

Audit trail of sites submitted and assessed between 35-100 hectares

1. Purpose of this note

- 1.1 This documents explains how all potential housing sites between 35 -100 ha submitted for consideration through the preparation of the Local Plan have been appropriately and objectively assessed through the SHLAA and Sustainability Appraisal process.
- 1.2 This note provides additional information to CYC's response to Matter 2 'Spatial Distribution' at Phase 1 of the City of York Council Local Plan Examination [EX/HS/M2/SD/0]. It also draws upon the Sustainability Audit trail set out in Question 1.7 of Matter 1: Other Legal Requirements [EX/HS/M1/LR/0b].

2. The SHLAA and the iterative process of site selection

- 2.1 It is important to appreciate that the site selection process/ SHLAA has been iterative, with several stages of site identification and consultation to enable feedback on the methodology and (re)appraisal of each site, if required. The Council are satisfied that all sites submitted for development have been assessed consistently and appropriately, including sites of between 35-100 hectares. Given the number of documents published, Section 4 of this note brings together the necessary information for clarity.

SHLAA and Site Selection Methodology

- 2.2 A summary of the SHLAA process is also set this out in our hearing statement for Question 2.9c [EX/HS/M2/SD/0]. The Strategic Housing Land Availability Assessment (2018) [CD049A] sets out in full the two-stage methodology used to identify the suitability, availability and achievability of potential housing land. Relevant to this note specifically are:
 - Section 2.2 (pages 11-15 [SD049A]):
This sets out the stages of site identification and applicable stages of consultation and engagement. This has allowed the development of a

site database including nearly 1000 parcels of land to be analysed through the site selection process.

- Section 2.3 (pages 15-19 [SD049A]):
This sets out the assessment methodology wherein Stage 1 is a 4-part criteria-based sustainable location assessment, used to assess sites in detail based upon Policy SS1 ‘Spatial Strategy’ in the Local Plan [CD001]. Stage 2 of the methodology involved technical officer assessment for those sites which passed Stage 1.
- Annex 1 (pages 1-14 [SD049B])
This sets out a flow diagram of this process and the spatial shapers from the spatial strategy used to inform the assessment.

2.3 As set out in the Council’s Hearing Statement (question 2.8 [EX/HS/M2/SD/0]), the application of the spatial principles to the sites in this way gives detailed expression of the spatial strategy of the plan. The intention of the methodology is therefore to apply the spatial strategy to direct the pattern of development away from areas which need to be kept permanently open and towards areas with access to transport, services and facilities to align with the plan vision.

2.4 The ‘factors that shape growth’ from the spatial strategy (Policy SS1 [CD001]) have been translated into a four-part criteria-based approach as follows:

- Criterion 1: Protecting environmental assets (including the character and setting of the city, nature conservation, Green Infrastructure assets and functional floodplain);
- Criterion 2: Protecting existing open space;
- Criterion 3: Avoiding areas of high flood risk (Greenfield sites in flood zone 3a);
- Criterion 4a: Sustainable access to facilities and services; and
- Criterion 4b: Sustainable access to transport.

2.5 All sites which passed criteria 1-3 (environmental principles), were subject to the criteria 4 assessment; sites failing the criterion were not taken forward for further consideration.

2.6 Criteria 4 of the SHLAA methodology (paras 2.3.9 – 2.3.13 [SD049A]) focusses on assessing the submitted sites for their accessibility to existing

services, facilities and transport connections. The application of this criterion maximises access sustainability by focussing development in locations that recognise the important role that existing facilities, services and transport connections can have in creating opportunities to minimise the use of the car and ensure local accessibility to shops and community facilities.

