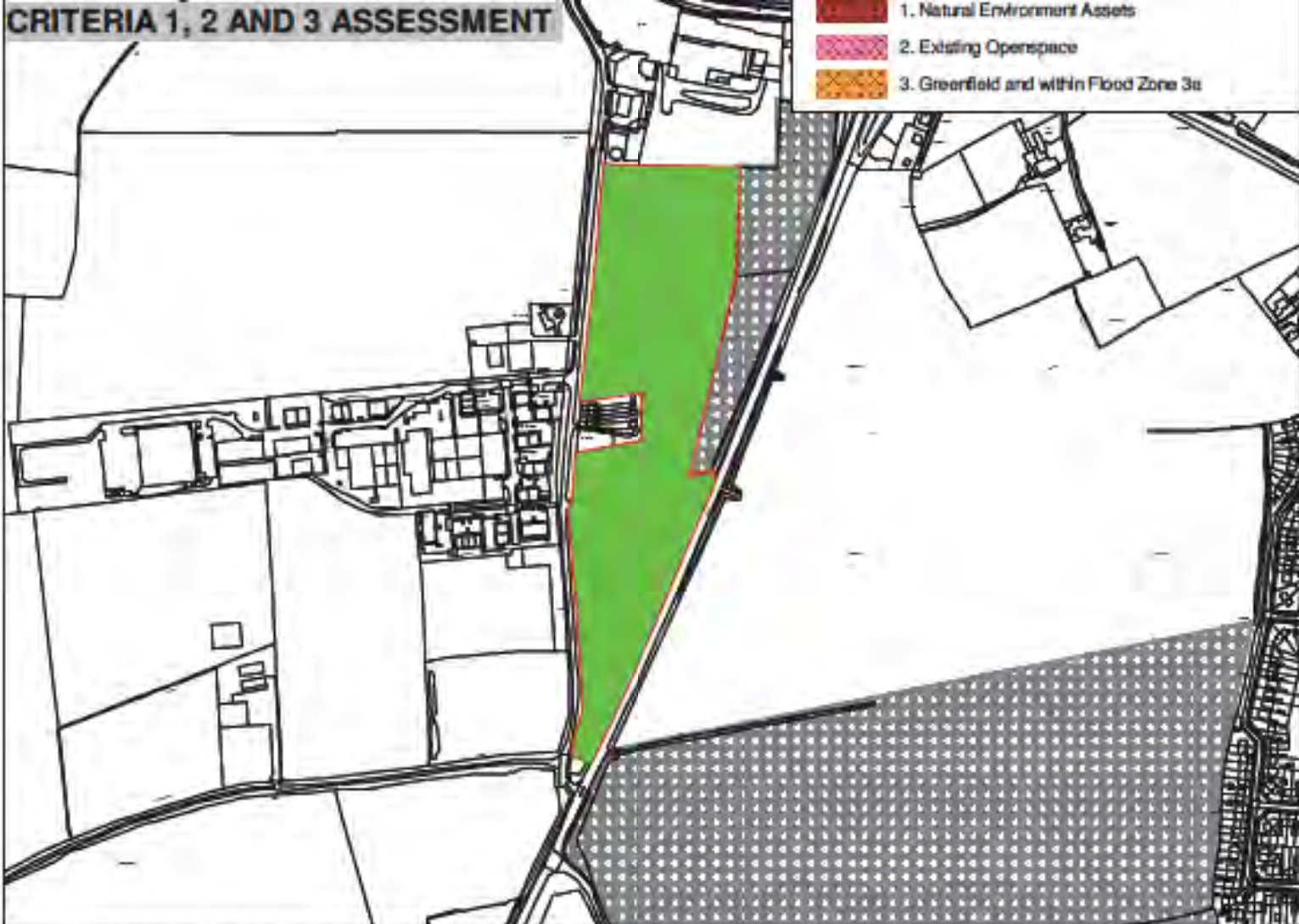
CRITERIA 1, 2 AND 3 ASSESSMENT



SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

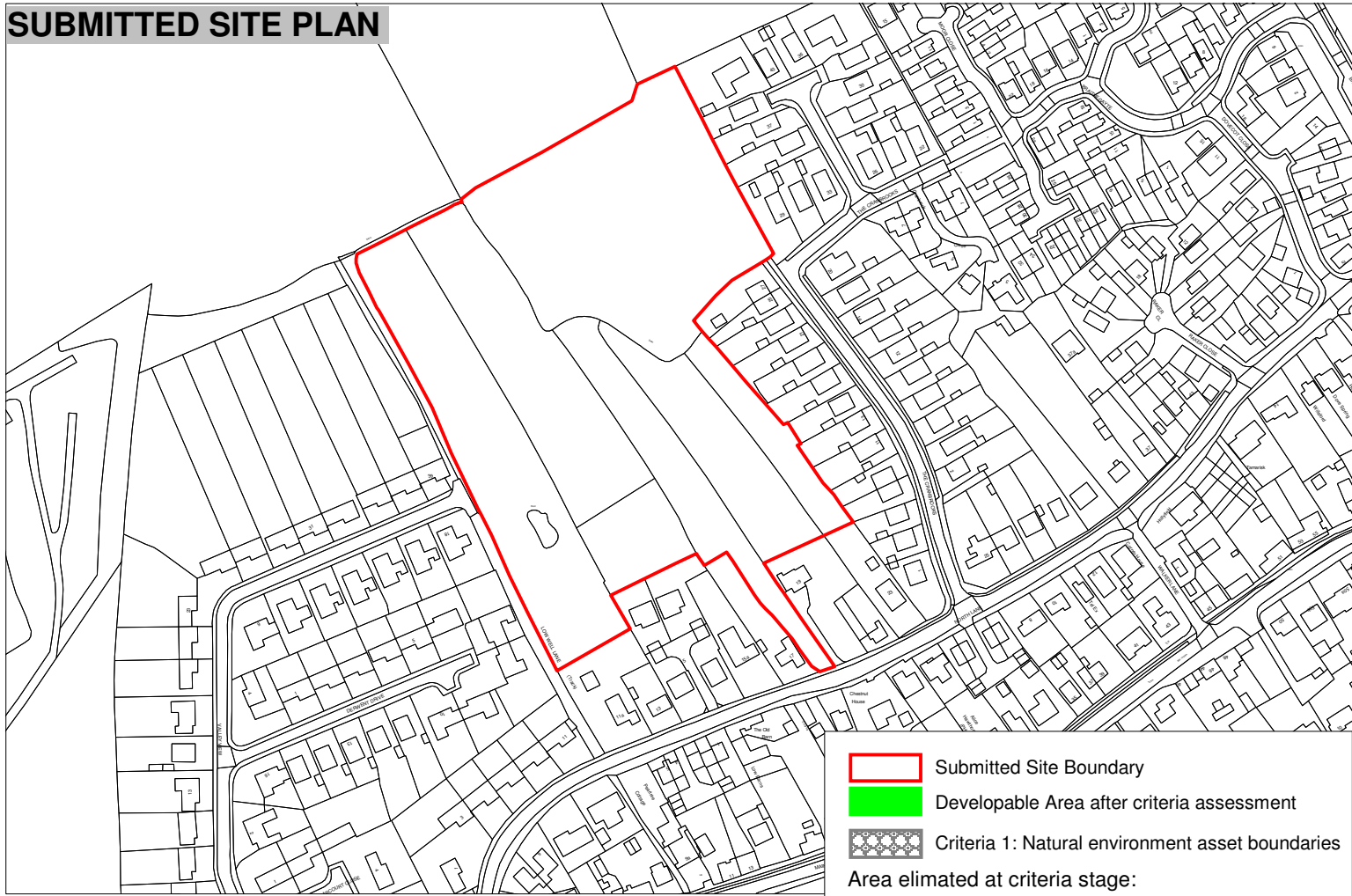








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Site Selection Technical Paper (June 2013)

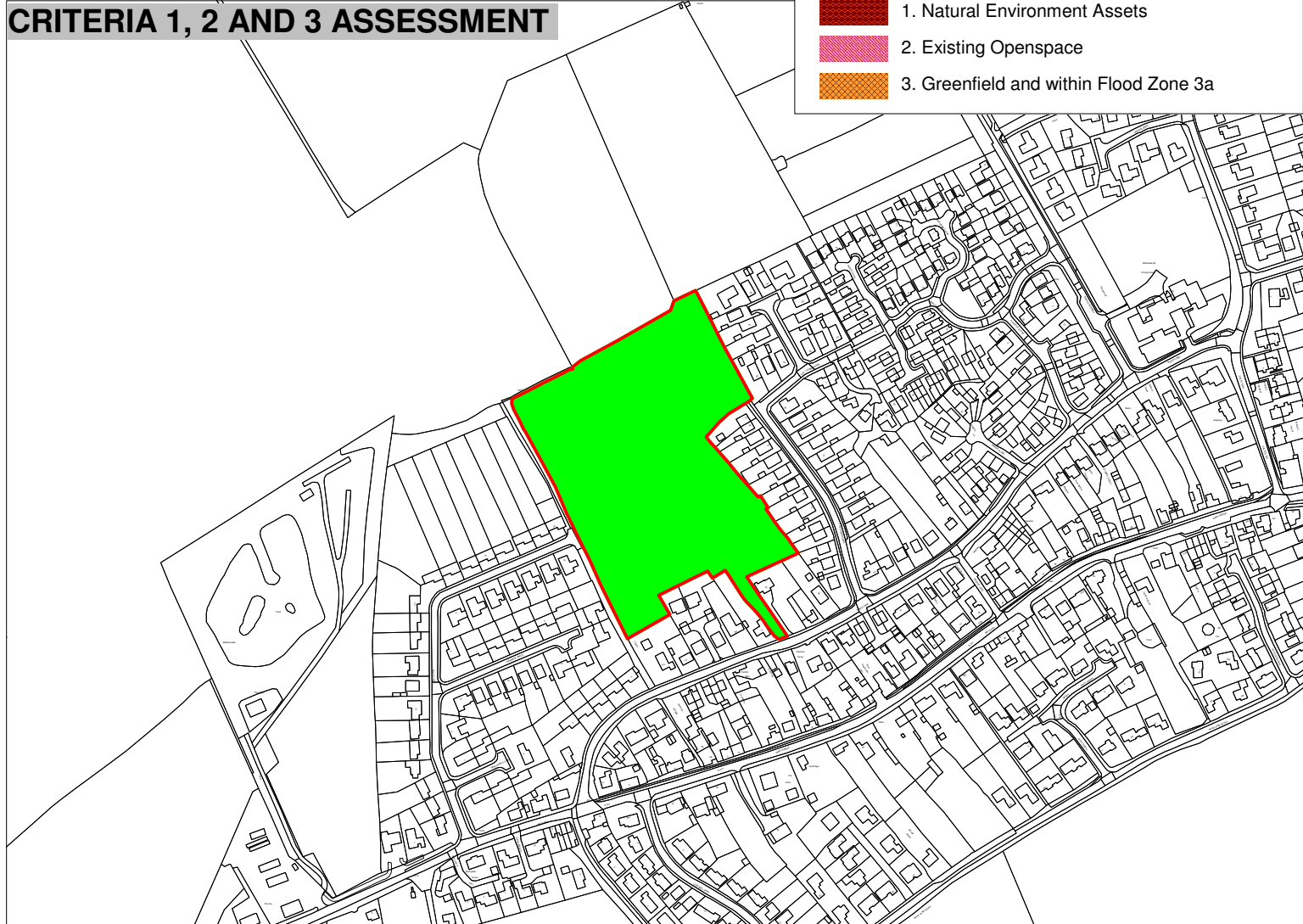
Annex 14 - Criteria 4a and 4b – Stage 2
(Residential) Site Maps

SUBMITTED SITE PLAN

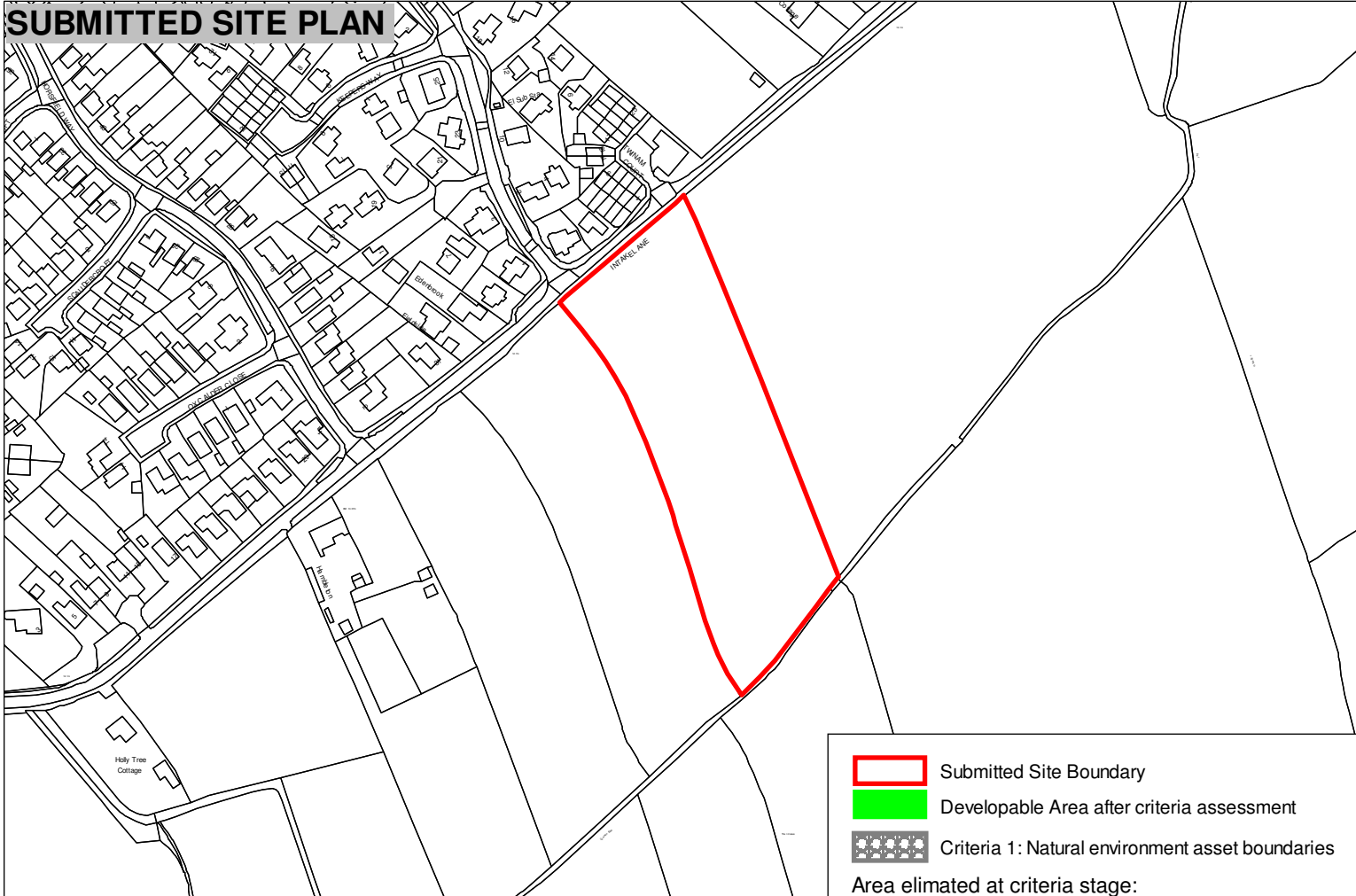








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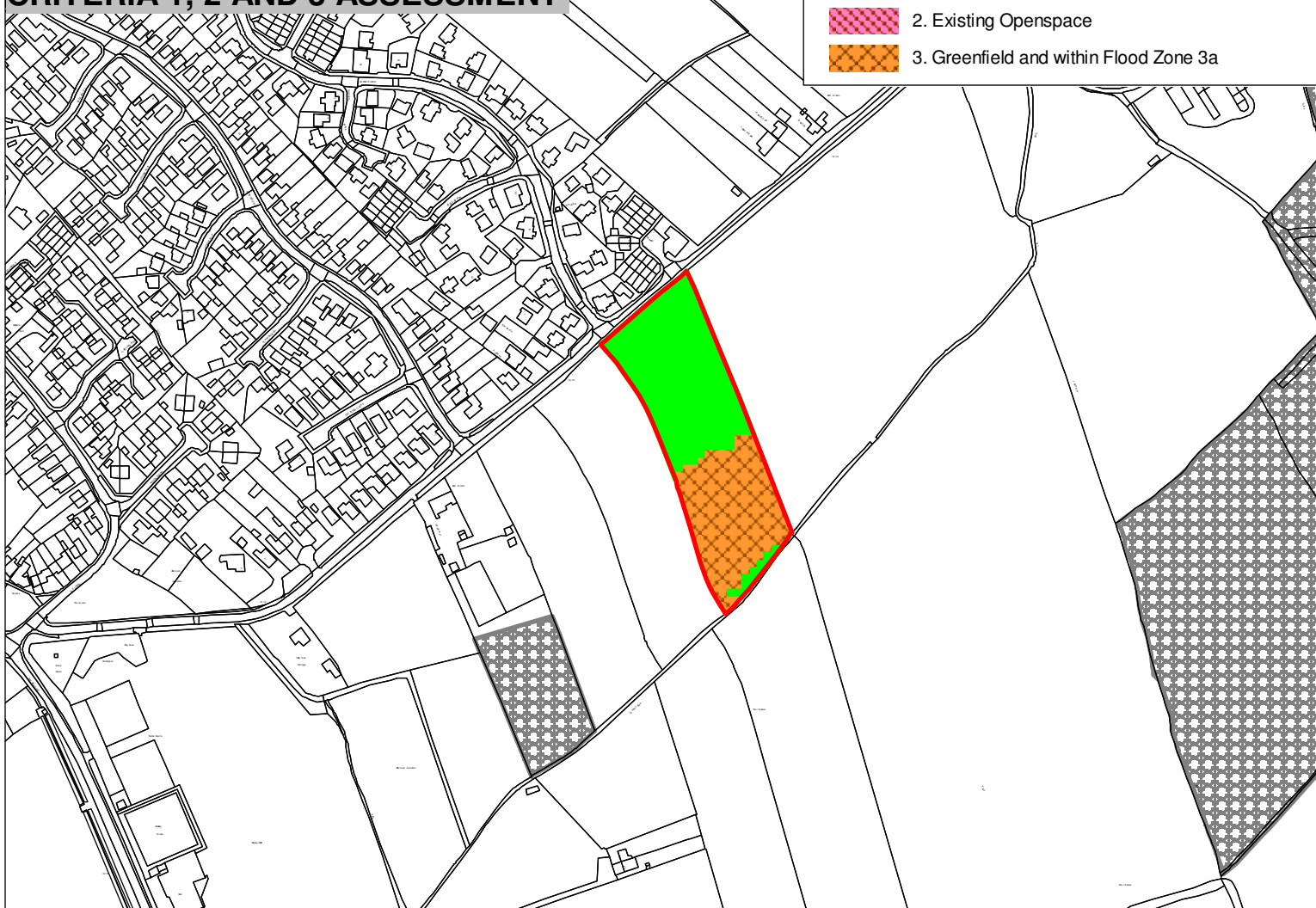


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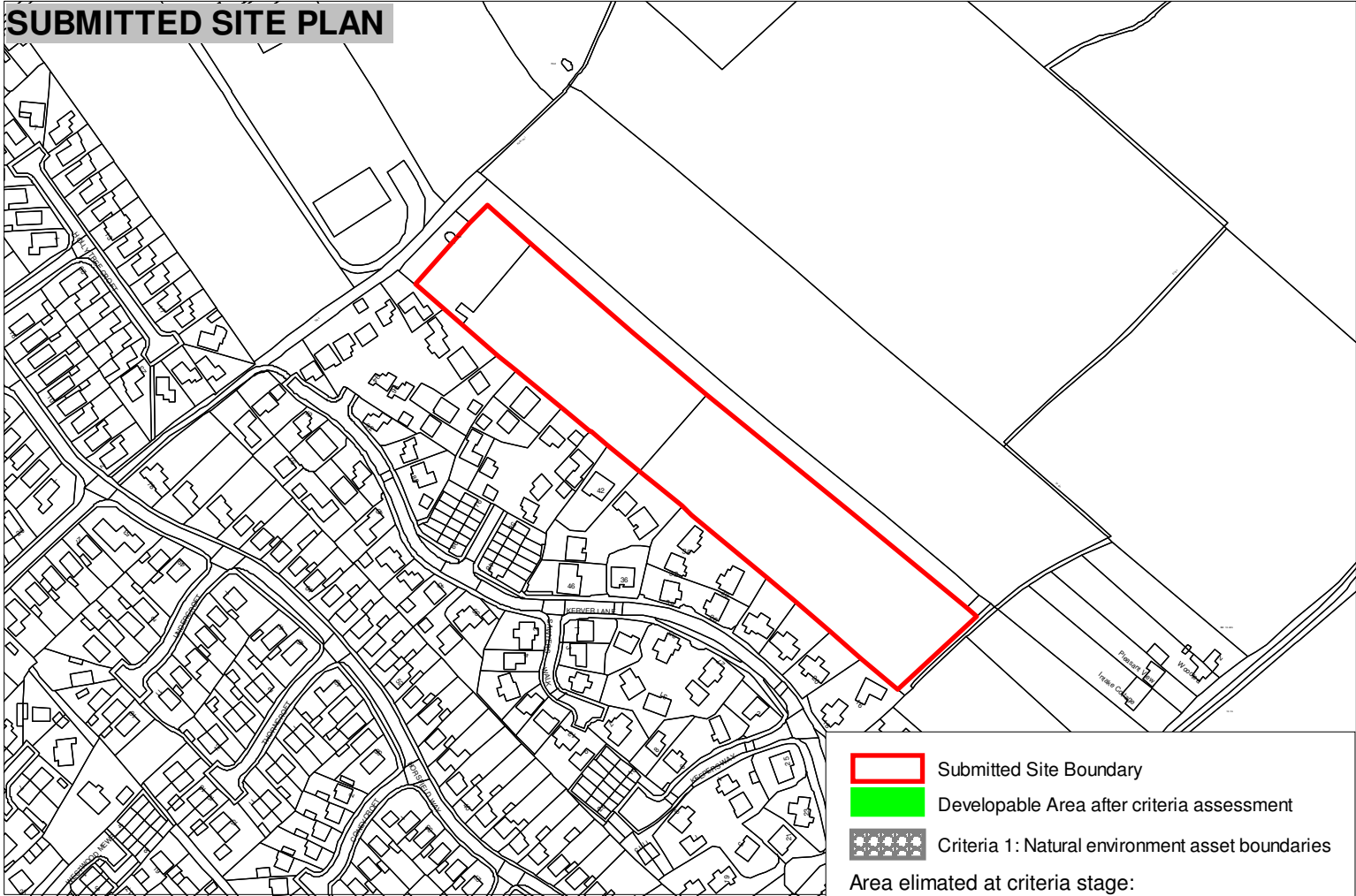


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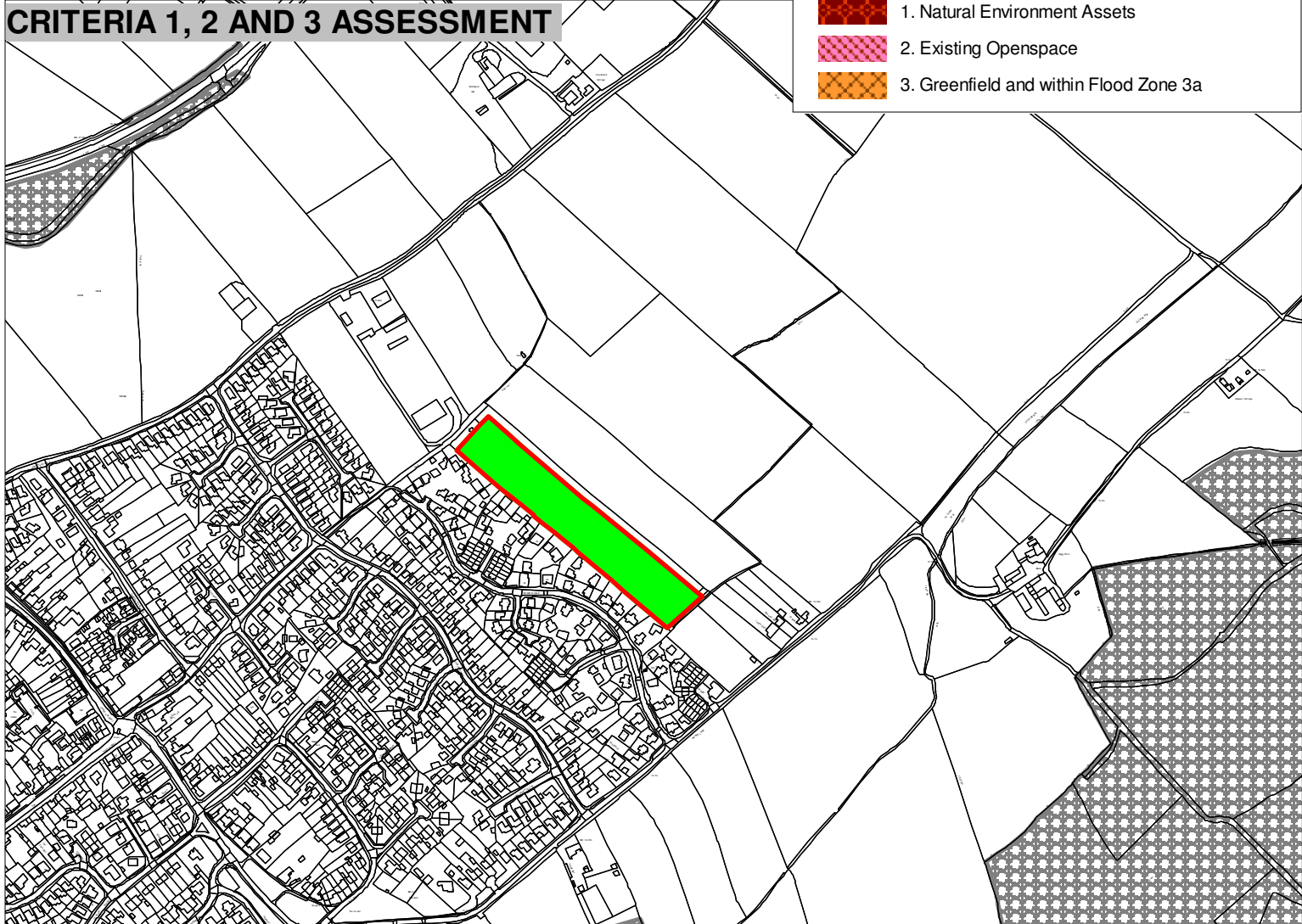
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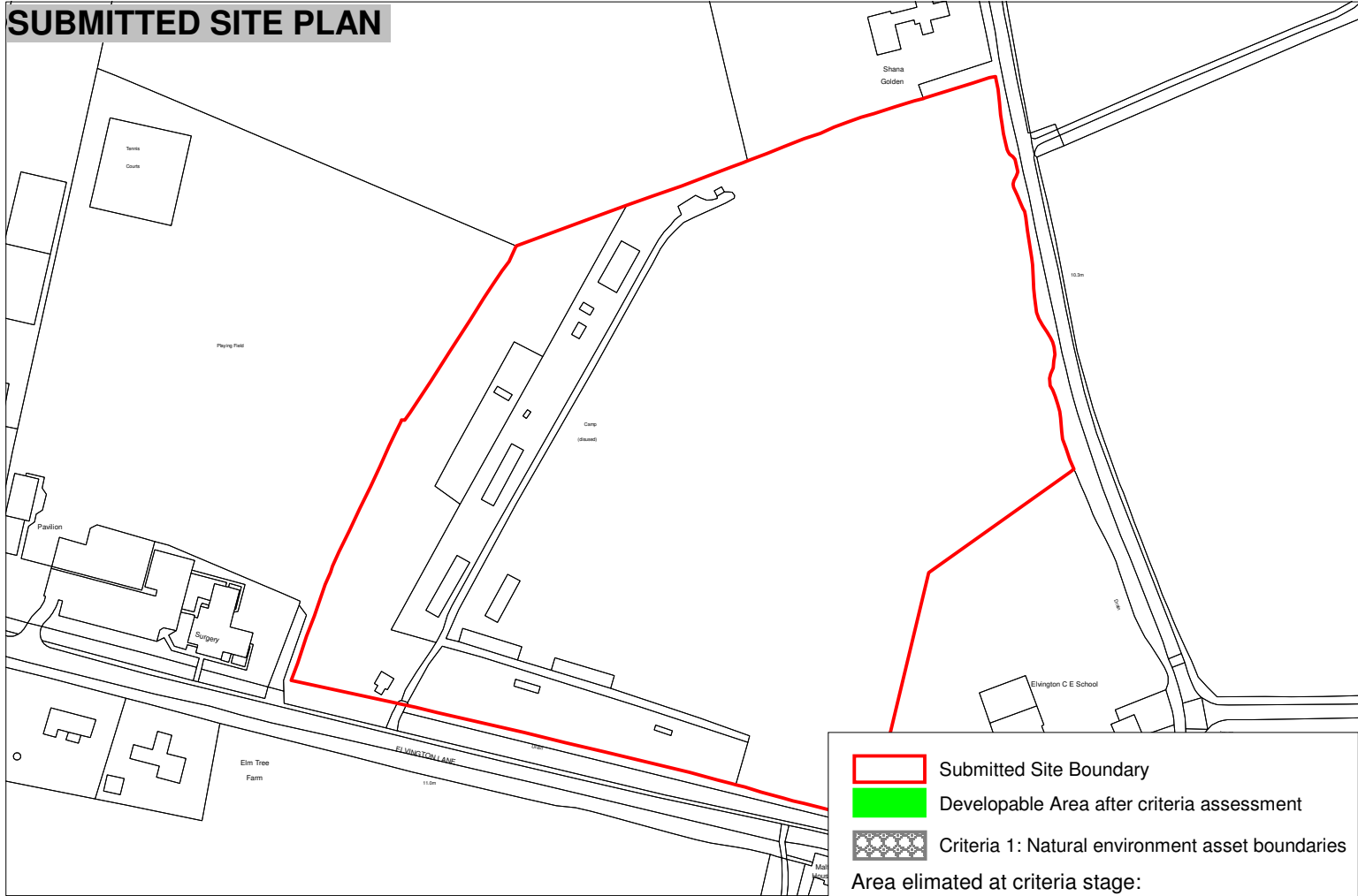
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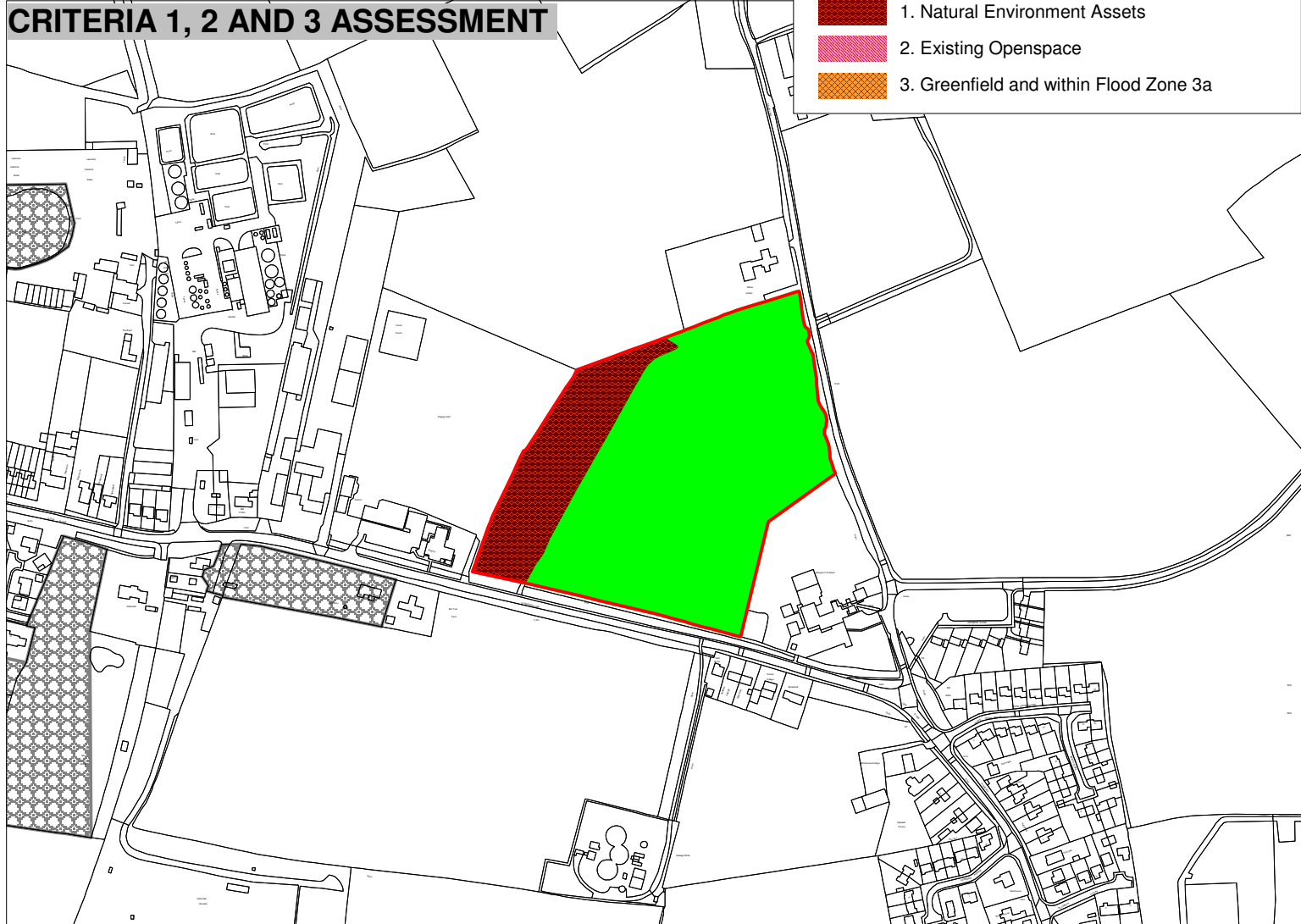


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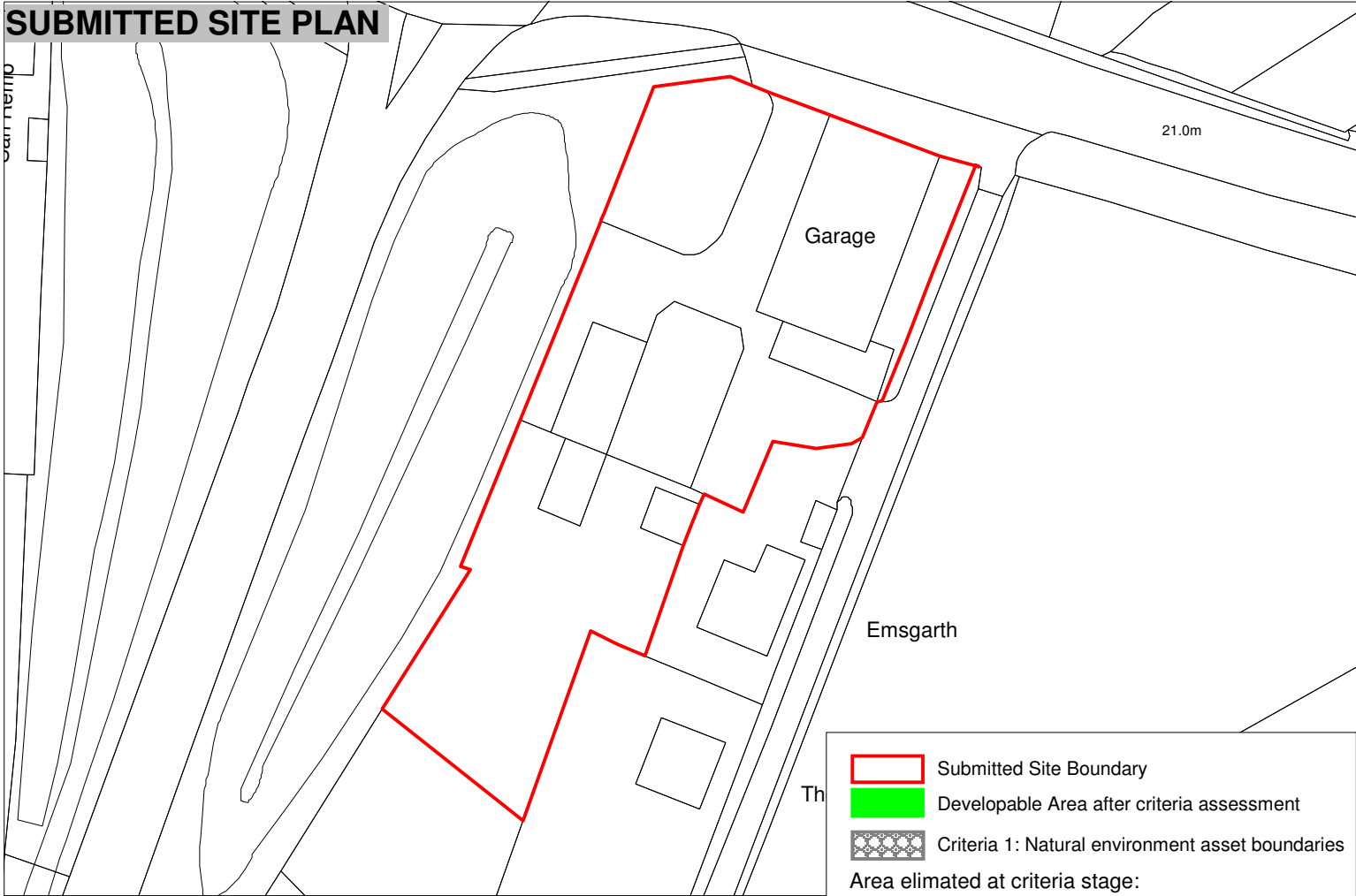


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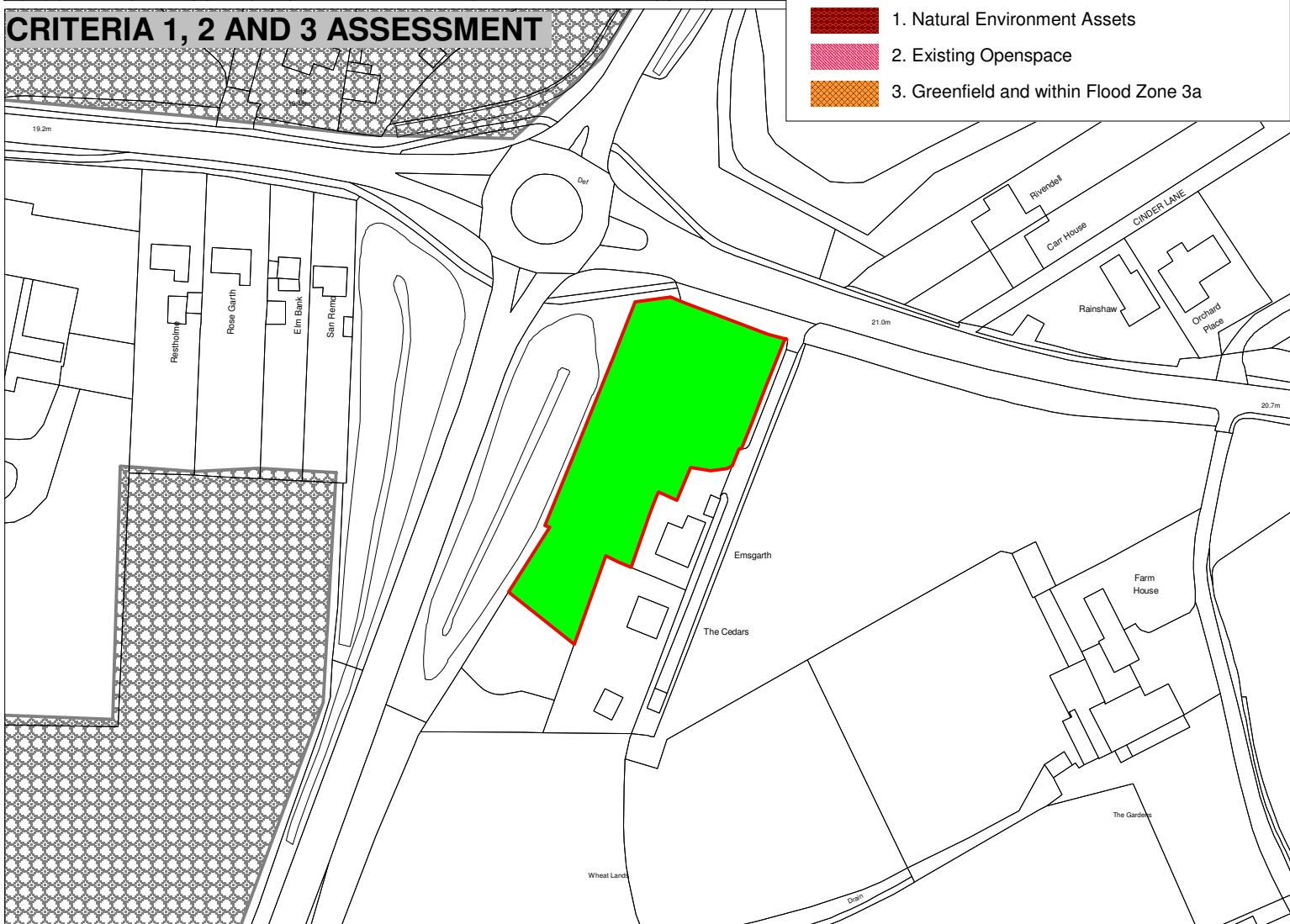
CRITERIA 1, 2 AND 3 ASSESSMENT



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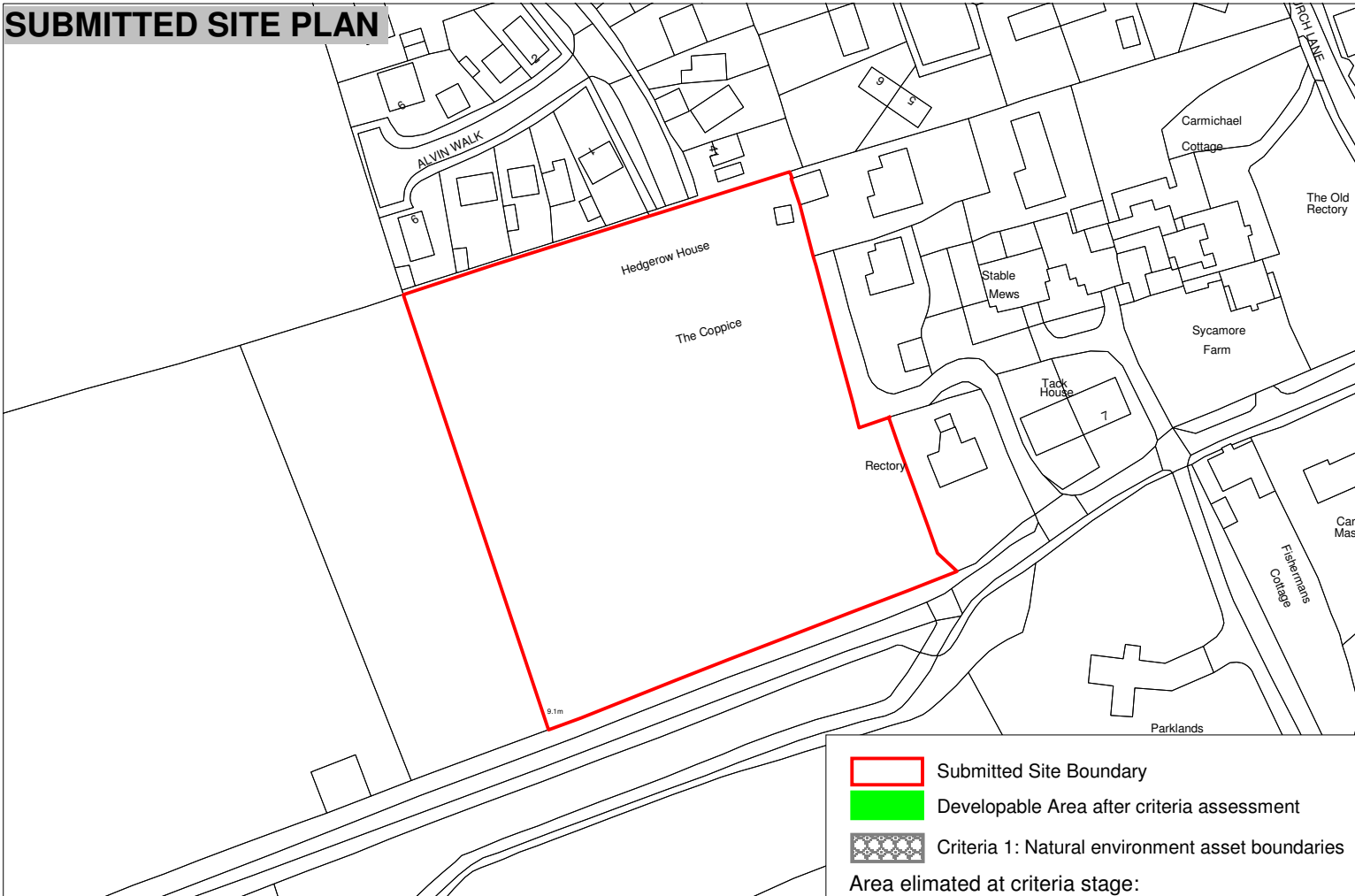


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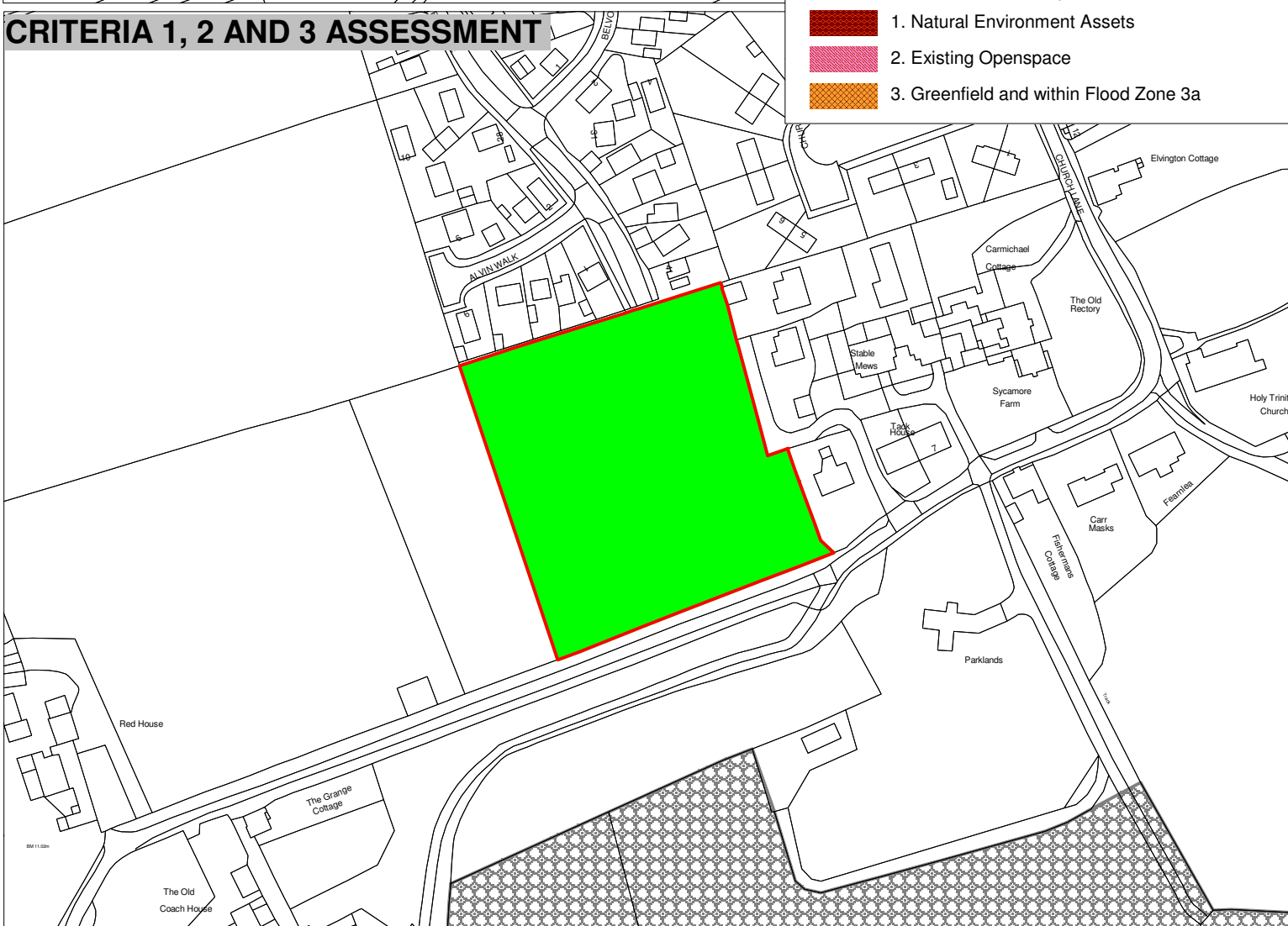


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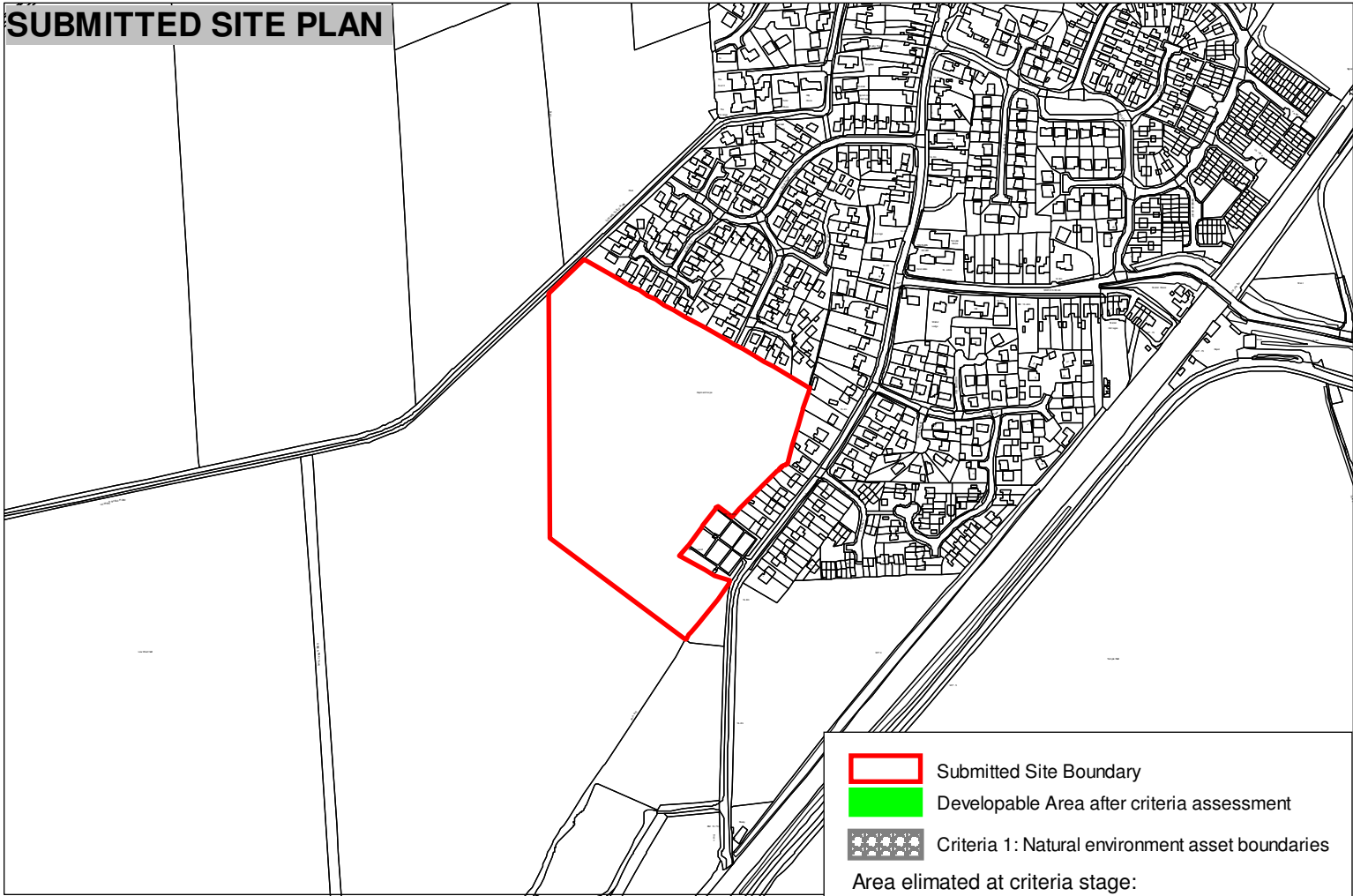








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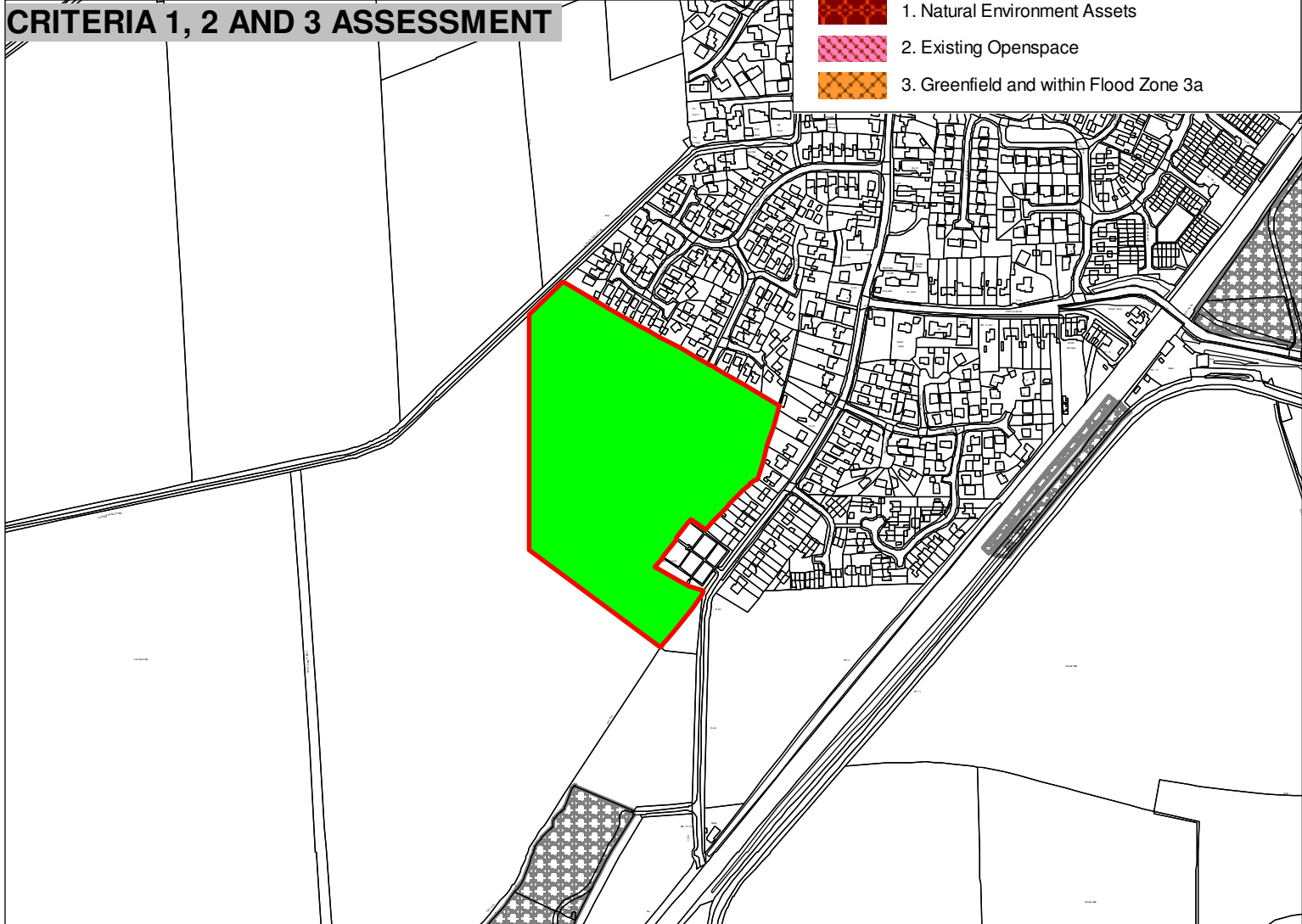
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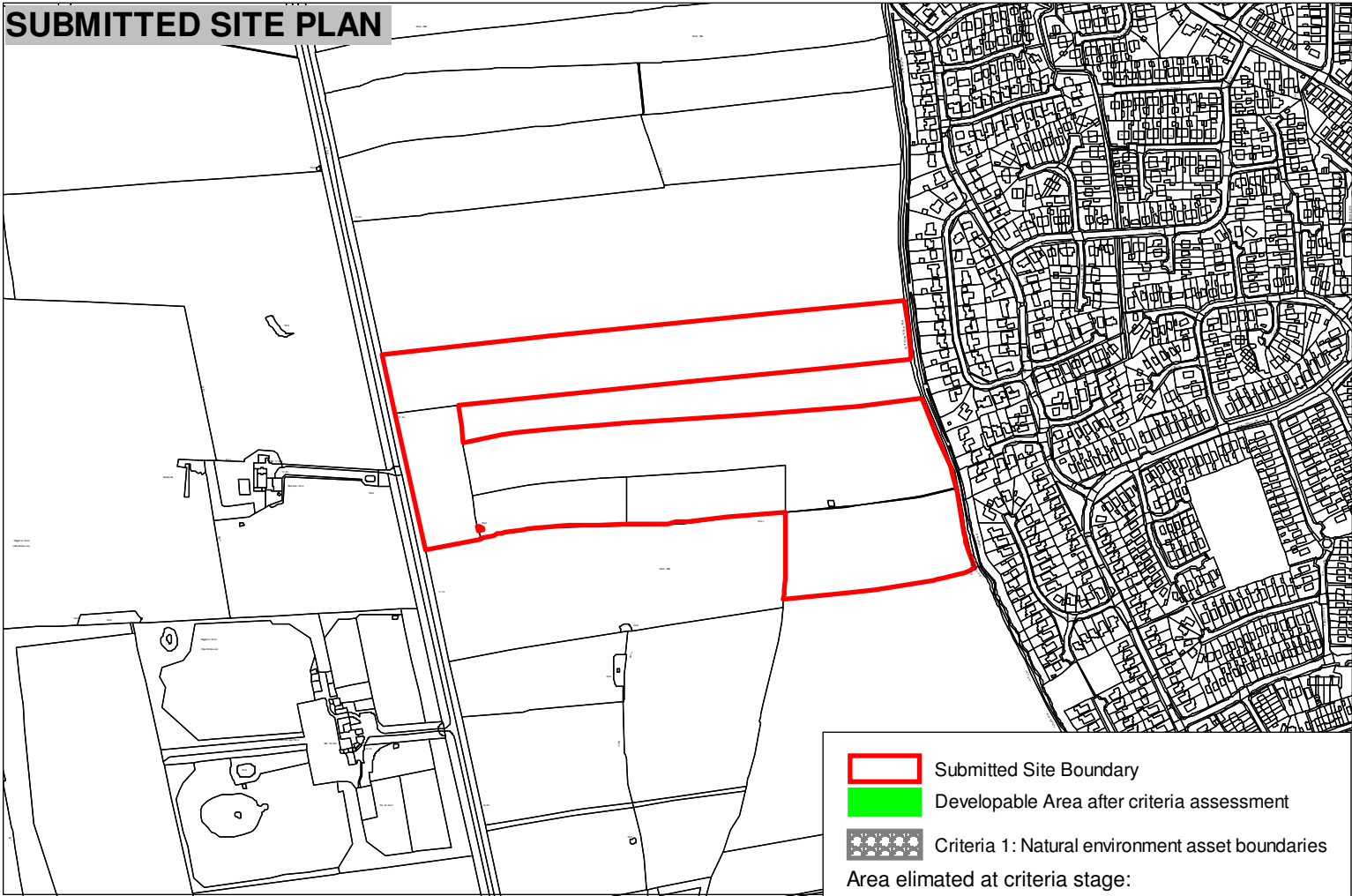








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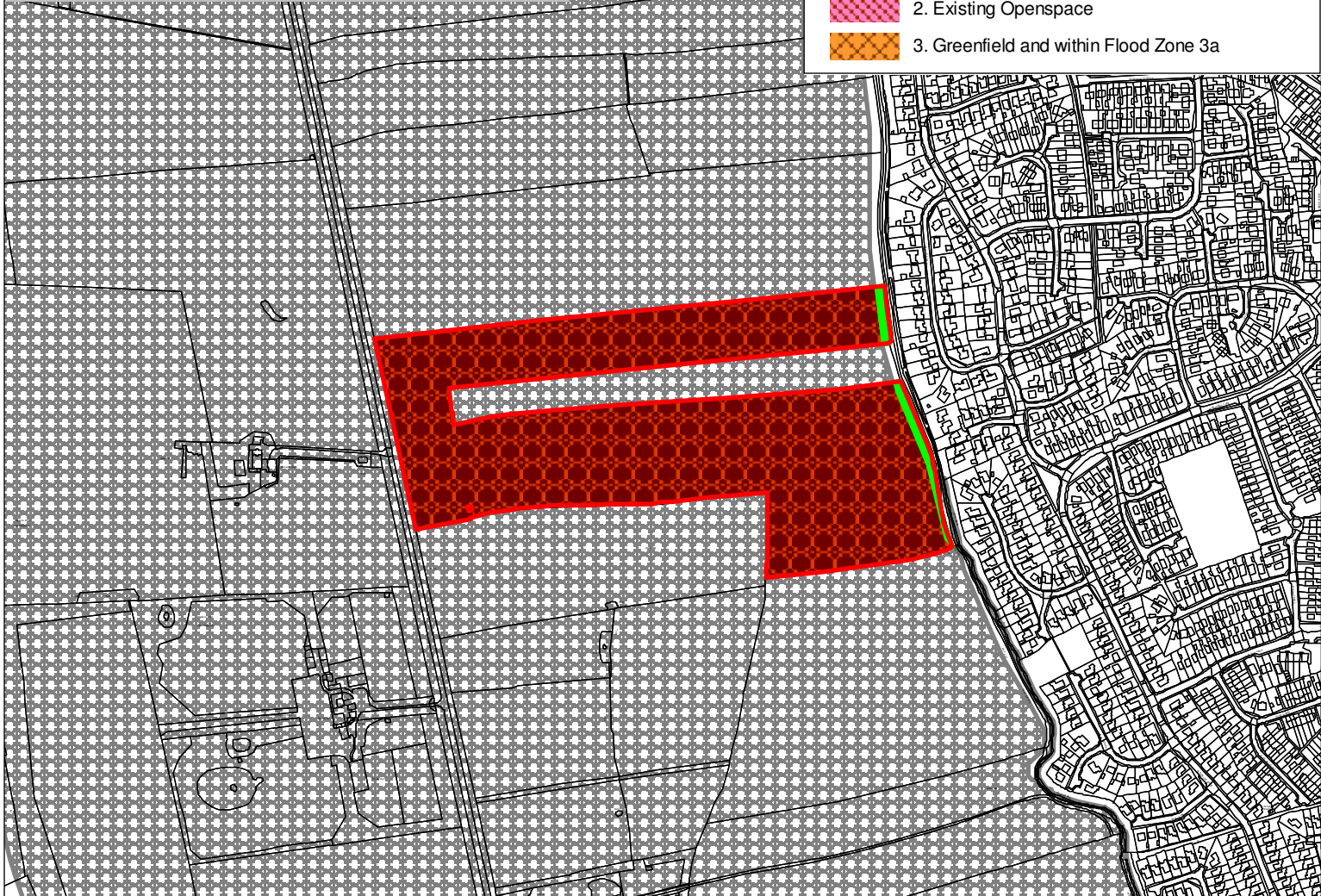


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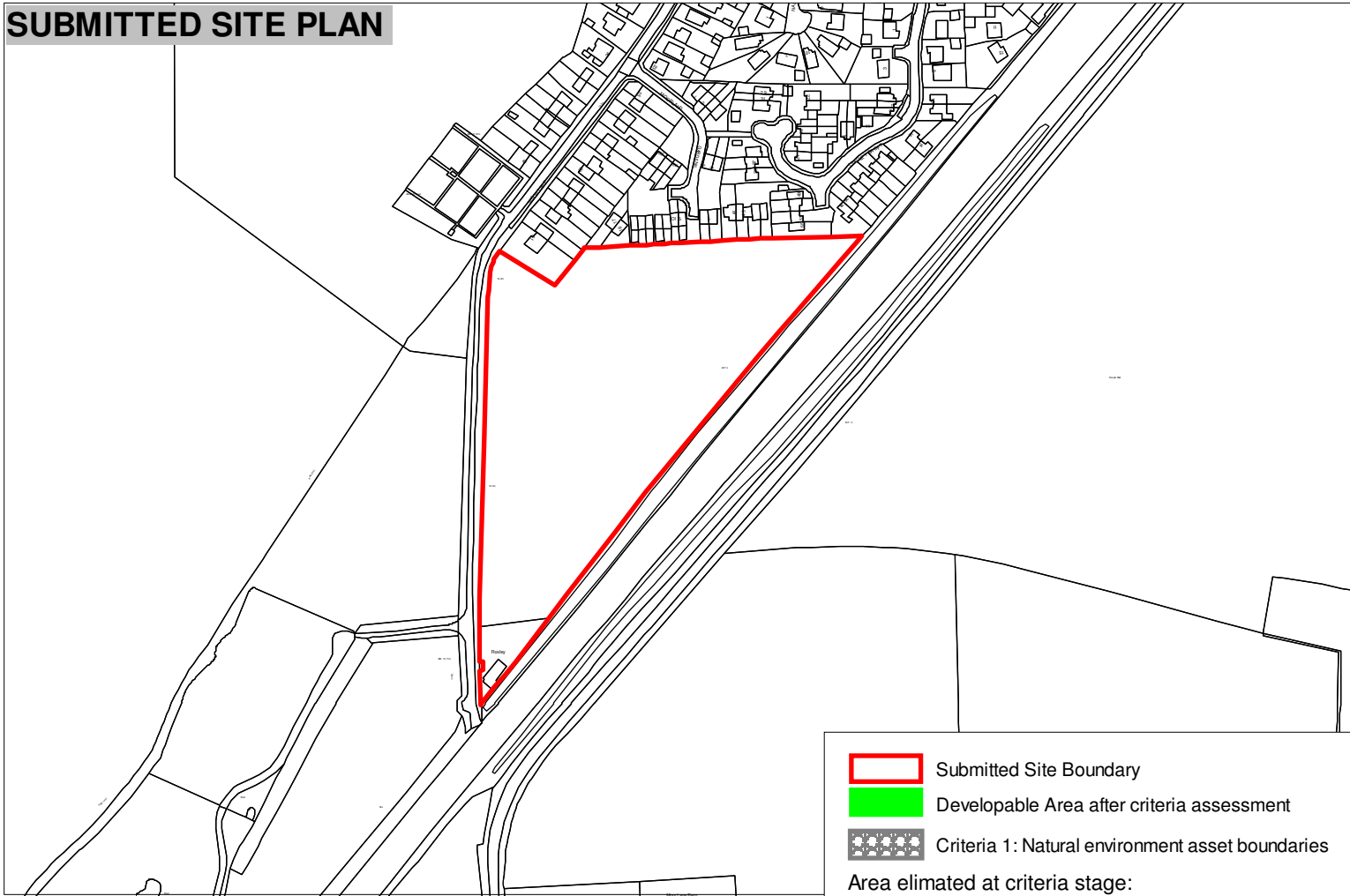


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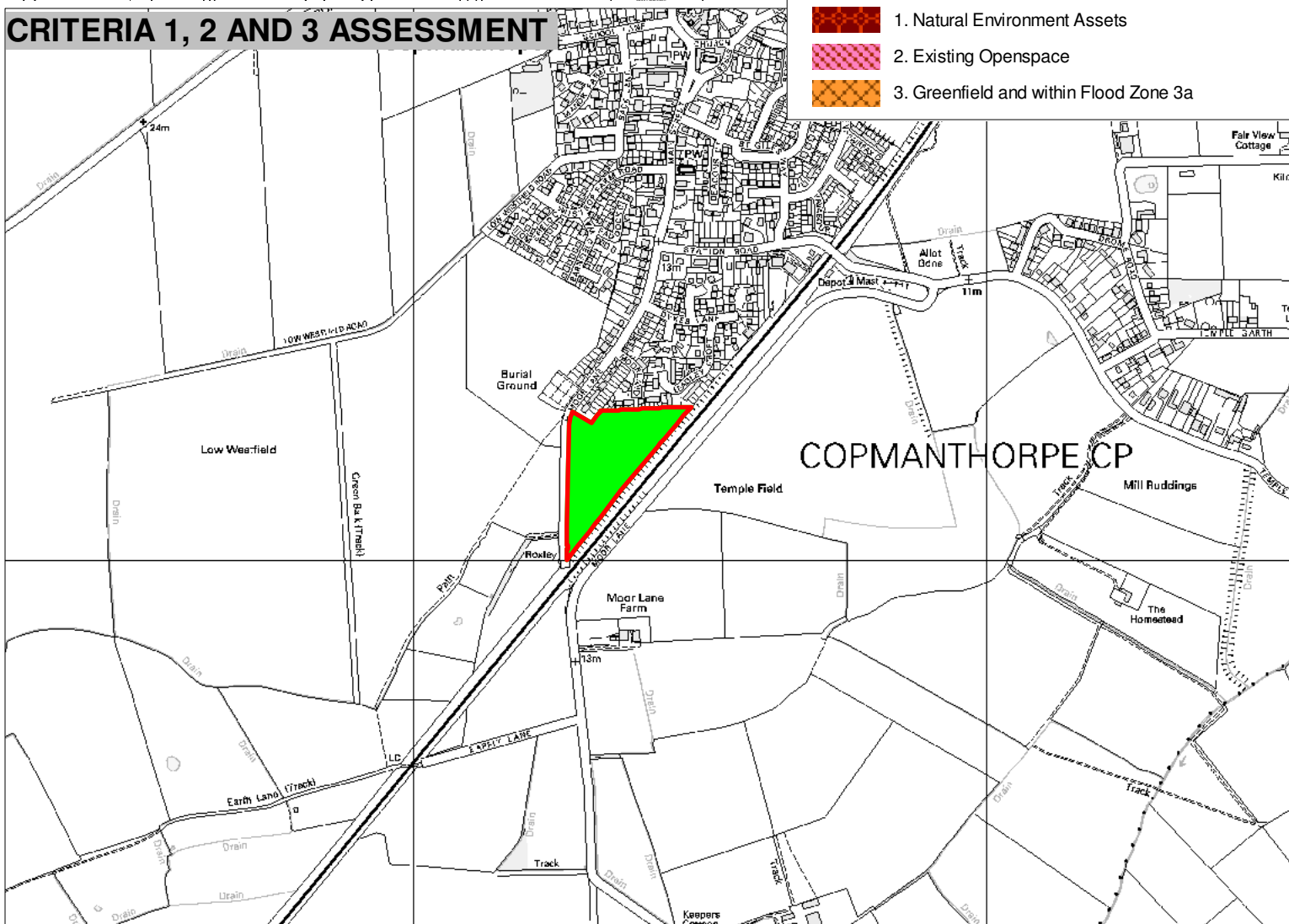


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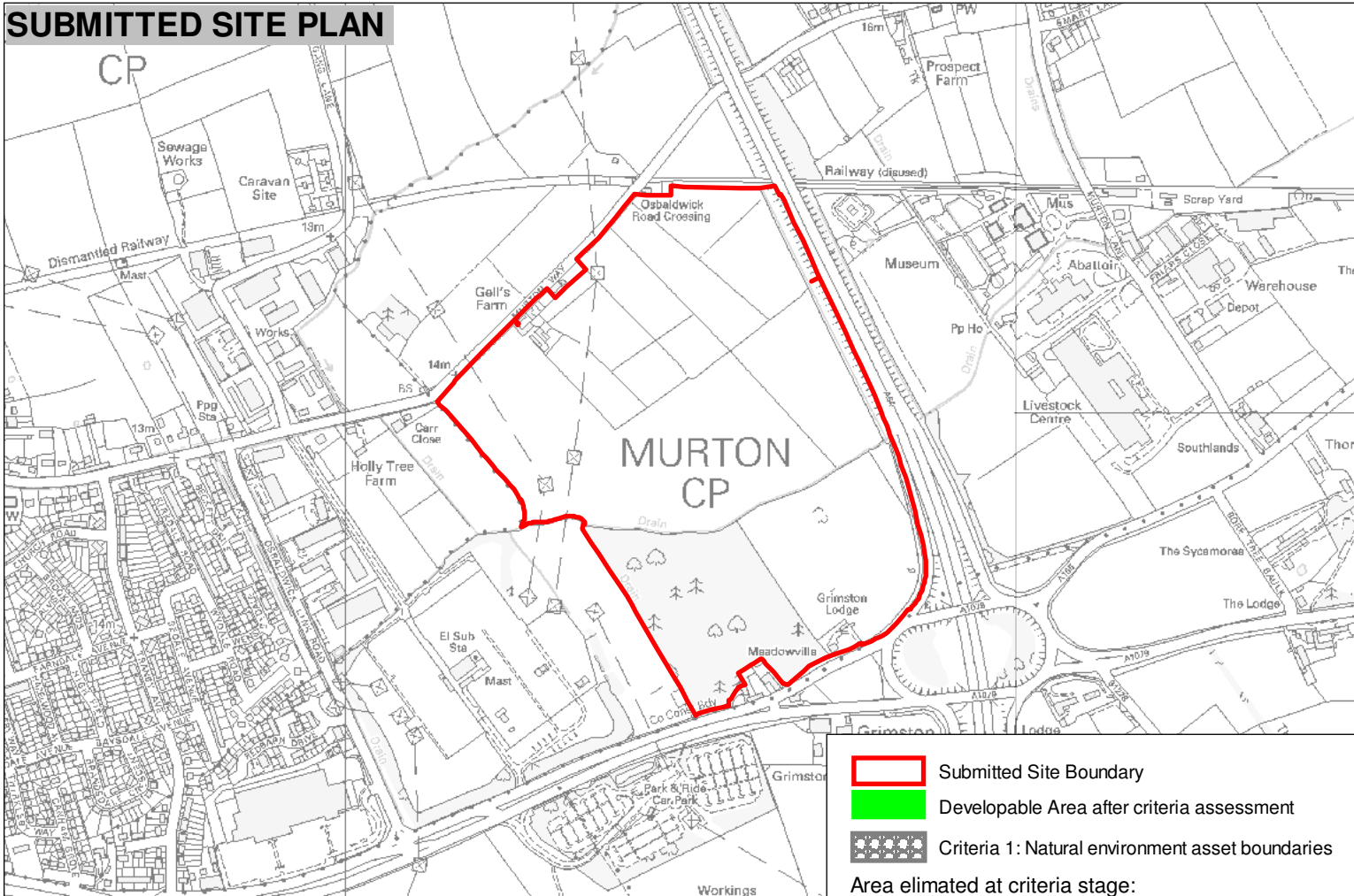


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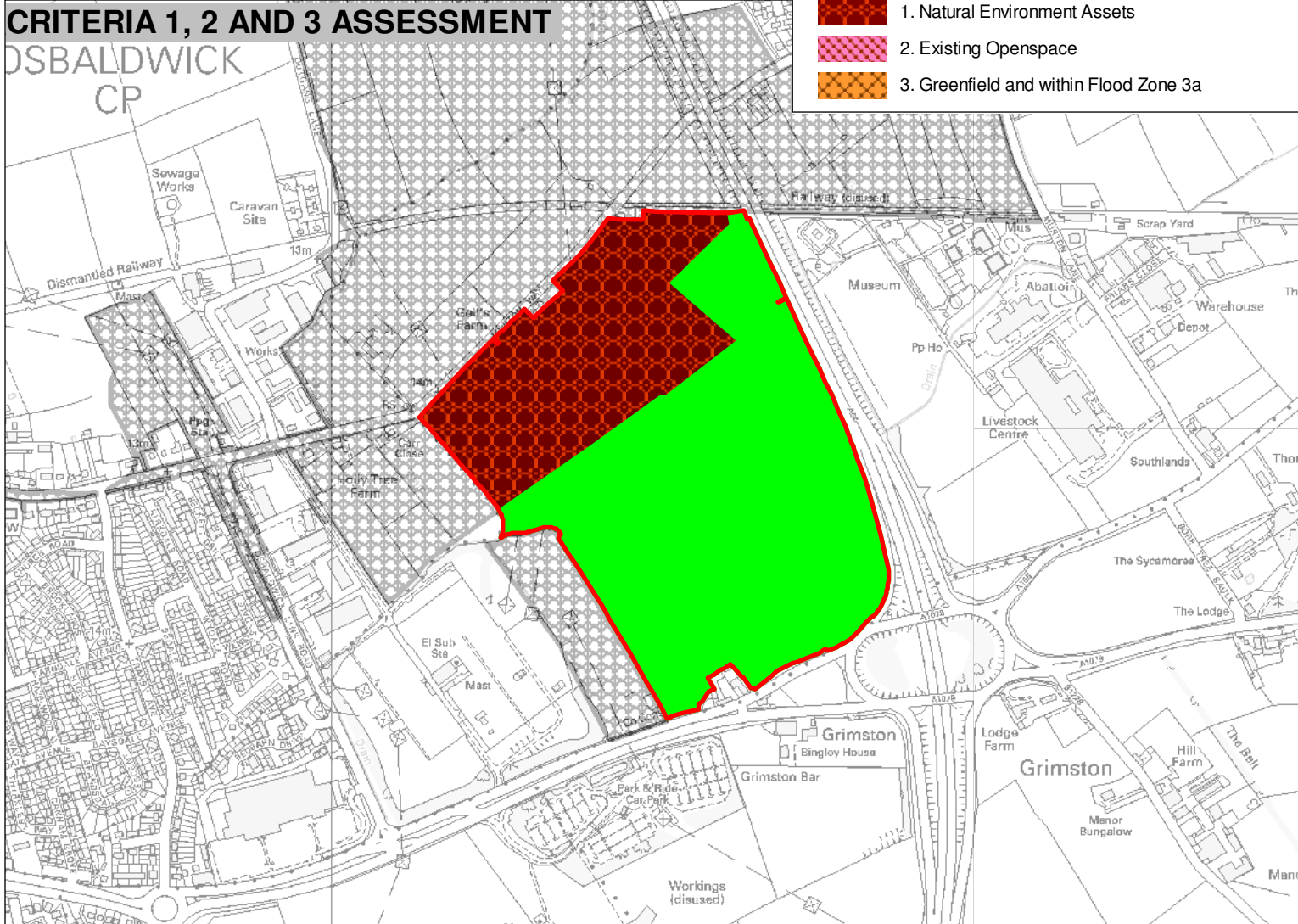
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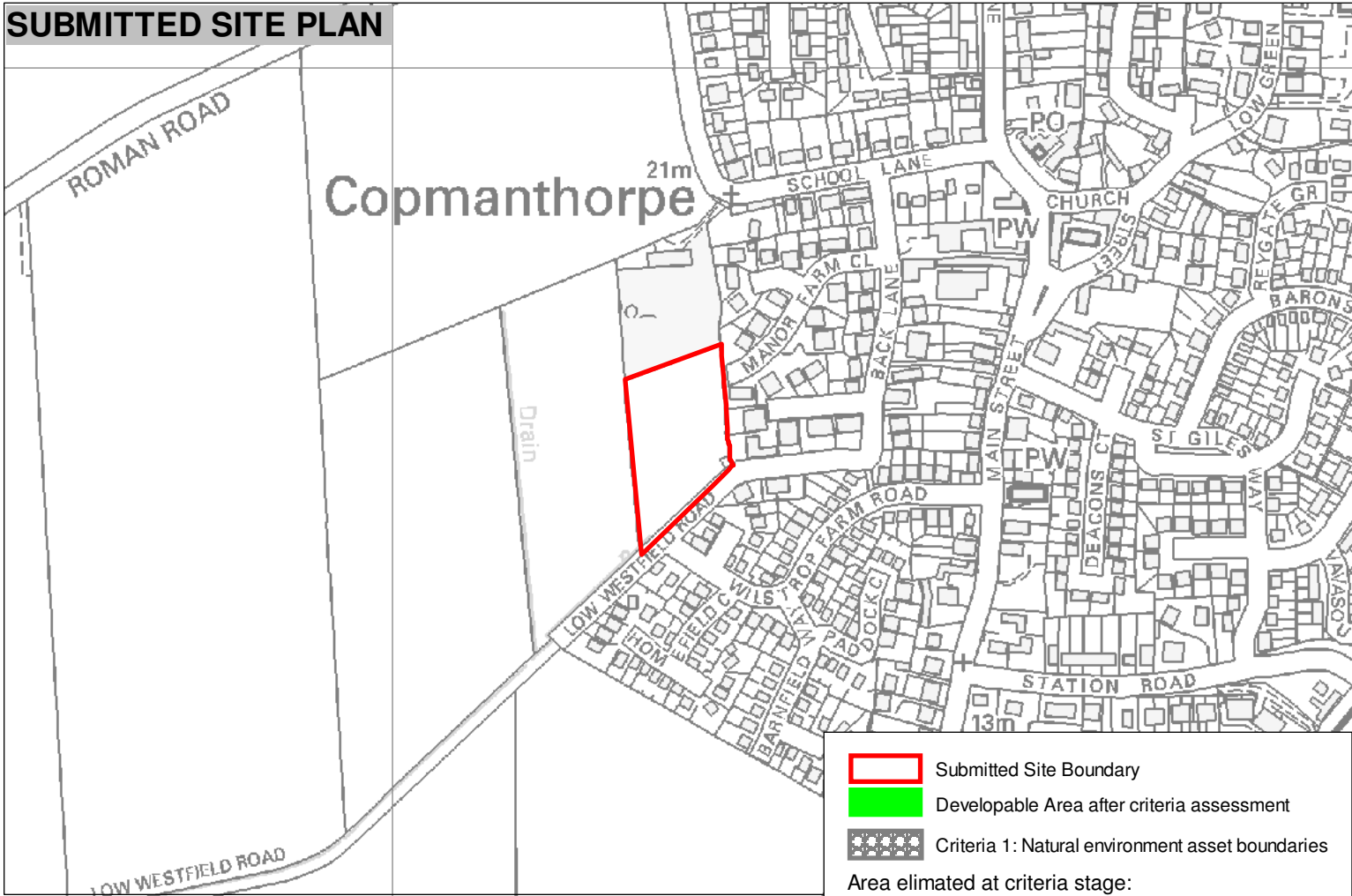
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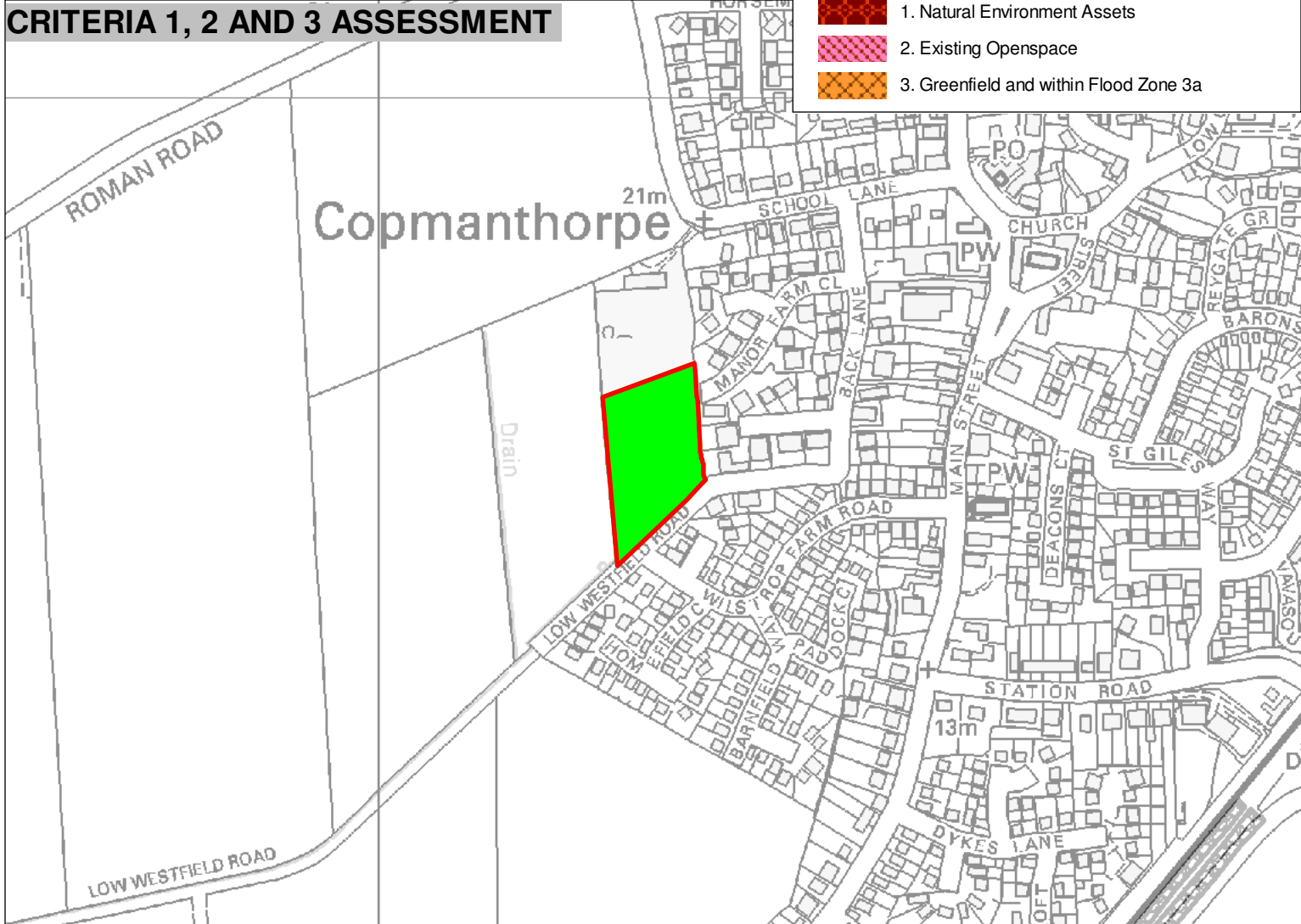


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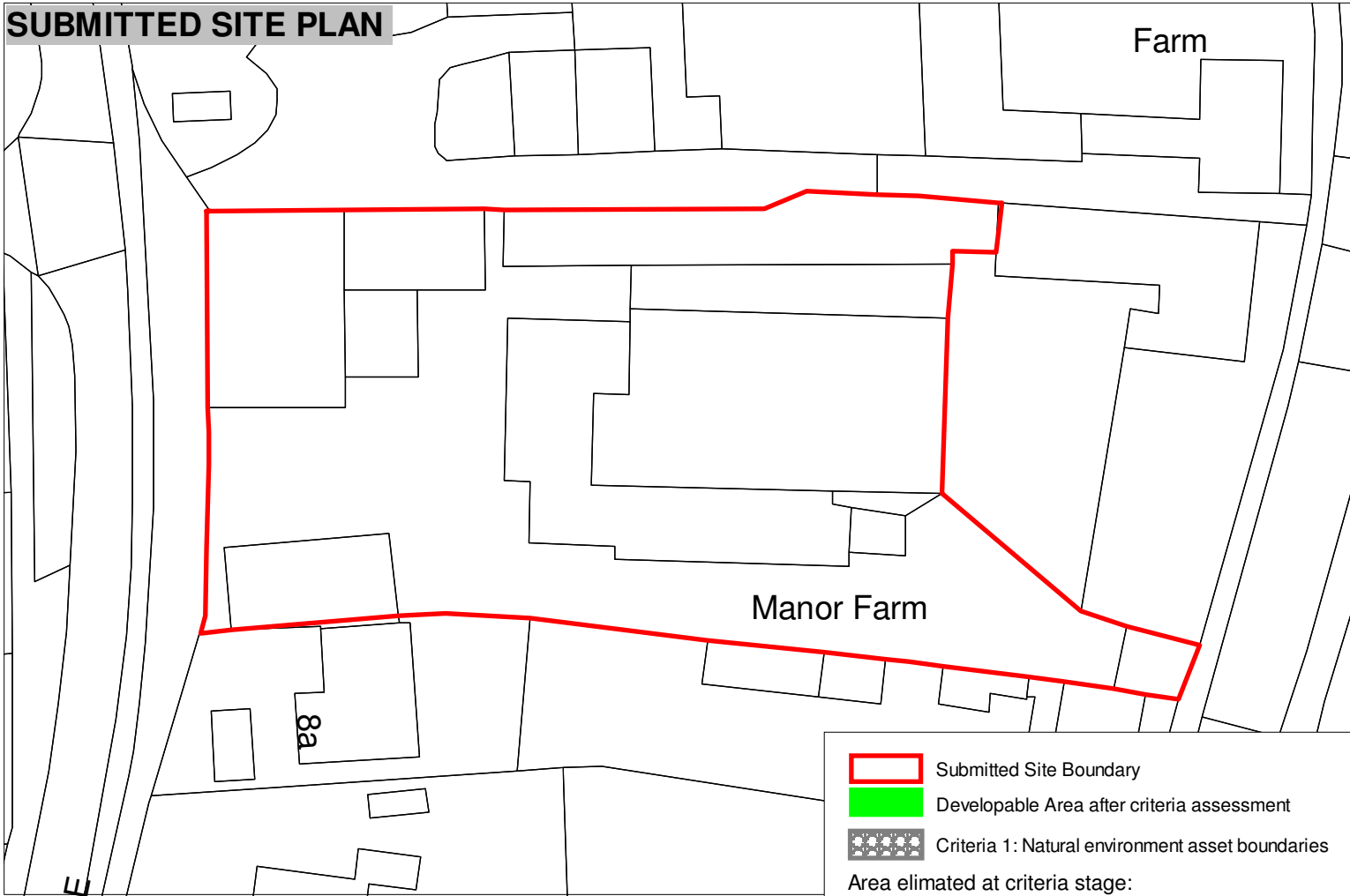


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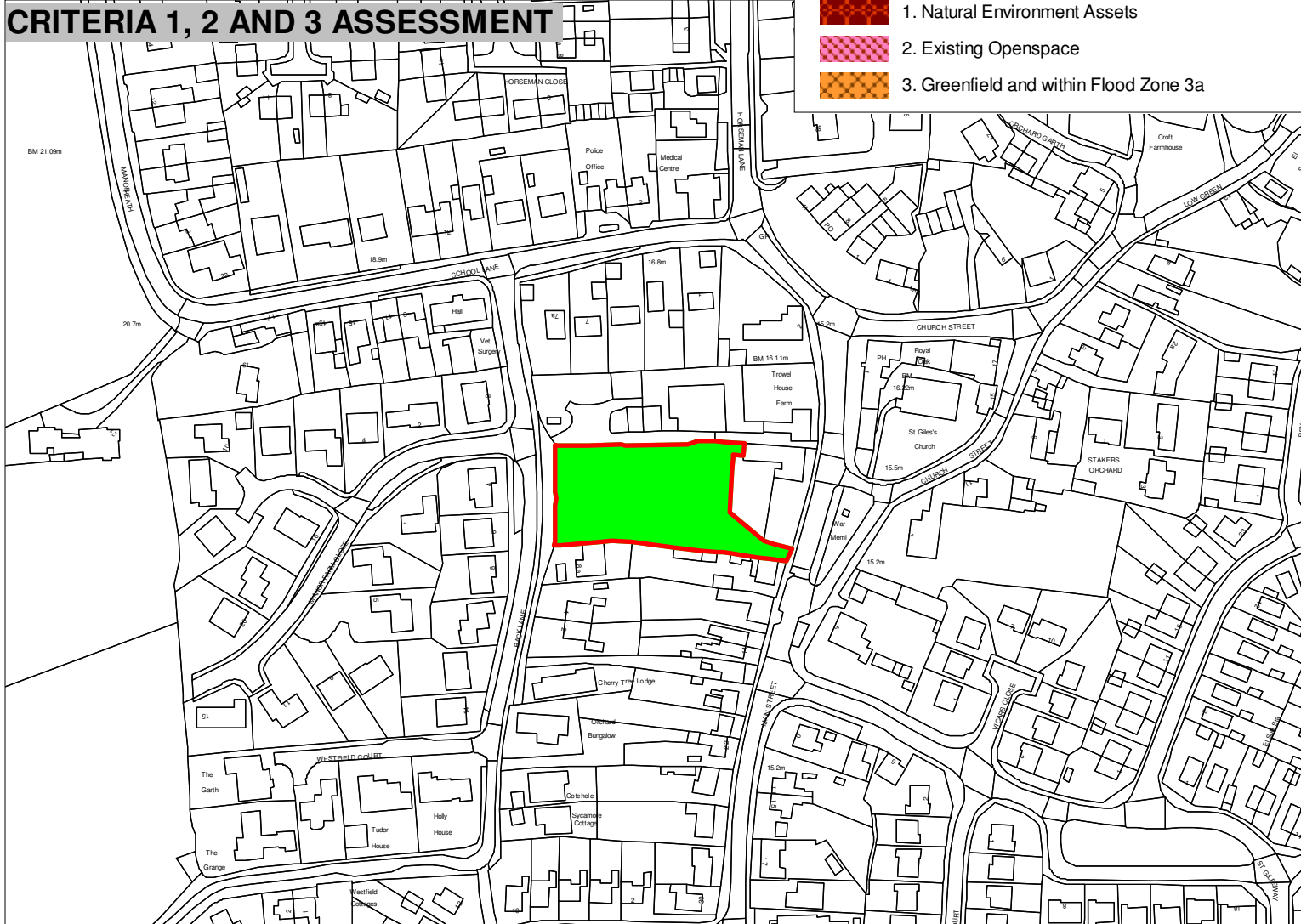
CRITERIA 1, 2 AND 3 ASSESSMENT



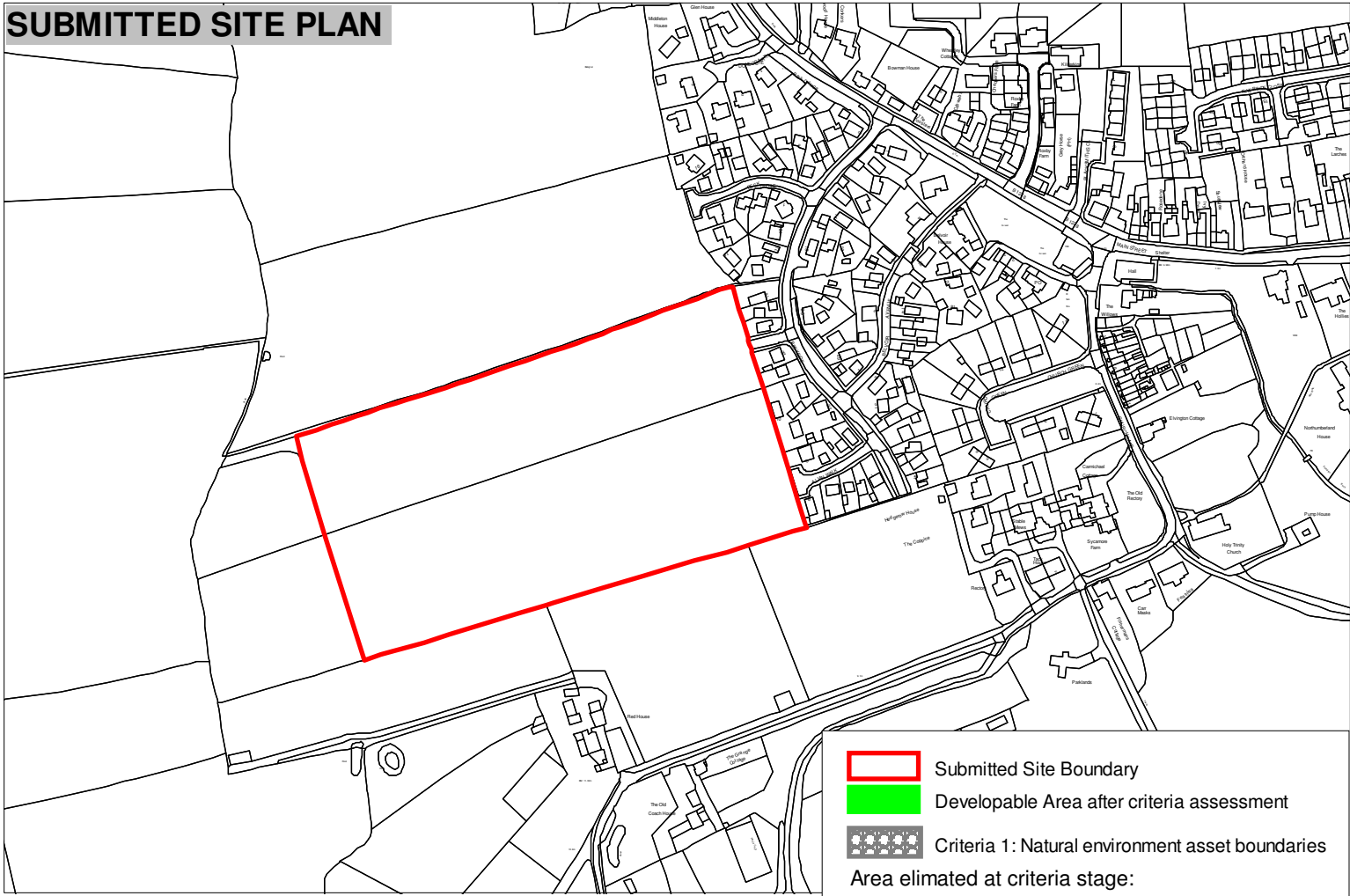
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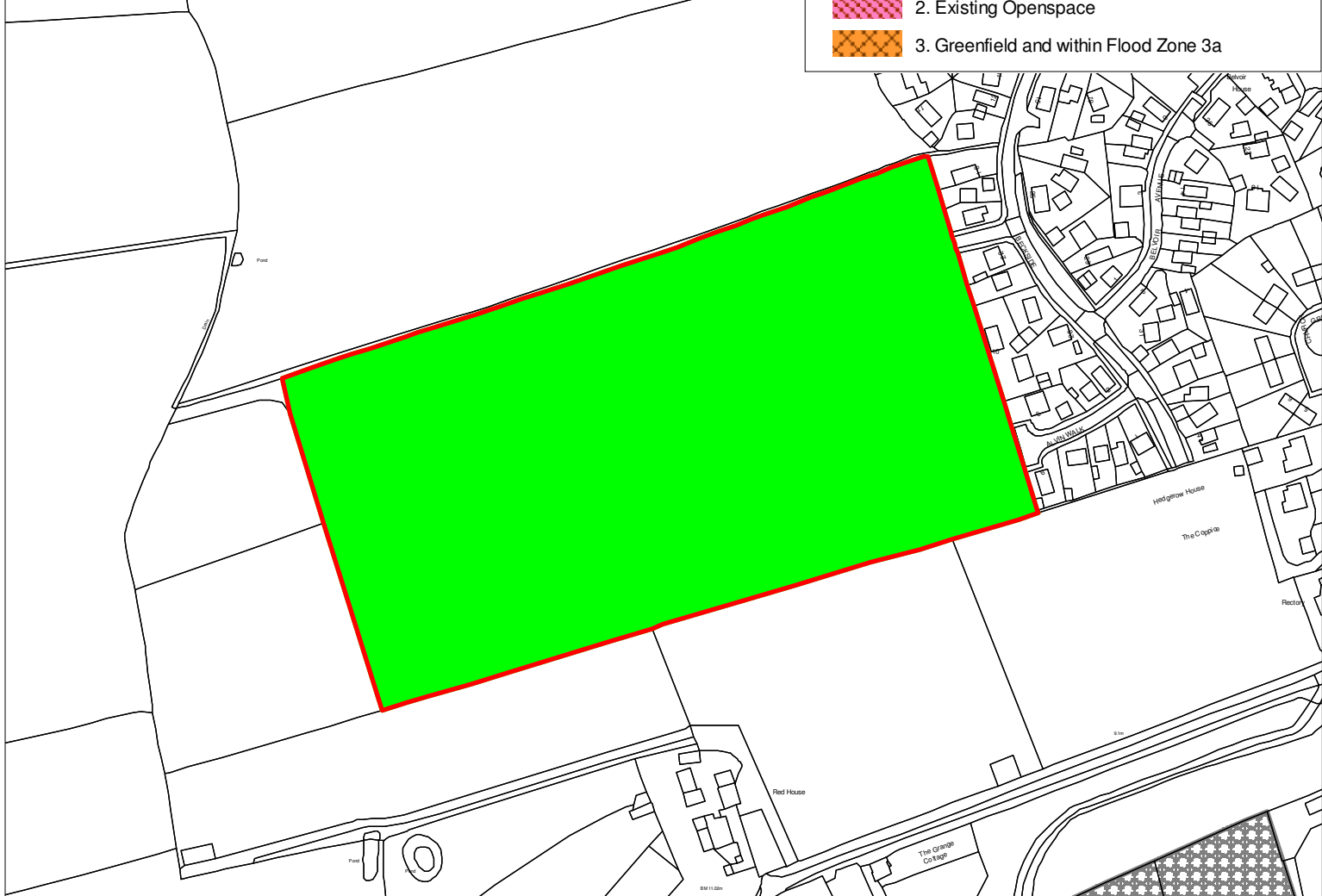


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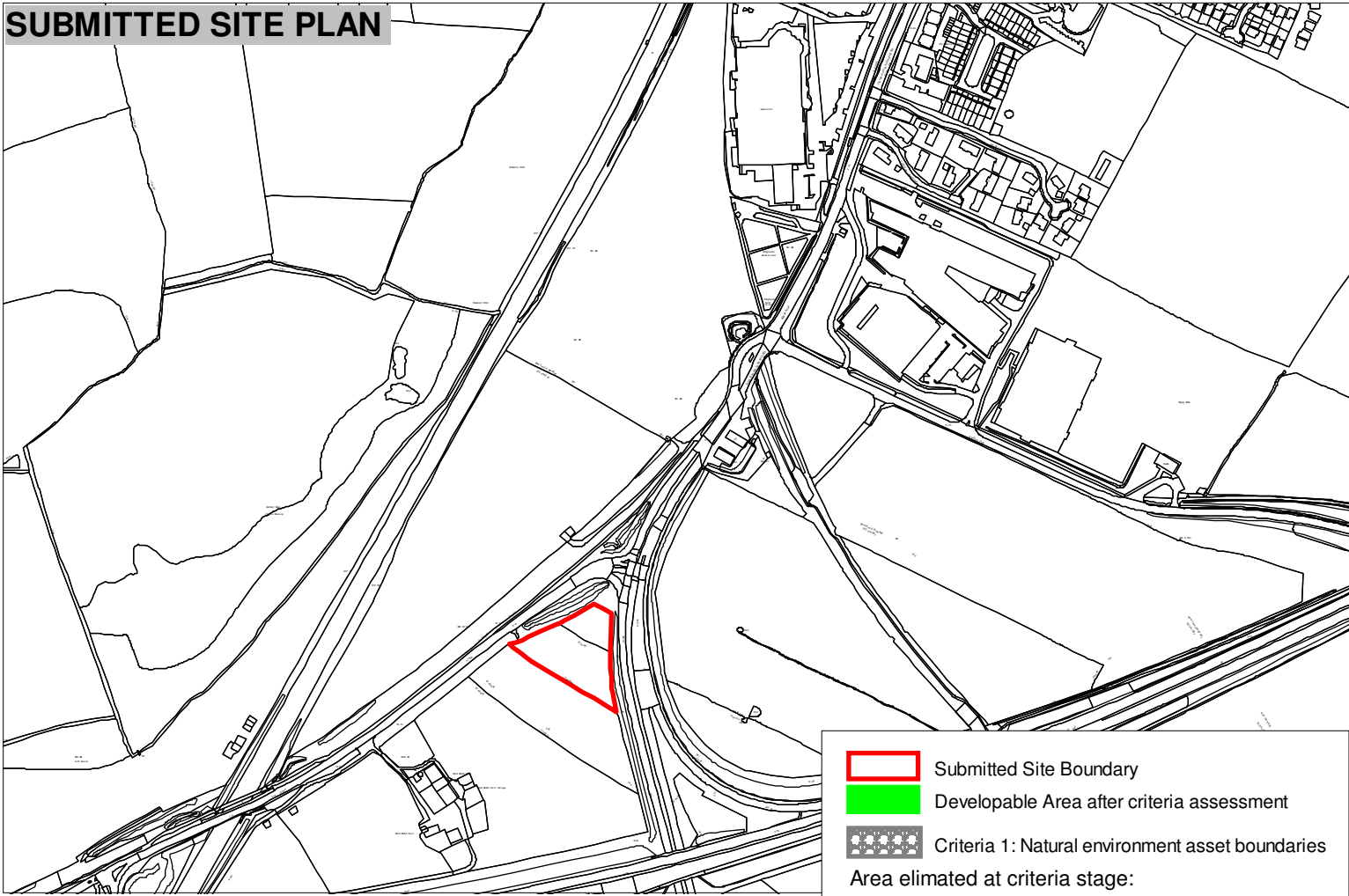