Updated baseline information and consistent assessment

- 2.7 The baseline mapping (GIS) data for services, facilities and transport was updated in 2016 in preparation for assessing sites submitted during the Preferred Sites Consultation (2016). This was seeking to reflect any changes which may have occurred in relation to facilities and transport provision since the original baseline data gathering in 2012/13 as part of the 'Call for Sites' and published in the Site Selection Paper (2013) [SD072].
- 2.8 To ensure a consistent suitability assessment for all sites over 0.2 ha submitted for consideration for development since 2012, the four-part criteria assessment was re-run for all 989 sites identified on the SHLAA database. Where sites which had not previously been considered or now passed the updated criteria assessment, technical officer comments were collated allowing all sites to be assessed on a comparable basis.
- 2.9 To be transparent, the Stage 1 criteria assessment outcomes for the 989 sites considered are published as Annex 2 to the SHLAA (2018) [SD049B] and specify whether the sites pass or fail criterion 1-3 and criterion 4, including for sites between 35-100ha. Annex 6 to the SHLAA [SD049B] sets out the audit trail of residential sites which passed the criteria assessment and the reasoning for allocation or rejection of the site, including for sites between 35-100ha. The audit trail for housing and employment is also published as Appendix K to the Sustainability Appraisal (2018) [CD009D]. This audit trail draws upon Stage 1 (criteria assessment) and Stage 2 (Technical Officer Assessment) of the SHLAA process.
- 2.10 Technical Officers comments have been published for and/or following each consultation stage for all relevant sites, including those between 35-100ha, as follows:

- Site Selection Paper Addendum (2013) [SD072] following Call for Sites (2012)
- Further Sites Consultation (2014) [SD015] following submission of sites through Preferred Options Consultation (2013) and in response to the Site Selection Paper (2013);
- Site Selection Paper Addendum (2014) [SD073] presenting the sites submitted during the Further Sites Consultation (2014) and consideration of strategic allocations;
- Preferred Sites Consultation (2016) [SD018] focussing on a reassessment of proposed allocations in the aborted submission draft Local Plan (2014) in response to changing housing numbers;
- Annex 6, Strategic Housing Land Availability Appraisal (2017) [SD054] presenting the sites assessment and technical officer commentary for site submitted through the Preferred Sites Consultation (2016);
- Annex 2, Strategic Housing Land Availability Assessment (2018) [SD049A and B] presenting the criteria 1-4 assessment for all sites.
- Executive Report in January 2018 [SD028] presenting the outcomes of the Pre-publication submission sites and officer commentary.

Evolution of Site boundaries

- 2.11 It should also be borne in mind that given the progression of the emerging Local Plan since 2012, there have been a number of stages at which sites have been submitted and considered for their suitability (as per previous paragraph and section 2.2 of the SHLAA [SD049A]). New sites were submitted for consideration by site promoters/developers at each stage of Local Plan preparation.
- 2.12 Following the initial 'Call for sites' in 2012, sites adjacent to each other were amalgamated on the basis that larger sites may improve feasibility and viability for provision of services and transport connections. However, individual sites (re)submitted through the Preferred Options Consultation (2013) or subsequently were (re)assessed for their potential and the outcomes were published at the succeeding stage.
- 2.13 Some site promoters/developers, particularly with site areas over 5 hectares, have submitted multiple representations at different stages of consultation to refine or provide alternative boundaries to those previously considered by Officers. These refinements and/or alternatives

have evolved over time principally to respond to site specific evidence and technical discussions to help safeguard the size and compact nature of the city, the perception of York being a freestanding historic city in a rural hinterland, key views towards York from the ring-road and the relationship of the main built up area of York to its surrounding settlements.

2.14 Earlier site boundaries may therefore have been superseded by proposed alternative boundaries in later representations or through discussion. To be transparent, Annex 2 to the SHLAA (2018) [SD049B] presents all 989 boundaries over 0.2ha submitted prior to submission of the Local Plan, including iterations of the same site boundary and amalgamated sites. In addition, Annex 6 sets out an audit trail of all sites which passed criteria 1 to 4, which were considered reasonable for housing and the reasoning for allocation or rejection as an allocation.

Application of site size ‘sieve thresholds’

2.15 The site selection methodology uses ‘sieve thresholds’ based on site size to identify those sites too small for consideration (under 0.2ha) and those which are large enough to have the opportunity to enhance and/or connect into existing facilities and transport routes (accessed sustainably) as well as identify those which could provide commensurate facilities and connections to be self-contained (be self-sustaining).

2.16 At the first Call for Sites (2012) / Preferred Options (2013) stage, there was an initial sieve to identify sustainable sites of 5 hectares and over on the basis of best practice at that point in time¹ wherein it was considered that sites above this size could enhance or provide facilities and services. The 5 ha site size is based on having a net site area of 5ha or more after the application of criterion 1-3 of the site selection methodology. The use of the 5ha sieve is shown on the flow diagram in Annex 1 to the first Site Selection Paper (2013) [SD072A] and republished in the SHLAA (2018) [SD049B], where it expresses how sites of 5 ha and over would be directed to have a site specific technical assessment, including:

¹ Taken from previous SHLAA’s prepared as part of the preparation for the Core Strategy (2012) (subsequently withdrawn) and national publications such as CLG/TCPA report on ‘Best Practice in Urban Extensions and New Settlements’ (2007) and case studies published by Commission for Architecture and the Built Environment (CABE).