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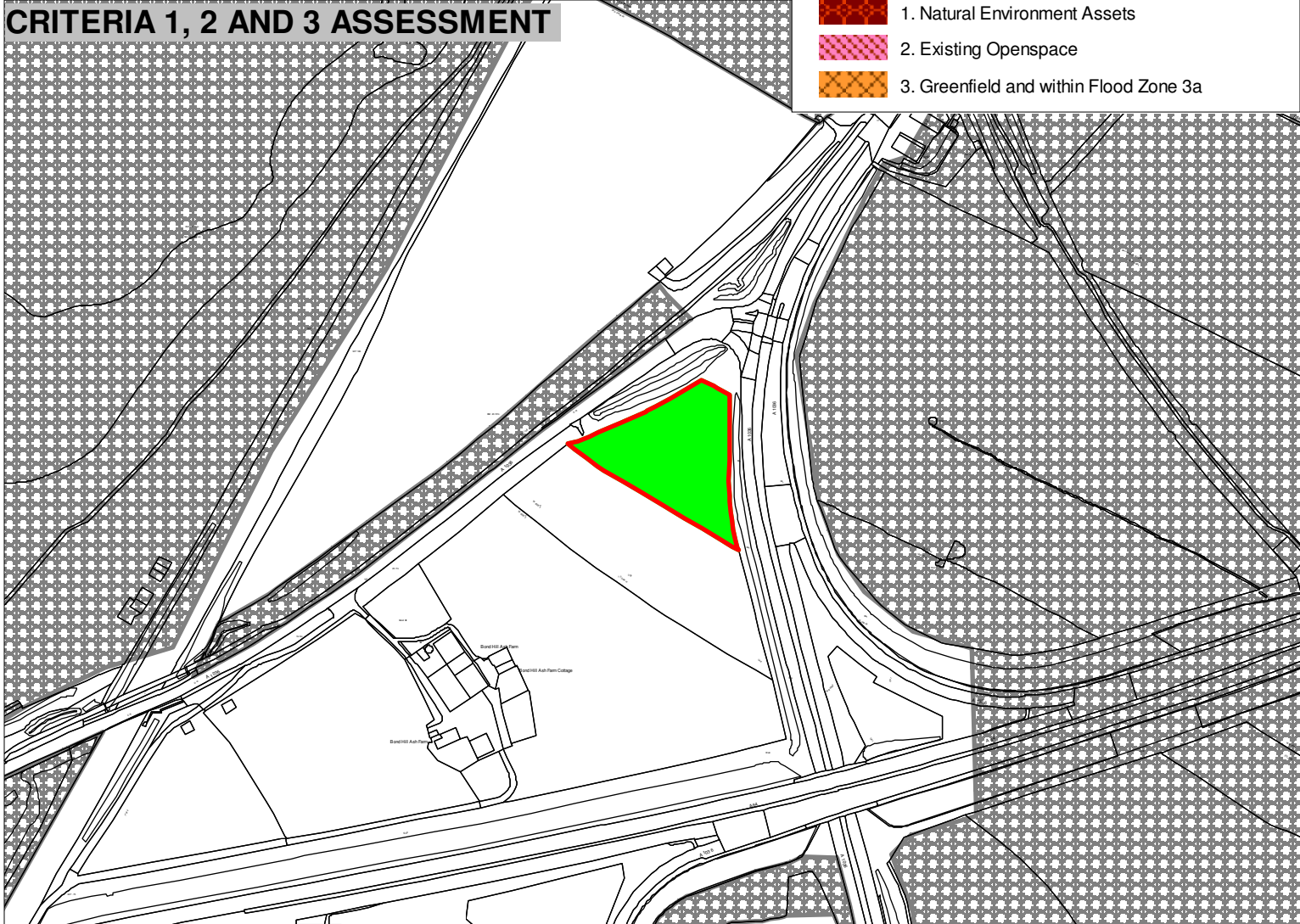
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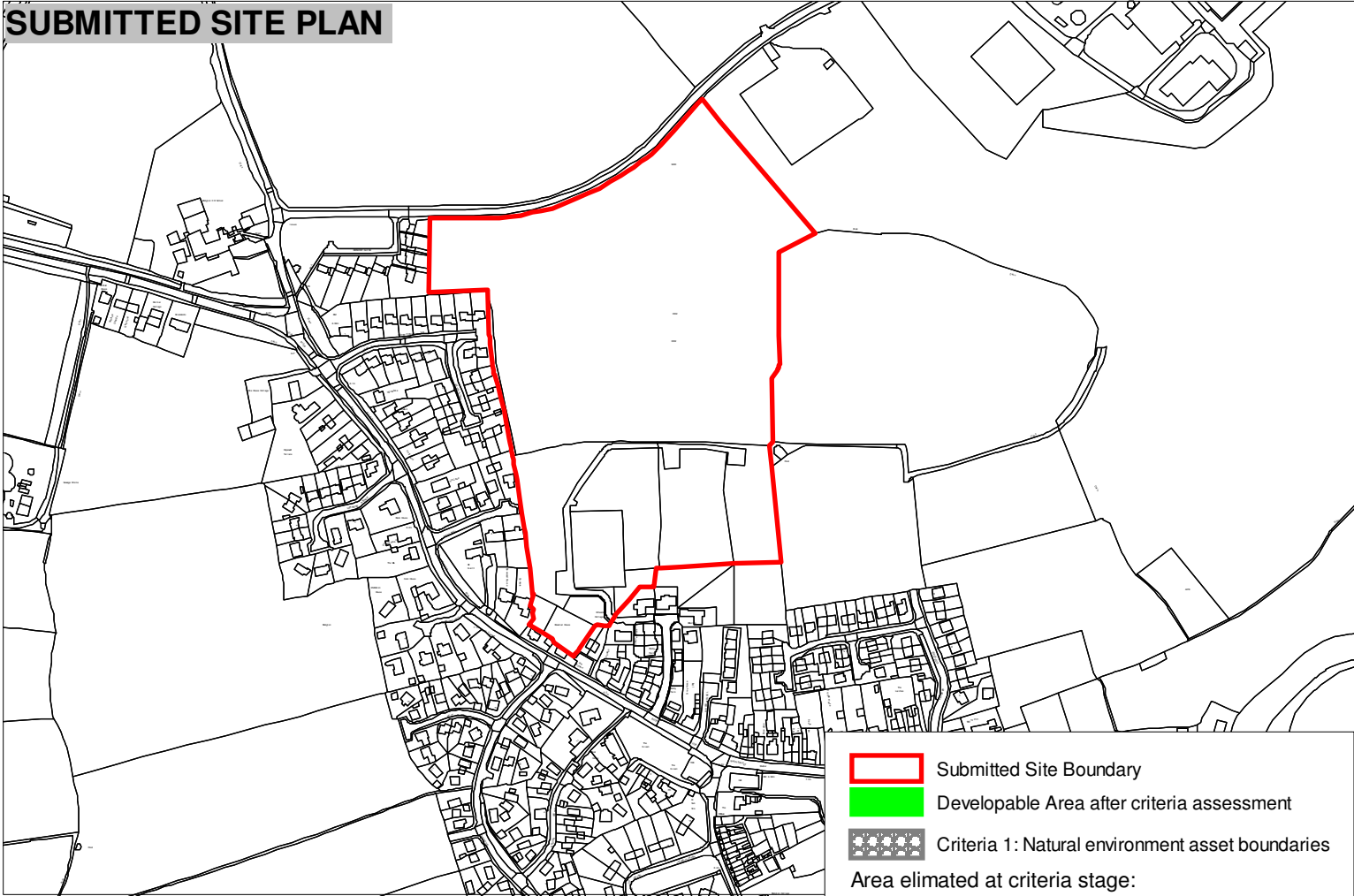








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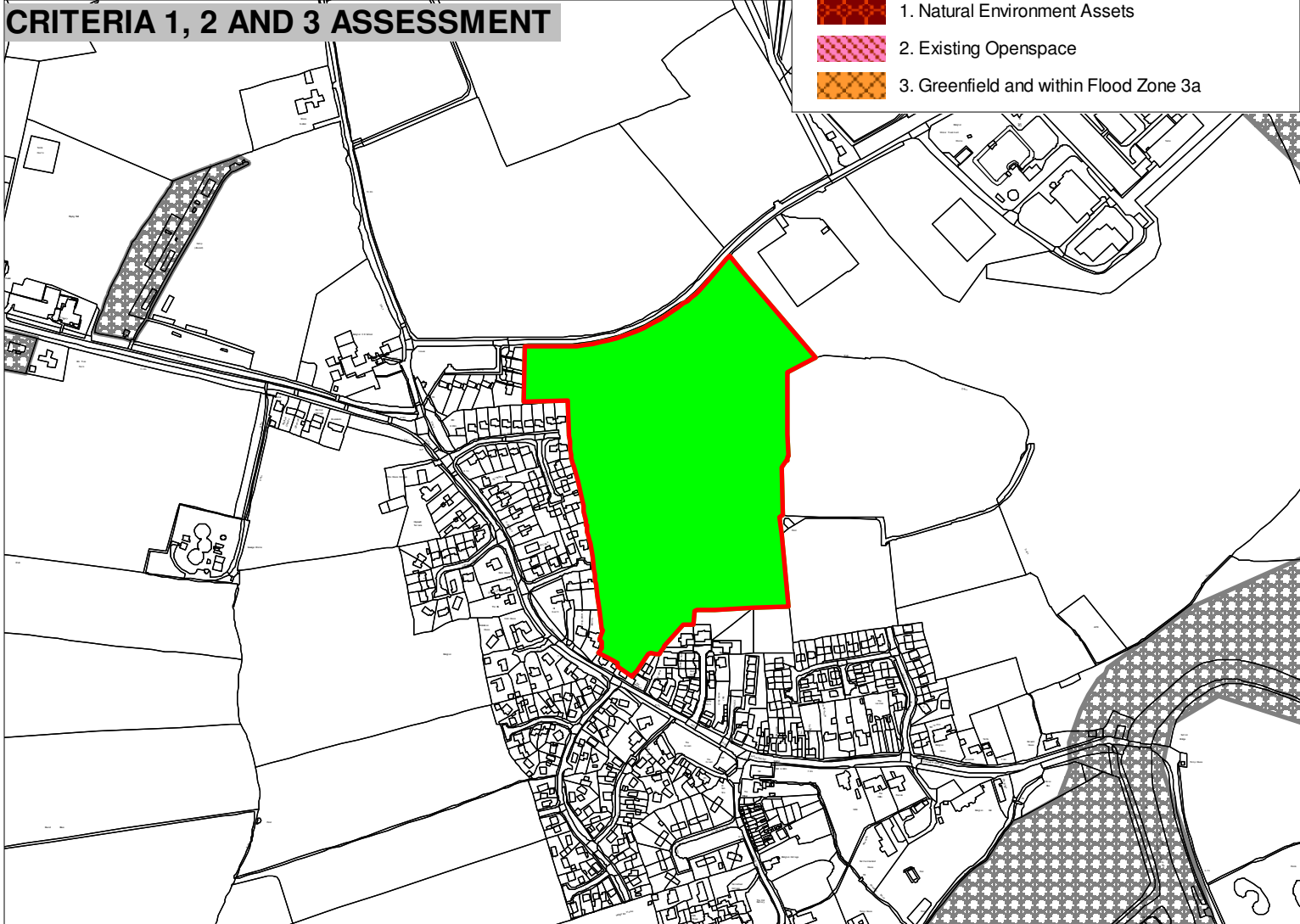
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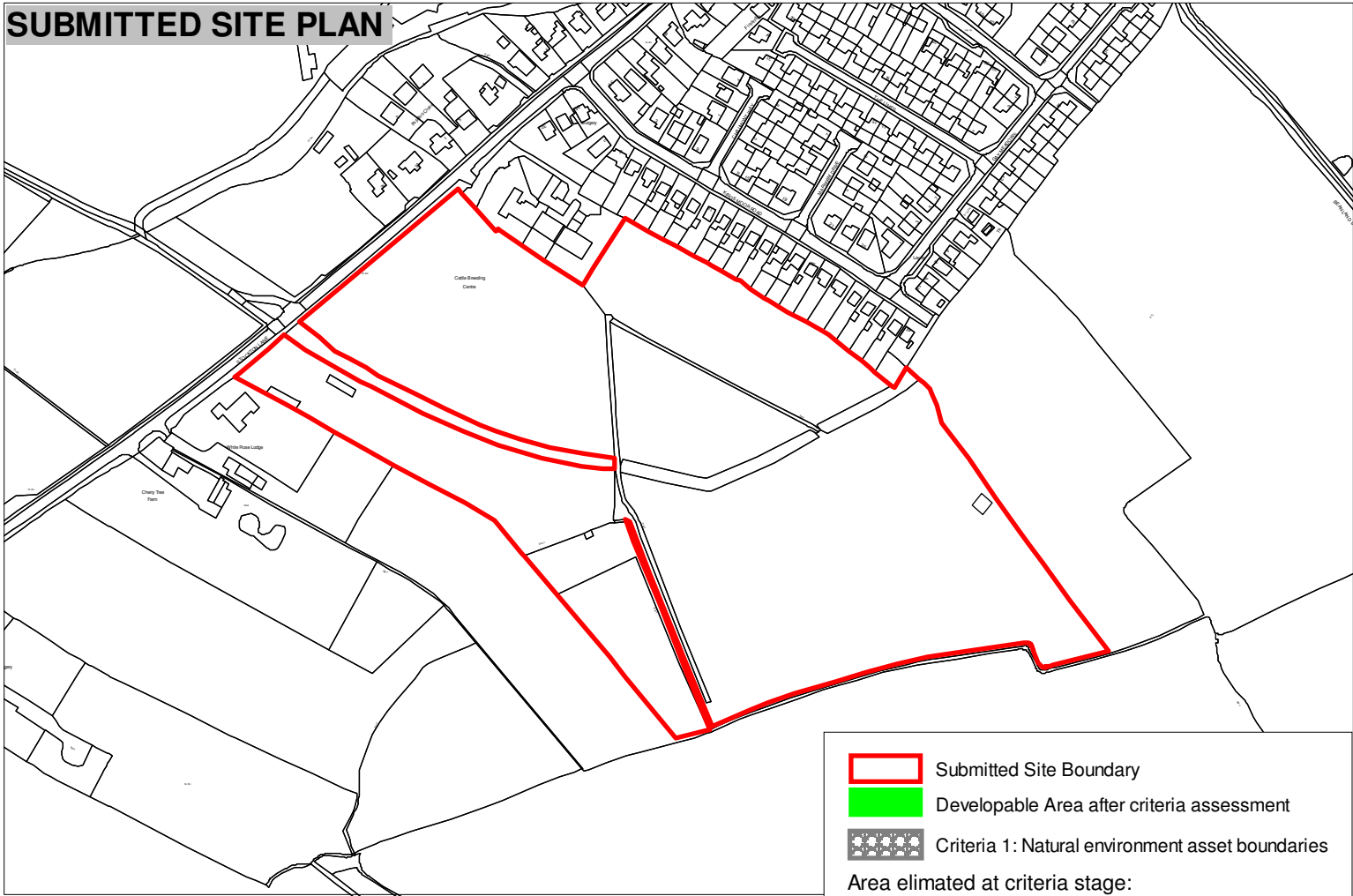








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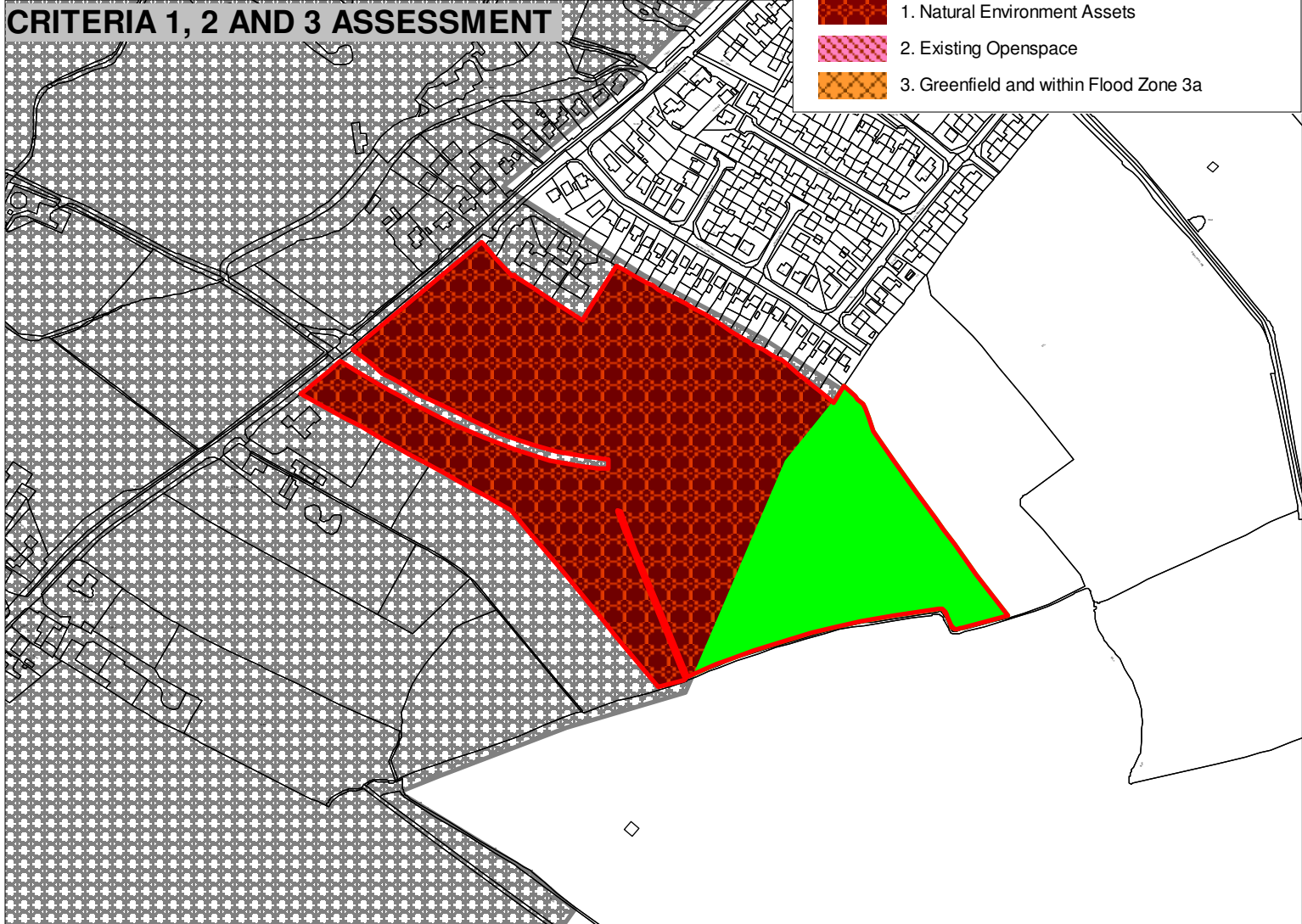


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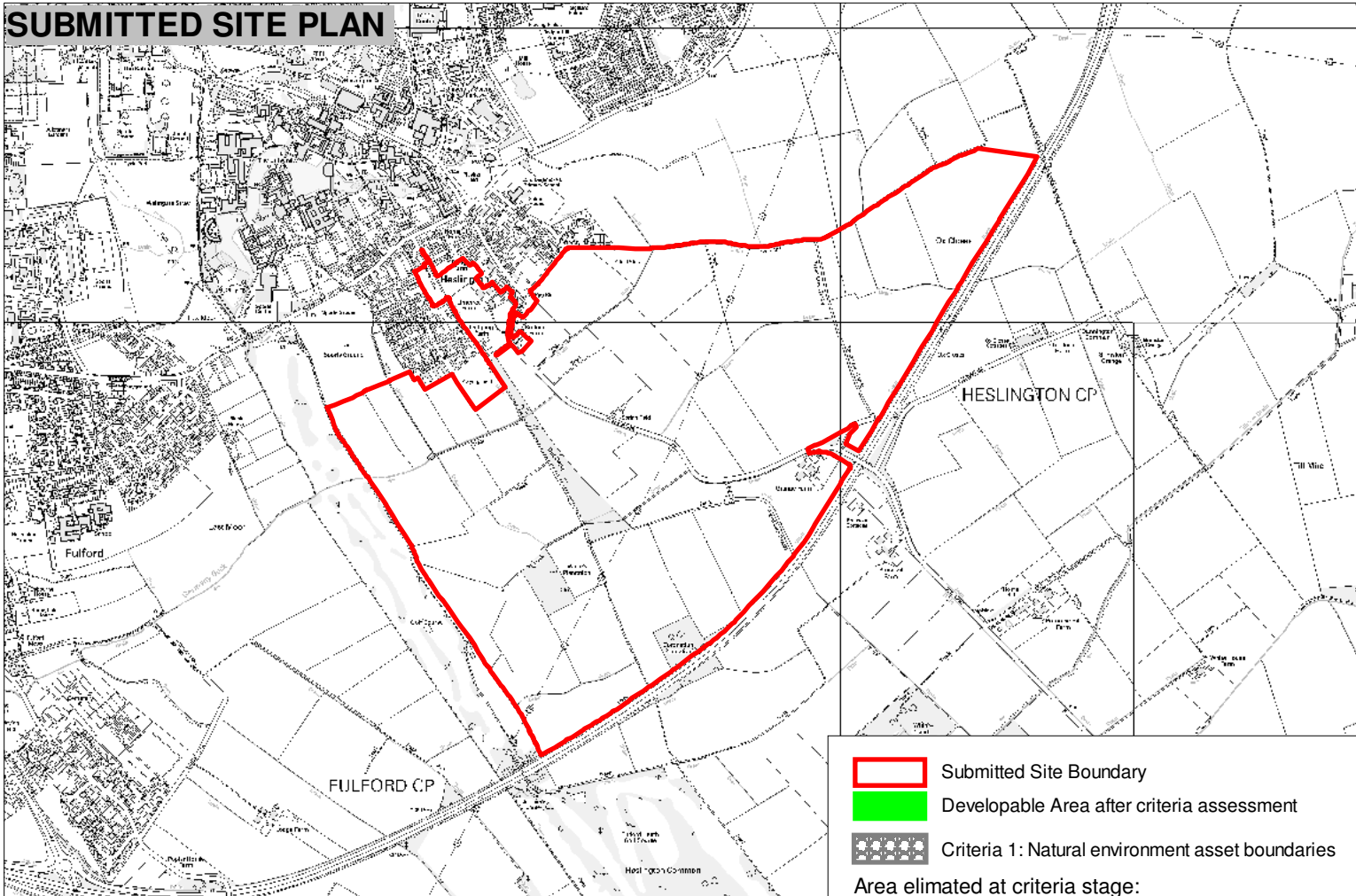








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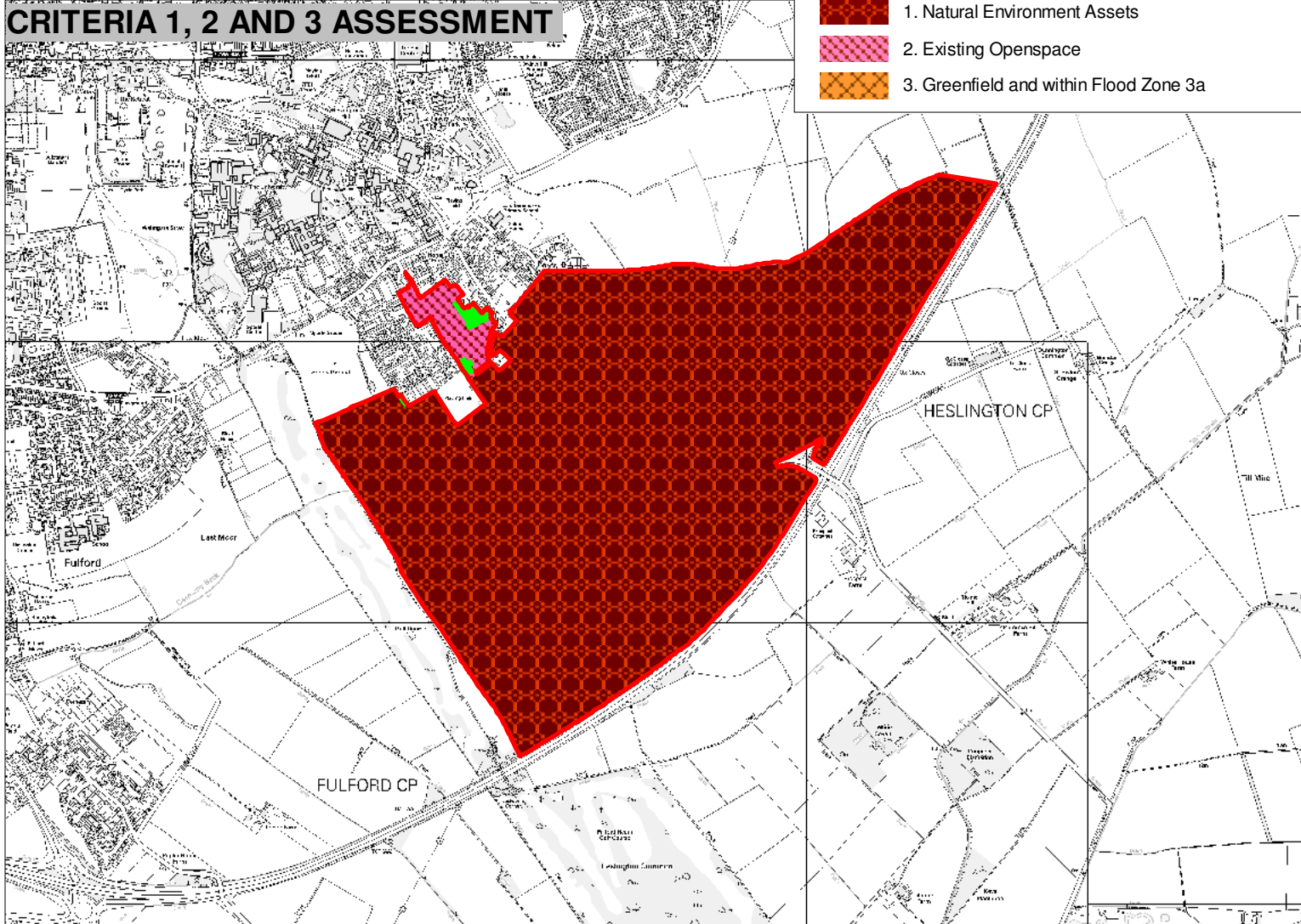


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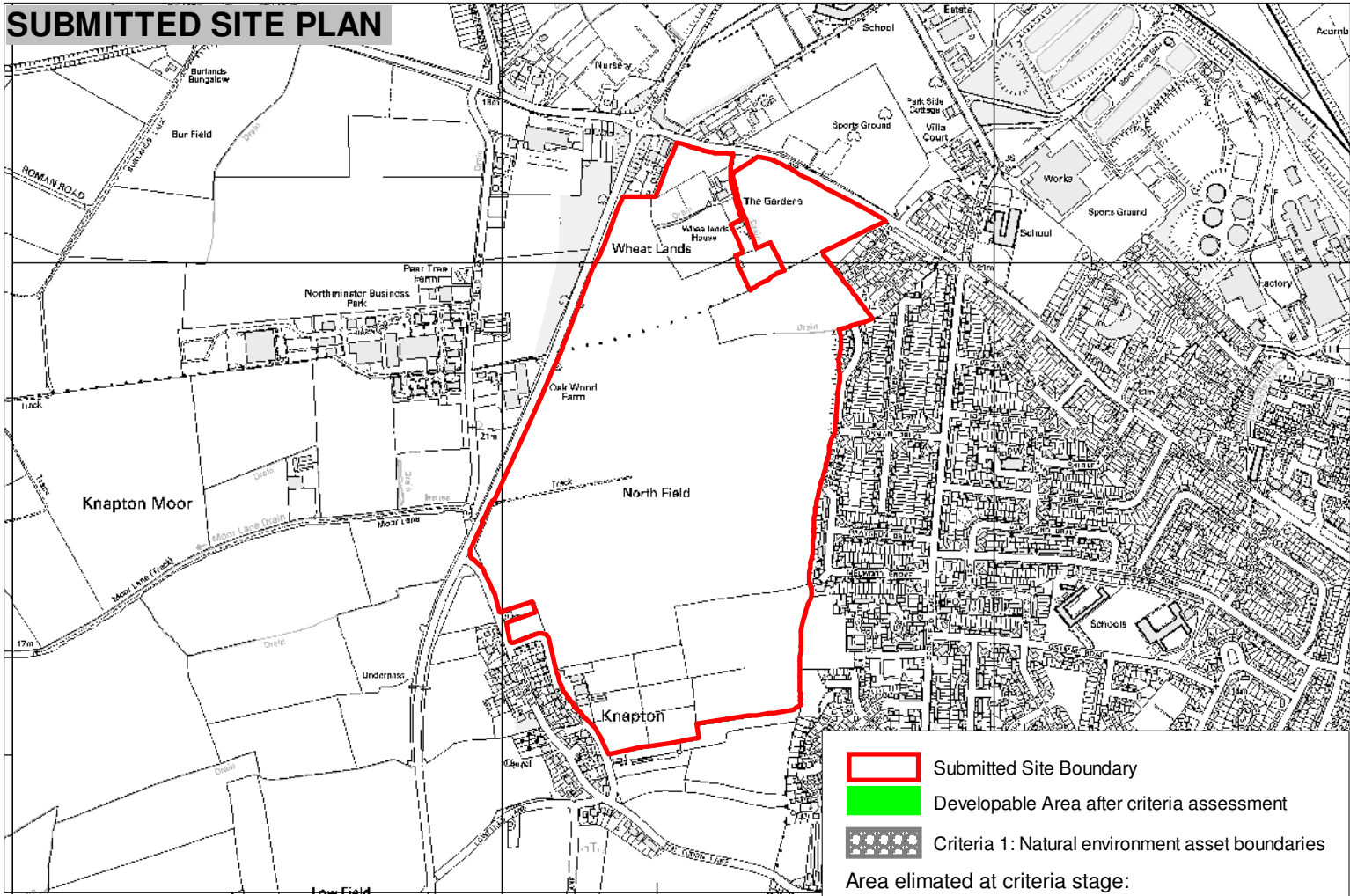


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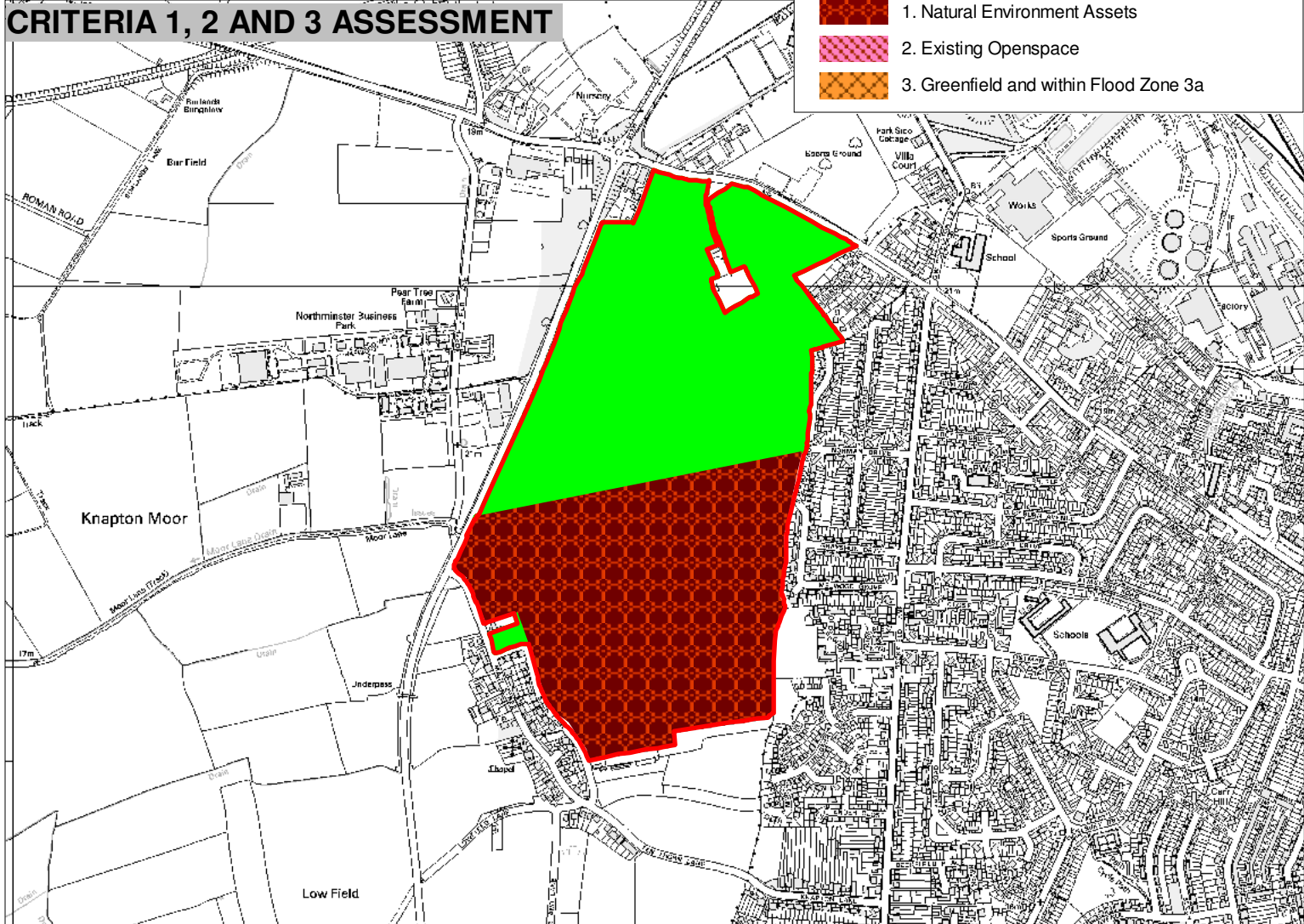


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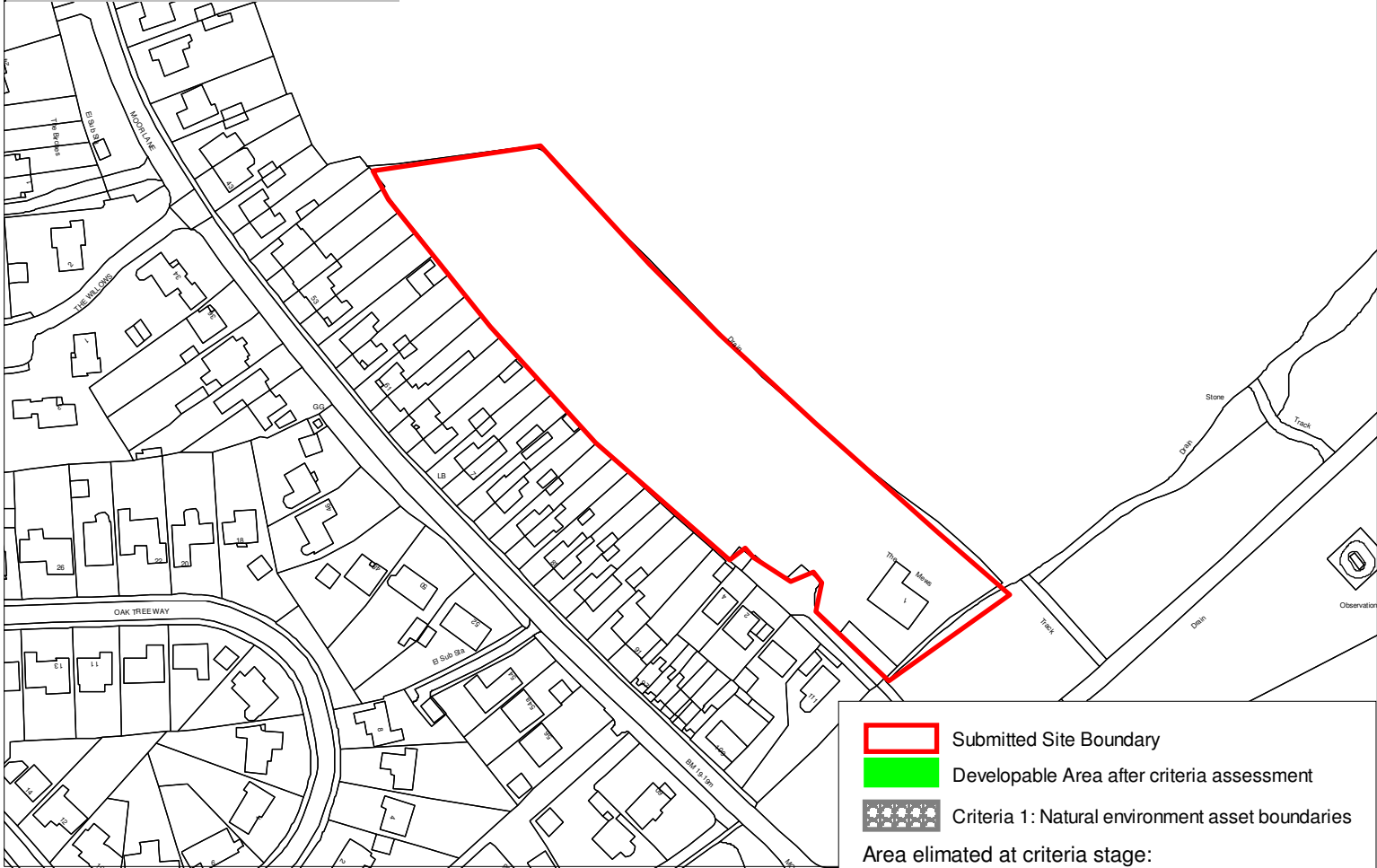








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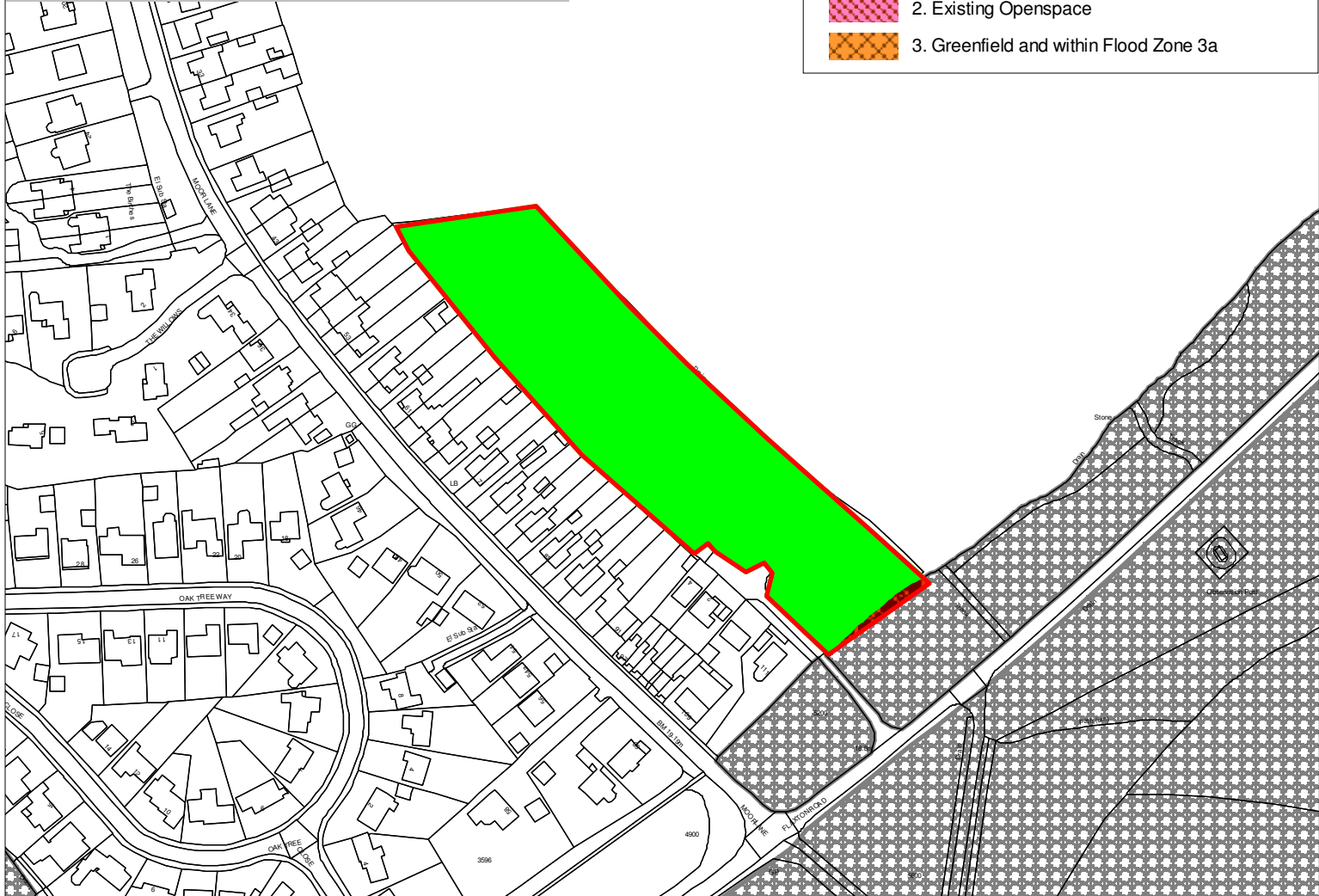


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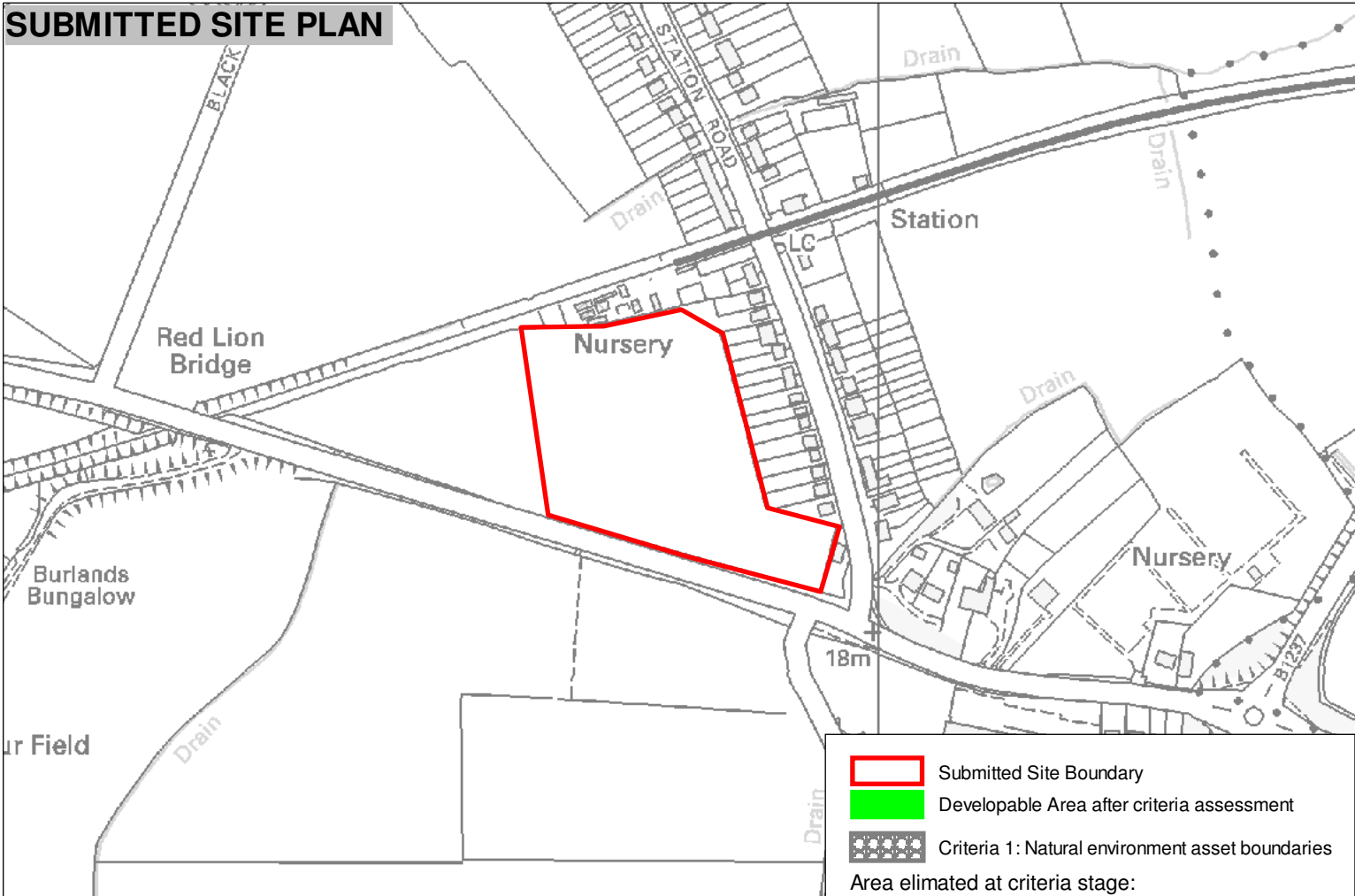


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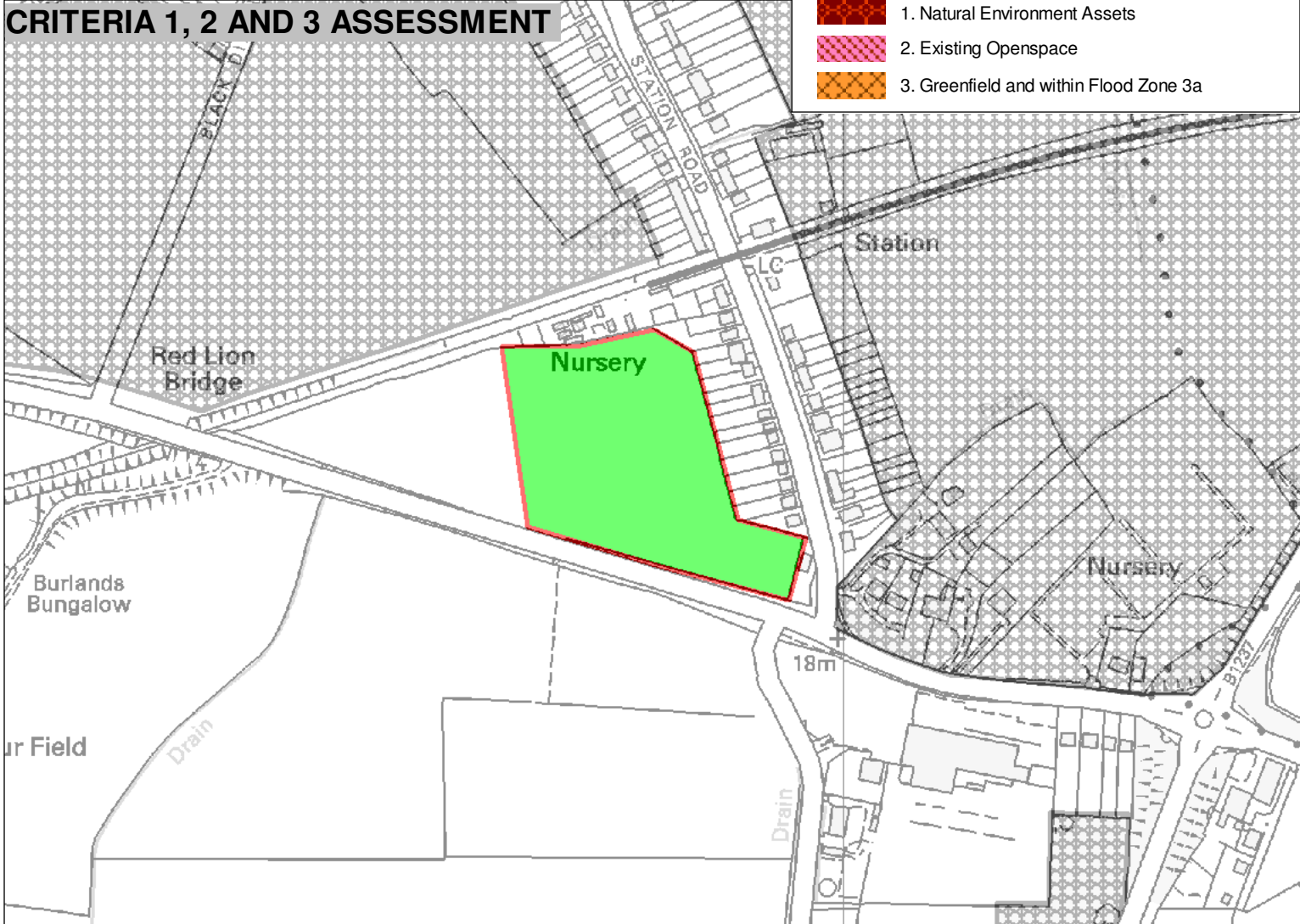
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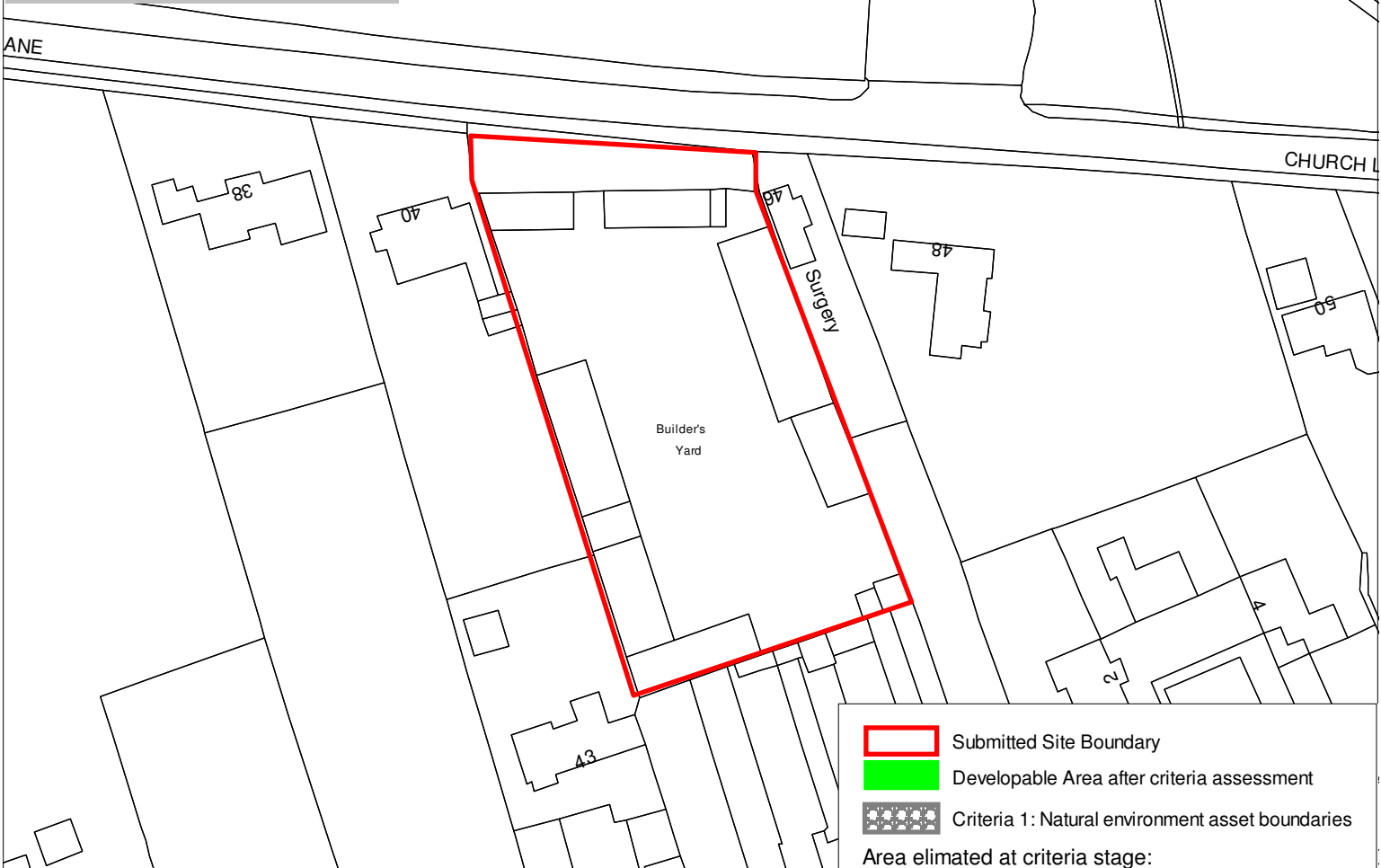
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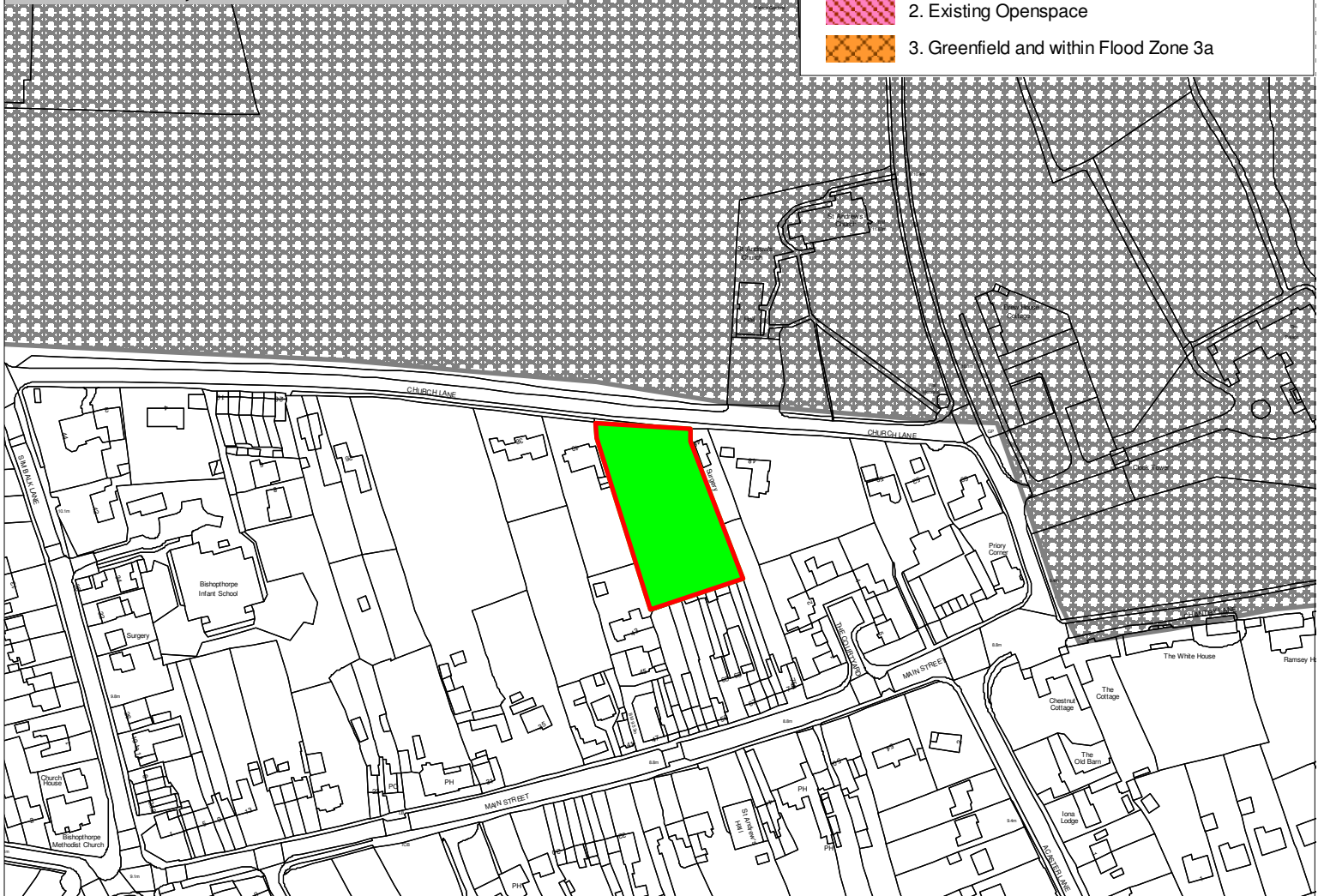
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CRITERIA 1, 2 AND 3 ASSESSMENT

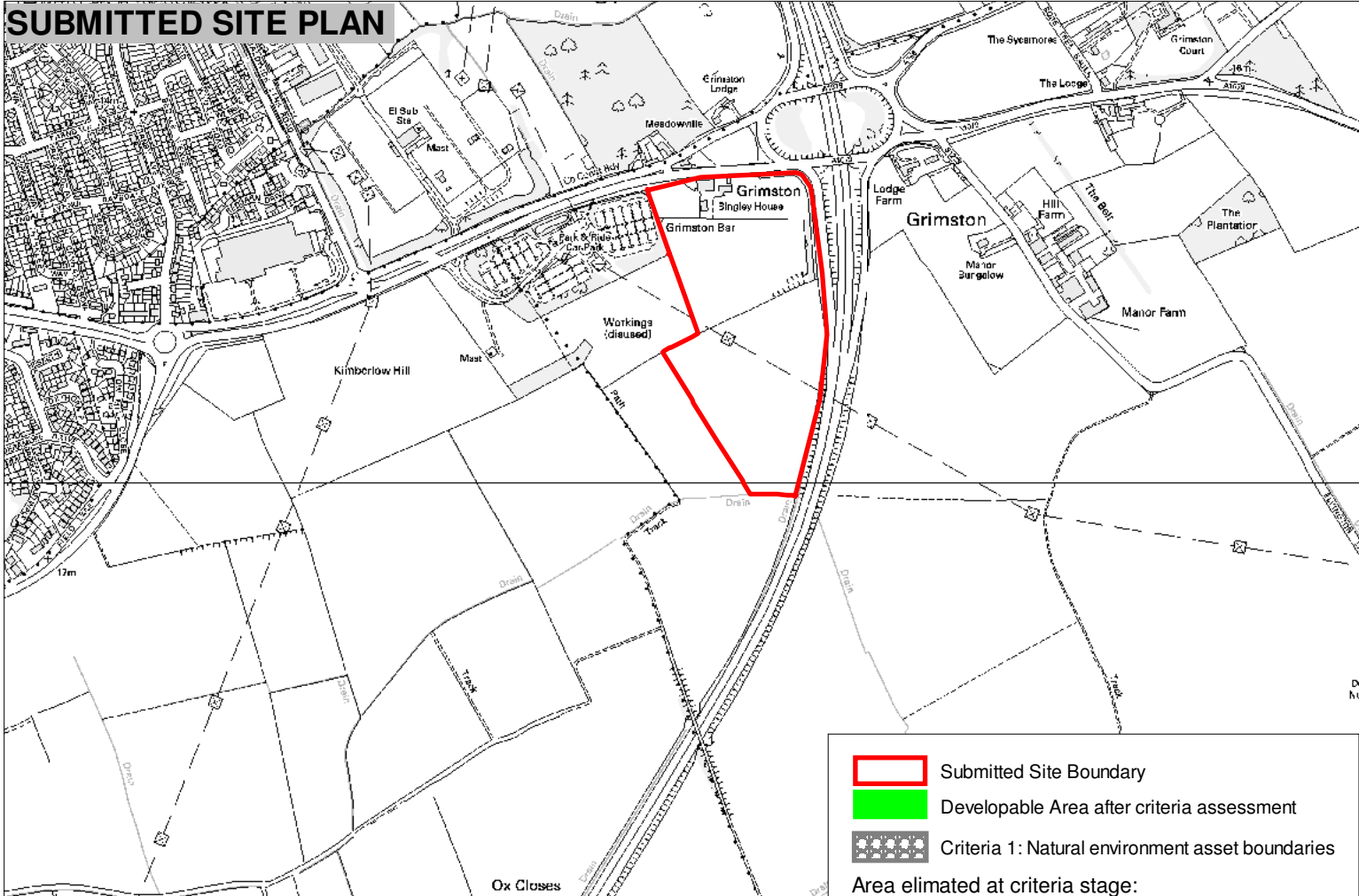


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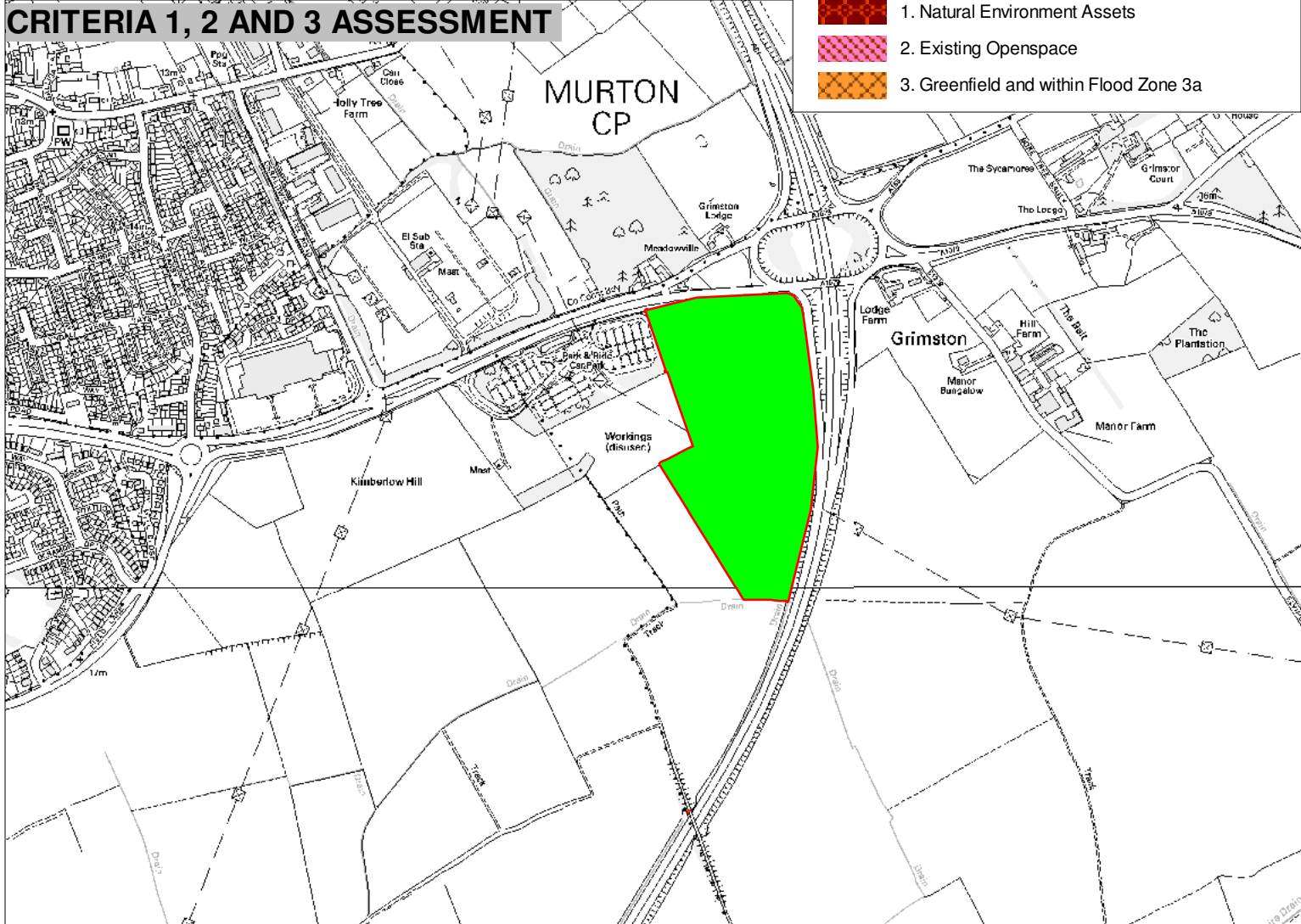
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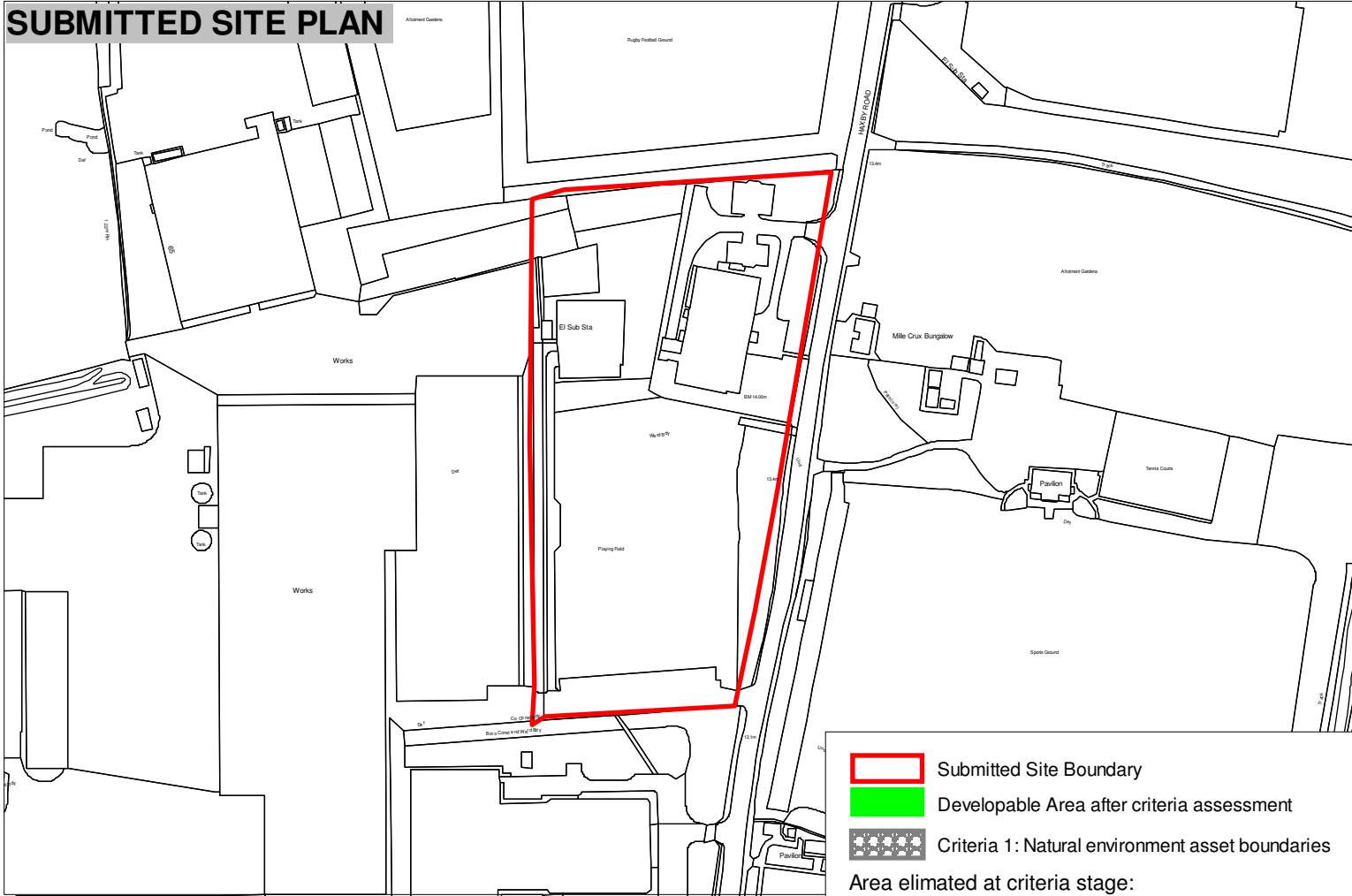


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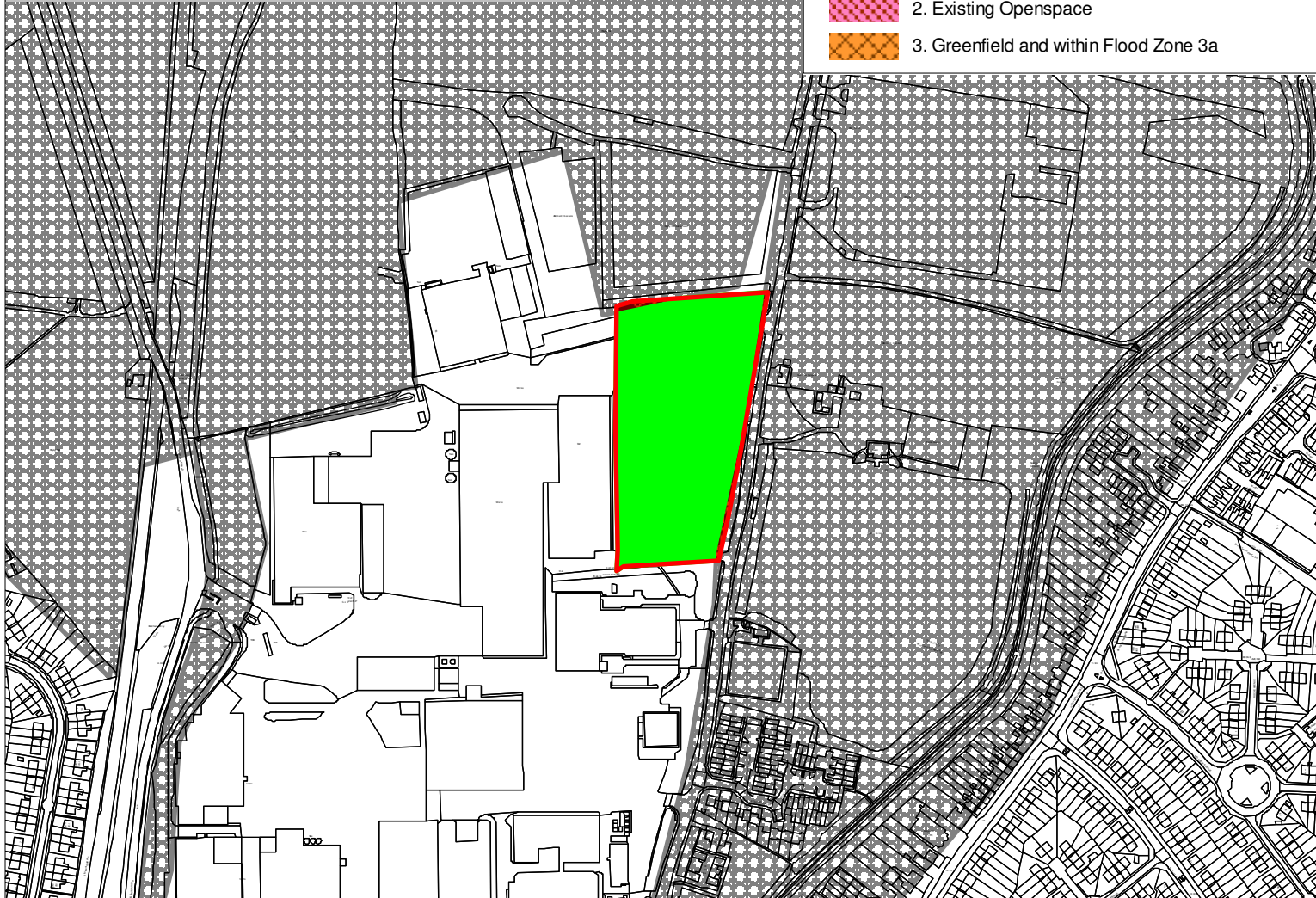
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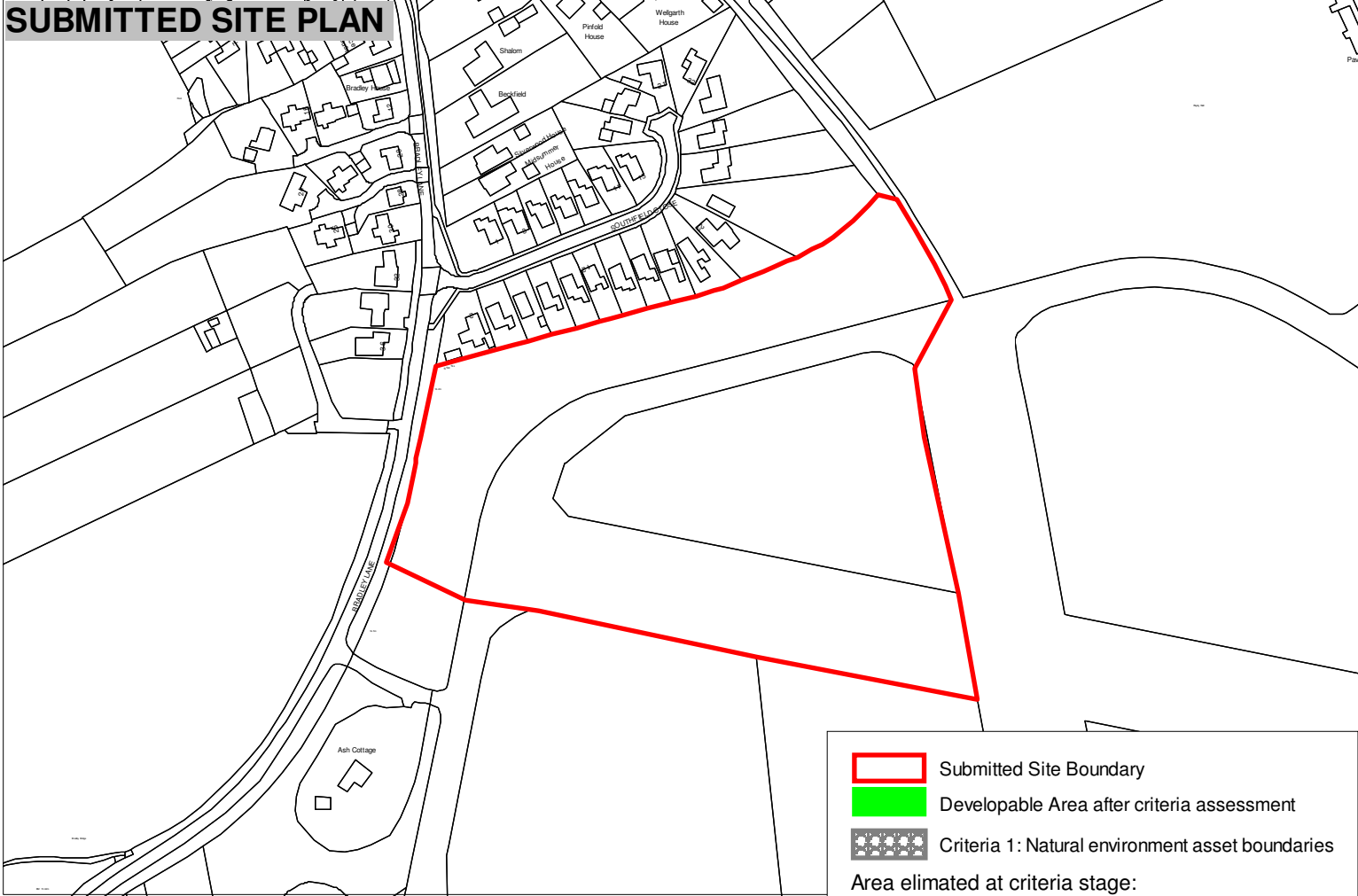





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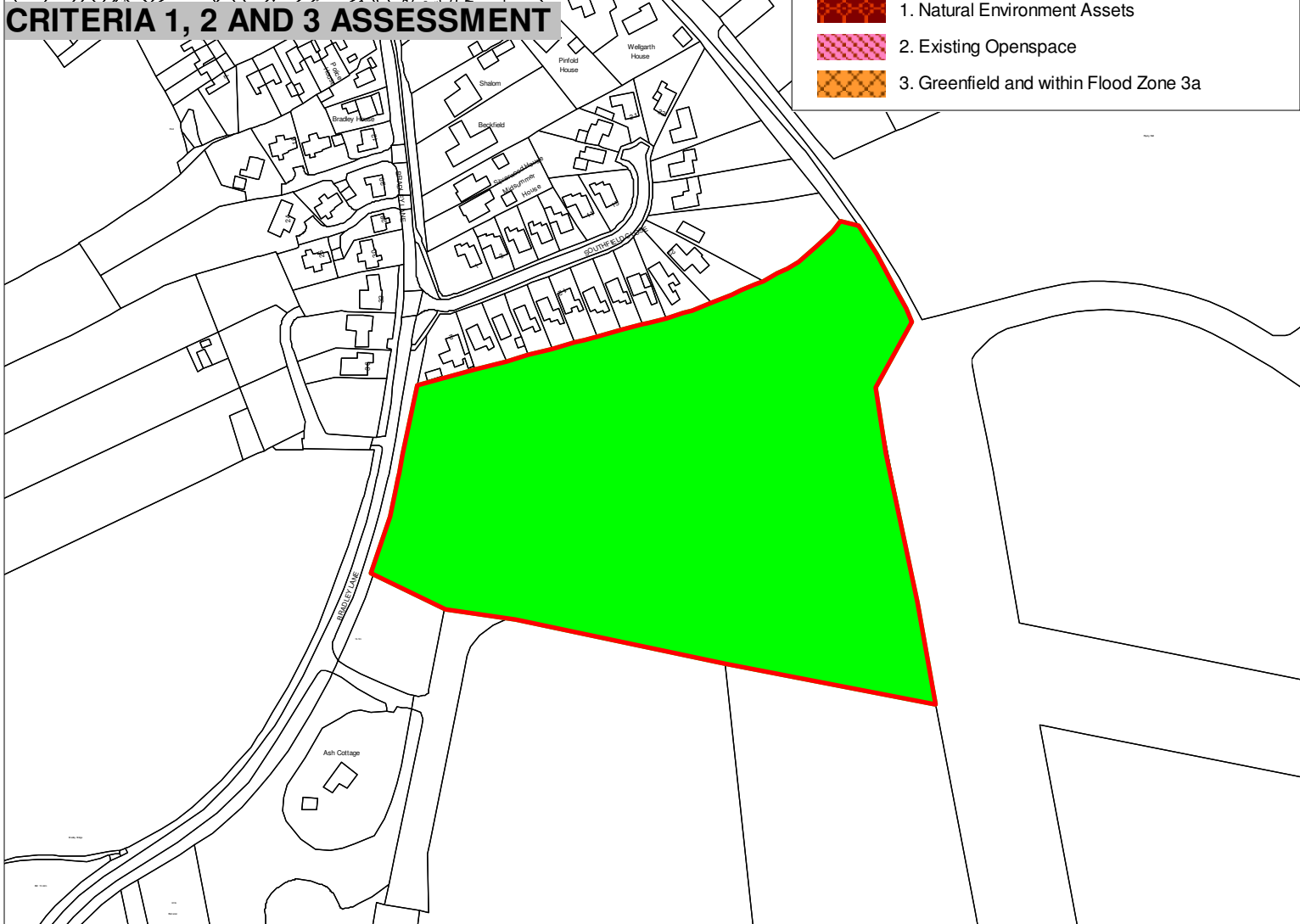


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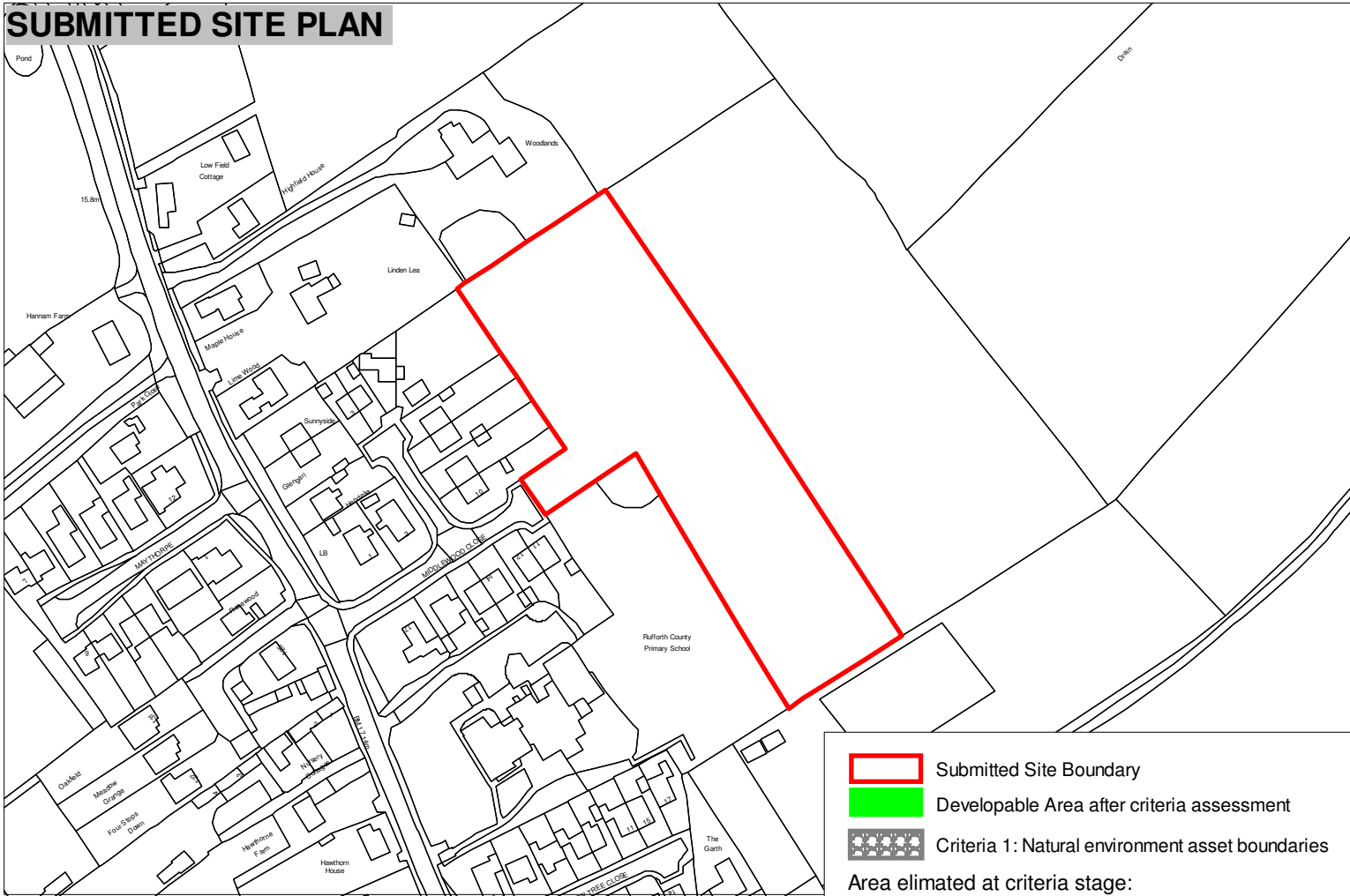
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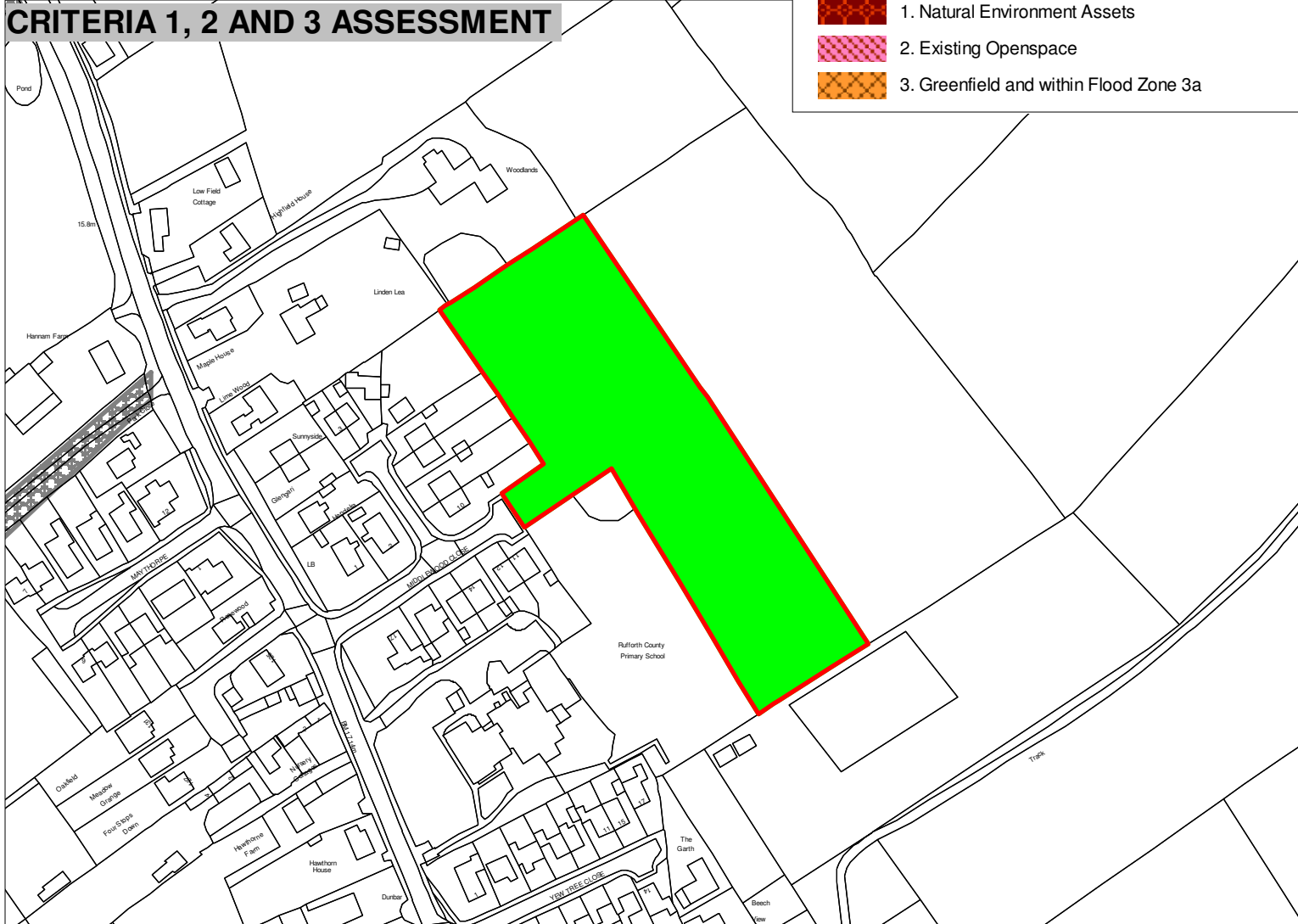
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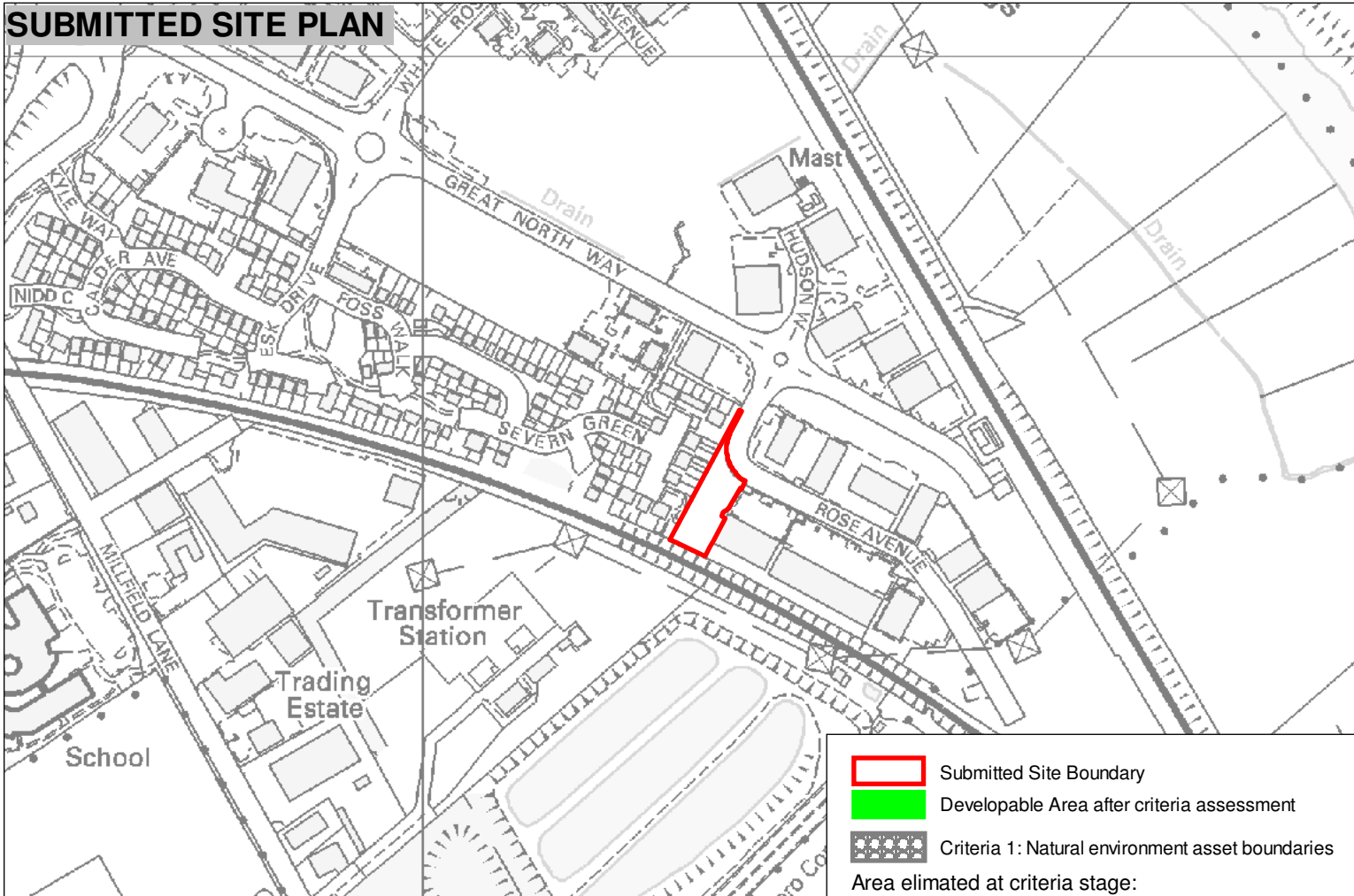
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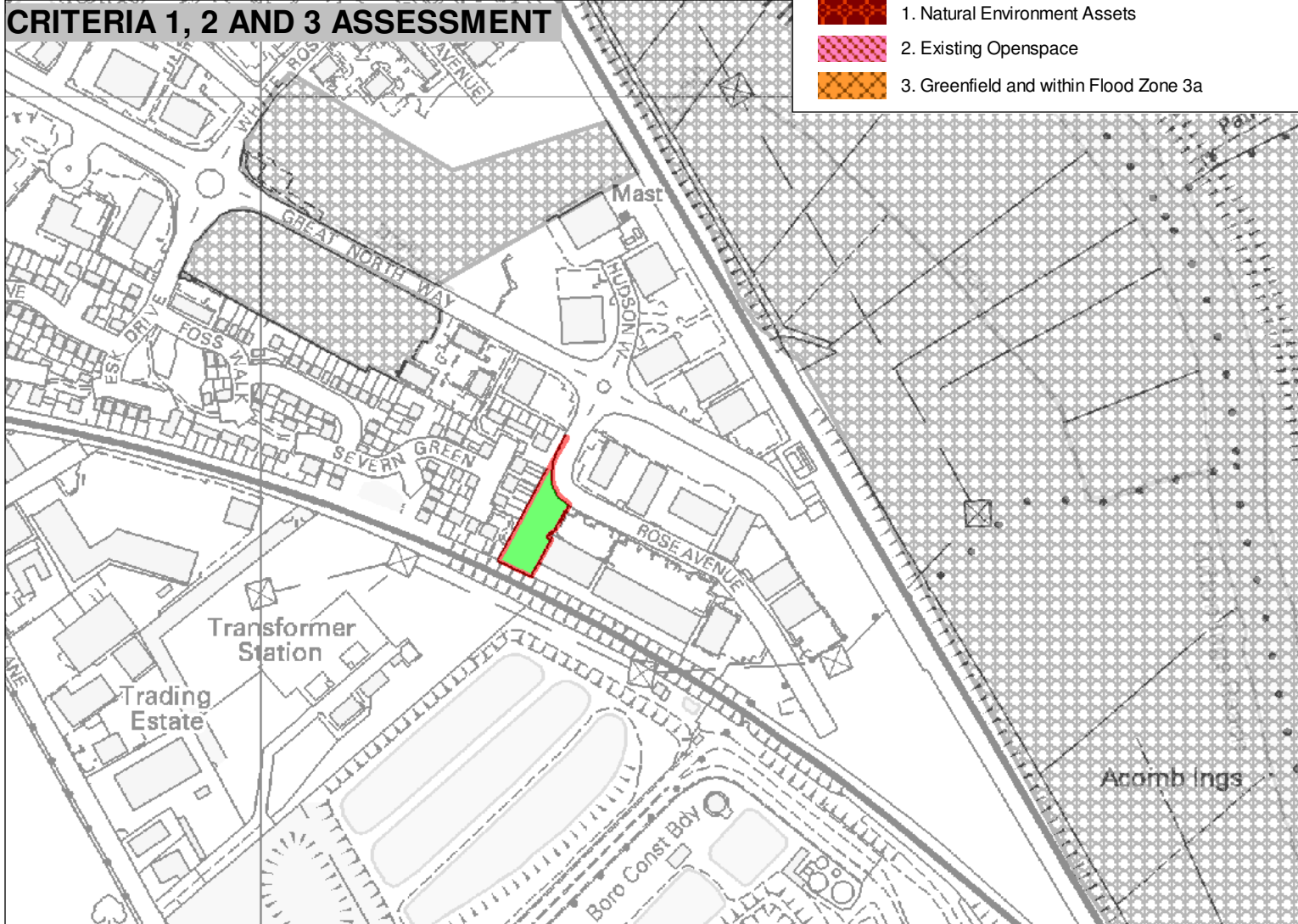
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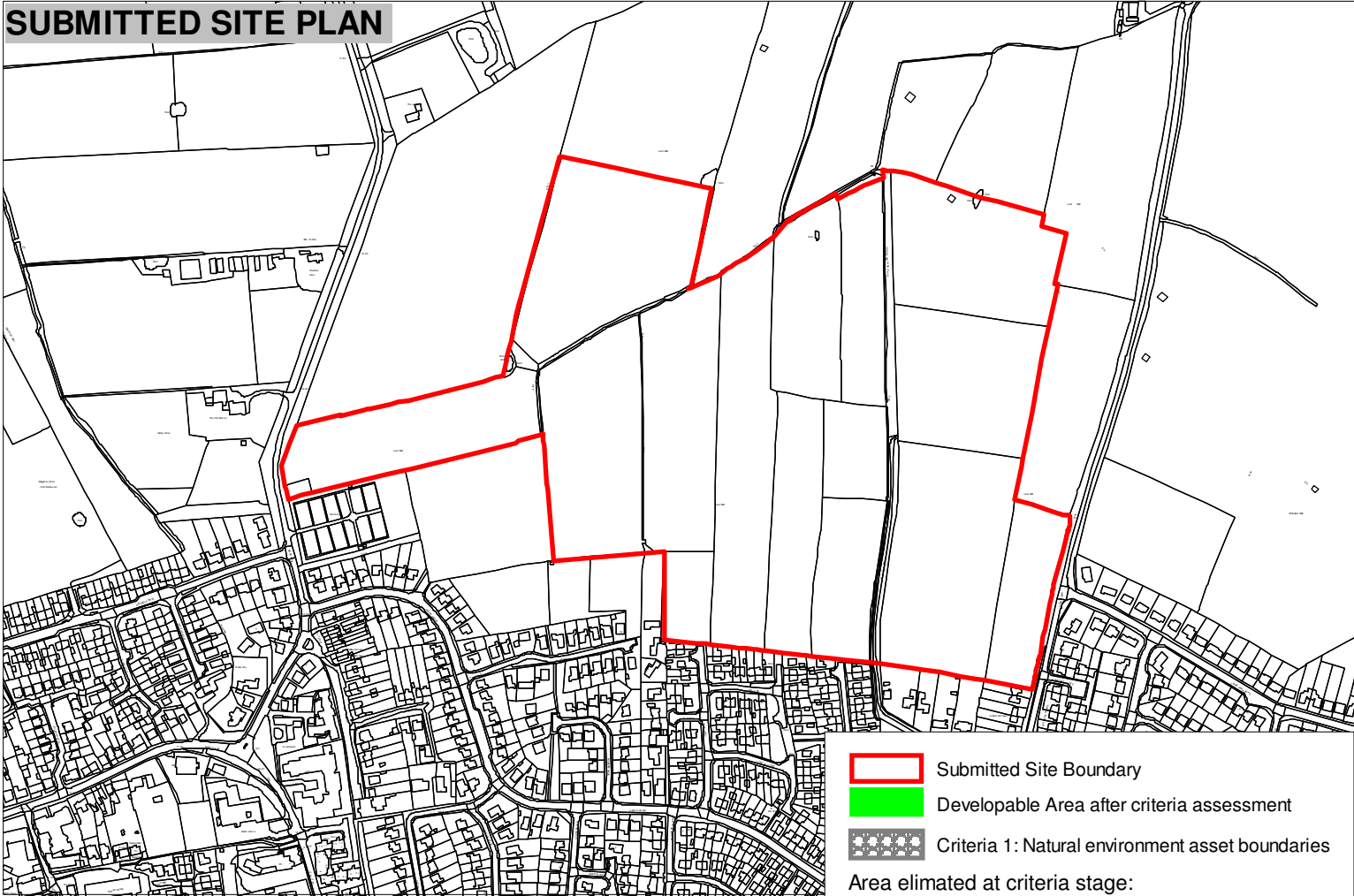
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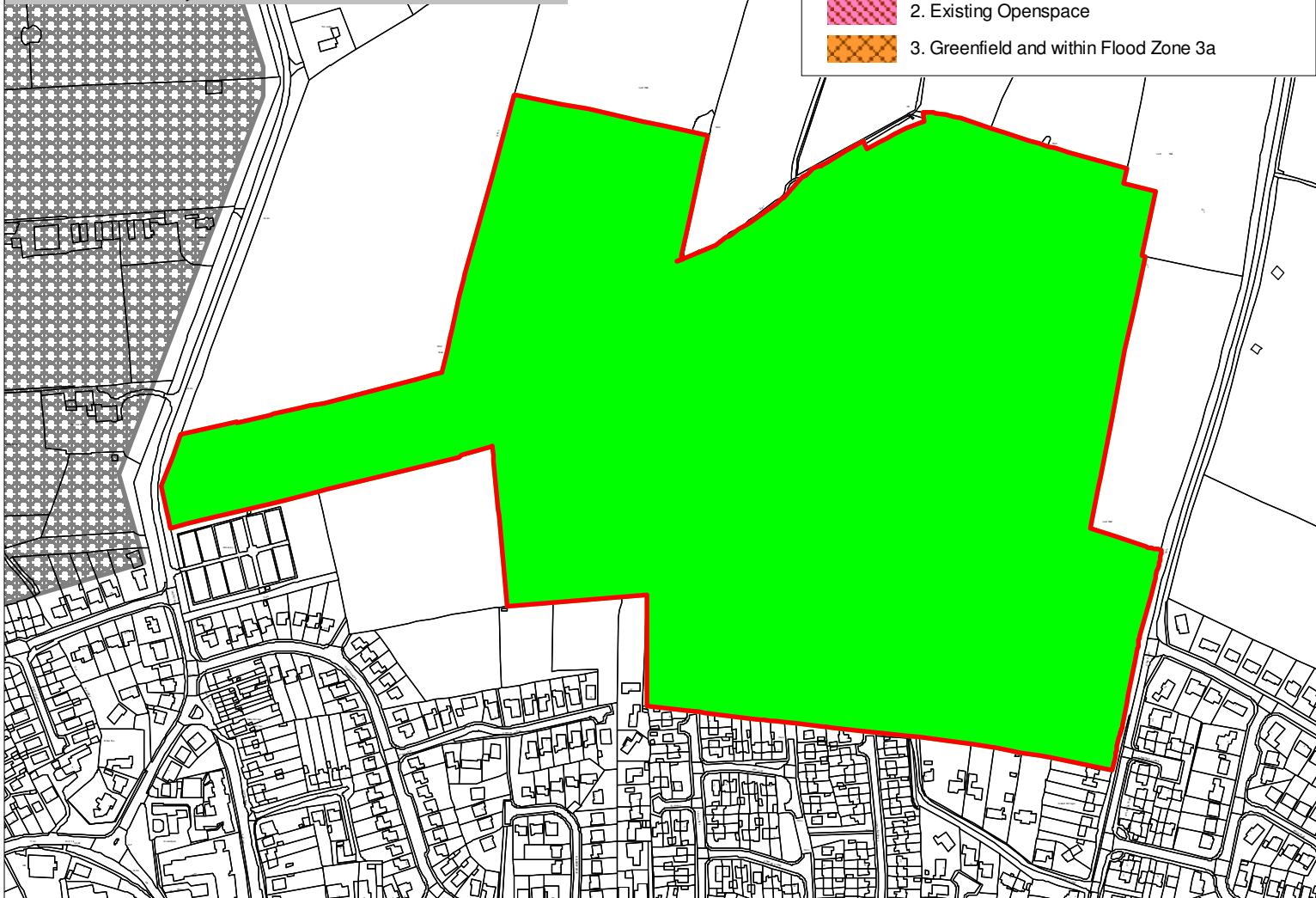
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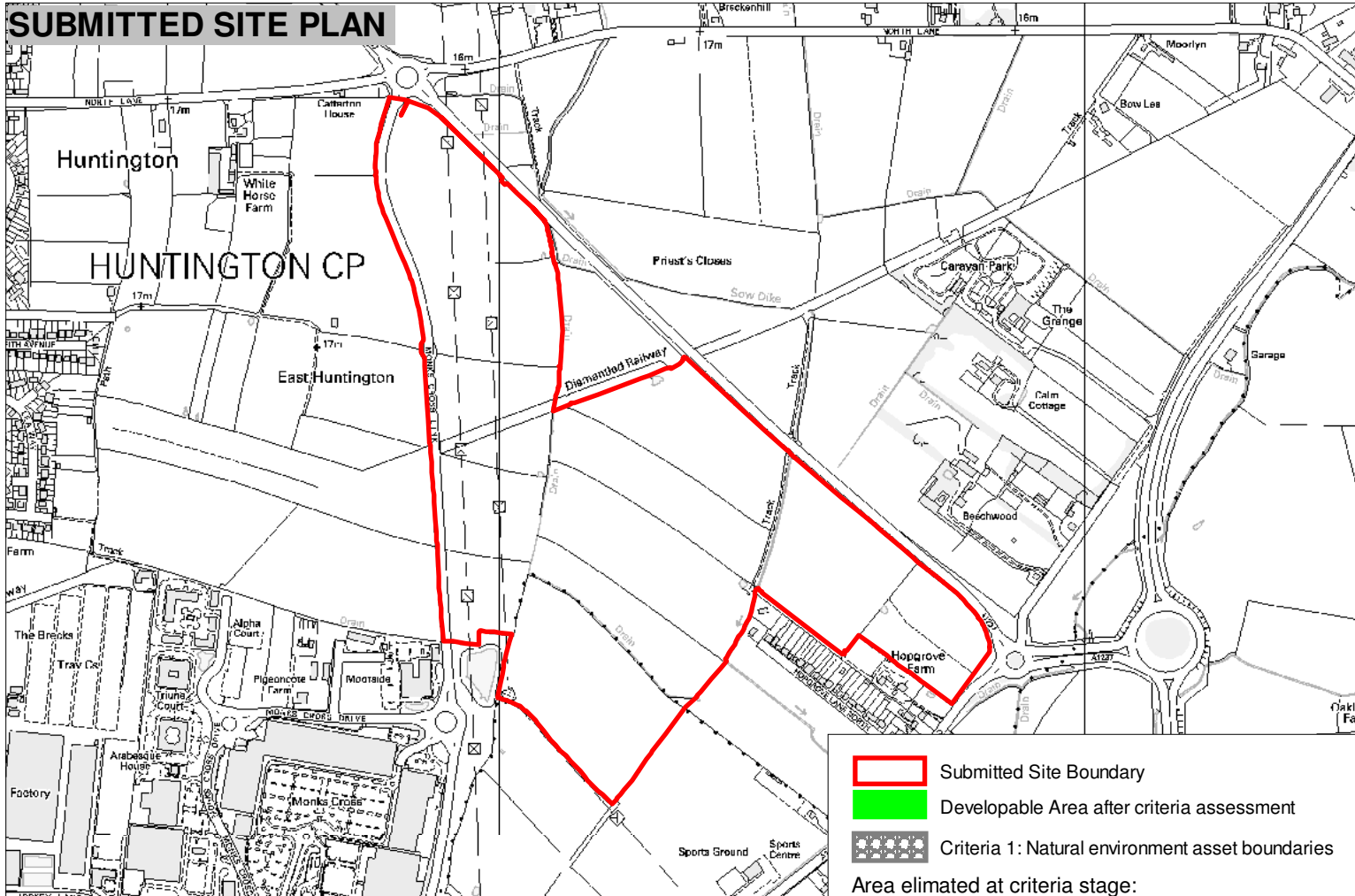