- Assessment of large sites for their appropriateness;
- Broad location analysis;
- Consider whether the site could accommodate its own services.

2.17 At this initial stage of site identification, a secondary sieve was applied to sites of 100ha or over to identify self-sustaining sites, as set stated in Section 15 of the first Site Selection Paper (2013) [SD072A]:

“15.1 It was considered that sites over 100ha that could provide a minimum of 3,000 dwellings (based on a net developable area of 60% of the site at a density of 50dph) would be large enough to provide all the local services including a primary school, local shops and services, open space and sustainable transport routes on site. Any remaining site over 100ha was therefore excluded from the next stage of the minimum scoring exercise and was taken forward for further assessment.

15.2 These sites are as follows:

- *Site 727 : Whinthorpe New Settlement*
- *Site 698 : Land North of Clifton Moor”*

2.18 As the preparation of the Local Plan has progressed, this secondary sieve has been refined to 35ha, as set out in the SHLAA (2018), to reflect the evolution of sites submitted at each consultation stage, technical evidence by the Council and submitted by developers as well as iterative and collaborative working between Officers and site developers as part of the Strategic Site Delivery Framework (set out in paragraphs 2.2.6-8 of the SHLAA [SD049A]) and through ongoing engagement in meetings and workshops. In addition, Officers were informed by best practice examples and national publications released such as ‘*Locally-Led Garden Villages, towns and Cities*’ (2016)², which indicated that the size of stand-alone “self-sustaining”³ garden villages could be from around 1500 to 10,000 homes.

2.19 This approach is confirmed in Para 2.3.14 of the SHLAA (2018) [SD049A], which sets out that *“In order to sieve out the most sustainable site options a minimum site score threshold based on access to essential services and*

² <https://www.gov.uk/government/publications/locally-led-garden-villages-towns-and-cities> MHCLG and Homes England (2016) (Archived on 18 August 2018)

³ See paragraph 2.15.

transport was applied. Sites over 35ha are anticipated to be capable of providing facilities and transport connections. Given this assumption, where these sites do not pass the site scoring, they were still taken forward for consideration by technical officers”.

2.20 All sites over 35ha (net site size following exclusion of land within criteria 1-3) were subject to a Technical Officer Group assessment. The Technical Officer Group consisted of experts from around the Council to understand more site specific suitability and determine whether the site should progress as a potential development site. The Group included colleagues from:

- Planning Policy;
- Conservation, Design and Sustainable Development;
- Transport and Highways;
- Environmental Protection; and
- Economic development.

2.21 For clarity, Section 4 of this note sets out where the detailed technical officer conclusions are published and a summary of all sites submitted over 35ha (gross site area) and their outcomes in the site assessment process.

3. Sustainability Appraisal

3.1 Sites which passed Stage 1 of the site selection methodology (four-part criterion based sustainable location assessment) set out in the SHLAA were identified and appraised as reasonable alternatives in the Sustainability Appraisal, except where they were superseded or withdrawn from consideration. The outcomes were published as part of the Local Plan Pre-Publication (Reg 18) Consultation (2017) [SD023], Publication (Reg 19) Consultation (2018) [CD008 and CD009] and SA of the Proposed Modifications (2019) [EX/CYC/24b]. This includes all sites with a net site size above 0.2 ha and 5 hectares in relation to strategic sites.

3.2 All reasonable sites and alternatives were subject to a tailored site assessment criteria as shown in Table 5.4 of the Publication Draft Sustainability Appraisal (2018) [CD008]. Proposed/ potential strategic site allocations and alternative sites (including their boundary alternatives)

over 5ha and inclusive of sites between 35-100ha, have also been subject to a more detailed assessment against the SA objectives wherein the appraisal considers evidence submitted for the site as well as technical officer comments (as per para 5.5.8-9 [CD008]). This reflects their potential importance to the delivery of the spatial strategy, their capacity to generate significant effects and the need to consider in more detail the opportunities for the delivery of on-site services and facilities commensurate to the scale of development.