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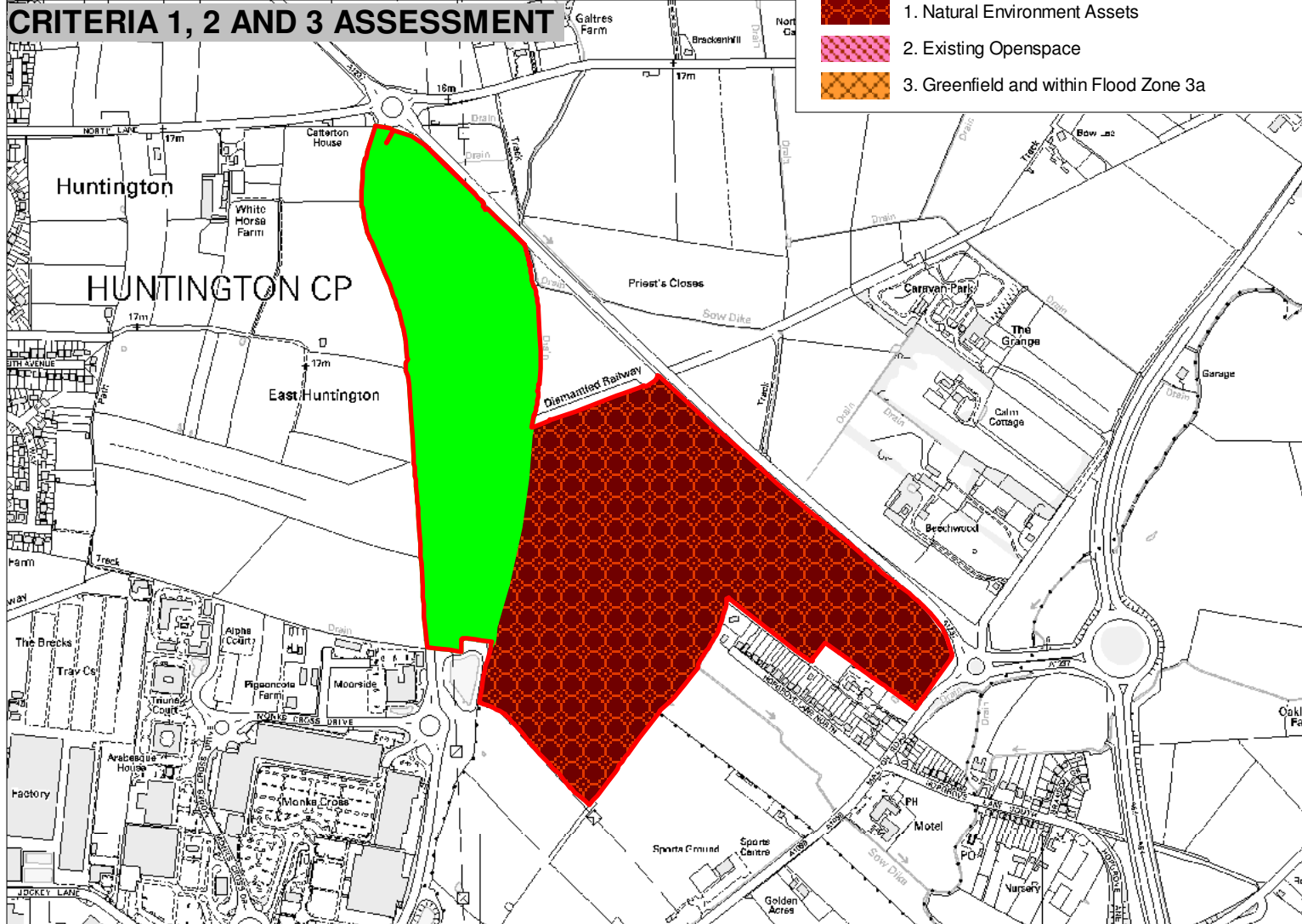
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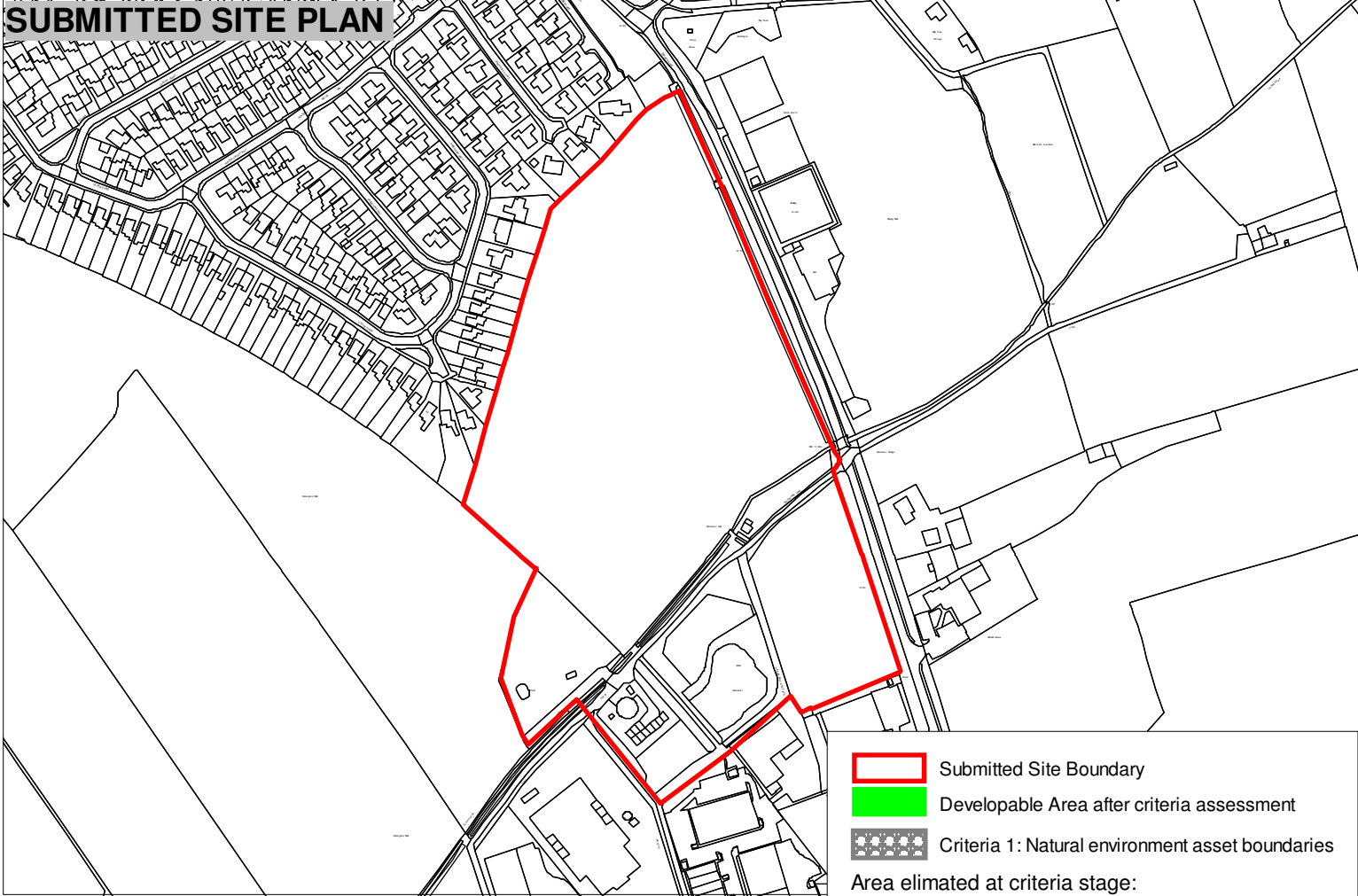


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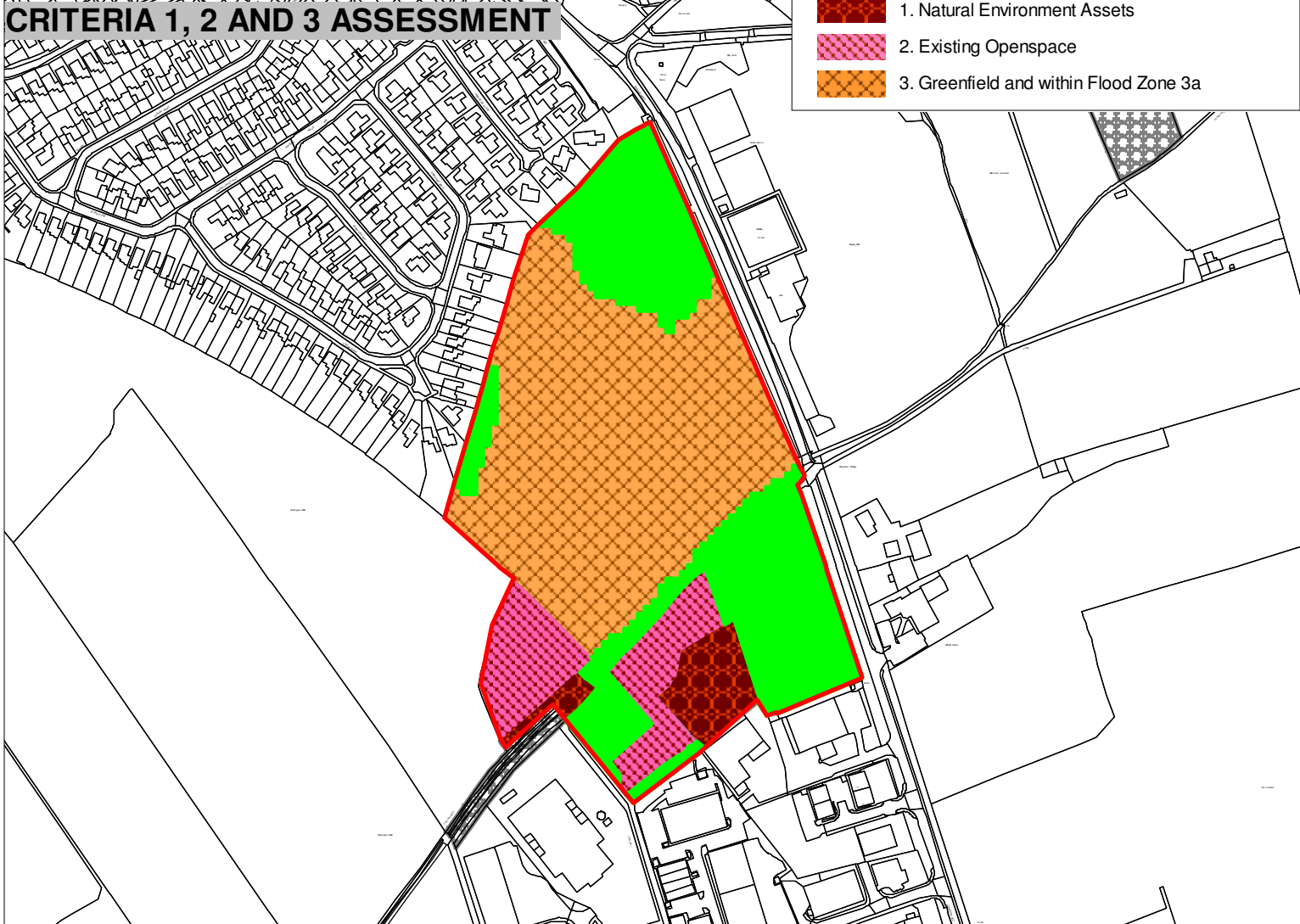
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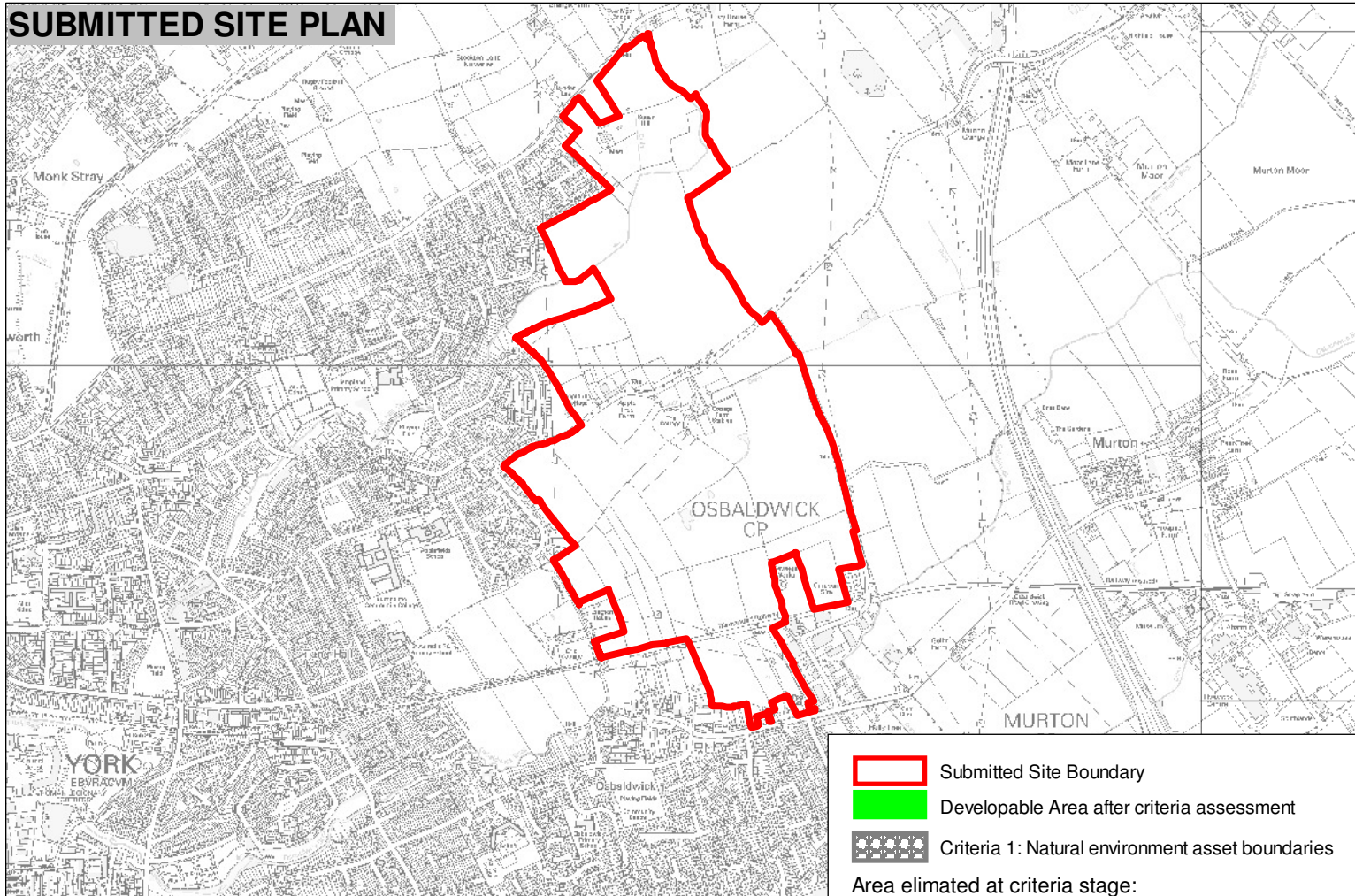
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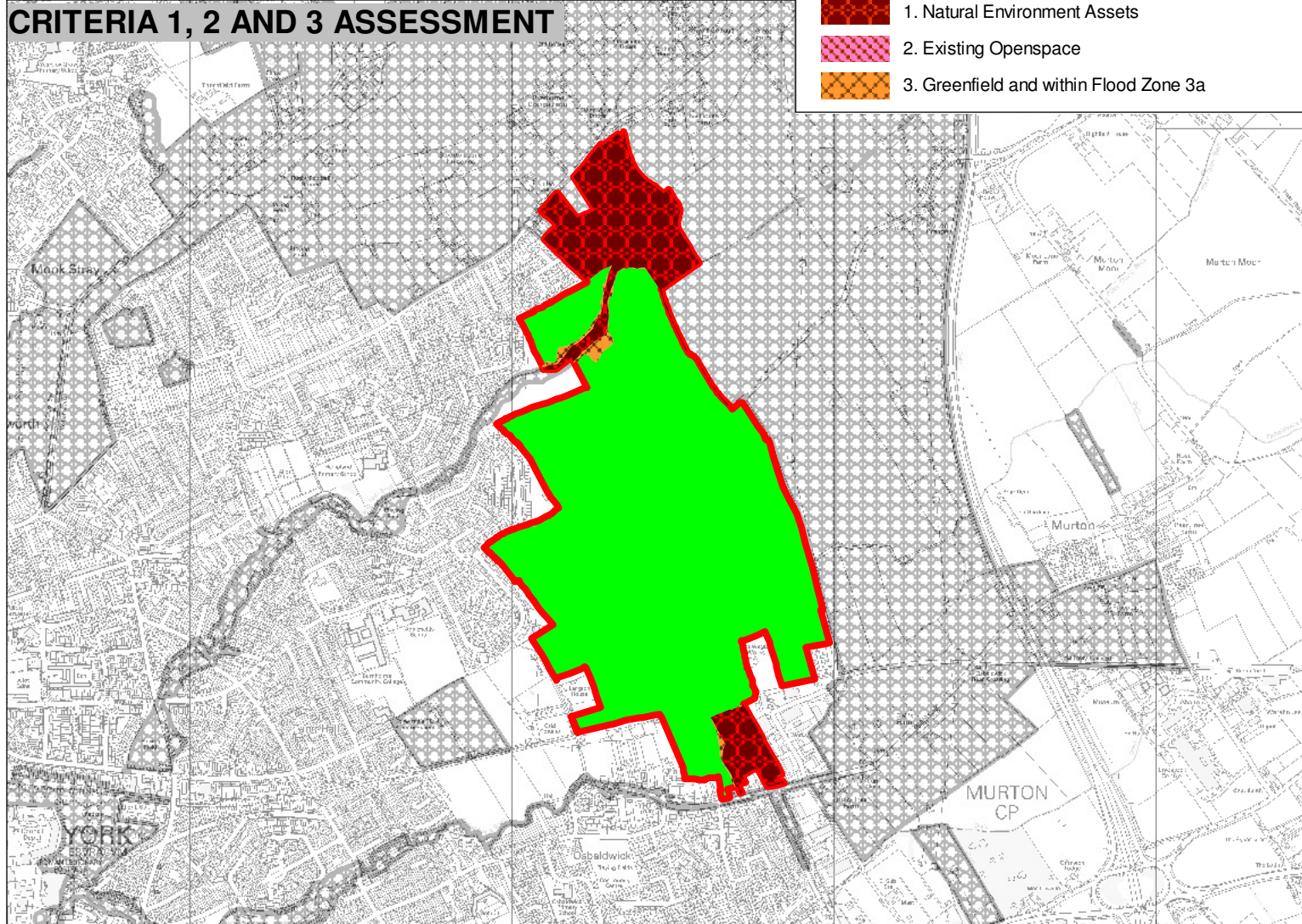


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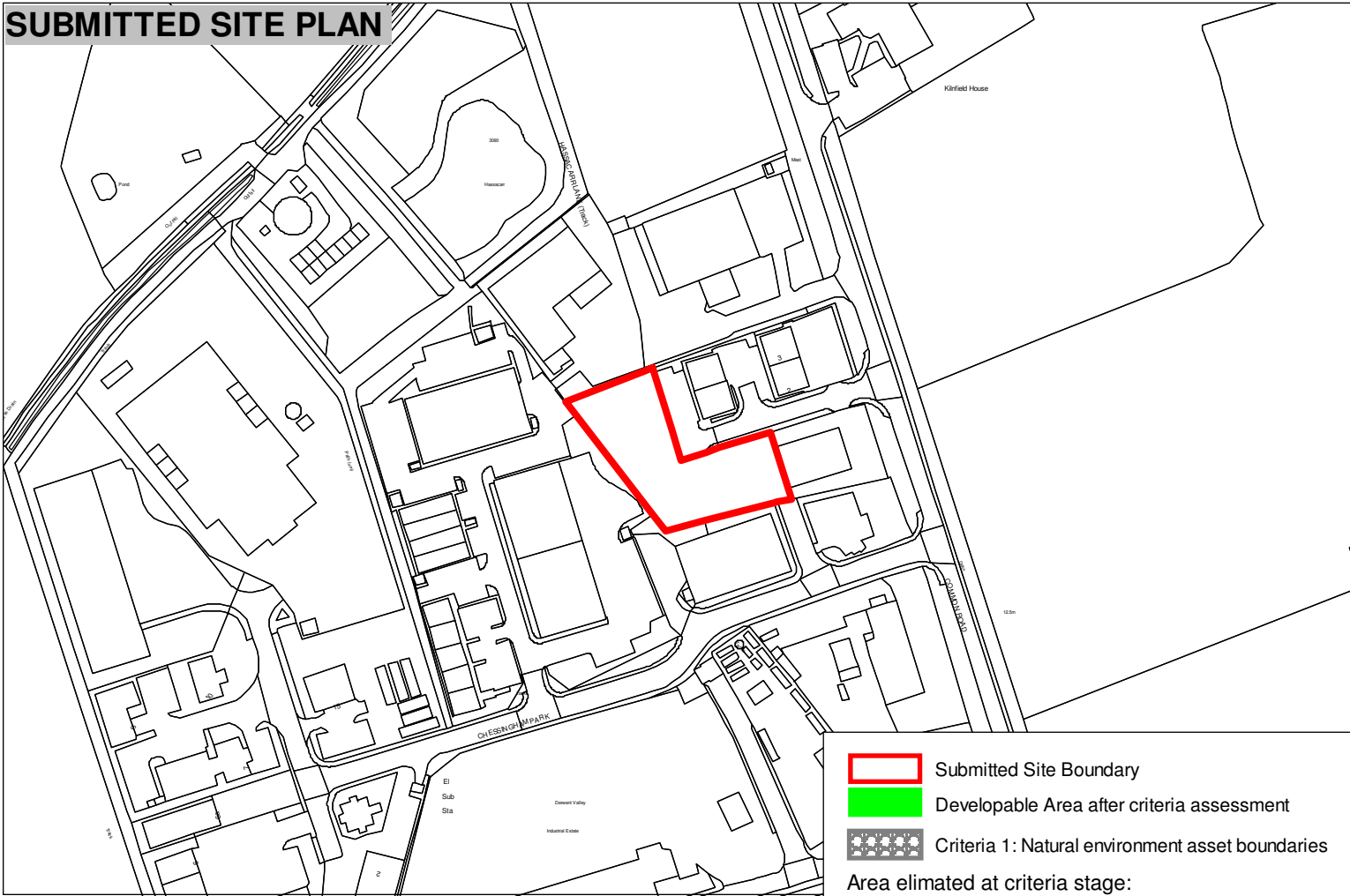








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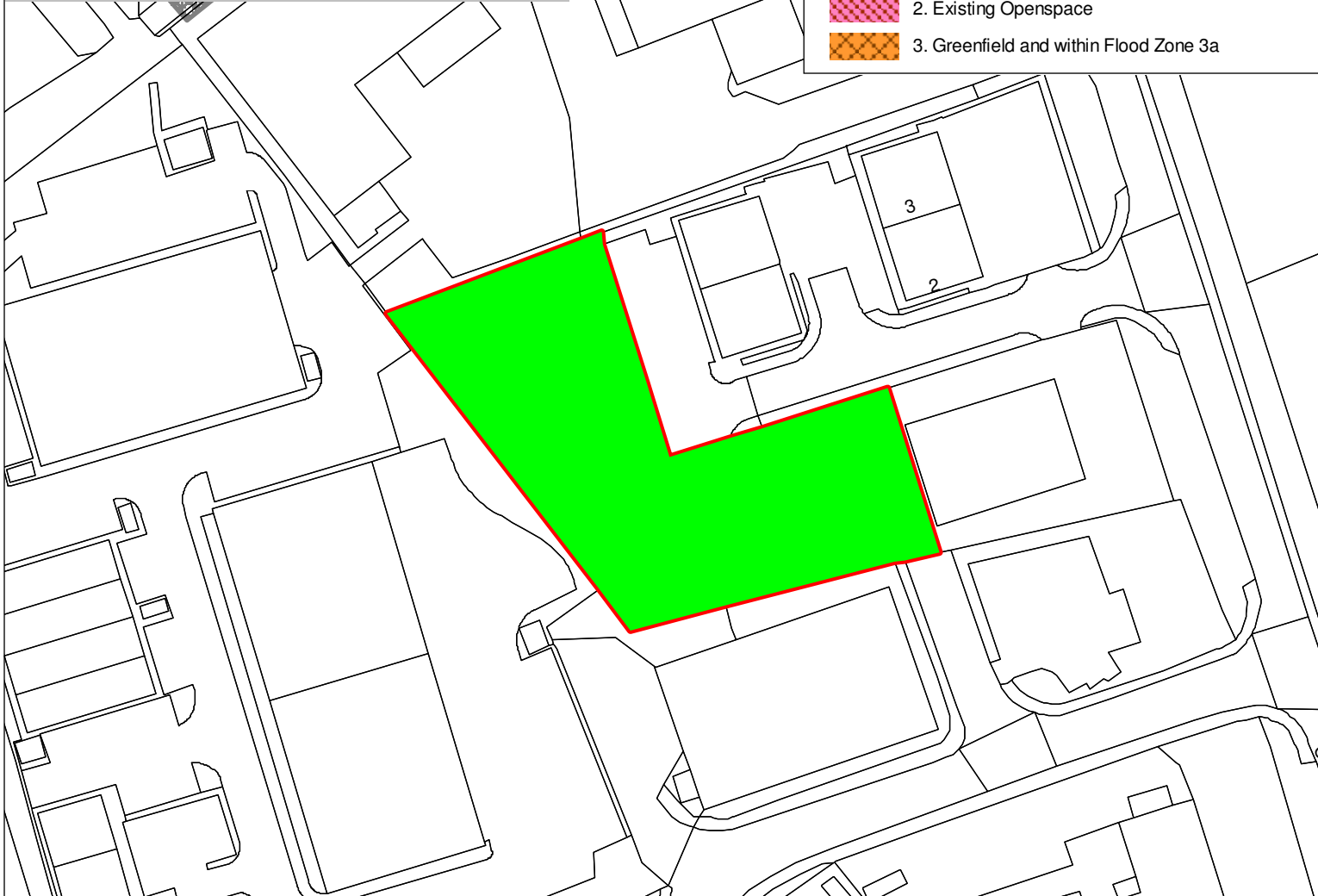


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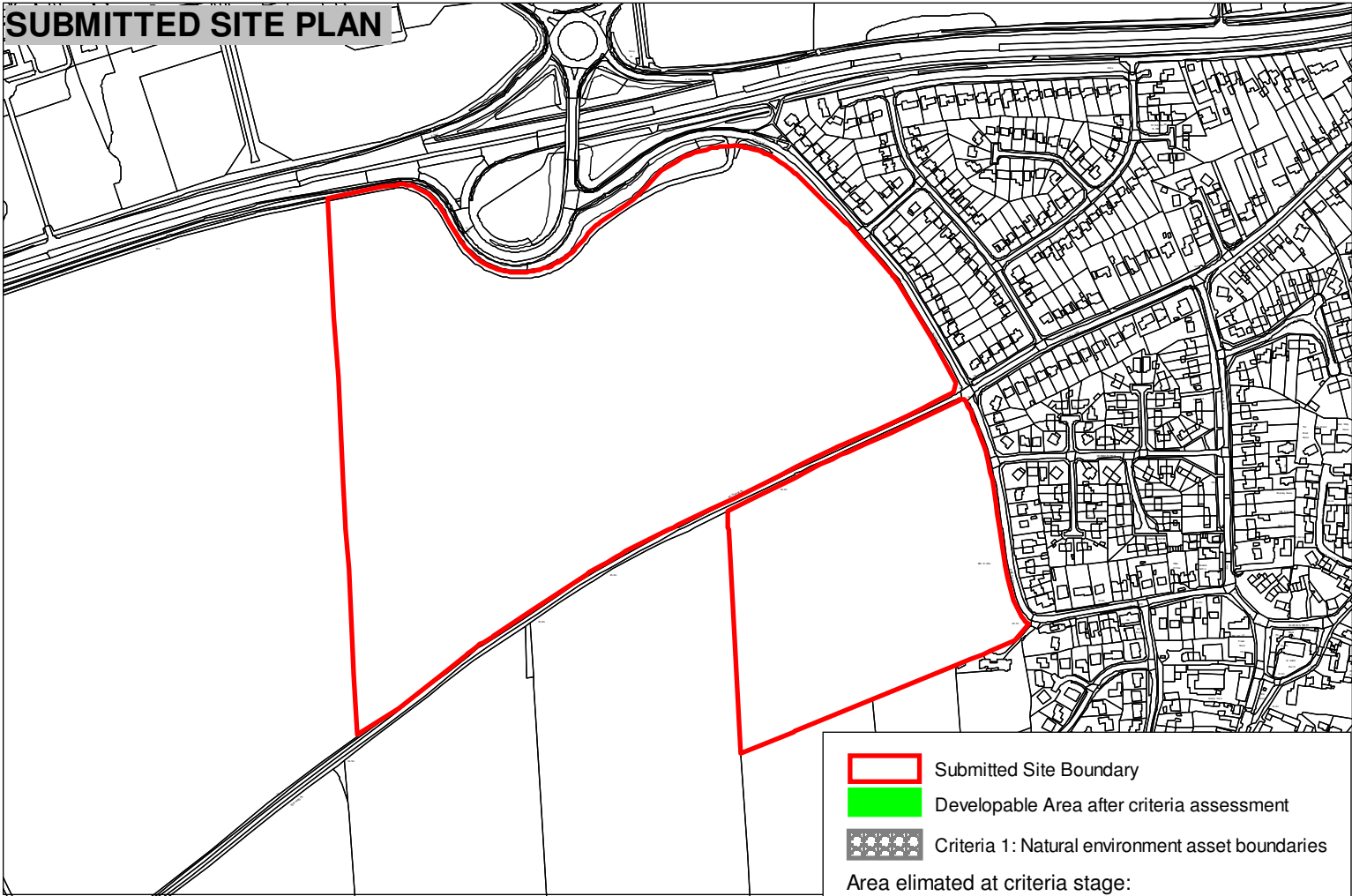








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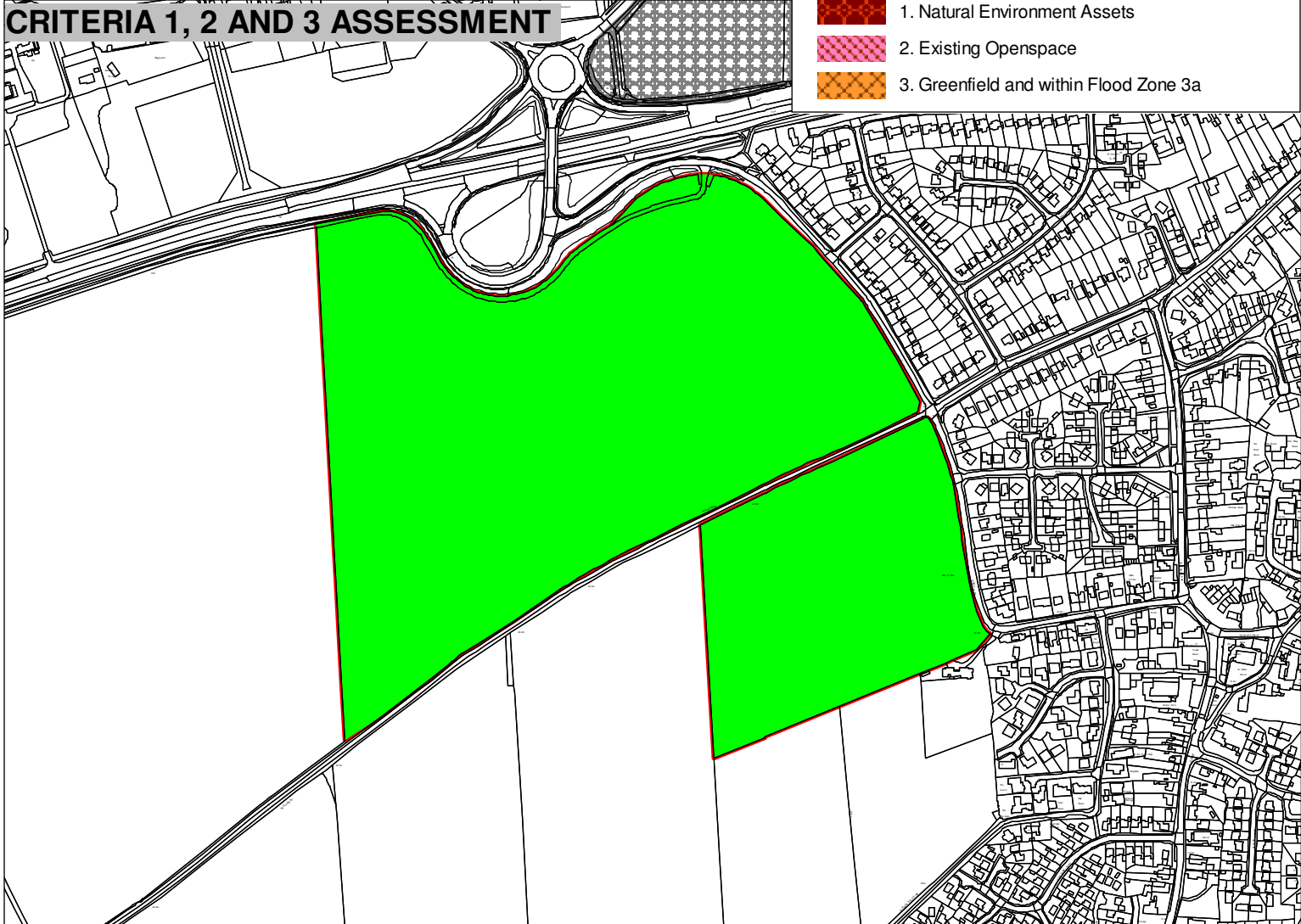


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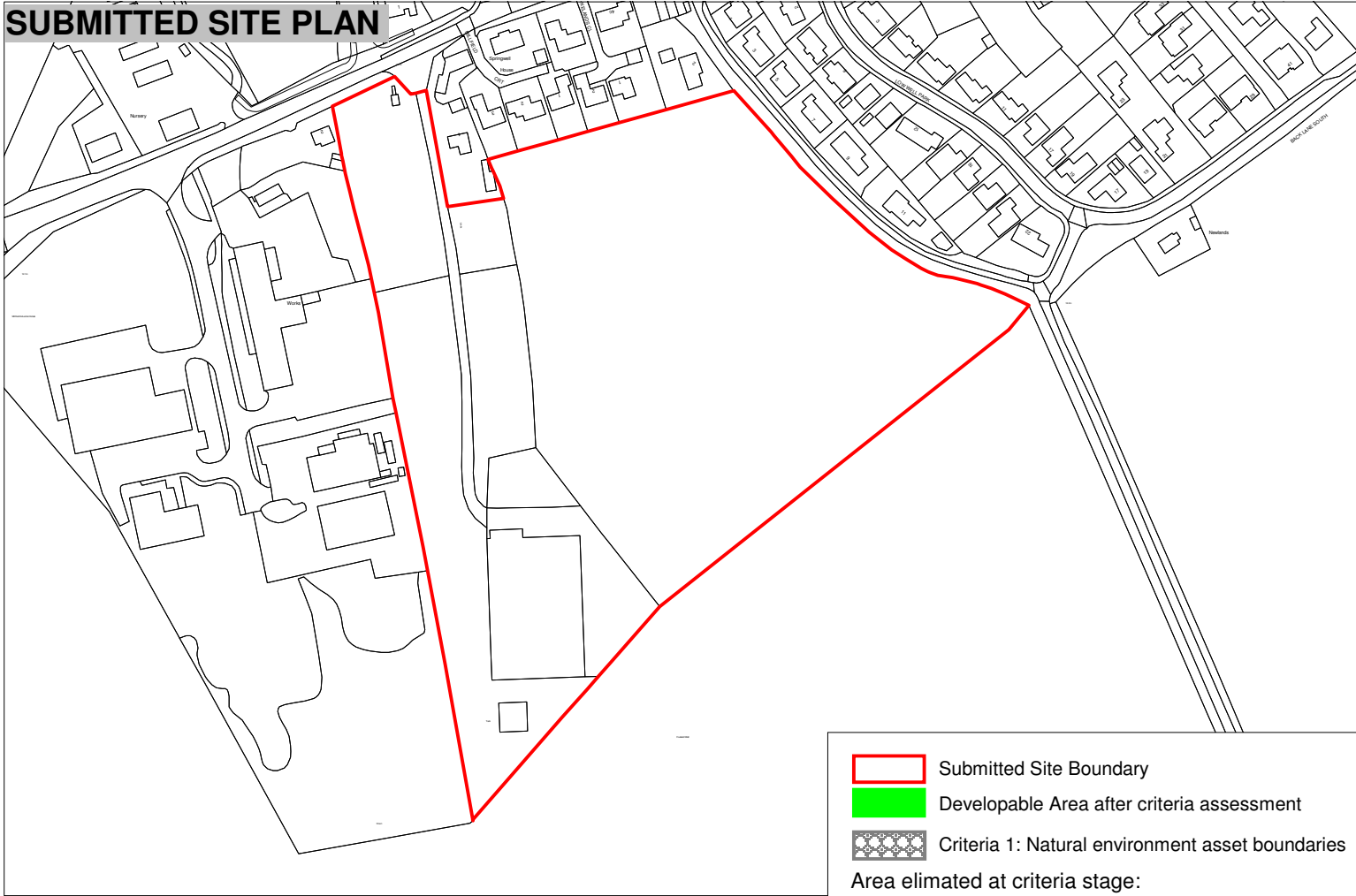
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Site Selection Technical Paper (June 2013)

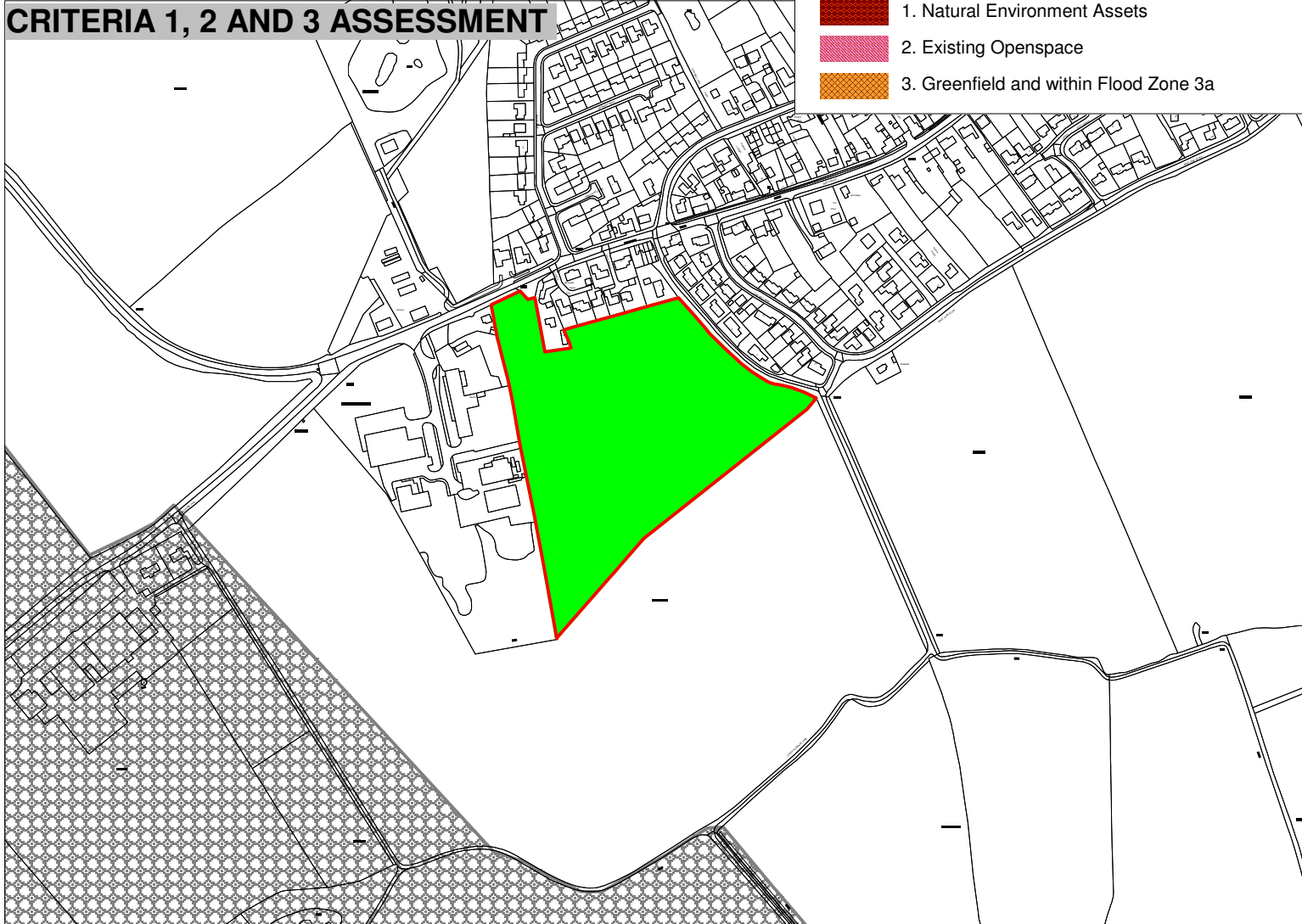
Annex 15 - Criteria 4a and 4b – Stage 2
(Employment) Site Maps

SUBMITTED SITE PLAN

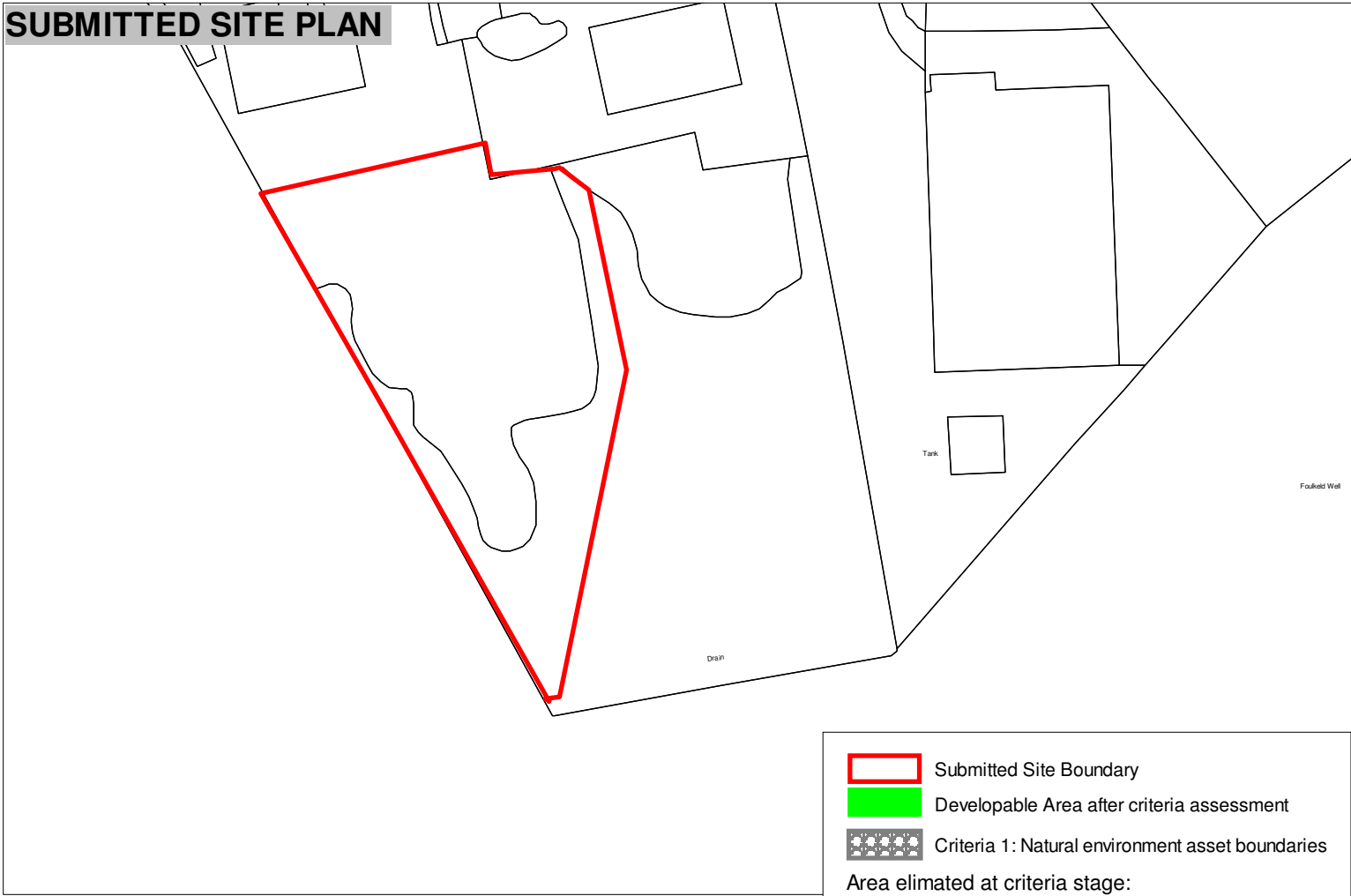








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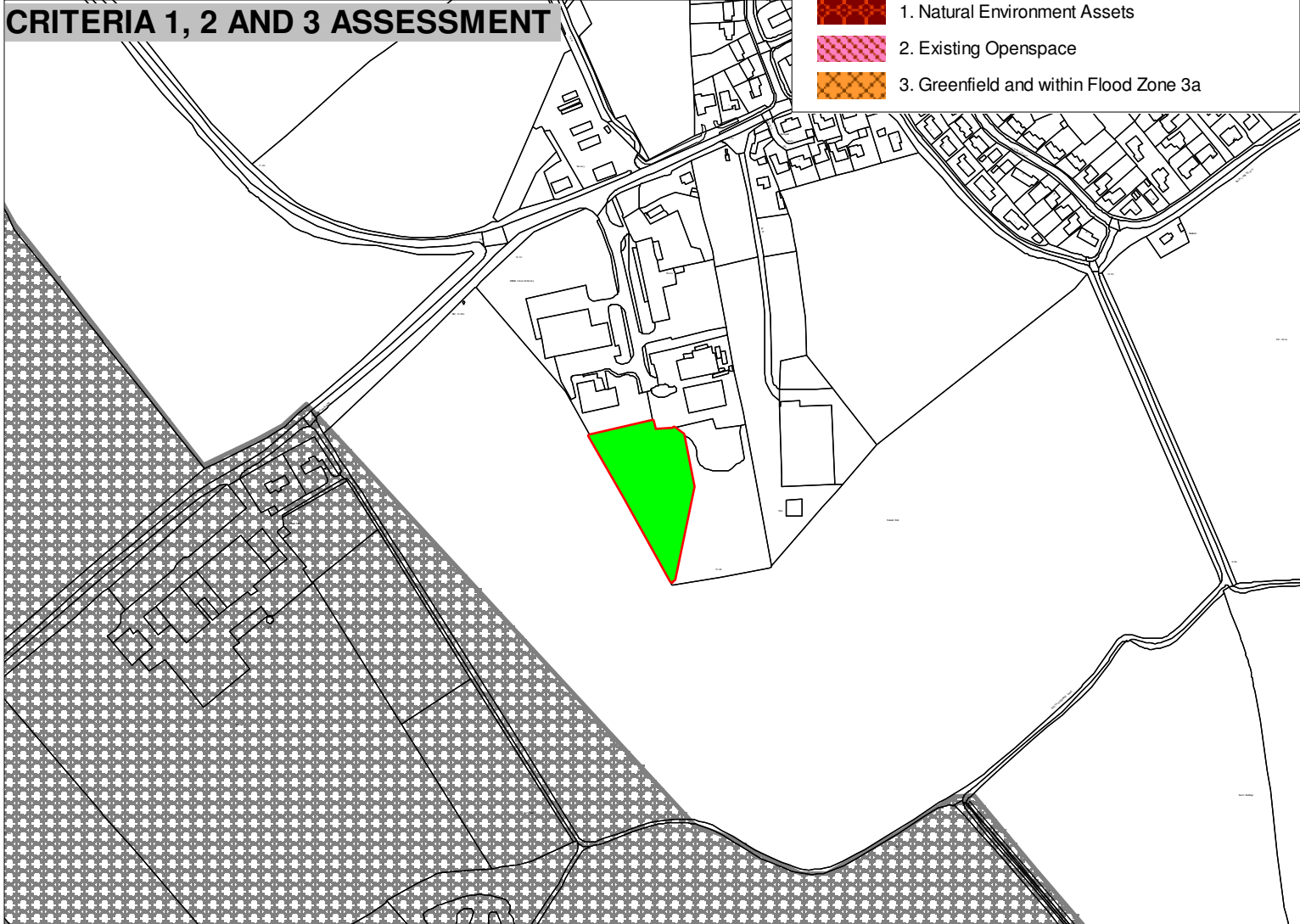


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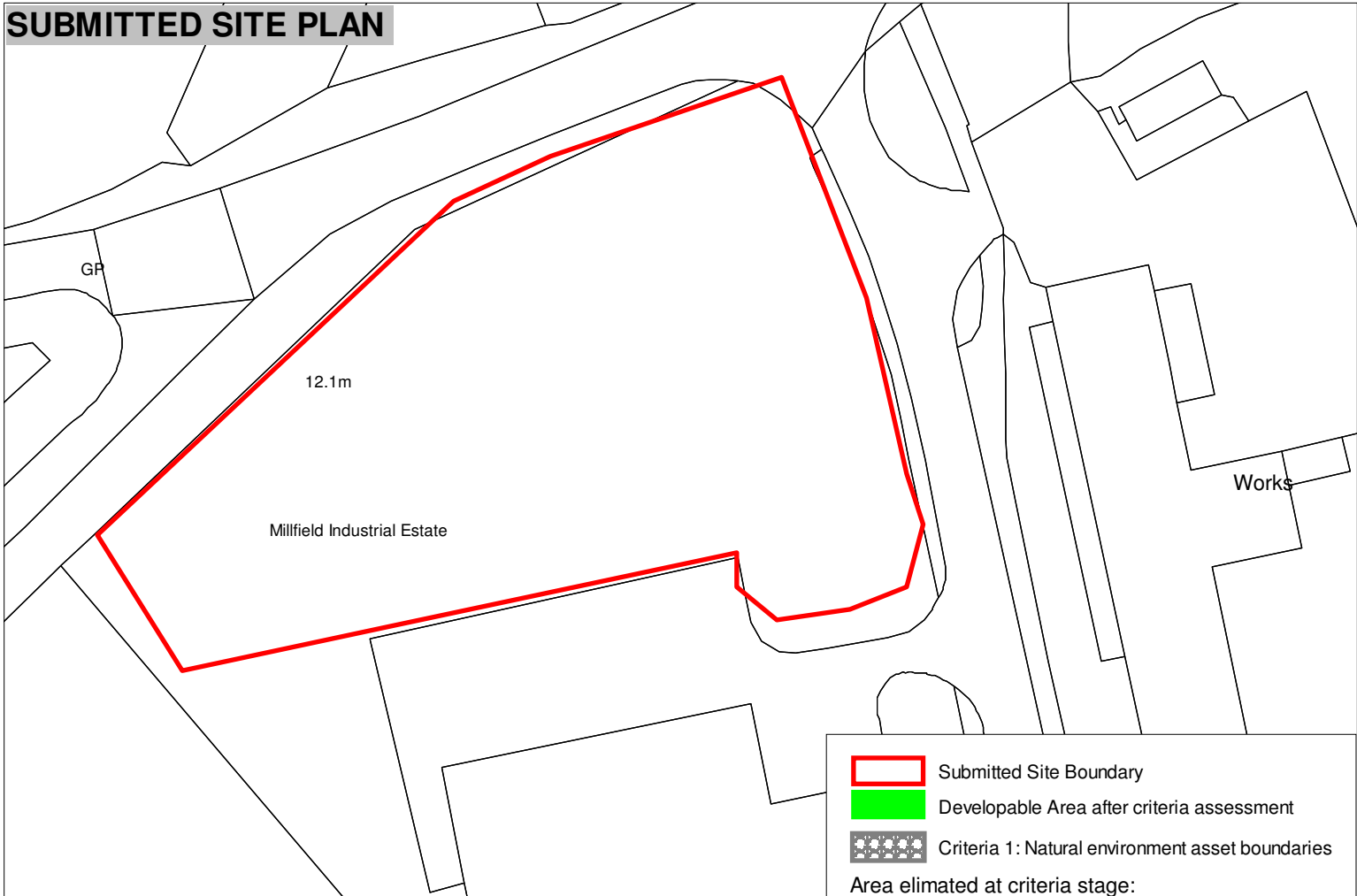


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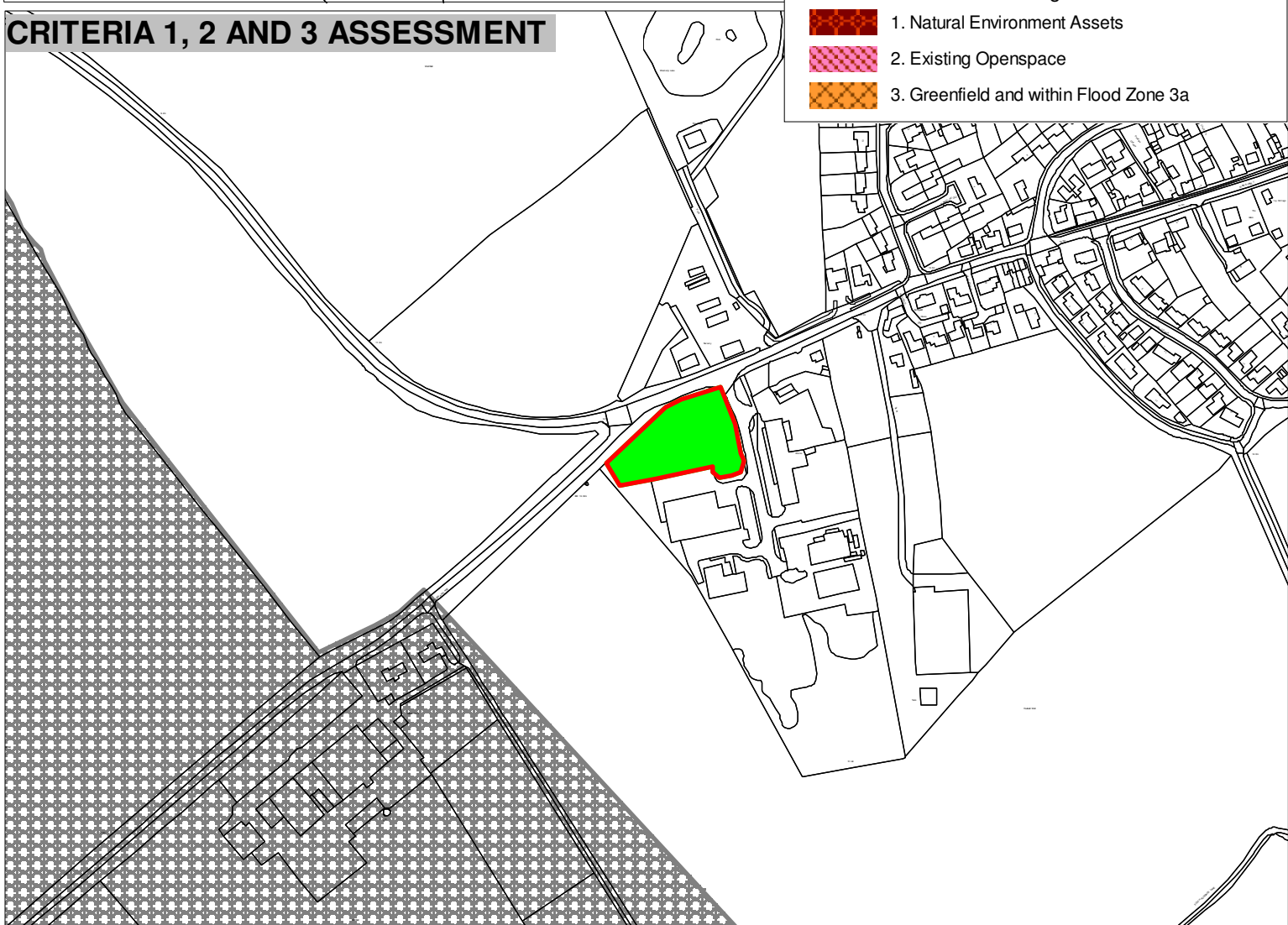
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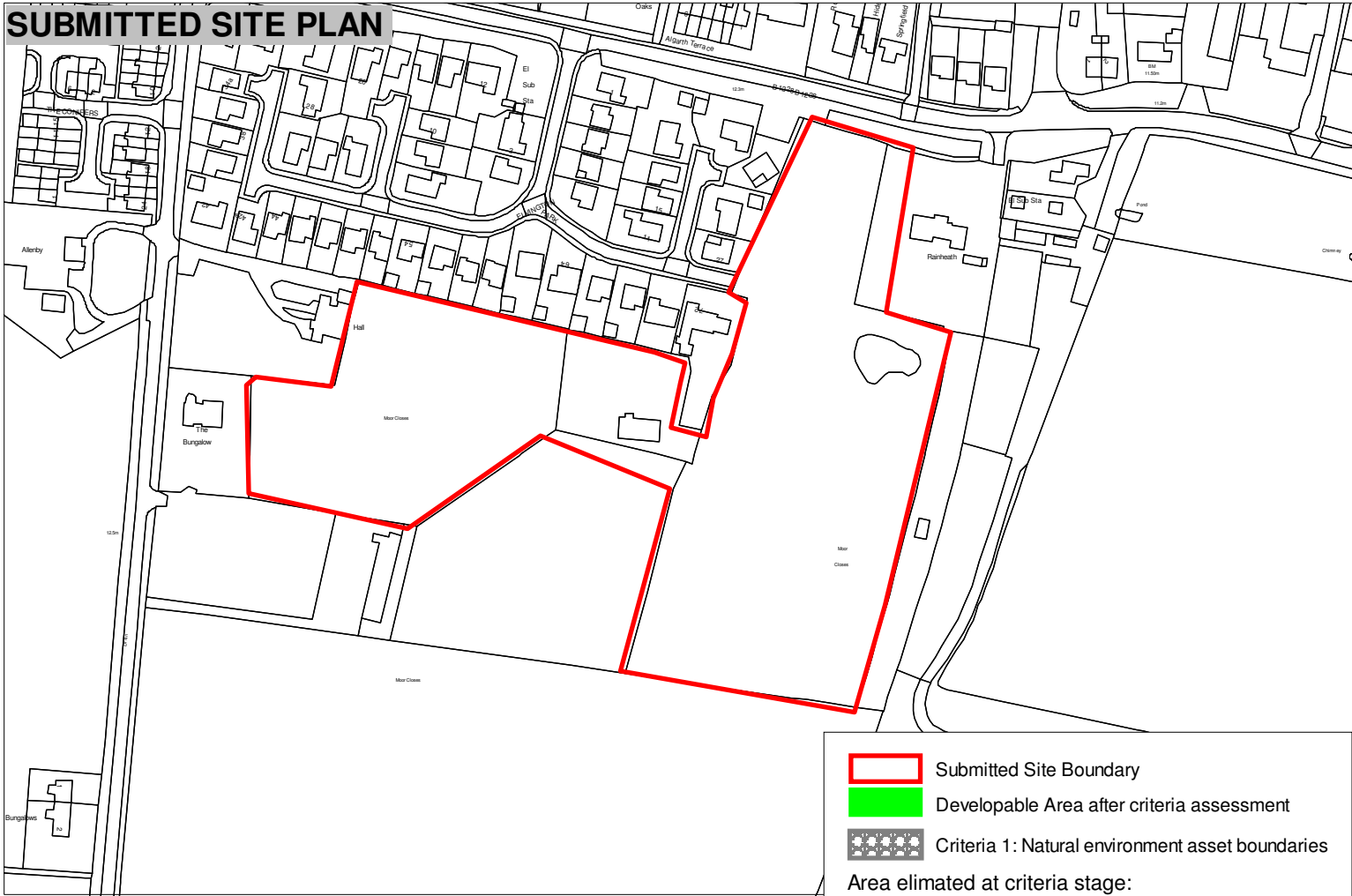


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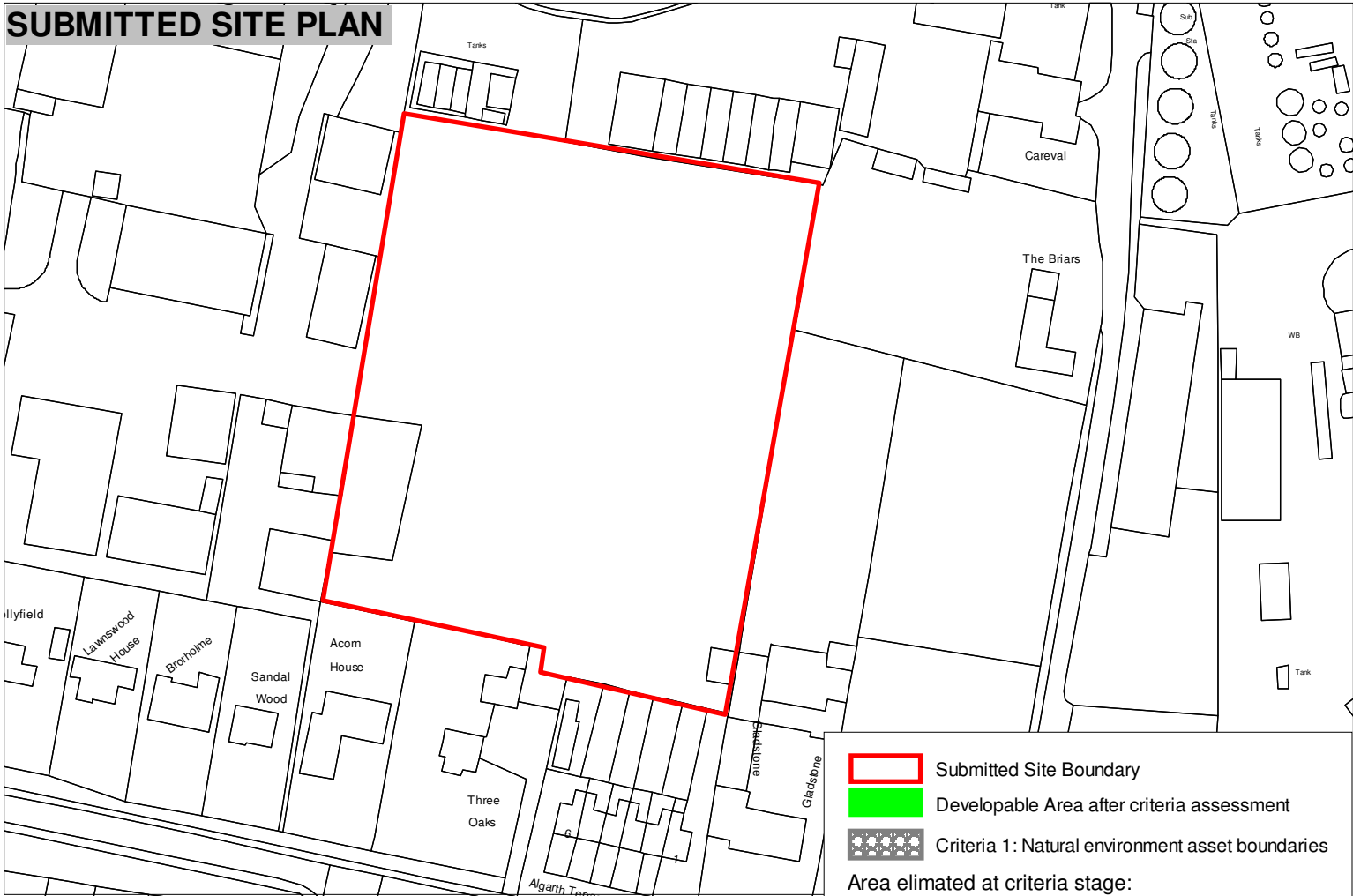
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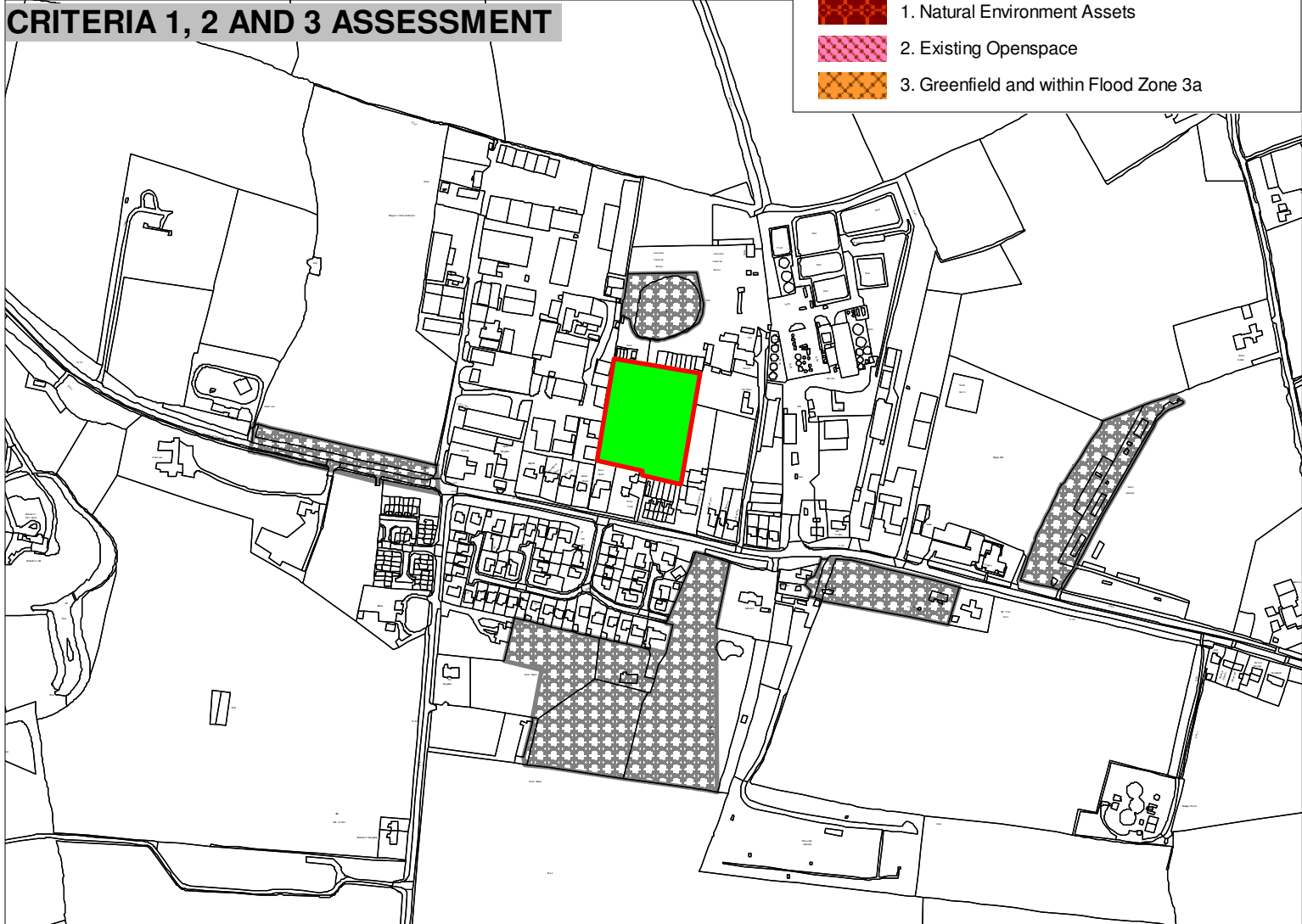
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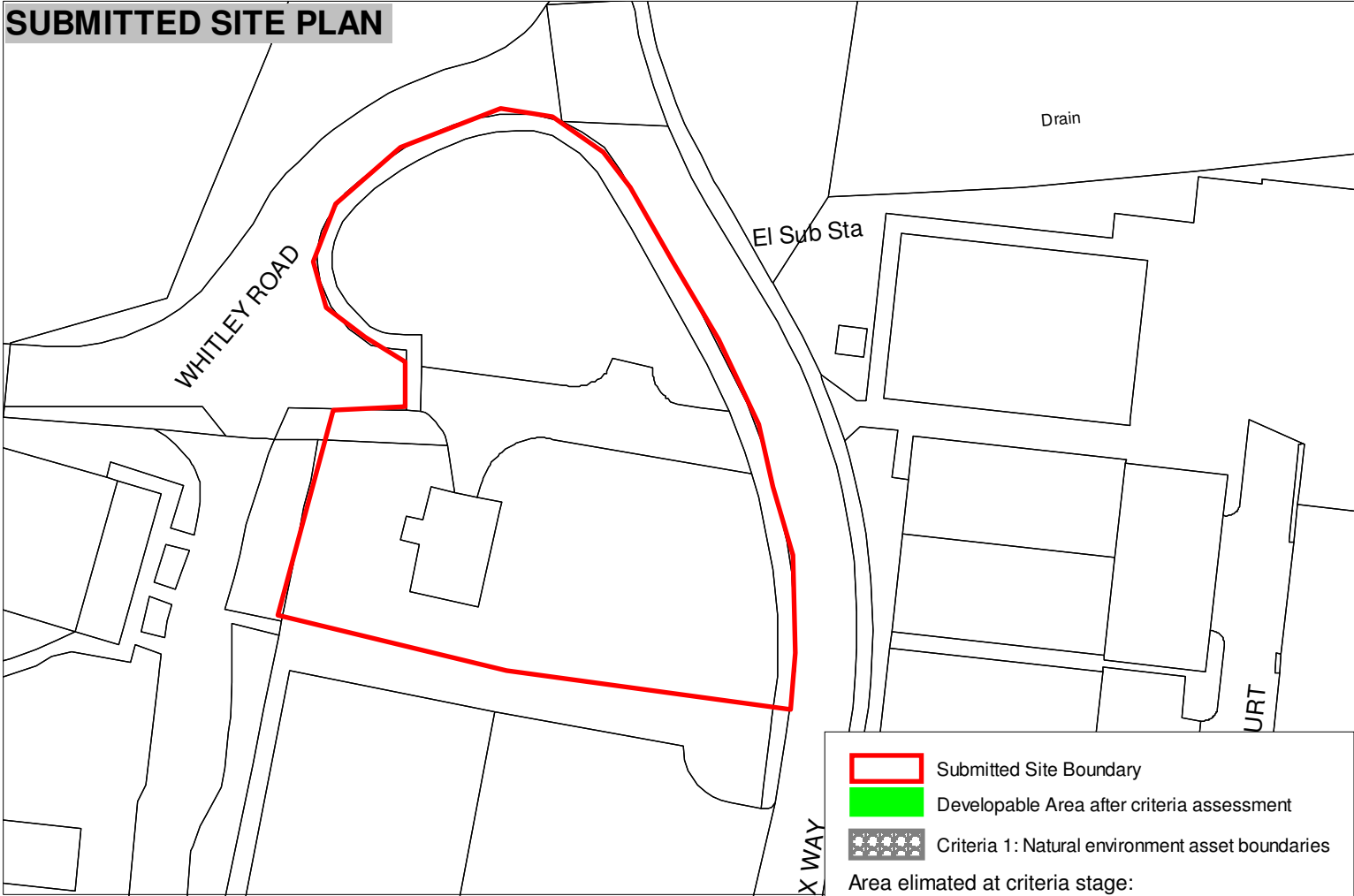


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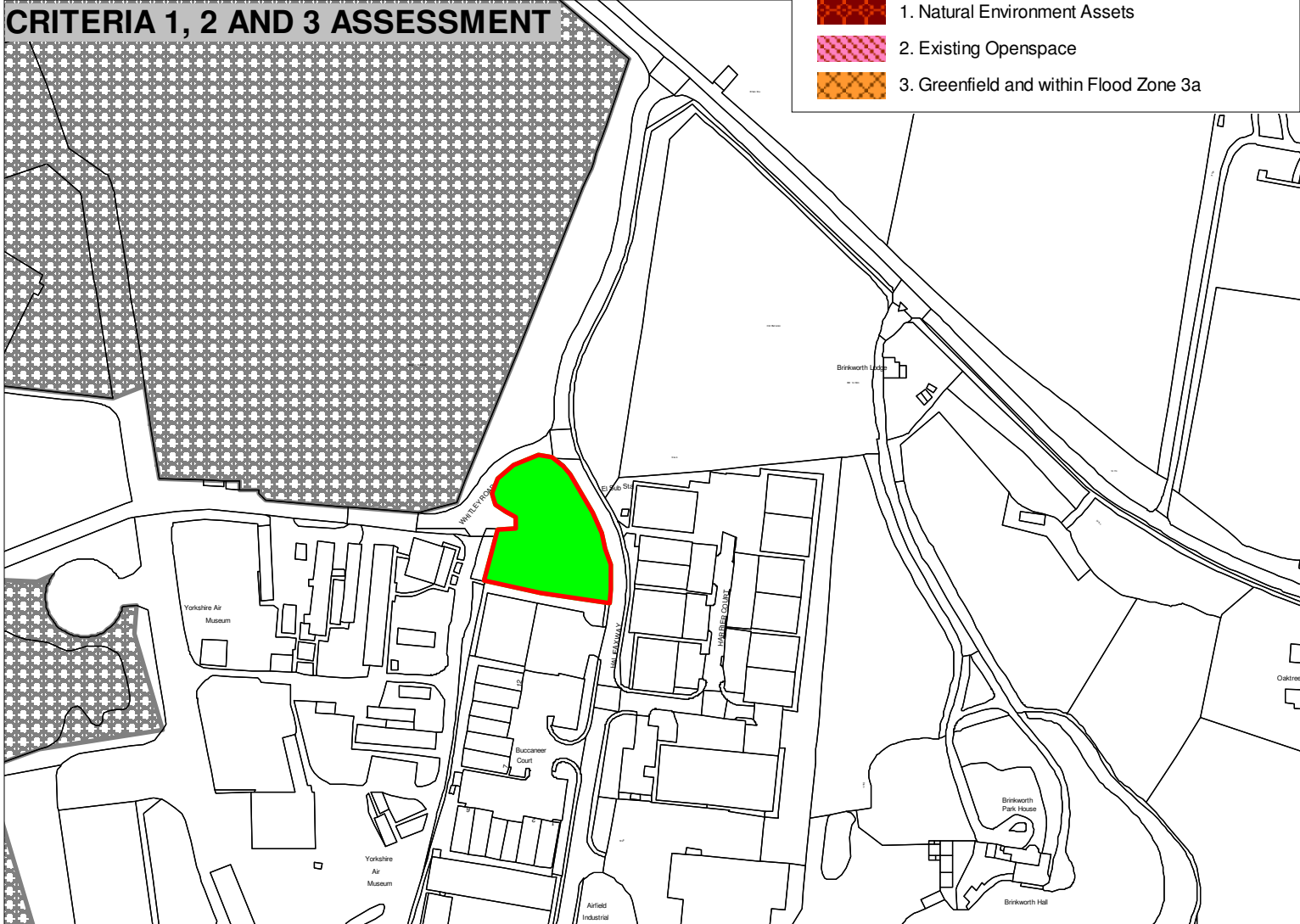
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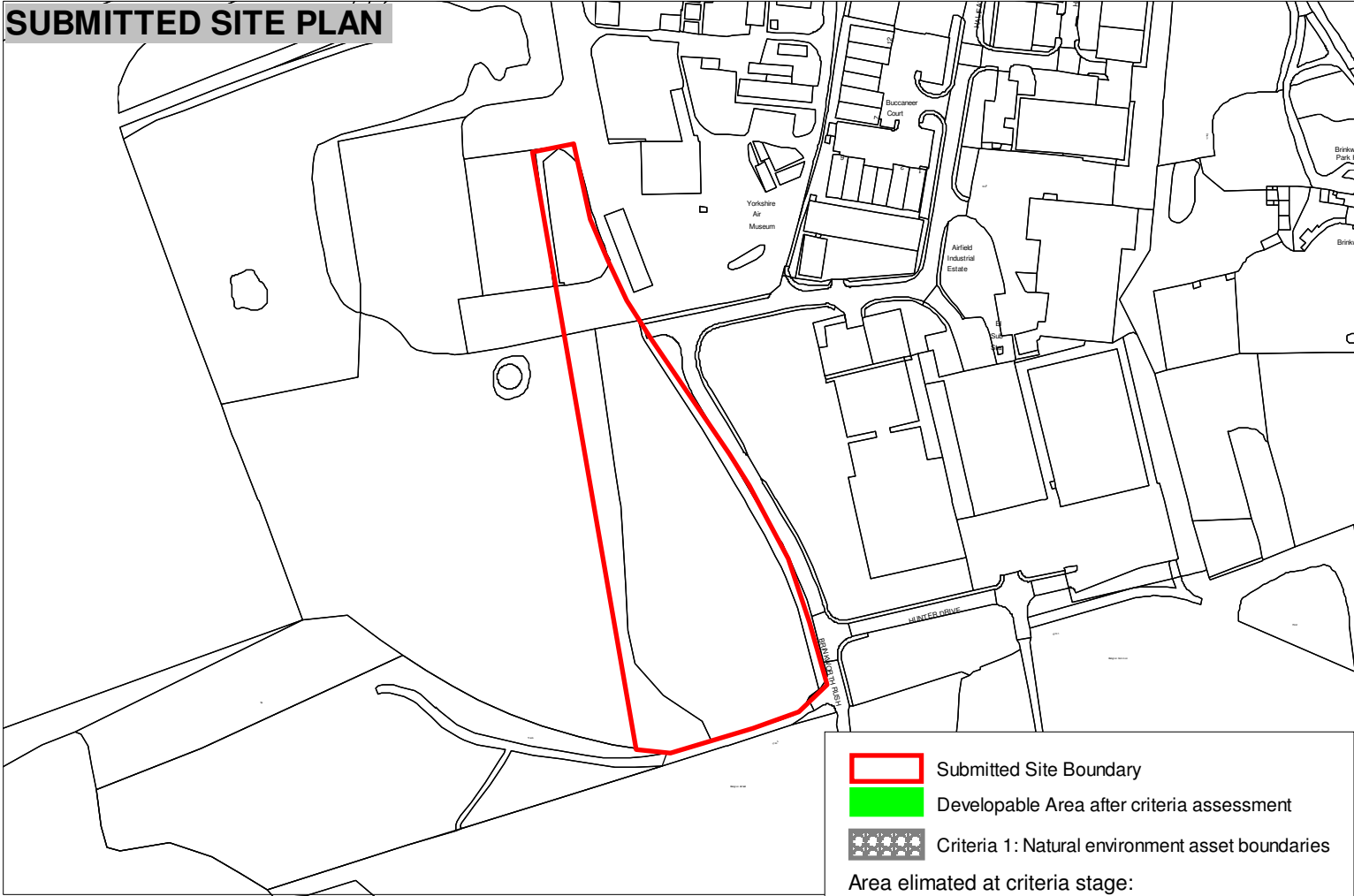
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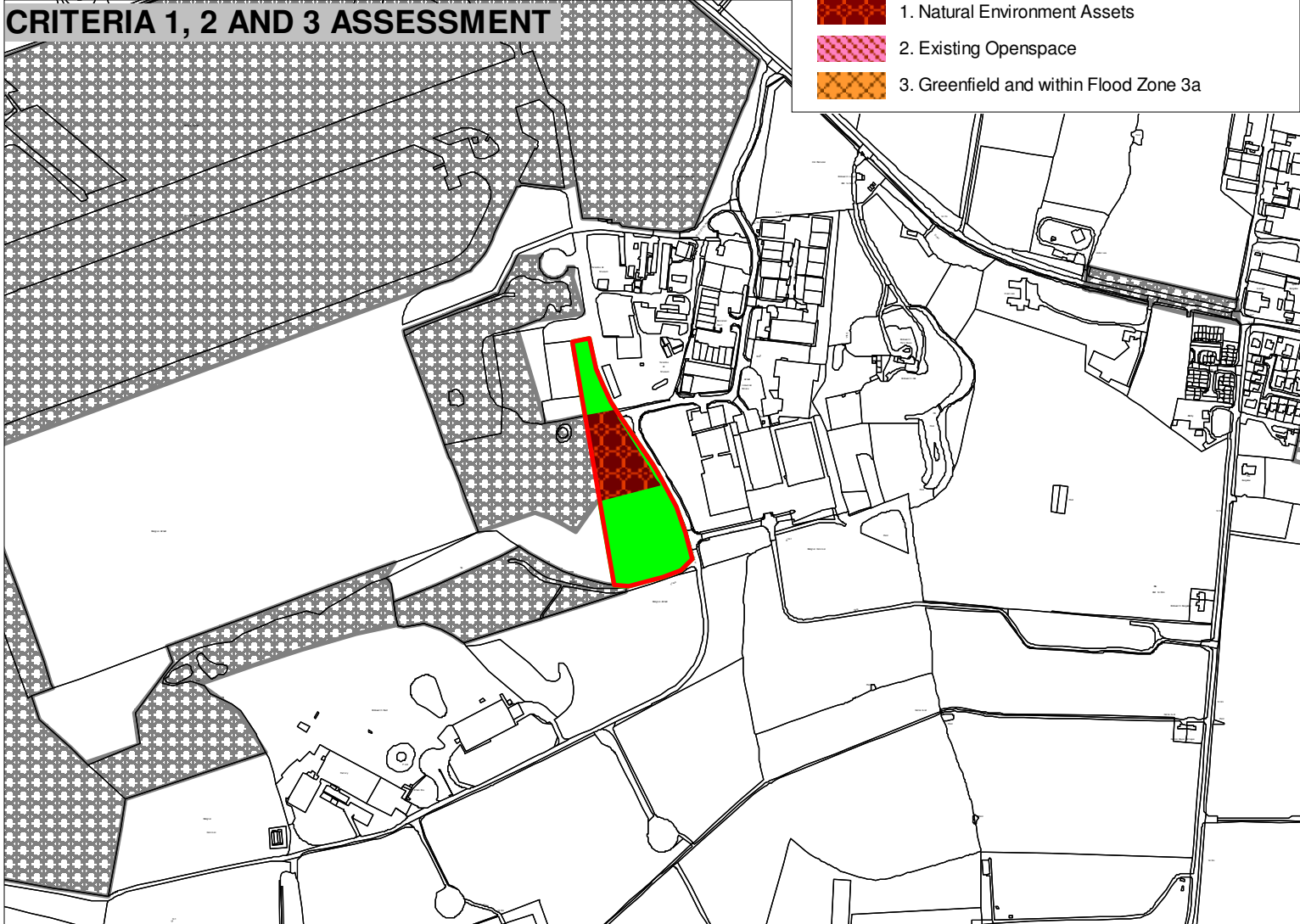


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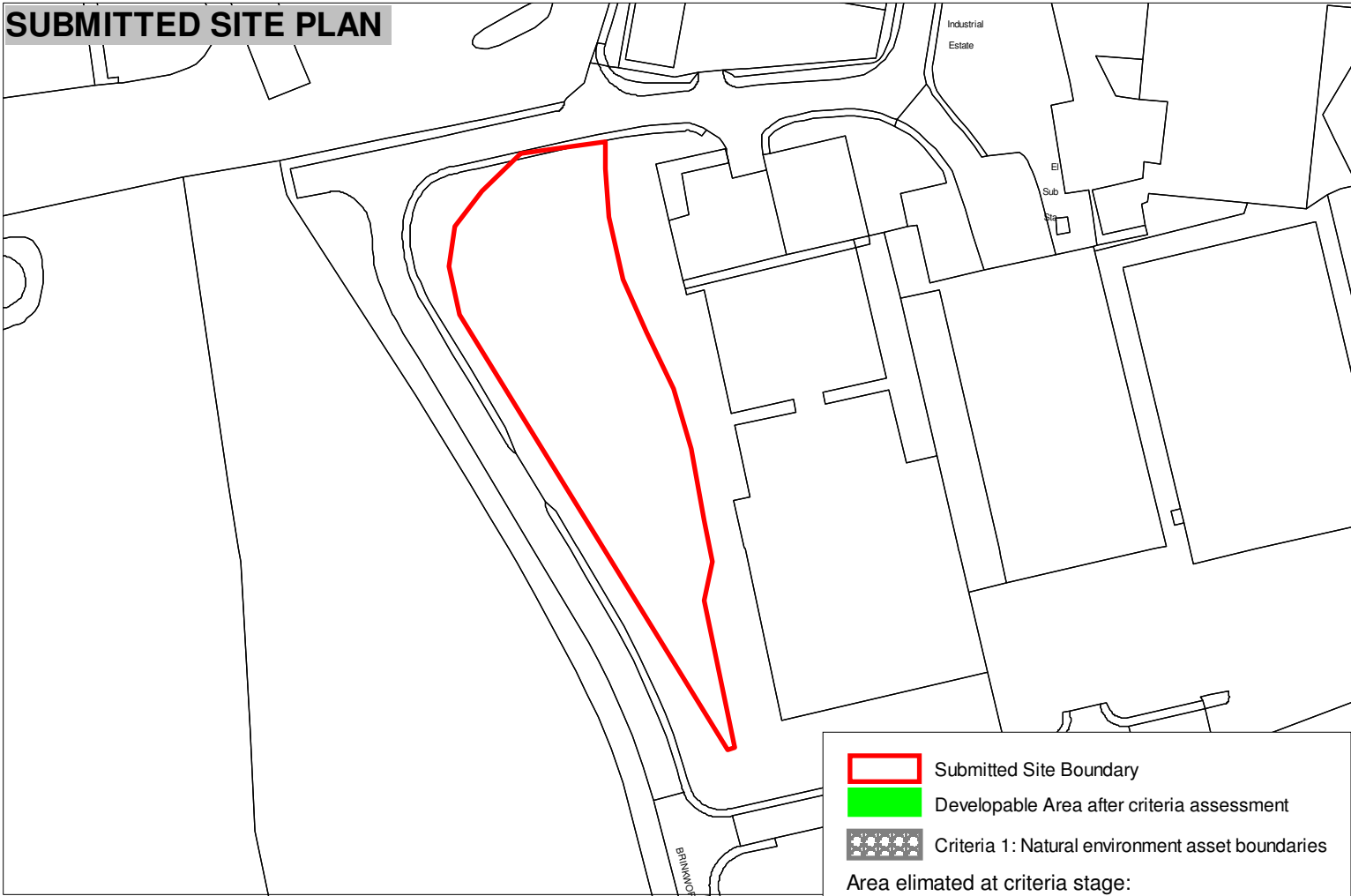








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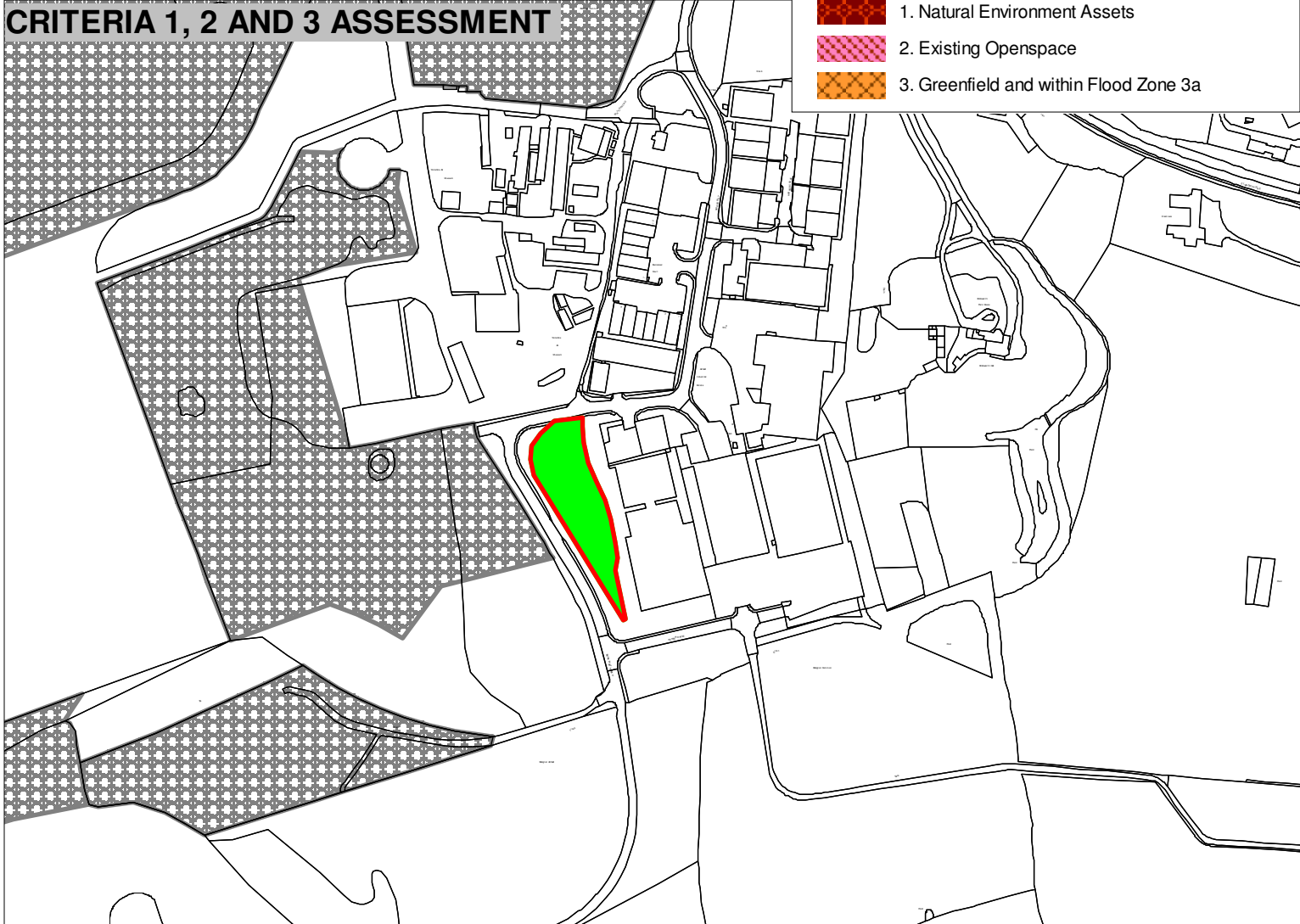


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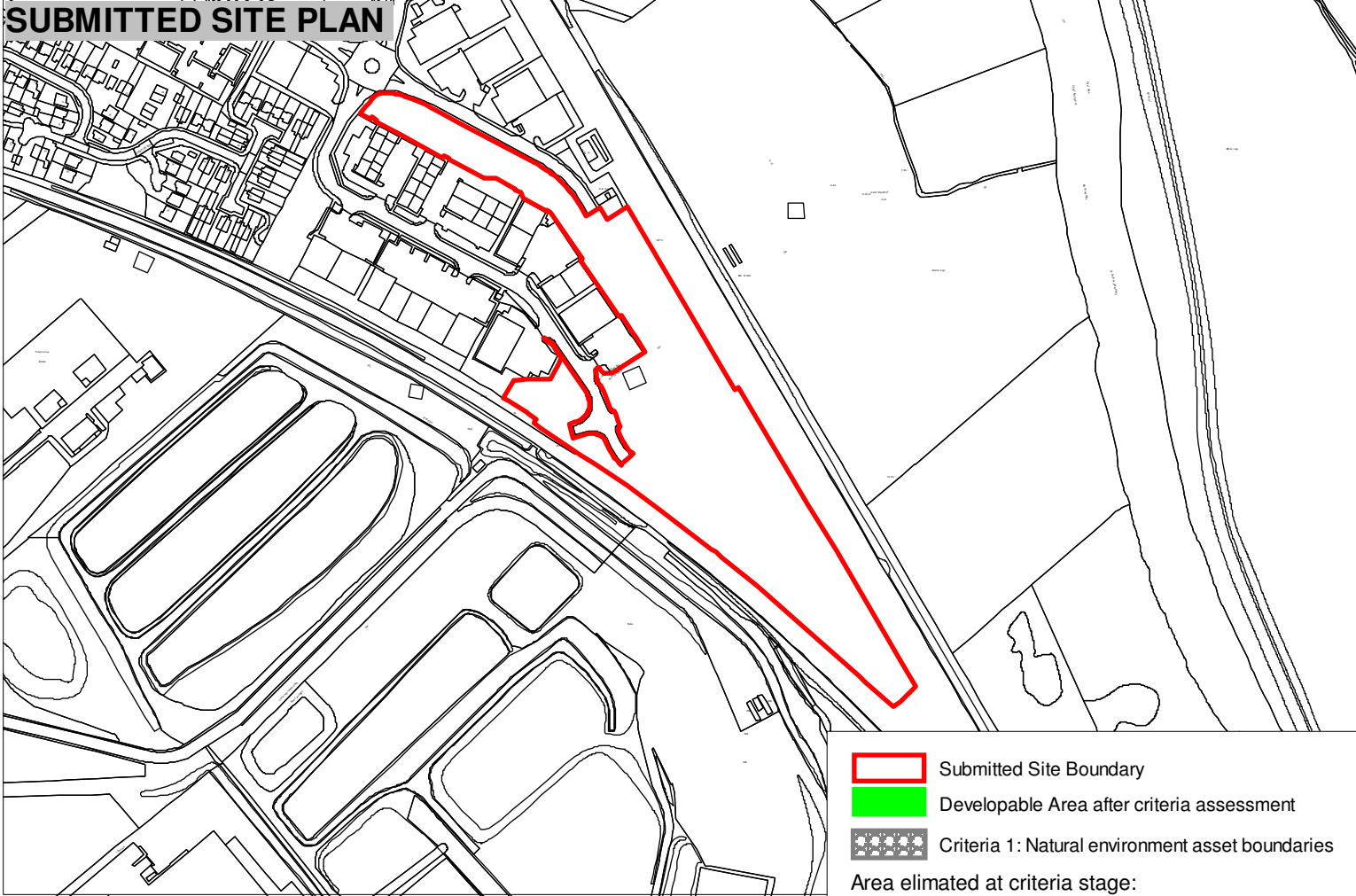








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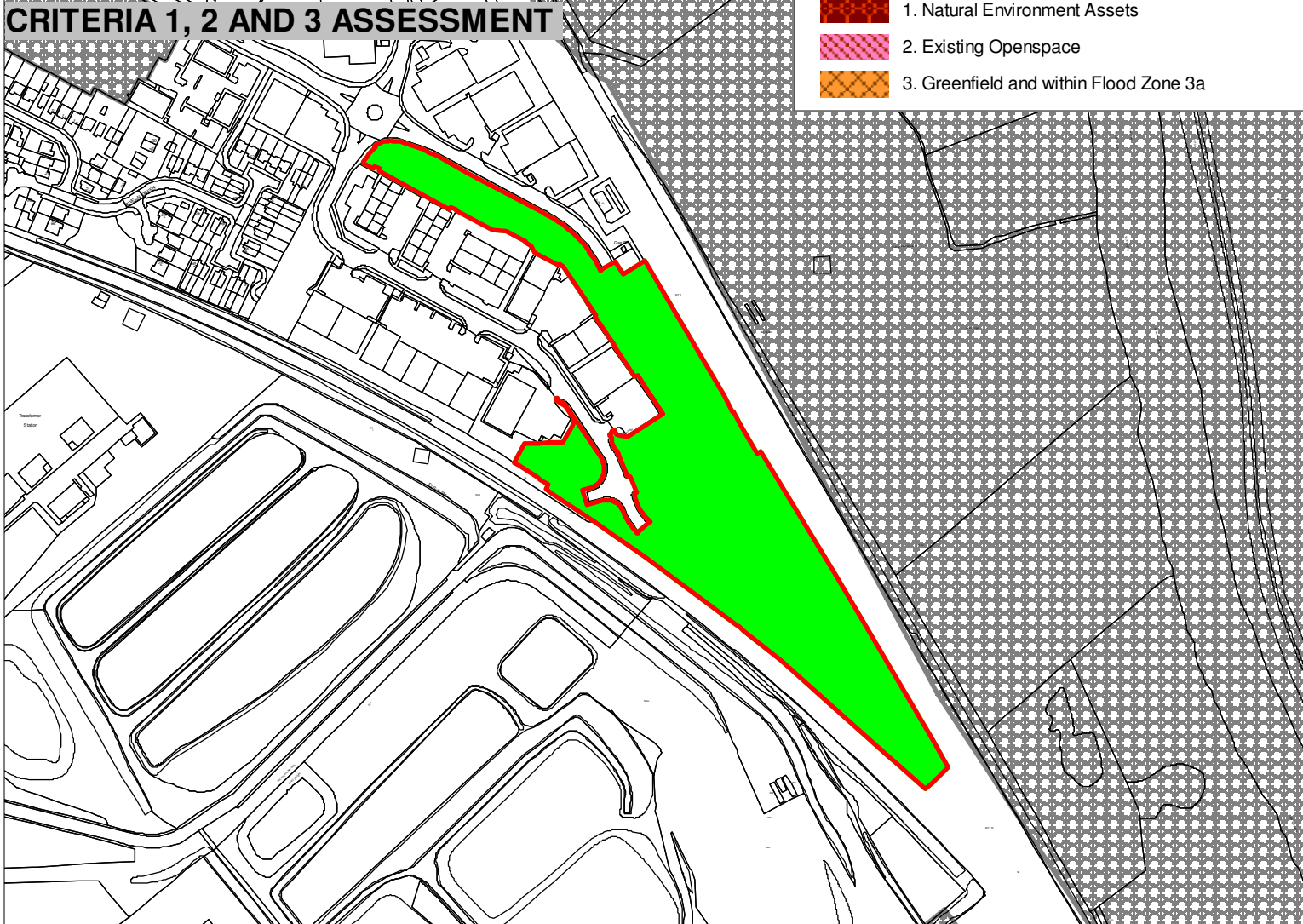


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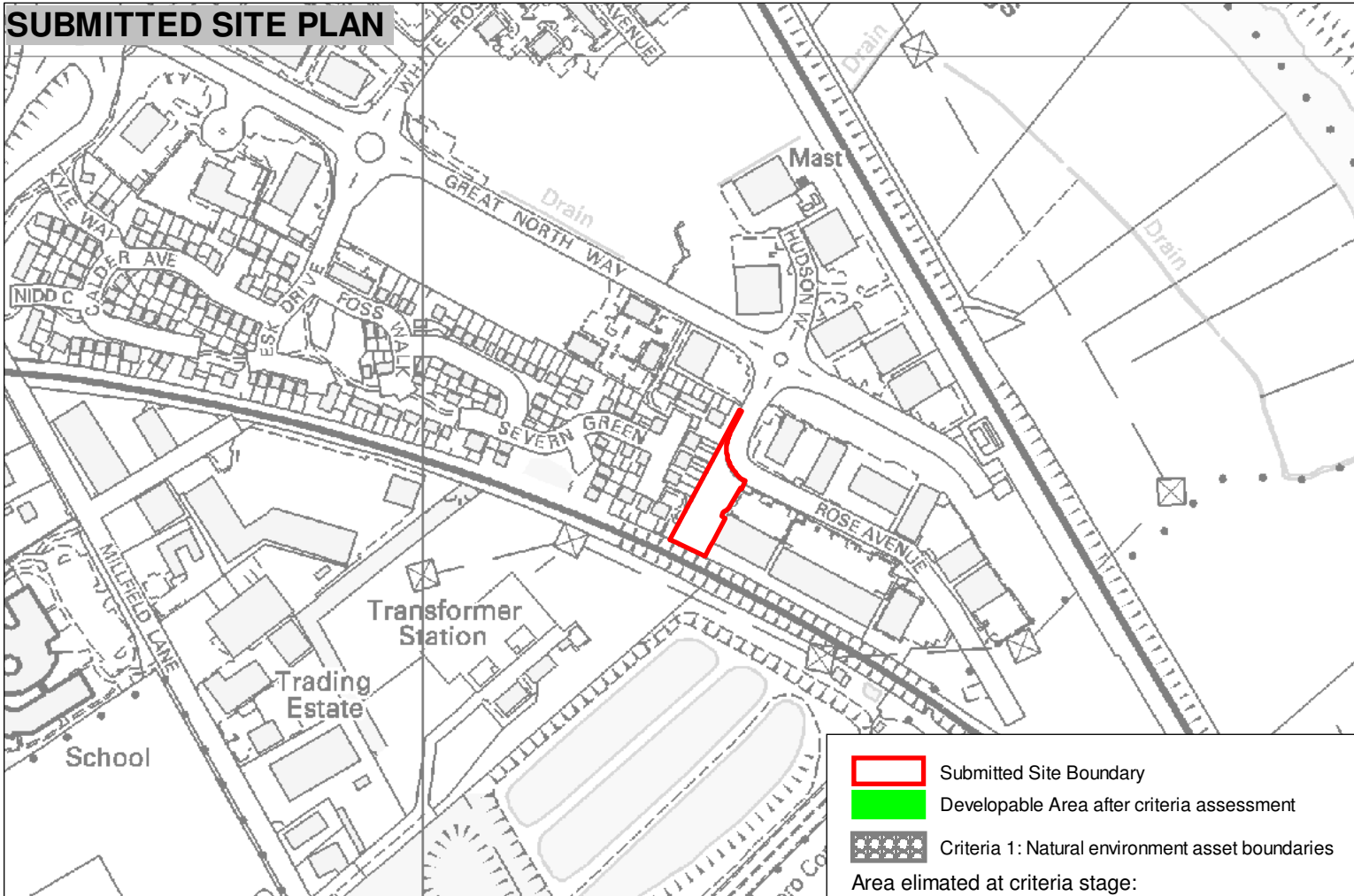


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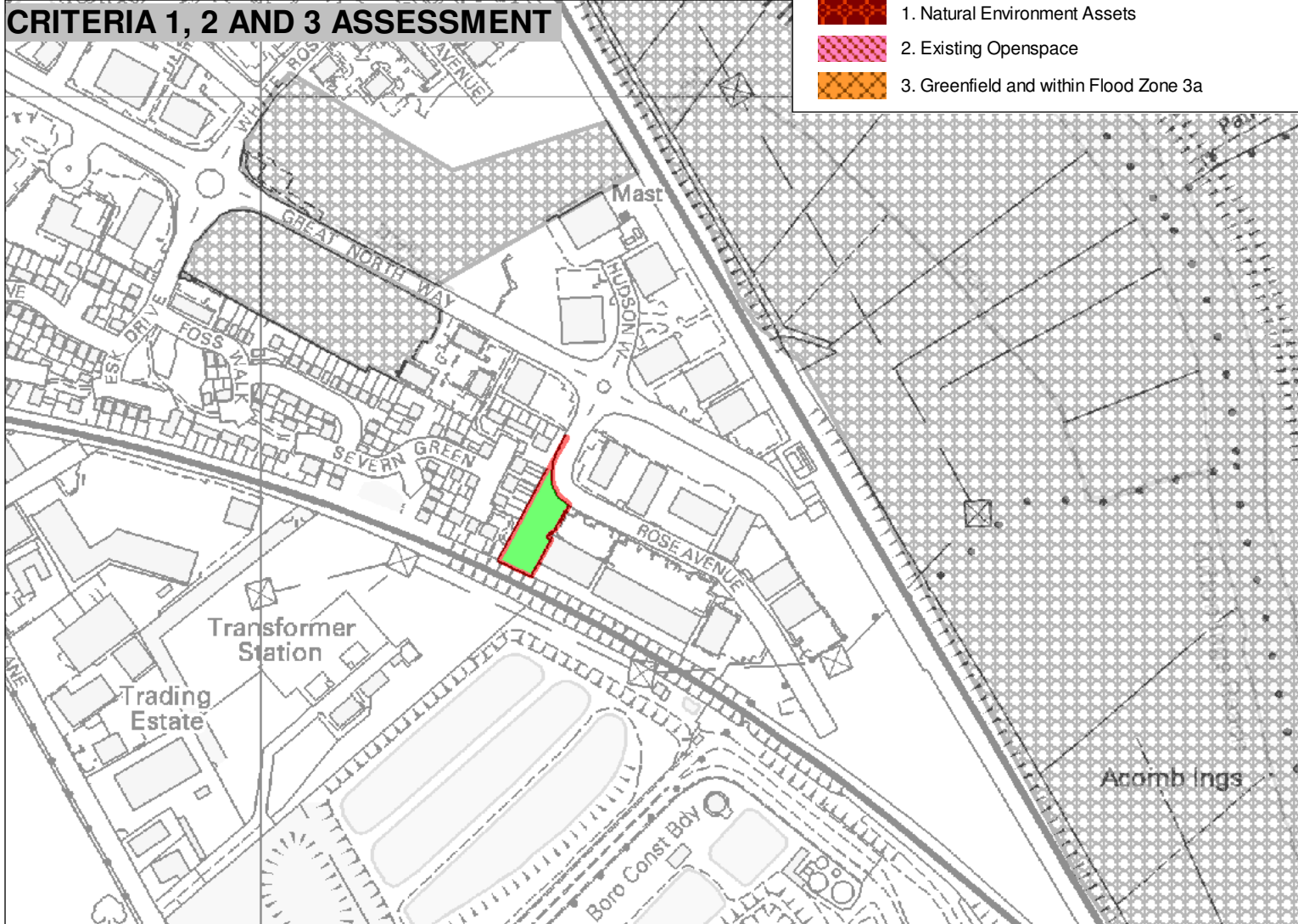
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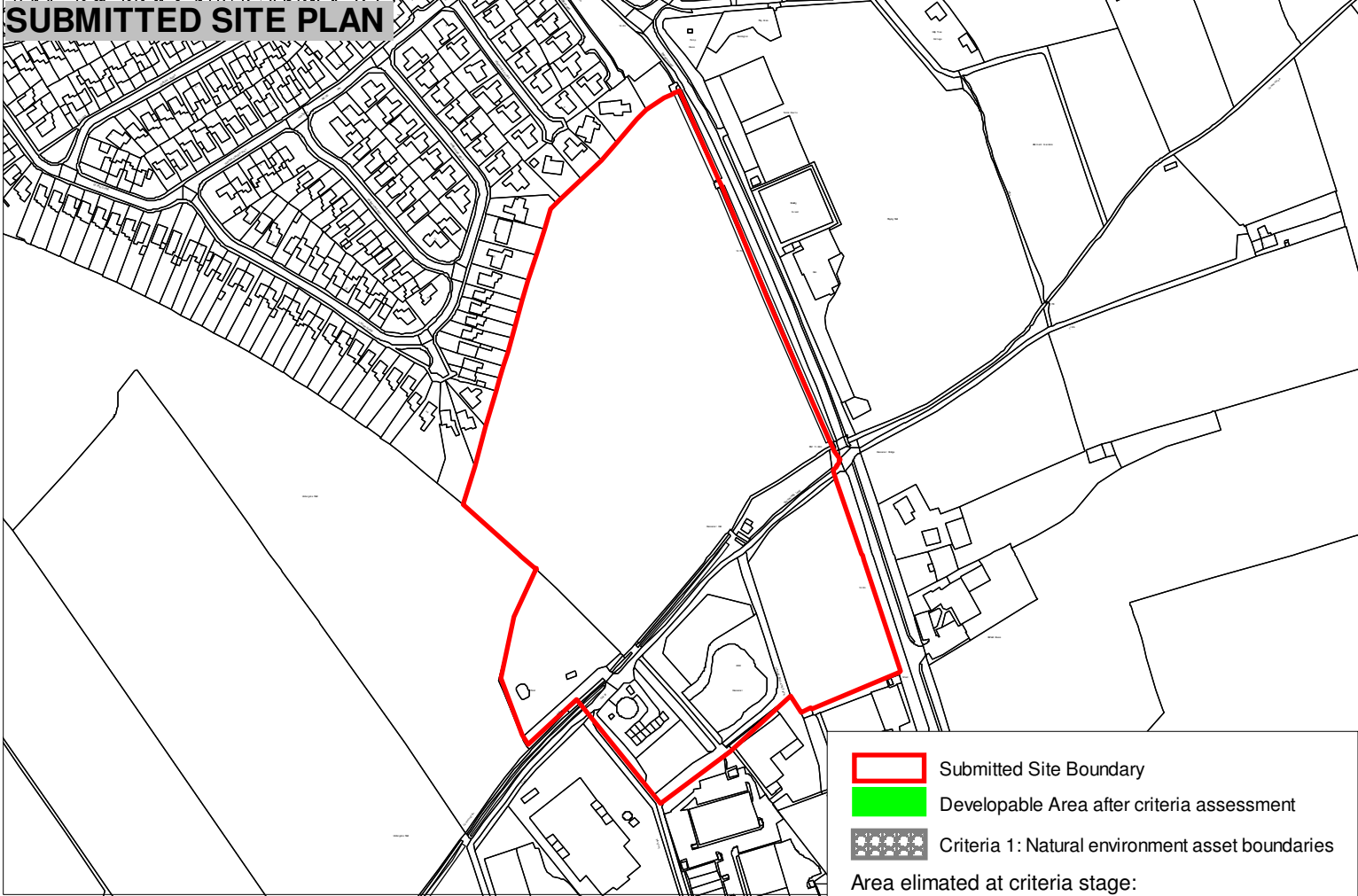
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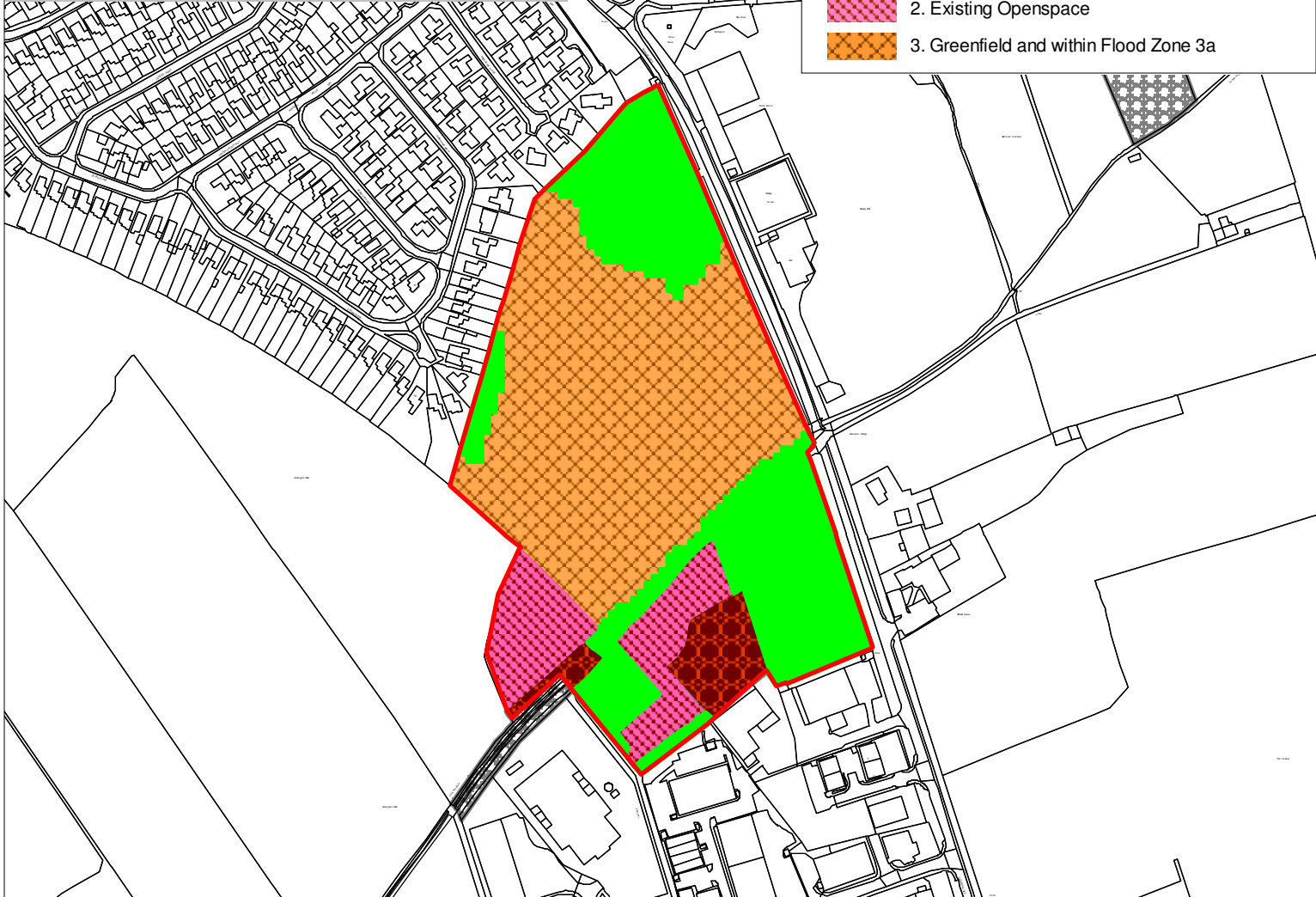
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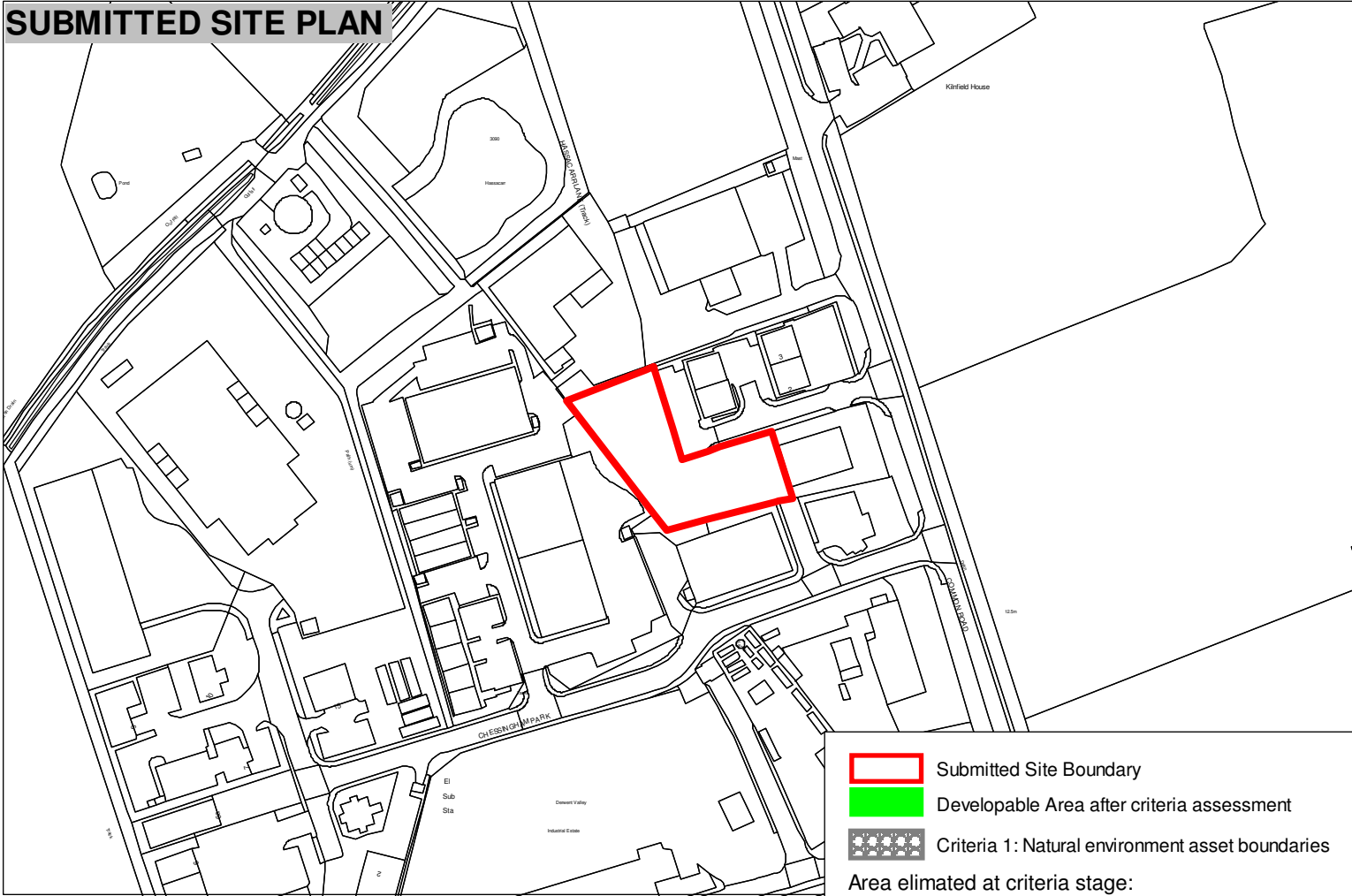








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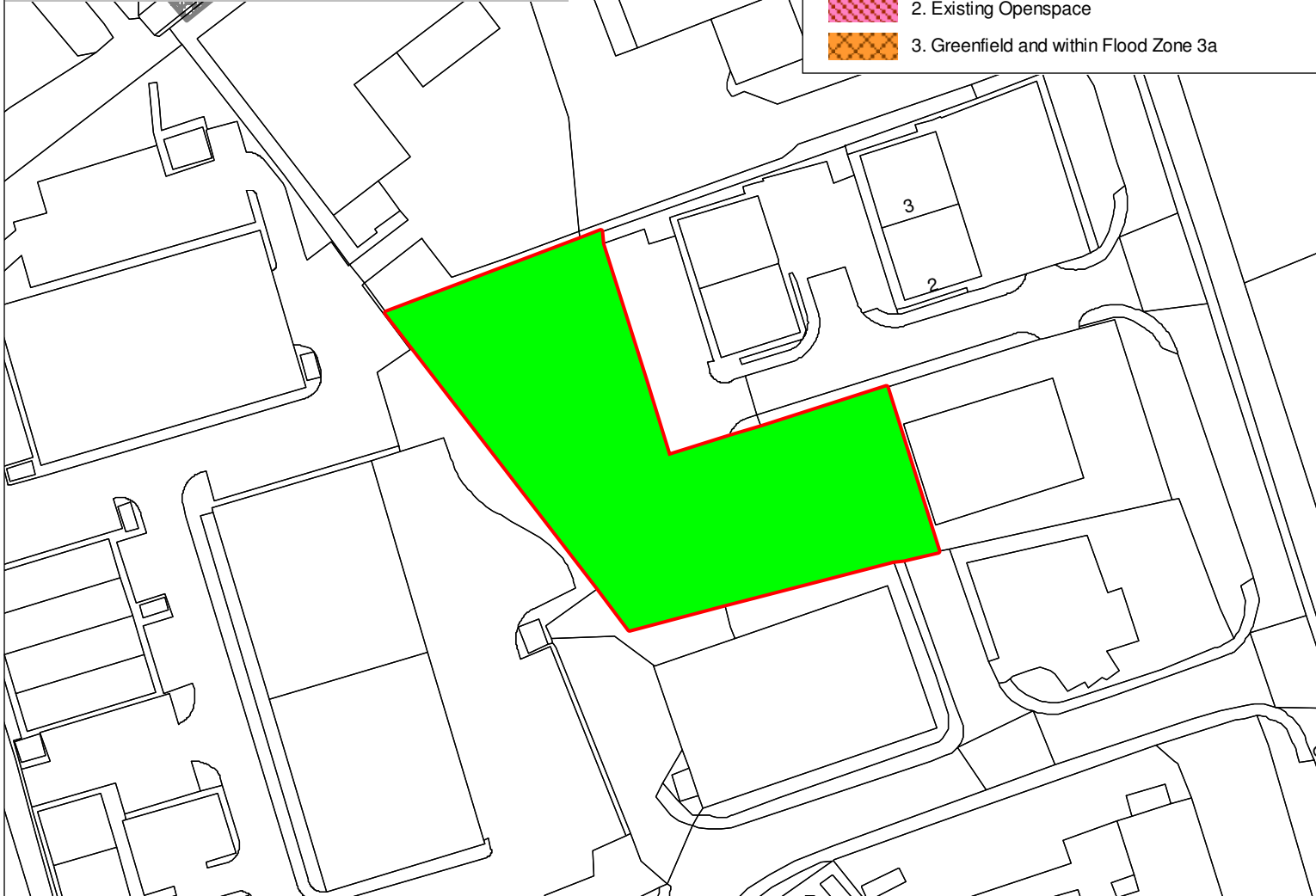
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CRITERIA 1, 2 AND 3 ASSESSMENT



Site Selection Technical Paper (June 2013)

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



Real Estate

Site Selection Key:

Sites Suitable for Employment (Shortlisted)



Sites Unsuitable for Employment



Pending further information



Annex 16 Contents:

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Sites Analysis - Selection Stage 1 Sites

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

Potential Employment Site Analysis - Selection Stage 2 Sites

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

Potential Employment Site Analysis - Selection Stage 2 Sites

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

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

Potential Employment/Mixed use Potential on Strategic Sites

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

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

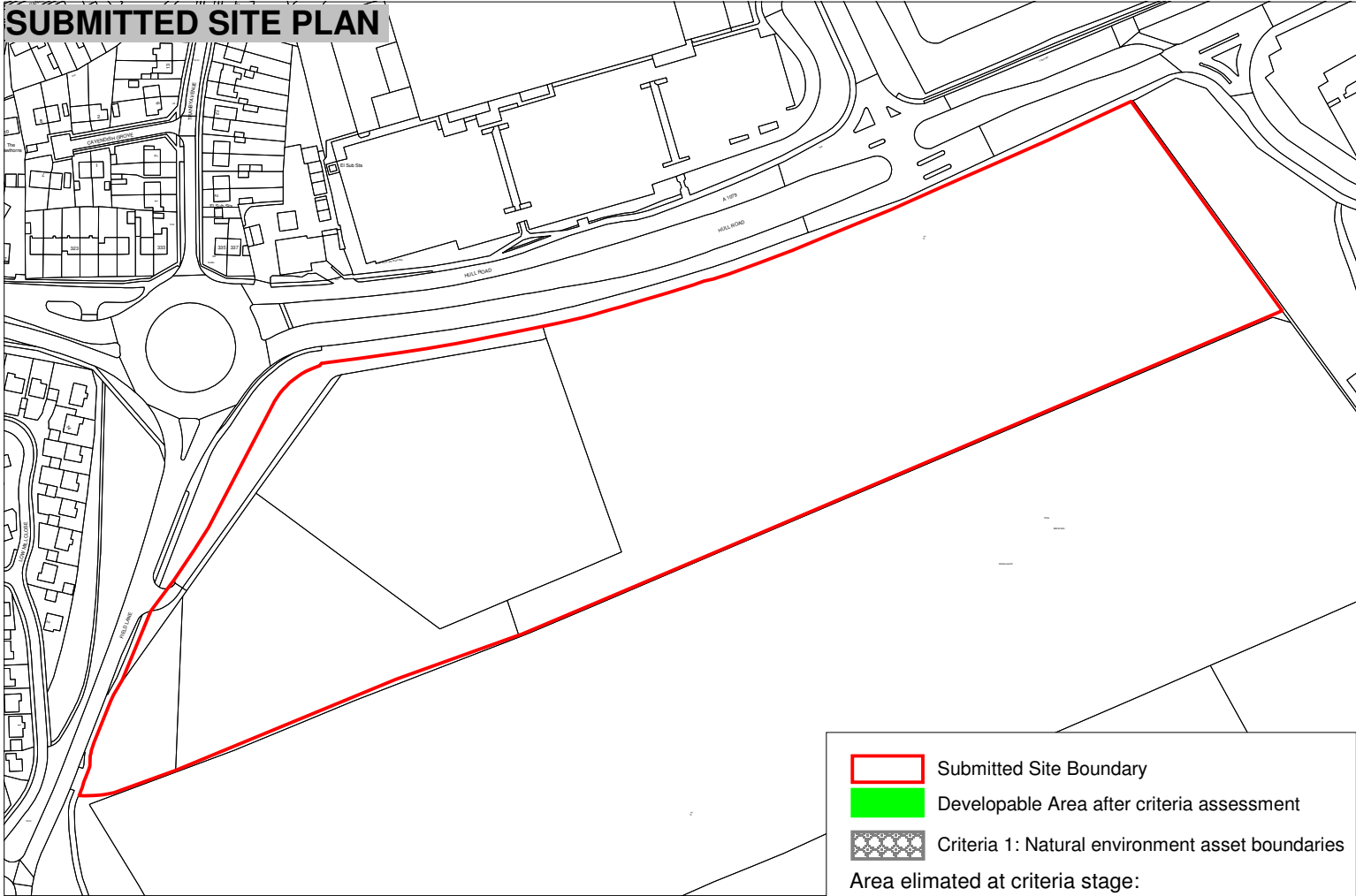
Environmental Sustainability and Strategic Planning

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

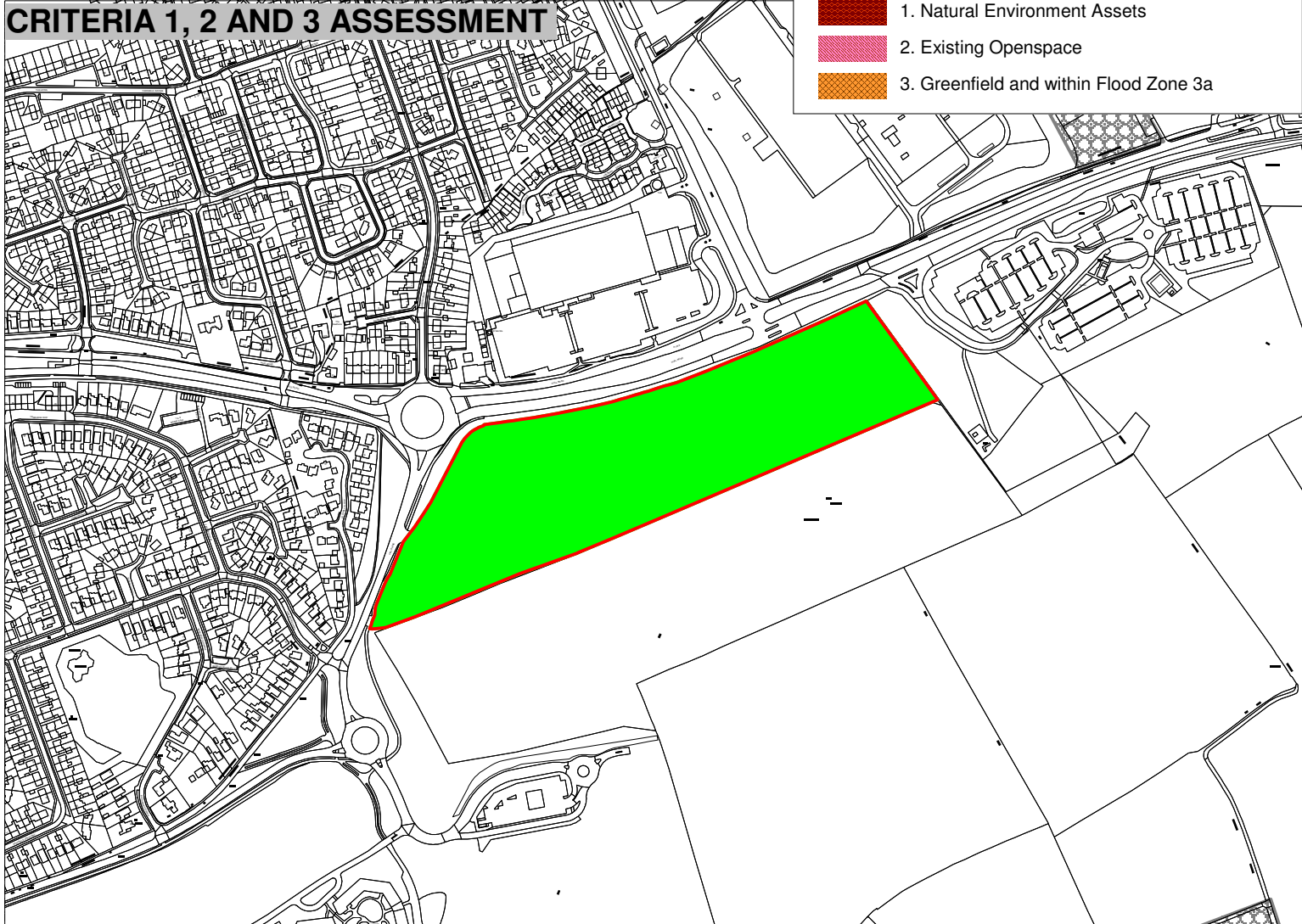
Developable Area after criteria assessment

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

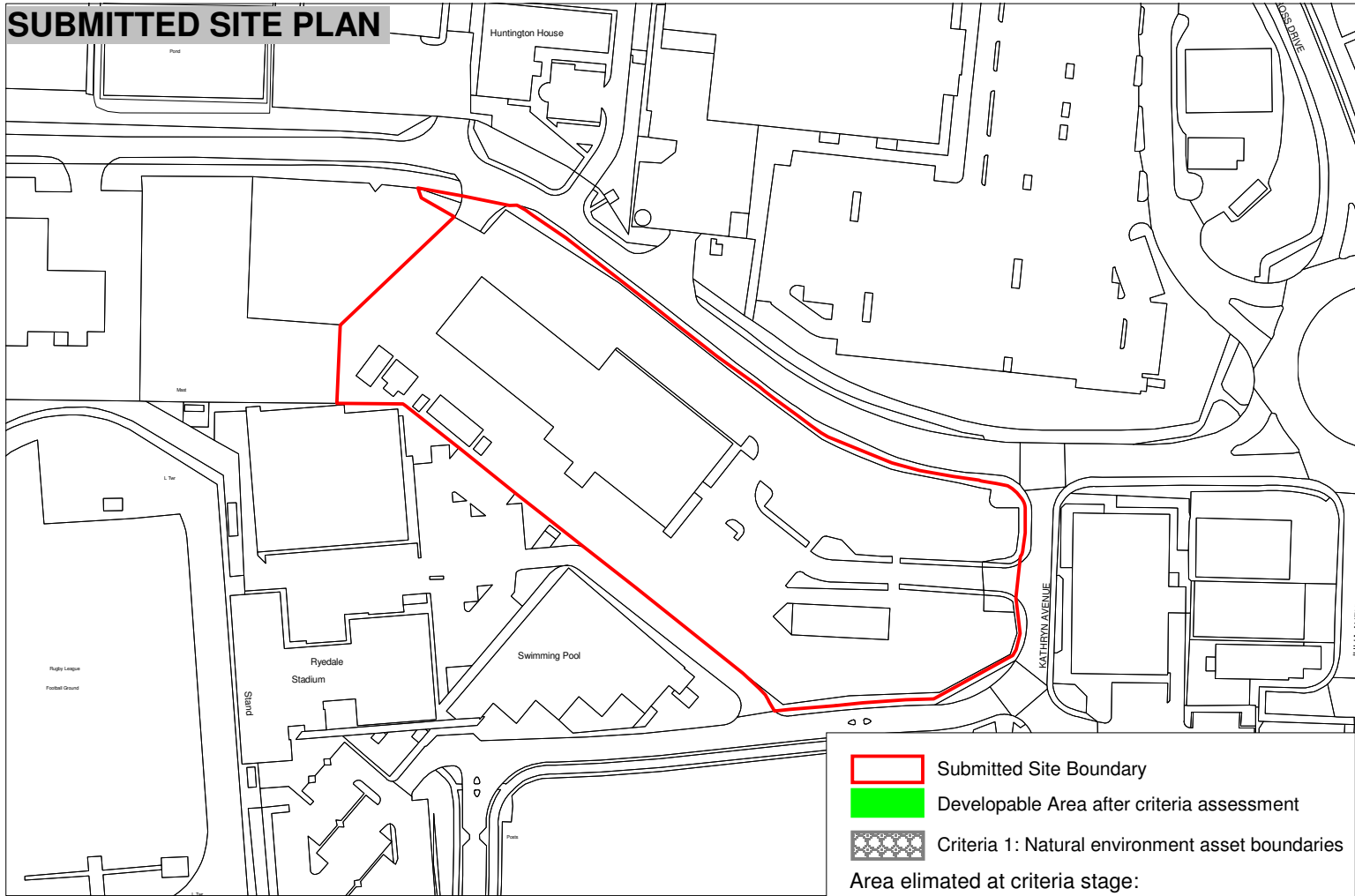
Environmental Sustainability and Strategic Planning

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

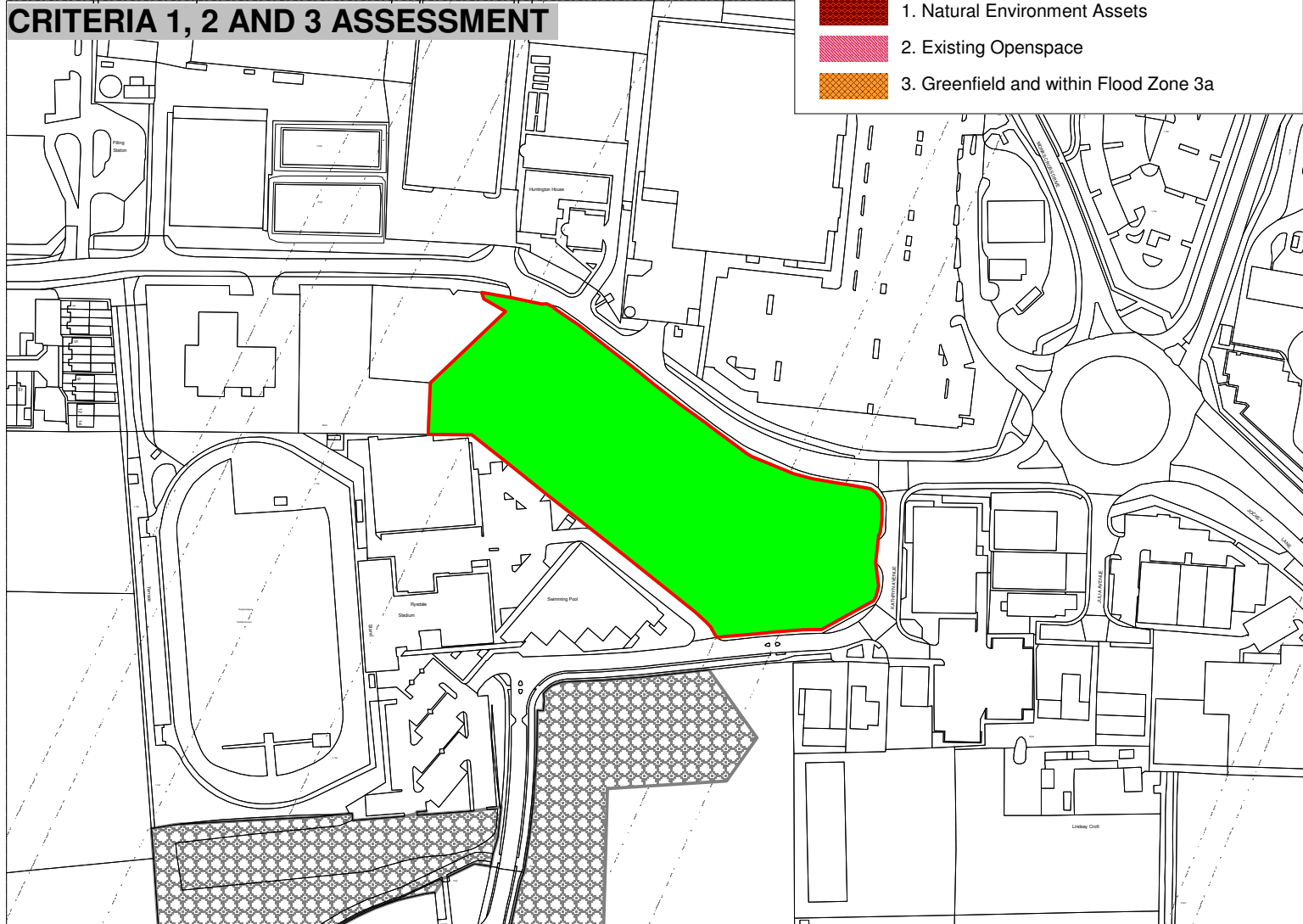
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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

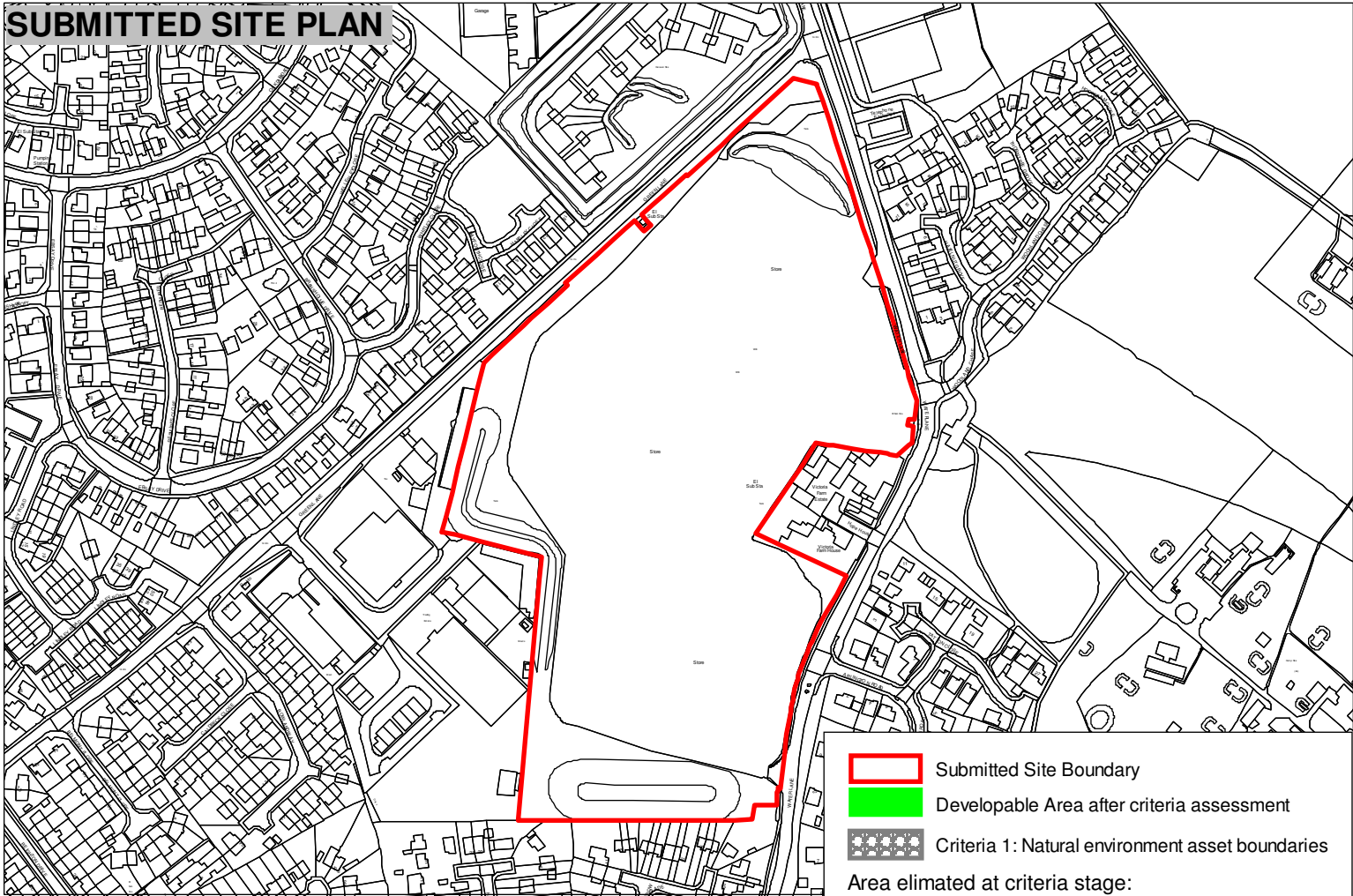
Environmental Sustainability and Strategic Planning







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

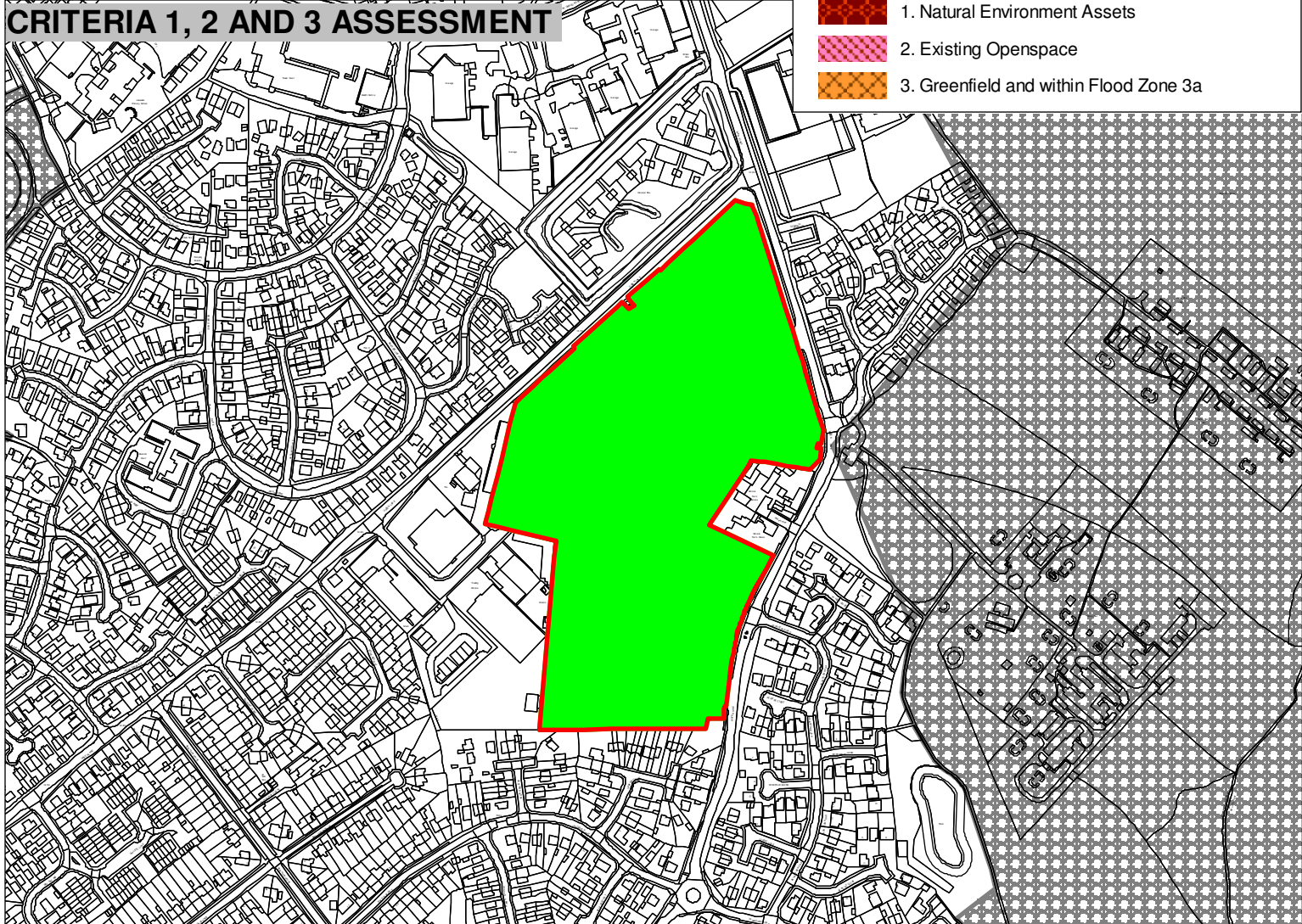
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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: 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

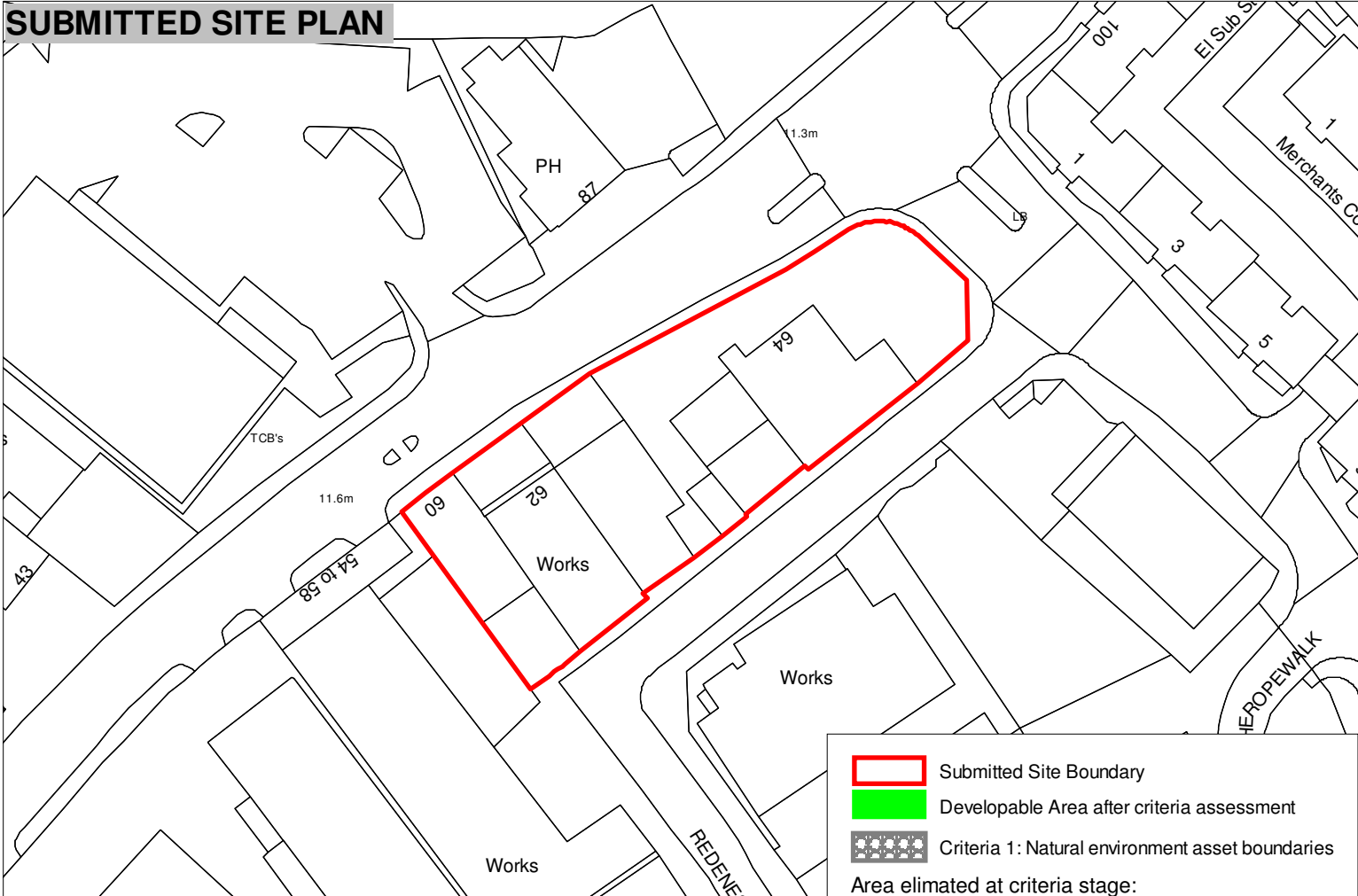
Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality 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

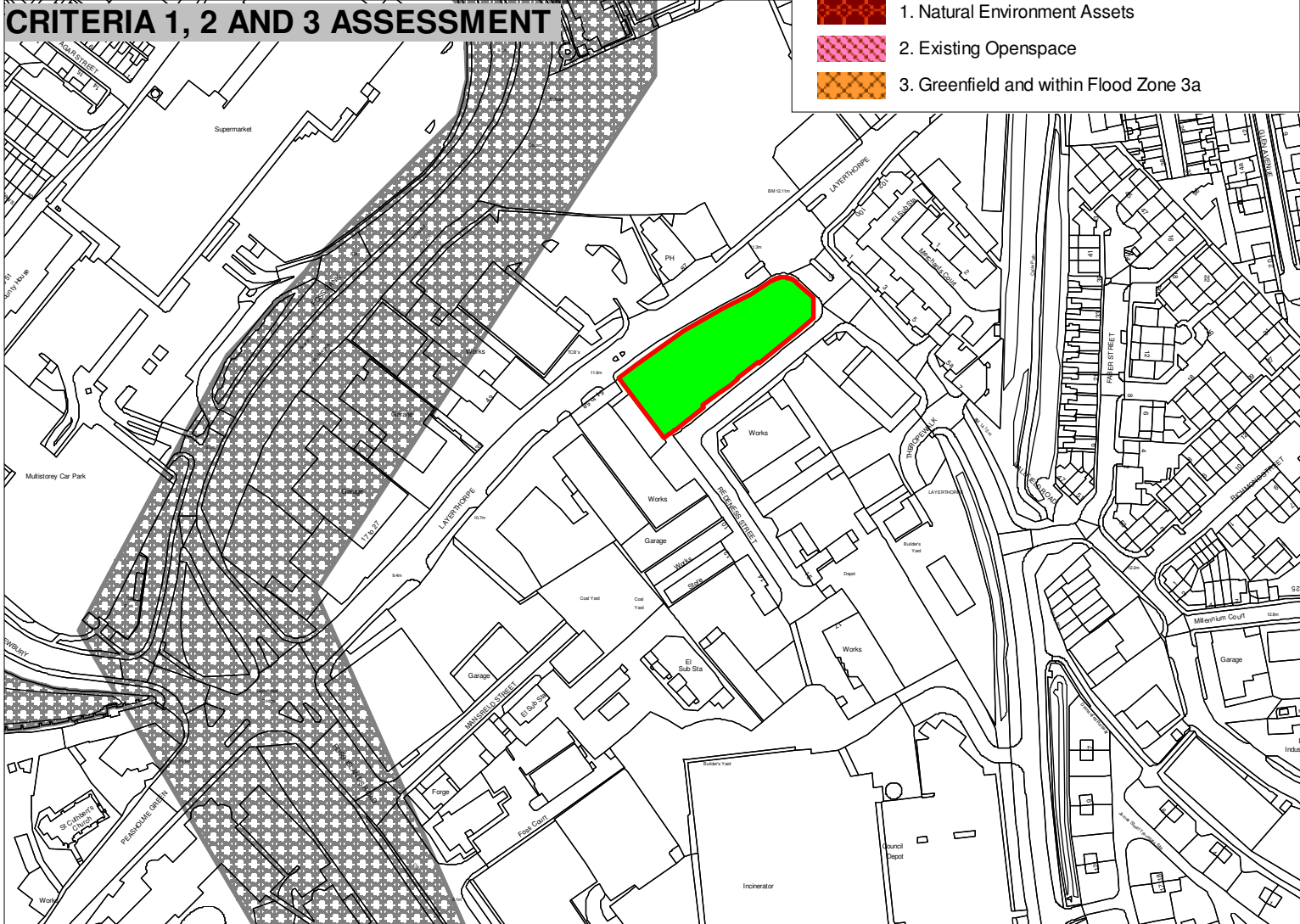
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

* Information unknown = 0 Score

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



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

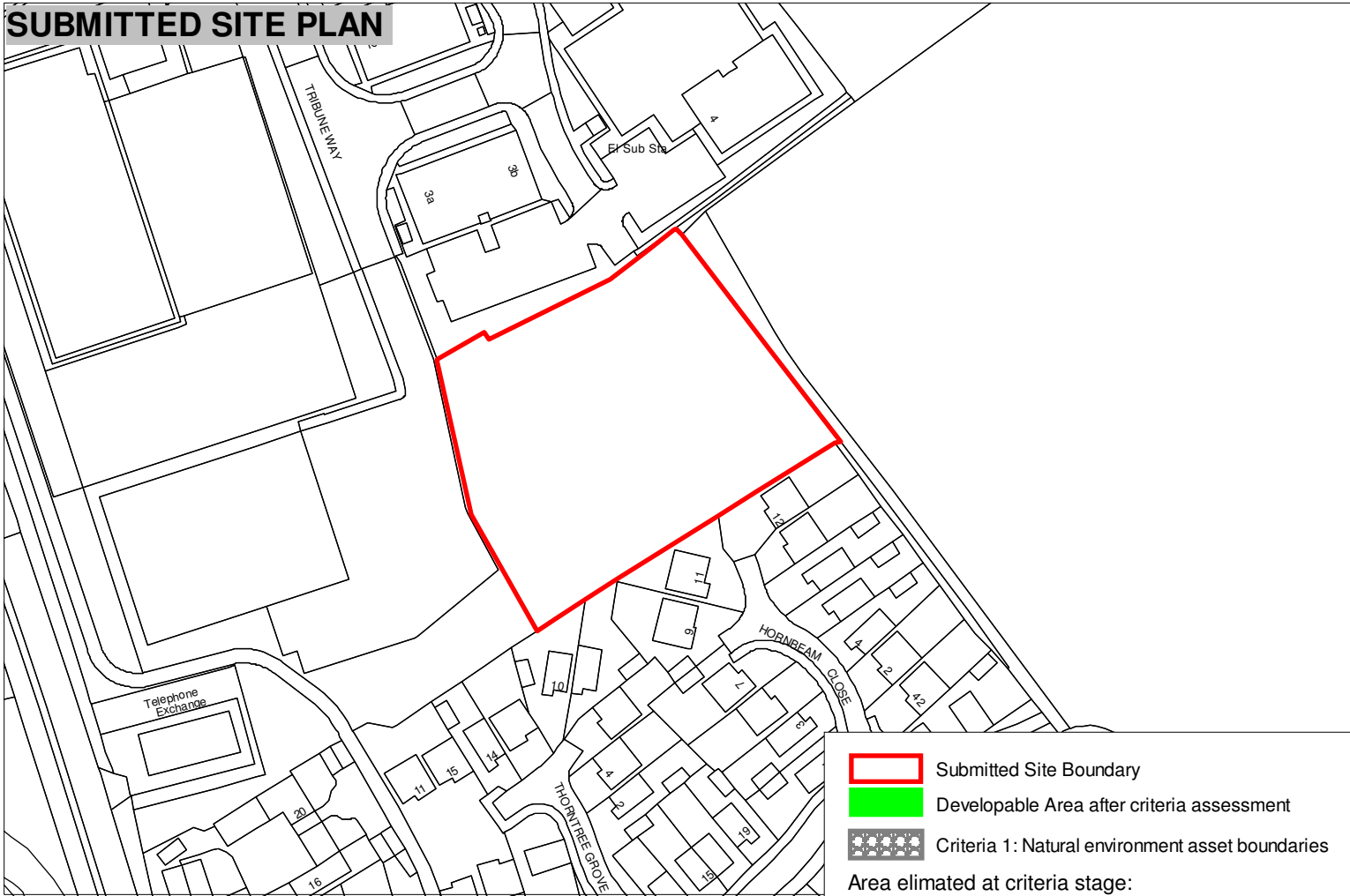
Environmental Sustainability and Strategic Planning

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

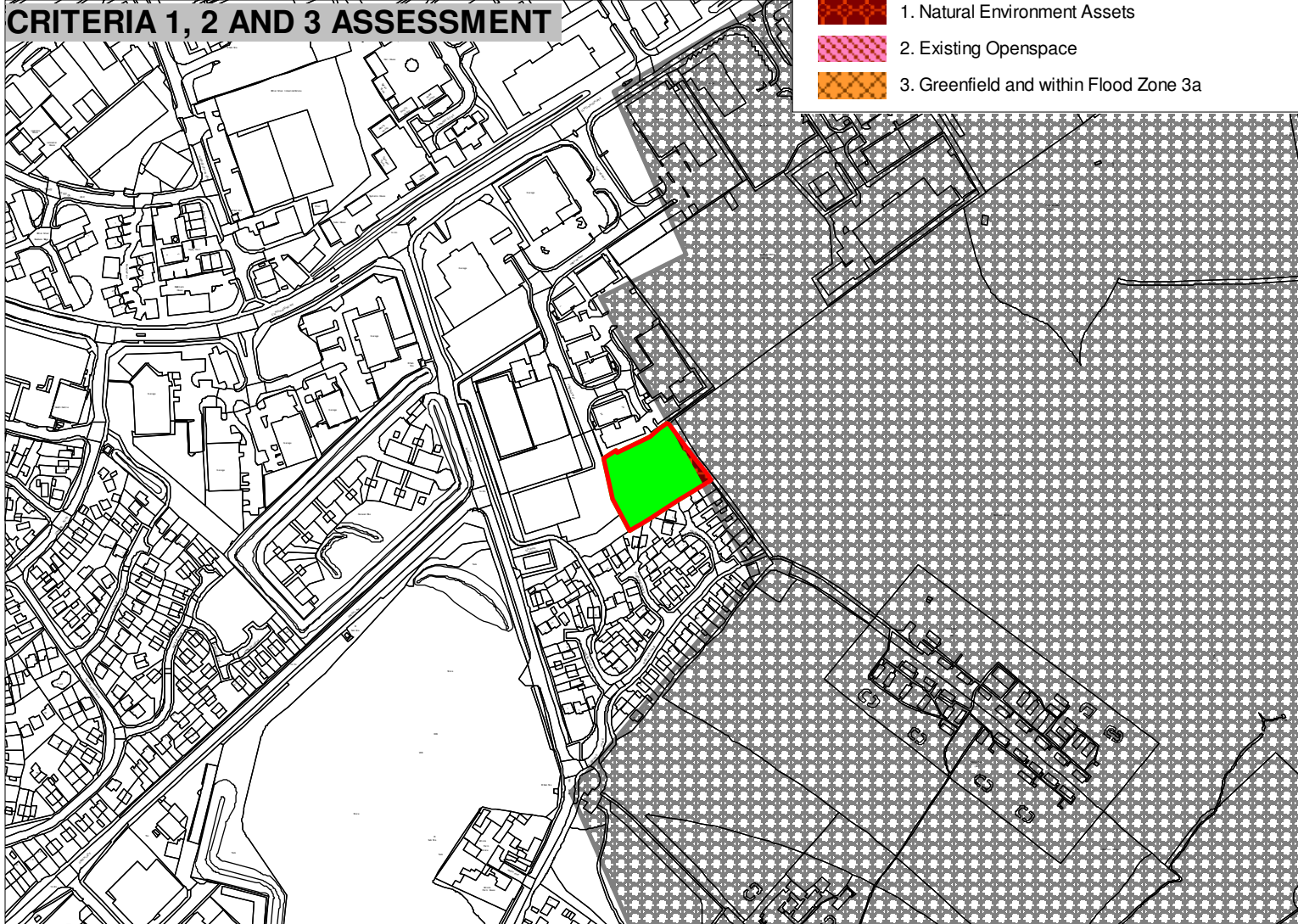
- 1 = Poor
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- 3 = Good
- 4 = Excellent

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: 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			

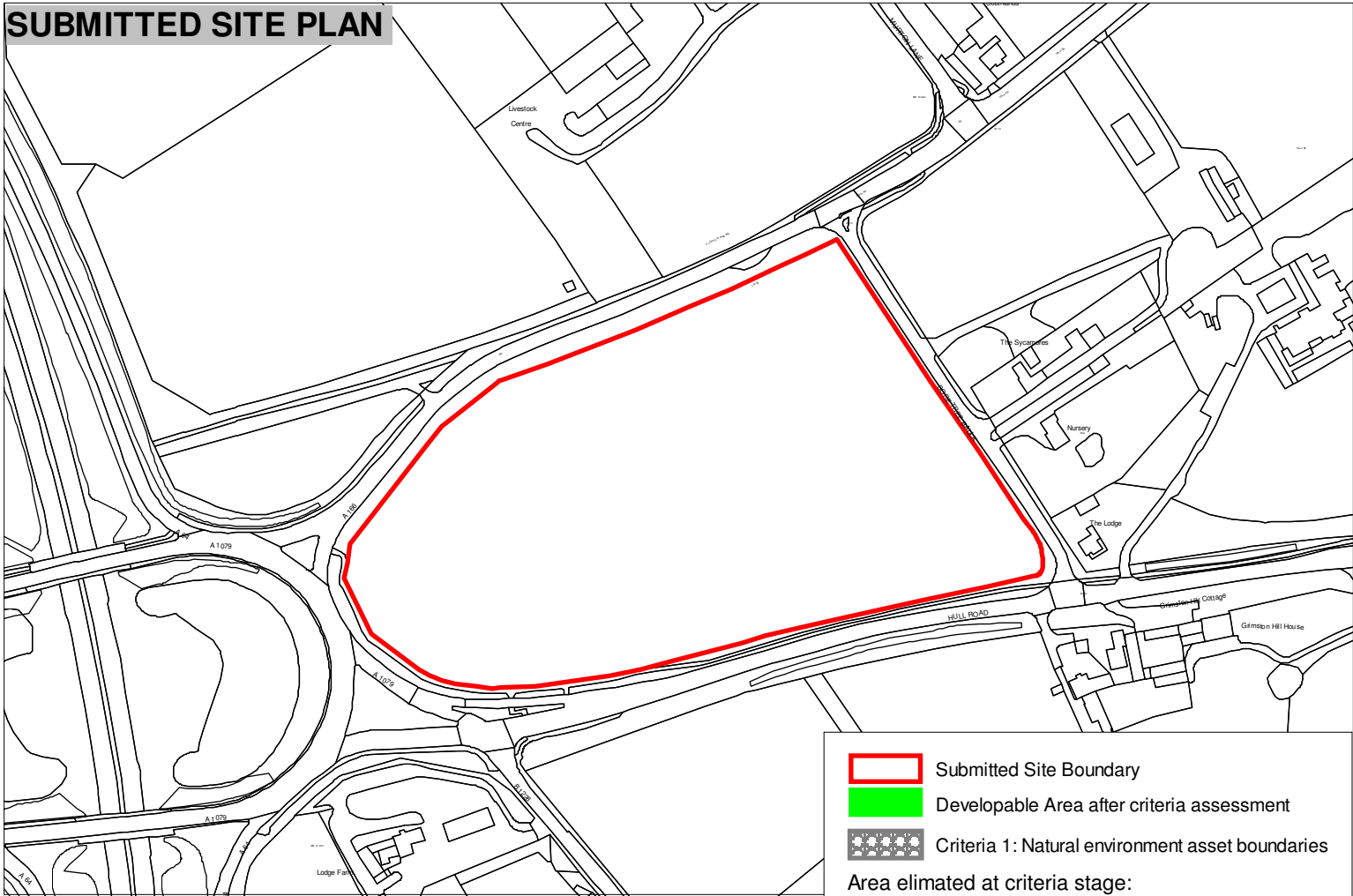
Key







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

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

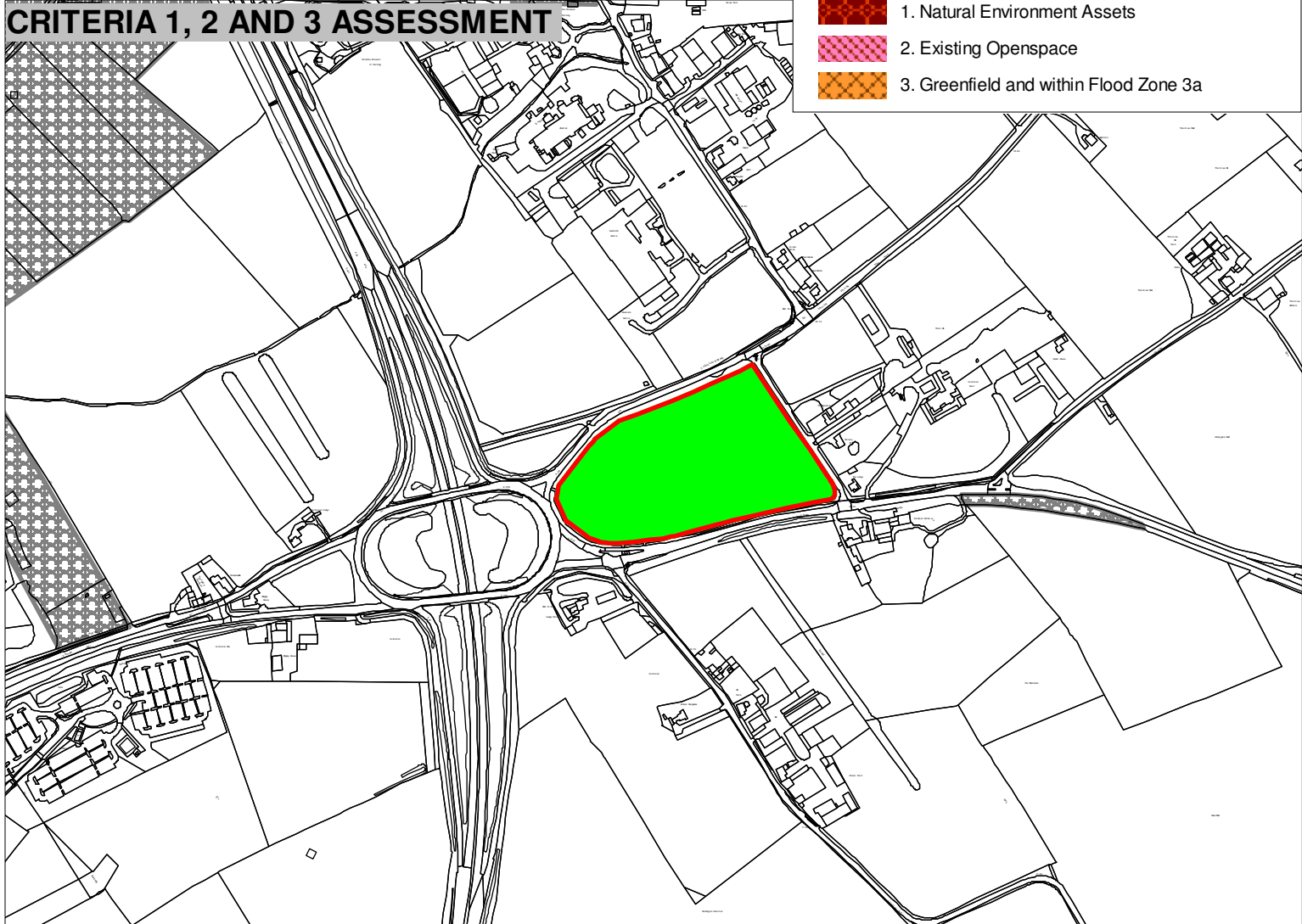
** Unknown – Score = 0

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

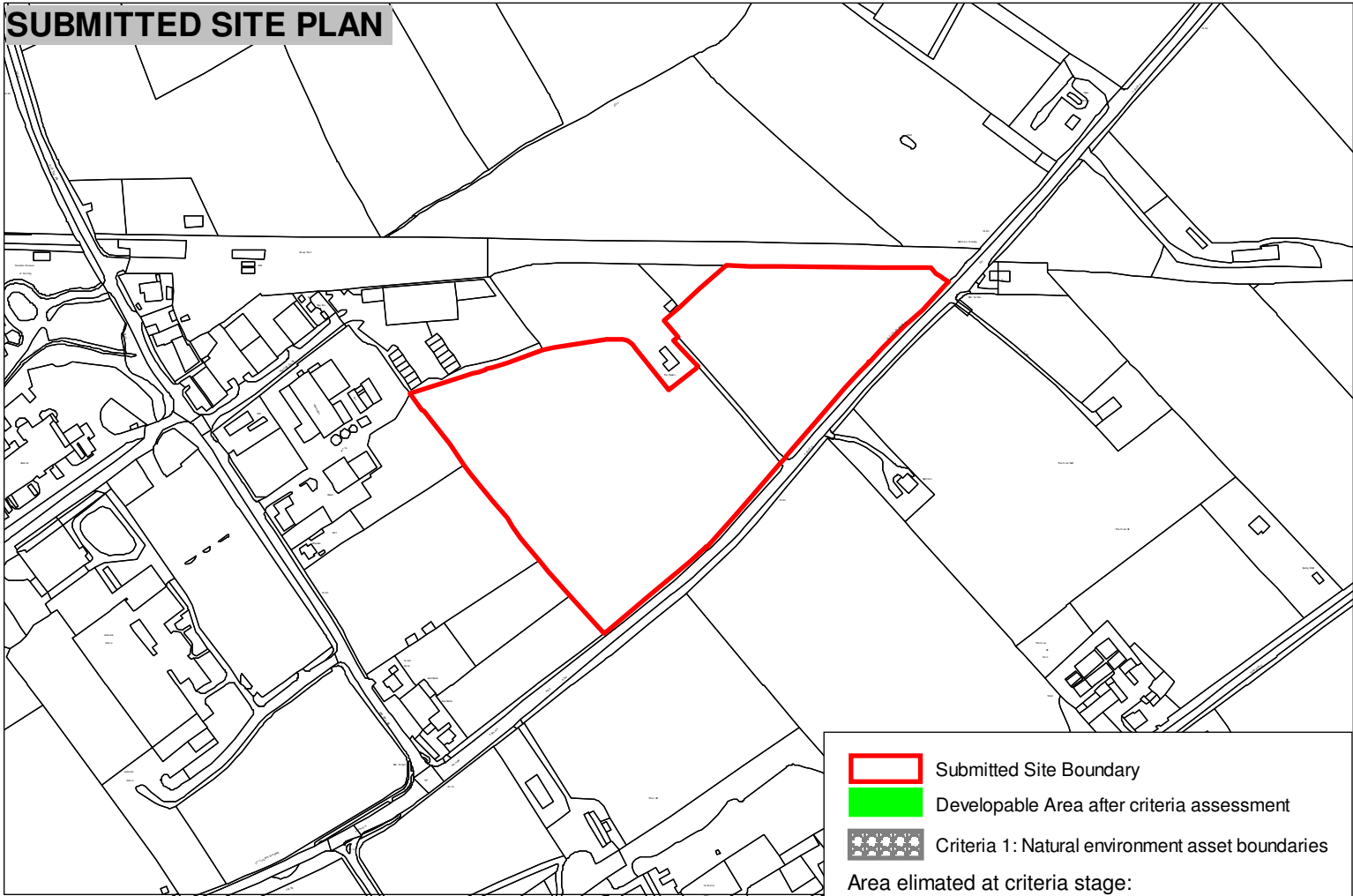
Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification	✓			
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality 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

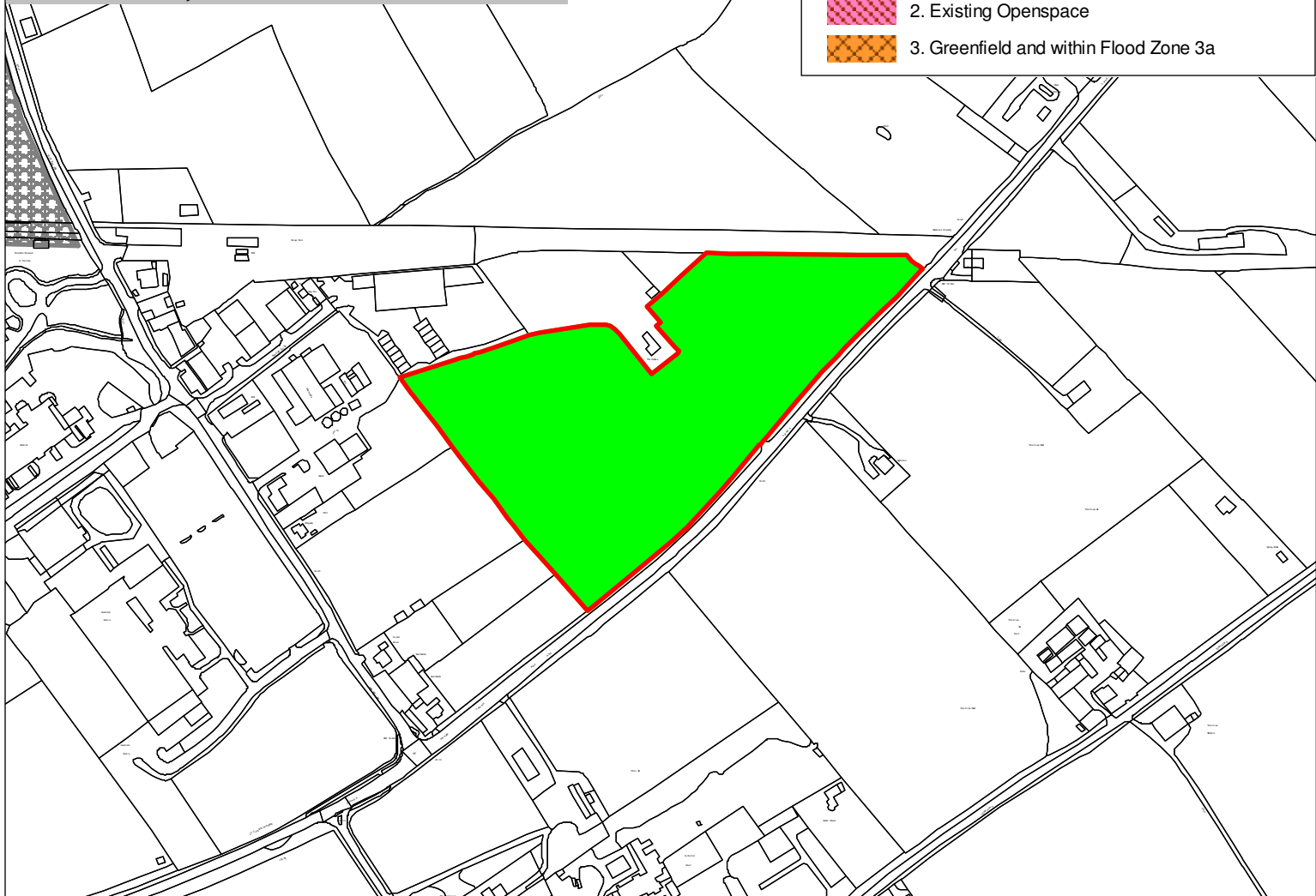
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent







* Information unknown = 0 Score

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



-  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: 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

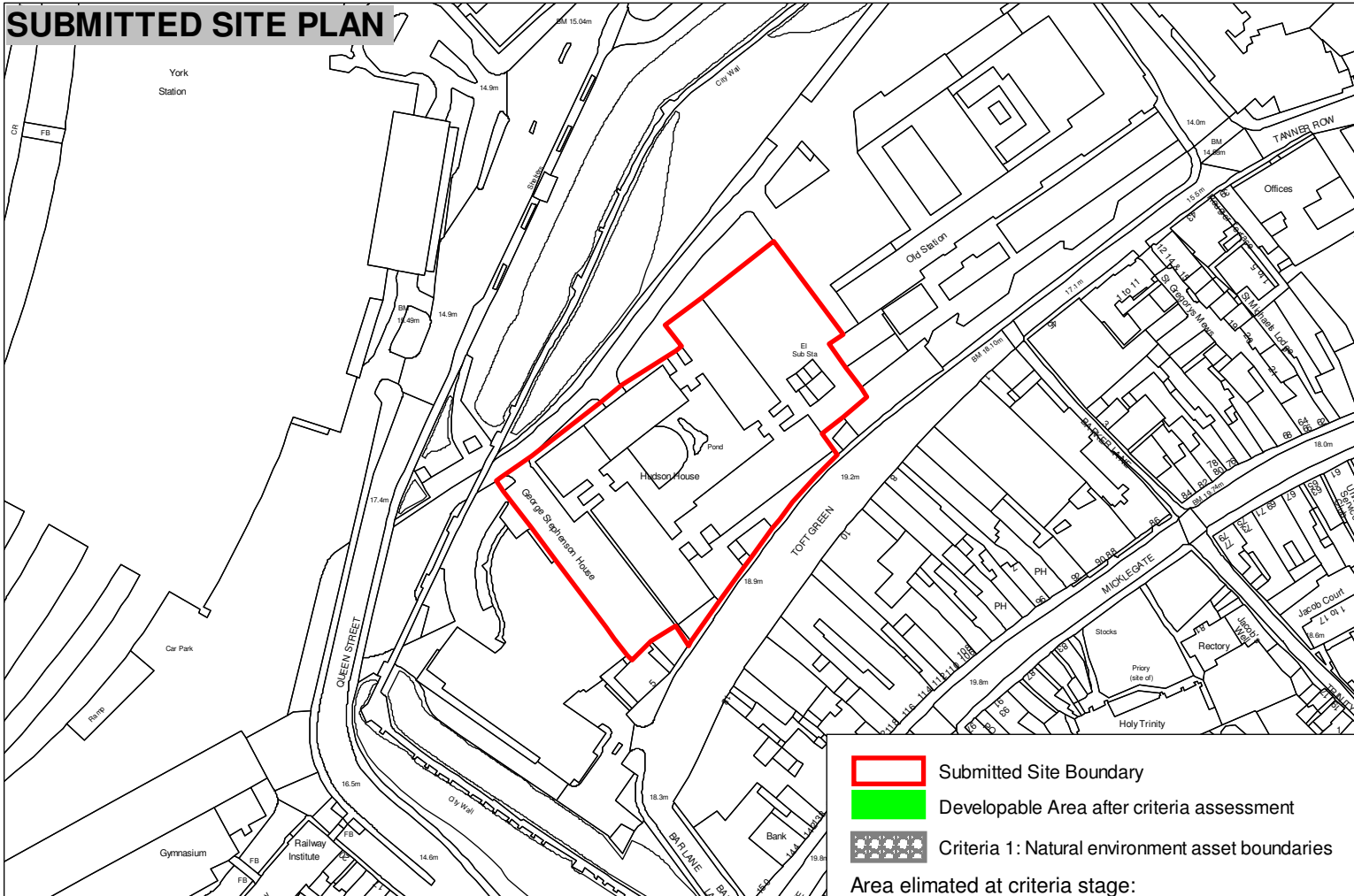
Environmental Sustainability and Strategic Planning

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

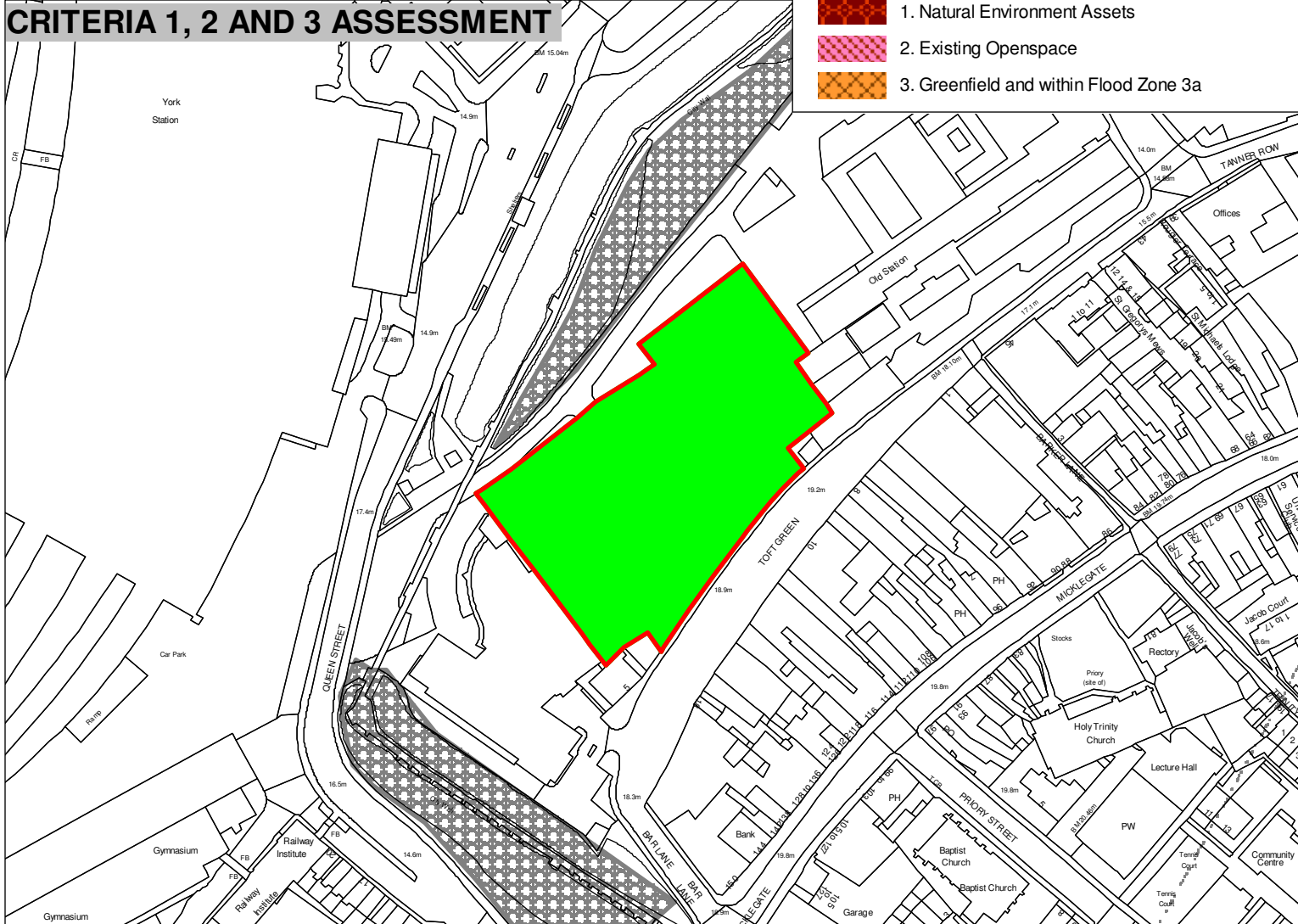
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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			

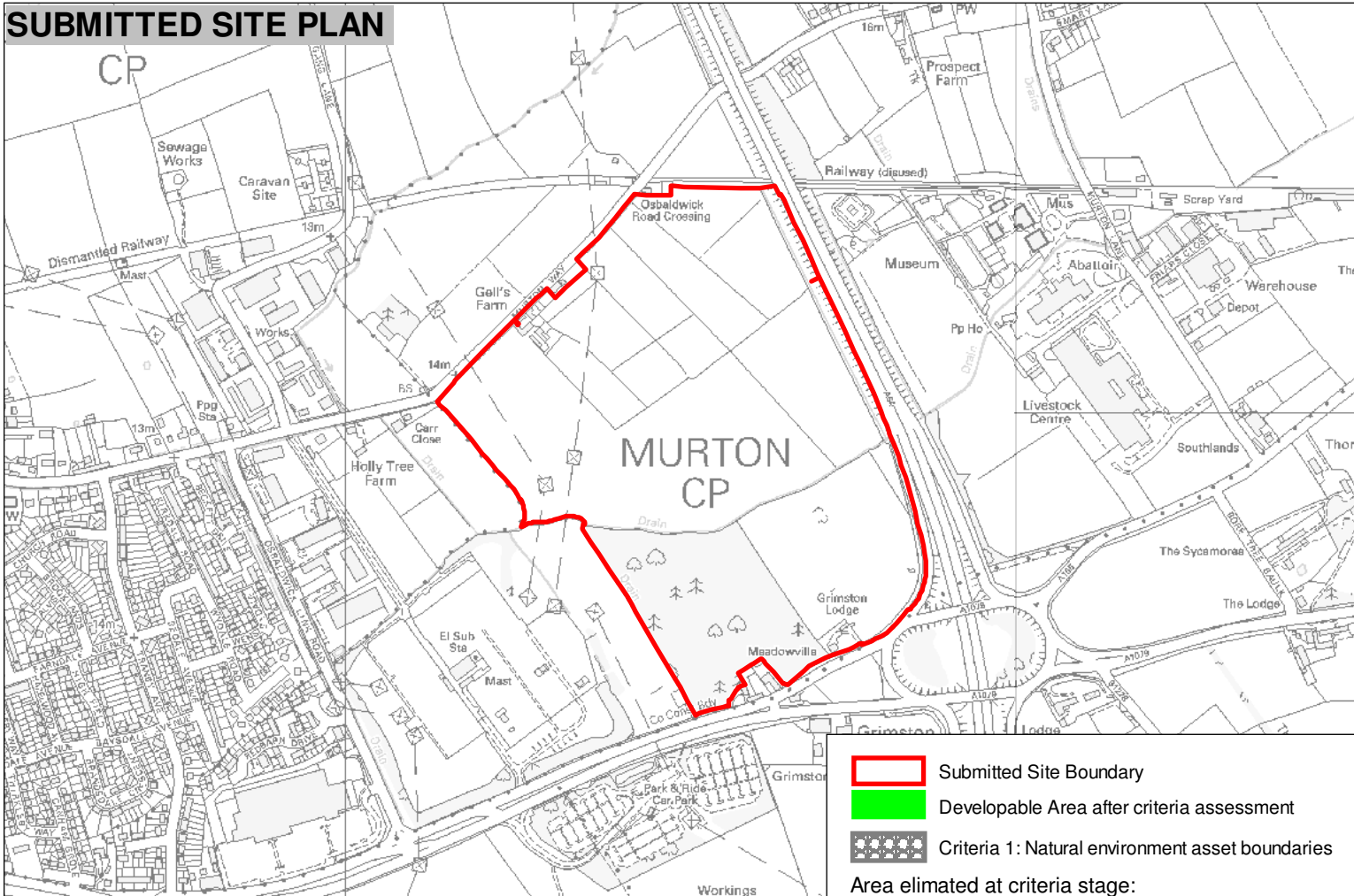
Key

- 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

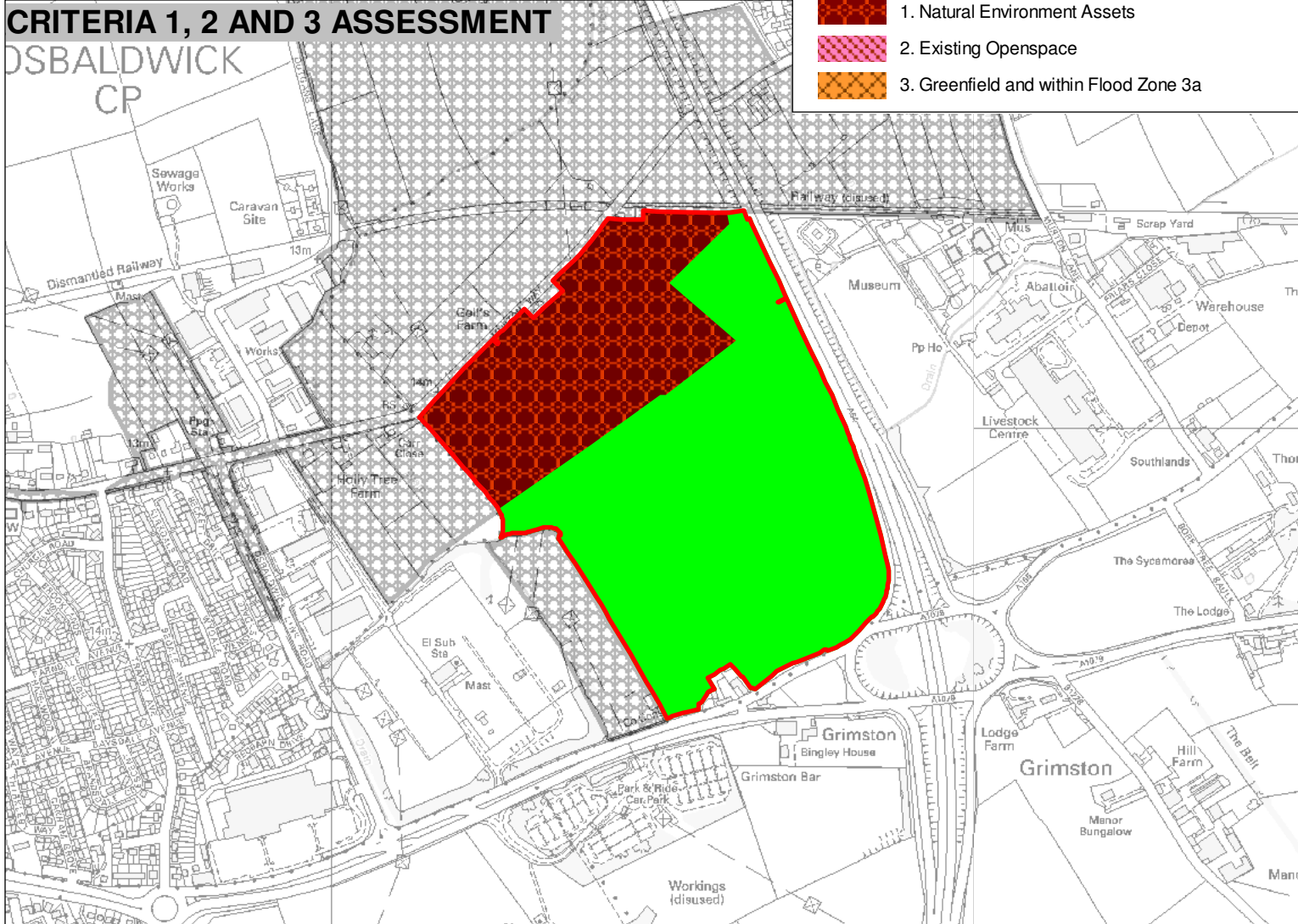
Developable Area after criteria assessment

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

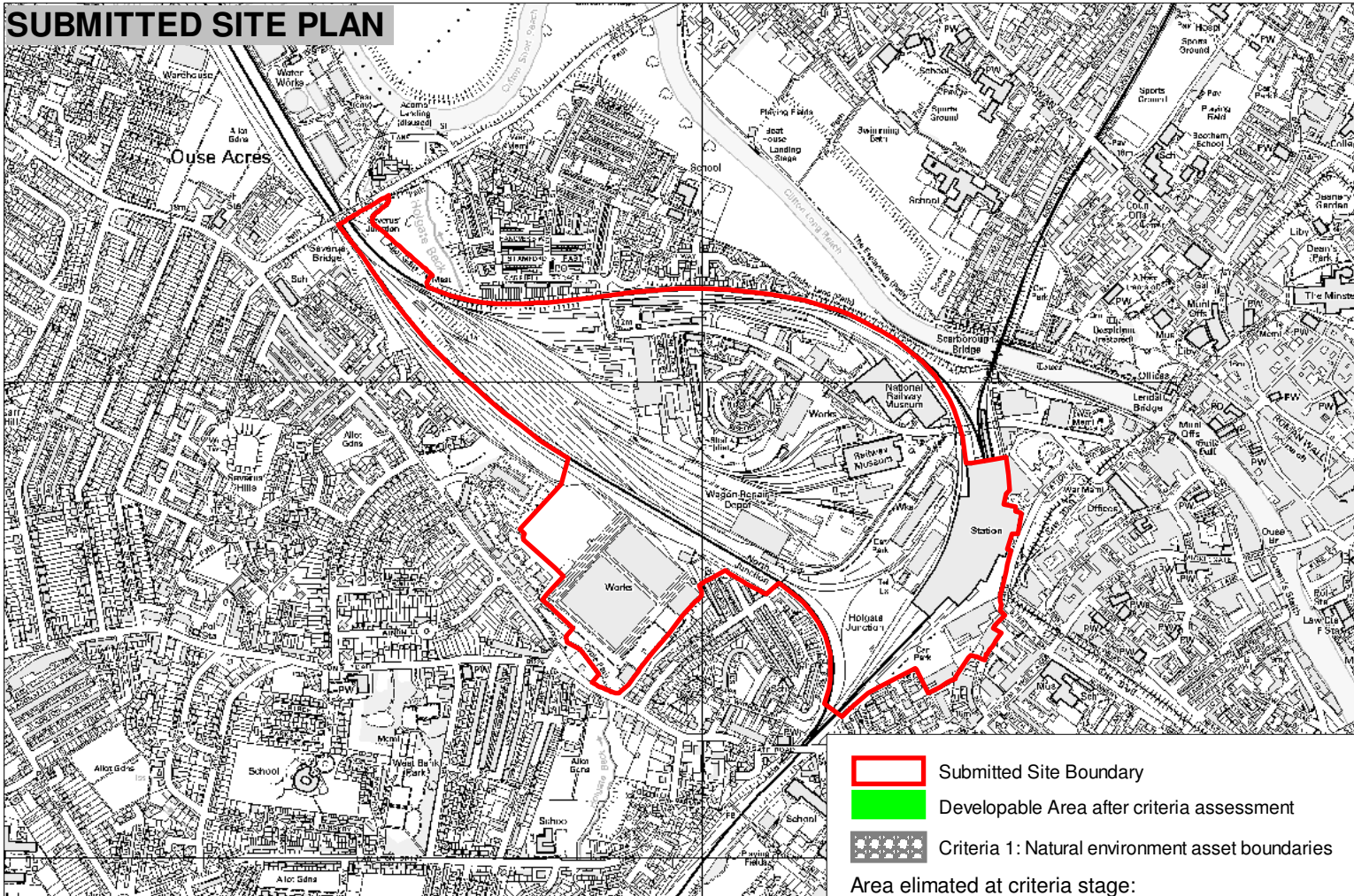
Environmental Sustainability and Strategic Planning

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

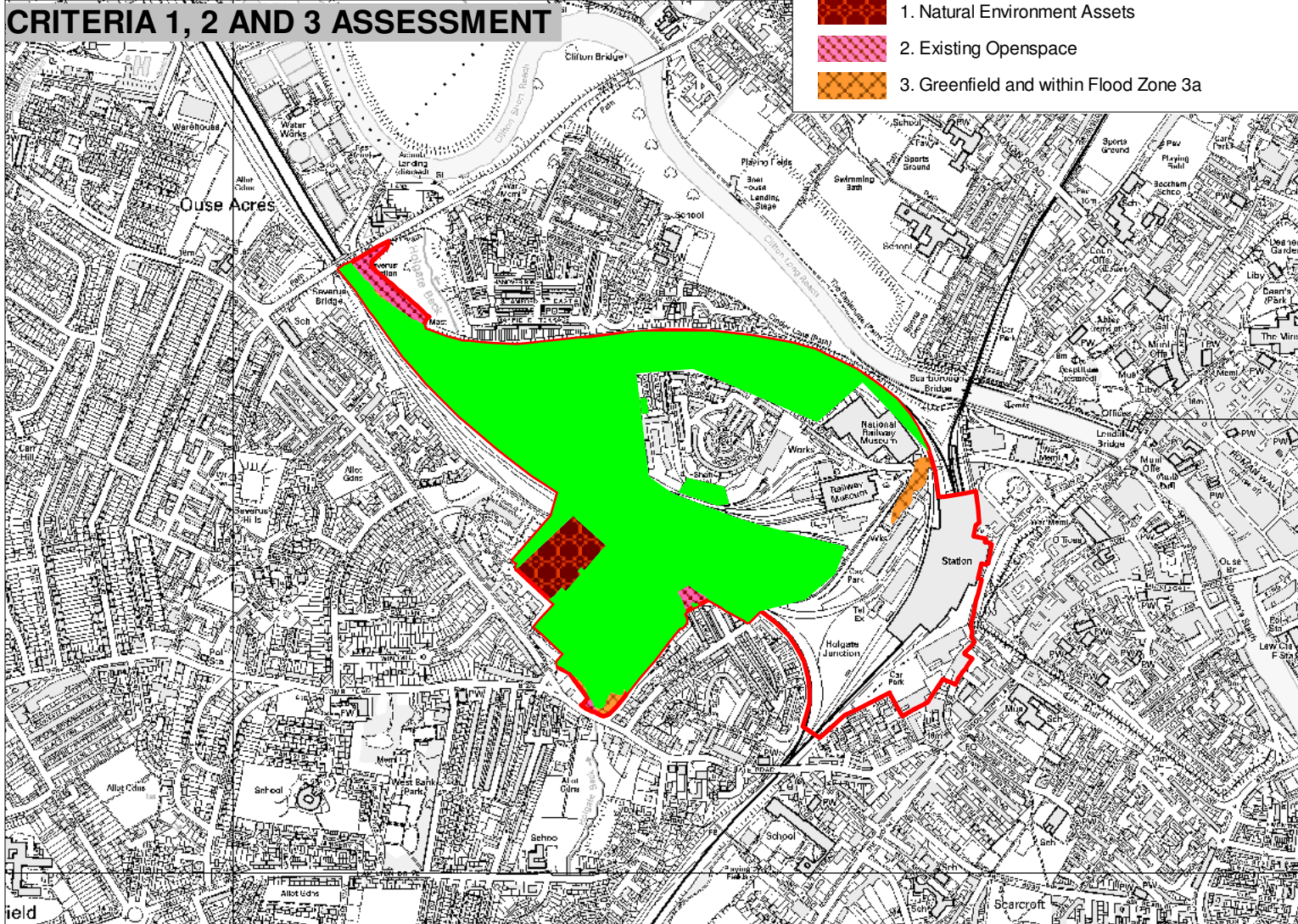
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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

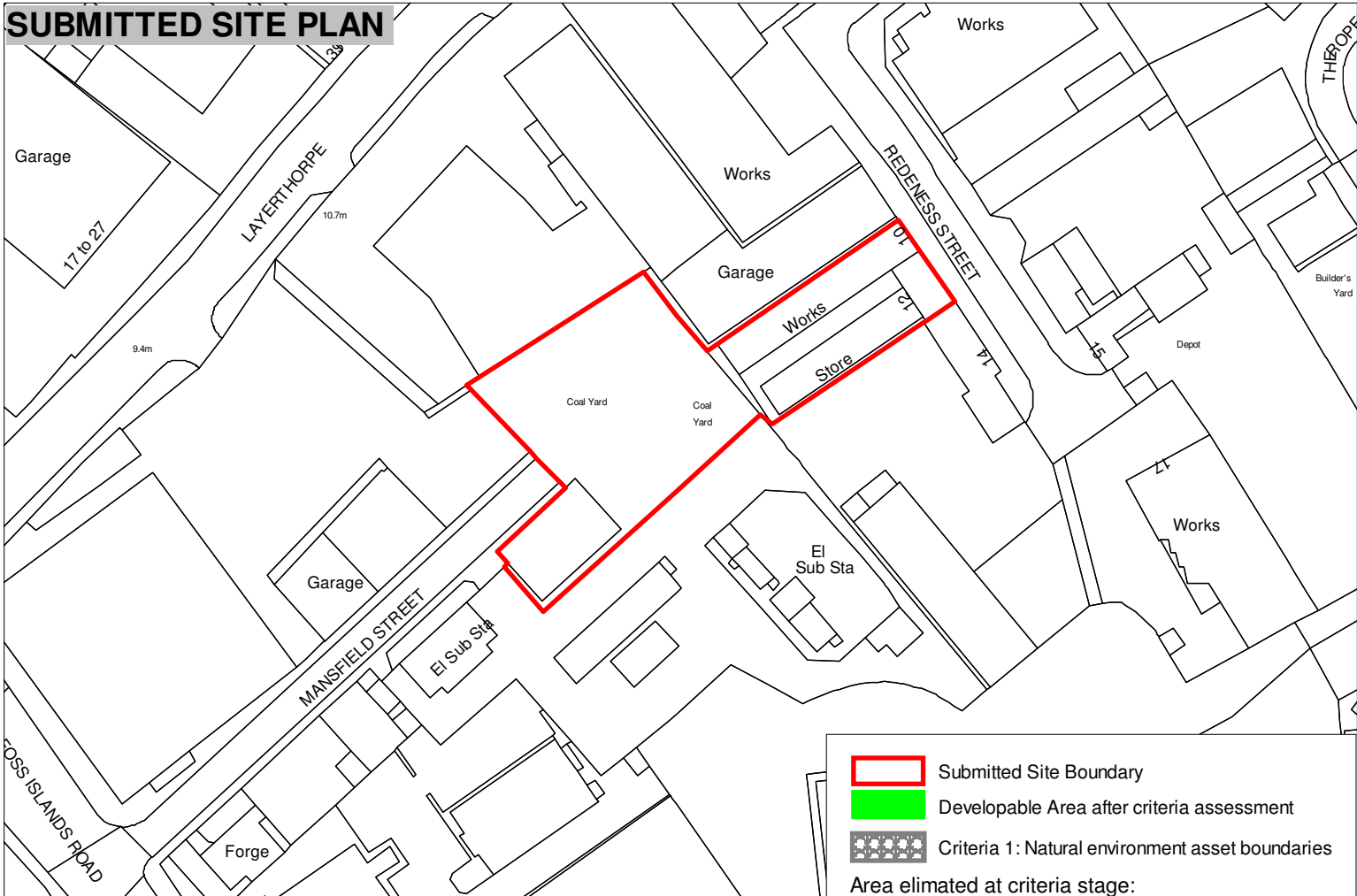
Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location				✓
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling				✓
Effective protection and enhancement of the Environment	Potential to enhance environmental quality 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

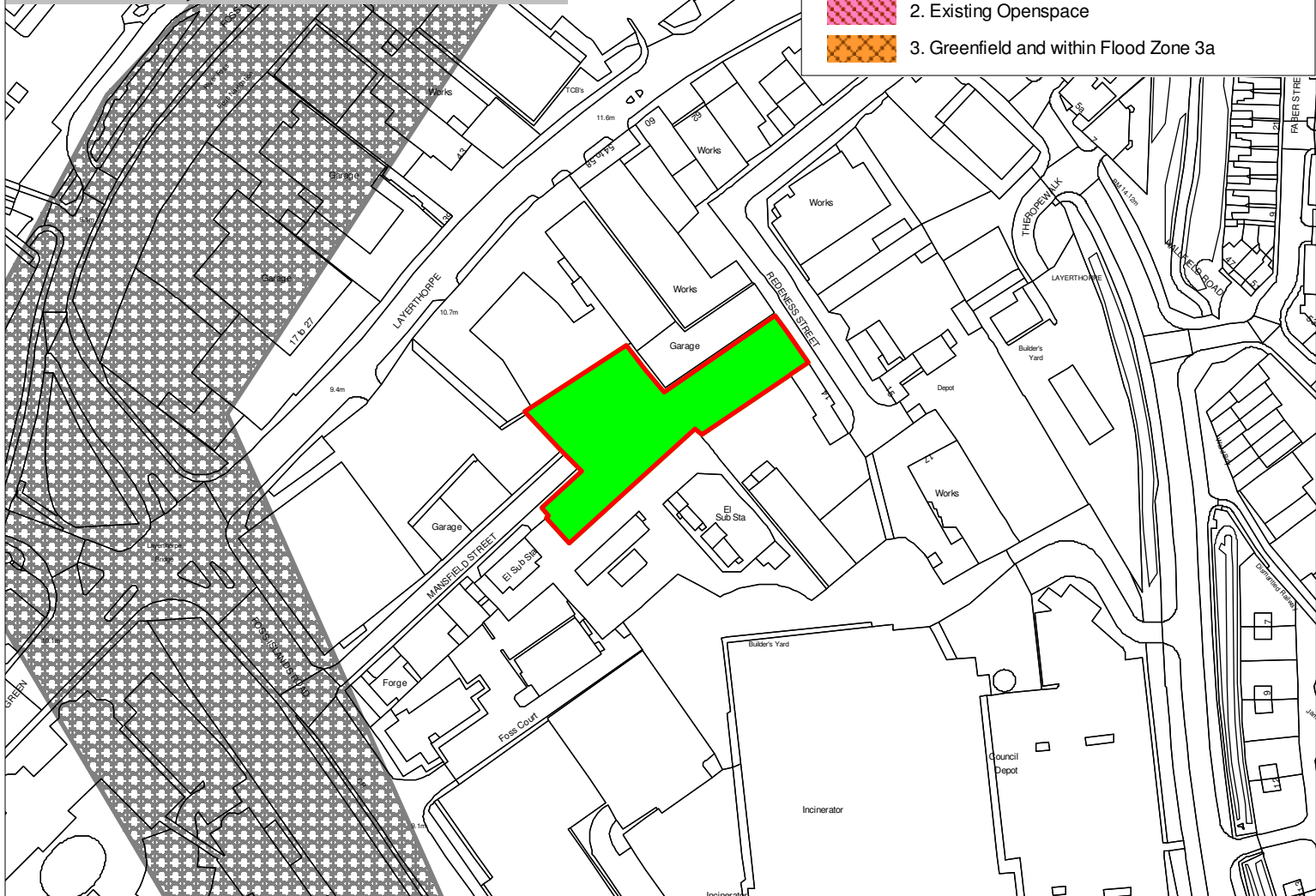
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

* 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			

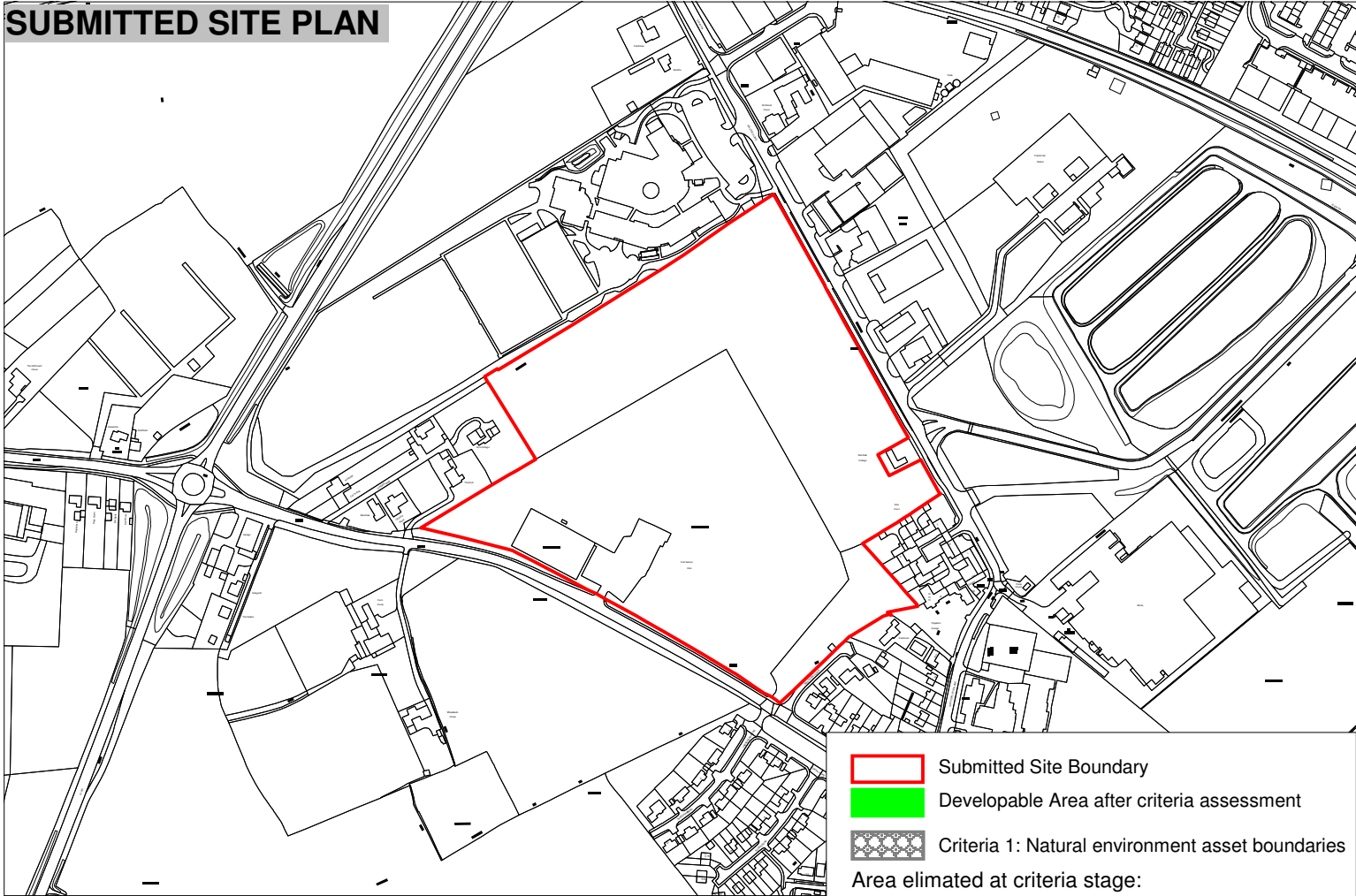
Key







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

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

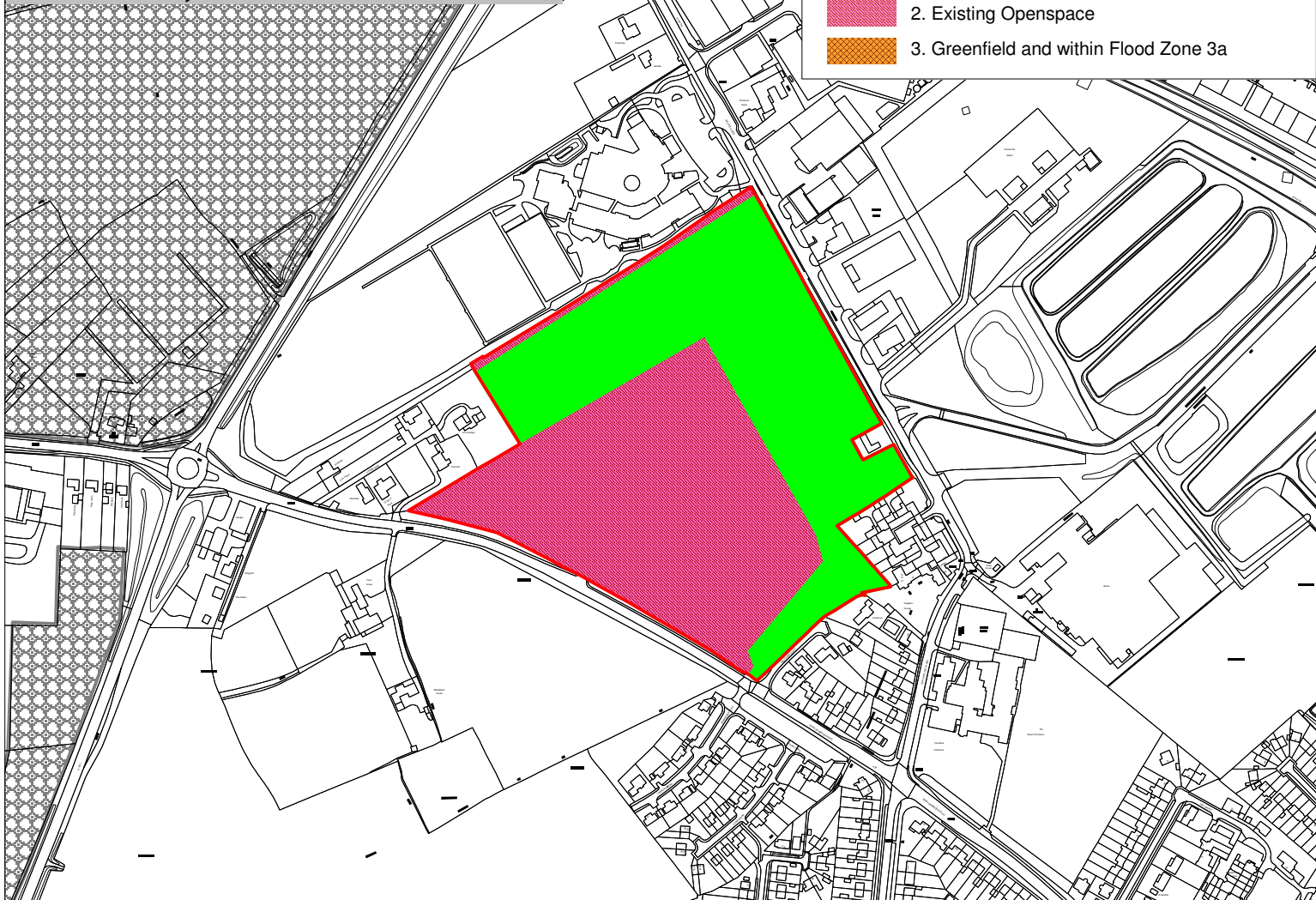
** Unknown – Score = 0

SUBMITTED SITE PLAN



-  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: 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