3.3 The Council's response to Question 1.7 of Matter 1: Other Legal Requirements (Paragraphs 1.7.28 – 1.7.30) [EX/HS/M1/LR/0b] signposts to the presentation of the site allocations appraisal in detail. In total some 136 strategic and smaller scale (local) housing sites and 29 employment sites were considered in

- the SA Publication Draft Regulation 19 Consultation (February 2018) [CD008], including a summary in Section 6 of all site allocations inclusive of sites over 5 ha;
- Appendices H-I [CD009B] setting out the detailed site assessments. Appendix I sets out the strategic sites (over 5ha) in detail;
- Appendix K [CD009C] setting out the audit trail and decision-making process. Part 2 focuses on strategic sites over 5ha;
- Section 4.2 and 4.3 of the SA Addendum (April 2018) [CD011];
- Appendix E (Updated Audit Trail) of the SA Report Addendum (Appendices [EX/CYC/24b] which presents the updated reasons for allocation or rejection of housing sites.

3.4 Tables 1-13 in this note indicates, which sites were deemed reasonable alternatives for assessment in the SA process and where applicable information can be found for site over 35ha.

4. Confirmation of outcomes for sites between 35-100 ha

4.1 In total, 85 parcels of land have been submitted by site promoters/developers for consideration with a gross site size of 35

hectares or above⁴. For the avoidance of doubt, Table 1 sets out the outcomes for these sites through the site selection process and whether this was deemed a reasonable alternative. Table 1 also draws information from the published audit trail to provide explanation of how the site was assessed.

4.2 Tables 2-13 sign post to where this information is published and groups the sites by proposed allocation, alternatives and other. This is to ensure the audit trail for sites which have had iterative boundary changes can be followed and read together.

4.3 The information has been drawn from:

- Site Selection Paper (2013) [SD072A & B]
 - Further Sites Consultation (2014) [SD015A & B]
 - Site Selection Paper Addendum (2014) [SD073]
 - Preferred Sites Consultation (2016) [SD018]
 - Strategic Land Availability Assessment (2017) [SD053 & SD054]
 - Strategic Land Availability Assessment (2018) [SD049A & B]
- All site maps are included in Annex 8 [SD049C & D].
- Executive Report January 2018 [SD028 B & C]

4.4 Site 564 'Land at North Carlton Farm' was considered as an historic site as part of the 'call for sites' in 2012. Although the site passed criteria 1-3, the site failed criteria 4 in the 2017 assessment. However, given it's site size, technical officer commentary is required. We have identified that no technical officer commentary was published for this site; this is now appended as Annex 1 to this note. Part of this historic site is superseded by site 972, submitted for consideration during the Publication consultation (2018). This confirmed a willing landowner for a land parcel of 9.16 ha. Neither site pass technical officer comments and would not be taken forward as a reasonable alternative site.

⁴ For the avoidance of doubt gross site size is used as the starting point for Table 1 to ensure all relevant sites are captured and the staged process can be followed.

Table 1: Sites submitted over 35 hectares (gross) and their outcomes.

NB: See SHLAA Annex 8 for maps of each site by site reference [site ref 1-500 = SD049C & site refs 501-989 = SD049D].

SHLAA Annex 2 and 6 (2018) [SD049B] Sustainability Appraisal Appendix H, I and K (2018) [CD009].		<p><u>Proposed use:</u> Site Selection Paper Annex 3: Call for Sites 2012 Submitted Site Uses (2013) [SD072B] & SHLAA Annex 2 Site Suitability (2018).</p> <p><u>Amalgamated Site information:</u> Site Selection Paper Annex 5: Schedule of Individual Sites and Amalgamated Sites (2013) [SD072B].</p> <p><u>Site Size, Developable area, Residential Criteria 4 pass/fail:</u> SHLAA Annex 2 Site Suitability (2018).</p> <p>Employment Criteria 4 Pass/Fail:</p>											<p><u>Reasonable Alternative/ Information in Red/ Green:</u> SHLAA Annex 6: Audit Trail (2018) [SD049B] & Sustainability Appraisal Appendix K part 2: Strategic Sites Audit Trail and Part 3: All sites audit trail (2018) [CD009]</p> <p><u>Amalgamated site information:</u> Site Selection Paper Annex 5: Schedule of Individual Sites and Amalgamated Sites (2013) [SD072B]</p> <p><u>Superseded information / Other comments:</u> CYC background information (not published)</p>					
Received Ref	Site Name	Residential Use	Employment Use	Non submitted for development (NSD) or Alternative use (AU)	Amalgamated site	SITE SIZE: Overall Parcel (gross)	Revised Net Developable Site Size (based on evidence and update criteria 1-3)	Outcome of Criteria 1-3	Outcomes of Residential Criteria 4 (2017 assessment)	Outcomes of Employment Criteria 4 (2017 assessment)	Reasonable Alternative for Housing 2017	Reasonable Alternative for employment 2017	Audit Trail Outcome					
													Reasonable Alternative reason	Current allocation ref	Reasoning for allocation/rejection			
29	East of Metcalfe Lane			NSD	n/a		N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a – Not submitted for development		
76	Duncombe Farm, Strensall	Yes	Yes		No	73.554	34.35	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	No	No	Unreasonable for residential - to protect the regional green corridor; any development would be separated from the main urban area by over 250m. Unreasonable for employment - Land owner is only willing for housing		N/a			
89	Clifton Gate	Yes			Yes-698	152.679	102.397	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 698					
104	Land south of Stockton Lane, York	Yes			Yes-699	41.628	27.206	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 698					
119	Strensall Greenbelt Area			NSD	N/a		N/a	N/a	N/a	N/a	N/a	N/a	N/a – Not submitted for development.					
133	Heslington Estate Land	Yes	Yes		Yes - 727	530.391	344.831	Passed Criteria 1-3	Stage 2 pass	Stage 1 pass	No	No	N/a – see amalgamated site 727					
134	Heslington Estate Land	Yes	Yes		Yes-311	223.198	0.701	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	No	No	N/a – see amalgamated site 311					
148	The Moor Lane 'Zero Carbon' Partnership	Yes	Yes		No	88.494	16.865	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	Yes	Yes	Reasonable for residential - Previous allocation ST10			Rejected - land pending further investigations into impacts on Askham Bogg SSSI – See Appendix K Part 2		

													Unreasonable for employment– Land Owner only willing for residential – Employment proposals only covered wider site submissions not within the developable area. Previously Allocated as ST10		
162	Moor Lane	Yes			Yes - 148	79.525	16.865	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 148		
190	Land North of Monks Cross	Yes			Yes – 329	70.437	65.984	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 329		
196	British Sugar Site	Yes	Yes		Yes- 295	37.698	40.697	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	No	No	N/a – see amalgamated site 295		
205	Rawcliffe Moor Farm	Yes	Yes		Yes- 698	55.906	51.726	Passed Criteria 1-3	Stage 2 pass	Stage 1 pass	No	No	N/a – see amalgamated site 698		
216	Land at Shipton road (A19), Skelton, York	Yes	Yes		Yes- 698	40.345	0	Failed Criteria 1-3	Stage 1 pass	Stage 1 pass	No	No	N/a – see amalgamated site 698		
242	Land South of A64, Heslington			AU	Yes - 727			N/a	N/a	N/a	No	N/a	N/a – see amalgamated site 727		
243	Land South of Low Lane, Heslington			AU	Yes - 311			N/a	N/a	N/a	No	N/a	N/a – see amalgamated site 311		
244	Heslington West and East, University of York			NSD	No			N/a	N/a	N/a	No	N/a	N/a – Not submitted for development		
250	North of Knapton/East of the Ring Road	Yes			Yes- 327	42.689	0.001	Failed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 327. See also site 790		
289	Heslington West and East, University of York		Yes	AU	n/a	115.352	38.560	Passed Criteria 1-3	N/a	Stage 1 pass	N/a	No	Unreasonable – Superseded by 816/ 794/ 904/ 954		N/a
293	York Central	Yes			No	72.244	67.955	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Unreasonable - Superseded by 989 - Alternative Boundary to ST5		See Appendix K Part 2
295	Amalgomated Sites at British Sugar	Yes	Yes		No	41.292	40.697	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	Yes	No	Reasonable - Allocated As ST1 Unreasonable for employment use as only willing landowner for housing	ST1	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
302	Amalgomated site west of Chapelfields 1	Yes	Yes		No	53.861	0	Failed Criteria 1-3	Stage 1 pass	Stage 1 pass	No	No	Unreasonable - Failed criteria 1-3		
310	Amalgomated Sites North of Clifton Moor	Yes			Yes- 698	152.679	102.397	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 698. (related to ST14)		
311	Amalgomated Sites South of Heslington	Yes	Yes		No	228.341	1.457	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	No	No	Unreasonable for residential or employment- Superseded by site 794, 893, 904, 954 Related to ST15		N/a
315	Amalgomated sites South of Stockton Lane	Yes			Yes- 699	44.288	29.866	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 699		
327	Amalgomated sites between Knapton and Westfield	Yes			No	64.162	0.324	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Unreasonable - remaining area same as site 779		N/A
329	Amalgomated sites North of Monks Cross	Yes	Yes		No	75.135	70.682	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	Yes	No	Unreasonable for residential - Amalgamated Boundary - no willing landowner for whole		See Appendix K Part 2