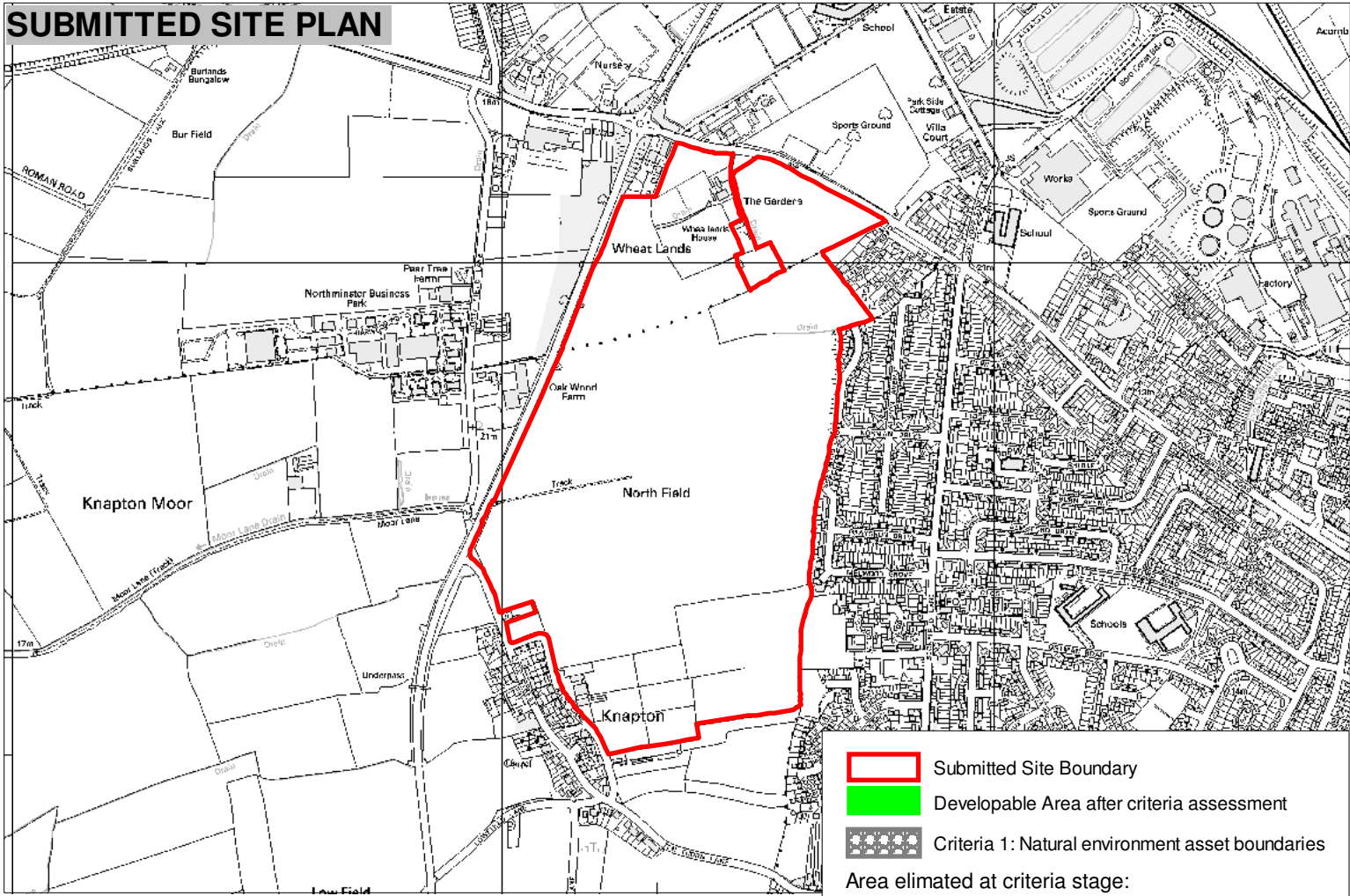
3 = Good

4 = Excellent

* Greenfield/unallocated site = 0 Score

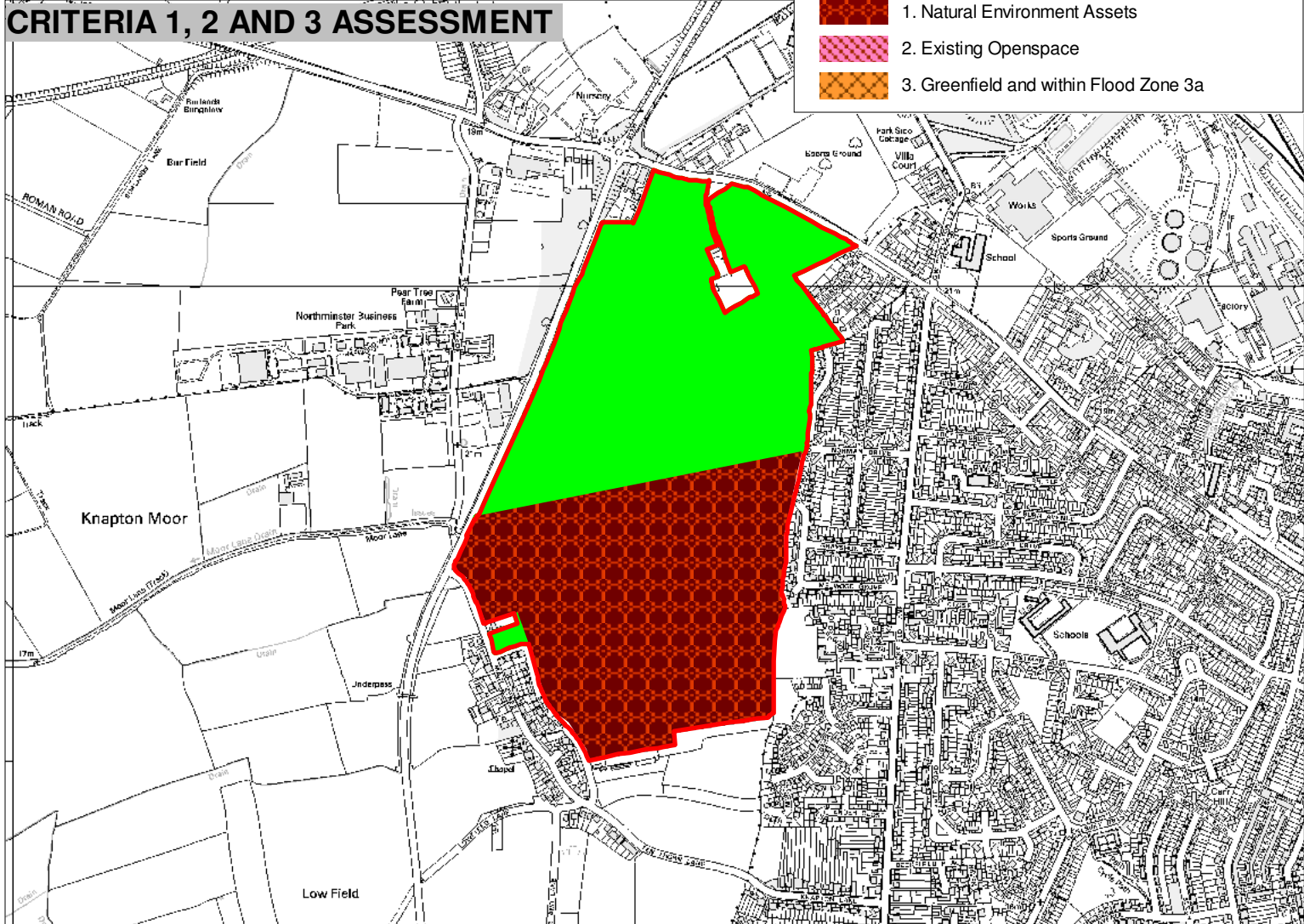
** Unknown = 0 Score

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

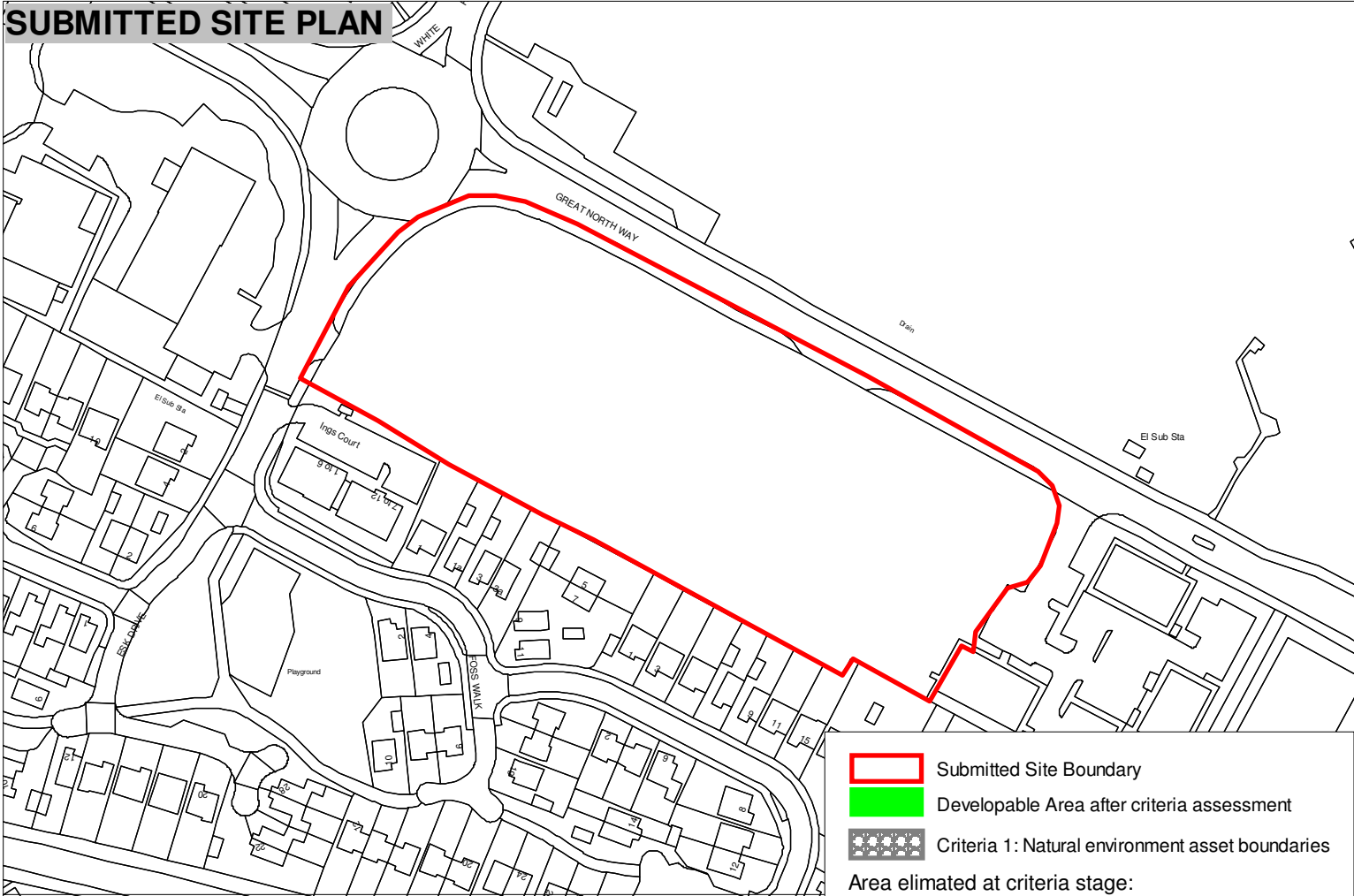
Environmental Sustainability and Strategic Planning







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

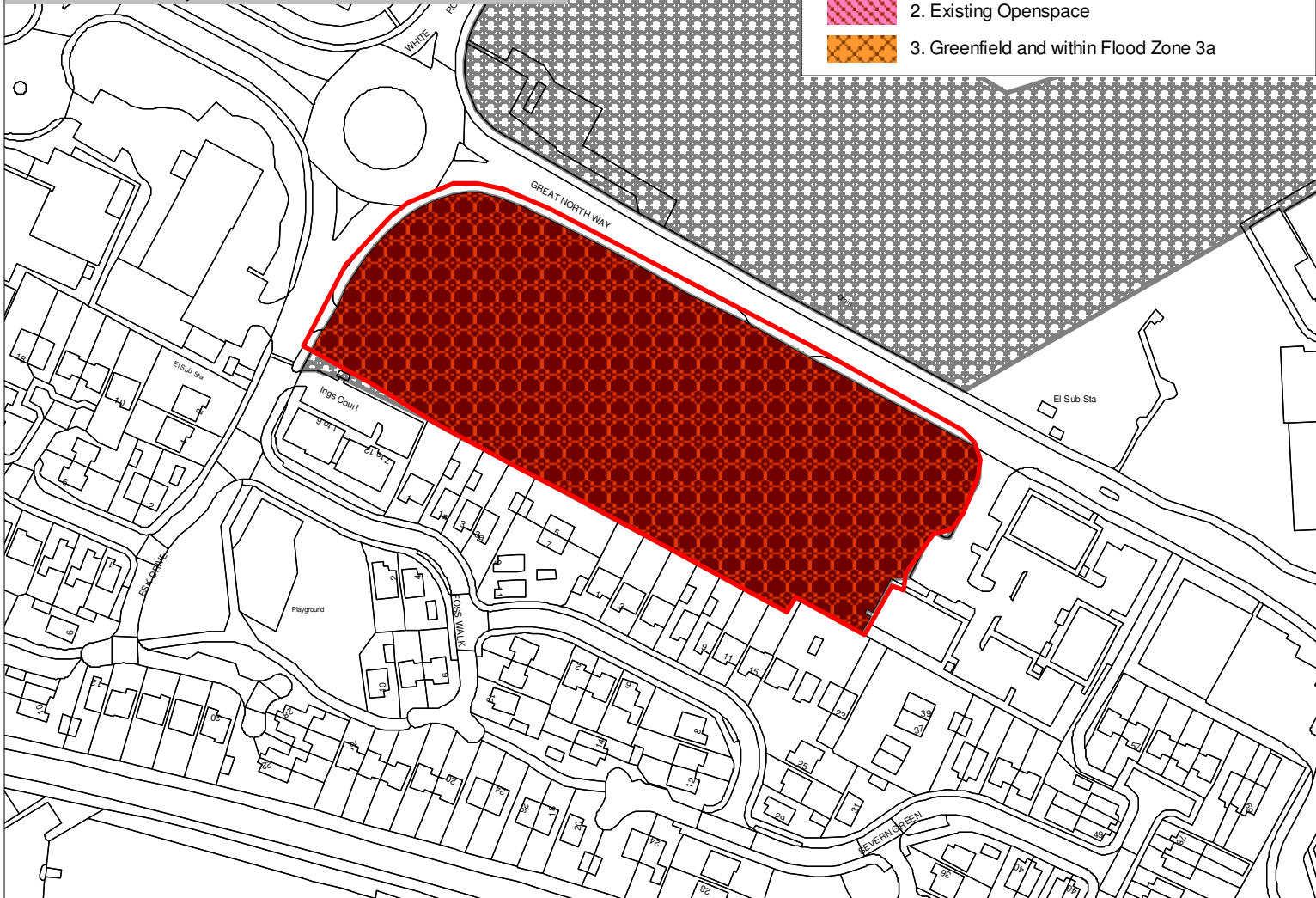
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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

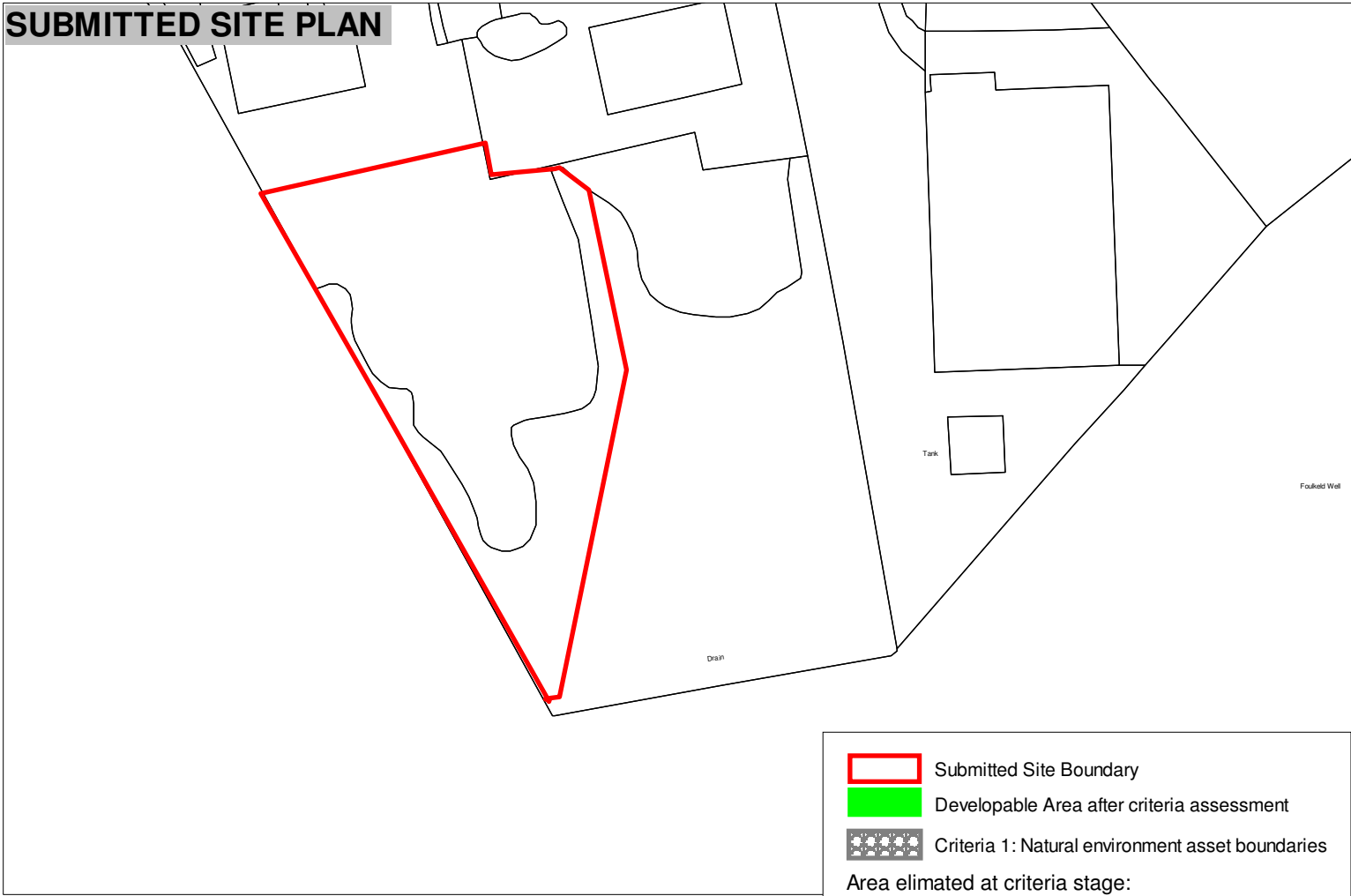
Environmental Sustainability and Strategic Planning







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

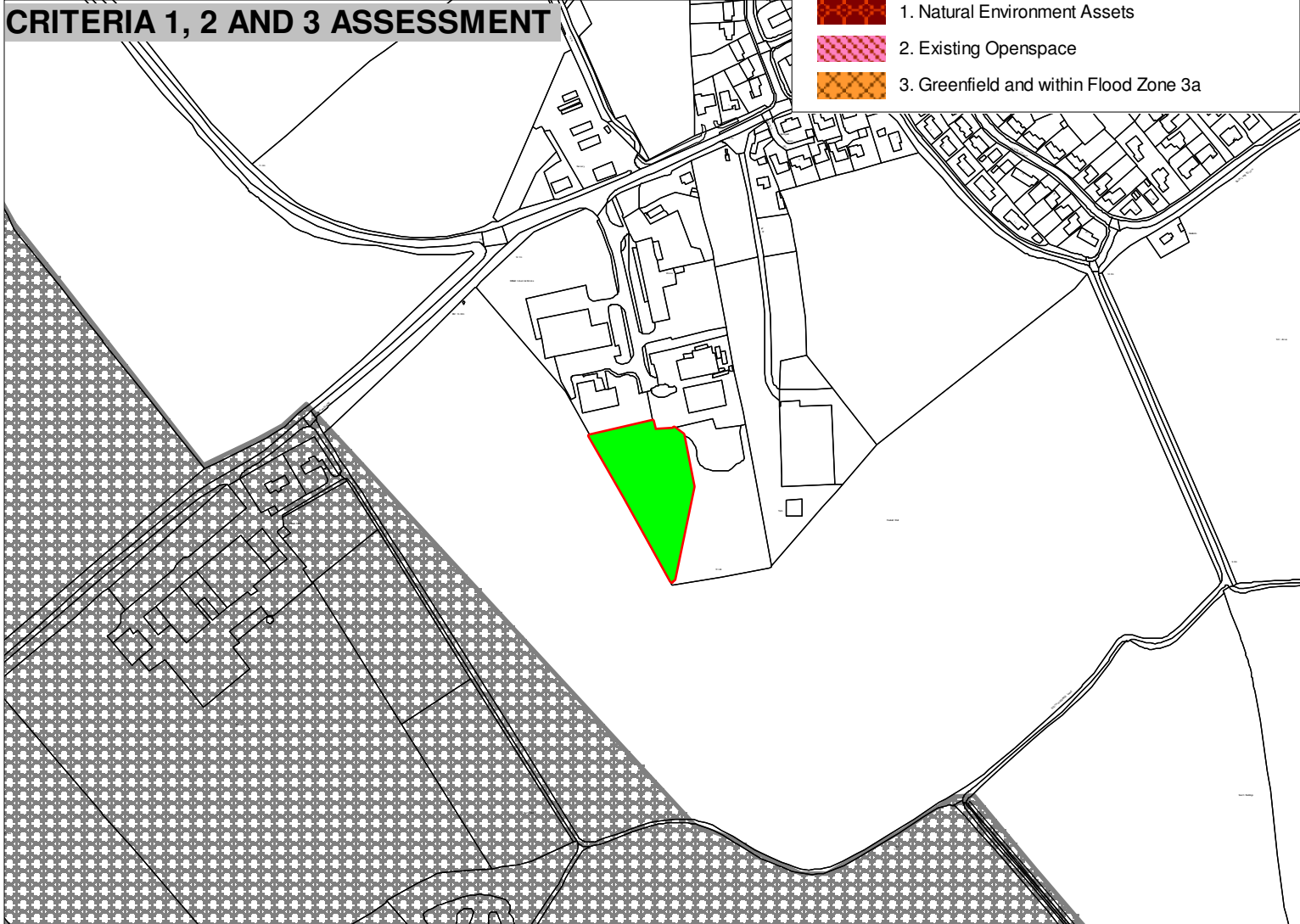
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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

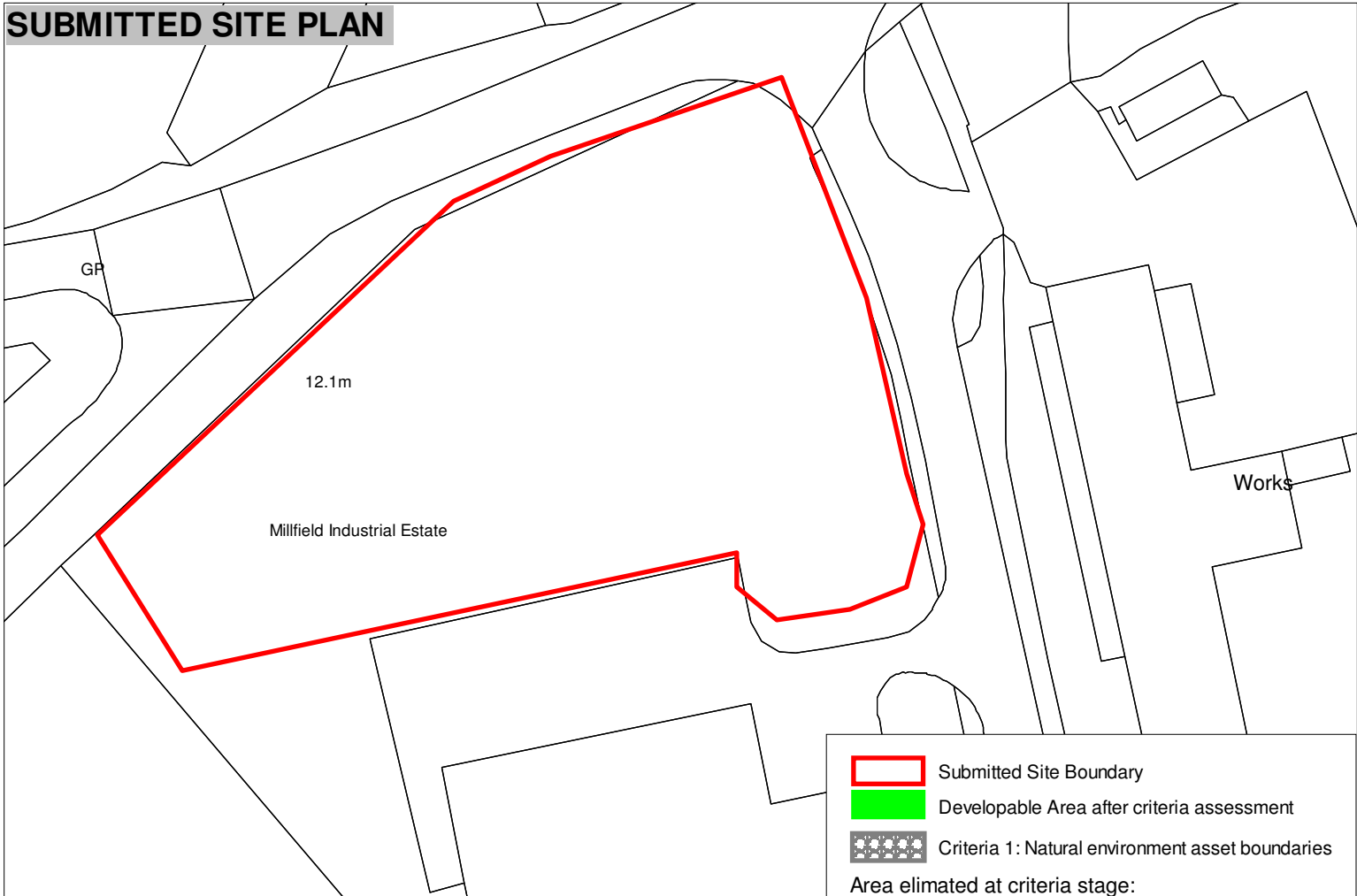
Environmental Sustainability and Strategic Planning

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			

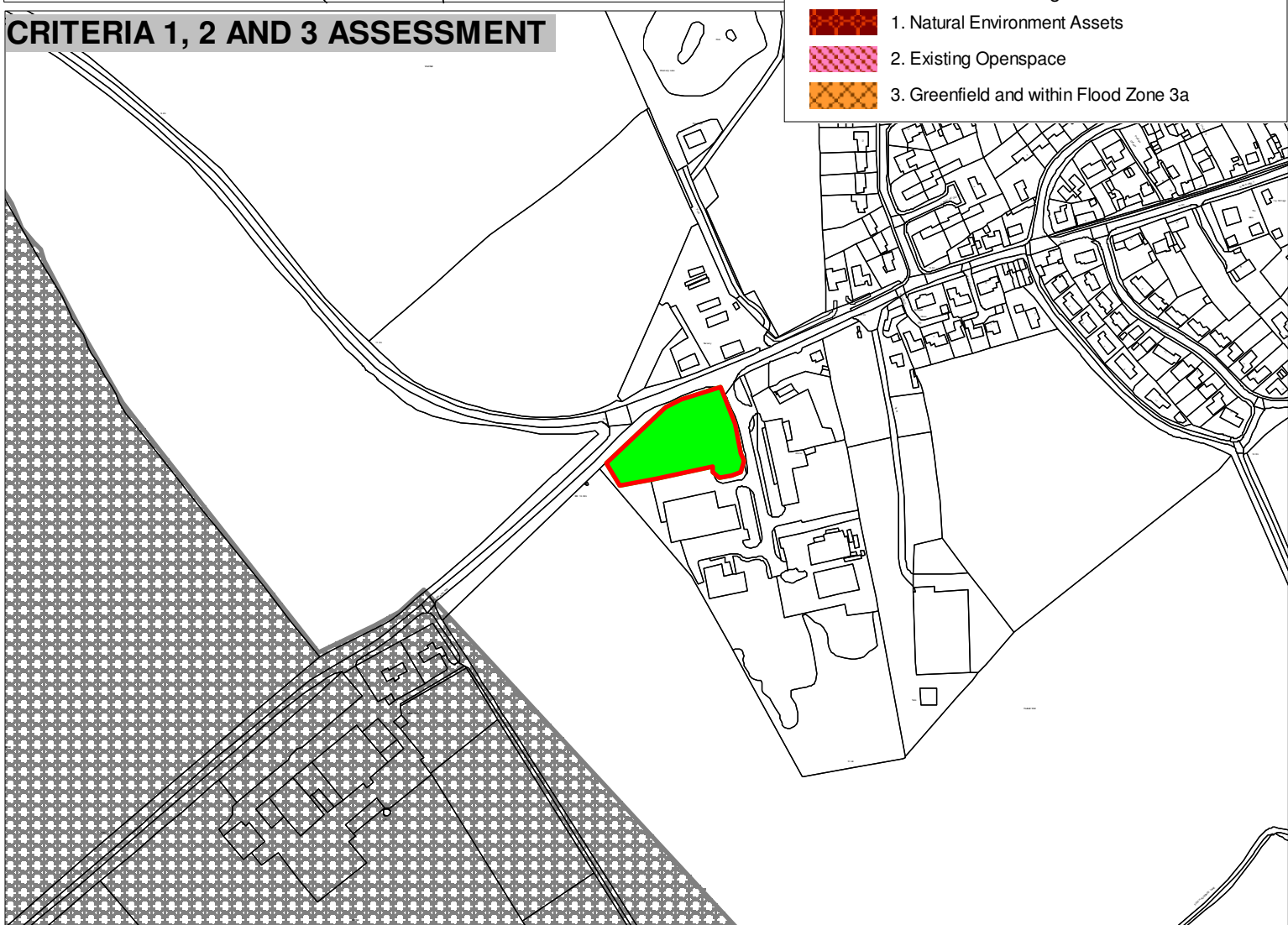
Key

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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

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: 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

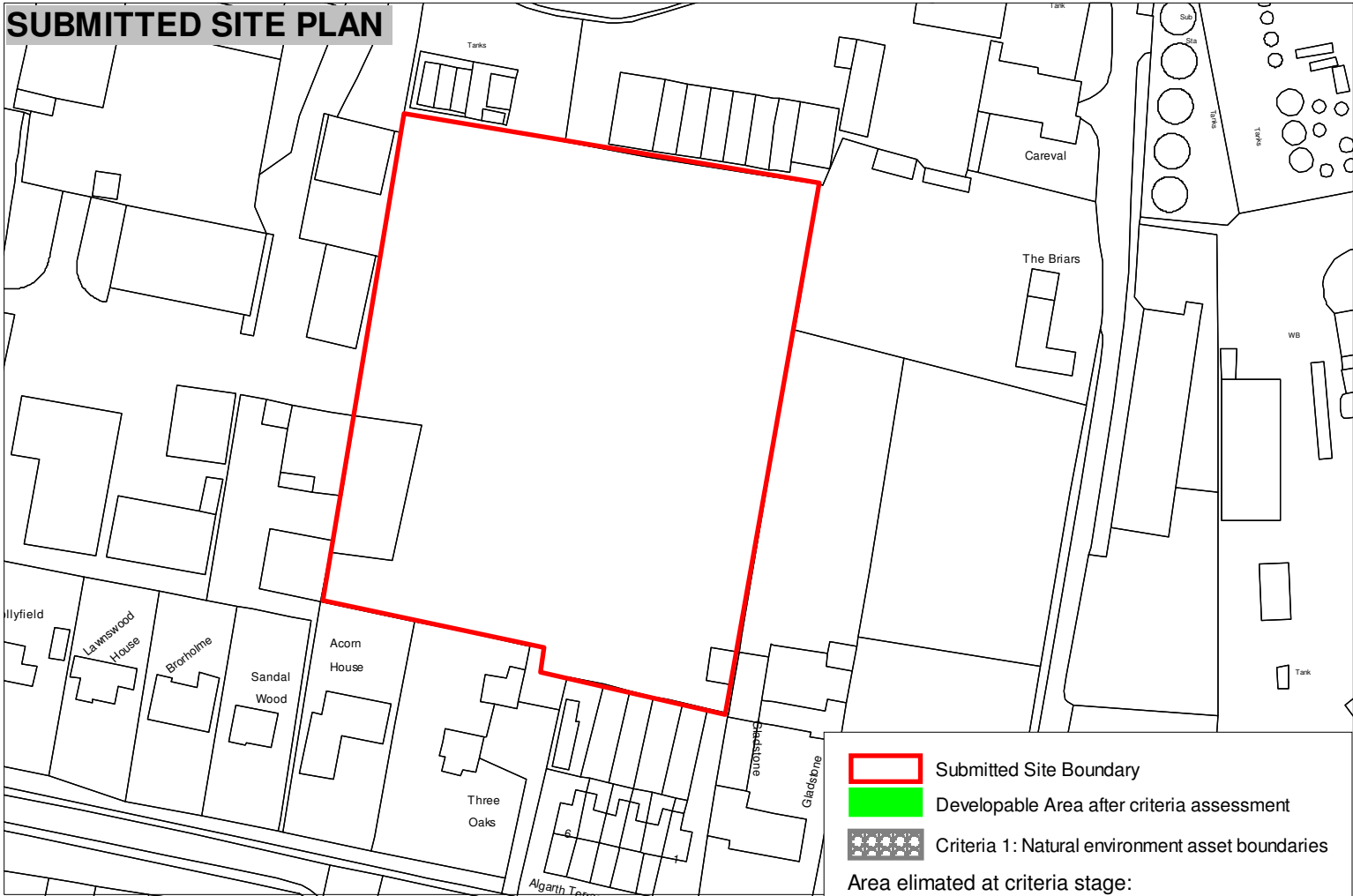
Environmental Sustainability and Strategic Planning

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

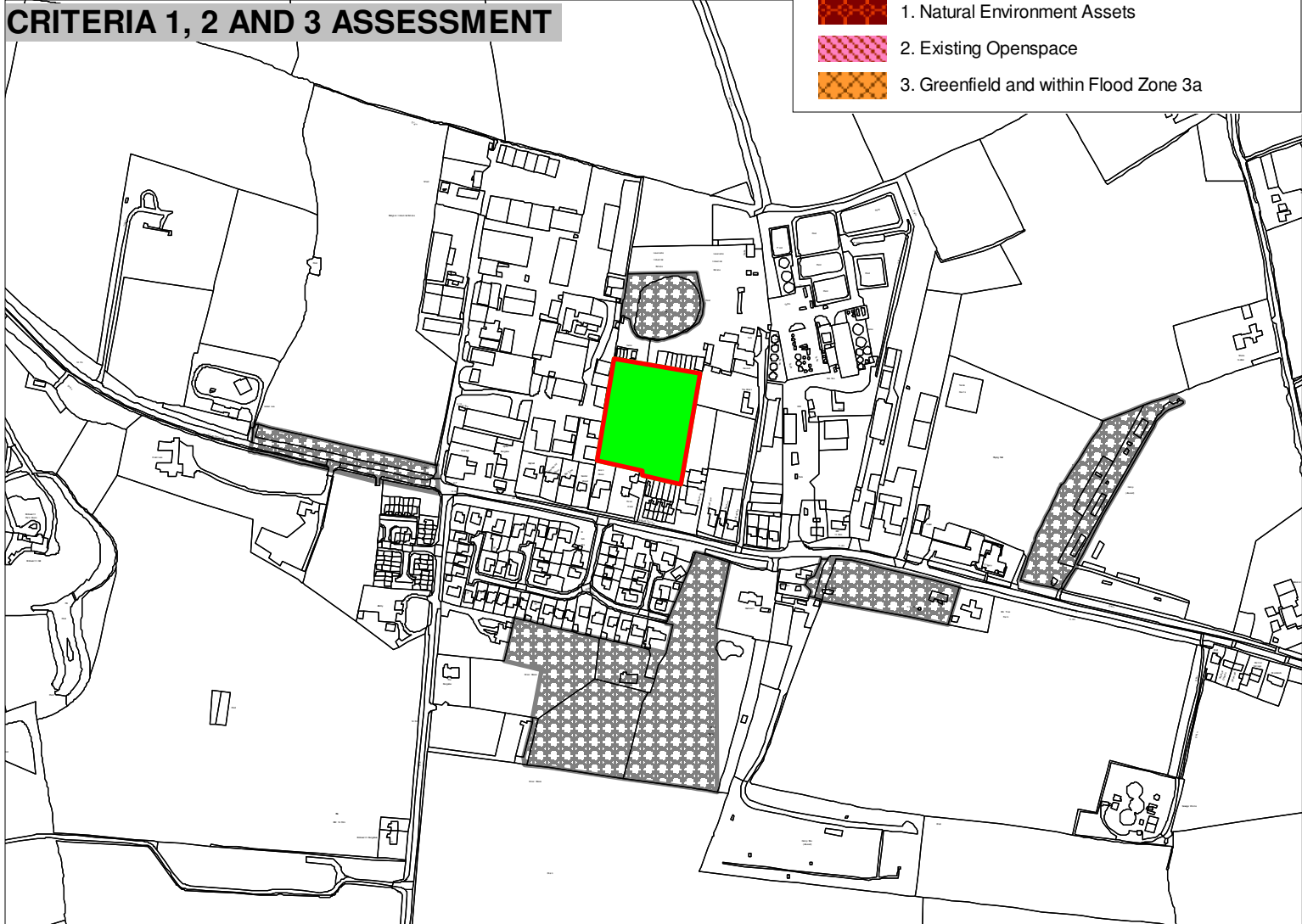
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SUBMITTED SITE PLAN



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

CRITERIA 1, 2 AND 3 ASSESSMENT



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			

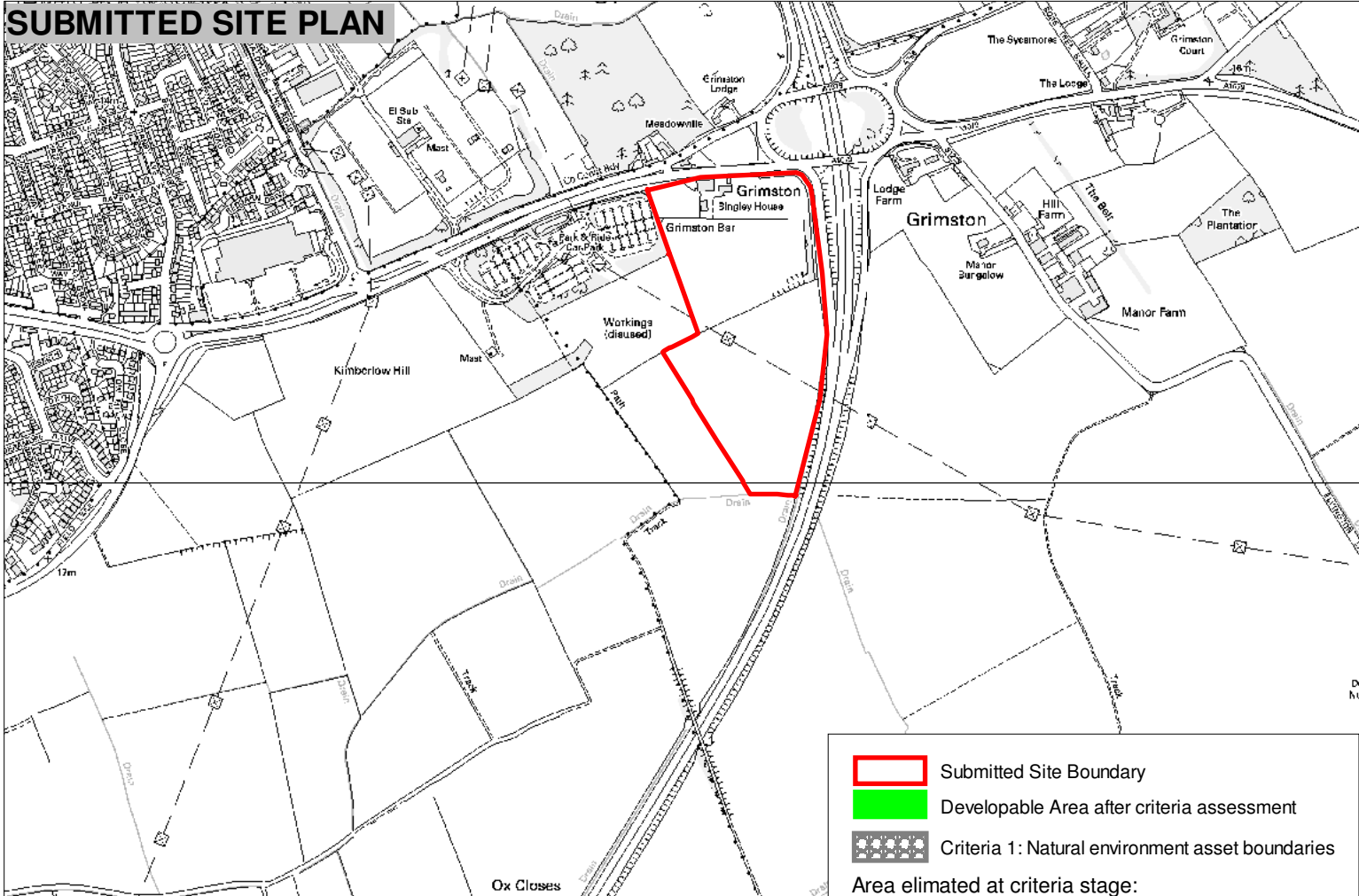
Key

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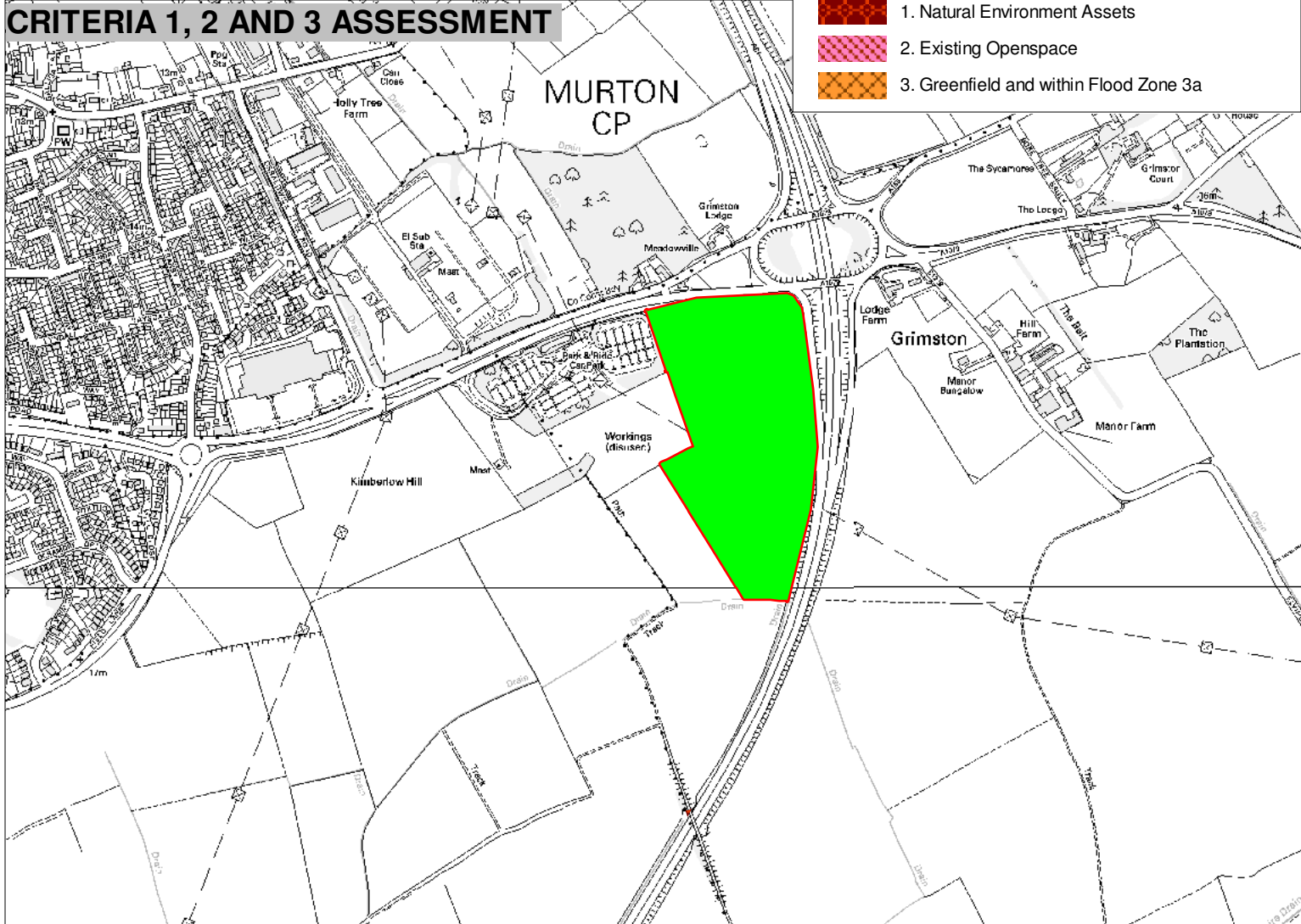
* Assessment criteria not applicable to greenfield site – Score = 0

** 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

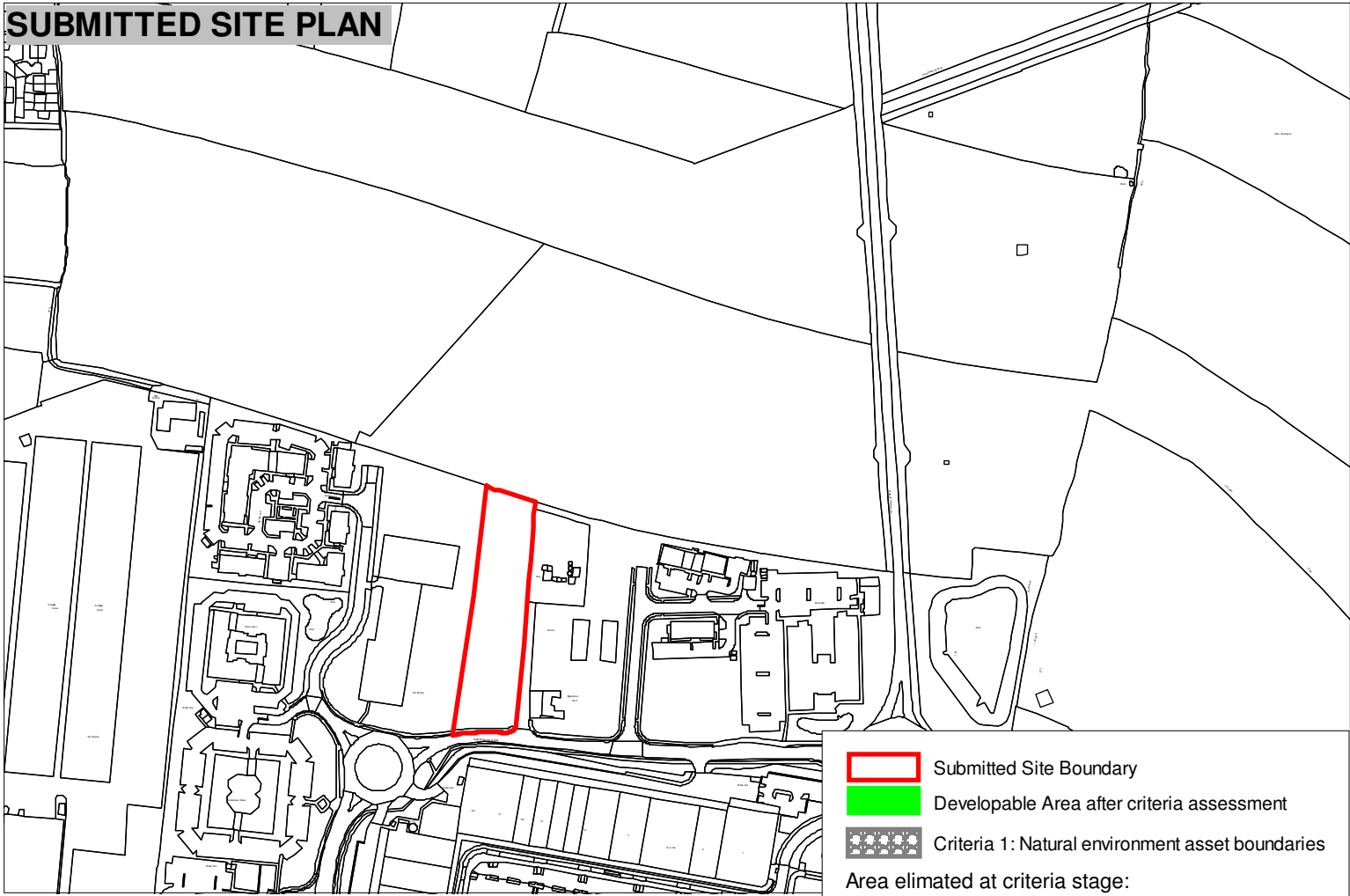
Environmental Sustainability and Strategic Planning

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			

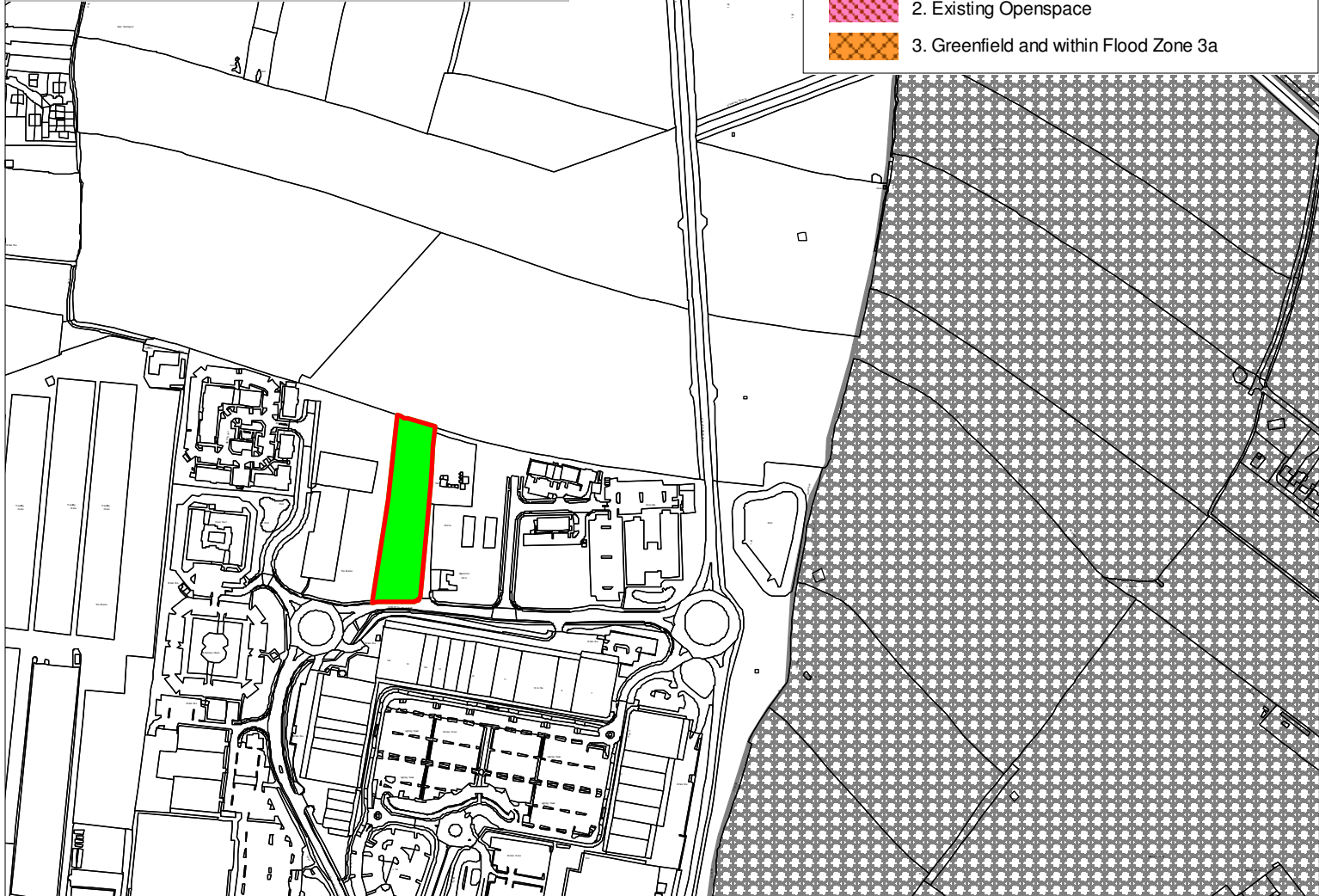
Key







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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
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 -  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

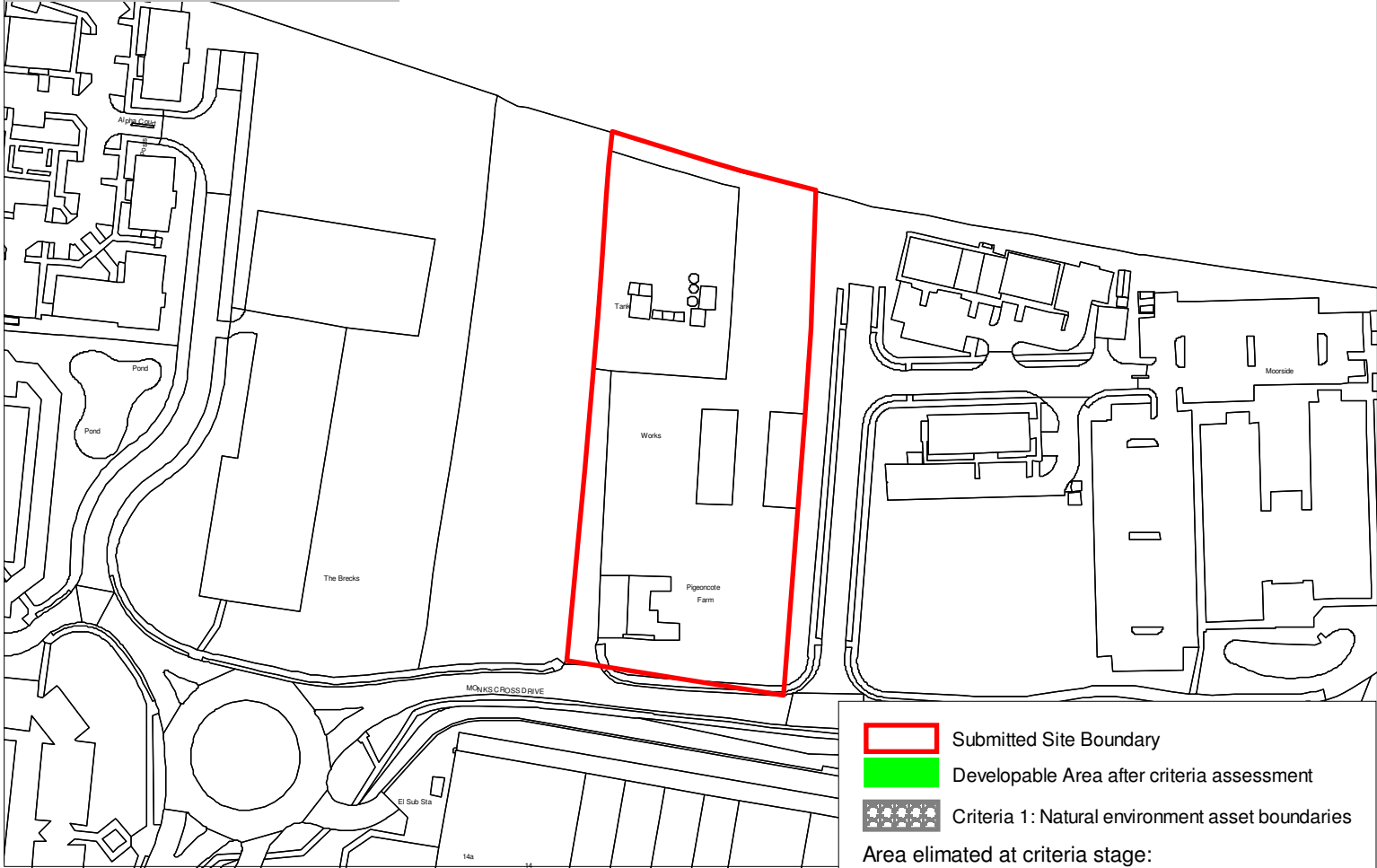
Environmental Sustainability and Strategic Planning







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

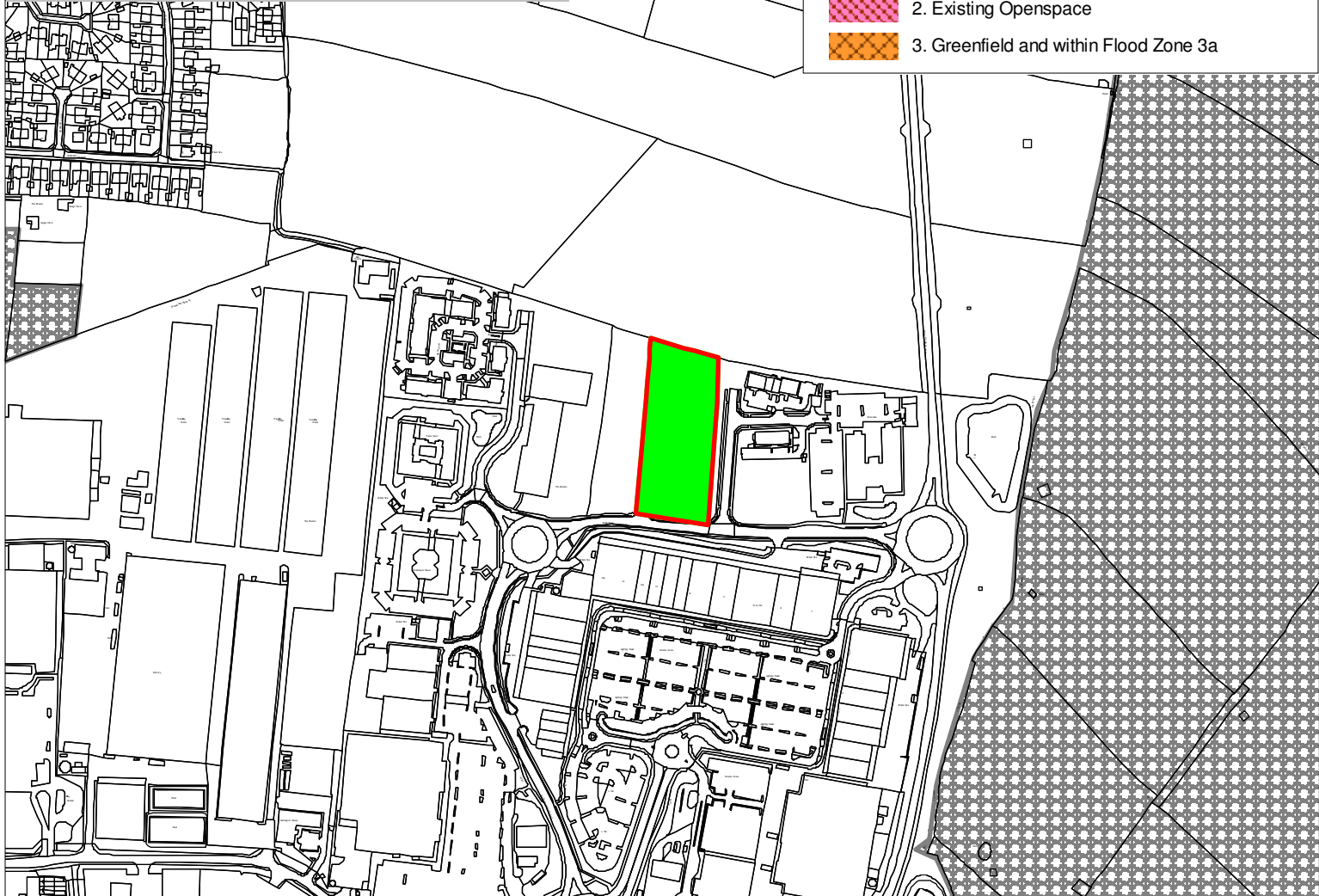
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SUBMITTED SITE PLAN



	Submitted Site Boundary
	Developable Area after criteria assessment
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	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

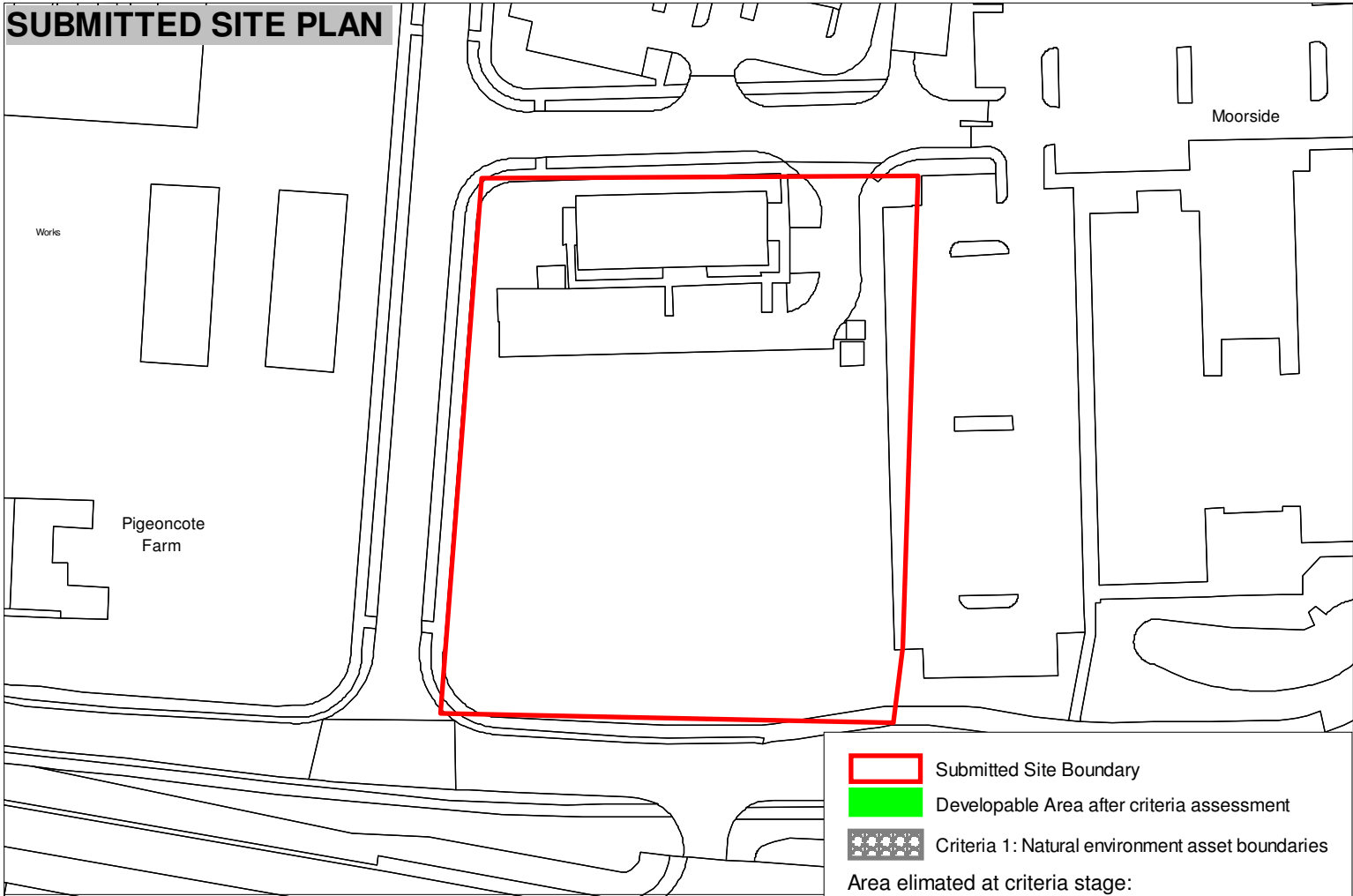
Environmental Sustainability and Strategic Planning

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			

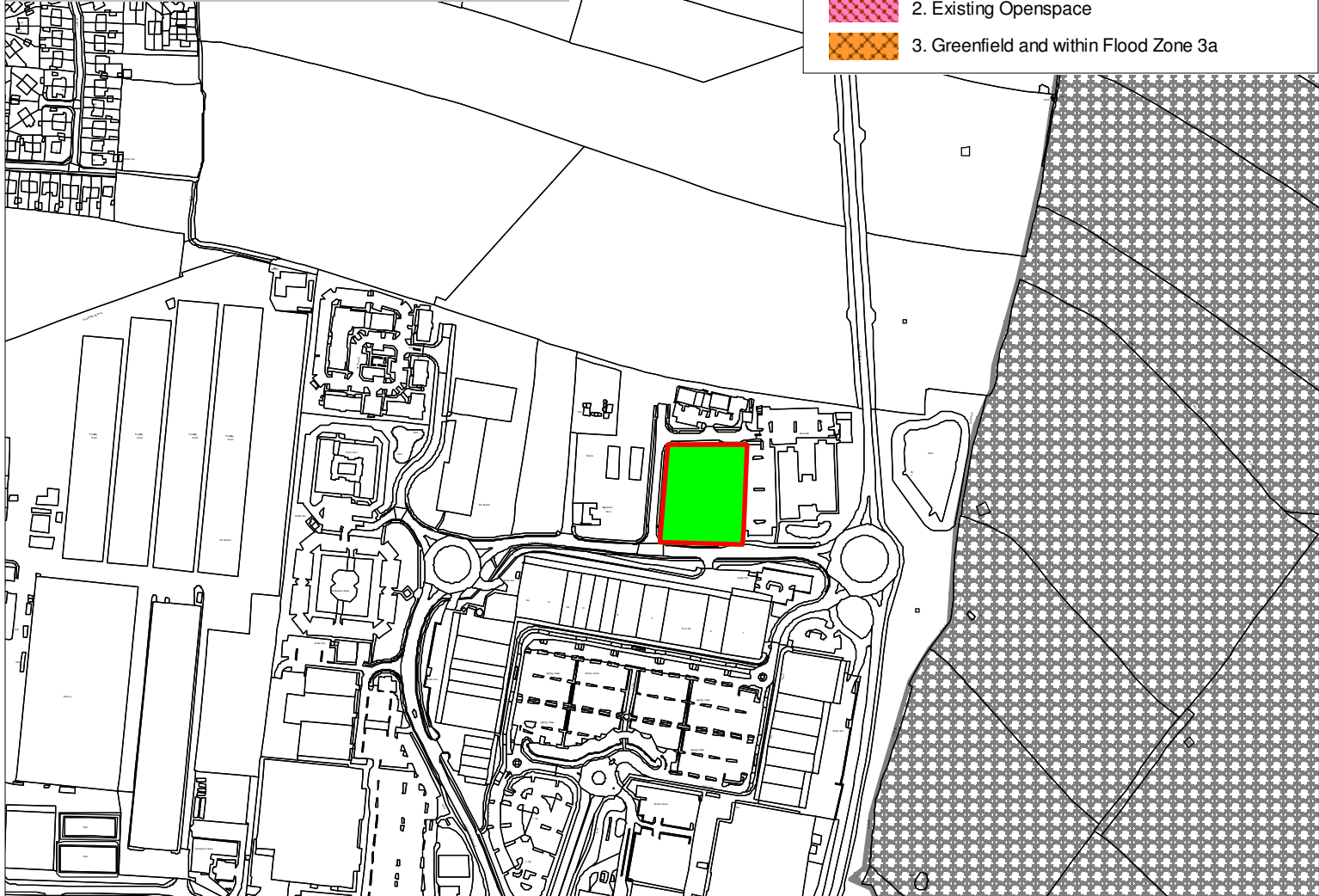
Key







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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: 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

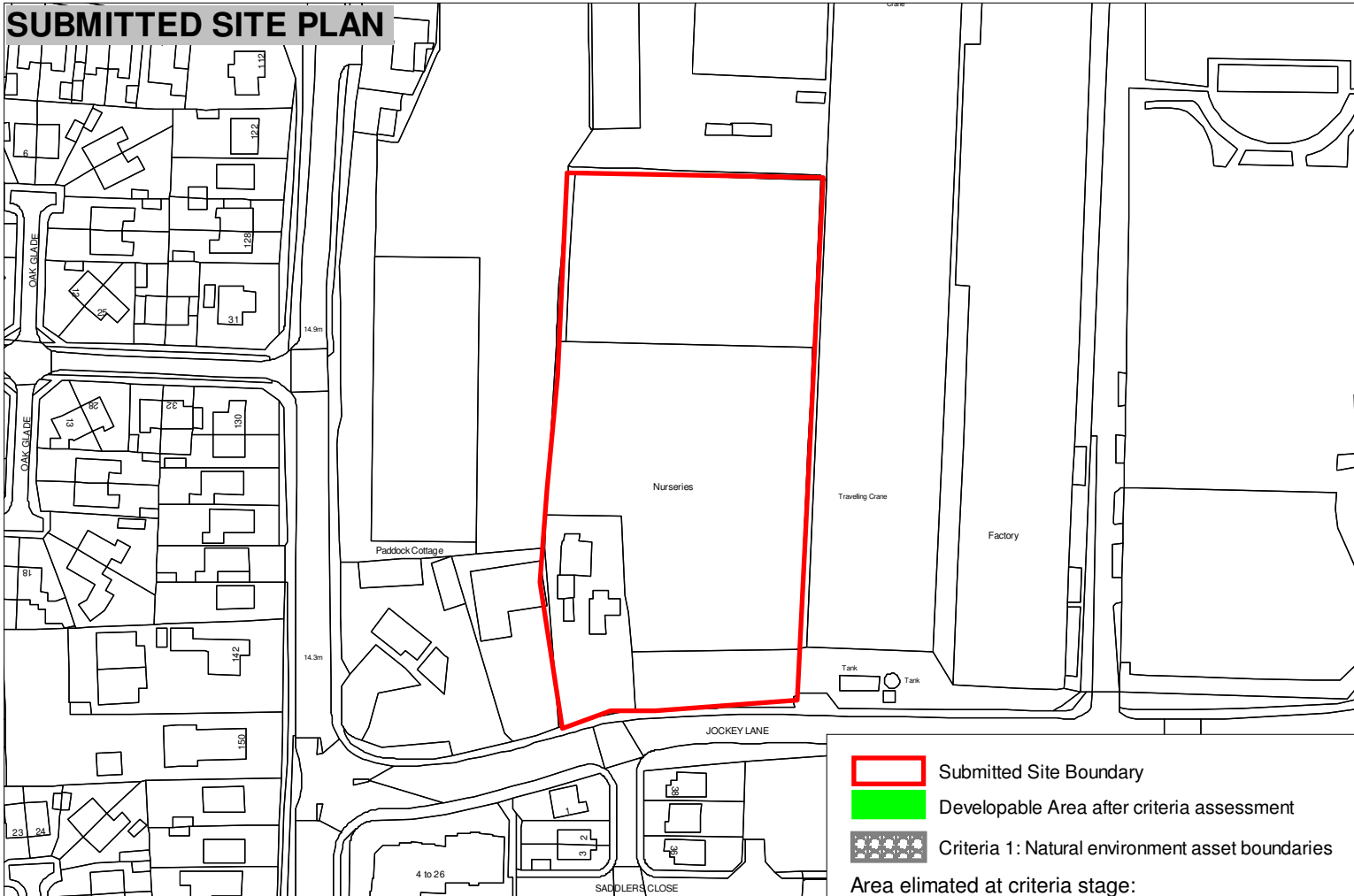
Environmental Sustainability and Strategic Planning

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

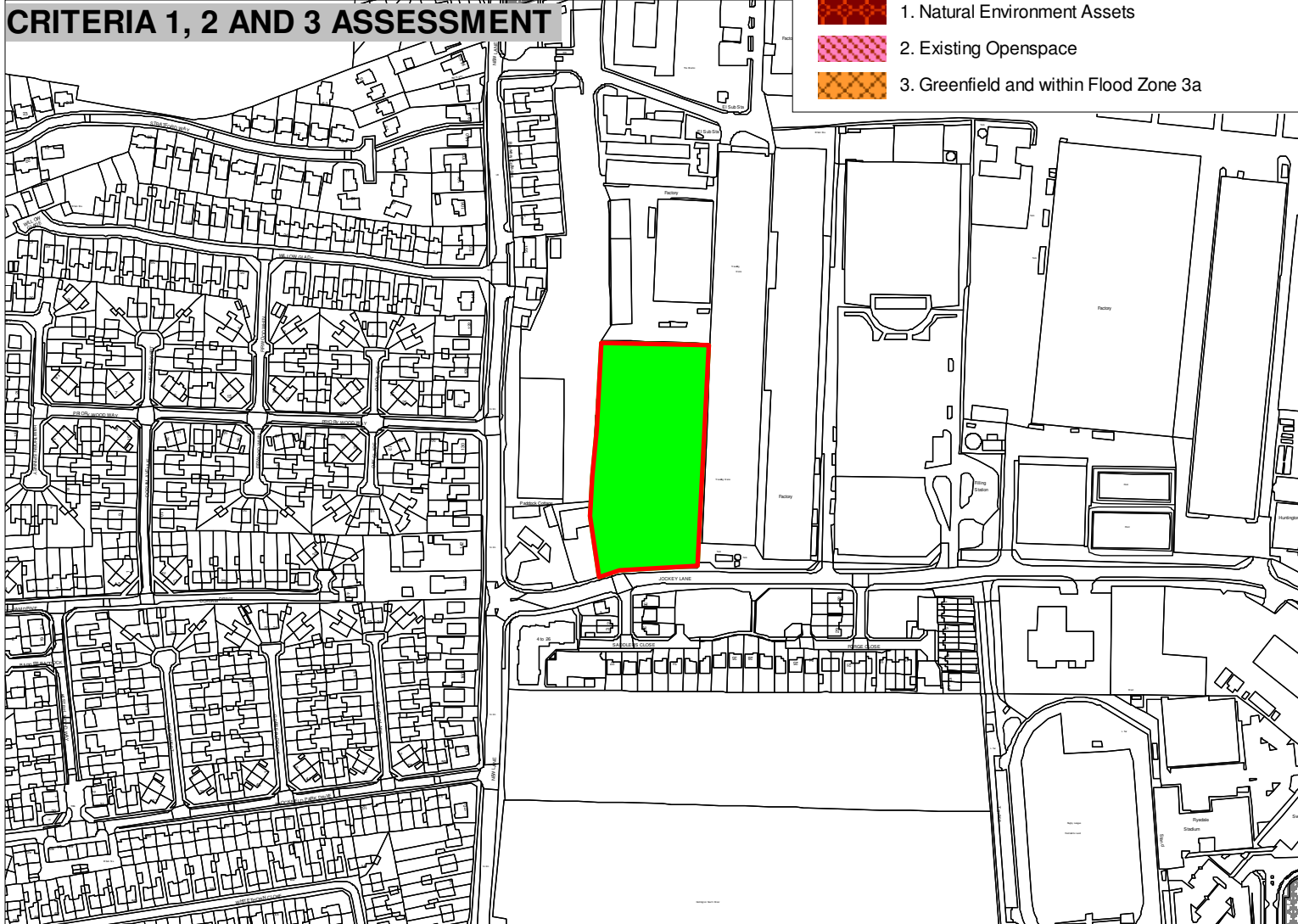
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SUBMITTED SITE PLAN



- Submitted Site Boundary
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 - 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

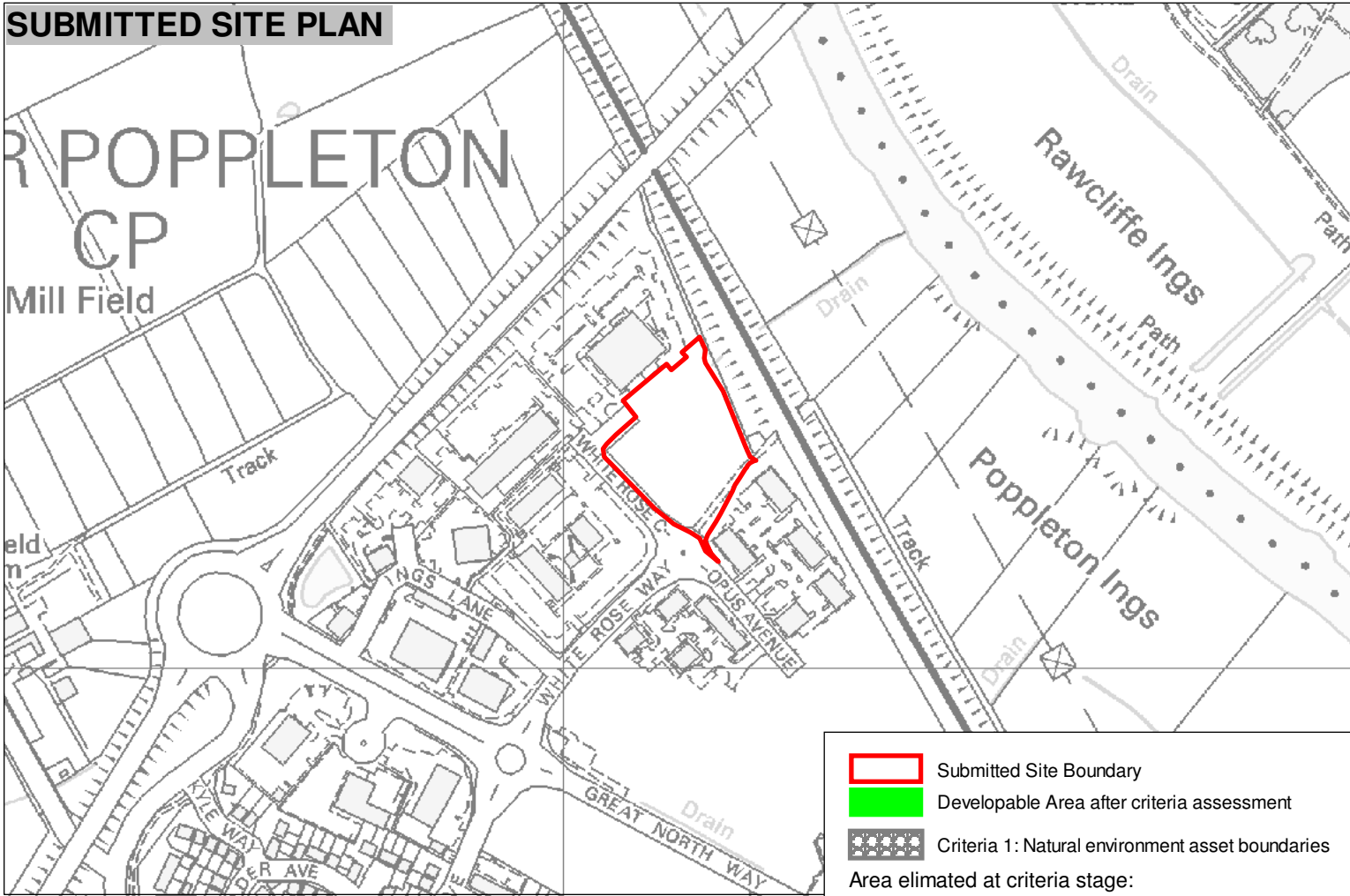
Environmental Sustainability and Strategic Planning







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

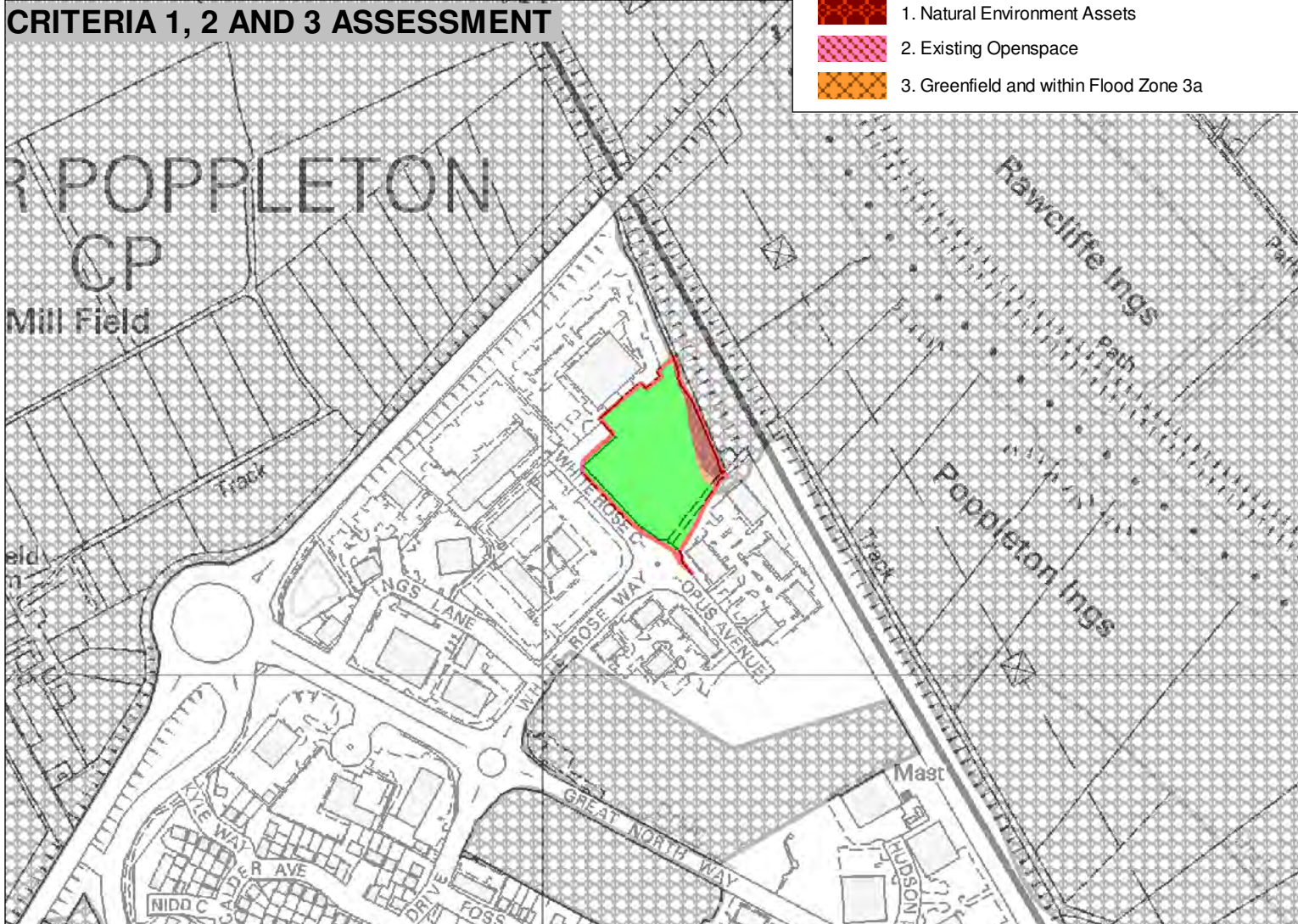
- 1 = Poor
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- 3 = Good
- 4 = Excellent

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: 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

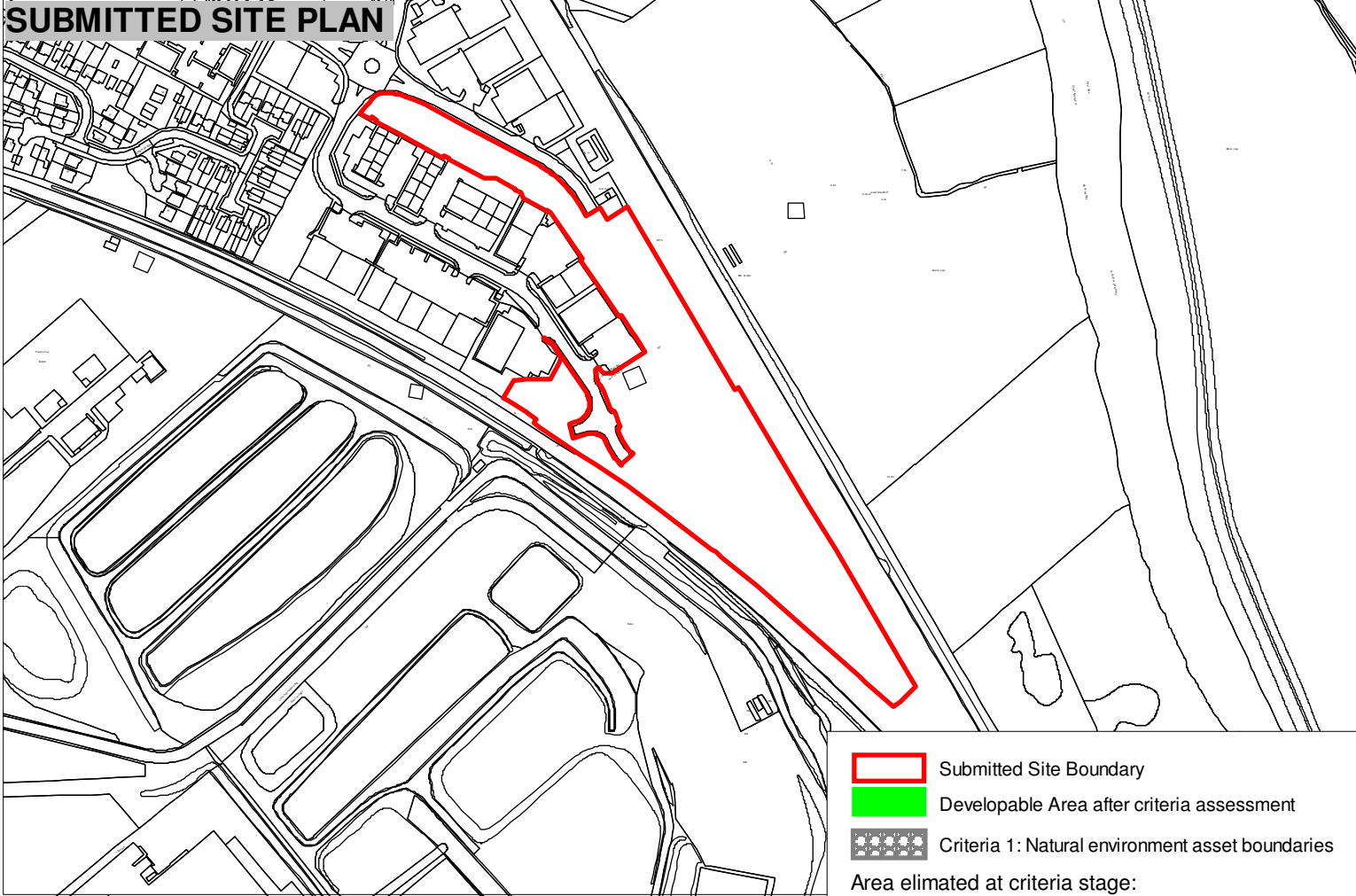
Environmental Sustainability and Strategic Planning







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

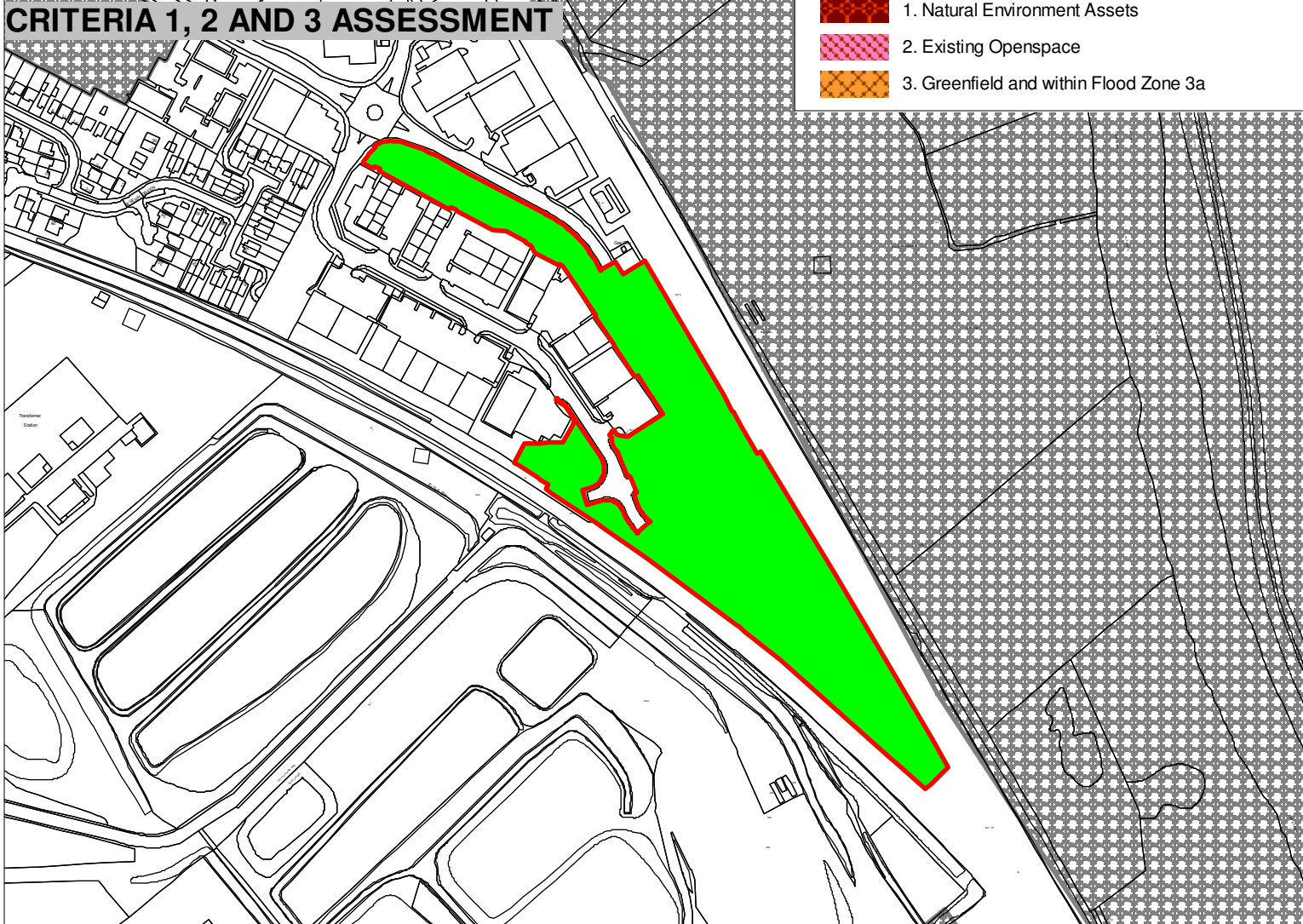
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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

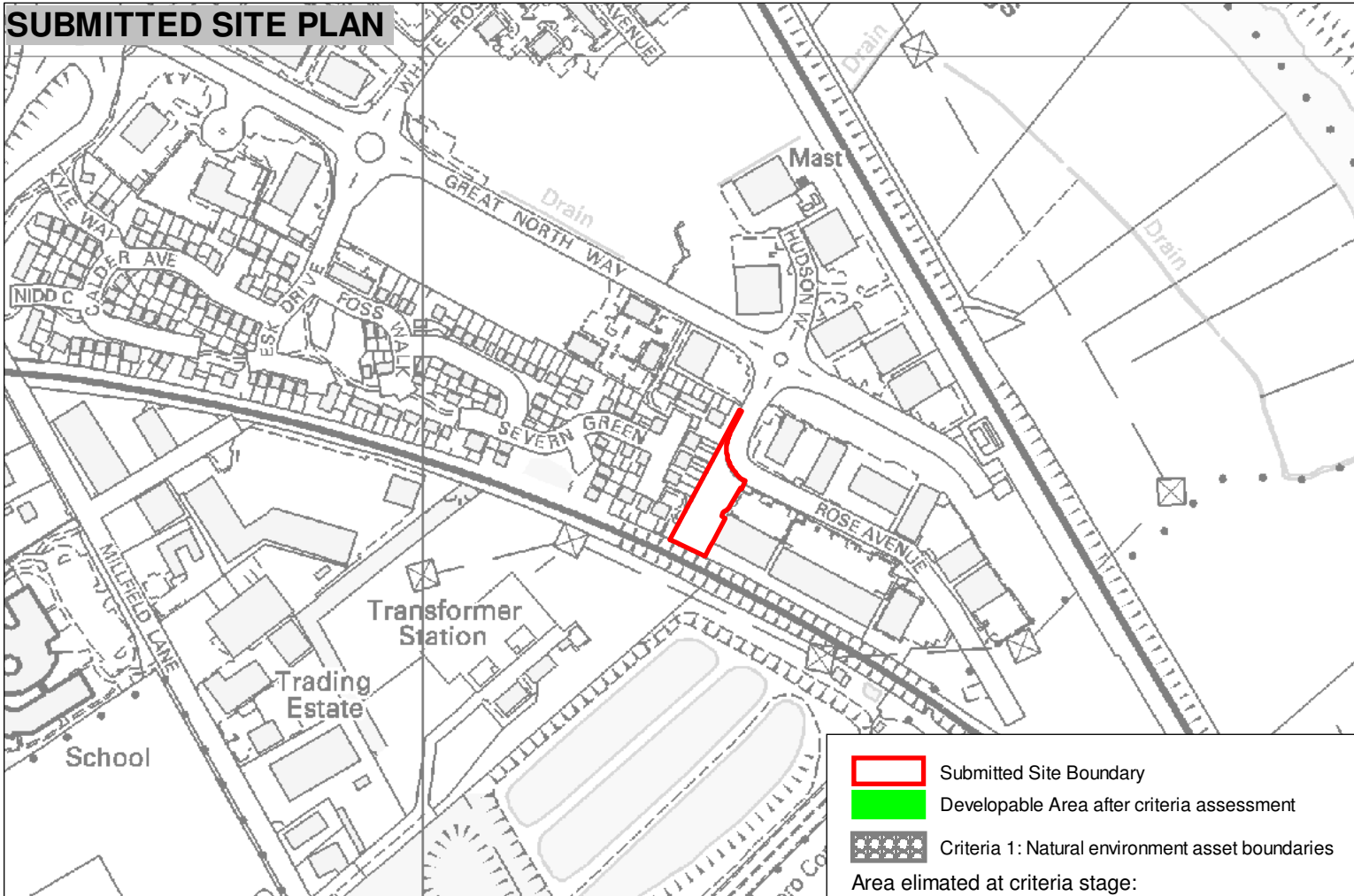
Environmental Sustainability and Strategic Planning

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			

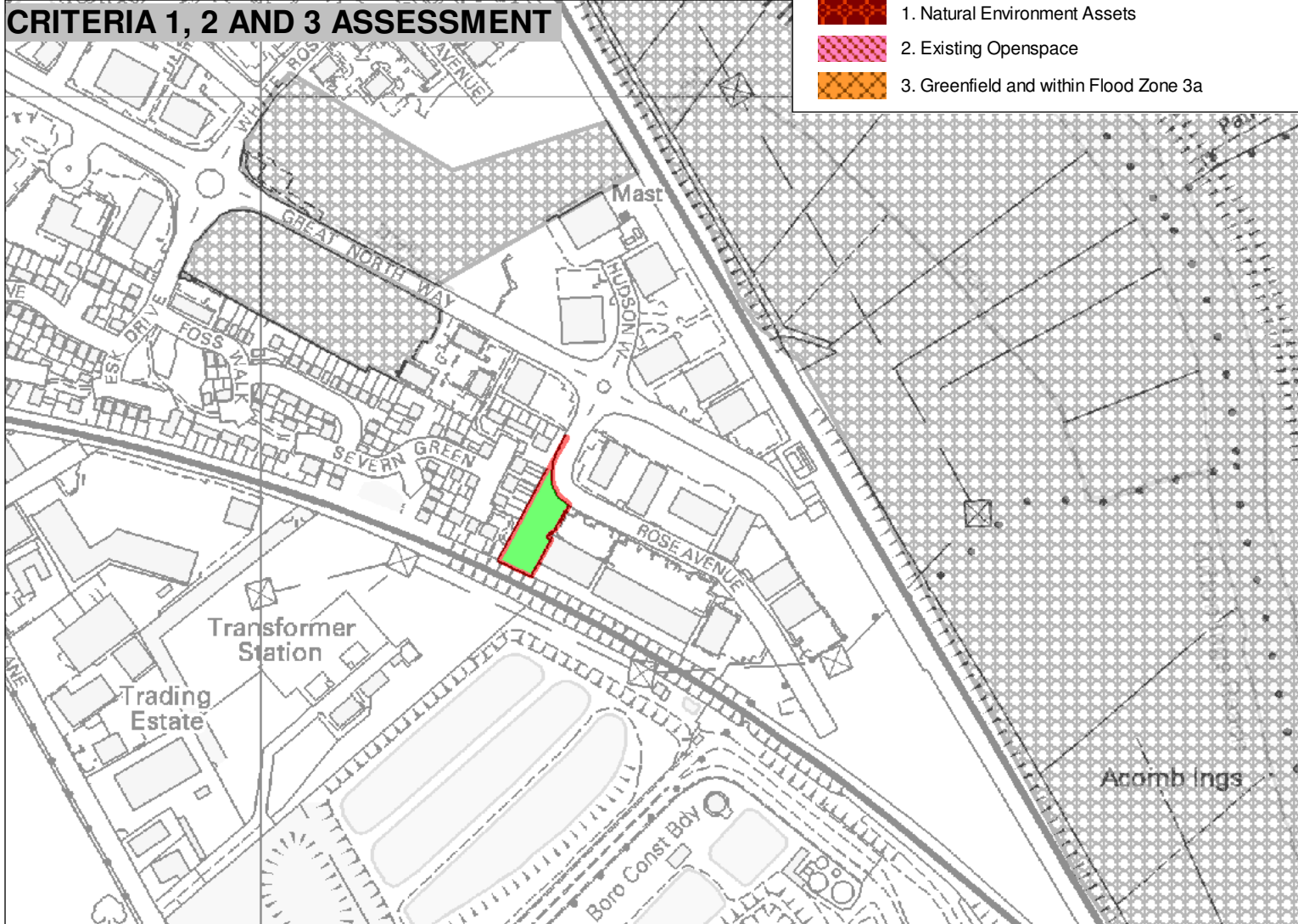
Key

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

SUBMITTED SITE PLAN



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			

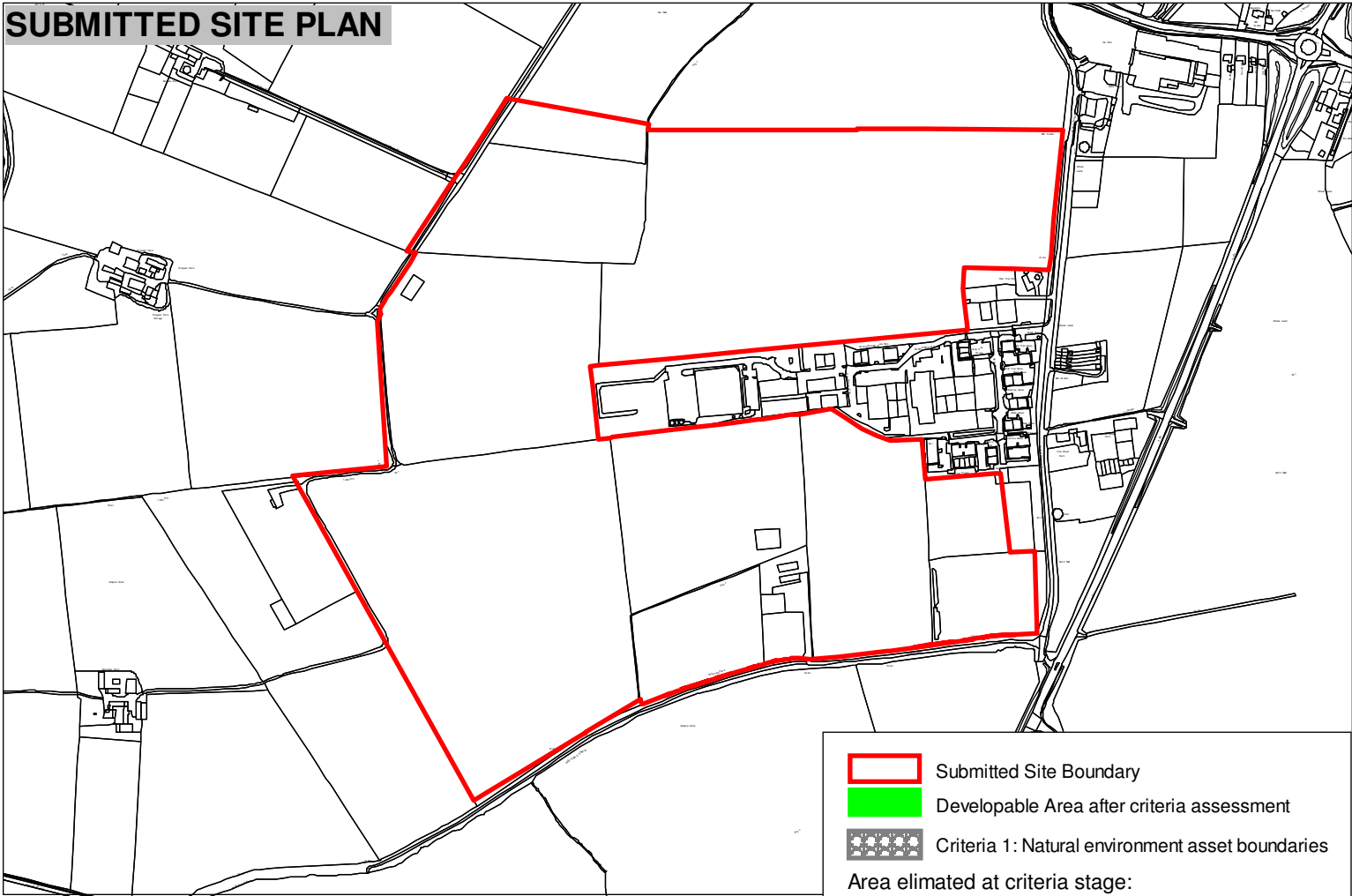
Environmental Sustainability and Strategic Planning

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			

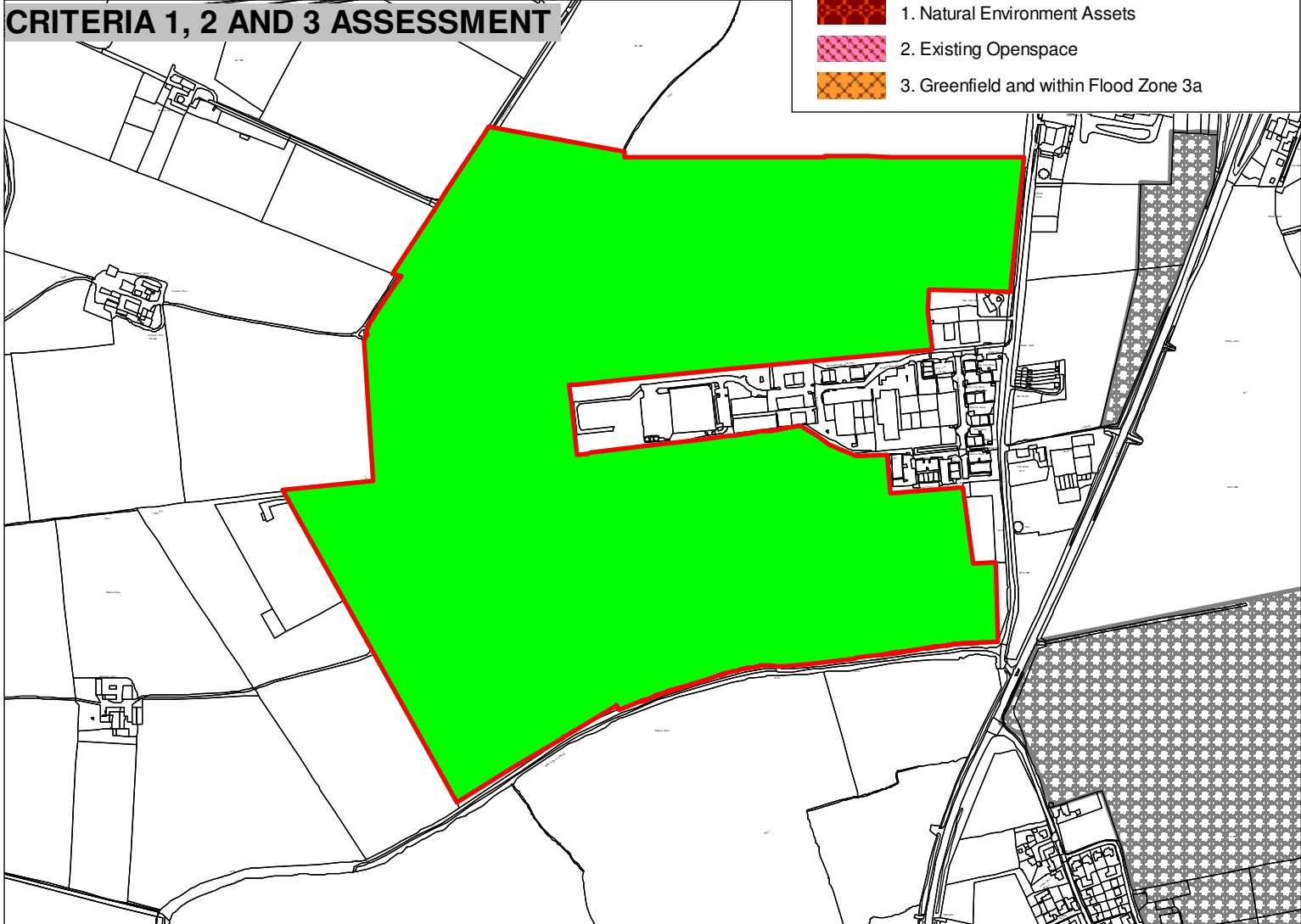
Key







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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
	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