													site. Alternative Boundary to ST8. See site 849. Unreasonable for employment – landowner only willing for housing.		
564	North Carlton Farm, Stockton-on-the-forest	Yes			No	40.637	0.637	Passed Criteria 1-3	Failed but over 35ha	N/a	No	N/a	See Annex 1 proforma; Site not taken to Technical Officer Assessment. New Technical Officer Assessment provided. Partly superseded by later submission at Publication stage– site 972		
607	Elvington Airfield	Yes			No	167.842	24.917	Passed Criteria 1-3	Fail Criteria 4	N/a	No	N/a	Superseded by later submission – see 851, 888, 979, 984		Rejected site at Further Sites Consultation (2014).
675	York Central	Yes			Yes-293	62.341	60.89	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	N/a – see amalgamated site 293		
689	Amalagamated Land around Northminster Business park		yes		No	55.276	55.276	Passed Criteria 1-3	N./a	Stage 1 pass	No	No	Unreasonable – Amalgamated Site no willing landowner for whole site – superseded by later submissions. Previously allocated as SF8/ST19. Superseded – see site 764		See Appendix K part 2
691	Amalgamated East of Monks Cross	Yes			No	49.491	18.158	Passed Criteria 1-3	Stage 2 pass	N/a	no	N/a	Superseded – submitted as openspace in conjunction with site 849 (ST8). See also 913 and 914.		
694	Amalgamated sites adj Designer Outlet	Yes	Yes		No	48.689	15.107	Passed Criteria 1-3	Stage 2 pass	Stage 1 pass	no	No	Unreasonable for housing and employment– to protect the historic character and setting of York. See also site 800 - the remaining developable area is the same as site 800.		N/A
698	Amalgomated Sites at Clifton Moor	Yes			No	210.063	102.398	Passed Criteria 1-3	Stage 1 pass	N/a	no	N/a	Unreasonable – Superceded by further evidence and later submissions. See Site 948. Alternative boundary to ST14		See Appendix K part 2
699	Amalgomated Development Sites East of metcalf Lane	Yes			No	114.44	96.858	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Unreasonable - Amalgamated site without willing landowner for whole areas - Alternative Boundary to ST7		See Appendix K part 2
727	South of A64	Yes			No amalgamated sites post SSP (2013) unless	548.561	359.913	Passed Criteria 1-3	Stage 2 pass	N/a	No	N/a	Unreasonable – Superseded by further evidence and later submissions. See site 851. Alternative boundary to ST15		N/A see site 851
763	Land West of Upper Poppleton	yes				68.014	10.631	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Unreasonable - to protect the historic character and setting		N/A