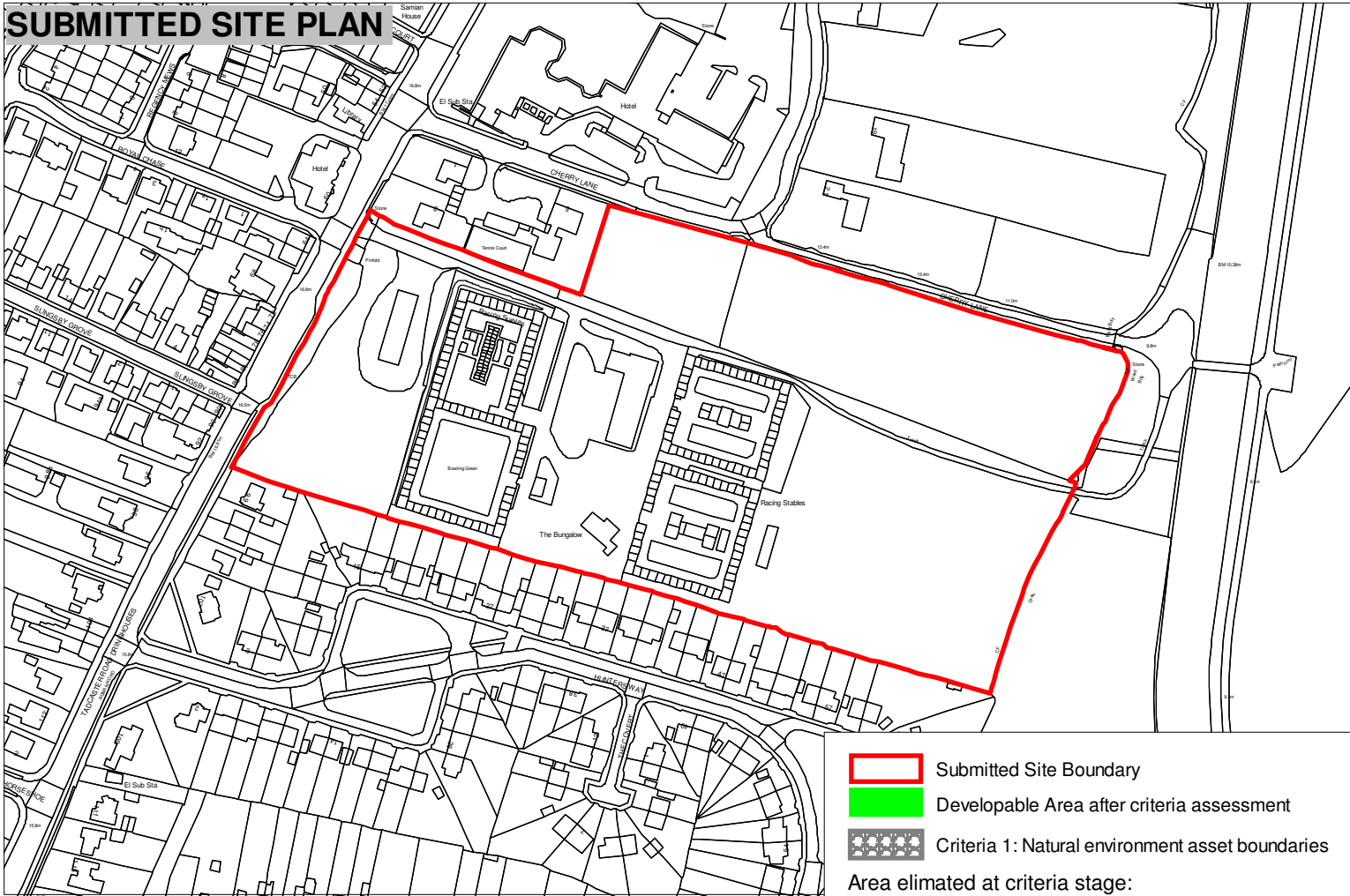
Environmental Sustainability and Strategic Planning

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

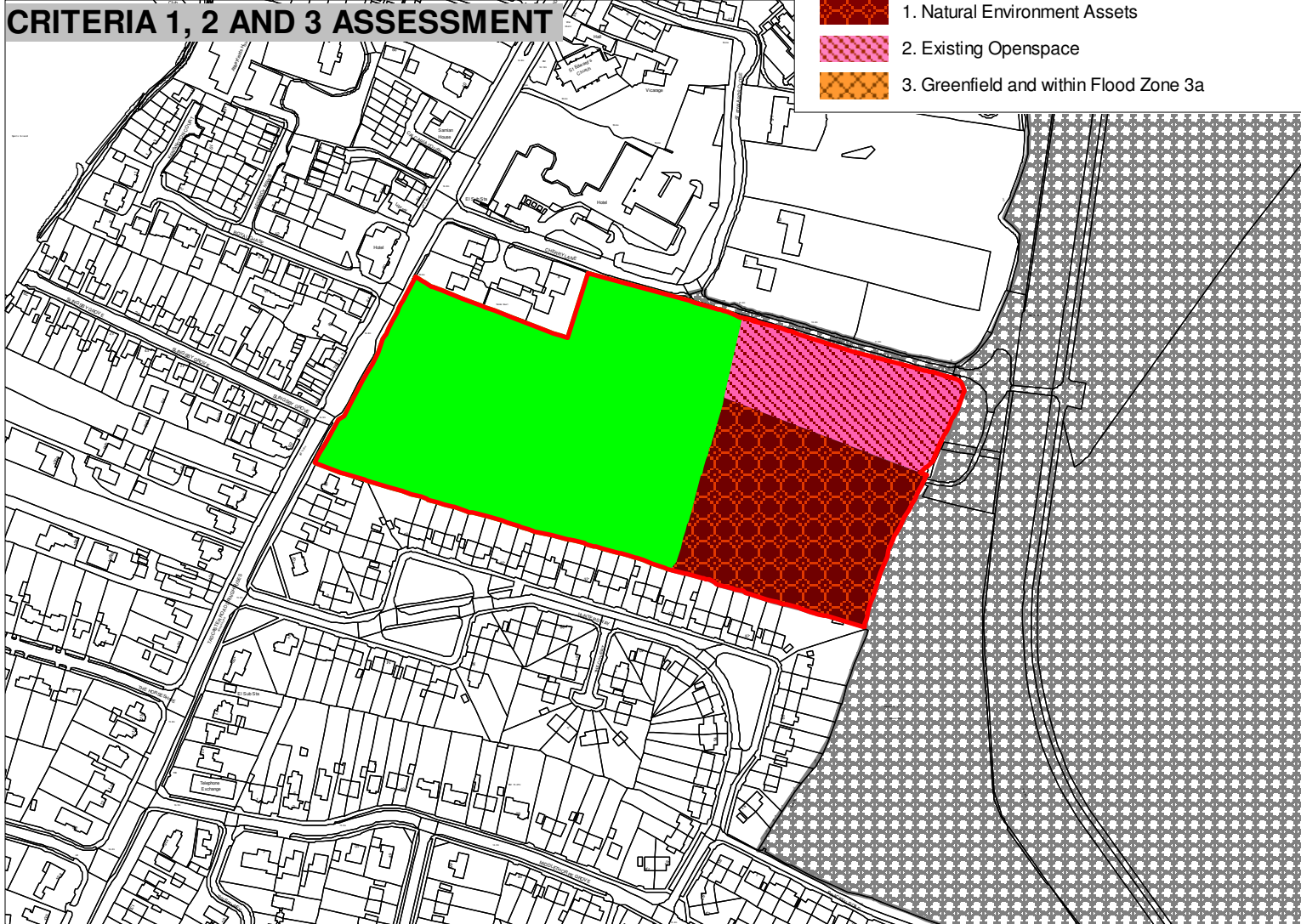
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SUBMITTED SITE PLAN



- Submitted Site Boundary
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 - 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

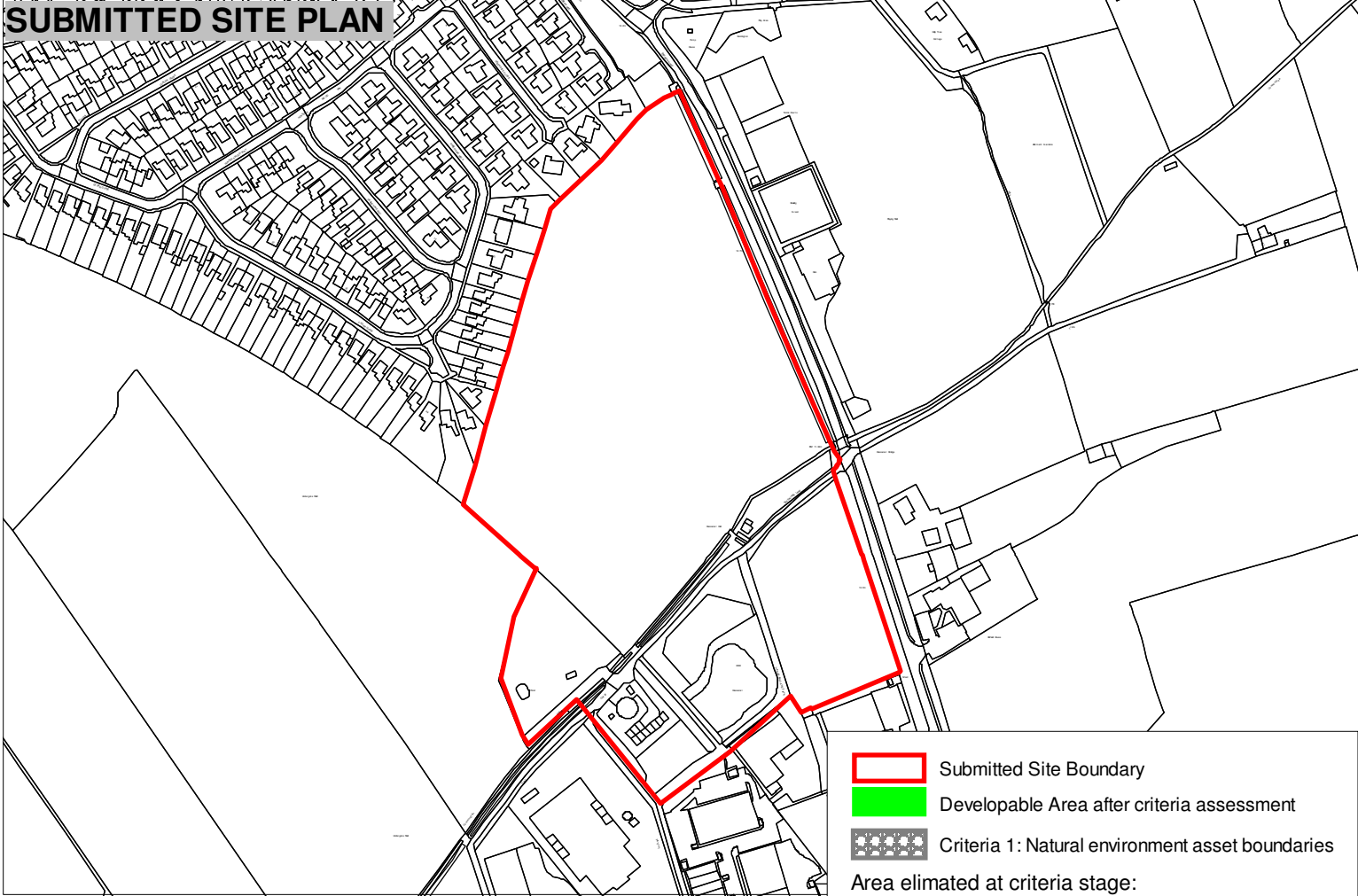
Environmental Sustainability and Strategic Planning

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			

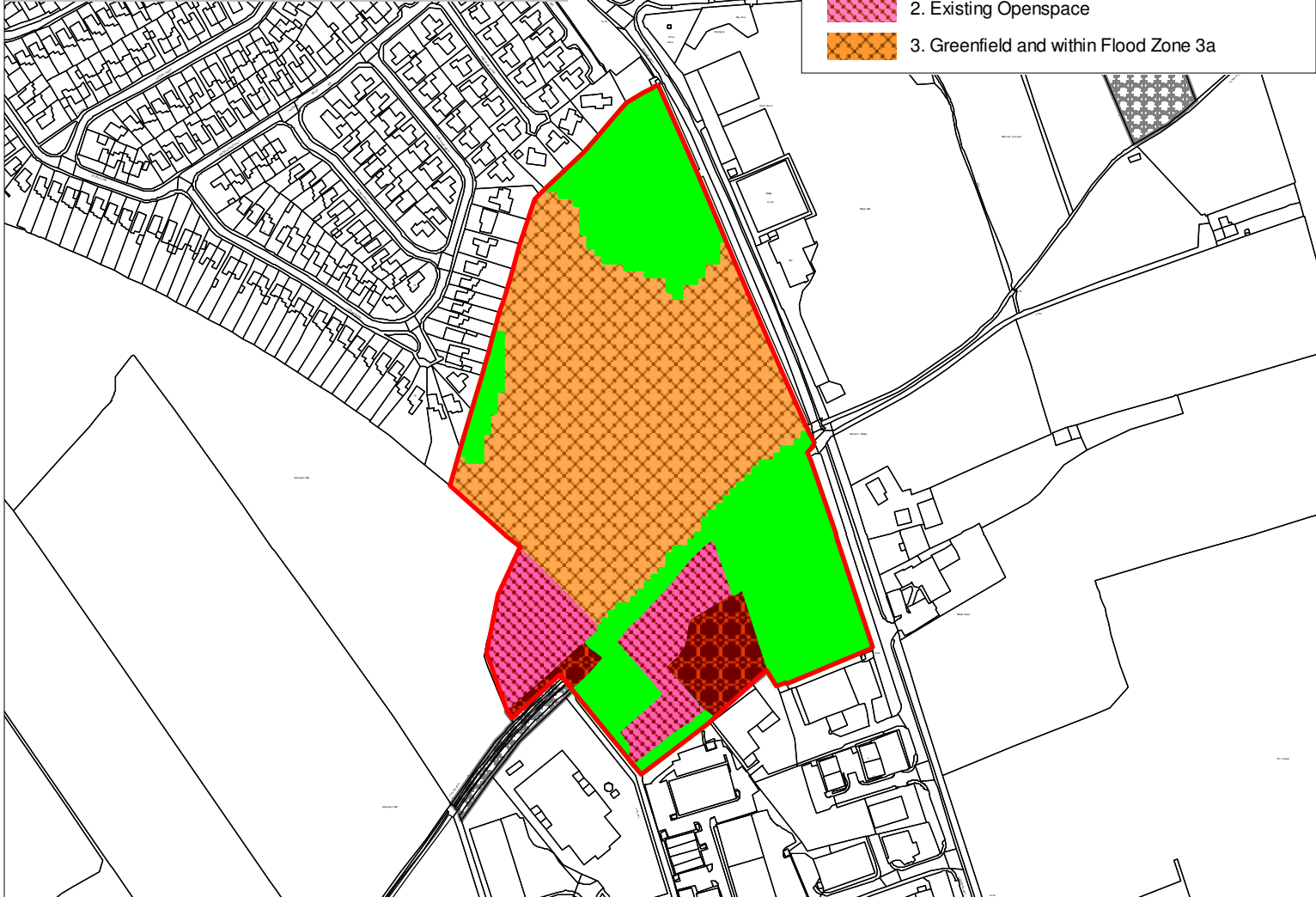
Key







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- 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: 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			

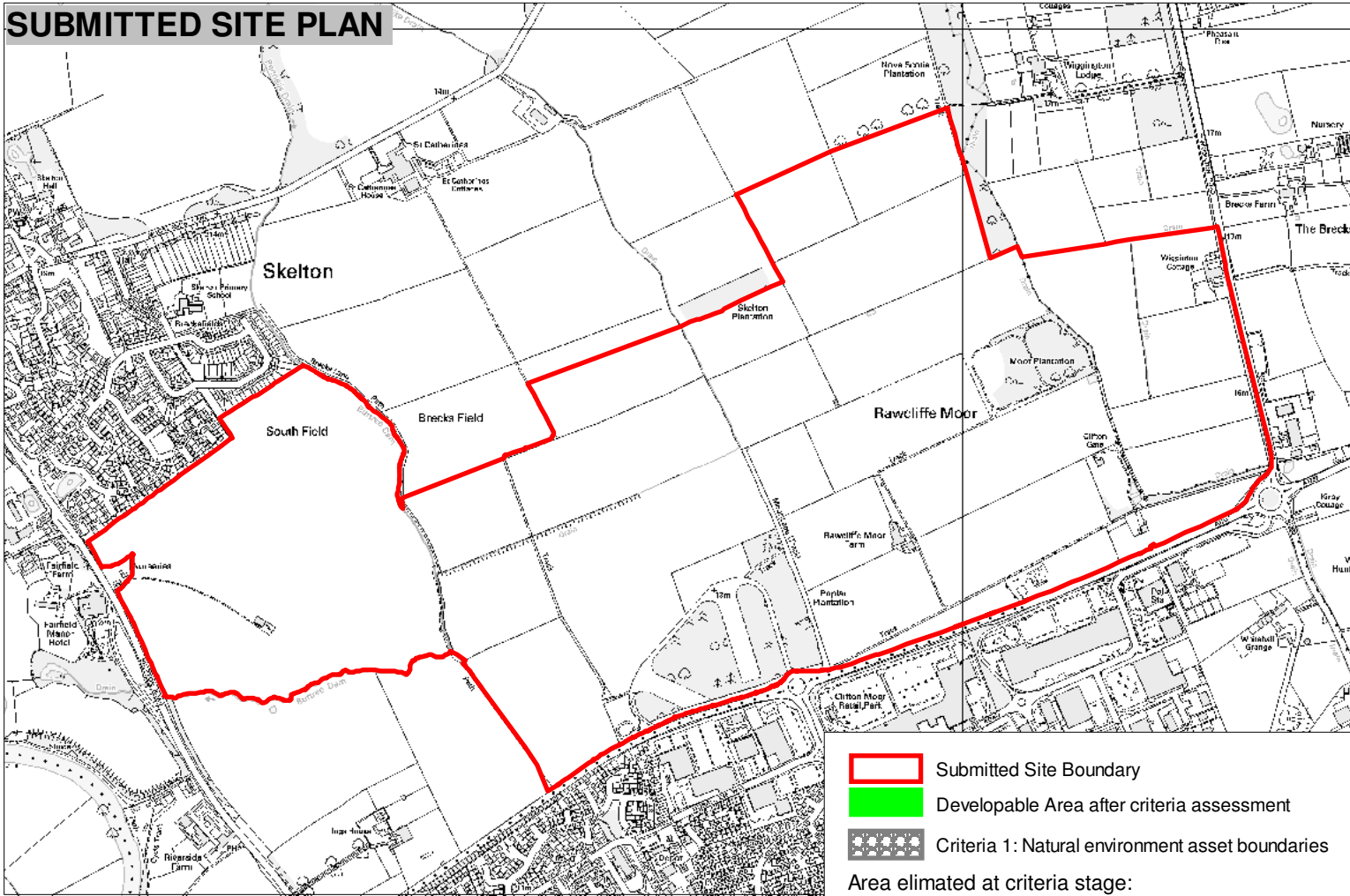
Key

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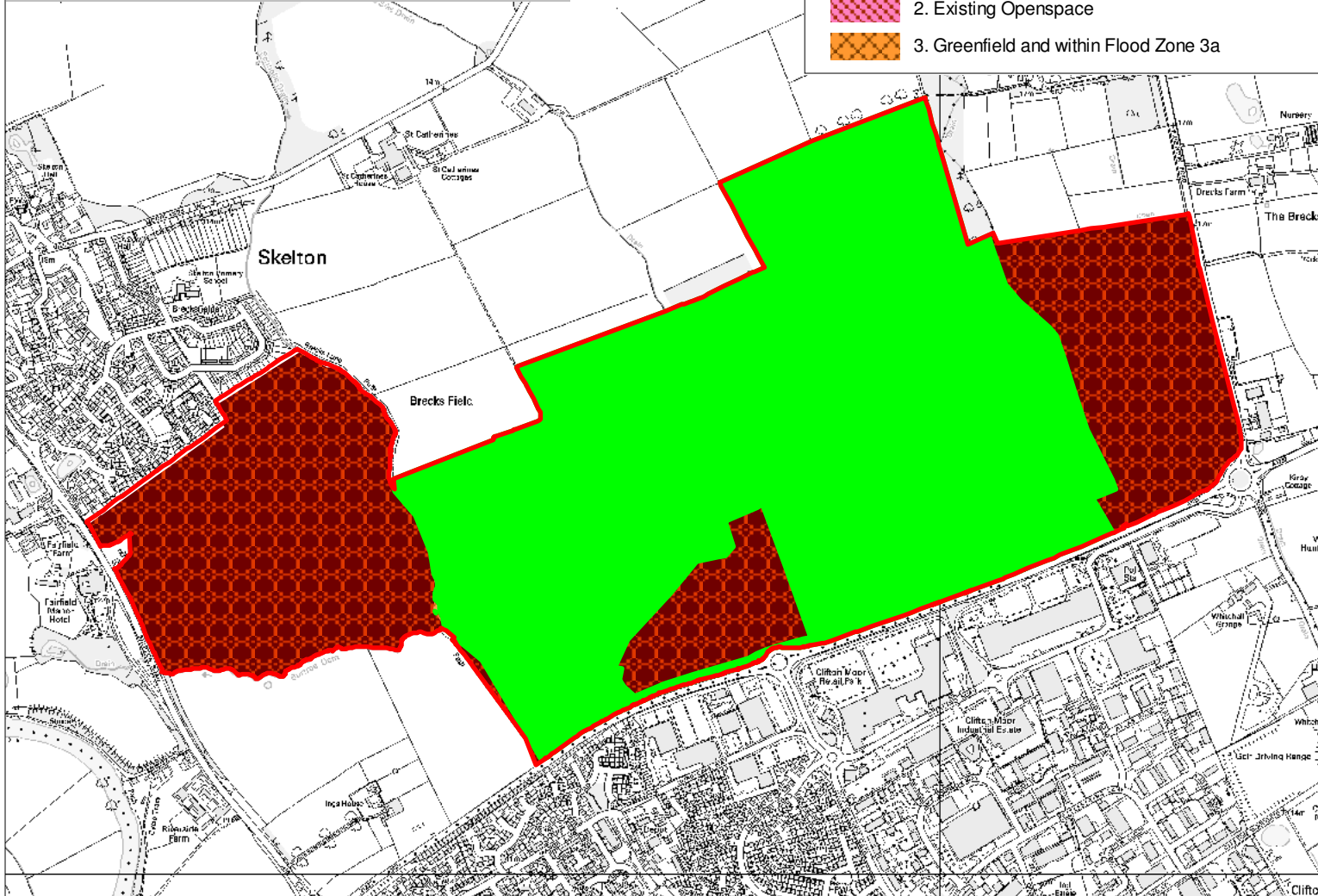
* Assessment criteria not applicable to greenfield site – Score = 0

** Unknown – Score = 0

SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT



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			

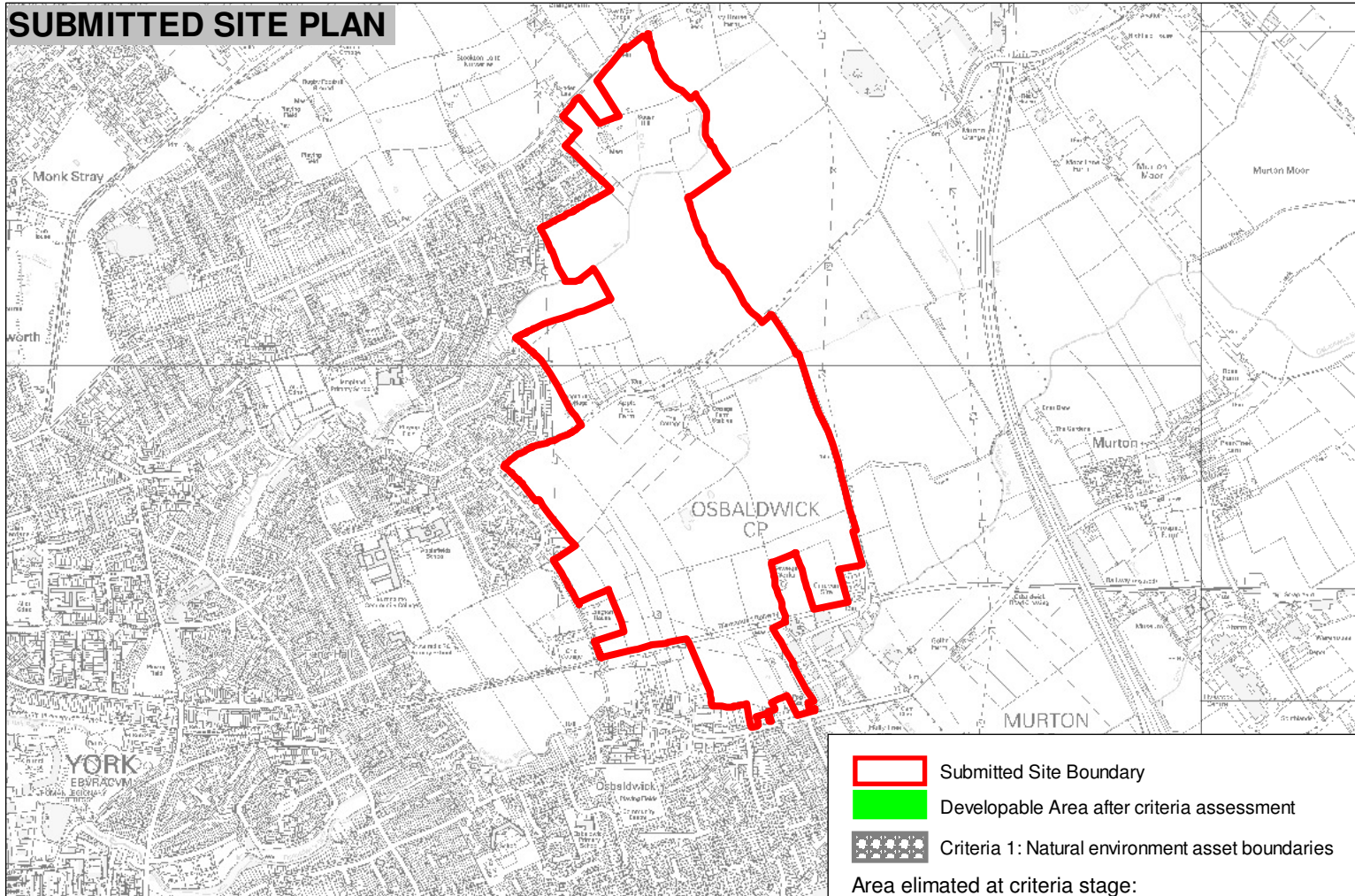
Key







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

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

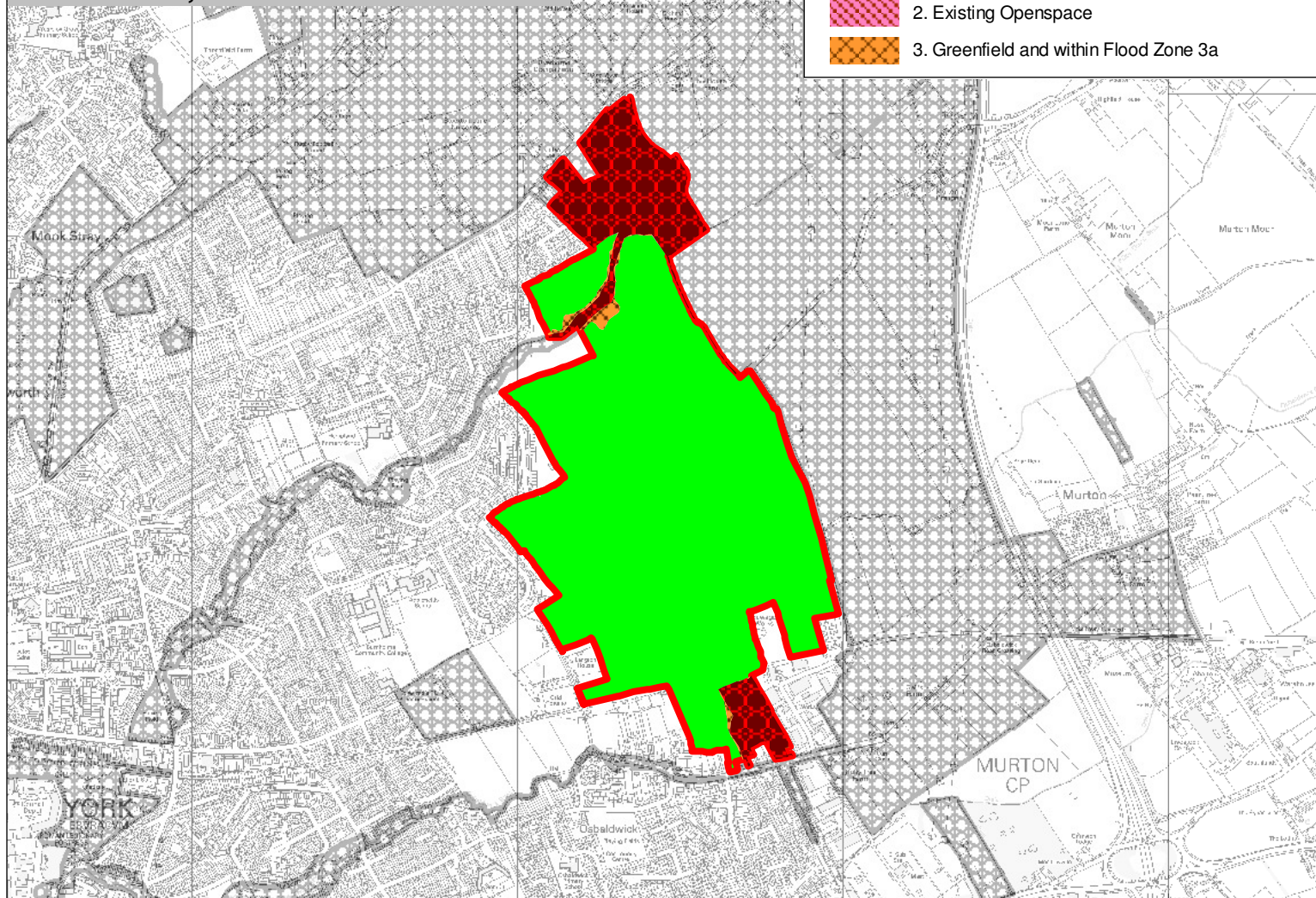
** Unknown – Score = 0

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

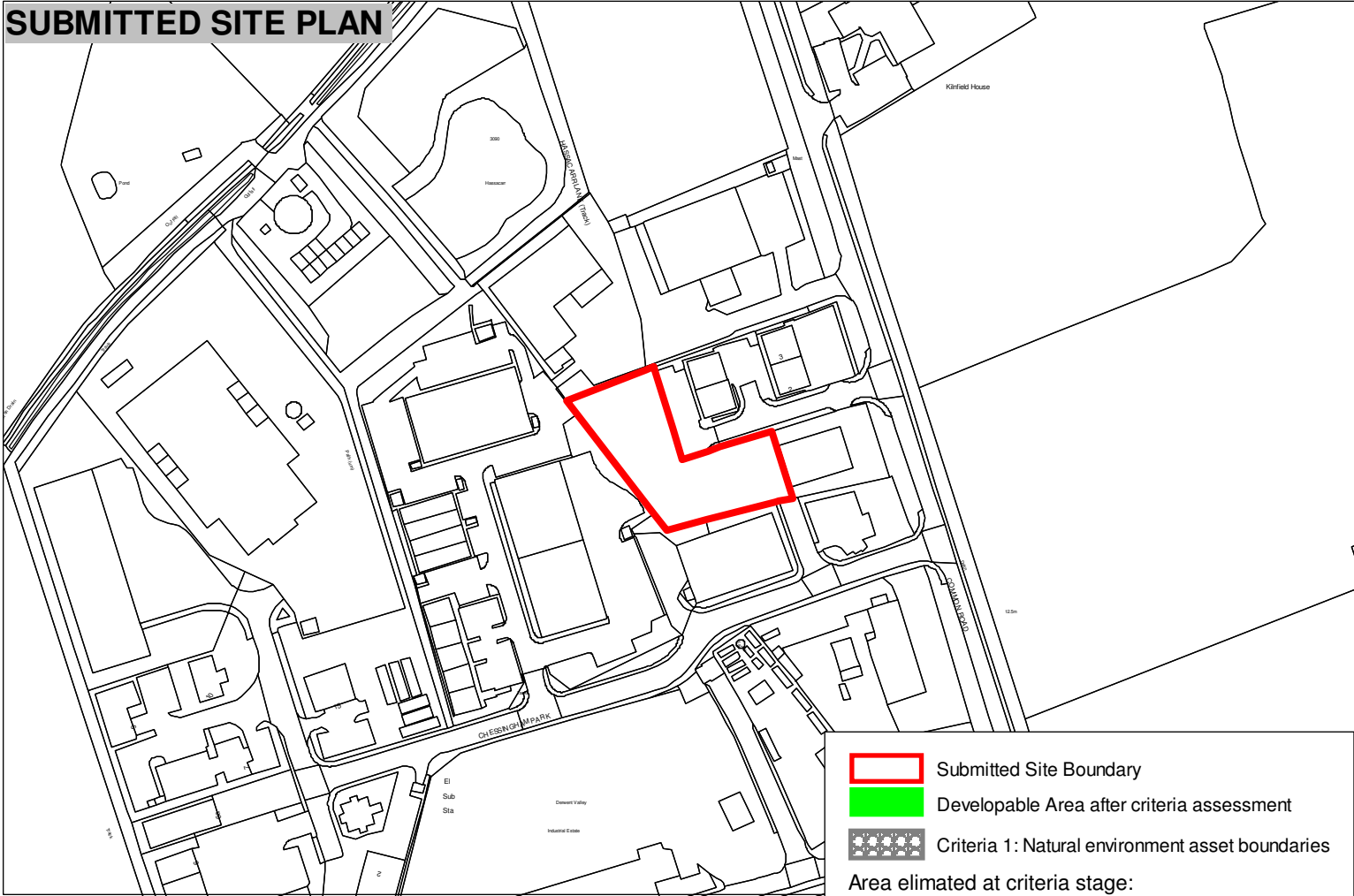
Environmental Sustainability and Strategic Planning







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

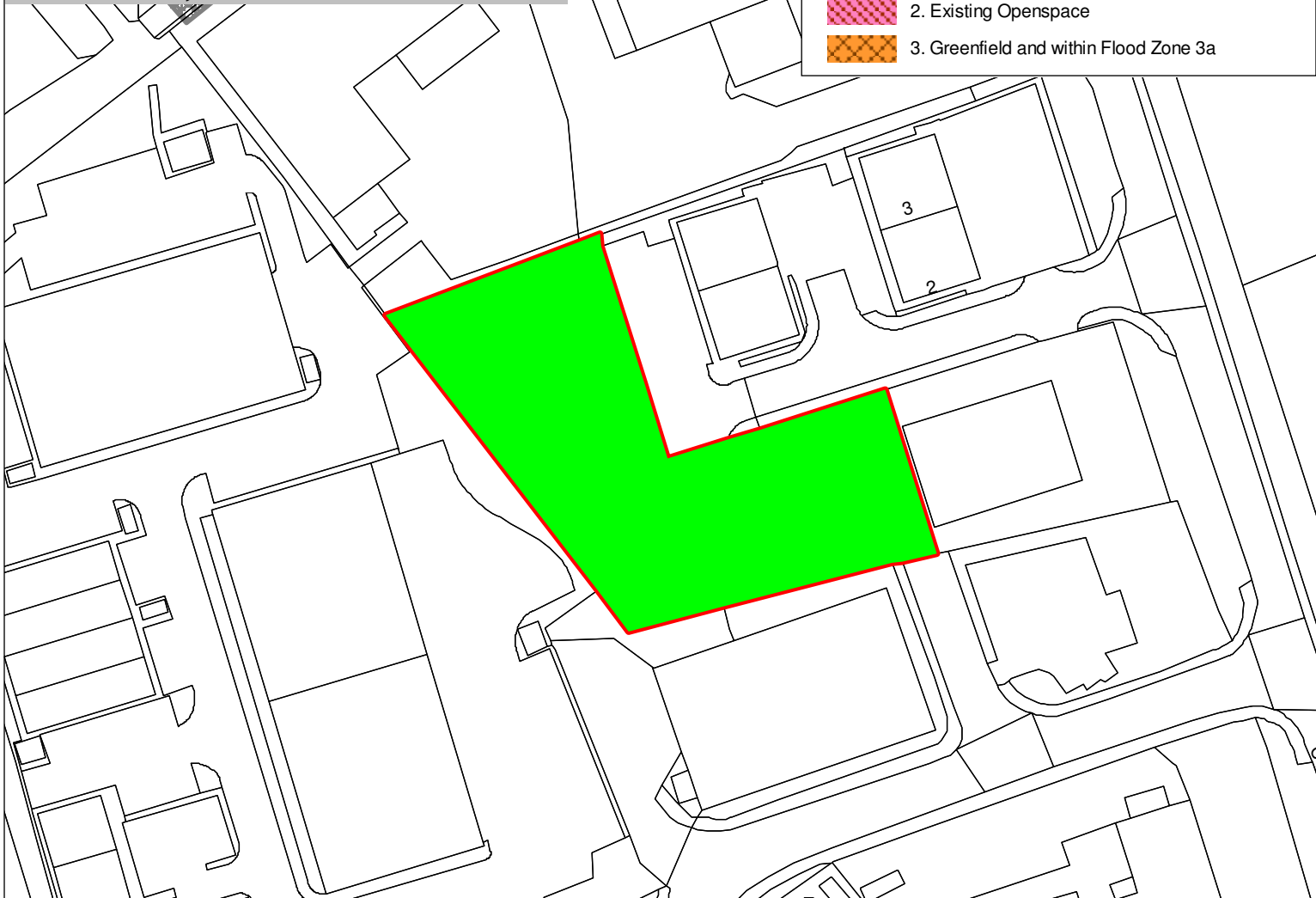
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Excellent

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

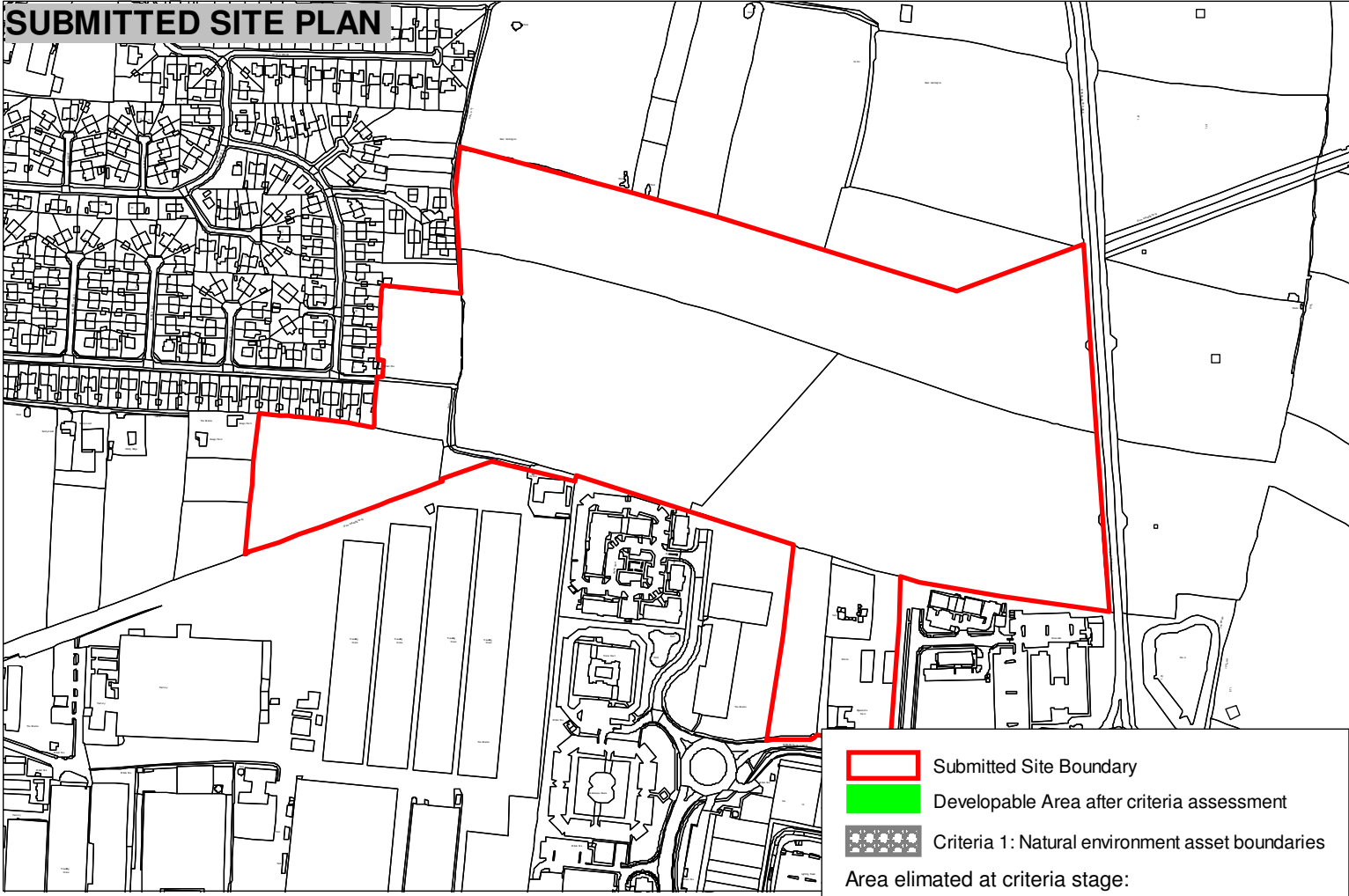
Environmental Sustainability and Strategic Planning

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			

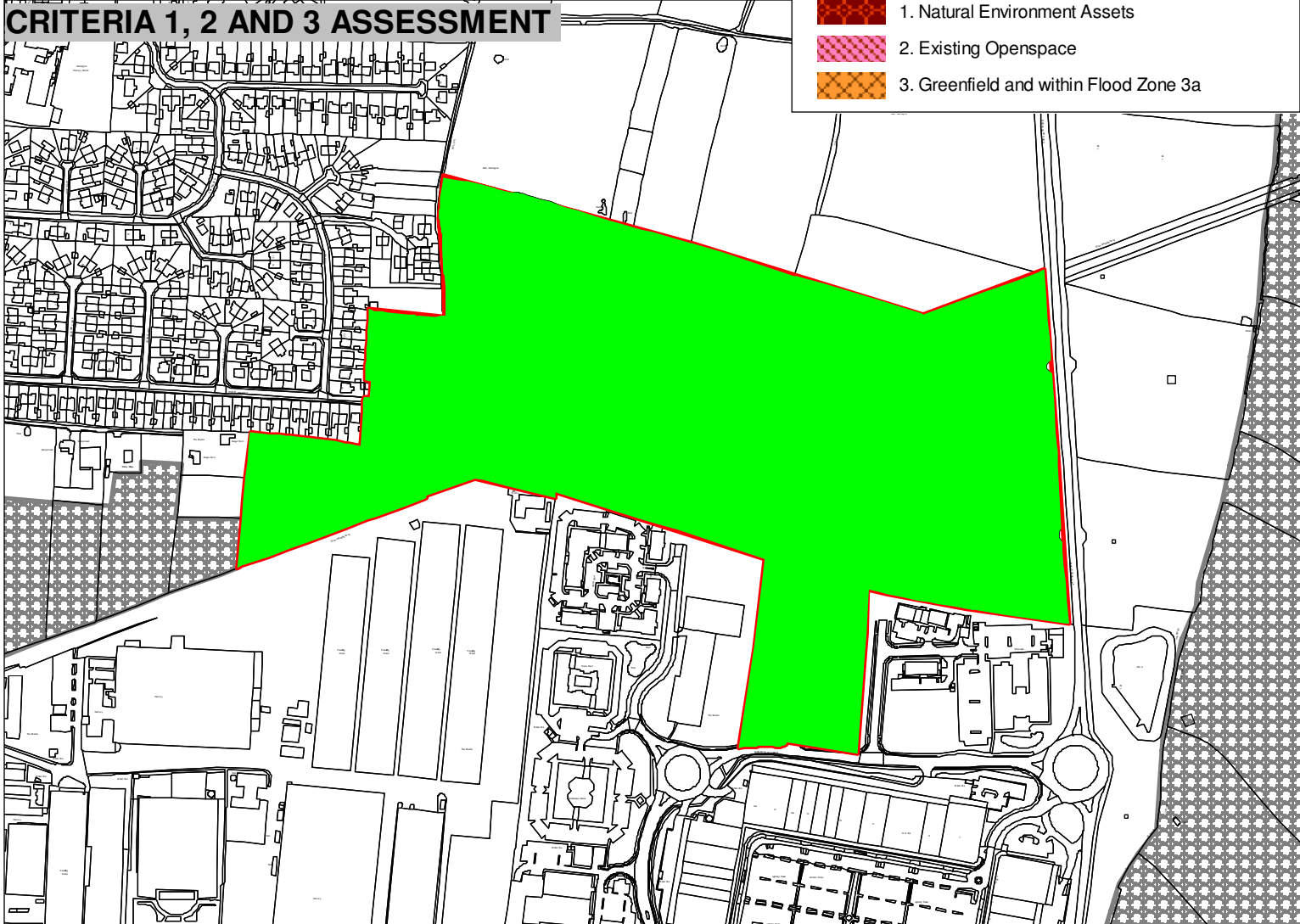
Key







- 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

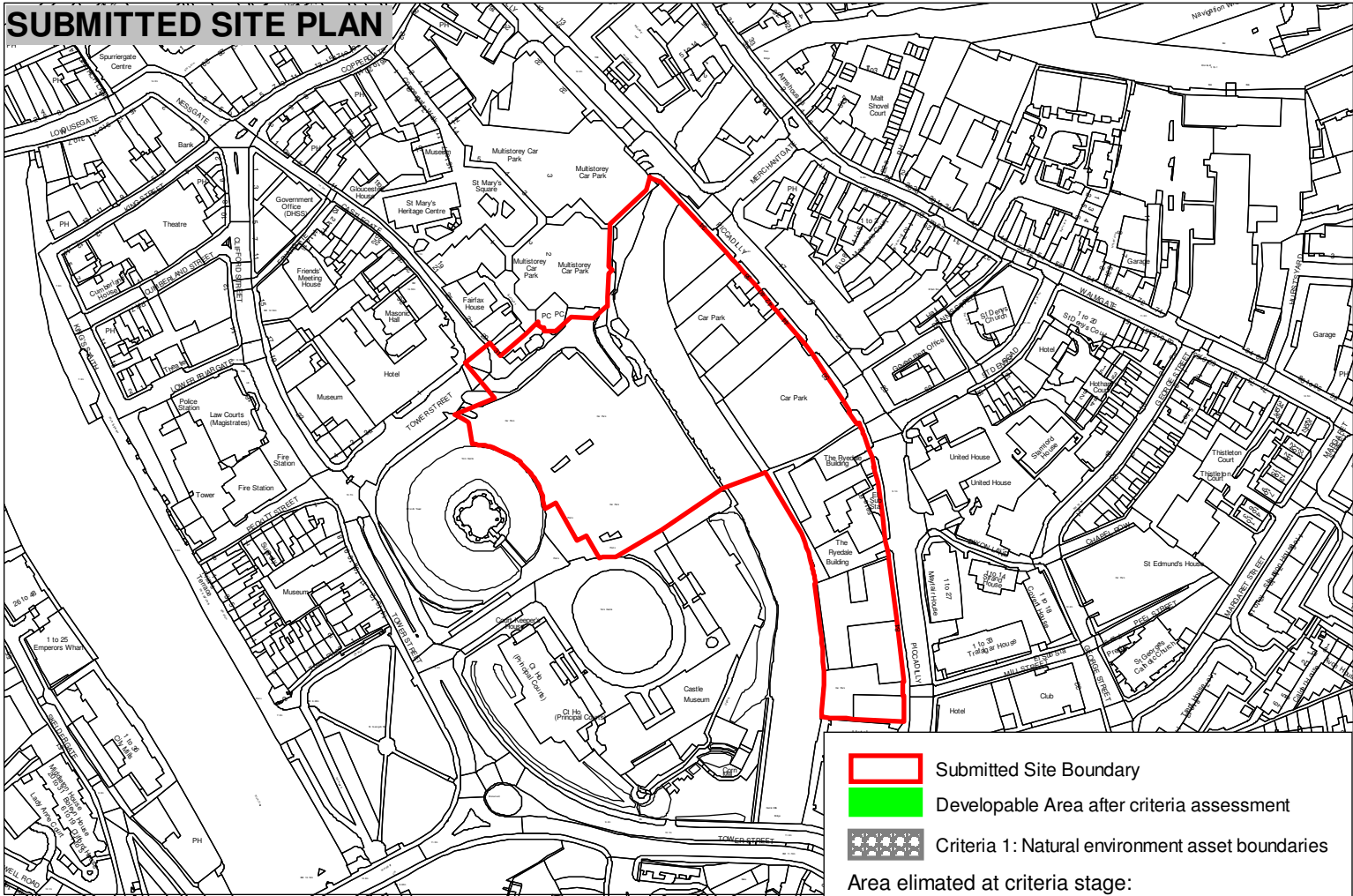
Environmental Sustainability and Strategic Planning

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

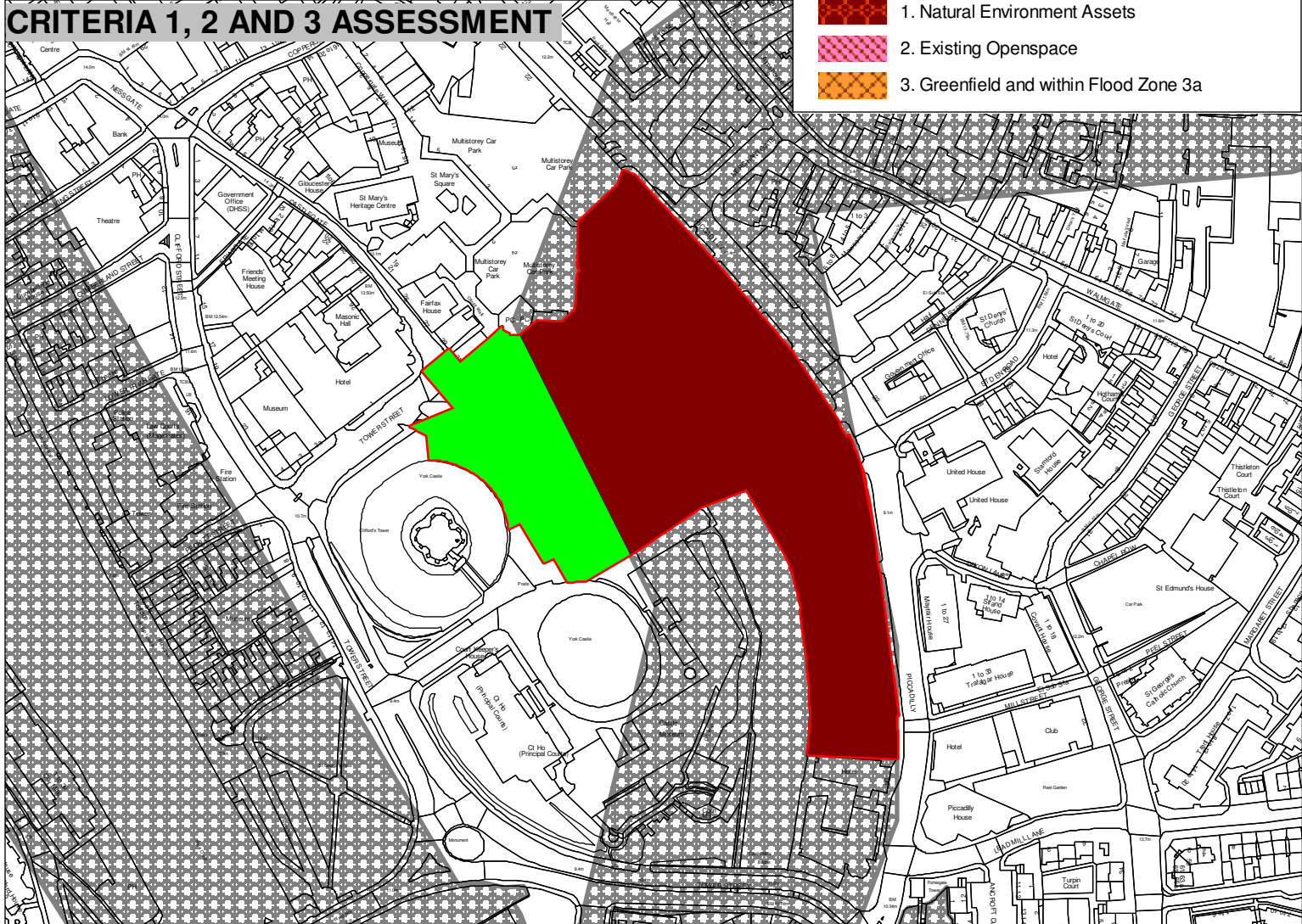
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SUBMITTED SITE PLAN



- Submitted Site Boundary
 - Developable Area after criteria assessment
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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			

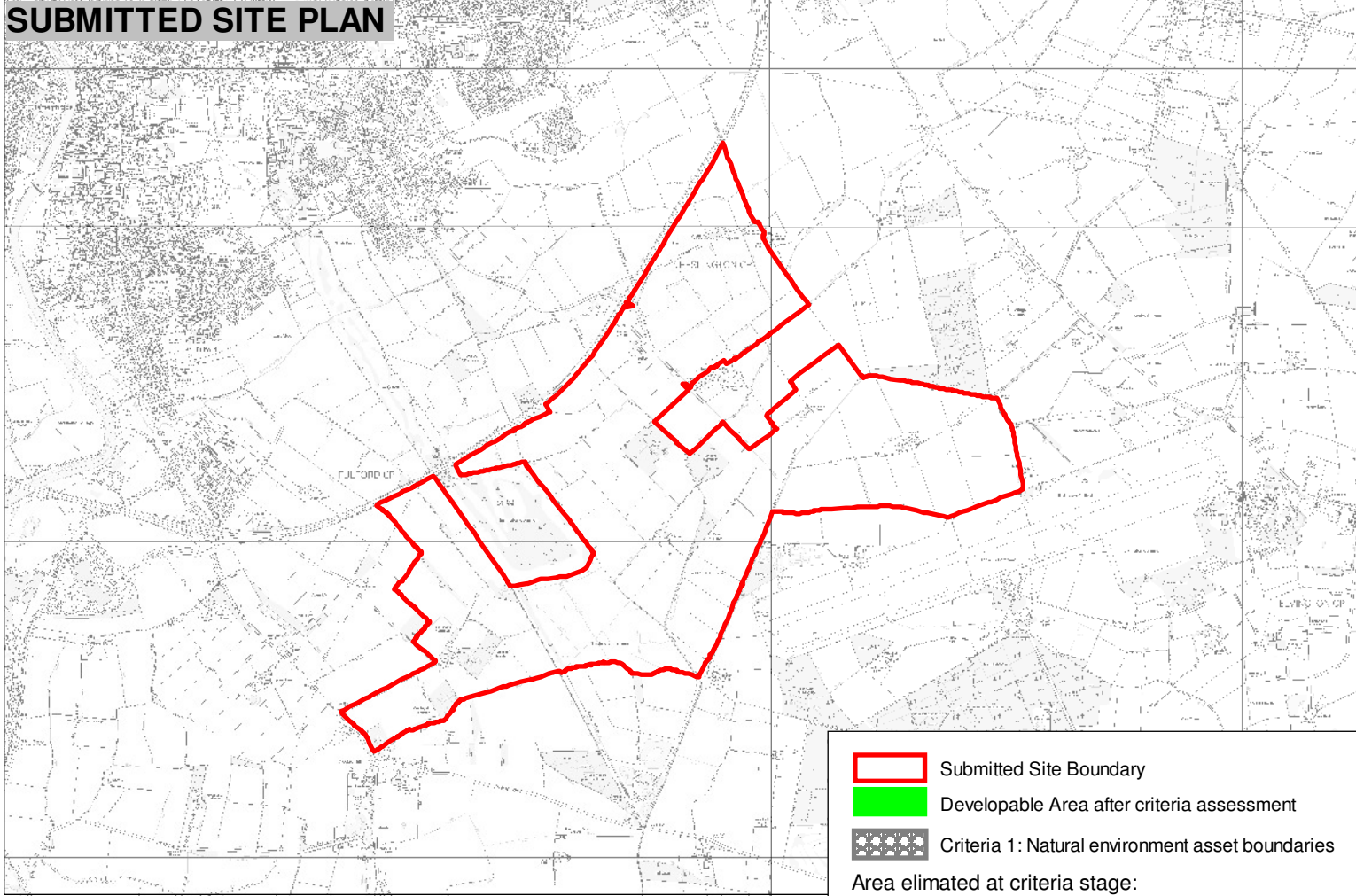
Key







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

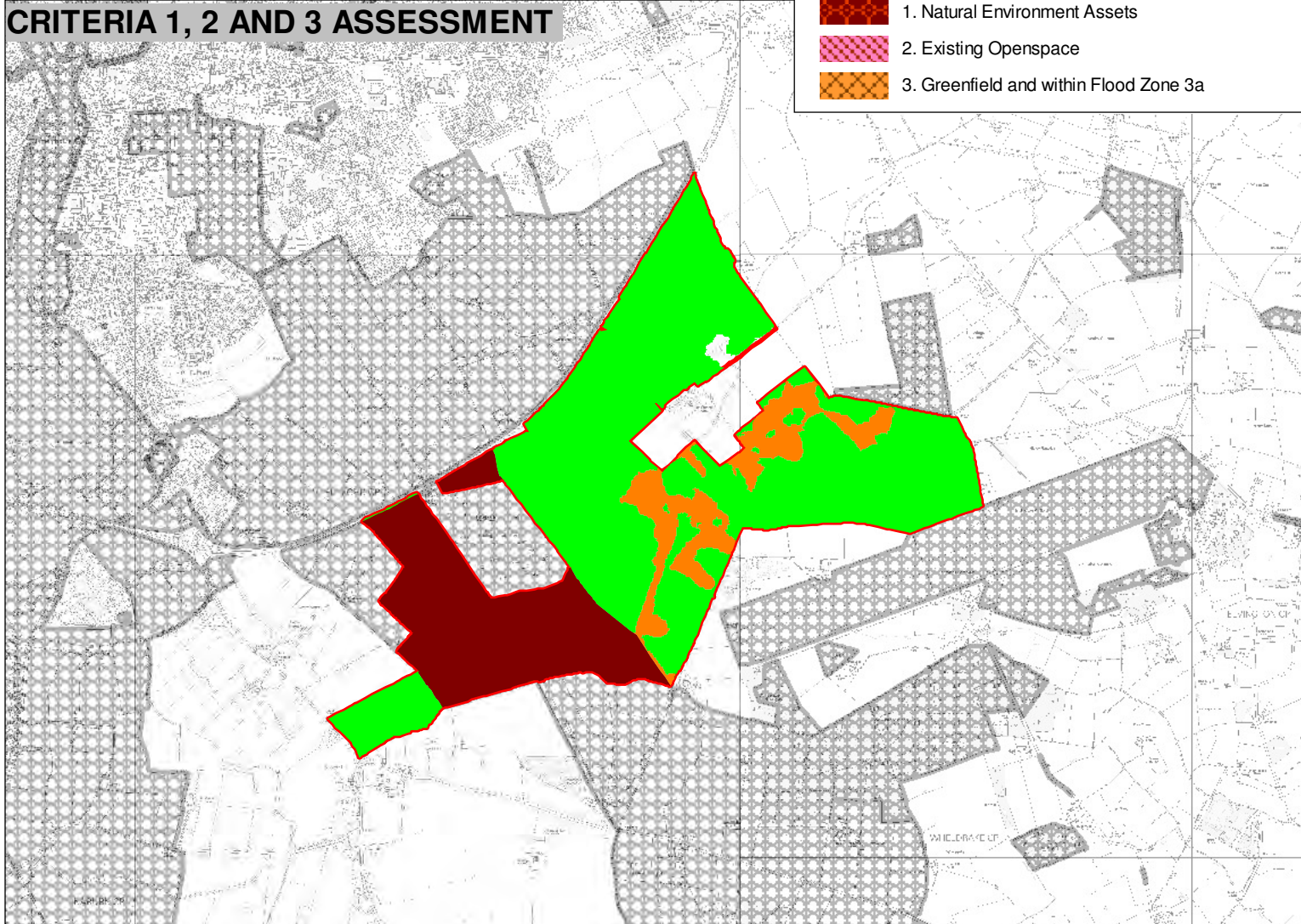
** Unknown – Score = 0

SUBMITTED SITE PLAN



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 -  Developable Area after criteria assessment
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- 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 Selection Technical Paper (June 2013)

Annex 18 - Criteria 4a and 4b – Stage 1
(Residential) Technical Officer
Assessment

Annex 18 – Sites scoring the minimum threshold for Residential Stage 1

Call for Sites Reference	Local Plan Allocation Reference	Site Name	Site Size (ha)	Technical officer Comments - Summary	Site Allocated or Removed
Site 295	ST1	British Sugar/Manor School	35.65	<p>Established strategic development site with SPD. The Council is continuing to work with ABF, Rapleys and ATLAS to help bring the site forward for residential development. Planning application expected late 2013.</p> <p><u>Highways</u></p> <p>The site can be served by a Principal all-purpose access point, being Millfield Lane, one secondary all-purpose access point (off A59) and local all-purpose access points (Plantation Drive and/or Ouseacres). All of these routes will have limited access to the site. This site has existing access to a bus route every 20 mins and the planned Park and Ride site on the A59 will also provide the opportunity for the site to be connected to a higher frequency service (dependant upon location of P&R inbound stops). The longer-term potential for this site to have rail links directly to York rail station is being investigated, and there is an existent 'reserved site for a rail halt' adjacent to the site. The site would need to provide sustainable transport links to existing pedestrian and cycle networks and have a suitable internal layout to maximise walking and cycling permeability and provide good access to services and facilities. Including links to nearby business areas and potential public transport facilities. It is expected that bus services will need to travel through the site in order to provide a high quality public transport offer and encourage sustainable travel patterns.</p> <p>The close proximity of the site to the A1237 northern outer ring road and A59 will be</p>	Allocated for Residential (incl. Local Centre)

			<p>likely to exacerbate congestion in the area, particularly at peak times. The site will require a Transport Assessment and Travel Plan</p> <p><u>Retail</u></p> <p>Site is considered suitable for the creation of local centre (scale as defined by policy) capable of providing for the every day needs of the existing residents and the proposed development. The scale of this centre would be subject to the master planning work and a detailed retail impact assessment.</p> <p><u>Air Quality</u></p> <p>There are no AQMAs within proximity of this site. However, given the proximity of the ring road and the potential for increased congestion/ traffic flows, air quality levels should be monitored and managed as there are potentially large air quality implications for the west of city. A full AQ assessment is likely to be required.</p> <p>The site should mitigate impacts through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.</p> <p><u>Contamination</u></p> <p>Land contamination is known to be present at this site. Additional investigation and remediation work will be required to ensure that the land is safe and suitable for its proposed use.</p> <p><u>Noise</u></p> <p>Railway line to the east of the site, A59 to west of site and existing industrial area to North of site which could all have potential noise impacts. A noise survey will be required covering all parts of the site.</p> <p><u>Flooding and Drainage</u></p>	
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			<p>The site is not located within a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Design and Conservation</u></p> <p>The site does contain a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of <i>aculeate hymenopter</i> (Bees and wasps). This site may be impacted through the construction of the site and it would be necessary to ensure the limiting of disturbance to avoid adverse impact on the bees and wasps. This may include phasing development around the site to correspond to the lifecycle of these species The site is part of Acomb/River Ouse corridors. The site will require substantial natural open space. The site would require a tree survey with particular reference to mature trees along Boroughbridge Road frontage.</p> <p>Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the Green Infrastructure scheme on site.</p> <p>The site has views across the flat landscape toward the Minster and northwest, which need to be incorporated through the design to ensure views are achieved across the flat landscape.</p> <p>The archaeological desktop survey has revealed that onsite archaeology is likely to be low but further investigation may be required.</p> <p>Given this site's eco-district aspiration, there will be opportunities to factor in sustainable design aspects in relation to site layout, levels of quality open space</p>	
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				<p>including sport fields, biodiversity conservation and enhancement.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 321	ST2	Amalgamated sites at Millfield Lane/A59	11.0ha	<p><u>Highways</u></p> <p>Access to this site could be from the A59 or Millfield Lane, subject to detailed transport analysis. In order to reduce the sites potential isolation, it could be integrated, at least from an accessibility perspective with the British Sugar site. Development in this corridor will be able to utilise the existing train station in Poppleton or potentially the new one at British Sugar and the increased bus services operating to/from the A59 P&R.</p> <p>The location of the site in close proximity to the A1237 northern outer ring-road and A59 will be likely to exacerbate congestion in the area, particularly at peak times. It would be important that sustainable routes for travel are established prior to the sites completion to avoid reliance on the car.</p> <p>This site has existing access to two bus routes, one of which is every 20 minutes. A supporting Transport Assessment (and Travel Plan) will need to look at the potential for improved frequency of bus services. Currently the site is within 5 minutes cycle of the railway station. The longer term potential for the British Sugar site to have rail links to the York rail station is being investigated and this could also increase the accessibility of this site in the longer term. The site would need to provide new cycle facilities along Poppleton Road and through to Millfield Lane or improve links to existing pedestrian and cycle networks.</p> <p><u>Design and Conservation</u></p> <p>The development of the relocated Manor School site has redefined the urban edge in</p>	Allocated for housing

			<p>this area and this site now would be appropriate for residential development subject to minimising intrusion on the Poppleton Road frontage. The setting and character of York would not be adversely affected by development of the site.</p> <p><u>Retail</u></p> <p>Site could be suitable for the creation of local and subject to master plan and detailed assessment. Provision of a new centre within the British Sugar site could also consolidate retail offer along the Boroughbridge Road and should form a facility capable of providing for the every day needs of the existing residents and of the proposed development.</p> <p><u>Open Space</u></p> <p>This site is a former open space which is no longer in use and its previous facilities and equipment have been removed. The Open space study shows that this area has a deficiency of open space and therefore the development of this site would not enable it to be brought back into use. However, given the site is now vacant of good quality facilities, the development will be required to include open space for recreational purposes which may help to alleviate demand in this location, particularly from the need arising from new development. New open space would need to be provided on site as part of the development in line with policy G15 of the Local Plan. Further detailed assessment would be required.</p> <p><u>Contamination</u></p> <p>No particular concerns regarding land contamination at this site.</p> <p><u>Air Quality</u></p> <p>There are no AQMA's within proximity of the site and no immediate air quality issues</p>	
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				<p>although the potential for increased congestion in the west of the City, particularly cumulatively with the British Sugar site may have knock on effects on air quality.</p> <p>The site should mitigate these potential impacts using the citywide emissions policy with the incorporation of low emission technologies and promotion of sustainable travel measures.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Noise</u></p> <p>Possible noise from A59 and A1237 which would need to be assessed.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 45	ST3	The Grain stores, Water Lane	7.73	Expired permission for residential development. Subject to viability issues the site is suitable for residential development and should be allocated for residential development.	Allocated for residential

				<p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 35	ST4	Land adjacent to Hull Road & Grimston Bar	7.54	<p><u>Highways</u></p> <p>Highways access onto the site is considered to be fairly straight forward with potential for access from new roundabout created for the Heslington East development via Field Lane. Other access (e.g. via Hull Road) is not preferred. The proximity to the University Campus means there is already frequent bus links to the site.</p> <p>The site is adjacent to the Grimston Bar Park and Ride which provides a high frequency bus service to the city centre allowing positive accessibility for all. It is essential that sufficient good quality pedestrian and cycle path connections be made between the site and these facilities and the Field Lane roundabout barrier to cycling and walking addressed.</p> <p><u>Design and Conservation</u></p> <p>Good tree cover would be needed to separate any housing development from the university development to the South. Connectivity to existing communities is an issue that would need to be addressed through scheme design.</p> <p>Site forms part of Kimberlow Hill (York Moraine) and provides 360 degree views of York – these views were regarded as important and should be protected with a buffer if development carried out to southern part of site to ensure skyline is retained. This sloping site should not be developed with high density housing to avoid maximum impact. The site is very visible due to the hill so the setting and design of the scheme would be important.</p> <p>An archaeological assessment has already been requested / commissioned.</p>	Allocated for residential

			<p>There is a mature landscape behind the site which acts as a gateway for biodiversity which will need to be maintained and enhanced through the development of this site.</p> <p><u>Retail</u></p> <p>There is an existing neighbourhood parade within 400m with a range of local facilities however; road safety measures would need to be included to ensure safe passage across the dual carriageway to improve access, including to the eastbound bus stops on Hull Road.</p> <p>Not suitable location for retail development in isolation, given out of centre nature. Road side uses may be appropriate subject to access and type of use (and should not be brought forward in isolation).</p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses, consideration needs to be given to the impact and role on existing local facilities. Consideration will also need to be taken in respect of the scale of retail in context of the overall development.</p> <p><u>Air Quality</u></p> <p>There are no AQMAs within proximity of this site. And no immediate Air Quality issues although potential for increased traffic flows and proximity of the ring road. Air quality levels should be monitored and managed accordingly.</p> <p>New relevant locations may be introduced along Hull Road, presenting new opportunities for exposure if site not carefully designed. In developing this site, an air quality assessment should also consider the impact from University of York boiler stacks.</p> <p>The site should mitigate using the citywide low emissions policy with the incorporation</p>	
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				<p>of low emissions technologies and promotion of sustainable travel.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Contamination</u></p> <p>The site is located within 250m of a closed landfill site so it may be affected by land contamination. Investigation and remediation work (if necessary) will be required to ensure that the land is safe and suitable for its proposed use.</p> <p><u>Noise</u></p> <p>The site is located close to the A1079 and the Grimston Bar Park and Ride. A noise survey would be required.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 293	ST5	York Central	7.30	<p><u>Highways</u></p>	Allocated as mixed use

			<p>This is a good site for sustainable transport in terms of links to train/bus network and cycle routes. The level of housing allocated in the Plan period should reflect the capacity of the existing road network in the surrounding area, the council's plans with regards to city centre access and modes of travel and the ability of the existing network to access the site. Some initial improvements to facilitate and encourage walk and cycle trips to/from the site will be required, including the Leeman Road, Marble Arch corridor. After this new road /bridge infrastructure would be required to make the site fully accessible and deliverable.</p> <p>Sustainable travel modes taking full advantage of the sites location will need to be maximised in order to limit impacts on the wider road network, congestion and air quality. Opportunities will need to be explored around pedestrian and cycle linkages, Park & Ride, tram train and bus service improvements, as well as the long term aspiration to provide a transport interchange at the station, capacity and environmental enhancements in advance of improvements to the East Coast Main Line and connection to High Speed 2, and improvements to the York-Harrogate-Leeds rail line. The SPD will need to outline a package of infrastructure requirements.</p> <p><u>Access to Services</u></p> <p>The site is well located close to the City Centre and has good access to local services. It is anticipated that a new local centre will be provided within the site to meet the needs of the new community.</p> <p><u>Air Quality</u></p> <p>There will potentially be a large air quality impact on the AQMA and other areas of existing poor air quality in the city. The site is located adjacent to the city centre and Leeman Road AQMAs whereby pollutants are known to exceed the acceptable levels. Development of this site could exacerbate these issues if it does not adhere to the low</p>	strategic site
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			<p>emissions strategy incorporating low emission technologies and the promotion of sustainable travel. The site would need a full air quality assessment.</p> <p><u>Contamination</u></p> <p>The site has previously been used as railway land and is likely to be affected by land contamination. Investigation and remediation work (if necessary) will be required to ensure that land is safe and suitable for its proposed use.</p> <p><u>Noise</u></p> <p>Rail noise and vibration is the main issue with the site and a site survey will be required. Noise from adjacent roads will also need to be considered.</p> <p><u>Flooding and Drainage</u></p> <p>The majority of this site is not located within a high flood risk zone although Leeman Road, one of the existing access routes to the site is affected by flooding issues. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Design and Conservation</u></p> <p>York Central should be an exemplar mixed development to create a world class urban quarter forming part of the city centre. The aim should be to create a distinctive new place of outstanding quality and sustainable design which complements and enhances the existing historic urban fabric of the City.</p> <p>York Central is in close proximity to the city centre and all of its associated heritage</p>	
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			<p>assets. Of particular importance is the inclusion of the train station within the Central Historic Core Conservation Area and Area of Archaeological Importance (AAI) as well as its interface with significant Scheduled Ancient Monuments such as the City Walls and listed buildings.</p> <p>There are key strategic views from the site towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site including the height of the buildings would need to take this into account. The master planning process should ensure that it considers the principles in the Heritage Topic Paper.</p> <p>The combination of uses could be powered by a highly sustainable district heat and power arrangement.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations</p> <p><u>Retail</u></p> <p>York Central provides an opportunity to accommodate local scale retail floorspace as part of a vibrant mixed community. In retail terms York Central is out of centre but is sustainably located and the southern part of the site is well connected to the City Centre as a whole. The type and quantity of retail on the York Central site should be informed by the health and market share of the City Centre and sequential considerations at the time of application and would be subject to a detailed retail assessment in line with NPPF.</p> <p><u>Employment</u></p>	
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				Please refer to Deloitte assessment of employment sites in Annex 16 and 17.	
Site 329	ST8	Amalgamated sites North of Monks Cross	52.3ha	<p><u>Highways</u></p> <p>In order to secure equality of access through sustainable travel modes and to minimise the use of the car investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and the existing Monks Cross Centre. The site is bordered by existing road infrastructure to enable access onto the site but further strategic connections for pedestrian and cycle routes would be required.</p> <p>The location of the development in close proximity to a centre like Monks Cross which offers employment, leisure and retail should help to reduce the need to travel subject to successful links being made to the new development to fully integrate the site into the existing centre. There is also a Park and Ride to the South of Monks Cross which offers opportunities for sustainable travel routes to the City Centre if appropriate linkages are made to this site.</p> <p>The site will exacerbate congestion in the area, particularly at peak times given its scale and the capacity of the existing road network. Further work and assessment is needed to understand the implications of the development and the opportunities to mitigate any identified impacts.</p> <p><u>Design and Conservation</u></p> <p>The site would require appropriate landscape buffering along the existing road network which borders the site. The important access the site provides to the countryside should be recognised.</p> <p>From across the site there are key strategic views towards the Minster as well as to the</p>	Allocated for residential

			<p>north that would need to be preserved.</p> <p>A buffer strip should be provided adjacent to the ring road – with landscaping where appropriate to protect the setting and character of York</p> <p>The site intersects with local green infrastructure corridors and contains some trees with protection orders. There are opportunities for this site to interconnect with existing green infrastructure corridors and to integrate a scheme throughout the site to increase biodiversity and connectivity with the natural environment.</p> <p>Maintain railway line within the scheme design.</p> <p>The site contains a SINC which would need buffering. Great Crested Newts present but could be accommodated on site as part of the development without detrimental effects to the SINC.</p> <p>No major archaeological issues expected.</p> <p>There may be opportunities to integrate CHP into this site.</p> <p><u>Retail</u></p> <p>The site has good access to services within the existing Monks Cross development but access (by walking and cycling) would need to be improved and some new local shops and services as part of the development could be appropriate depending on their scale and type.</p> <p>Any ancillary retail in this location should be considered in relation to the provision of the overall comprehensive development and should only be ancillary in nature providing local centre type provision. Retail in this location should not come forward in isolation.</p> <p><u>Air Quality</u></p>	
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				<p>No immediate air quality issues although potential for knock on implications elsewhere in the city and in AQMA. New relevant locations may be introduced along the ring road presenting new opportunities for exposure if site not carefully designed. Cumulative impacts may need addressing in terms of traffic/air quality impact alongside the permitted Community Stadium and Retail Scheme to the South of Monks Cross.</p> <p><u>Contamination</u></p> <p>No particular concerns regarding land contamination at this site</p> <p><u>Noise</u></p> <p>Noise from A1237 Outer Ring Road could affect the site so a full noise survey would be required.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Employment</u></p>	
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				Please refer to Deloitte assessment of employment sites in Annex 16 and 17.	
Site 148	ST10	Land at Moor Lane, Woodthorpe	17.02ha	<p><u>Highways</u></p> <p>This Site is located on the south side of Moor Lane between Alness Drive and Moorcroft Road. Moor Lane is principally a local distributor road for the southern part of Woodthorpe and it is also a local access route onto the A1237 northern outer ring road. A major Superstore and Park & Ride facility lies 750m east of the site with pedestrian access via footways along the whole north side of Moor Lane and along the south side of Moor Lane, west of Moorcroft Road (the Park & Ride is facility is due to be relocated to the south-west of the superstore by 2014, adding an extra 350m walking distance).</p> <p>The nearest local centres are at Acomb Wood Drive and Moorcroft Road and Woodthorpe Primary school is approximately close to the site. Although the pedestrian routes are reasonably good they could be improved by extending the footway on the south side of Moor Lane and providing pedestrian crossings (in the vicinity of Moorcroft Road, Grassholme and Alness Drive).</p> <p>Better pedestrian access to the superstore and relocated Park & Ride facility could be provided by the construction of a new footbridge over the East Coast Main line beyond the western edge of the site.</p> <p>There is an existing half-hourly bus service along Moor Lane that runs to the city centre. Direct access(es) off Moor Lane into the site can be provided. A transport assessment and subsequent travel plan would need to focus on the potential to readily integrate the site with the surrounding area, particularly for walking and cycling journeys to the local facilities and encouraging greater use of public transport for journey further afield to minimise the number of car trips generated.</p> <p><u>Design and Conservation</u></p>	Allocated for residential

			<p>The landscape setting in this area including the SSSI (Askham Bogg) should be protected to maintain its significance. The reduced site area which is outside of the environmental assets is suitable for development but not the larger submitted site due to adverse impact on the SSSI. The buffer against railway line should be maintained.</p> <p>The site is in close proximity to Askham Bogg which is a significant nature habitat. Askham Bogg is considered to be one of the most botanically bio diverse sites in the region and is nationally important for its invertebrate fauna. In order for Askham Bogg to remain valuable as a wetland site, groundwater is essential. A significant buffer would have to be maintained in line with policy GI12 and an involved hydrological study would be needed before this site could progress in any way to understand how drainage flows into the Bogg may be impacted on by any development. A Buffer would also be required to manage hedgerow character. An increase in people in the area may have serious implications on the visitor numbers to the Bogg which could have adverse effects on the quality of the site - further studies needed.</p> <p>Increasing access to the Bogg could be positive if appropriately managed and designed but would need to be very careful with a nationally designated SSSI. Would need a management plan.</p> <p>There is a listed brick windmill within the site. The site may be of archaeological interest and would require an archaeological assessment. The listing of farms needs to be checked. Existing field boundaries and ditches could ne used to inform the pattern of development.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a flood risk zone although it does border flood zone 3 and flood zone 2 to the south of the site. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p>	
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			<p>Drainage from fields north of SSSI feed Askham Bog and therefore a change in drainage could significantly affect this. There are known water capacity issues in the water course which would need further investigation. The Internal Drainage Board has a pumping station in the area with no spare capacity.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Unlikely to be significant air quality issues.</p> <p><u>Contamination</u></p> <p>No particular concerns regarding land contamination at this site.</p> <p><u>Noise</u></p> <p>Railway noise could affect this site. An assessment would be required.</p> <p><u>Retail</u></p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses, consideration needs to be given to the impact and role of Woodthorpe Centre and safeguarding the facilities within the centre. Consideration will also need to be taken in respect of the scale of retail in context of the overall development.</p> <p>Access to existing services such as the supermarket could be improved through a bridge access over the railway line.</p>	
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				<p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 302	N/A	Amalgamated Sites West of Chapelfields	50.95ha	<p><u>Highways</u></p> <p>Vehicular access would create some significant issues with access only available from Grange lane and not considered to be a viable option to create a new access to the ring road. The new infrastructure required (e.g. new junction onto A1237) to access the site is likely to render this development unviable. The likely increase in traffic on the A1237 would require significant capacity enhancements at significant cost.</p> <p>The location of the site in close proximity to the Outer Ring Road (A1237) will be likely to exacerbate congestion in the area particularly at peak times.</p> <p>A detailed transport assessment and travel plan would be required to model the predicted traffic implications and to assess the impacts on the surrounding highway network.</p> <p><u>Design and Conservation</u></p> <p>There is significant conservation interest to the south of the site. The site consists of open fields and strong concern was raised about building right up to the ring road.</p> <p>It is considered that the setting of the city would be adversely affected if this site is developed. A substantial buffer would need to be provided against the ring road which would narrow the site down. This is an important green buffer enhancing the setting of</p>	Not Allocated

			<p>the City on this western approach and should be protected. This is one of the only areas in the city where the green buffer remains between the Ring Road and the city and this should be protected. If this site is developed it would create an unpleasant hard edge to the urban area.</p> <p>Acomb Grange is an interesting archaeological site and would need to be protected.</p> <p><u>Air Quality</u></p> <p>Would require an Air Quality assessment due to amount of traffic generation and proximity to A1237.</p> <p><u>Contamination</u></p> <p>Records show the site to be near to a former landfill site. Will require desktop study and ground gas assessment.</p> <p><u>Noise</u></p> <p>Noise from A1237 would be an issue and a full assessment would be required.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not in a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Retail</u></p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses,</p>	
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				<p>consideration needs to be given to the impact on surrounding local facilities. Consideration will also need to be taken in respect of the scale of retail in context of the overall development.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p>	
Site 170	N/A	Pond Fields, Heslington	5.7ha	<p><u>Highways</u></p> <p>Access at the northern end of Windmill Lane is currently restricted to buses and cycles and removing this restriction to provide a northern access to the site should be avoided, as this may adversely affect the capacity and operation of the Hull Road/Tang Hall Lane junction. Windmill Lane is a lightly trafficked road and is also part of National Cycle Network Route 66. Field Lane is an 'advisory route' for cyclists with an off-road cycle track on its south side, running through the University of York campus for part of its length. Three hourly bus services operate along Field Lane. The site would need to provide sustainable transport links to existing pedestrian and cycle networks and have a suitable internal layout to maximise walking and cycling permeability and provide good access to services and facilities.</p> <p>Vehicular access could be provided off Windmill Lane approaching from the south but this may not be appropriate for the volume of traffic that would be generated. Access could also be provided off Field Lane. The site will require a Transport Assessment and Travel Plan.</p>	Not Allocated

			<p><u>Design and Conservation</u></p> <p>This site forms a natural boundary between Heslington village and Badger Hill which should be retained. There was strong concern that development of this site would impact adversely on the identity of Heslington and the separation with Badger Hill. Impact on the setting of the village has already been compromised by the link road but this would compromise it further.</p> <p>This site provides an important buffer between Badger Hill Estate and Heslington and maintains the setting of Heslington Church.</p> <p>Although not in the GB Character Appraisal Report currently the development of this would have an impact on the setting and character of the area and this should be protected from future development.</p> <p>There is a windmill on site and Roman burials, a thorough archaeological assessment would be required</p> <p>Would need to investigate if this land is protected by covenants and this is also a wildlife corridor. This is part of a wider corridor that leads into Walmgate stry</p> <p>There is Great Crested Newts on site that cannot be moved more than 500m from original site - there are some potential habitats within that distance but need to be checked. The site is close to wildflower grasslands.</p> <p><u>Flooding and Drainage</u></p> <p>The site is bog land. The site is in a dip and it would put pressure on the water table. The pond takes up a lot of the site.</p> <p>The site is not in a high flood risk zone. A flood risk assessment (FRA) will be required in</p>	
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			<p>line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No immediate air quality issues but the potential for increased traffic levels along Lawrence St (an AQ technical breach area) which could cause further deterioration in Air Quality. Would require an air quality assessment.</p> <p><u>Contamination</u></p> <p>Records show some past industrial activity on site, which may have caused land contamination. Also former landfill site nearby. Will require desktop study and site investigations initially.</p> <p><u>Retail</u></p> <p>The site has access to the facilities provided in Heslington Village Centre which could be enhanced through creating pedestrian and cycle access to the Village centre. Additional local services could be provided on site subject to a detailed assessment of impact on Heslington but site is only 5ha so this may not be viable.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be</p>	
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				required to support strategic housing allocations.	
Site 692	ST11	Amalgamated sites at New Lane, Huntington	13.7ha	<p><u>Highways</u></p> <p>Connectivity would come mainly from New lane side of site. There are sustainable transport links with the proximity of park and ride the site and the site is well served with frequent bus routes. Further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network and to enhance sustainable routes into the existing Monks Cross centre.</p> <p>The location of the site in close proximity to the Monks Cross area which offers employment, leisure and retail would reduce the need to travel subject to successfully linking the site to the centre via pedestrian and cycle routes and through connection with the Park and & Ride site for sustainable connections to the City Centre.</p> <p>Although there is currently congestion in the area which may increase given the cumulative impact of the community stadium and retail scheme, it is not anticipated that this site would exacerbate this as peak times for residential will not in the main coincide with retail/stadia trips. Further work and assessment will need to be undertaken to understand the full implications of the site, particularly with regard to traffic generation and its effect on congestion, and the opportunities to mitigate the effects where possible.</p> <p><u>Design and Conservation</u></p> <p>This area is considered to be an important space in terms of breaking up the landscape.</p>	Allocated for residential

			<p>Would be most supportive as a linear development fronting New lane leaving open space to the rear of the site. Green buffering to Malton Road and Monk Stray to the south also needs to be considered.</p> <p>There are Great Crested Newts on site cannot be moved more than 500m from original site. There are elements of neutral grassland but not of SINC quality.</p> <p>Site contains a Scheduled Ancient Monument (Roman Camp) and appropriate buffer would need to remain as open space within the scheme layout. An archaeological project for stadium is already underway and so it may be possible to build in survey/investigations as part of the stadium work subject to the developer's agreement.</p> <p><u>Air Quality</u></p> <p>No immediate air quality issues although cumulative impacts may need addressing in terms off traffic/air quality impact alongside permitted Community Stadium scheme.</p> <p><u>Contamination</u></p> <p>No particular concerns regarding land contamination at this site</p> <p><u>Noise</u></p> <p>The stadium, retail park and Park and Ride could affect this site in terms of noise but until these developments are complete it will be difficult to assess the full implications on this site. Further investigation will be required.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a high flood risk zone. Some drainage issues. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p>	
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				<p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Retail</u></p> <p>The site has good access to services at Monks Cross including various supermarkets which could be enhanced through improved pedestrian and cycle access to the Monks Cross Centre.</p> <p>Any ancillary retail in this location should be considered in relation to the provision of the overall floorspace for residential and employment use and should only be ancillary in nature. Retail in this location should not come forward in isolation.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p>	
Site 724	ST18	Amalgamated sites North of Monks Cross (inc. Cement works)	12.74ha	<p>This site offers an opportunity to deliver further expansion of Monks Cross North over the plan period, within the context of Site 329 being developed for residential.</p> <p><u>Employment</u></p> <p>Allocating this site for employment uses - B1 (a) B1 (c) B8 will provide a framework for</p>	Allocated for Strategic Employment

				<p>bringing forward a sustainable community within the wider allocation, a principle which is promoted by the NPPF. Should employment uses fail to come forward, the strategic employment policy will allow for alternative uses to come forward, subject to appropriate supporting evidence.</p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p> <p><u>Retail</u></p> <p>Any ancillary retail in this location should be considered in relation to the provision of the overall floorspace for residential and employment use and should only be ancillary in nature. Retail in this location should not come forward in isolation.</p>	
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Call for Sites Reference	Local Plan Allocation Reference	Site Name	Site Size (ha)	Technical officer Comments - Summary	Site Allocated or Removed
635	E2	Land North of Monks Cross Drive	0.4ha / 3,000 sq. m	<p>Not considered suitable for residential as existing site within employment area at North of Monks Cross.</p> <p><u>Retail</u></p> <p>Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	Allocated for employment (Office/B1a)

307	E5	Amalgamated sites at James Street	0.2ha / 900 sq. m	<p><u>Retail</u></p> <p>Site is contained within an area of mixed uses (with retail including showrooms, garages and trade counters present). The site is located in an out-of-centre location and provision of A1 retail uses on the site would compete with the City Centre offer, other sui-generis retail uses or ancillary retail associated with a wider master plan / redevelopment of the area should be considered against emerging policies within the Local Plan and the NPPF.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p> <p><u>Residential</u></p> <p>Not considered suitable for residential development due to surrounding uses.</p>	Allocated for employment (R&D, light industrial, storage and distribution /B1b,B1c, B2, B8)
472	H1	Former Gas Works, 24 Heworth Green	3.33ha	<p>This site has previous approval for a mixed use scheme inclusive of 119 residential dwellings granted through permission 09/02081/FULM on 07/09/2010. The consent is now expired but the site is considered suitable to remain as a residential allocation.</p> <p><u>Highways</u></p> <p>Previous housing scheme approval - highway matters acceptable</p> <p><u>Design and Conservation</u></p> <p>Adjacent to the Foss corridor and cycle path corridor. Tree survey along Heworth Green frontage.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	Allocated for residential

684	E12	York Business Park – Land at York Business Park	0.8ha / 3,300 sq m	<p><u>Residential</u></p> <p>This is one of the remaining undeveloped plots within York Business Park. The site is considered to be more suitable for employment use rather than residential due to adjacent uses.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	Allocated for employment (R&D, light industrial, storage and distribution /B1b,B1c, B2, B8
37	E3	Ford Garage, Jockey Lane	1.67ha / 13,300 sq. M	<p><u>Residential</u></p> <p>Access via Jockey Lane technically feasible but this is considered to be unsuitable for residential development as it is within a commercial zone.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p> <p><u>Retail</u></p> <p>Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre and is not considered appropriate on this site.</p>	Allocated for employment (Office/B1a)
64	E4	Land at Layerthorpe and James Street – Land	0.2ha / 900 sq. M	<p><u>Residential</u></p> <p>Not considered suitable for residential development due to adjacent used. Considered more suitable as an employment allocation as in existing employment use.</p>	Allocated for employment (R&D,

		at Layerthorpe		<p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Site is contained within an area of mixed uses (with retail including showrooms, garages and trade counters present). The site is located in an out-of-centre location and provision of A1 retail uses on the Site would compete with the City Centre offer, other sui-generis retail uses or ancillary retail associated with a wider master plan / redevelopment of the area should be considered against emerging policies within the Local Plan and the NPPF.</p>	light industrial, storage and distribution /B1b,B1c, B2, B8
639	E11	Annamine Nurseries, Jockey Lane	1ha / 4,150 sq. M	<p><u>Residential</u></p> <p>Not considered suitable for residential development due to adjacent uses.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre.</p>	Allocated for employment (R&D, light industrial, storage and distribution /B1b,B1c, B2, B8
696	H2	Amalgamated Sites off Tadcaster Road	2.88ha	<p><u>Highways</u></p> <p>Could access the site via Cherry Lane. Access via Tadcaster Road would need further technical evaluation. A detailed transport and travel plan would be required.</p>	Allocated for residential

				<p>Good access to sustainable travel routes running along Tadcaster Road.</p> <p><u>Design and Conservation</u></p> <p>There are TPO's to the front of the site which would need to be protected. Tree survey required.</p> <p>Approximately a third of the site is an important grassland SINC which should not be developed. This area was removed at the criteria 1 stage and the site area reduced accordingly from the total submitted site. A Bat survey would required on buildings. Adjacent Cherry Lane hedgerows of SINC quality and should be preserved.</p> <p><u>Air Quality</u></p> <p>No immediate air quality issues although further investigation may be required</p> <p><u>Contamination</u></p> <p>No particular concerns regarding land contamination at this site</p> <p><u>Noise</u></p> <p>May require a noise assessment due to traffic on Tadcaster Road.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not located within a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
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				<p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
121	H3	Burnholme School (existing building footprint)	2.7ha	<p>The site area has been reduced from the total area submitted at this stage as further assessment is required of the existing playing fields which are connected to the school use.</p> <p>The school is due to close in Summer 2014 and will be available for residential development along with a service hub for CYC and other providers.</p> <p><u>Highways</u></p> <p>No highways constraints raised. The site has access to bus routes and cycle and pedestrian routes.</p> <p><u>Nature and Conservation</u></p> <p>No specific issues raised</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or</p>	Allocated for residential

				<p>land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
202	H4	St Joseph's Monastery	2.62ha	<p><u>Highways</u></p> <p>Access via Hull Road - some issues regards positioning of suitable access; subject to current pre-application, some works to frontage would be required.</p> <p><u>Design and Conversation</u></p> <p>Of potential general interest but of particular note is old orchard, invertebrate & bat interest. Part of the Tilmire corridor. Should have significant natural open space provision.</p> <p>Would require further detailed assessment with the Council's conservation team and archaeologist to determine a suitable re-development scheme.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>An air quality assessment may be required depending on traffic generation</p>	Allocated for residential

				<p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Small scale retail could be suitable to reflect the mix of uses fronting Lawrence Street in keeping with the current character could be suitable. Subject to master plan for the development of the overall site (taking into consideration likely access points and heritage considerations).</p>	
127	H5	Lowfield School	2.24ha (existing building footprint)	<p><u>Highways</u></p> <p>Main access for vehicles would be using Dijon Avenue. No major traffic constraints highlighted. Site is already part of pre-applications discussions for Care Home and Retirement Village.</p> <p><u>Design and Conservation</u></p> <p>As the site is part of a green corridor, wildlife habitat stepping-stones should also be provided. A tree survey will be required.</p> <p>The site area has been reduced from the total area submitted to the existing building footprint as the remaining area is currently open space which is ruled out at Criteria 2 of the assessment. This is the same approach as was previously taken in the 2011 SHLAA which also highlighted the deficiency in open space in Westfield Ward and considered that any future redevelopment of the site must achieve an acceptable balance of playing fields and provision of open space to development.</p> <p><u>Air Quality</u></p>	Allocated for residential

				<p>An air quality assessment may be required depending on traffic generation</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
308	H6	Amalgamated sites RO Wilberforce Home/York College	2.04ha	<p><u>Highways</u></p> <p>Would need a survey/assessment of highways within new existing housing site (The Square). Site is accessible by public transport being close to the Askham Bar Park and Ride and other frequent bus routes. Access would be taken off Tadcaster Road.</p> <p><u>Design and Conservation</u></p> <p>The total site submitted was for 8ha with approximately 2ha put forward as a suitable developable area for residential development. The majority of the site area was removed as the Criteria 1 assessment as it falls within an area protecting the historic character and setting of the City.</p> <p>Conservation colleagues thought it would be important to protect the open landscape character and setting of city from Sim Balk Lane and ring road which could be affected by</p>	Allocated for residential

				<p>the development on the whole 8ha submitted site. Some good trees on site which would need to be protected.</p> <p>Close to Great Crested Newt mitigation site. Likely to also be of bat interest. Trees will need surveying for bats. Relict ridge & furrow present.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Potential air quality issues due to proximity to roundabout on Tadcaster Road but could be dealt with through design as per the other new developments in the surrounding area.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
172	H7	Bootham Crescent	1.72ha	<p><u>Highways</u></p> <p>Previous housing scheme considered and highway issues acceptable. Site is close to existing bus routes although some of these are accessed over footbridge.</p> <p><u>Design and Conservation</u></p>	Allocated for residential

			<p>No specific design and conservation issues raised. No particular ecological value.</p> <p><u>Open Space</u></p> <p>The Site is currently designated as open space within the PPG17 Assessment as Bootham Crescent stadium. This facility will need to be relocated elsewhere in order for the development of this site to proceed. Permission was granted in May 2012 for the York Community Stadium at Monks Cross which will provide a new home for York City Football Club and York City Knights RLFC. Once this is completed and the club has transferred to the new ground then this site would be suitable for redevelopment.</p> <p>It is important that opportunities to provide additional open space facilities on site are maximised.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>An air quality assessment may be required depending on traffic generation</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
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58	H8	Askham Bar Park and Ride, Tadcaster Road	1.57ha	<p><u>Highways</u></p> <p>The site is accessed off Tadcaster Road currently. A full transport assessment would be required to look at access options.</p> <p><u>Design and Conservation</u></p> <p>No design and conservation issues raised. No particular ecological value.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>In terms of air quality the site may present new opportunities for exposure based on its proximity to a roundabout (elevated levels of nitrogen dioxide observed near the roundabout in recent years) however, it is likely that good scheme design could address any issues.</p> <p><u>Noise</u></p> <p>A noise assessment in accordance with Planning Policy Statement 24 would be required as the site is close to the A1036 and the railway line. A vibration assessment would also be required due to the railway line.</p> <p><u>Employment</u></p>	Allocated for housing
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				Please refer to Deloitte assessment of employment sites in Annex 16 and 17	
656	H10	Barbican Centre (remaining land)	0.78	<p>The site has previous consent for 240 apartments which expired in 2009. Part of the site has consent for a hotel so the remaining land (0.78ha) has been considered for development purposes.</p> <p>The site has previous permission for a residential scheme which was considered acceptable and is part of ongoing pre-application discussions so is considered suitable for a residential allocation.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	Allocated for housing
627	H11	Land at Frederick House, Fulford Road	0.78ha	<p><u>Highways</u></p> <p>This is a narrow plot of land and access via Fulford Road could be technically difficult. Would need a low traffic generation scheme which takes advantage of sustainable transport links along Fulford Road.</p> <p><u>Design and Conservation</u></p> <p>Would require a tree survey for trees along the frontage and eastern end of the site. Bat survey required for building.</p> <p>Consideration will have to be taken for historical attributes as this site is within the Fulford Road Conservation Area and has listed buildings within close proximity. Advice from our conservation team is that the buildings fronting the A19 would need to be preserved as they are, as would the high wall to the rear of the site.</p> <p><u>Air Quality</u></p>	Allocated for housing

				<p>There may be air quality issues due to the sites proximity to the Fishergate gyratory and the Fulford Road AQMA. Increased homes could increase traffic that would need to be carefully managed through scheme design and travel plan</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
192	H12	Land RO Stockton Lane/ Greenfield Park Drive	0.77ha	<p><u>Highways</u></p> <p>Assessment and surveys of Greenfield Park Drive would be required. The form/layout of highway probably suited to access some development. Need to check and access the distances by foot and to public transport services needs checking.</p> <p><u>Design and Conservation</u></p> <p>This is a derelict Victorian garden with substantial tree cover of high general wildlife interest in otherwise urban environment. Adjacent to Monk Stray corridor. Likely to be of value to local bat population. Would need further assessment.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line</p>	Allocated for housing

				<p>with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
7	H13	Our Lady's Primary School (existing building footprint)	0.68ha	<p><u>Highways</u></p> <p>Some low key improvements likely to be required to immediate access and connection to cycle route required.</p> <p><u>Design and Conservation</u></p> <p>There are mature trees on site and the site is adjacent to Hob Moor/Micklegate Stray so any development of the site would require sensitive design. The site includes school playing fields and an open space assessment would be required in consultation with CYC Leisure and Sports England.</p> <p>Pond & scrub planting present. Part of the site is an integral part of Hob Moor. Will need bat survey & substantial open space tied into Hob Moor. Mature trees - tree survey required.</p> <p>The site area submitted has been reduced to take account of the school playing fields and existing open space as this would require further detailed assessment.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line</p>	Allocated for housing

				<p>with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
556	H14	32 Lawrence Street	0.55ha	<p>Application 12/02609/FULM approved on 22/11/2012 for demolition of car showroom and erection of 43 student 'cluster flats'. Construction is now underway.</p>	Allocated for housing
120	H15	Beckfield Lane Depot	0.49ha	<p><u>Highways</u></p> <p>No specific issues raised. Further assessment would be required. Site has good access to bus routes.</p> <p><u>Design and Conservation</u></p> <p>No specific issues raised. Little ecological interest</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Retail</u></p>	Allocated for housing

				<p>Any retail development on the Site should be fronted onto Beckfield Lane and should be in keeping with the scale of neighbouring retail (small scale - less than 100 sqm) be to serve the immediate community.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Report taken to Cabinet on 7th May setting out the Council's proposals to deliver the first phase of new council homes and seeks approval for the council to pursue development of a number of sites within the Housing Revenue Account (HRA) to build between 50 and 70 new homes.</p> <p>For the Beckfield Lane site a full planning application will be submitted in May 2013, with a 13 week target determination period. A 3 month tender period to appoint a contractor will be undertaken, followed by a 2 month project inception period prior to start on site late 2013 / early 2014. The anticipated build programme is 50 weeks, with completion in February 2015 at the latest.</p>	
25	H16	Sessions, Huntington Road	0.47ha	<p><u>Highways</u></p> <p>Previous housing schemes considered, nothing problematic.</p> <p><u>Design and Conservation</u></p> <p>The total site submitted was 1.91ha but has been reduced at this stage pending further discussion and consideration of the regional green corridor and wildlife sites (Sessions Nature Reserve and Otter Holt) along the Foss corridor. The site is smaller than that previously considered in the SHLAA as that also contained the Ebor Craft site which now has permission for a single storey extension for general industrial use and was not re-</p>	Allocated for housing

				<p>submitted through the Call for Sites.</p> <p>The tree line would need to be improved along the road frontage</p> <p><u>Air Quality</u></p> <p>The site would require an air quality assessment due to its frontage on Huntington Road and would need to be set back from the road frontage.</p> <p><u>Flooding and Drainage</u></p> <p>Part of the site is flood zone 2, part in zone 1 and it abuts flood zone 3b (functional floodplain). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
631	H17	Burnholme WMC	0.43ha	<p><u>Highways</u></p> <p>Access issues previously considered as part of planning application process.</p> <p><u>Design and Conservation</u></p> <p>Preference would be to keep club building. Note TPOd trees to front pose substantial restriction. Island site between Tang Hall/Osbaldwick Beck corridors.</p>	Allocated for Housing

				<p><u>Flooding and Drainage</u></p> <p>A large part of the site lies within flood zone 2 so mitigation may be required. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Further assessment may be required</p> <p><u>Noise</u></p> <p>Further assessment may be required due to adjacent uses.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
80	H18	Land off Woodland Chase, Clifton Moor	0.4ha	<p><u>Highways</u></p> <p>Access via Hornbeam Close technically feasible, would be preferable to access through the industrial estate although this would depend on what use the site is allocated for.</p> <p><u>Design and Conservation</u></p> <p>No design and conservation issues raised. No particular ecological value.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line</p>	Allocated for housing

				<p>with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>General</u></p> <p>Consent for a 70 bed nursing home was granted through application 08/01988/FULM on 12th August 2008 but has stalled since footings installed. Site has now been submitted for residential development through the Call for Sites.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
654	H19	Land at Mill Mount	0.36ha	<p><u>Highways</u></p> <p>Access potential from both frontages, although Scarcroft Rd has greater potential (Mill Mount restricted).</p> <p><u>Design and Conservation</u></p> <p>Must keep current open space and trees. Trees have tree preservation orders so further assessment required. Bat survey required on buildings. The site is within a conservation area and within 50m of listed buildings, which would require sensitive design. Conservation have also requested that the existing trees, banking and car parking areas be retained as a barrier to the street scene which would make conversion of the existing building more likely than redevelopment.</p> <p><u>Air Quality</u></p> <p>The Site is within an Air Quality Management Area and further assessments for traffic</p>	Allocated for housing

				<p>impact would be required.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
124	H20	Oakhaven EPH, 114 Acomb Road	0.33ha	<p><u>Highways</u></p> <p>No major highways issues raised. There are access options including via Acomb Road although Hebdon Rise limited width.</p> <p><u>Design and Conservation</u></p> <p>No design and conservation issues raised.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	Allocated for housing

				<p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Site is currently in use as an elderly person home (CYC) which is due to close by mid 2014 and will then be available for re-development.</p>	
99	H21	Woolnough House EPH, 52 Woolnough Avenue	0.29ha	<p><u>Highways</u></p> <p>No transport issues raised. Access via Woolnough Avenue.</p> <p><u>Design and Conservation</u></p> <p>Potential bat issues but would need further investigation.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Site is currently in use as an elderly person home (CYC) which is due to close by mid 2014</p>	Allocated for housing

				and will then be available for re-development.	
59	H22	Heworth Lighthouse, Sixth Avenue	0.29ha	<p><u>Highways</u></p> <p>No transport issues raised. Access via Sixth Avenue.</p> <p><u>Design and Conservation</u></p> <p>Mature trees/hedges on boundary of site.</p> <p>Potential bat issues but would need further investigation.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Site is currently in use as an elderly person home (CYC) which is due to close by mid 2014 and will then be available for re-development.</p>	Allocated for housing
98	H23	Grove House EPH, Penleys Grove Street	0.25ha	<p><u>Highways</u></p> <p>No transport issues raised. Access via Penleys Grove Street.</p>	Allocated for housing

				<p><u>Design and Conservation</u></p> <p>Bat survey required on buildings. Tree assessment required. Contains TPO.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Site is currently in use as an elderly person home (CYC) which is due to close by mid 2015 and will then be available for re-development.</p>	
197	H24	Former Bristow's Garage, Fulford Road	0.22ha	<p><u>Highways</u></p> <p>No transport issues raised. Further assessment will be required. The site has good access to facilities and public transport including a frequent bus route within 400m.</p> <p><u>Design and Conservation</u></p> <p>The site is located within Fulford Road conservation area and is within 50m of a grade II listed building but these factors would not preclude development of good design quality.</p> <p><u>Air Quality</u></p>	Allocated for housing

				<p>The site is within an AQMA Number 2 (Fulford Road) full air quality assessment needed. Extra traffic for the site could have an adverse impact on fulford Road AQMA and fishergate gyratory.</p> <p><u>Noise</u></p> <p>Noise assessment required due to proximity of A19, shops, restaurants and takeaways.</p> <p><u>Flooding and Drainage</u></p> <p>The site is in a low flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
651	H25	Heworth Green North (remaining land) - The Forum	0.22ha	<p><u>Highways</u></p> <p>The previous application included access from new link road to be provided by development. No issues raised. Further assessment will be required.</p> <p><u>Design and Conservation</u></p> <p>Part of River Foss corridor. Large stand of Japanese knotweed on river side.</p>	Allocated for Housing

			<p><u>Flooding and Drainage</u></p> <p>The site is at high risk from flooding (zone 3a_{ii}) so further detailed assessment required. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>This site is within an AQMA and further assessment will be required</p> <p><u>Contamination</u></p> <p>There are serious land contamination issues connected with this site in relation to previous land uses. The problems are not insurmountable but there will be high remediation cost associated.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Part of the land has consent for a 5 storey hotel and mixed uses and was granted consent on 07/06/2012 (11/02210/fulm). The remaining land has been assessed for development.</p> <p>Planning permission (subject to the signing of a S106 Agreement) for residential development was granted on this site in 2006. The application was withdrawn on 01/10/09 due to viability issues. Previous residential permission so considered appropriate to allocate for residential within the Plan.</p>	
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322	H30	Amalgamated sites South of Strensall	2.53ha	<p><u>Highways</u></p> <p>Single connection to highway; limited frontage/depth, visibility splays need checking; sustainable location.</p> <p><u>Design and Conservation</u></p> <p>Any development of this site would need to be sympathetic to the surrounding area and character especially considering the close proximity of Strensall Conservation area and a number of listed buildings.</p> <p>Significant grassland and large Great Crest Newt population. Only limited areas available for development without substantial mitigation. Hedgerows of interest. Also high bat interest. Good marsh orchid population.</p> <p><u>Air Quality</u></p> <p>No air quality issues identified</p> <p><u>Noise</u></p> <p>Noise and vibration from railway line – would need further investigation</p> <p><u>Flooding and Drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	Allocated for housing
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				<p><u>Retail</u></p> <p>Small scale retail development may be acceptable as part of sustainable mix of uses, consideration needs to be given to the impact on surrounding local facilities in Strensall Village. Consideration will also need to be taken in respect of the scale of retail in context of the overall development.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Part of the site was removed at the Criteria 1 assessment to reduce the available developable area to 2.53ha. This includes the area flagged as having ecological interest in the comments from the Design and Conservation team.</p>	
72	H33	Water Tower Lane, Dunnington	1.80ha	<p><u>Highways</u></p> <p>Not considered to be feasible to take access from A166. Access could be taken via Church Balk (southern end) would be feasible with some highway improvements required including footway. A level of development via Eastfield Lane would require extensive improvements to highway.</p> <p><u>Design and Conservation</u></p> <p>No design and conservation issues raised.</p> <p>No particular ecological value.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be</p>	Allocated for housing

				<p>required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>It was thought suitable to allocate only the southern part of the site (1.8ha) for development in line with the northern edge of the existing village and the permission for the cemetery in the adjacent field.</p>	
8	H34	Land to North of Church Lane, Skelton	1.74ha	<p><u>Highways</u></p> <p>No access to A19; Currently inadequate vehicular and cycle access for large scale development and a full highways assessment would be required. Access to bus route. Access to local services within Skelton Village.</p> <p><u>Design and Conservation</u></p> <p>Relict old wildflower grassland & ponds. Would require Great Crested Newt survey.</p>	Allocated for housing

			<p>Hedgerow assessment will be needed.</p> <p>Site lies within Skelton Village Conservation area and any proposal must respect adjacent buildings, open space, landmarks and settings and have regard to local scale, proportion, details and materials with special consideration to the Skelton Village Design Statement.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Retail</u></p> <p>Not suitable location for retail development in isolation. Impact on existing village facilities would need to be fully assessed.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p>	
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				Part of the site was removed at the Criteria 1 assessment to reduce the available developable area to 1.78ha. This includes the area flagged as having ecological interest in the comments from the Design and Conservation team.	
580	H36	Land at Blairgowrie House, Upper Poppleton	1.50ha	<p><u>Highways</u></p> <p>Access to Main Street feasible; scope to widen footways; sustainable, close to services within the village.</p> <p><u>Design and Conservation</u></p> <p>There are protected trees on site which will pose a restriction on housing density. Trees are important to the character of the conservation area and amenity of the site. A tree survey would be required to ascertain the quantity of developable land outside of the tree zones.</p> <p>If any work should be proposed on the buildings, including conversion or demolition, a bat survey would be required. A phase 1 habitat survey may also be required to consider other species which may be using the site.</p> <p>Any future development should be compatible with the existing grain of the area, which is very low density. The wooded character of the site is important to the character and the appearance of the area and is of ecological significance.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in</p>	Allocated for housing

				<p>line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
596	H41	Land adj. 26 & 38 Church Lane, Bishopthorpe	0.55ha	<p><u>Highways</u></p> <p>Access via Church Lane feasible; check visibility splays (hedgerow may require setting back); possible visibility issue with junction on Bishopthorpe Rd.</p> <p><u>Design and Conservation</u></p> <p>Development must consider trees and character of conservation area. The site lies within Bishopthorpe conservation area and is within proximity of Bishopthorpe Palace, which is a listed building and registered historic park and garden. Whilst these historical considerations are not necessarily a constraint to development any development proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.</p> <p>Remnant orchard site - would require survey.</p>	Allocated for housing

				<p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
618	H44	R/O Surgery & 2a/2b Petercroft Lane, Dunnington	0.23ha	<p><u>Highways</u></p> <p>Access via Gardenflats Lane; boundary vegetation will need cutting back; section of new footway can be provided on frontage.</p> <p><u>Design and Conservation</u></p> <p>The site is located within Dunnington Village Conservation Area and in proximity to listed buildings, which would not preclude development but would require high quality design and construction. Contains mature trees.</p>	Allocated for housing

				<p>No particular ecological value, but may have some bat interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
579	H45	Land adj. 131 Long Ridge Lane, Nether Poppleton	0.20ha	<p><u>Highways</u></p> <p>No transport issues raised.</p> <p><u>Design and Conservation</u></p> <p>No design and conservation issues raised</p> <p>No particular ecological value.</p>	

				<p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
180		Malton Road Site, York	2.24ha	<p><u>Highways</u></p> <p>Access via New Lane technically feasible but would require footway improvements. Would need further assessment.</p> <p><u>Design and Conservation</u></p> <p>Part of the site falls within the historic character and setting - green wedge and the developable area has been reduced accordingly following the criteria 1 assessment. Further evidence on this issue was submitted with the Call for Sites form which has been considered by the Design and Conservation team however strong concerns remain concerning the impact of the development of this site on the open approach towards the</p>	Not allocated

			<p>City along Malton Road and views to the Minster.</p> <p>Arable land. Ecological interest limited to hedgerows.</p> <p><u>Flooding and Drainage</u></p> <p>Part of the site falls within functional flood plain (Zone 3b) based on the Environment Agency Flood zone maps. Further evidence has been submitted through the Call for Sites which has been accepted by the Council's Flooding and Drainage Team and the developable area of the site amended accordingly. If this site is progressed for development a site specific topographical survey should be carried out to allow confirmation of the flood zones as determined through the use of LiDAR data. This is particularly important given the flat nature of the site as even a small reduction (in the order of 100mm) in the topographical level could alter the flood zone extents. This site survey can be undertaken as part of a Flood Risk Assessment (FRA), which will be required to accompany any planning application for this site. This FRA will require the analysis of flooding from all sources, and will need to detail how surface water runoff will be managed.</p> <p>Through site specific modelling using LiDAR data it has been determined that the flood risk at the site is considerably different when compared to the data supplied by the EA. Parts of the site do lie within Flood Zones 2, 3a and 3b, however, mapping of the flood zones has revealed that the extent of flooding is likely to be significantly less than that shown by the EA maps.</p> <p>The indicative flood outlines produced as part of this study suggest that a significant proportion of the site lies within Flood Zone 1 which will be suitable for residential development. Such development will also be viable in Flood Zone 2. This is subject to passing the Exception Test and confirmation of flood zones through site survey data. As development is not permitted in Flood Zone 3b, this area could be suitable for open space uses.</p>	
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				<p><u>Air Quality</u></p> <p>Further assessment may be required</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
163	N/A	Hudson House	0.67ha	<p><u>Highways</u></p> <p>Access via Toft Green feasible (level difference); question over suitability of northern access shared with B1 - assessments required and redesign anticipated.</p> <p><u>Design and Conservation</u></p> <p>Bat survey required for buildings. Adjacent to city walls corridor.</p> <p>The site is also adjacent to the city walls, which are a SAM.</p> <p><u>Air Quality</u></p> <p>The site is within 50m of the AQMA and creation of new traffic on Blossom Street/ Nunnery Lane may be a constraint as it is an existing air quality hotspot.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	Not allocated
130	N/A	Land at Acomb Waterworks	2.01ha	<p><u>Highways</u></p> <p>Access feasible via Landing Lane but highway improvements required.</p>	Not allocated

				<p><u>Design and Conservation</u></p> <p>Lagoon has limited interest. Tansy Beetle on river bank otherwise no significant issues.</p> <p><u>Flooding and Drainage</u></p> <p>The site is at high risk of flooding (Flood Zone 3a). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Not considered suitable for residential development due to adjacent uses – water treatment works and RSPCA Dog shelter.</p>	
226	N/A	Site A – Land off Main Street, Nether Poppleton	3.14ha	<p><u>Highways</u></p> <p>Ouse Moor Lane is rural in nature and design; unsuitable for development, unless substantial infrastructure improvements provided; having said that not sustainable in transport terms.</p> <p><u>Design and Conservation</u></p> <p>The majority of the site has been removed after the criteria 1 assessment as it falls within area important for retaining the historic character and setting of the city. The remaining</p>	Not allocated

				<p>site is too isolated from village and not suitable for development.</p> <p>No known biodiversity interest but hedgerow by road is of value as are the trees. May be bat interest. Part of Ouse Corridor.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
227	N/A	Site B – Land off Ouse Moor Lane, Nether Poppleton	0.70ha	<p><u>Highways</u></p> <p>Ouse Moor Lane is rural in nature and design; unsuitable for development, unless substantial infrastructure improvements provided.</p> <p><u>Design and Conservation</u></p> <p>The majority of the site has been removed after the criteria 1 assessment as it falls within</p>	Not allocated

				<p>area important for retaining the historic character and setting of the city. The remaining site is too isolated from village and not suitable for development. Remaining developable area too small and isolated from village</p> <p>Arable land, no known biodiversity interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
298	N/A	Amalgamated sites at Connaught Court Care Home	2.07ha	<p><u>Highways</u></p> <p>Access via St.Oswalds could be technically feasible but highway improvements required. The width of land to connecting parcels appears very limited and is not considered to be suitable for a residential development site.</p>	Not allocated

				<p><u>Design and Conservation</u></p> <p>Site would require buffer with Fulford Park and also roadside trees on St. Oswalds Road. Site also includes a number of TPO'd trees, thereby restricting developable area.</p> <p>Trees of significant interest (tpo'd), fungal interest, good bat foraging corridor linked to adjacent Fulford Ings SSSI.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Would require further assessment.</p> <p><u>Noise</u></p> <p>Would require assessment as adjacent to A19</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
626	N/A	Land at Brear Close	0.32ha	<p><u>Highways</u></p> <p>Access appears feasible with some improvements required.</p>	Not allocated

				<p><u>Design and Conservation</u></p> <p>The majority of the trees on this site are mature and the woodland contains a number of nesting birds. The land is subject to Area TPO and is unsuitable for development.</p> <p>Likely bat interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No issues identified.</p> <p><u>Noise</u></p> <p>No issues anticipated.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
629	N/A	The Retreat, Heslington	4.72ha	<p><u>Highways</u></p> <p>Access to Heslington Road is technically feasible; also pedestrian/cycle access via</p>	Not allocated

		Road	<p>University Road. Local traffic impact could be significant and would need further detailed assessment.</p> <p><u>Design and Conservation</u></p> <p>The site is currently a major developed site within the Green Belt and the preferred use of the site would be that of medical facilities.</p> <p>Any development would be restricted to the extent of existing buildings. The main building is Grade II listed, as are others within the boundary such as the summerhouse and Garrow House. Modifications to such buildings would have to be sympathetic to the preservation of original features.</p> <p>The whole site is within its own Conservation Area and Area of Archaeological Importance, which would restrict any development. Part of the site is designated as Local Park land and it abuts an area of extended green wedge.</p> <p>Not suitable for residential development.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
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648	N/A	Car Parks at Nuffield Hospital	0.63ha	<p><u>Highways</u></p> <p>Not viable to remove hospital car parking. Half of this is already developed and the remaining parking is required for current use. Not suitable for residential development.</p> <p><u>Design and Conservation</u></p> <p>No significant biodiversity interest but tree line may be of some bat foraging interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No issues identified.</p> <p><u>Noise</u></p> <p>No issues anticipated.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	Not allocated
649	N/A	Car Park, High New Biggin Street	0.60ha	<p><u>Highways</u></p> <p>Access feasible via St John Street - High Newbiggin Street; scope for some improvements. Site is in current use as an operational car park with no evidence to support its re-</p>	Not allocated

				<p>development. Not considered appropriate for residential development at this stage.</p> <p><u>Design and Conservation</u></p> <p>In landscape terms this could be developed for residential but trees along western boundary to be considered. No significant biodiversity interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Not re-submitted and originally identified in a desk-top survey. There is currently no evidence to prove that the site is no longer required as a car park.</p>	
653	N/A	Car Park, Bishopthorpe Road	0.20ha	<p><u>Highways</u></p> <p>Access technically feasible but site is in current use as an operational car park with no evidence to support its re-development. Not considered appropriate for residential development at this stage.</p> <p><u>Design and Conservation</u></p>	Not allocated

				<p>No specific issues raised</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Site is within AQMA. Further assessment is required.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Not re-submitted and originally identified in a desk-top survey. There is currently no evidence to prove that the site is no longer required as a car park.</p>	
657	N/A	Peel Street / Margaret Street	0.41ha	<p><u>Highways</u></p> <p>Access technically feasible but site is in current use as an operational car park with no evidence to support its re-development. Not considered appropriate for residential development at this stage.</p> <p><u>Design and Conservation</u></p> <p>The site is within the city centre conservation area and area of archaeological importance</p>	No allocated

				<p>as well as adjacent to listed buildings. Any new development would have to be sensitive to the surrounding historic attributes but would not preclude development.</p> <p>The site is adjacent to listed buildings on George Street and St George's Church. It is also within the City Centre Area of Archaeological Importance and has possible major archaeological potential. It is also located within central historic core conservation area.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Site is within AQMA. Further assessment is required.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Not re-submitted and originally identified in a desk-top survey. There is currently no evidence to prove that the site is no longer required as a car park.</p>	
660	N/A	Land at Marygate	0.5ha	<p><u>Highways</u></p> <p>There are access issues with this site. Improvements to Marygate would be sought. A</p>	Not allocated

			<p>transport statement would be required</p> <p><u>Design and Conservation</u></p> <p>The site forms part of St Mary's Abbey and is not considered appropriate for residential use. CYC Conservation team recommend that the site should be retained for public use as part of the Cultural Quarter</p> <p>This site is adjacent to the City Art Gallery and 40 Bootham both Grade II listed buildings. It is also adjacent to the City Walls (Grade I) and in proximity of several other listed buildings along Bootham and the head masters house and kings manor.</p> <p>The site contains a bowling green, which CYC leisure Team confirms is no longer in use and it is not part of the PMP PPG17 Study. There is a deficit of outdoor sports facilities within Guildhall ward so existing facilities should be retained or alternative high quality and accessible facilities be provided. It is located within an AQMA and EPU would require any housing to be laid out to avoid exposure to poor air and an assessment of noise from traffic. Design needs to be sensitive to surrounding historic settings and character. The site is considered to be more appropriate for other uses e.g. leisure, culture.</p> <p><u>Air Quality</u></p> <p>Site is within an AQMA and an air quality impact assessment is required.</p> <p><u>Noise</u></p> <p>Noise assessment needed which must consider any proposed development and the various uses contained within it.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be</p>	
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				<p>required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
661	N/A	Marygate Car Park	0.79ha	<p><u>Highways</u></p> <p>Highways Impact Assessment would be required This is a current CYC Car Park so would be parking policy issues and an assessment of parking policy/provision would be required. Not considered suitable for residential development.</p> <p><u>Design and Conservation</u></p> <p>The site is within the City Centre Area of Archaeological Importance so would require further investigation and liaison with CYC archaeological Officer. The site lies within the Central Historic Core Conservation Area and within the vicinity of St Mary's Abbey and several listed buildings so any development proposal would need to respect the adjacent buildings, open spaces, land marks and settings and have regard to local scale, proportion, detail and materials.</p> <p><u>Flooding and Drainage</u></p> <p>High risk of flooding zone 3a (ii) – would require Flood Risk Assessment and mitigation measures. The site is within flood zone 3 so a flood risk assessment would be required</p>	Not allocated

				<p>and mitigation measures if appropriate in liaison with CYC and the Environment Agency.</p> <p><u>Air Quality</u></p> <p>Further assessment would be required</p> <p><u>Noise</u></p> <p>Adjacent to railway line so noise and vibration assessment required.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
624	N/A	MOD land, Fulford	0.21ha	<p><u>Highways</u></p> <p>No specific issues in relation to the remaining developable area.</p> <p><u>Design and Conservation</u></p> <p>Mature trees along Broadway</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Contamination</u></p>	Not allocated

				<p>Due to past industrial (military) activity nearby a desktop study and site investigations will be required</p> <p><u>Air Quality</u></p> <p>Air Quality – Due to nearby air quality issues near the junction of Heslington Lane and Fulford Main Street an assessment of any proposed development will be required to assess potential impact.</p> <p><u>General</u></p> <p>The majority of the site is existing open space and has been ruled out in the criteria 2 assessment. The remainder of the site is not considered suitable for development given the open space use for the rest of the site and the fact that the site is effectively an 'open island in between Bray Road and Broadway.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
200	N/A	Severus Hill	1.12ha	<p><u>Highways</u></p> <p>Access via Bouthwaite Drive/Winchester Avenue. Further assessment would be required.</p> <p><u>Design and Conservation</u></p> <p>Former service reservoir and water tower. The land in the middle of the site is a SINC site and has been excluded at the Criteria 1 stage. The remaining land is not considered suitable for residential development given its shape, size and contours.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be</p>	Not allocated

				<p>required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No issues raised.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
300	H31	Amalgamated sites, Eastfield Lane, Dunnington	2.51ha	<p><u>Highways</u></p> <p>Eastfield Lane/Church Balk junction - visibility and footway issues; carriageway and footway width/provision on Eastfield needs survey/assessment. Highway improvements would be required.</p> <p><u>Design and Conservation</u></p> <p>No specific issues raised – natural extension to Dunnington village.</p> <p>Possible Great Crested Newts interest. Will require survey.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p>	Allocated for housing

				<p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No potential air quality issues identified</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Consent was granted on 21/03/2012 through application 11/03118/FUL for the extension to an existing agricultural storage unit</p>	
318	N/A	Amalgamated Sites at Layerthorpe	0.92ha	<p><u>Residential</u></p> <p>This site is not considered suitable for residential development given its surrounding uses</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Site is contained within an area of mixed uses (with retail including showrooms, garages and trade counters present). The site is located in an out-of-centre location and provision of A1 retail uses on the Site would compete with the City Centre offer, other sui-generis retail uses or ancillary retail associated with a wider master plan /redevelopment of the area should be</p>	Not allocated

				considered against emerging policies within the Local Plan and the NPPF.	
598	N/A	South of Moor Lane, Bishopthorpe	1.46ha	<p><u>Highways</u></p> <p>No specific issues raised</p> <p><u>Design and Conservation</u></p> <p>No specific issues raised</p> <p><u>Flooding and Drainage</u></p> <p>The site is in flood zone 2. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>The site was a previous SHLAA site submitted through the Call for Sites in 2008. The site has not been resubmitted in the 2012 Call for Sites and is in use as a nursery (Brunswick Nurseries).</p>	Not allocated
669	N/A	Amalgamated	0.44ha	<u>Employment</u>	Not

		sites at James Street		Please refer to Deloitte assessment of employment sites in Annex 16 and 17	allocated
138	N/A	York St Johns University Playing Fields	1.72ha	<p><u>Highways</u></p> <p>Frontage strip could be accessed via Windmill Lane. Access to the other remaining plot (after criteria 2 removed – existing open space) would need to be taken across open space.</p> <p>Existing rest stop for Ambulance crews located in building to frontage of the site which we would seek to retain.</p> <p><u>Design and Conservation</u></p> <p>Trees have Tree Preservation Orders and will need assessment. Tree belt likely to be a good foraging corridor for bats.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>General</u></p> <p>Majority of the site has been removed at criteria 2 as existing open space. CYC Active Sport and Leisure team have advised that Sport England would be likely to oppose this scale of loss.</p> <p>The site currently contains 3 senior football pitches and there are currently requests from 2 organisations for pitches in this area, namely the University of York require extra rugby pitches and Fulford Junior Football Club need football pitches. This demonstrates the deficiency in the area.</p>	Not allocated

				<p>The other pitches in the Hull Road area identified through the Open Space Study and Playing Pitch Strategy are mostly school playing fields and are not fully accessible.</p> <p>St John's suggestion to relocate and improve the pitches on Haxby Road still means that there will be an overall loss to the city as the Haxby Road site is already used for pitches.</p> <p>In addition, the site on Hull Road has a Community Use Agreement through the David Lloyd application and this introduces legal issues related to their loss, not just planning ones.</p>	
700	N/A	Amalgamated sites at Monks Cross Shopping Park	0.85ha	<p><u>Residential</u></p> <p>This site is not considered suitable for residential development given its surrounding uses. The site lies within the existing Shopping Park.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre. Further detailed assessment will be required in line with NPPF and the emerging Local Plan.</p>	Not allocated

Site Selection Technical Paper (June 2013)

Annex 19 -

Criteria 4 a and 4b – Stage 2
(Residential) Technical Officer
Assessment

Site 181	ST6	Land East of Grimston Bar	5.5ha	<p><u>Highways</u></p> <p>The site abuts the A1079 close to the junction with the A64 and is reasonably close to the Grimston Bar Park and Ride Site. There are existing bus routes which run along the A1079 (Hull Road), including the Park & Ride services, and these could provide sustainable public transport access to the site. Pedestrian links, including crossings of the A1079 will need to be significantly upgraded to the Park & Ride site and other bus stops to realise this, and even if these upgrades are implemented the actual walking distance, if more than 400m, may still deter from using public transport.</p> <p>The site will need to provide sustainable transport links to existing pedestrian and cycle networks, including the on-road cycle lands and off-road cycle tracks that run along the entire north side and along most of the south side of Hull Road (A1079), and have a suitable internal layout to maximise walking and cycling permeability.</p> <p>A direct access off Hull Road could be provided, but this is likely to be close to the A64/A1079 junction at Grimston Bar, thereby adversely affecting the operation of the junction. Therefore, a detailed Transport Assessment will be required to model the predicted traffic implications and assess what impacts would be generated on the surrounding highway network. This, together with an associated travel plan will inform the level of transport infrastructure and other transport improvements required.</p> <p><u>Design and Conservation</u></p> <p>Concerns were raised about impact on the setting of the City. There are ridge and furrow fields within the area so the developable area would need to be reduced accordingly. Visual impact concerns with downward sloping fields towards the ring road.</p> <p>The site was subject to a site visit by a policy officer and the Council's Archaeologist, to assess the extent of the ridge and furrow that remains within its extent. It was concluded that there was significant evidence of ridge and furrow in the four fields immediately south of the former DVL railway line, adjacent to Murton Way, as far as (and including the field immediately south east of) Gell's Farm and these should be preserved and not compromised by</p>	Allocated for housing
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			<p>development. The field immediately south of the former DVLR line and the two linear fields in the middle of the group showed particularly prominent ridge and furrow.</p> <p>The site forms part of the wider setting of views of the City from this section of the A64 between Hopgrove roundabout and Grimston Bar. The topography of the land falls away to the west, towards the City, from the ring road, and also rises significantly towards Grimston Bar roundabout and Hull Road. Consequently, because of these issues there is concern that development of a significant part of this site could be particularly harmful to the character and openness of the Green Belt, especially in the central part which has a very open field pattern, characterised by low hedges and fences. This impact is reduced on the western most fields of the submitted site, closest to Link Road Industrial Estate.</p> <p>Specific concern was expressed about the potential of development on the land immediately north west of Grimston Bar roundabout, as it will significantly reduce the width of the open land and character towards the roundabout and A64. However, there is a line of mature trees running parallel with the A64, and a narrow field buffer, which could help to screen any development taking place within this area. It is considered particularly important that development should not take place right up to Grimston Bar roundabout, in order to preserve the open character of the land in this area.</p> <p>The linear field immediately to the east of the Transformer Station on Hull Road, although not having any specific nature conservation designation, does have some importance for its nature conservation qualities, so development on this land should not take place.</p> <p>The site area has been reduced from 23ha which was the developable area left after Stages 1 to 4 of the site selection process to 5.5ha to reflect the archaeology and conservation comments received as part of the technical officer review. This also refers to the protection of tree cover /boundaries of the residual area.</p> <p>There may be an opportunity to link to the University CHP in order to provide sustainable heat and power on the site.</p> <p><u>Air Quality</u></p>	
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Site 131	ST13	Land at Moor Lane, Copmanthorpe	5.50ha	<p><u>Highways</u></p> <p>The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The village is currently served by a non frequent bus route running between Leeds, York and the North Yorkshire coast and is in walking distance of a local bus. In order to maximise the promotion of non car modes and the need to travel, a significantly more frequent route and sustainable modes would need to be introduced.</p> <p><u>Design and Conservation</u></p> <p>Currently the site has no nature conservation designations. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment.</p> <p>There are no designated heritage assets defined on this site or within close proximity.</p> <p><u>Retail</u></p>	Allocated for residential

				<p>The site has access to the facilities provided in Copmanthorpe which could be enhanced through creating pedestrian and cycle access to the Village centre. Additional local services could be provided on site subject to a detailed assessment of impact on Copmanthorpe Village Centre</p> <p><u>Air Quality</u> Unlikely to be significant air quality issues.</p> <p><u>Noise</u> Unlikely to be significant noise issues.</p> <p><u>Contamination</u> Unlikely to be contamination issues</p> <p><u>Flooding and Drainage</u> The site is not located within a high flood risk zone. Some drainage issues. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Education</u> In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Employment</u> Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
Site 327	n/a	Amalgamated sites between Knapton	32.80 ha	<u>Highways</u>	Not allocated

		and Westfield	<p>Potential significant issues with access taken from the Outer Ring Road. This is not considered to be a viable option to create a new access to the ring road. The new infrastructure required (eg new junction onto A1237) to access the site is likely to render this development unviable. Access to this site could be from the A59 subject to a detailed transport assessment. In order to reduce the sites isolation it could potentially be better integrated when the British Sugar site is completed but even then is too far removed.</p> <p>The location of the site in close proximity to the A1237 northern outer ring road and A59 will be likely to exacerbate congestion in the area, particularly at peak times. A supporting Transport Assessment (and Travel Plan) would be required.</p> <p><u>Design and Conservation</u></p> <p>Concern about impact on the setting of the city and the loss of this open aspect on a major approach to the City. This site is an important green buffer between the city and the Ring Road and is one of the only areas in the city where the green buffer remains between the Ring Road and the built up area and this should be protected and development avloided. If this site is developed it would create an unpleasant hard edge to the urban area.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not in a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS)in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Education</u></p> <p>In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations</p>	
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Site 691	n/a	Amalgamated sites East of Monks Cross	18.29 ha	<p><u>Highways</u></p> <p>Highways access would have to be taken from the Outer Ring Road (A1237) which is unlikely to be a viable option or the existing Monks Cross development via the Link Road.</p> <p>Site is separated from the rest of Monks Cross by the Link Road and would not form a logical extension to the North of Monks Cross</p> <p><u>Design and Conservation</u></p> <p>The Link Road forms a natural boundary to the urban area and development should not go beyond this. This area is also part of a green wedge coming into the city through Monk Stray.</p> <p>There are pylons on the site which would be a constraint to development.</p> <p><u>Flooding and Drainage</u></p> <p>The site is not in a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line</p>	Not allocated

				<p>with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Education</u> In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations</p> <p><u>Retail</u> Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre.</p> <p><u>Employment</u> Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
55	H26	Land at Dauby Lane, Elvington	4.05ha	<p><u>Highways</u> Access would need to be taken from the eastern end of Elvington Lane frontage or southern end of Dauby Lane. Highway improvements would be required. Site has access to bus routes but with limited frequency. The site has access to local village services including a primary school, GP's and local village shop.</p> <p><u>Design and Conservation</u> The southern and western edge of the site contains mature trees and established hedgerows including ancient woodland SINC (Elvington wood) & species rich hedges. These should be excluded from development. Site area has been reduced at criteria 1 assessment from 5.1ha submitted to 4.05ha to exclude the SINC site with possibly more land excluded as a buffer.</p> <p><u>Flooding and Drainage</u> The site is not in a high flood risk zone. A flood risk assessment (FRA) will be required in line</p>	Allocated for Housing

				<p>with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised.</p>	
11	H28	Land to the north of North Lane, Wheldrake	3.15ha	<p><u>Highways</u></p> <p>Currently limited and difficult access opportunities via North Lane requiring a detailed survey/analysis. The submission of site has included proposed access options via Cranbrooks, North Lane or Valley View which need to be investigated further. Could be visibility and footway issues. Site has access to services within Wheldrake village.</p> <p><u>Design and Conservation</u></p> <p>Old strip landscape with old ponds and hedgerows. Will require comprehensive ecological assessment including Great Crested Newts, bats & grassland.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p>	Allocated for Housing

				No issues raised	
166	H29	Land at Moor Lane, Copmanthorpe	2.65ha	<p><u>Highways</u></p> <p>Access could be taken from Moor Lane but associated highway improvements would be required. Further detailed assessment required.</p> <p><u>Design and Conservation</u></p> <p>Improved grassland. Limited ecological interest. Between two sites of interest (Copmanthorpe railway line & Moor Lane meadows). Mature hedgerows on far eastern boundary.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Noise</u></p> <p>Railway line runs along eastern boundary so would need noise assessment</p>	Allocated for housing

52	H35	Land at Intake Lane, Dunnington	1.59ha	<p><u>Highways</u></p> <p>Access to be taken from Intake Lane. Would need further detailed transport assessment. Access to bus routes running from Dunnington Village.</p> <p><u>Design and Conservation</u></p> <p>Largely improved grassland but potential Great Crested Newts at north end. Mature hedgerow on the eastern boundary which would need to be retained within any scheme.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p>	Allocated for housing
677	H38	Land RO Rufforth Primary School, Rufforth	0.99ha	<p><u>Highways</u></p> <p>No specific transport concerns raised although this site does not have good access to sustainable transport routes with only an infrequent bus service to York.</p> <p><u>Design and Conservation</u></p> <p>Improved grassland. Limited ecological interest, but hedges may be of interest. Mature trees</p>	Allocated for housing

				<p>of varying species around the perimeter of the site adjacent to Rufforth Primary School. Will need Tree Survey.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> No air quality issues raised</p> <p><u>Noise</u> No issues raised</p>	
95	H39	North of Church Lane, Elvington	0.92ha	<p><u>Highways</u></p> <p>Access via Church Lane not considered viable due to restricted width. Access via Alvin Walk feasible to but will require detailed surveys and assessment required.</p> <p><u>Design and Conservation</u></p> <p>Southern hedgerow is SINC quality hedge & should be retained. Trees are TPO'd & will require survey (including bat survey).</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land</p>	Allocated for housing

				<p>drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> No air quality issues raised</p> <p><u>Noise</u> No issues raised</p>	
597	H42	Builder Yard, Church Lane, Bishopthorpe	0.33ha	<p><u>Highways</u> No transport issues raised.</p> <p><u>Design and Conservation</u></p> <p>The site lies within Bishopthorpe conservation area and is within proximity of Bishopthorpe Palace, which is a listed building and registered historic park and garden. Whilst these historical considerations are not necessarily a constraint to development any development proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.</p> <p>Limited bat interest in majority of buildings. Small stone building has some roosting potential. Foraging activity in some buildings.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> No air quality issues raised</p>	Allocated for housing

				<p><u>Noise</u> No issues raised</p>	
194	H43	Manor Farm Yard, Copmanthorpe	0.25ha	<p><u>Highways</u></p> <p>Appears to have connection to highway at Back Lane or Main Street but would need further detailed assessment.</p> <p><u>Design and Conservation</u></p> <p>Likely to be high bat interest. Survey needed.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> No air quality issues raised</p> <p><u>Noise</u> No issues raised</p>	Allocated for Housing
686	E14	Site to the South of York Business Park, York Business Park	0.2ha	<p><u>Employment</u></p> <p>This is one of the remaining undeveloped plots within York Business Park. The site is currently</p>	Allocated for employment

				<p>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><u>General</u></p> <p>Not considered suitable for residential development as access is through industrial estate and the site is too small to make new access from Severn Green feasible. Also being considered as a potential rail halt for British Sugar site.</p>	
229	n/a	Land west of Beckside, Elvington and land parcel SE6947 6854 & 70	4.43ha	<p><u>Highways</u></p> <p>Access via Main Street is viable - some improvements would be required. Assessment/survey of Beckside required; appears to have highway layout/connection stubs to land.</p> <p><u>Design and Conservation</u></p> <p>Hedges likely to be of interest, particularly northern boundary. Located within 200m of the Elvington Conservation Area; any proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p>	Not allocated

147	n/a	Fields to the east of B1363, opposite Plantation Farm	0.24ha	<p><u>Highways</u></p> <p>Access not feasible given developable area remaining after criteria 1 assessment and unsustainable in transport terms.</p> <p><u>Design and Conservation</u></p> <p>No known biodiversity interest but hedgerow pattern is significant, especially southern boundary hedge, as are the trees. May be bat interest and GCN interest from nearby ponds.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>General</u></p> <p>The majority of this site was removed after the criteria 1 assessment as it falls within an area of historic character and setting (extension of green wedge). The remaining land is a narrow strip which is not suitable for residential development.</p>	Not allocated
303	n/a	Amalgamated sites off Stockton Lane	2.38ha	<p><u>Highways</u></p>	Not allocated

				<p>Substantial highway improvements required as remaining developable site is area is removed from Stockton Lane with no clear access point to the site and a full highways assessment would be required. Transport sustainability quite weak with limited facilities within walking and cycling distance, access to some bus services.</p> <p><u>Design and Conservation</u></p> <p>No known biodiversity interest. Central boundary may be of value. Southern ditch has water vole/otter interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p> <p><u>General</u></p> <p>Most of site removed at criteria 1, remaining land is isolated. Overhead power lines cross the centre of the site.</p>	
565	n/a	Land at the Mews, Strensall	0.99ha	<p><u>Highways</u></p> <p>Access appears infeasible and is effectively landlocked. The site would need to be considered as part of a larger site with access options.</p>	Not allocated

				<p><u>Design and Conservation</u> No specific design and conservation concerns raised</p> <p>No known biodiversity interest.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> No air quality issues raised</p> <p><u>Noise</u> No issues raised</p> <p><u>General</u></p> <p>The site has no access points and is effectively landlocked by existing properties on Moor Lane and is therefore not considered suitable as a residential site.</p>	
297	n/a	Amalgamated sites at Elvington	8.21ha	<p><u>Highways</u></p> <p>This is a large site and the access point via Roxby Close is not considered suitable as an access point. Would require further assessment.</p> <p><u>Design and Conservation</u></p>	Not allocated

				<p>Strong concern raised about such a significant expansion to Elvington Village.</p> <p><u>Flooding and drainage</u></p> <p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No air quality issues raised</p> <p><u>Noise</u></p> <p>No issues raised</p>	
311	n/a	Amalgamated land to the South of Heslington	1.02ha	<p><u>Highways</u></p> <p>The remaining developable area after the criteria 1 and criteria 2 assessment leaves only two small plots with limited access option from Heslington Village.</p> <p><u>Design and Conservation</u></p> <p>Concern raised about the impact on the historic character and setting of the City in relation to impact on the setting of Heslington Village as the site abuts the village to the south. The majority of the land falls either within the historic character and setting area (area retaining rural setting) or is existing open space.</p> <p>Part of the site falls within the Heslington Conservation area.</p> <p><u>Flooding and drainage</u></p>	Not allocated

				<p>The site is at low risk of flooding (Flood Zone 1). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> No air quality issues raised</p> <p><u>Noise</u> No issues raised</p>	
697	E6 (on part of site)	Amalgamated sites at Common Road, Dunnington	0.9ha / 3,600 SQ. M	<p><u>Highways</u></p> <p>The North East corner of the site may be feasible with access via Common Road; highway improvements would be required; reasonably good sustainable transport.</p> <p><u>Flooding and Drainage</u></p> <p>Part of the site is Greenfield 3a which has been removed at criteria 3; this effectively splits the site in half. The northern remaining land parcel is approx 0.98ha and is a triangle of land which would not fit well with the urban form of Dunnington in terms of structured residential development and would offer no identifiable or logical boundaries.</p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Design and Conservation</u></p> <p>Site is important to the setting of the village, namely division from the adjacent industrial park. Arable land adjacent to Hassacar pond SINC site. Great Crested Newt interest in old</p>	Part of the site allocated for employment (R&D, light industrial, storage and distribution/ B1b,B1c, B2, B8

				<p>sewage works.</p> <p>Although this site is not suitable for structured residential development, it is recognised as being suitable for a Gypsy and Traveller site, as its low level character will not damage the urban form of the village and the majority of the area could be used for grazing land.</p> <p><u>Retail</u></p> <p>Not suitable location for retail development in isolation, given out of centre nature.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment of employment sites in Annex 16 and 17</p>	
Site 690	ST9	Land to North of Haxby	24.89 ha	<p><u>Highways</u></p> <p>A bid is being put in to develop Haxby station which would further improve the connectivity of this site if the funding comes forward. Development of this site could help the funding bid for the station. Highway access appears possible to Usher Lane. A transport assessment and subsequent travel plan would need to focus on the potential to readily integrate the site with the surrounding area, particularly for walking and cycling journeys to the local facilities.</p> <p><u>Design and Conservation</u></p> <p>Currently the site has no nature conservation designations but does have existing hedgerows. Existing field boundaries and ditches could be used to help form layout of development. The site contains small enclosures which are unusual in York and would need further exploration. It would be important to retain these within the site.</p> <p><u>Retail</u></p> <p>The site has access to the facilities provided in Haxby District Centre which could be enhanced through creating pedestrian and cycle access to the Village centre. Additional local services could be provided on site subject to a detailed assessment of impact on Haxby District Centre.</p>	Allocated for residential

				<p><u>Flooding and Drainage</u> The site is not located within a high flood risk zone. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. There are some capacity issues with the existing water course. Storage would need to be dedicated on site for sustainable drainage needs. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u> Unlikely to be air quality implications. Requirement for air quality assessment would be determined following traffic impact assessment.</p> <p><u>Education</u> In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Noise</u> No particular issues anticipated but noise survey may be required</p> <p><u>Contamination</u> No particular concerns regarding land contamination at this site.</p> <p><u>Employment</u> Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 699	ST7	Land to East of Metcalfe Lane	60ha	<p><u>Highways</u> A detailed Transport Assessment would be required to model the predicted traffic implications and assess what impacts would be generated on the surrounding highway network. This would inform the level of improvements required. Detailed surveys of existing highways will be required.</p>	Allocated for residential (incl. Local Centre)

			<p>It will be essential to secure public transport access to and within the site. Providing a north-south public transport route through the site could reach a large market and ensure that all parts of the site are within 400m of a public transport route and would potentially be a commercially attractive option.</p> <p>There are various access point options for the site which will need to be assessed in more detail between now and Submission along with the associated improvements/upgrades to junctions, carriageways/footpath widths etc. Whichever, access option is implemented, Stockton Lane, Murton Lane / Osbaldwick Lane / Osbaldwick Village will also need to be upgraded to mitigate the adverse impacts on the safety of cyclists. Noise insulation to frontages on these and other residential streets may also be required.</p> <p>Bad Bargain Lane, Stockton Lane and Murton Way/Outgang Lane (including footways) will need upgrading and/or widening. Murton Way/Outgang Lane will require major improvements. Significant upgrades to the carriageway / footpath width, condition and streetscape along Outgang Lane will be required to encourage pedestrians and cyclists to use this as an access route to the site. In addition, significant upgrades to Stockton Lane, Murton Lane/Osbaldwick Lane/Osbaldwick Village will be needed to mitigate the adverse impacts on the safety of cyclists. Any improvements to the footpaths/cyclepaths would need to take into consideration existing green corridors and the importance of preserving these.</p> <p>Travel Planning measures may reduce the motor vehicle trip generation but adequate transport links will need to be put in place to make such measures effective.</p> <p><u>Design and Conservation</u></p> <p>Development of the site would need a strong element of green infrastructure to fit with the existing urban pattern and should include the provision of appropriate green buffers, linkages with the wider green corridor network and the provision of new strategic open space. Development could help to fund and shape this green infrastructure provision.</p> <p>There are key strategic views of the Minster as well as to the east of York and south towards Osbaldwick which would need to be preserved. An analysis of the strategic views in this area would be important as part of the master planning of the site and the design of the site</p>	
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			<p>including the height of buildings would need to retain the key view lines.</p> <p>A possible link to the Derwenthorpe or University CHP facilities could provide sustainable heat and power for the site. There is also an opportunity to provide green corridor extensions along the two becks and provide enhancement of Outgang Lane.</p> <p><u>Flooding and Drainage</u></p> <p>Whilst the site is not located within a high flood risk zone it does border flood zone 3 to the north and flood zone 2 to the south. The developable area of the site is based on a 60% net to gross calculation so this should provide opportunities to provide green infrastructure to minimise the impacts. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Potential for increased traffic in the vicinity of the site and elsewhere on the network. Full air quality assessment likely to be required.</p> <p><u>Contamination</u></p> <p>No particular concerns regarding land contamination at this site</p> <p><u>Noise</u></p> <p>May require a noise survey</p> <p><u>Retail</u></p> <p>Should the provision of a new settlement be brought forward a local centre should be identified to meet the everyday needs of the residents along with the provision of community facilities required. The exact scale of the facilities should be defined through the master planning for the site, the overall scale of the site and the impact upon the surrounding facilities.</p>	
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				<p><u>Education</u> In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations</p> <p><u>Employment</u> Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
Site 723	ST12	Land at Manor Heath Road, Copmanthorpe	14.75 ha	<p><u>Highways</u> A transport assessment and subsequent travel plan would need to focus on the potential to integrate the site with the surrounding area, particularly for walking and cycle journeys to the local facilities and encouraging greater use of public transport for journeys further afield to minimise the number of car trips generated. The village is currently served by a bus route running between Leeds, York and the North Yorkshire coast. A site in this location could improve the business case for bus services. Connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with the rest of the village and popular destinations.</p> <p><u>Design and Conservation</u> An appropriate landscape buffer would be required along the road frontage. Roman road runs through the site - would seek to preserve if possible. Hedgerow along roman road of good quality would seek to preserve if possible. Keen to explore the site from an archaeological perspective. Could use the community model like using at A59 P&R and Monks Cross as this would be a good site for that type of exercise.</p> <p><u>Retail</u> The scale of the development would need to ensure that local service and facilities provision was planned for. Currently the village facilities are just within 800m of the site although this distance increases towards the middle and western edge of the site. The site has access to the facilities provided in Copmanthorpe which could be enhanced through creating pedestrian and cycle access to the Village centre. Additional local services could be provided on site subject to a detailed assessment of impact on Copmanthorpe Village Centre. Any facilities identified would need to be developed in conjunction with the overall residential</p>	Allocated for housing

				<p>element to ensure its accessibility for residents.</p> <p><u>Air Quality</u> Unlikely to be significant air quality issues although potential for new relevant exposure but would depend on proximity to A64. Site would need an appropriate buffer to the road network.</p> <p><u>Noise</u> The location of the site adjacent to the A64 may have adverse impacts and would require further noise assessment.</p> <p><u>Contamination</u> Unlikely to be contamination issues</p> <p><u>Flooding and Drainage</u> The site is not located within a high flood risk zone. Some drainage issues. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan. New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Education</u> In line with policy EST1 of the Local Plan new provision of education facilities will be required to support strategic housing allocations.</p> <p><u>Employment</u> Please refer to Deloitte assessment of employment sites in Annex 16 and 17.</p>	
30	N/A	Land at Intake Lane, Dunnington	0.74ha	<p><u>Highways</u> No current access into the site. Land is on the opposite side of Intake Lane to the existing settlement. Further assessment would be required.</p> <p><u>Design and Conservation</u></p>	Not allocated

				<p>The site is to the South of Intake Lane and would not make a suitable expansion to the existing settlement limits of Dunnington Village. The site is on the other side of Intake Lane to the main village and would not be a suitable extension to the village. Isolated site.</p> <p>Mature boundary hedgerows</p> <p><u>Flooding and Drainage</u></p> <p>Site lies within flood zone 2. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No issues raised</p>	
87	N/A	Wills and Ellis Garage, Boroughbridge Road	0.53ha	<p><u>Residential</u></p> <p>Site was not submitted for residential use. Site submitted for retention of petrol filling station and expansion of shop.</p> <p><u>Employment</u></p> <p>Please see Deloitte assessment in Annex 16 and 17</p> <p><u>Retail</u></p> <p>Site may be suitable for expansion of current facilities, consider allocation not required as any application should be based on NPPF criteria and Development Control policies.</p>	Not allocated

271	N/A	Land adjacent to A64	0.59ha	<p><u>Highways</u></p> <p>Access constraints. Site is sandwiched between A64 and A1036 with no current access options.</p> <p><u>Design and Conservation</u></p> <p>Site contains mature hedgerows. Not considered a suitable expansion as isolated and between two major roads.</p> <p><u>Flooding and Drainage</u></p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Site is between A64 and A1036 and not large enough to provide suitable buffer.</p> <p><u>Noise</u></p> <p>Road noise would be severe constraint as land sandwiched between A1036 and A64.</p>	Not allocated
581	N/A	Pansy Fields, West of Station Road, Upper Poppleton	2.26ha	<p><u>Highways</u></p> <p>Further assessment required. Access appears unfeasible via Station Road. Site is adjacent to A59. Site has access to Poppleton railway station and access to public transport will be improved when Park and Ride is completed.</p>	Not allocated

				<p><u>Design and Conservation</u></p> <p>The site forms a triangle of land bordered by the York-Harrogate Railway line, the A59 and properties on Station Road, Poppleton. The site is extensively visible from the A59 (particularly where the road rises to Red Lion Bridge) and the railway line, with Poppleton in the background. The site is important to the village setting of Poppleton.</p> <p><u>Flooding and Drainage</u></p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>Site is adjacent to A59 so further assessment required.</p> <p><u>Noise</u></p> <p>Site adjacent to A59 and railways line so further assessment required.</p>	
623	N/A	Land adjacent to Grimston Bar / A1079	13.2ha	<p><u>Highways</u></p> <p>The site abuts the A1079 close to the junction with the A64 and is reasonably close to the Grimston Bar Park and Ride Site. There are existing bus routes which run along the A1079 (Hull Road), including the Park & Ride services, and these could provide sustainable public transport access to the site. Pedestrian links will need to be significantly upgraded to the Park & Ride site and other bus stops to realise this, and even if these upgrades are implemented</p>	

			<p>the actual walking distance, if more than 400m, may still deter from using public transport.</p> <p>The site will need to provide sustainable transport links to existing pedestrian and cycle networks, including the on-road cycle lands and off-road cycle tracks that run along the entire north side and along most of the south side of Hull Road (A1079), and have a suitable internal layout to maximise walking and cycling permeability.</p> <p>A direct access off Hull Road could be provided, but this is likely to be close to the A64/A1079 junction at Grimston Bar, thereby adversely affecting the operation of the junction. Therefore, a detailed Transport Assessment will be required to model the predicted traffic implications and assess what impacts would be generated on the surrounding highway network. This, together with an associated travel plan will inform the level of transport infrastructure and other transport improvements required.</p> <p><u>Design and Conservation</u></p> <p>Concerns raised about impact on setting of the city and visibility from the A64.</p> <p><u>Air Quality</u></p> <p>The proximity of the main roads (A64 & A1079) poses issues in terms of air quality and noise. The site also has medium levels of contamination due to former use, as a landfill site, so would require further investigation.</p> <p><u>Flooding and Drainage</u></p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>General</u></p>	
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				Overhead power lines run across the site, which would be costly to move.	
645	N/A	Land West of Haxby Road	2.03ha	<p><u>Highways</u></p> <p>Junction improvements would be required to Haxby Road. Further detailed highways assessment would be required.</p> <p><u>Design and Conservation</u></p> <p>The site is within the Nestle Rowntree Conservation Area so design would need to be appropriate. Part of the site contains playing fields so further detailed assessment required. The site is currently part of the playing fields managed and maintained by the Nestle factory and as such are classed as existing outdoor sports facilities in the PMP Open Space Study. The area of open space has been removed at Criteria 2 of this assessment and the developable area amended accordingly.</p> <p><u>Air Quality</u></p> <p>Air Quality survey required as adjacent to existing B2 industrial uses. The detail of air quality modelling required for any Air Quality Impact. Assessment would be dependent on predicted changes to traffic flow. Other pollutant sources including the Nestle boiler plant.</p> <p><u>Noise</u></p> <p>The factory use of the adjacent northern part of the site could have an adverse impact on the development of this site for residential uses. There is a potential for impact from noise, odour, fumes and other emissions, dust and intrusive lighting from factory activities. The Nestle site has a long commercial history. As a result, the full extent of any land contamination will need to be established. Desk study and site investigation work will be required.</p> <p><u>Flooding and Drainage</u></p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p>	Not allocated

				<p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
676	N/A	Rufforth Airfield – South of Southfield Close	4.17ha	<p><u>Highways</u></p> <p>Bradely Lane is rural in nature/design - not suitable for access unless substantial improvements made. Further assessment required.</p> <p><u>Design and Conservation</u></p> <p>No significant biodiversity interest.</p> <p><u>Flooding and Drainage</u></p> <p>A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Air Quality</u></p> <p>No issues raised</p>	Not allocated
706	E10	Chessingham Park, Dunnington	0.24ha	<p><u>Residential</u></p> <p>Site is not considered suitable for residential development as it is an existing undeveloped site within Chessingham Park with adjacent industrial uses.</p>	Allocated for employment

				<u>Employment</u> Please see Deloitte assessment in Annex 16 and 17	
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Site Selection Technical Paper (June 2013)

Annex 20 - Deloitte Assessment of Retail Sites



Draft Retail Site Assessment
April 2013

Site Selection Key:

Sites Suitable for Retail



Site which can incorporate retail



Sites Unsuitable for Retail



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Site Reference	Site Name / Description	Commentary	Quantum / Type of Retail Proposed	Allocation for Retail Required
4	North Lane, Huntingdon	Unsure why included - being promoted for housing. Presume this is an error.		No
35	Land adjacent Hull Road	Not suitable location for retail, given out of centre nature. Road side uses may be appropriate subject to access and type of use (and should not be brought forward in isolation).		No
37	Ford Garage	Further retail development at Monks Cross has the potential to undermine the role and function of the retail within the City Centre.		No
64	CYC Land at Layerthorpe and James Street	As per guidance contained within Site 307.		No
87	Wills and Ellis Garage, Boroughbridge Road	Site may be suitable for expansion of current facilities, consider allocation not required as any application should be based on NPPF criteria and Development Control policies.	Potential of small scale expansion in association with current use.	No
120	HWS, Beckfield Lane	Any retail development on the Site should be fronted onto Beckwith Lane and should be in keeping with the scale of neighbouring retail (small scale - less than 100 sqm) be to serve the immediate community.	Small Scale - less than 100sqm	No
160	Land at Grimston - East	Not suitable location for retail, given out of centre nature. Road side uses may be appropriate subject to access and type of use.		No
181	Land at Grimston - North West	Site identified for Science Park, small scale retail and other facilities to support business locating should be considered as part of the overall mix.	Small scale and ancillary to main use	Can be noted in policy as part of overall mix
202	St Joseph's Monastery	Small scale retail could be suitable to reflect the mix of uses fronting Lawrence Street in keeping with the current character could be suitable. Subject to masterplan for the development of the overall site (taking into consideration likely access points and heritage considerations).	Small scale to provide road frontage only (subject to masterplanning for Site)	Can be noted in policy as part of overall mix
295 (includes sites 126 and 196)	Amalgamated British Sugar Site	Site suitable for creation of local centre (scale as defined by policy) and subject to masterplan and detailed assessment. Provision could also consolidate retail offer along the Boroughbridge Road and should form a facility capable of providing every day needs of the existing residents and the proposed development.		Yes - as part of overall allocation
310	New Settlement north of Clifton Moor	Should the provision of a new settlement be brought forward a local centre should be identified to meet the everyday needs of the residents along with the provision of community facilities required. The exact scale of the facilities should be defined through the masterplan for the Site, the overall scale of the Site and the impact upon the surrounding facilities.	Retail (Local Centre) considered acceptable subject to masterplan.	Yes - as part of overall allocation
307 (includes sites 201 and 273)	Amalgamated sites at James Street	Site is contained within an area of mixed uses (with retail including showrooms, garages and trade counters present). The site is located in an out-of-centre location and provision of A1 retail uses on the Site would compete with the City Centre offer, other sui-generis retail uses or ancillary retail associated with a wider masterplan / redevelopment of the area should be considered against emerging policies within the Local Plan and the NPPF.		No
318 (includes sites 86 and 274)	Amalgamated sites at Layerthorpe	As per guidance for Site 307.		No
329	Sites north of Monks Cross	Any ancillary retail in this location should be considered in relation to the provision of the overall floorspace for employment uses and should only be ancillary in nature. Retail in this location should not come forward in isolation.	Small scale retail (less than 100 sqm) to support overall mix of development.	No
695	York Designer Outlet	The provision of extensions to the York Designer Outlet is considered contrary to the proposed policies within the Local Plan. Any extension to the facility would need to demonstrate that this would provide a complementary role to the City Centre, not undermining the viability of the Coppergate 2 or impacting upon the City Centre market share. Further survey work would need to be undertaken and detailed assessment of any proposals would need to take place.		No
699	Area of Search 'B'	As per guidance in Site 310	As per guidance in Site 310	Yes - as part of overall allocation
148 & 149	Moor Lane 'Zero Carbon'	Small scale retail development may be acceptable as part of sustainable mix of uses, consideration needs to be given to the impact and role of Woodthorpe Centre and safeguarding the facilities within the centre. Consideration will also need to be taken in respect of the scale of retail in context of the overall development.	Small scale (as part of masterplan) and subject to detail assessment.	Can be noted in policy as part of overall mix
Coppergate / Castle Piccadilly				
150, 151 & 666	Coppergate 2, 36-44 Piccadilly and The Ryedale Building	The Development of Coppergate 2 and associated sites represents an extension to the City Centre and should be promoted for main town centre uses which support the Primary Shopping Area and the City Centre as a whole. Preference would be given for all these site to be brought forward as part of overall masterplan for the strategic site, however given their different ownerships this may not be viable.		Yes
150	36-44 Piccadilly	The Site is bound to the north and the south by Coppergate 2 and can be considered part of the strategic Coppergate 2 allocation. Redevelopment of the Site should be incorporated into this allocation. Should development come forward separately the site has the potential to undermine the delivery and viability of the Coppergate 2 allocation.		Yes
151	Ryedale Buildings	Site lies adjacent to the proposed Coppergate 2 and once developed would be located in a very accessible edge of centre location will the ability to support further retail if there is market demand. Should redevelopment of the Site be brought forward prior to Coppergate 2, the Site should ensure that it does not undermine the neighbouring strategic development. The site is sustainably located and could support retail, either solely or as part of mixed use scheme.		Yes

Notes

It is assumed that all sites will be required to accord with the test within the NPPF and the requirements within the emerging Local Plan.

Site Selection Technical Paper (June 2013)

Annex 21 - Safeguarded Land Technical Paper

Background paper Safeguarded Land

Introduction

1. This paper describes the process used to determine how much safeguarded land is required and the choice of sites that are proposed as safeguarded land in the local plan.
2. The paper begins with an outline of the purpose of the York green belt as this provides the context for the proposals to safeguard land for longer term development needs and the choice of sites. It then sets out why there is a need to safeguard land in this way and finally explains the process for choosing the sites.

Green Belt

3. The principle of a Green Belt around York is long established it was most recently reconfirmed in the RSS adopted in 2008. Some of the outer boundaries of the Green Belt have been agreed in adjoining Authorities Development Plans. The Local Plan sets out the purpose of the Green Belt and finalises the inner boundary and those parts of the outer boundary that lie in the City of York Local Authority area.
4. The policy guidance for Green Belt is set out in the National Planning Policy Framework (NPPF). This states that in drawing Green Belt boundaries Authorities should have regard to their permanence beyond the plan period and to promoting sustainable patterns of development. Authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt The first sentence in paragraph 83 sets out the requirement to establish green belt boundaries. Paragraphs 84 and 85 provide the policy for drawing up the green belt boundaries.
5. Purposes of the green belt are set out in the NPPF (paragraph 80), these are to:
 - check the unrestricted sprawl of large built-up areas;
 - prevent neighbouring towns merging into one another;

- assist in safeguarding the countryside from encroachment;
 - preserve the setting and special character of historic towns; and
 - assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
6. Given this policy and guidance it is important to ensure that the extent of the Green Belt takes account of the longer term development requirements of the city and at the same time ensures that it properly addresses the purposes for which it has been created.
 7. To ensure that the green belt has permanence beyond the Plan period the Local Plan has, in accordance with policy that is set out in paragraph 85 of the NPPF, identified land to be safeguarded for longer term development.
 8. It is important that the full needs for both housing and employment land during the plan period can be met without compromising the integrity of the green belt. In addition, to ensure a permanent Green Belt the levels of growth have been extrapolated forward to create a Green Belt that would endure for at least 25 years. Although it is likely that further, as yet unidentified sites (windfalls) will become available during the Local Plan period thus extending this timeframe. The work undertaken to ensure a green belt has a degree of permanence beyond the plan period, as required by paragraph 83 on NPPF, is described in more detail below.
 9. The technical work underpinning the Local Plan has established the objectively assessed need for development in the Local Authority Area. The call for sites and further work on the suitability and deliverability of sites has established the range and scale of opportunities to accommodate the objectively assessed need. It is clear that the outcome of all this work is that the accommodation of the district's development needs and the securing of a long lasting green belt boundary will require the use of land that is currently open and could otherwise be included in the green belt. The use of this land is necessary to meet the objectively assessed development needs of the district and there is not a suitable and deliverable alternative.

Safeguarded Land

10. The analysis above has demonstrated that to enable the district to accommodate its development needs land that would otherwise be included in the green belt has been allocated for development during the Plan period. In light of this there is a risk that the green belt would need to be reviewed at the end of the plan period to accommodate at least some of the development requirements in the next plan period. This would mean that the green belt proposed in the current Plan would not have the degree of permanence required by policy in the NPPF (paragraph 83). To avoid this occurring, the current Plan proposes to safeguard land for longer term development needs.
11. The identification of evidence that quantifies the longer term development pressures that would require land to be excluded from the Green Belt and safeguarded for longer term development requires careful consideration. Furthermore there is inherent uncertainty in estimating the longer term development requirements of the city. However this uncertainty is not so great that it renders the exercise impractical, we simply should recognise that the techniques used to quantify longer term development needs are not a precise science.
12. In seeking to determine the scale and pattern of longer term development pressures, three broad types can be identified; housing, employment and community facilities (schools shops health provision etc). This has been simplified using the gross calculation which is applied to housing as the large housing sites include land for the facilities required to support the community such as schools. Some safeguarded land will, because of site characteristics and surroundings, only be suitable for either housing and associated community uses; or employment. The site selection and overall amount of land identified to be safeguarded has taken account of this.
13. The Local Plan has a 15 year strategy, looking ahead a further 10 years should ensure the degree of permanence to the green belt envisaged in the NPPF. Given the uncertainty inherent in the calculations it is reasonable to take the simplified approach to arrive at a 'broad brush' conclusion. In doing this it is important to remember that the land

safeguarded for longer term development will remain open for the lifetime of the plan and possibly beyond as proposals to bring forward any safeguarded land would be subject to comprehensive testing through the Plan review process. Alternatively, not identifying any safeguarded land would undermine the credibility of the green belt as its permanence would not be secured.

Forecasting longer term development needs

14. In forecasting the longer term development needs of the district we can either extrapolate from the policy based forecasts used for the plan period or seek to derive a policy neutral forecast.
15. In the case of land for housing and associated community facilities the work undertaken by Arup has demonstrated the variability on the ONS/DCLG trend based forecasts of population and housing growth. Much of this variability arises from migration which can differ due to economic circumstances and policy changes. Given this uncertainty we are proposing to extrapolate from the policy based figure used for the Plan period.
16. This extrapolation gives a target of just over 270ha having allowed for large housing sites in the plan that will not be completely developed during the plan period and for a continuing supply of very small sites coming from within the urban area. The latter has been calculated on the basis of ten year windfall trends (2002 -2012) for the urban area relating to very small, small, medium size sites and changes of use and conversions. The large sites that contain a residual which are expected to be developed after the end of the Plan period are Whinthorpe because of the scale of the site and York Central where infrastructure constraints may not be fully resolved during the Plan period. They could potentially yield 900 and 645 dwellings respectively.
17. The forecasting of longer term job growth is even more challenging than the forecasting of housing growth. Long term economic modelling is subject to significant uncertainty. However it is clear that the continued population growth in the district will lead to a larger workforce and a consequent need for land for jobs. An extrapolation of the calculations

used for the plan period provides a start point for the need for employment land. (The Plan allocates approximately 43ha for B1 B2 and B8 uses and we have assumed that other types of employment use can be accommodated within the existing built up area) We have used a combination of this extrapolation and the identification of circumstances where established employment sites can be extended to allow for their expansion should the plan review determine that this is necessary. This combination gives a figure of 71ha of safeguarded land that could be used for employment purposes. This amount of land will ensure there is an adequate choice of sites at Plan review and it may well be that only some of the land that is safeguarded is brought forward for development at Plan review.

Choosing the sites

18. The process for choosing sites is based on the methodology applied to site choice in the plan period. However the full rigour of the selection process for sites identified for development during the plan period has not been applied to safeguarded land. This is because safeguarded land is a reserve of land that will be drawn on through plan review and any safeguarded land considered at that time for development will be subject to a full site appraisal process then.
19. The process we have used to identify safeguarded land uses the same series of primary constraints which have been applied to the selection of sites for development in the plan period. This reflects the Local Plan Spatial Strategy which aims to ensure that the following is achieved:
 - **The City's unique heritage is protected** – the involved effectively ruling out sites deemed to be in areas important to the historic character and setting of York, such as, land forming 'Green Wedges' around the historic Strays and river corridors, areas preventing coalescence of villages between themselves and to the main urban area; and areas that retain the rural setting of the city providing views of key landmarks such as the Minster.
 - **The protection of environmental assets** – The protection and management of York's Green Infrastructure is considered central to managing any future growth, whether it is publicly or

privately owned, statutory or non statutory, identified for its nature conservation or recreational value. Any sites affecting such areas were ruled out of consideration to protect environmental assets.

- **Flood risk is appropriately managed** – The geography of the city and its surroundings are such that there are significant areas at risk of flooding. Areas that are considered at high risk of flooding were ruled out.

20. The process does not use the additional filter of secondary constraints e.g. public transport accessibility that is applied to sites chosen for development in the plan period. This was not applied as these constraints may well change over the life of the plan and they will be applied at the time of plan review should the site be required to be considered for development as part of that review. Similarly the test of delivery has not included a full assessment of site viability as this may well change over the life of the plan and again would be applied at the point when the site is considered for development. Finally in considering the attributes of safeguarded land we decided that it was important to provide some flexibility in the choice of sites at the time those sites are required to be considered for development.

21. The result of this exercise is that a small number of quite extensive tracts of land have been identified which could be brought forward either in part or as a whole should they be required for development at the time of Plan review. Most of the land is found through two major extensions to the built form of the city. However three villages have also been identified as capable of supporting growth in the longer term, should this be required. In Strensall and Haxby the proposals have the potential to provide further patronage for the new railway stations. At Copmanthorpe the proposals are more modest and will have the potential to help safeguard the future of services in the village.

Sites Identified as safeguarded land

- SF1 Land south of Strensall Village 29 ha
- SF2 Land north of Clifton Moor 72 ha

- SF3 Land at Whinthorpe 174 ha
- SF4 Land north of Haxby 29 ha
- SF5 Land to west of Copmanthorpe 22 ha
- SF6 South of Airfield Business Park, Elvington 15 ha
- SF7 Land adjacent to Designer Outlet 16 ha
- SF8 Land at Northminster Business Park 40 ha

Site ref	Site name	Site area	Purpose of the site	Reasons for the choice
SF1	Land south of Strensall Village	29 ha	Land to enable choices to be made about growth and change in the village at the time of Plan review. This may well include the role of further housing provision in helping to enable enough people to live in the village to maintain the services currently offered in the village	Part of the land identified was submitted for consideration through the call for sites. The proposal was tested against the primary constraints and was found acceptable. The boundaries and overall extent of the site has been amended to create a site with clearly defined boundaries that can be considered either as a whole or in part at plan review, should it be required for development
SF2	Land north of Clifton Moor	72 ha	Further land adjacent to the proposed new settlement that will enable further	This land was not submitted through the call for sites. The site has been identified following

			growth in the longer term creating the opportunity for greater self containment of the settlement	dialogue with agents/ land owner as the most logical proposal to enable further expansion of the urban extension within clearly defined boundaries. The site as proposed does not impinge on any areas of primary constraint
SF3	Land at Whinthorpe	174 ha	Further land adjacent to the proposed new settlement that will enable further growth in the longer term creating the opportunity for greater self containment of the settlement	This majority of land was submitted for consideration through the call for sites. It provides for a logical expansion of the new settlement proposal should the need arise. The site boundaries follow clear features on the ground. The site does not impinge on any areas of primary constraint
SF4	Land north of Haxby	29 ha	Land to enable choices to be made about growth and change in the village at the time of Plan review. This may well include the role of further housing provision in helping to enable enough people to live in the village	These two related sites provide for further expansion of a proposed site to be developed in the plan period (ST9) and the opportunity to consider a further allocation east of that site should the need arise . A small part of the site was submitted in the call for sites.

			to maintain the services currently offered in the village	The site does not impinge on any areas of primary constraint
SF5	Land to west of Copmanthorpe	22 ha	Land to enable choices to be made about growth and change in the village at the time of Plan review, this may well include the role of further housing provision in helping to enable enough people to live in the village to maintain the services currently offered in the village	This land was not submitted through the call for sites. The site has been identified as the most logical proposal to enable expansion of the village, should this be required. Any proposals brought forward at Plan review will need to safeguard the adjacent site of local nature conservation significance. The site boundaries follow clear features on the ground. The site does not impinge on any areas of primary constraint
SF6	South of Airfield Business Park, Elvington	15 ha	Land to enable the further expansion of an established business park	This land was submitted for consideration through the call for sites. The site boundaries follow clear features on the ground. The site does not impinge on any areas of primary constraint
SF7	Land adjacent	16 ha	The Designer	The proposed site

	to Designer Outlet		<p>outlet is an established out of town destination. Its role may change over the life of the Plan as a consequence of innovation in the retail industry. In view of this it is prudent to safeguard land which could provide space to accommodate change</p>	<p>includes land submitted through the call for sites. It provides for a logical expansion of the development should this be required. The site does not impinge on any areas of primary constraint</p>
SF8	Land at Northminster Business Park	40 ha	<p>The business park is an established employment location that has good access to the highway network. The Plan includes proposals in the Plan period to facilitate its growth and change. There may well be need for further long term growth</p>	<p>The proposal is based on land submitted through the previous call for sites process in 2008. The site is immediately south of a new Park and Ride proposal which will form the northern boundary of the site. . The site does not impinge on any areas of primary constraint</p>

Site Selection Technical Paper (June 2013)

Annex 22 - Sites failing Criteria 1
(Environmental Assets) where further
evidence submitted

Call for Sites Reference	Local Plan Allocation Reference	Site Name	Site Size (ha)	Technical officer Comments - Summary	Site Allocated or Removed
317	H9	Land off Askham Lane	32.72ha	<p><u>General</u></p> <p>Site 317 is made up of individual sites 100, 149 and 177. The total amalgamated site area is 32.72ha. Submission 177 requested reconsideration of the Historic Character and Setting boundaries to the north of the amalgamated site.</p> <p><u>Highways</u></p> <p>Access could be feasible from Foxwood Lane to the North and Askham Lane to the west. Further detailed assessment would be required.</p> <p><u>Design and Conservation</u></p> <p>The site forms part of the expanse of land to the east of Askham Lane designated 'Area Retaining Rural Setting' in the 2011 Historic Character and Setting Technical Paper. The topography of the area, especially along the Foxwood Lane frontage is notably undulating around the 'Great Knoll' area and there is an area bordered by Foxwood Lane and Stirrup Close which is notably lower than the surrounding area (diagonally across the field). It is considered that because of its topography, and views to it from the south, this small area to the north east of the site (1.3ha) would be acceptable for development and consequently, it is proposed that a small triangular piece of land bordered by Foxwood Lane and Stirrup Close is removed from the Historic Character and Setting designation.</p> <p>It is considered that the remainder of the site (31.42ha) should remain</p>	Part of the site (1.3ha) is allocated for housing (H9)

				<p>within the designation 'area retaining rural setting' as due to its topography the site is highly visible, providing an interface between the built up part of York and the flat rural areas beyond the Outer Ring Road.</p> <p>No concerns raised from an ecological perspective. Arable land with little interest.</p> <p><u>Air Quality</u></p> <p>No issues raised.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located within flood zone 1. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
49	H27	Land at the Brecks, Strensall	3.90ha	<p><u>Highways</u></p> <p>Access to the site is available from three separate points residential development could be supported within the existing highways structure subject to improvements and a full transport assessment.</p> <p><u>Design and Conservation</u></p> <p>The site is designated as natural and semi natural open space in the Council's Open Space Study (2008) but it is of poor quality and has accessibility issues. The site scores 43% for accessibility (lower quartile). The PMP study concludes that a space that is inaccessible is almost</p>	Allocated for housing

			<p>irrelevant to potential users and therefore may be of little value, irrespective of its quality. The quality score is also much less than the recommended standard of 66% and above. Strensall ward overall has a deficiency of 2.79ha of Natural and Semi-natural open space so if this site is to be developed the deficiency will increase and it is important that alternative accessible and high quality natural and semi-natural open space is provided.</p> <p>Further east of the site is Strensall Common, which is of high conservation value (a Site of Special Scientific Interest). Although, to date, development nearby and the use of part of the land by the Army have not affected the site, its heath-shrub environment is such that it would be particularly vulnerable to change and in particular recreational disturbance.</p> <p>The site falls within a Regional Green Corridor along the River Foss Corridor. The ecological value of the site is currently limited and could be enhanced through a sensitive development scheme in consultation with the Council's Conservation Team with an appropriate buffer maintained and enhanced along the River corridor.</p> <p><u>Air Quality</u></p> <p>No air quality issues identified</p> <p><u>Noise</u></p> <p>Noise and vibration assessment required due to proximity of railway.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located within flood zone 1. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p>	
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				<p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
305	H37	Land at Greystones Court, Haxby	6.9ha	<p><u>General</u></p> <p>Site 305 is made up of individual sites 6 and 114. The total amalgamated site area is 6.9ha. Submission 6 requested reconsideration of the Historic Character and Setting boundaries to the north of the amalgamated site.</p> <p><u>Highways</u></p> <p>Access could be taken from Greystone Court to serve a small extension. Further detailed assessment required.</p> <p><u>Design and Conservation</u></p> <p>The area to the south of Haxby and the built up area of York is designated as an 'area preventing coalescence' in the Historic and Character and Setting Report, 2003. Consideration has been given to the evidence submitted in support of site 6 (Land adjacent to Greystones Court, Haxby) and it is considered that the removal of part of this site from the 'Area Preventing Coalescence' and developing for residential development would not prejudice the Area Preventing Coalescence between Haxby and New Earswick because ribbon development already exists along Haxby Road and the proposed development would only form a modest extension to Haxby, mitigated by a 'soft' landscaping approach to the development, with a public woodland walk on the southern boundary of the proposed new dwellings, significantly improving the visual appearance of the southern boundary of Haxby. The proposal would</p>	Part of the site (1.40ha) is allocated for housing (H37)

				<p>create a more defensible, permanent boundary to safeguard against future coalescence.</p> <p>It is considered that the remainder of the amalgamated site (5.5ha) should remain in the area preventing coalescence.</p> <p>Adjacent to Westfield Beck corridor with significant water vole interest.</p> <p><u>Air Quality</u></p> <p>No issues raised.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located within flood zone 1. A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p>	
562	H32	The Tannery, Strensall	2.22ha	<p>This site falls within a regional green corridor however at the point of initial analysis (Oct 1st 2012) the site was being considered for residential development (12/03149/FULM submitted on 25/09/2012) and as such was already being discussed in detail with the Conservation team and other relevant officers at the Council as part of the planning application process. The application for 53 homes with associated public open space and infrastructure went to the Council's Planning Committee on 23/03/2013 and was approved subject to amended conditions and S106 Legal Agreement.</p>	Allocated for housing

<p>Site 725 (containing 150 and 151)</p>	<p>ST20</p>	<p>Castle Piccadilly</p>	<p>25,000 sq m net</p>	<p><u>Highways</u></p> <p>The site is located within the city centre allowing access to a variety of transport modes. The site is adjacent to both frequent and non-frequent routes, which could be used without further infrastructure improvements. This includes park and rides bus routes allowing the site to be connected through modes other than the car. There are existing pedestrian routes in use as well as cycle routes to this location. Further detailed assessment would be required.</p> <p><u>Retail</u></p> <p>Evidence shows that the city needs to accommodate retail growth to ensure long-term vitality and viability. This site is located within the city centre adjacent to existing retail and associated functions. The location will help to capitalise on existing linkages and extend the retail function of the city centre supporting its overall viability and purpose both in the immediate vicinity and city centre as a whole.</p> <p>The Development of the Castle Piccadilly area represents an extension to the City Centre and should be promoted for main town centre uses which support the Primary Shopping Area and the City Centre as a whole. There were two individual submissions through the call for sites for 36-40 Piccadilly and the Ryedale Building. Preference would be given for all these sites to be brought forward as part of overall masterplan for the strategic site, however given their different ownerships this may not be viable. Should re-development of the sites be brought forward to the strategic Castle Piccadilly site then it should be ensured it does not</p>	<p>Allocated for Strategic Retail</p>
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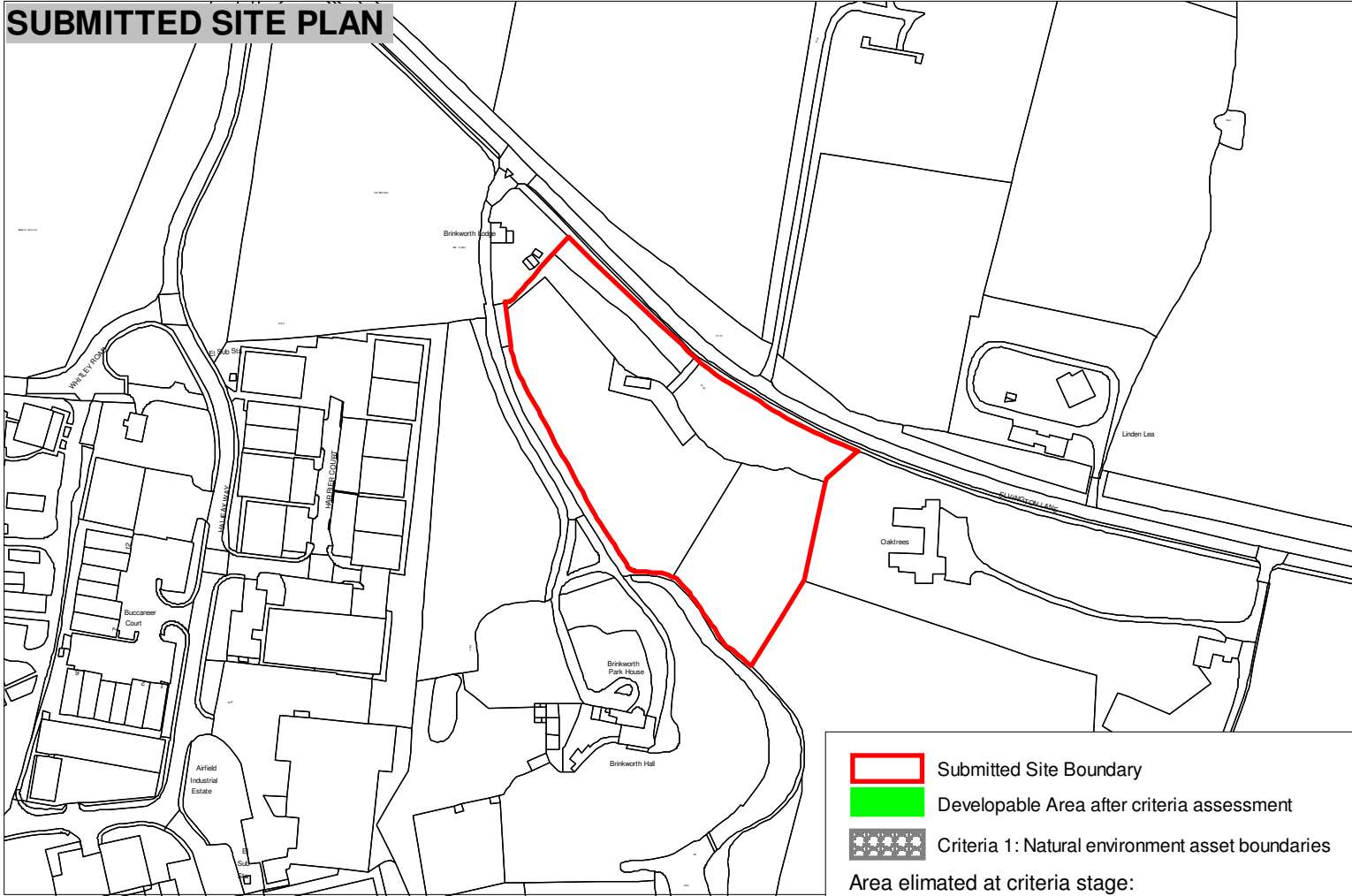
			<p>undermine the strategic development</p> <p><u>Design and Conservation</u></p> <p>The River Foss running through the site is a designated SINC and protected as functional floodplain. The River is also buffered to form a regionally significant green corridor. The site would not be expected to encroach on the existing river course and to either side are existing brownfield areas that are already very much part of the built environment. The site has a long history as a potential development sites with detail planning briefs and previous allocations for a mixed use site. Discussions with ecology colleagues suggested that sympathetic redevelopment of the site would cause no deterioration to the existing environmental designations and if done appropriately could enhance the wildlife pathways. A core stipulation that was made was that detailed consideration to the access of light to the river surface should not be impinged. A detailed flood risk assessment would be required.</p> <p>Possible bat interest in buildings and along Foss as part of Foss corridor. Open space mitigation will need to be considered. Assessment of bird flight lines will be required.</p> <p><u>Air Quality</u></p> <p>The site is located adjacent to the city centre AQMA. An air quality assessment will be required due to proximity to AQMA and other areas of poor air quality in the city centre.</p> <p><u>Flooding and Drainage</u></p> <p>The site is located either side of the River Foss and the majority of the site</p>	
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				<p>is located within flood zone 3a (high potential risk of flooding). A flood risk assessment (FRA) will be required in line with policy FR1 of the Plan.</p> <p>New development will be expected to incorporate Sustainable Drainage Systems (SDS) in line with policy FR2 and will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers in line with policy FR3.</p> <p><u>Employment</u></p> <p>Please refer to Deloitte assessment in Annexes 16 and 17.</p>	
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Site Selection Technical Paper (June 2013)

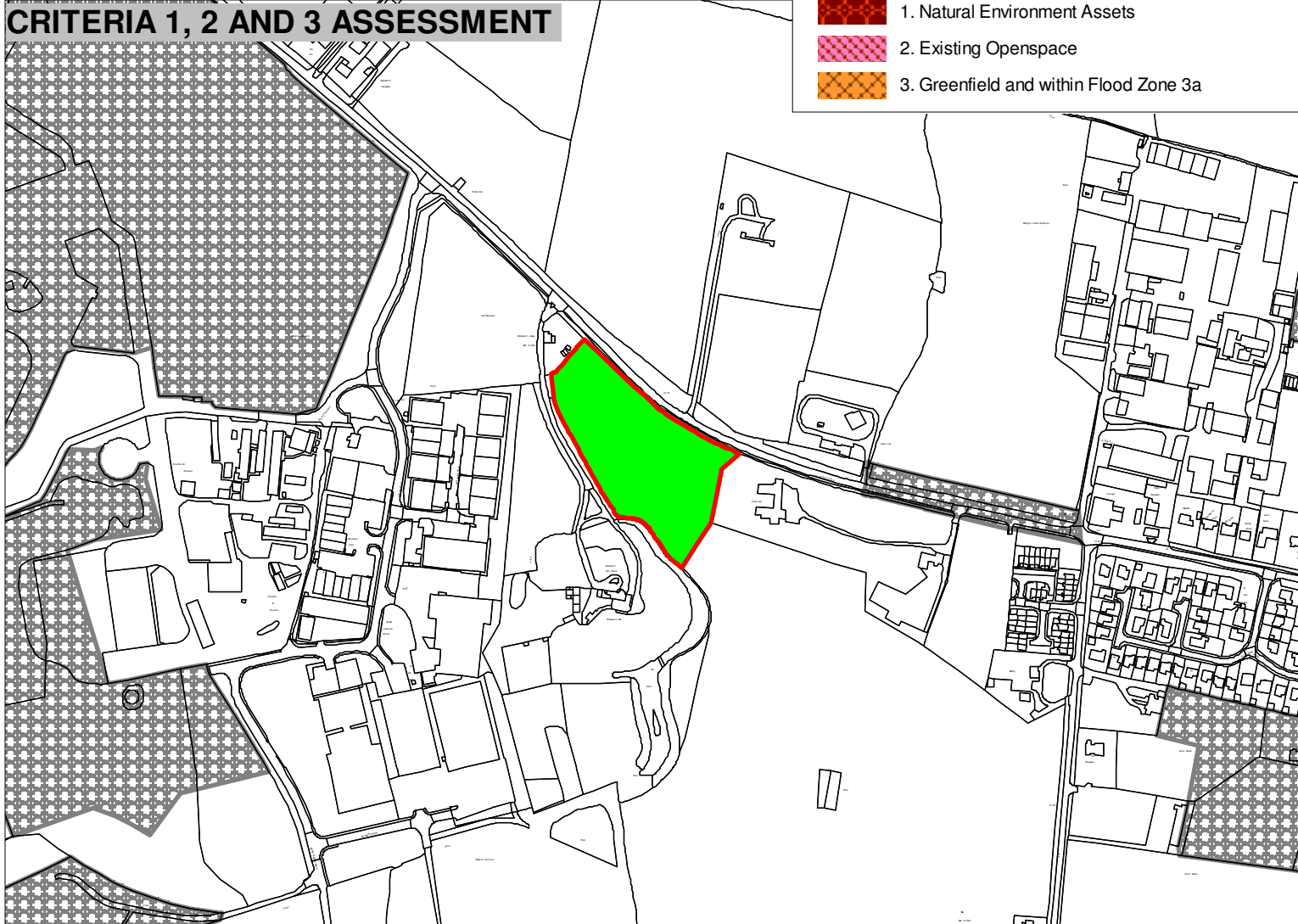
Annex 23- Sites removed after Criteria
4a and 4b Assessment

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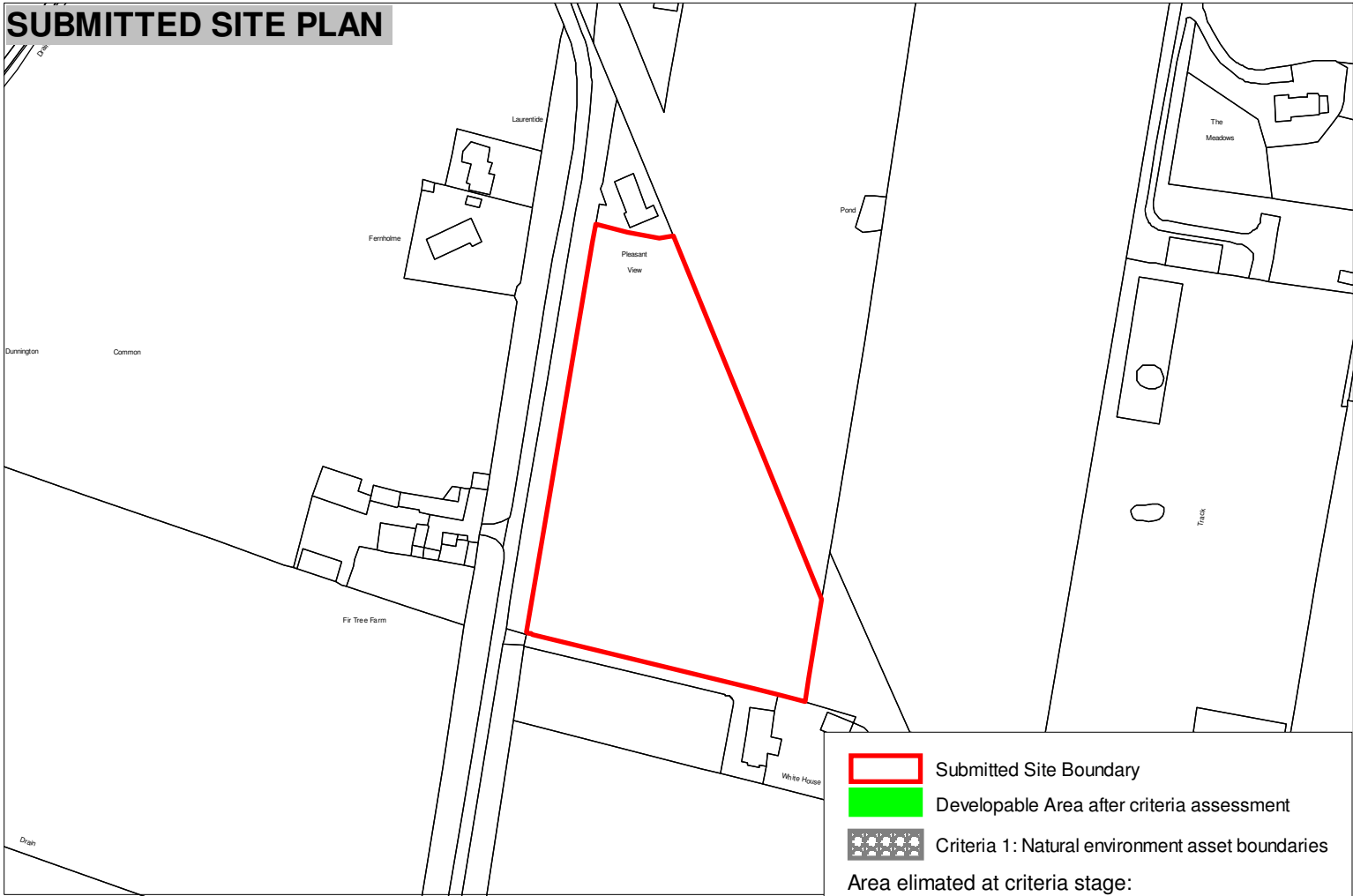








- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT

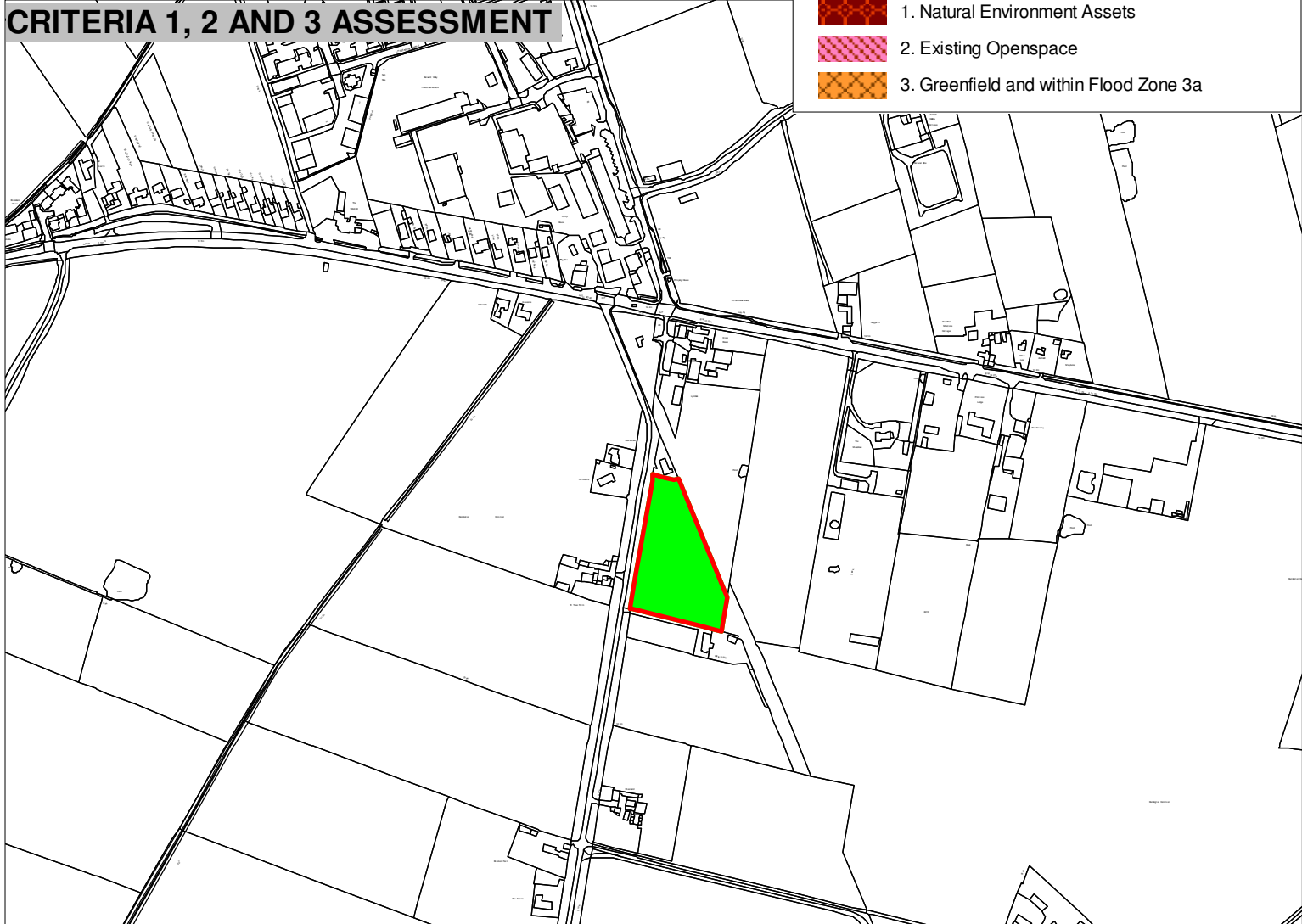


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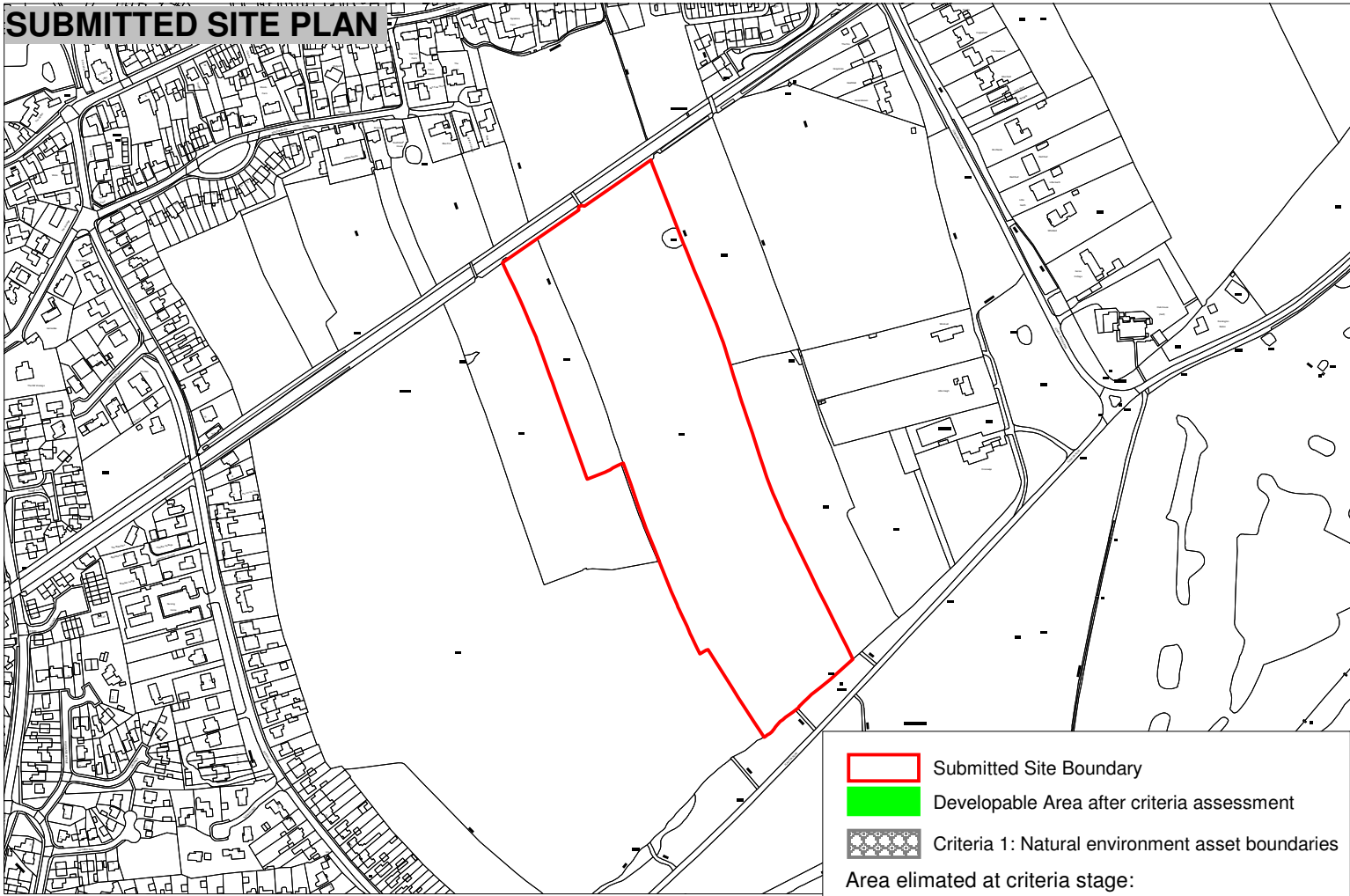





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CRITERIA 1, 2 AND 3 ASSESSMENT






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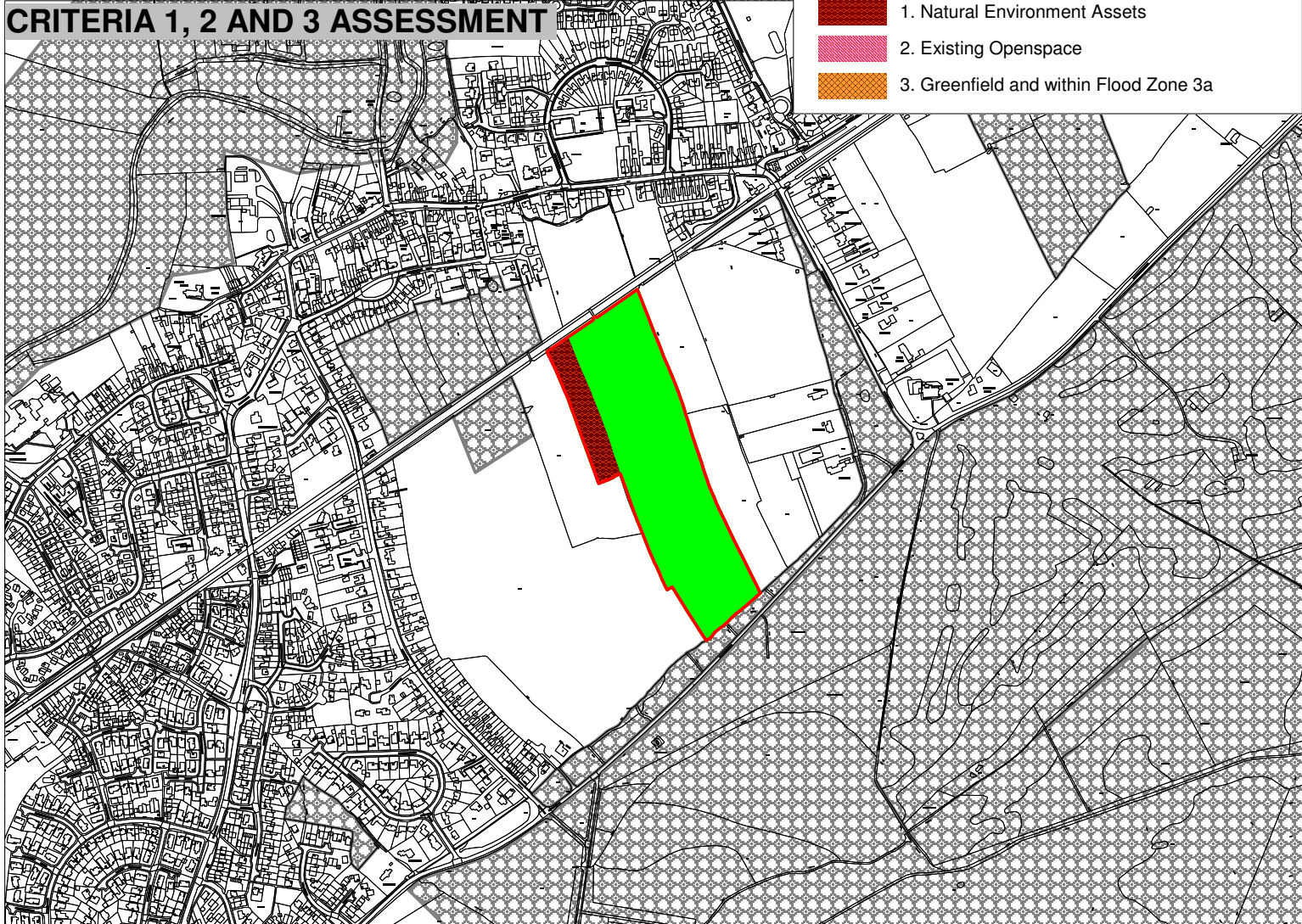


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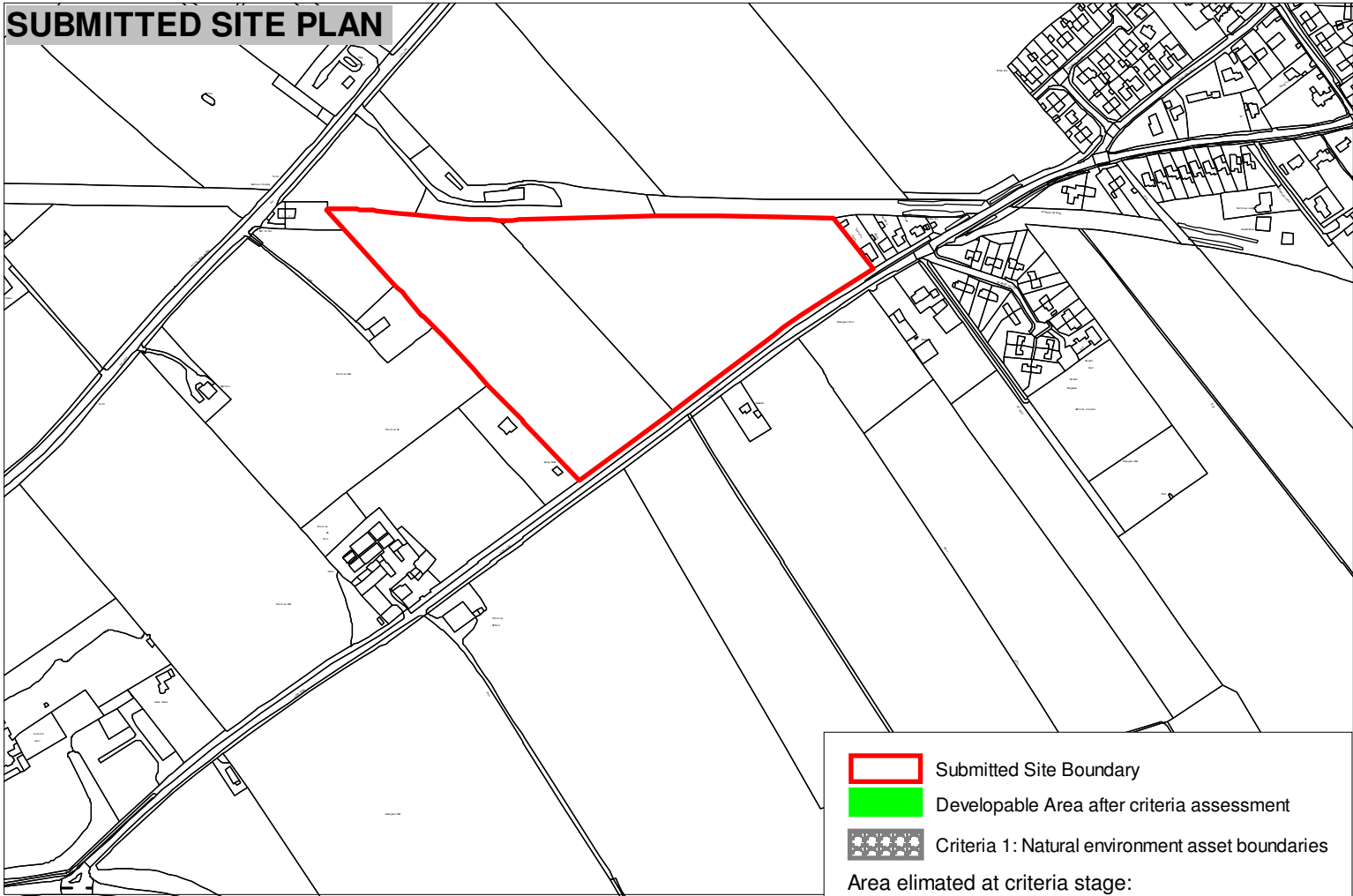
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CRITERIA 1, 2 AND 3 ASSESSMENT






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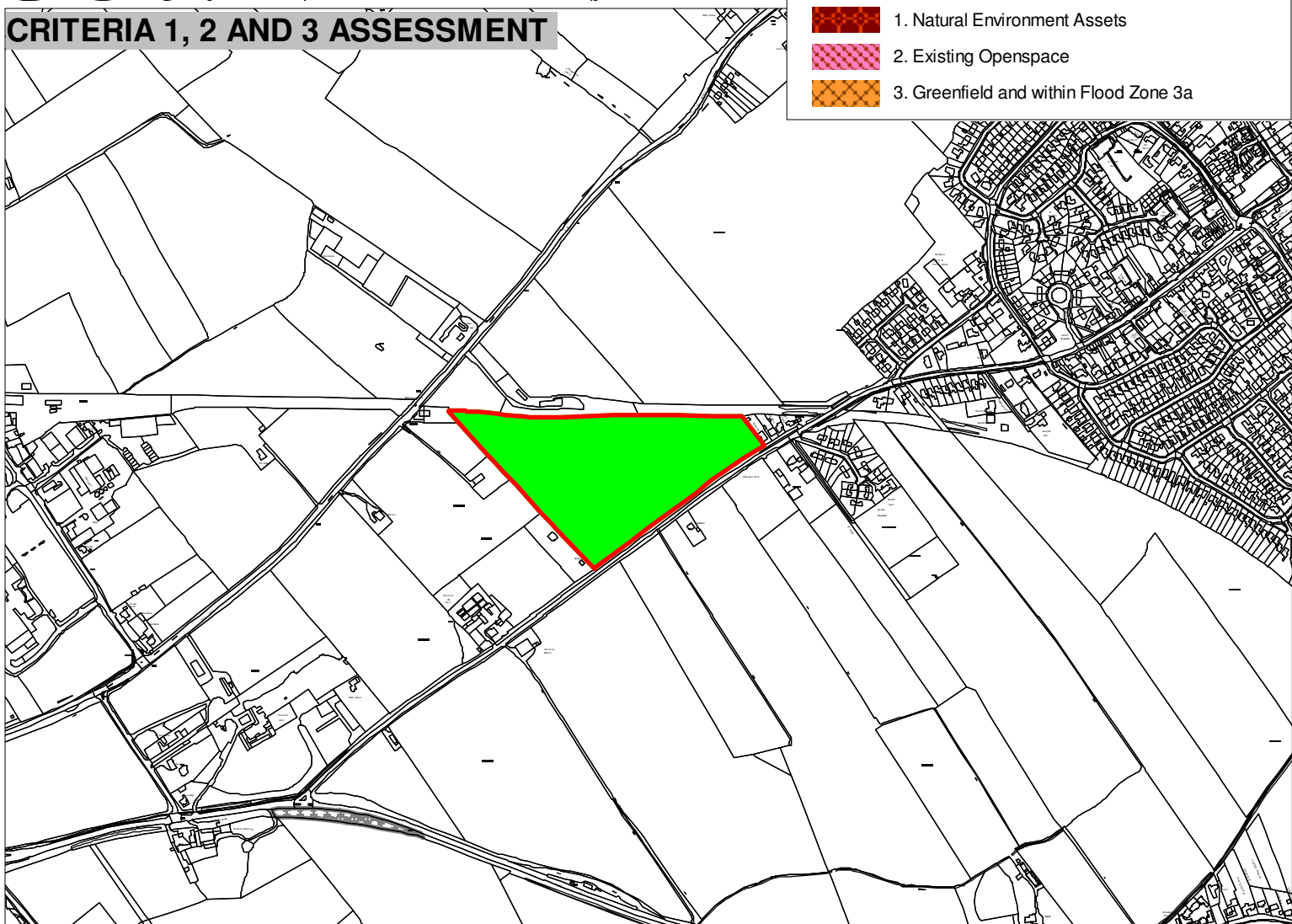


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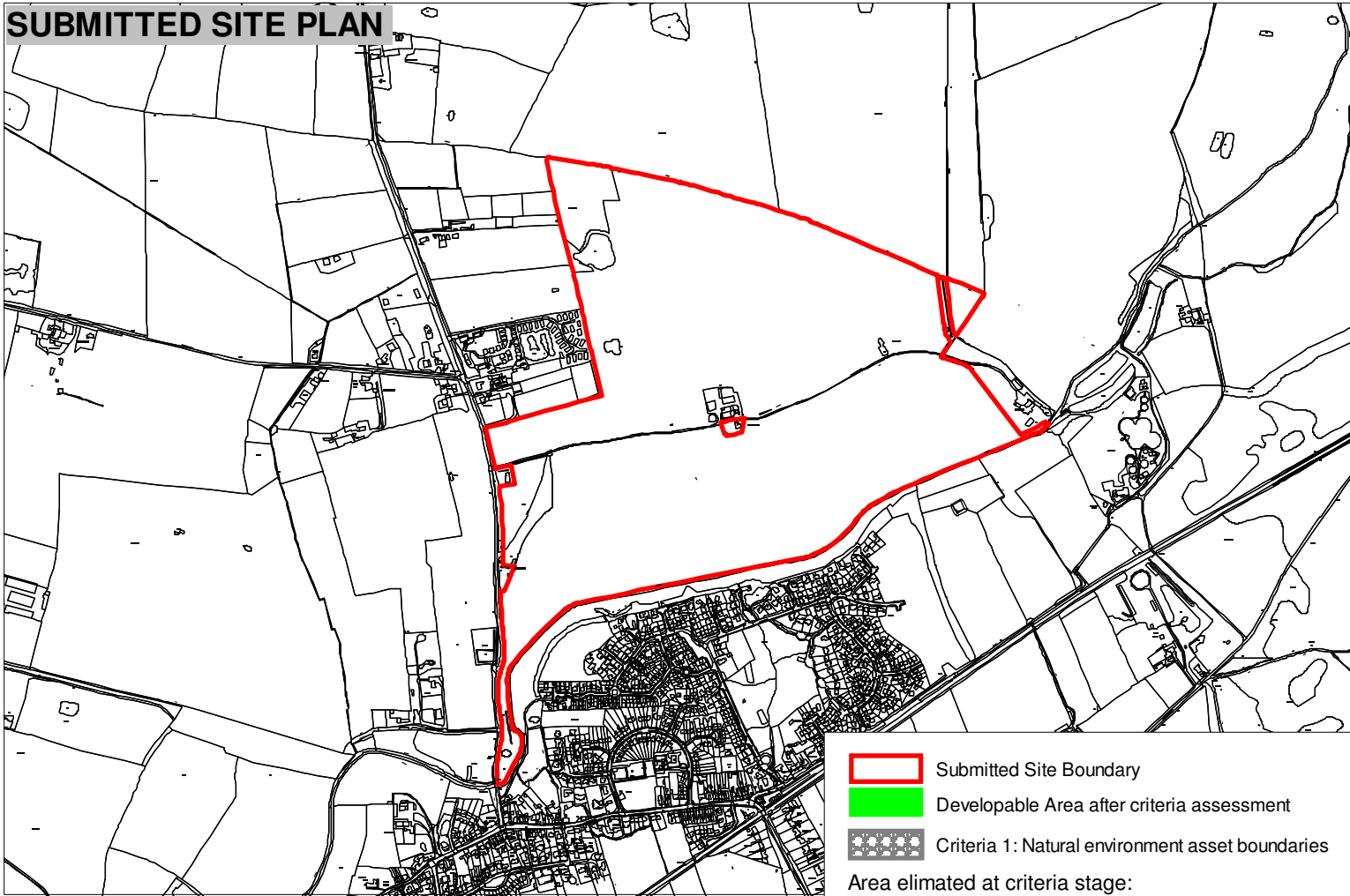
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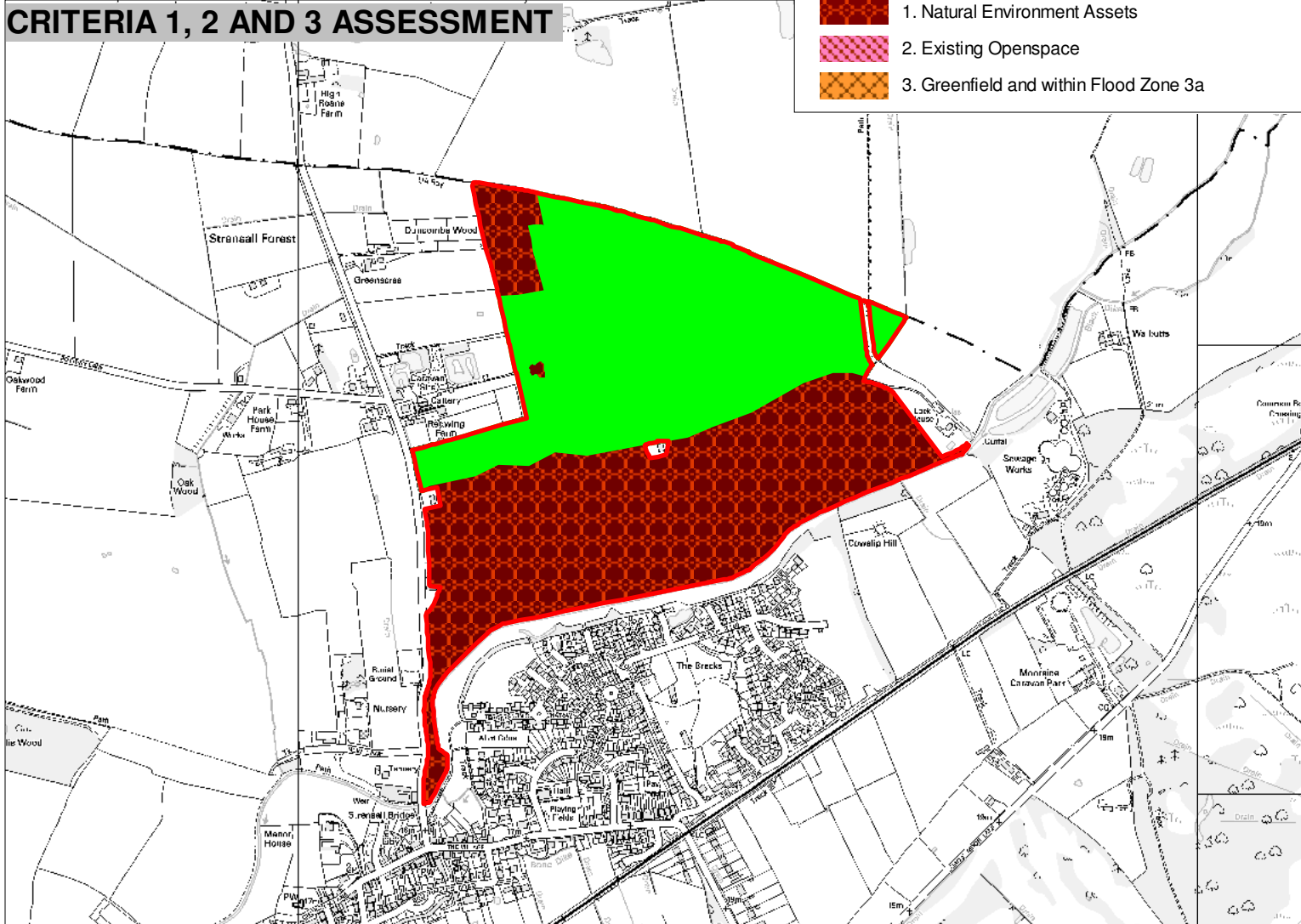


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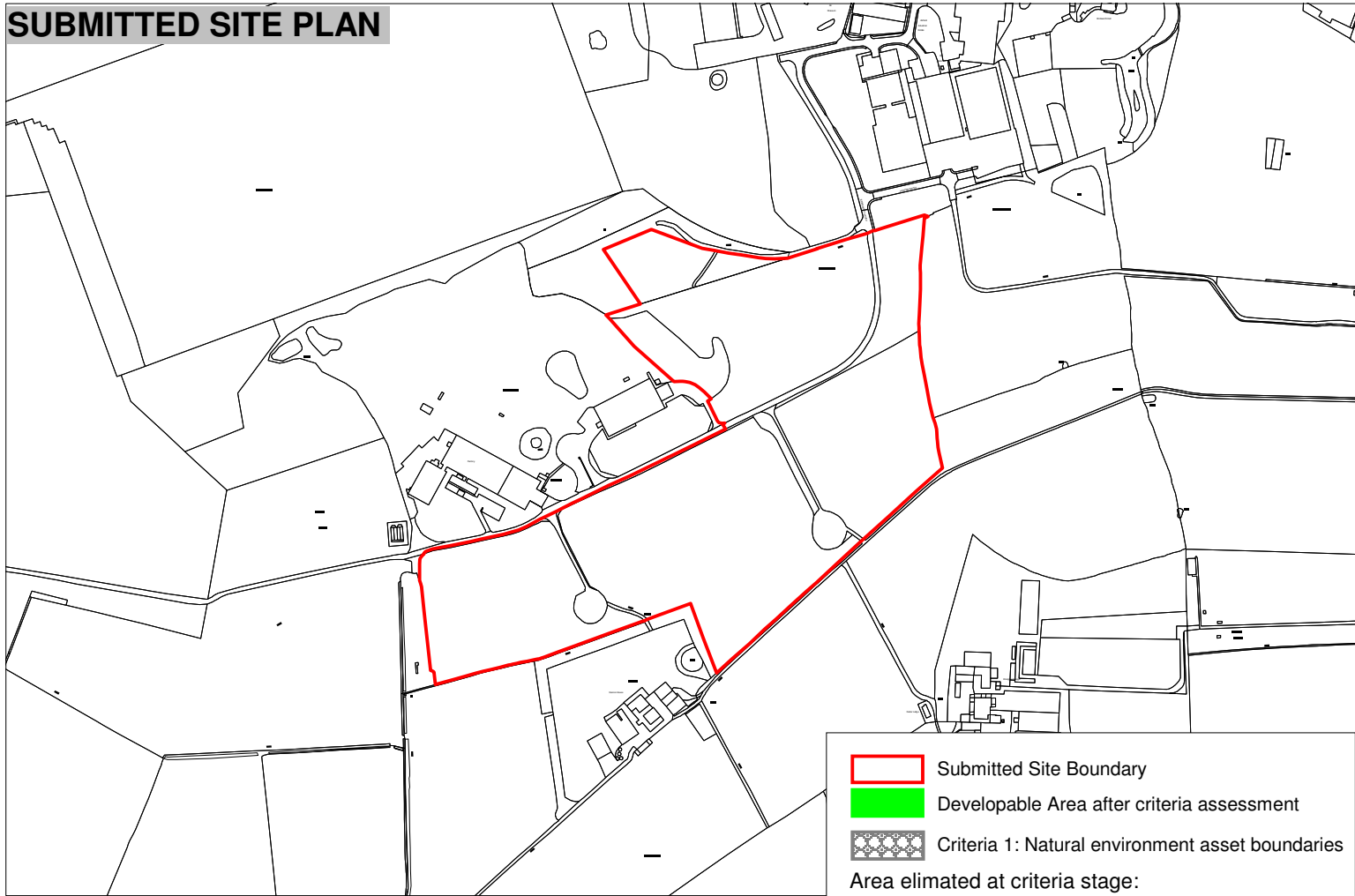








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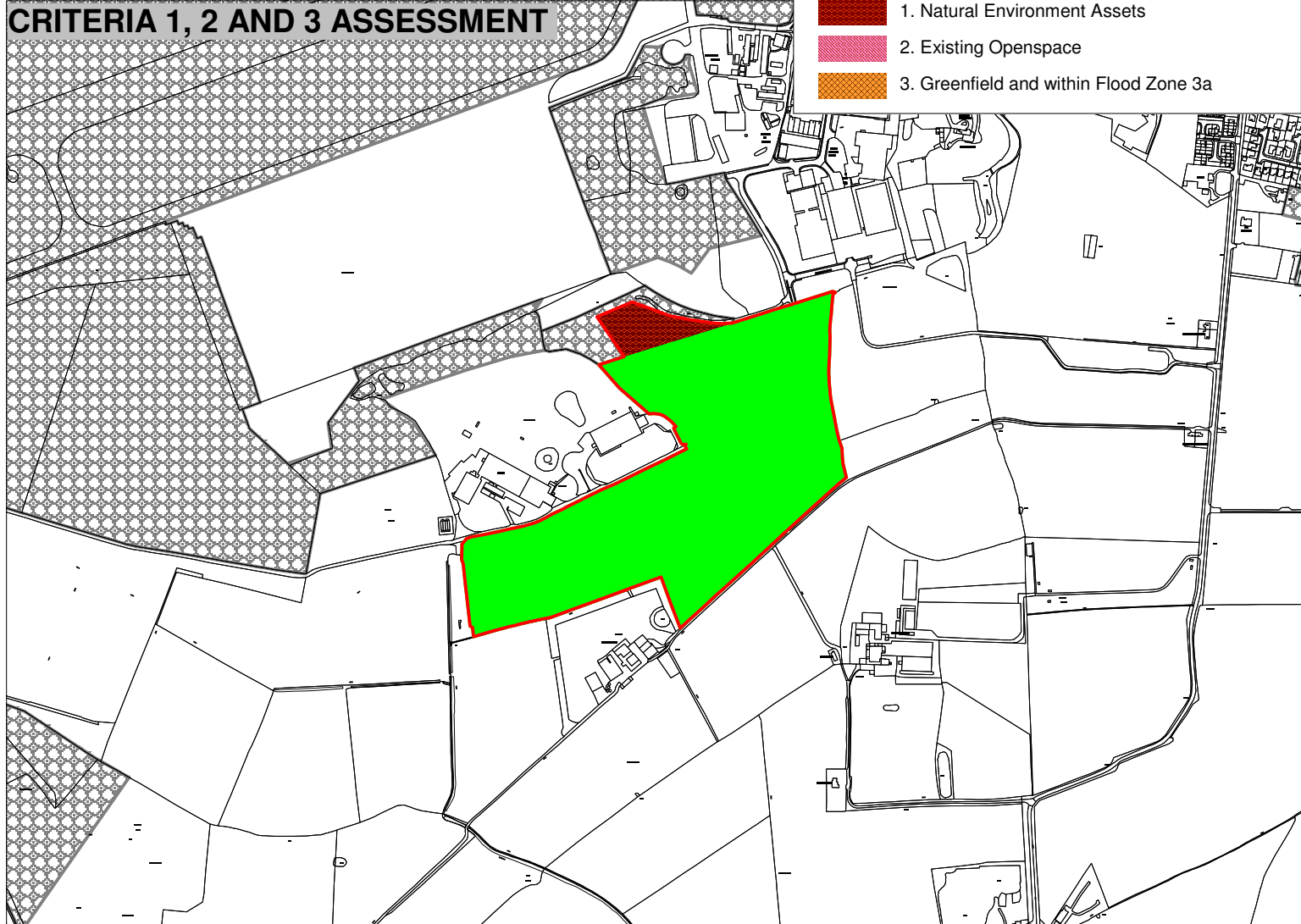


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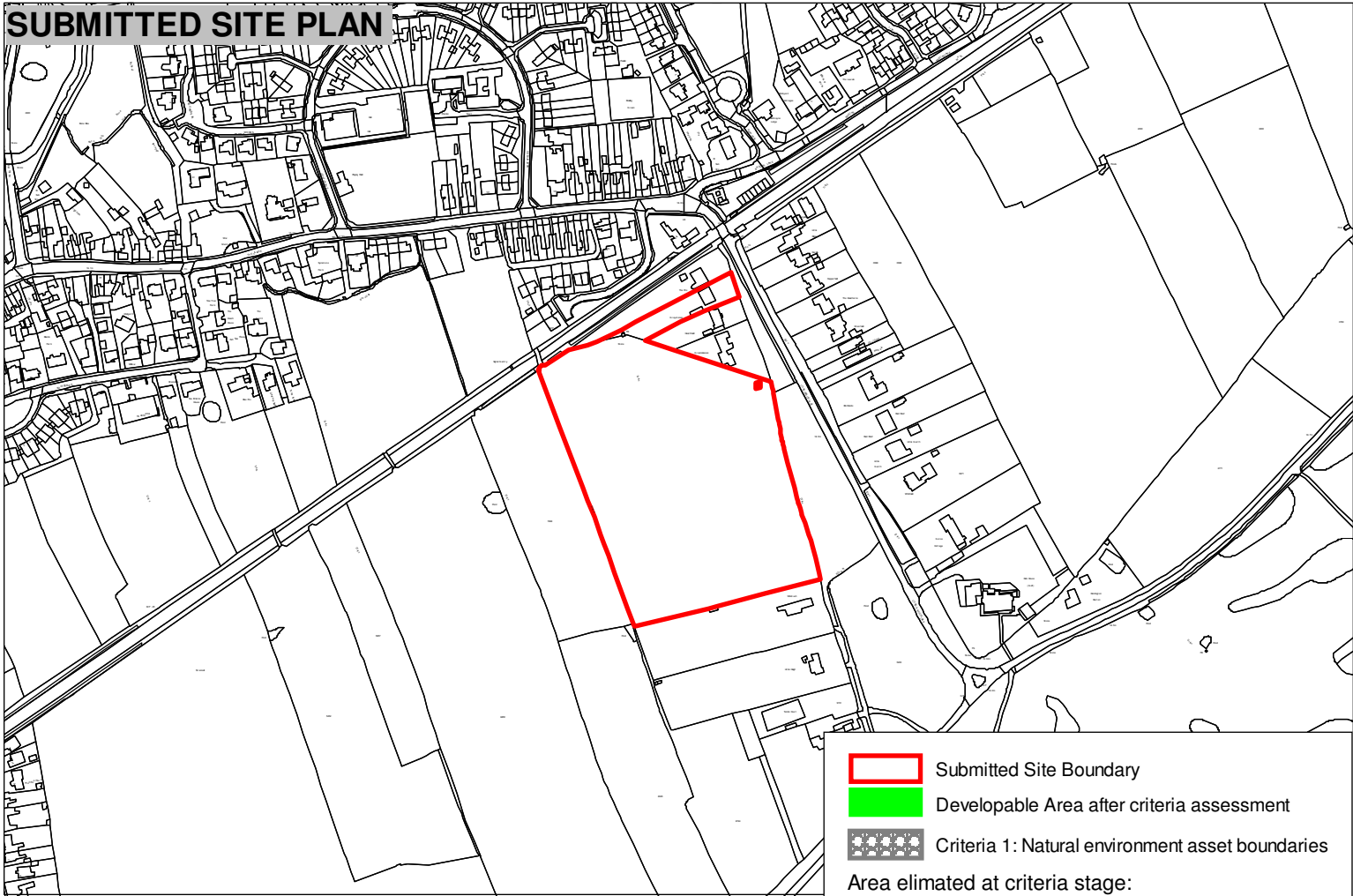








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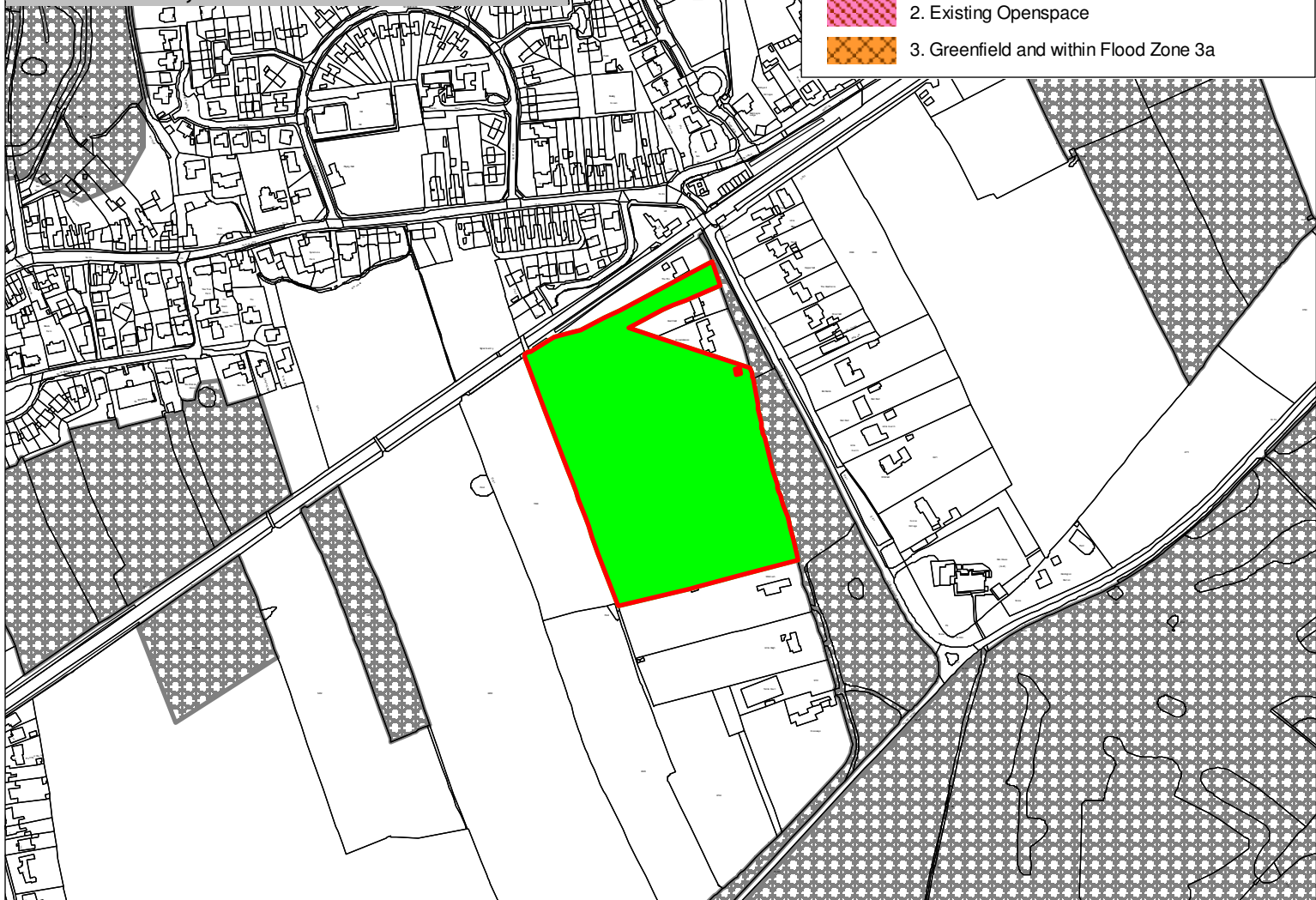


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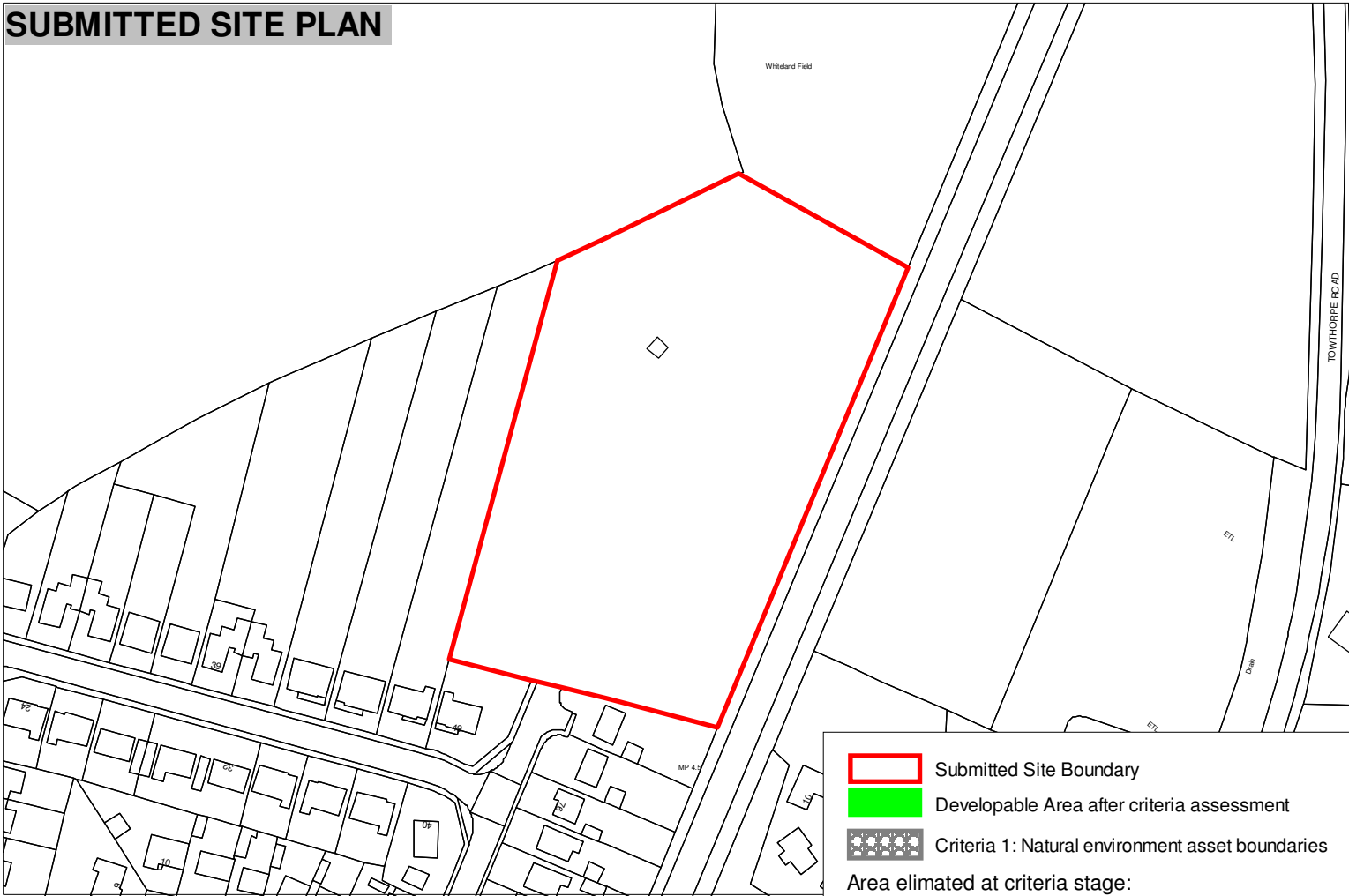


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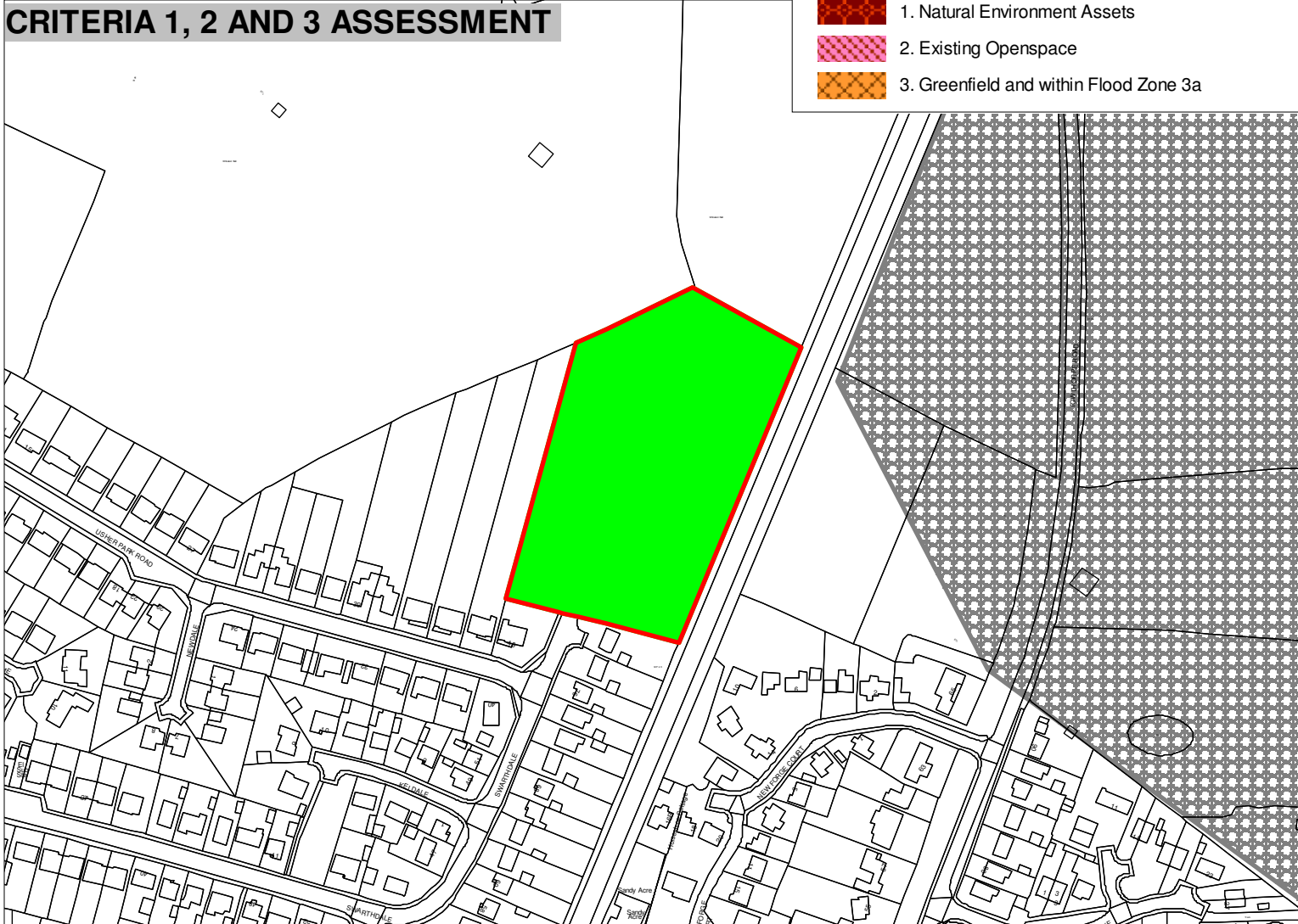
CRITERIA 1, 2 AND 3 ASSESSMENT









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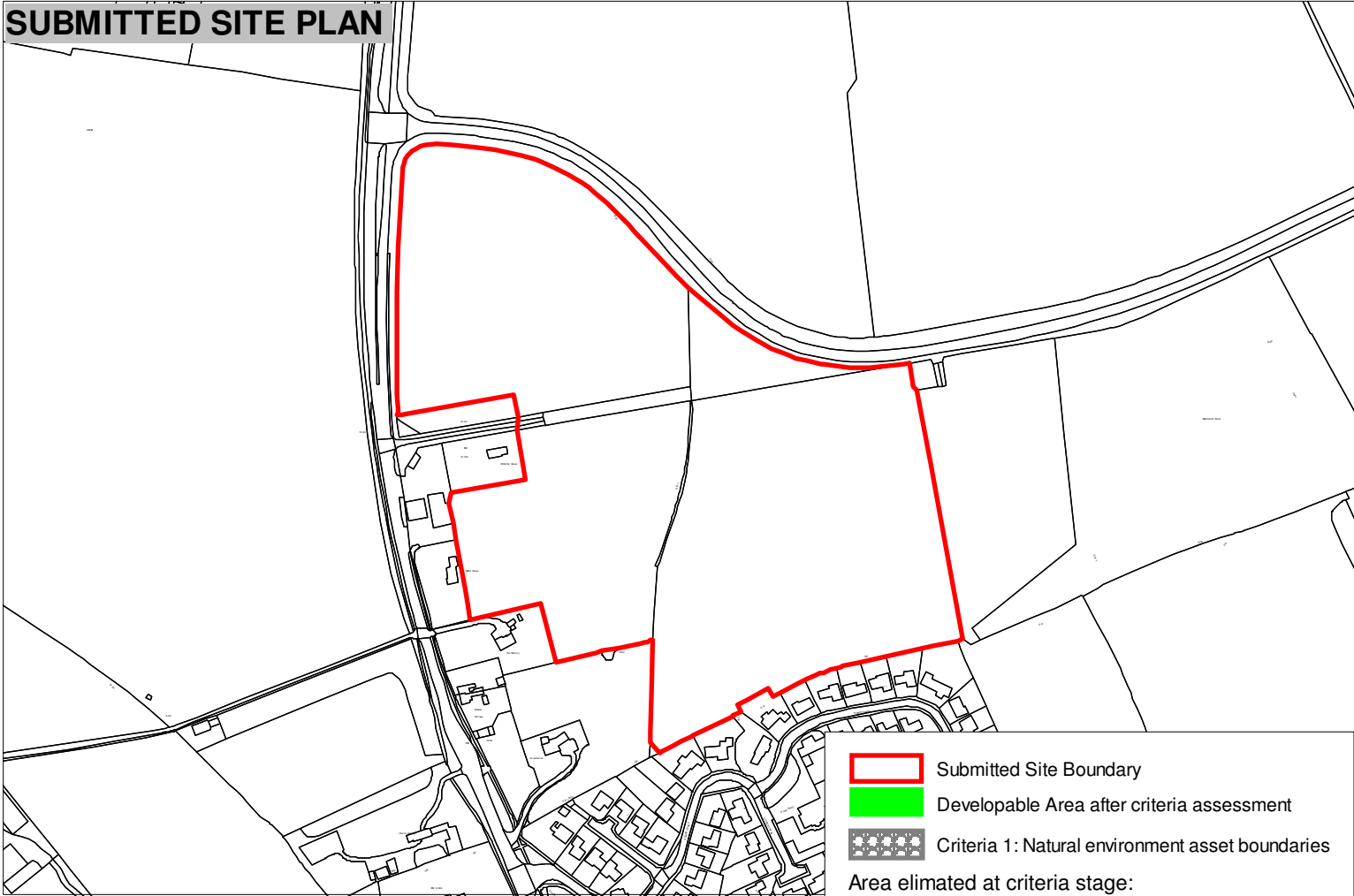








CRITERIA 1, 2 AND 3 ASSESSMENT



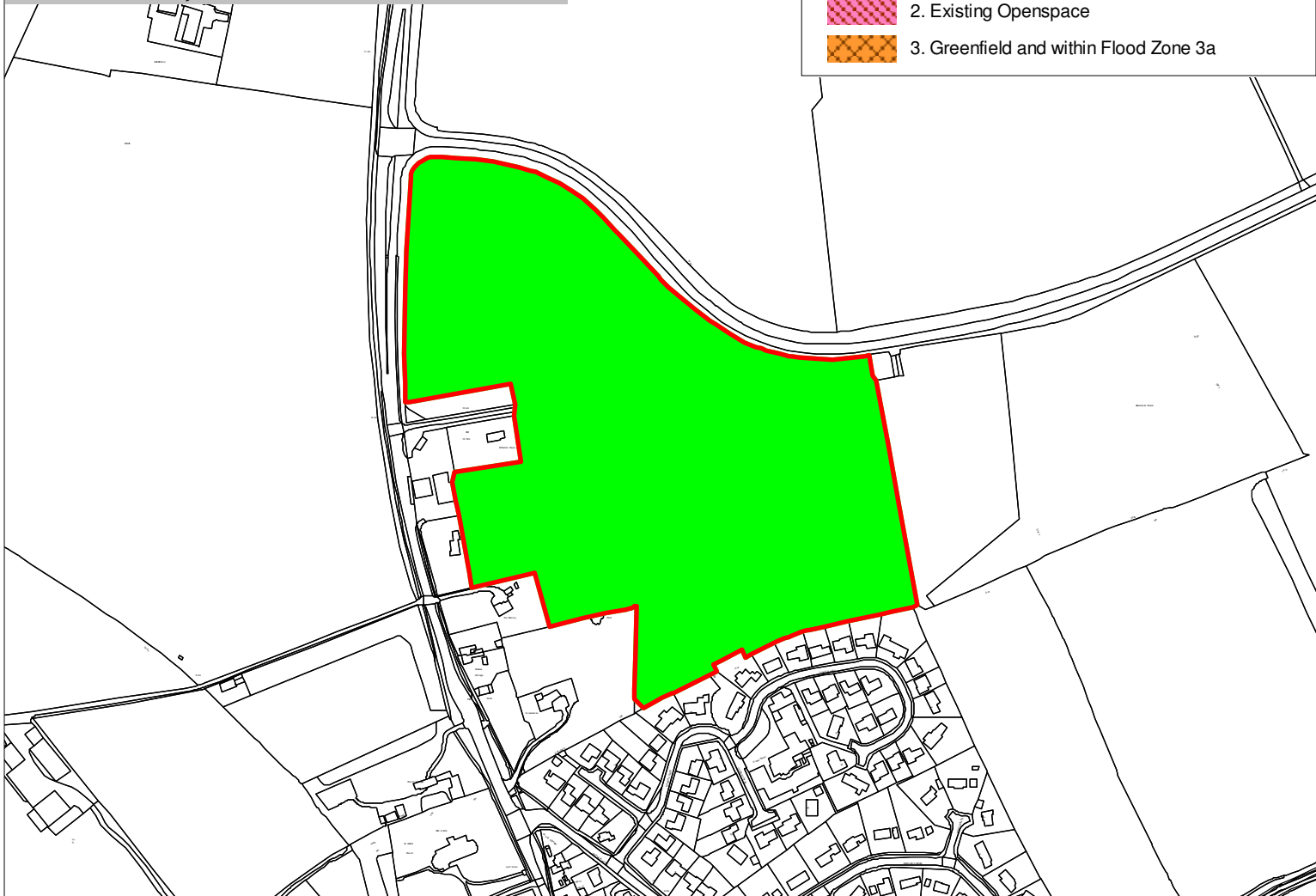
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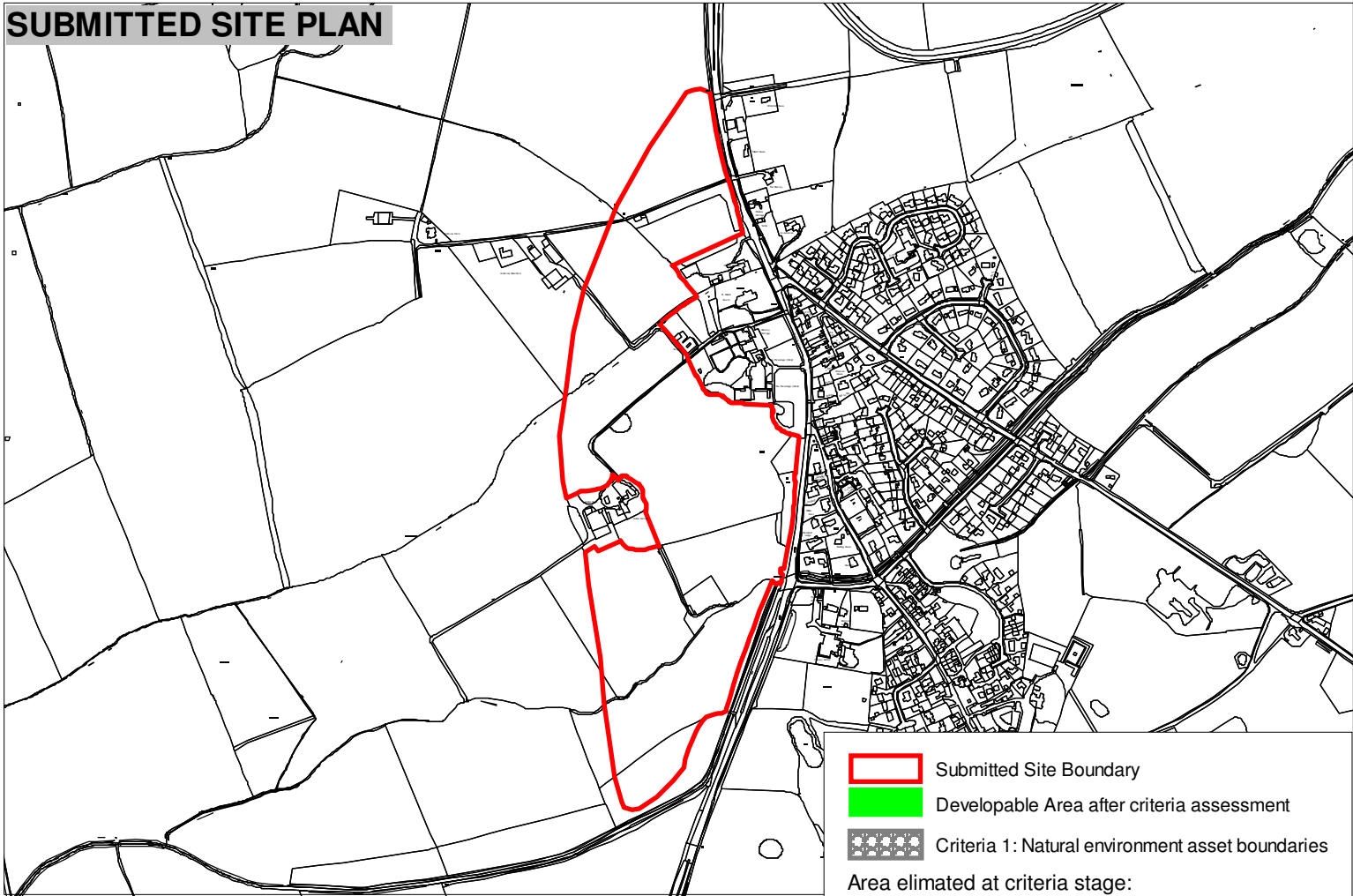


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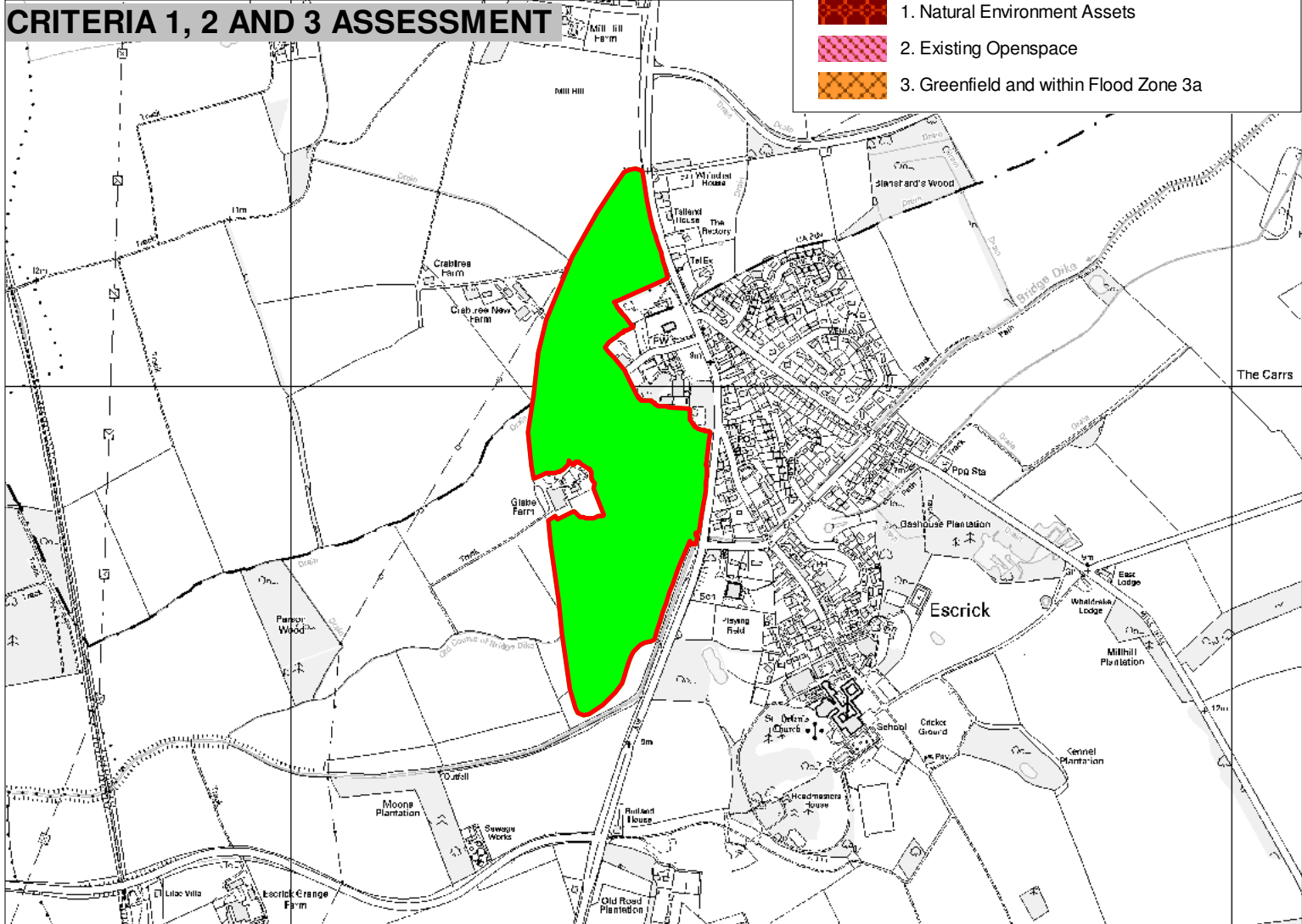


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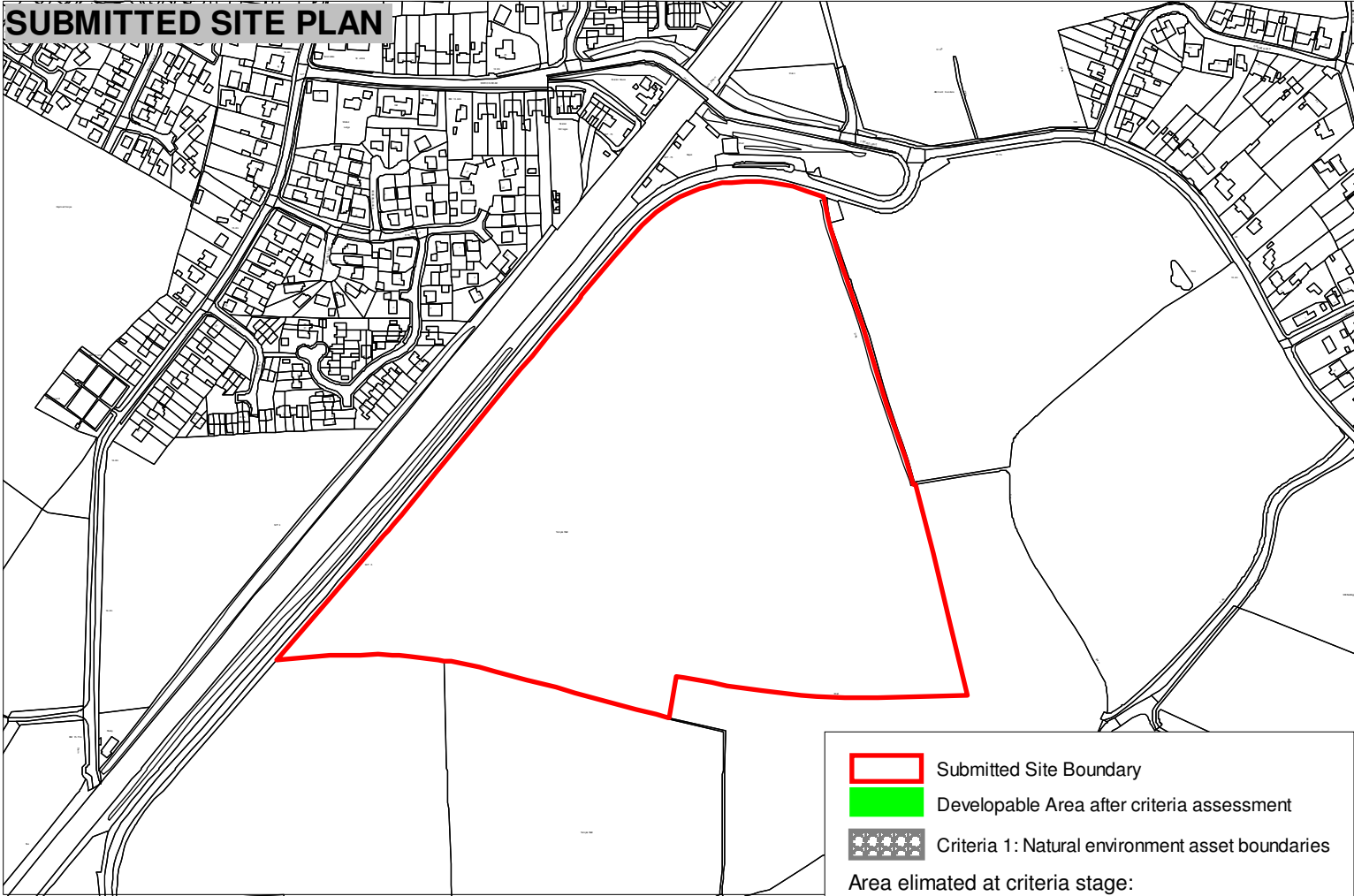


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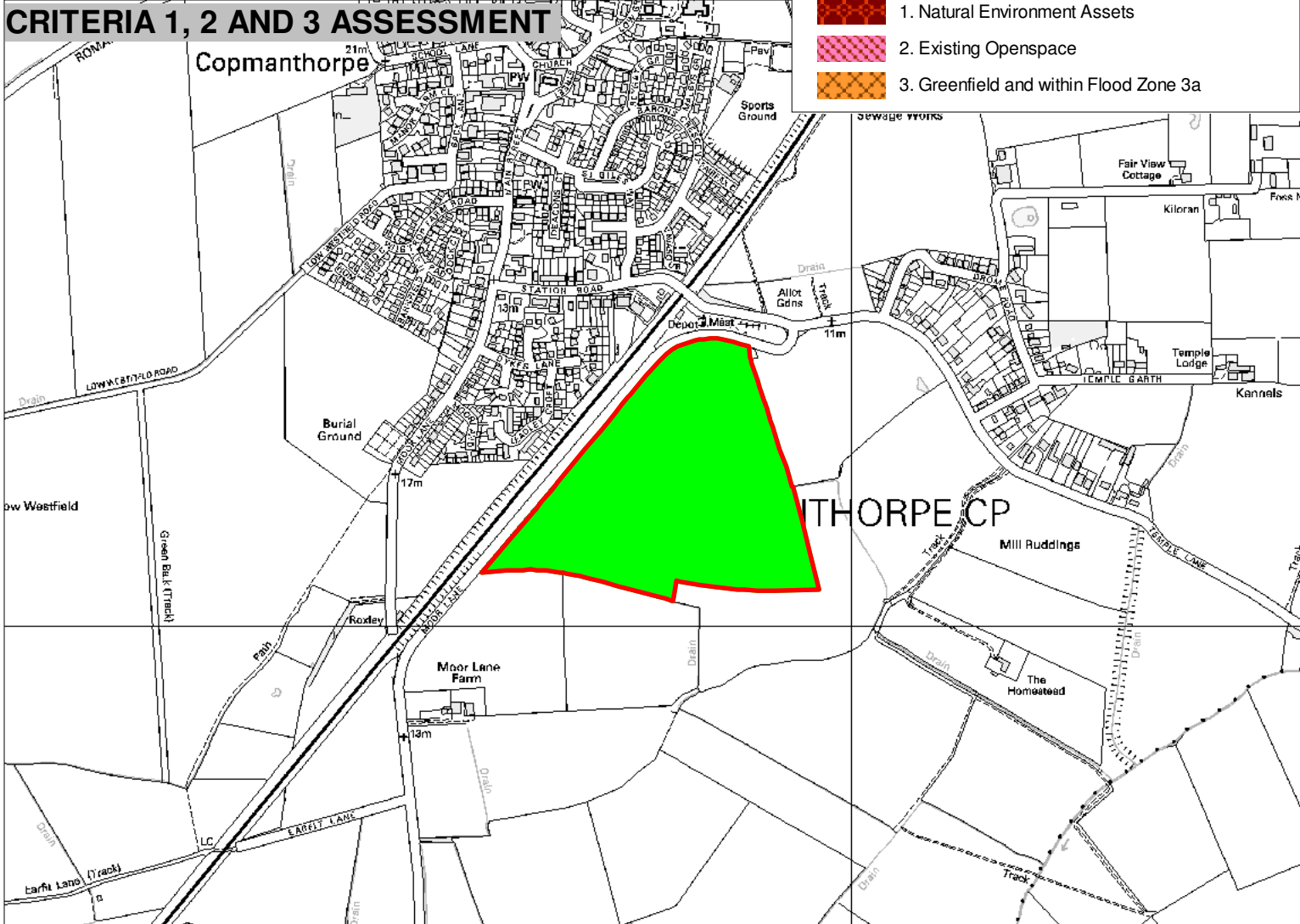


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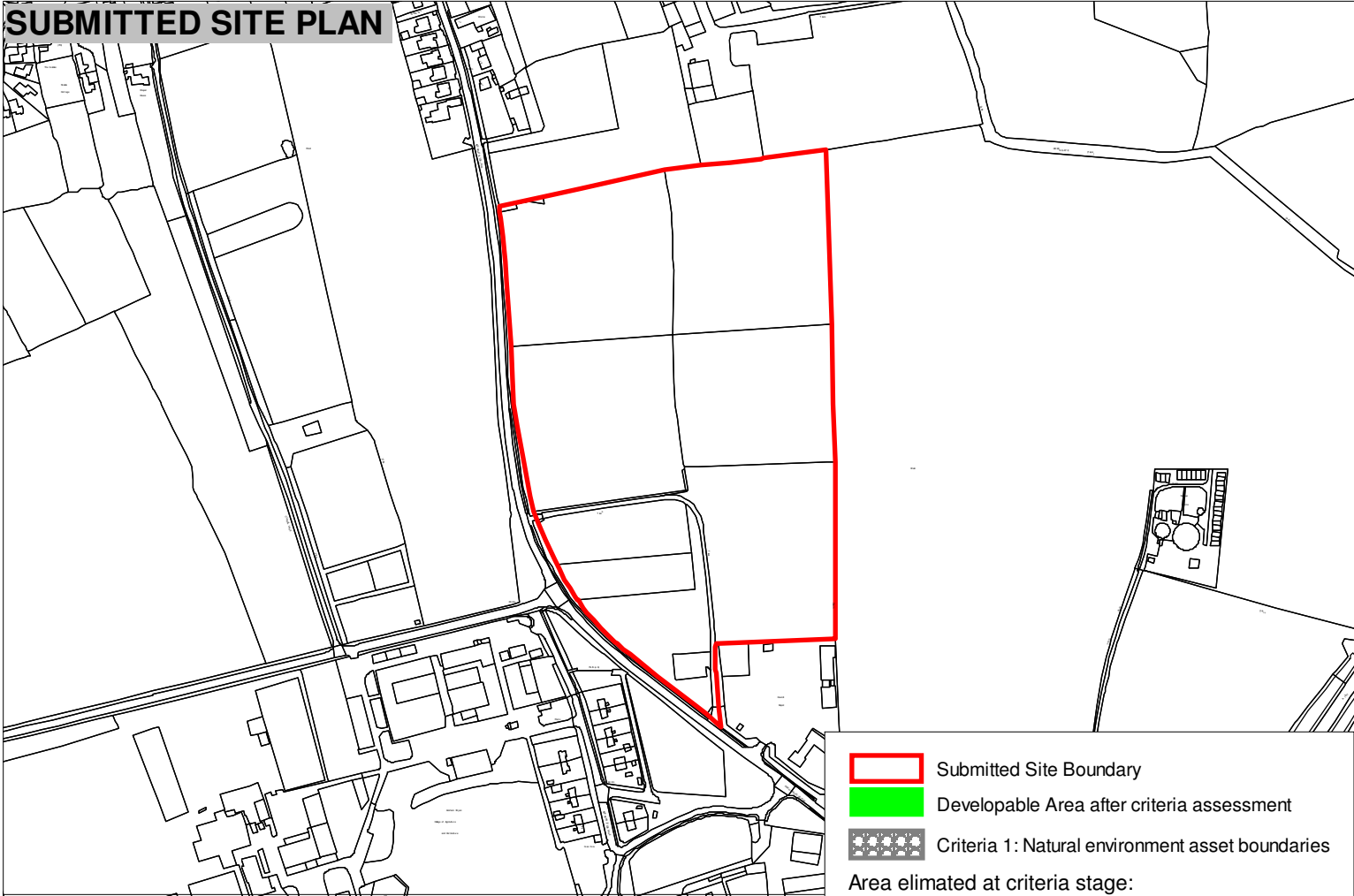








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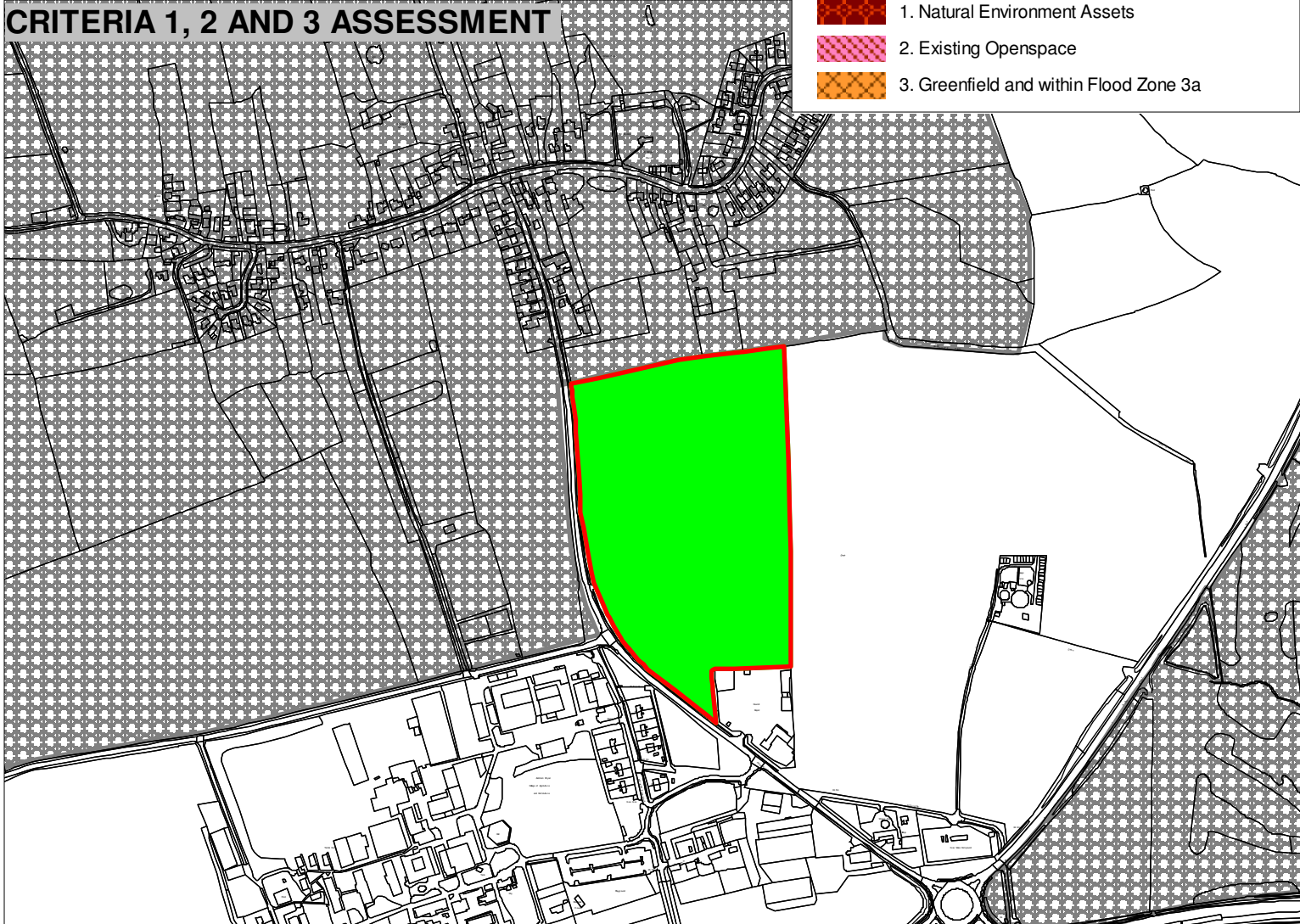


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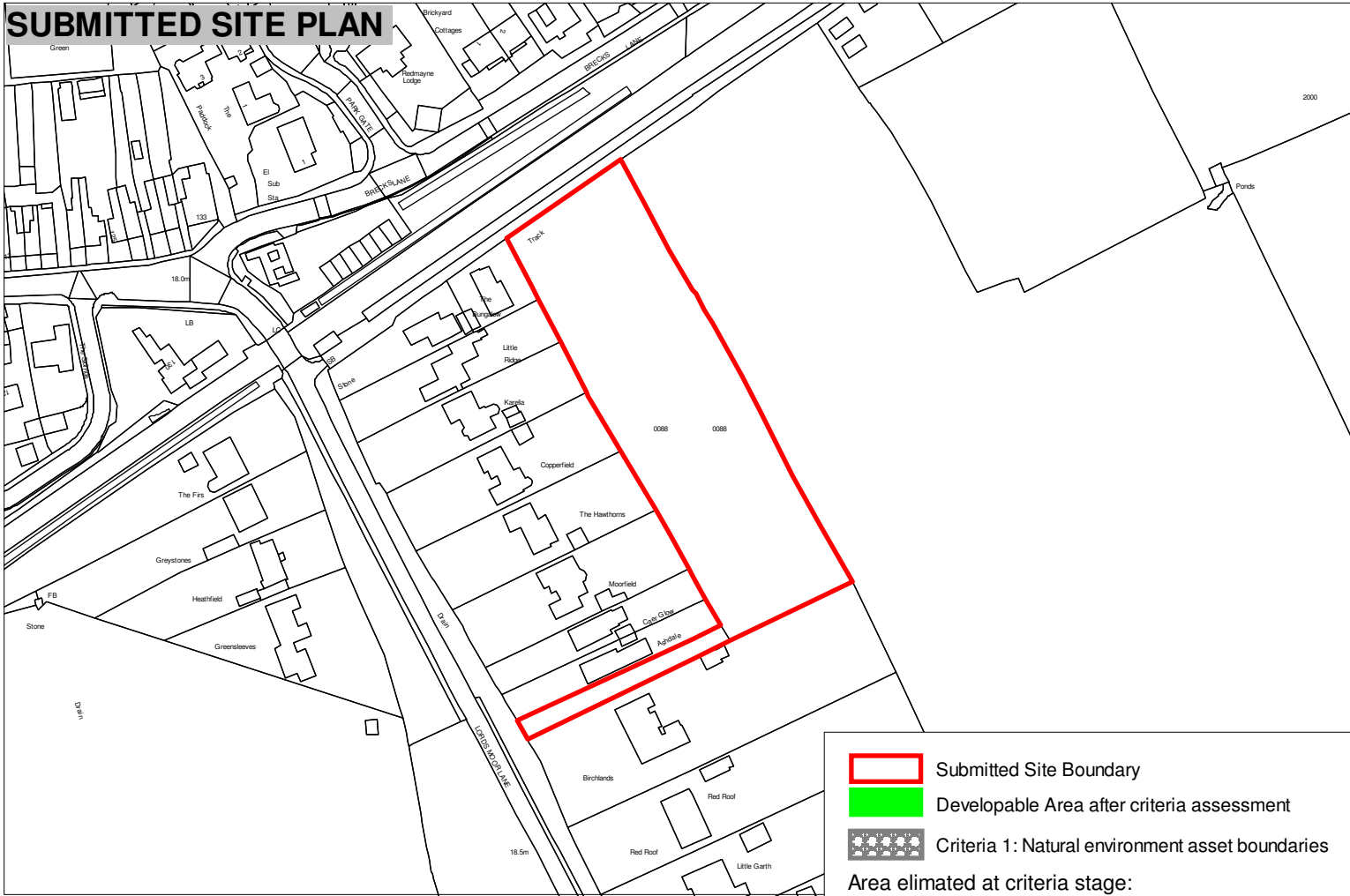


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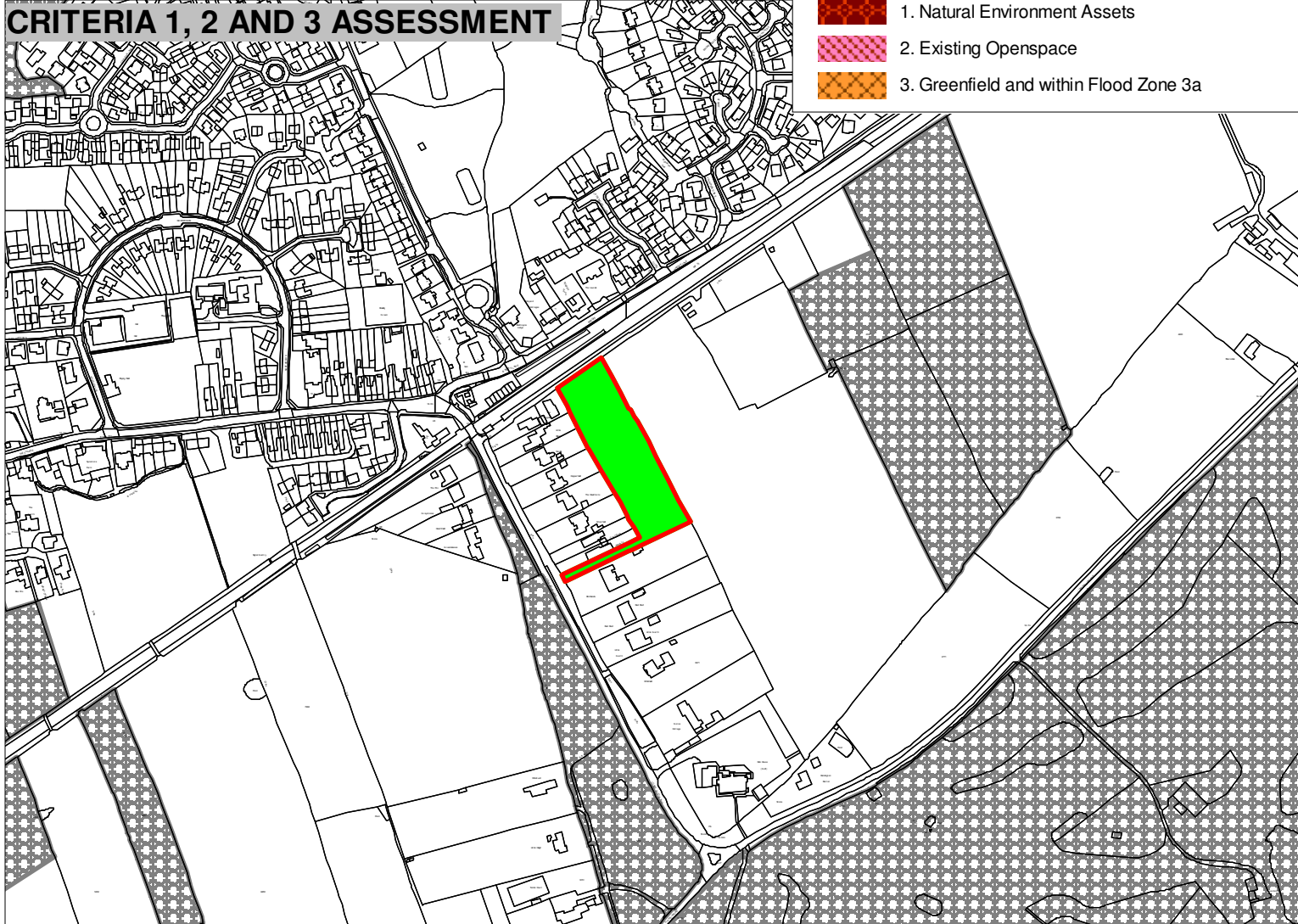
CRITERIA 1, 2 AND 3 ASSESSMENT



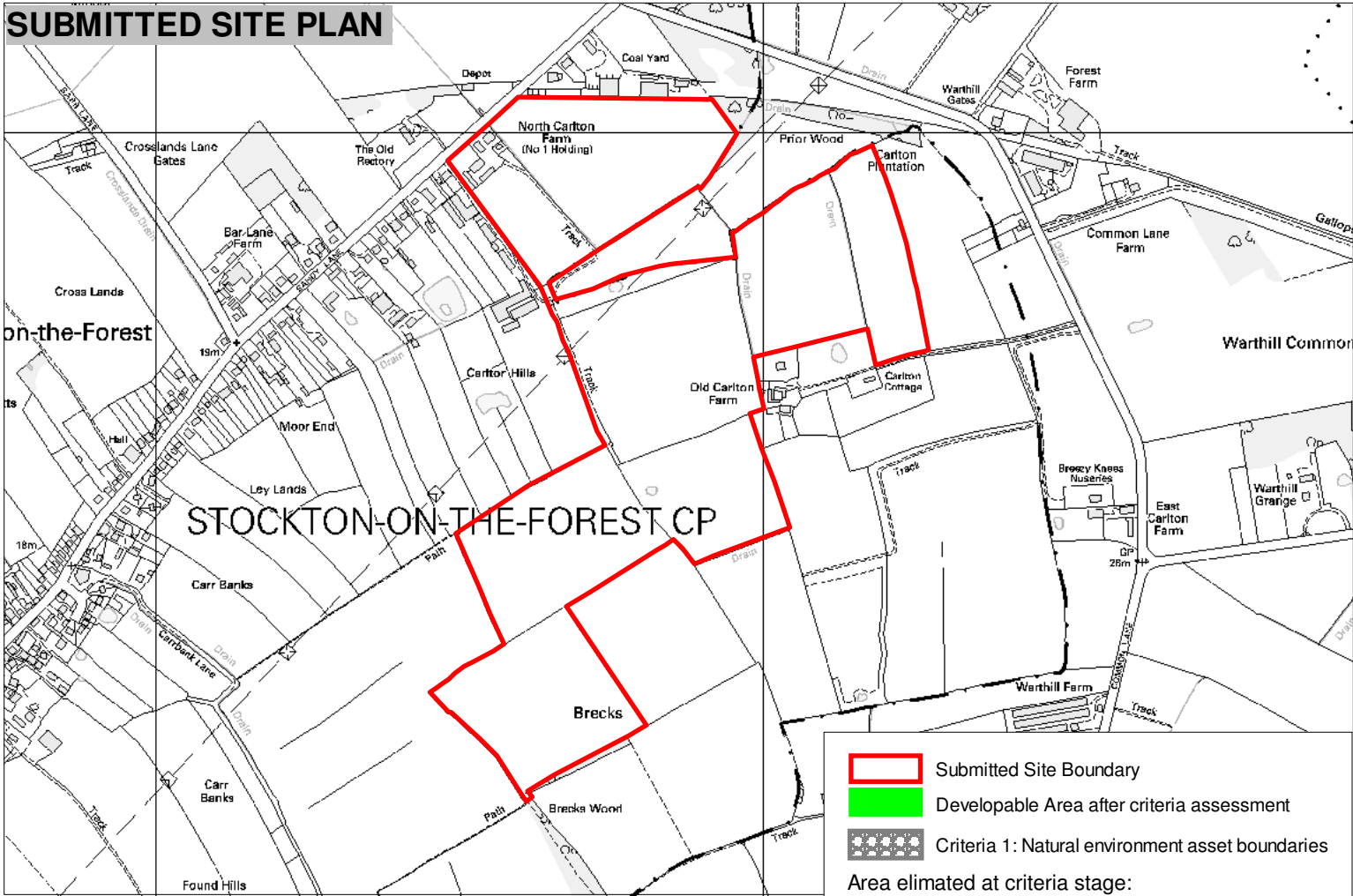
SUBMITTED SITE PLAN



CRITERIA 1, 2 AND 3 ASSESSMENT

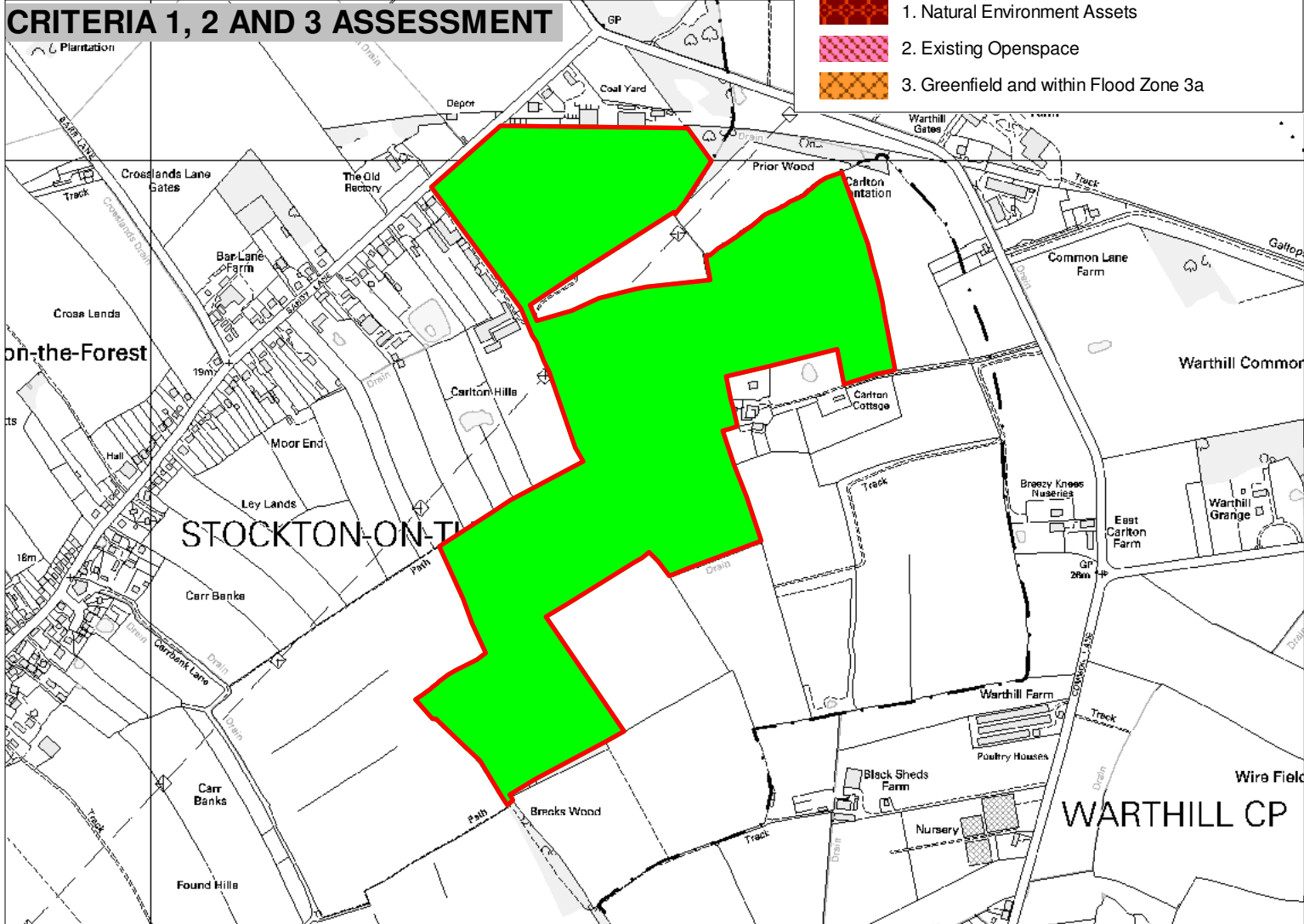


SUBMITTED SITE PLAN

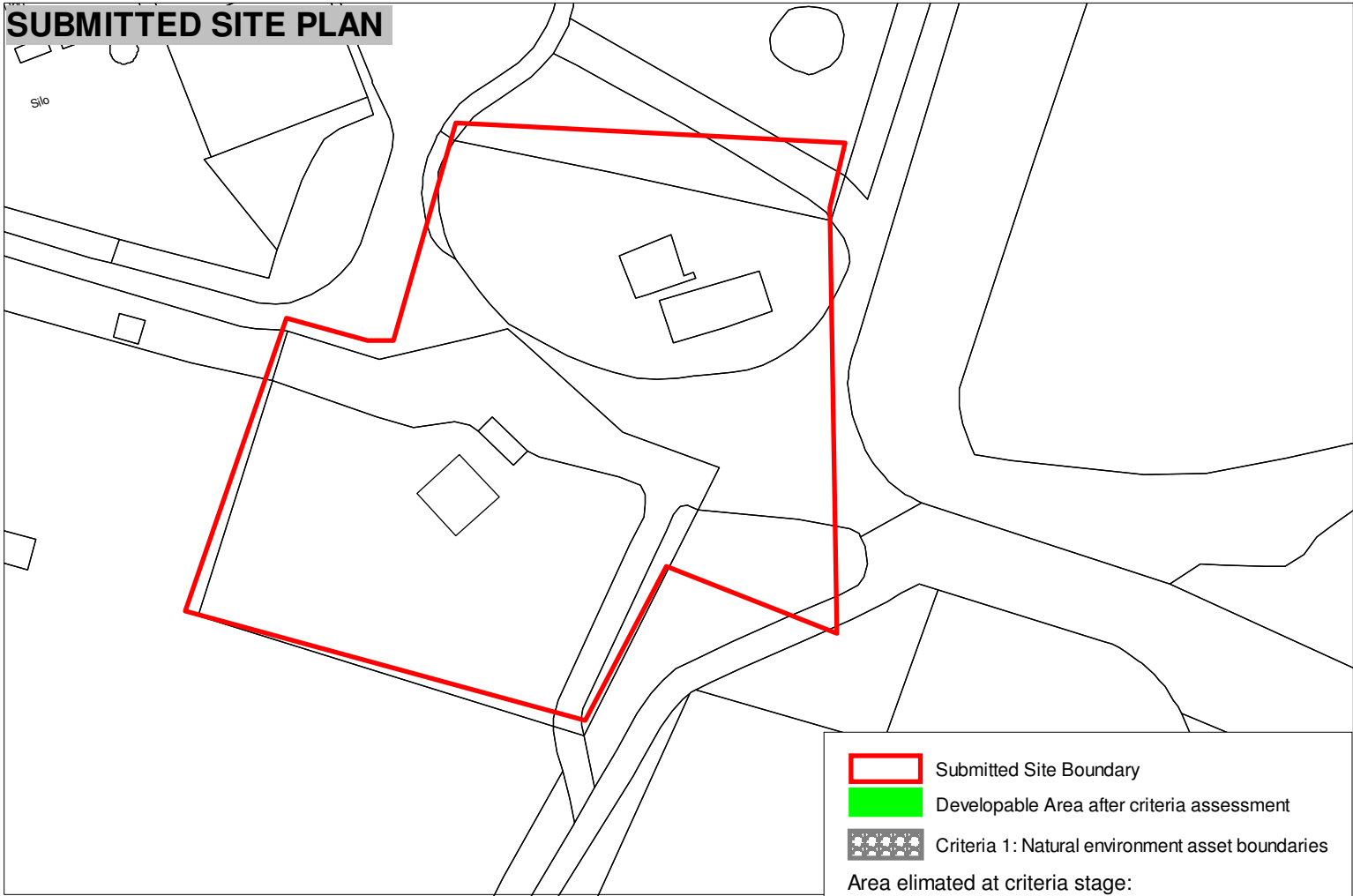





- Submitted Site Boundary
 - Developable Area after criteria assessment
 - Criteria 1: Natural environment asset boundaries
- Area eliminated at criteria stage:
- 1. Natural Environment Assets
 - 2. Existing Openspace
 - 3. Greenfield and within Flood Zone 3a

CRITERIA 1, 2 AND 3 ASSESSMENT






SUBMITTED SITE PLAN

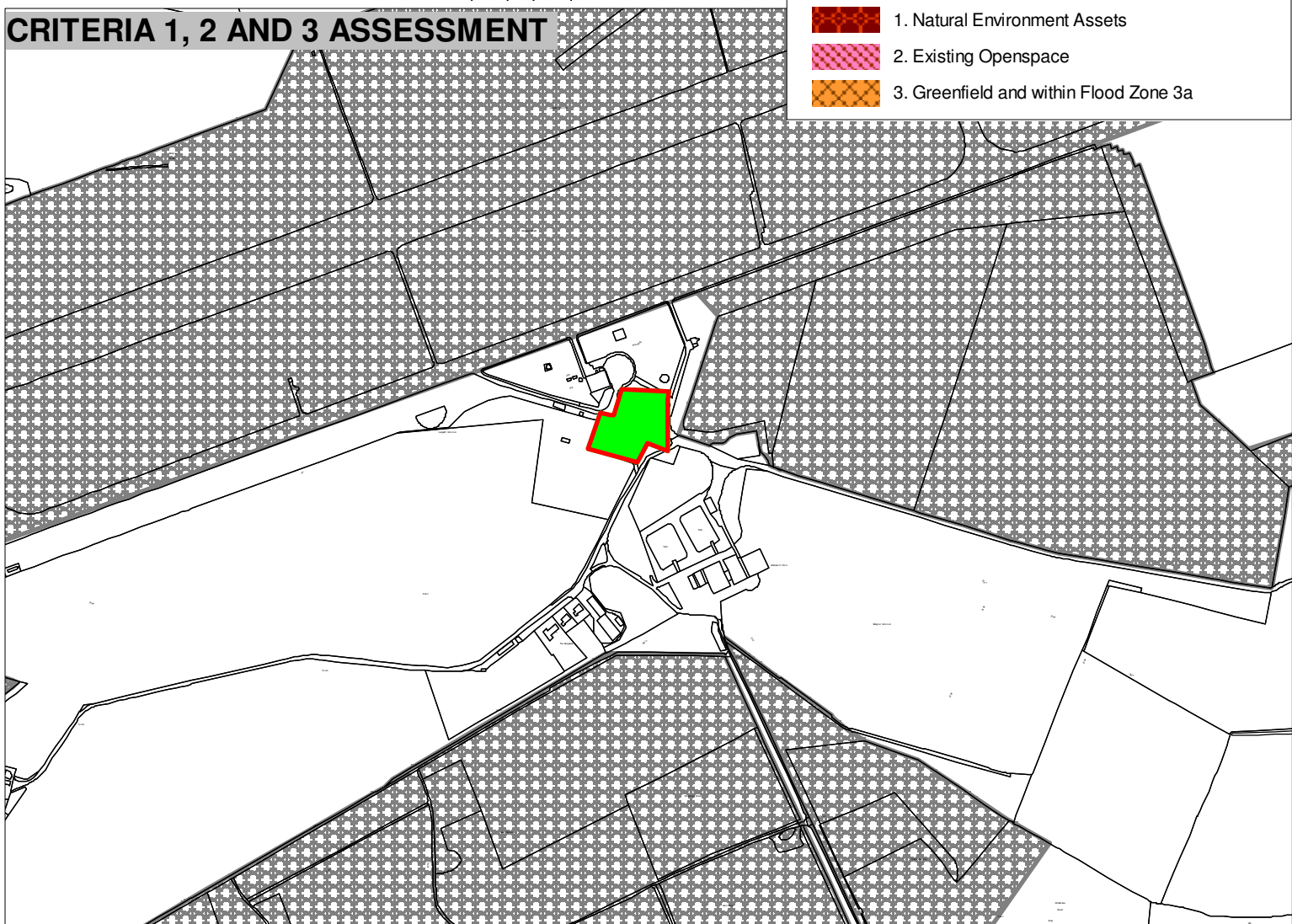


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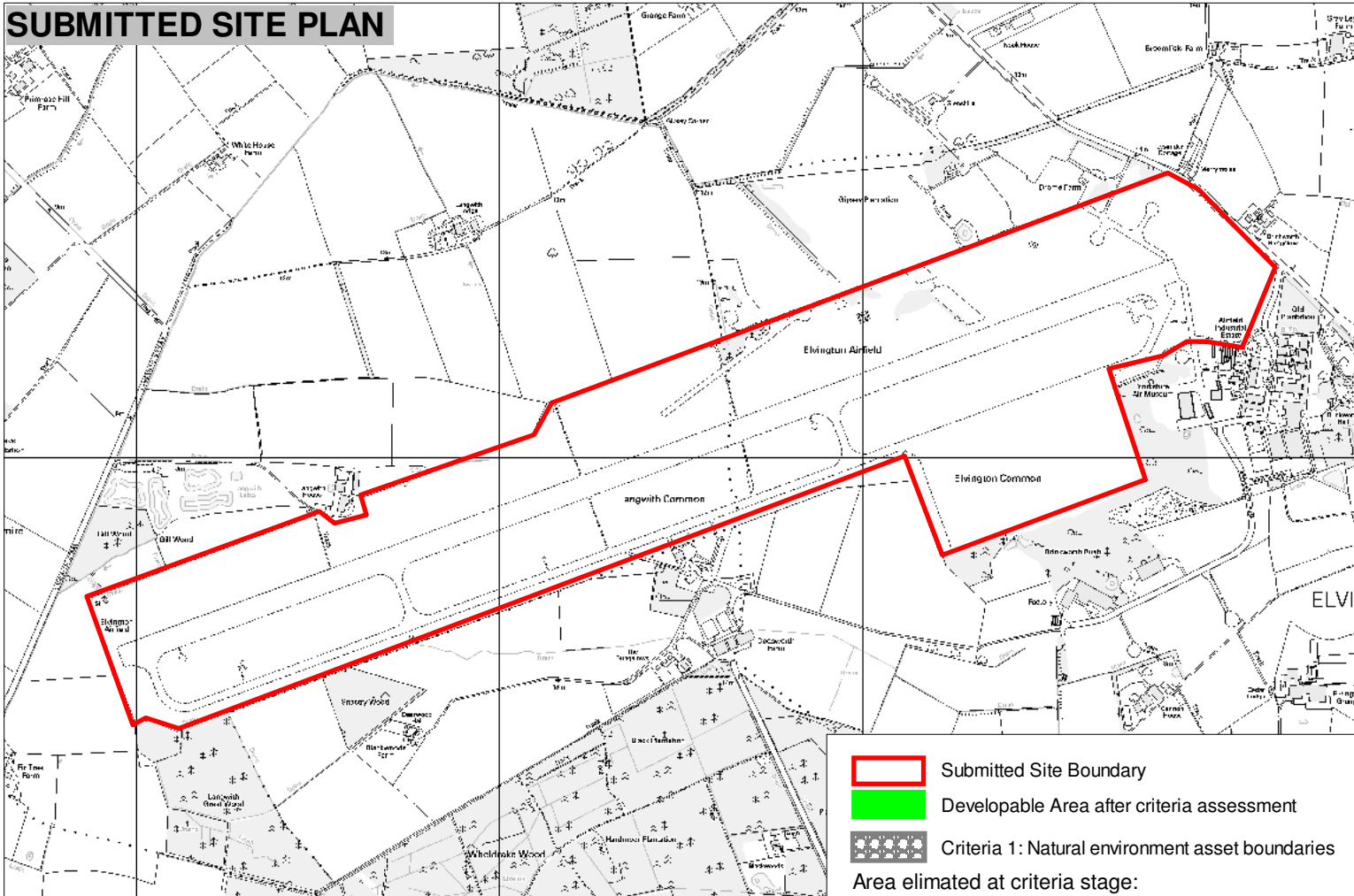
Area eliminated at criteria stage:







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

CRITERIA 1, 2 AND 3 ASSESSMENT

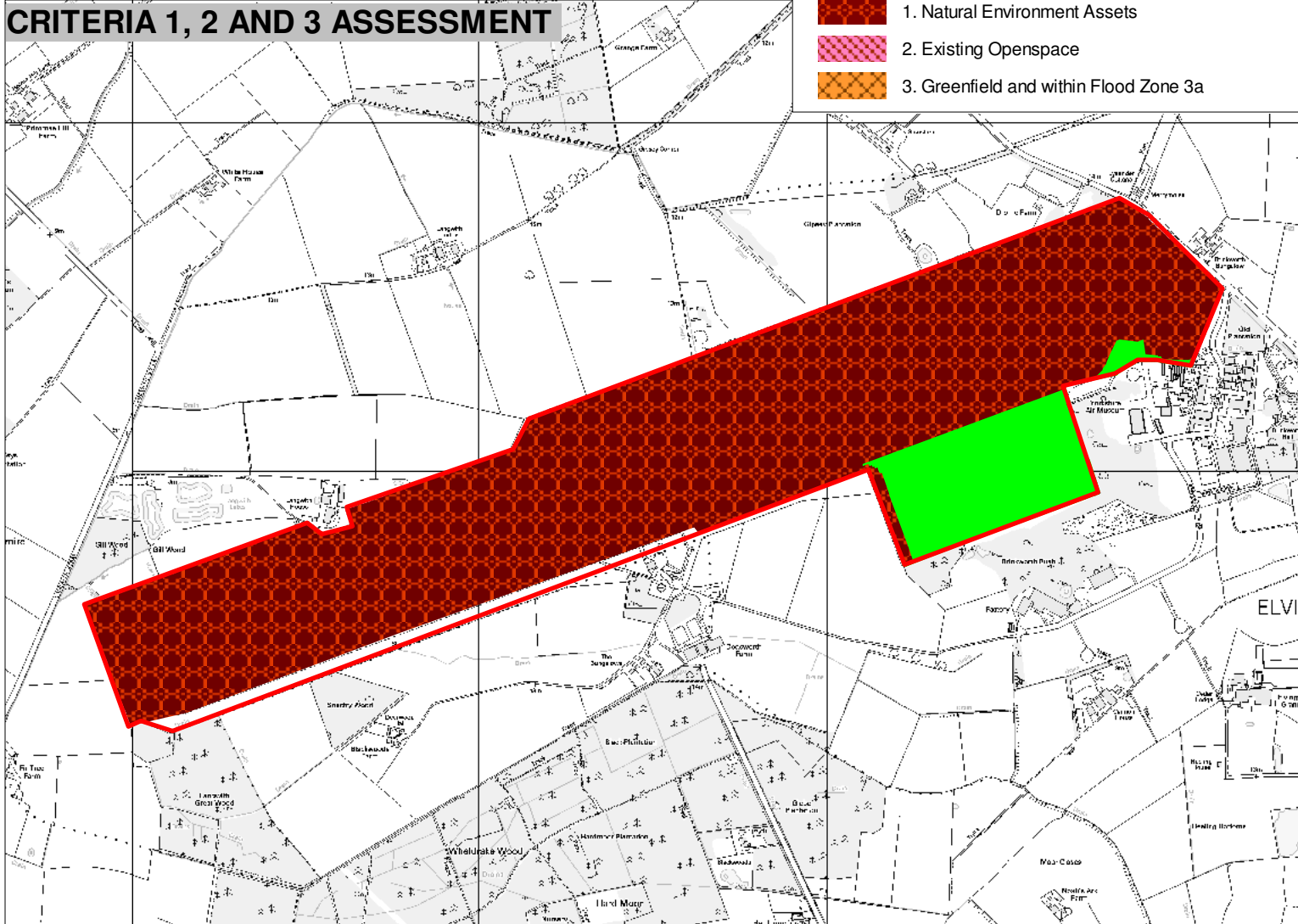


SUBMITTED SITE PLAN

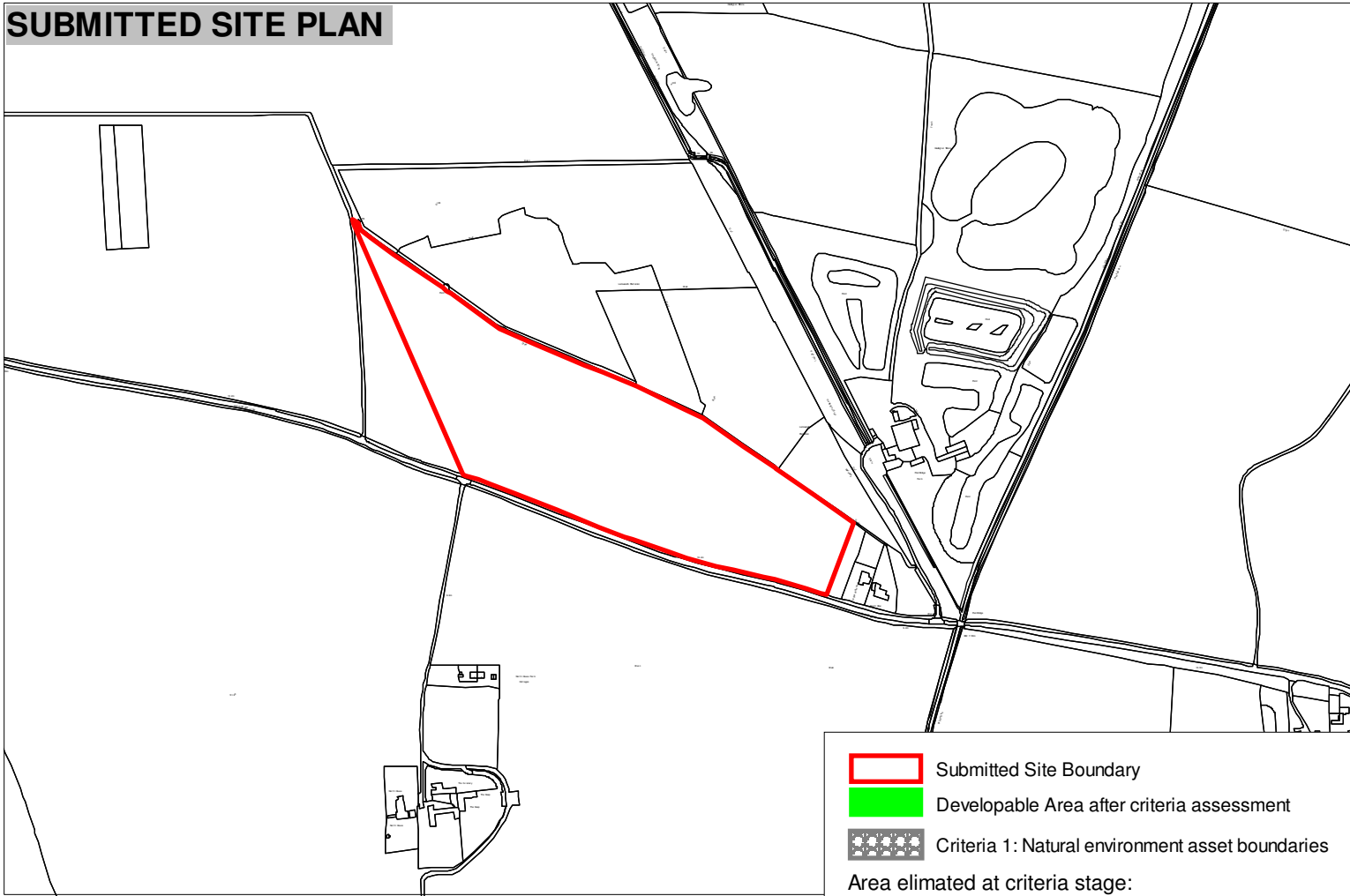


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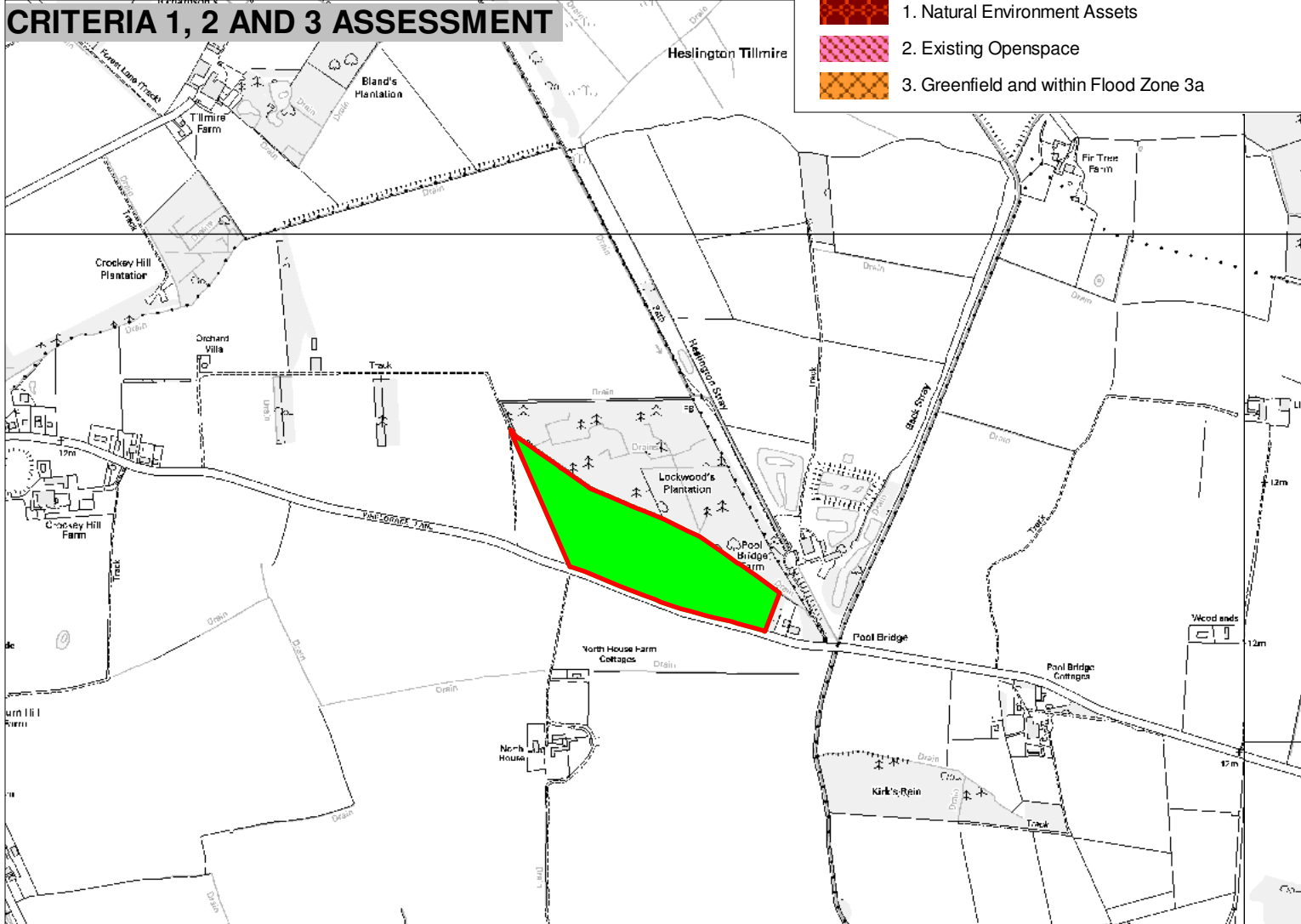


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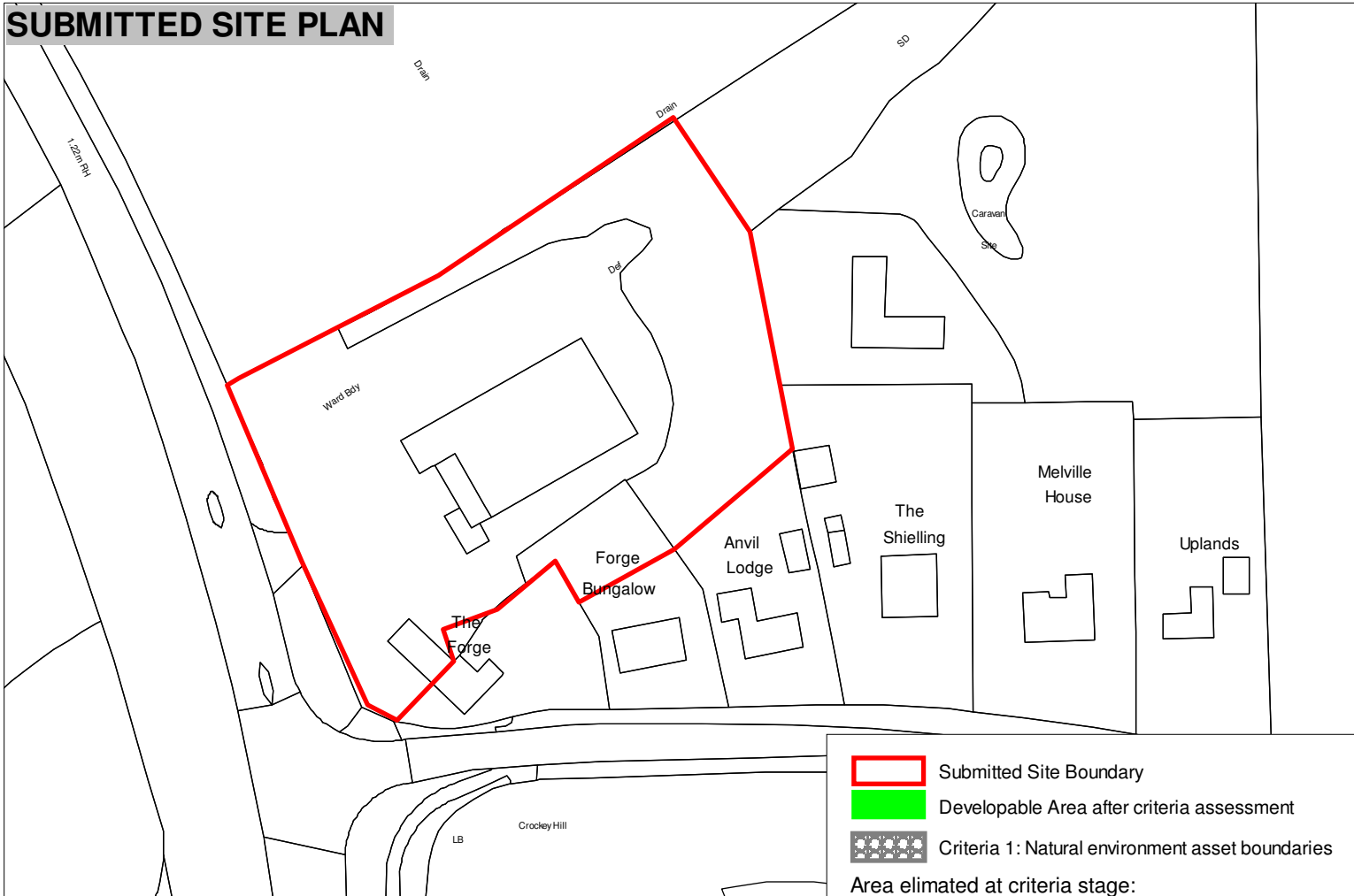
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