												of York the remaining developable are would be over 200m away from the urban edge		
764	Poppleton South	yes				123.147	117.039	Passed Criteria 1-3	Stage 2 pass	N/a	Yes	N/a	Unreasonable – mostly covered by land submitted by landowners for Northminster business park	N/A
773	Land North of Skelton Village	Yes				81.217	31.057	Passed Criteria 1-3	Stage 2 pass	N/a	Yes	N/a	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 350m away from the urban edge	N/A
777	East of Earswick Village Fabrick consortium	Yes				50.261	49.292	Site withdrawn						
790	Northern Site between Northfields Estate and the ring road	yes				43.557	0	Failed criteria 1-3	Stage 1 pass	N/a	No	N/a	Unreasonable - Failed 1-3 See also site 779	
793	Land to the South of Northminster Business Park		Yes			53.872	53.872	Passed Criteria 1-3	n/a	Stage 1 pass	N/a	No	Superseded – see site 857, 907, 952	
794	Revised University Expansion		Yes			66.629	0.145	Failed criteria 1-3	n/a	Stage 1 pass	N/a	No	Unreasonable – failed criteria 1-3. Superceded by 852 - Alternative boundary to ST27	See Appendix K Part 2
810	East of Earswick	Yes				98.559	97.24	Site withdrawn						
813	Whinthorpe	yes				140.588	123.185	Passed Criteria 1-3	Stage 2 pass	N/a	No	N/a	Superseded – see site 821, 851, 984, 979, 985, 888	
816	Heslington East University Campus and new extension		Yes			90.276	21.5	Passed criteria 1-3 following evidence	N/a	Stage 1 pass	N/a	Yes	Unreasonable - Superseded by 852 - Alternative boundary to ST27	See Appendix K Part 2
820	Between Poppleton and A1237	yes				39.43	0.258	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Unreasonable - remaining area is the same as assessed through Site 923 - duplicate	N/A
821	Whinthorpe New Settlement	yes				392.583	327.803	Passed Criteria 1-3	Stage 2 pass	N/a	Yes	N/a	Unreasonable - Superseded by Further Evidence - Alternative boundary to ST15	N/A
822	North of Clifton Moor	yes				156.466	135.378	Passed Criteria 1-3	Stage 2 pass	N/a	Yes	N/a	Unreasonable - Superseded by Further Evidence - Alternative Boundary to ST14	N/A
835	Harewood Whin (for Solar)			AU		N/a	N/a	N/a	N/a	N/a	No	N/a	Unreasonable - submitted for alternative use	
836	North of Clifton Moor (Safeguarded)	yes				53.578	51.966	Failed Criteria 1-3	Failed but over 35ha	N/a	No	N/a	Superseded – see site 848. Partially allocated as site ST14	
838	Land to the South of Moor Lane (Alternate boundary)	yes				76.696	16.837	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	Unreasonable- remaining land is duplicate of site 148	
839	South of Moor Lane	yes				50.211	16.444	Passed Criteria 1-3	Stage 1 pass	N/a	no	N/a	Unreasonable- remaining land is duplicate of site 148	
840	South of the Designer Outlet, West of the A19	yes	yes			177.938	87.471	Passed Criteria 1-3	Stage 2 pass	Stage 1 pass	Yes	Yes	Reasonable for residential and employment	Rejected – Site was rejected as failed technical officer comments – See appendix K Part 2

848	Land to the West of Wigginton Road	yes			55.57	55.57	Passed Criteria 1-3	Failed but over 35 ha	N/a	yes	N/a	Reasonable - Allocated as ST14	ST14	The site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K part 2
849	Revised north of Monks Cross	yes			39.307	39.307	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Reasonable - Allocated as ST8	ST8	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K Part 2
851	Land to the west of Elvington lane	yes			167.002	159.159	Passed Criteria 1-3	Failed but over 35 ha	N/a	yes	N/a	Reasonable - Allocated as ST15	ST15	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K Part 2
871	Land at North Field York	yes			48.05	0.002	Failed Criteria 1-3	Stage 1 pass	N/a	No	N/a	Unreasonable - failed criteria 1-3		
876	ST7 South	yes			40.943	39.843	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	Unreasonable - duplicate submission within site 699. Partially allocated within ST7 (site 850) and considered alternative sites 986, 981		
877	ST15 alternative	yes			269.327	186.297	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST15		Rejected - Alternative boundary taken forward
880	ST10 Alternative Boundary	yes			104.896	16.839	Passed Criteria 1-3	Stage 1 pass	N/a	no	N/a	Unreasonable - remaining boundary same as Site 148 - duplicate		N/A
888	Land North of Langwith Lakes	yes			173.751	118.355	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST15		Rejected - Alternative boundary taken forward
905	ST8 Alternative boundary	yes			49.674	49.674	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
906	York Central PSC Boundary	yes	yes		72.464	72.464	Passed Criteria 1-3	Stage 1 pass	Stage 1 pass	Yes	Yes	Reasonable fore housing and employment - Superseded by Site 989 - Alternative Boundary to ST5		Rejected - The site was rejected in preference for an alternative boundary - See Appendix K Part 2
909	British Sugar Manor School PSC Submission	yes			39.611	40.697	Passed Criteria 1-3	Stage 1 pass	N/a	no	N/a	Unreasonable - site area duplicate with site 295		
911	ST7 Alternative	yes			49.855	49.649	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Unreasonable - Superseded by sites 981 and 986 - Alternative boundary to ST7		N/A
912	ST7 Alt Stockton Lane to Bad Bargain Lane	yes			45.92	29.883	Passed Criteria 1-3	Stage 1 pass	N/a	No	N/a	Unreasonable - duplicate submission within site 699. Partially allocated within ST7 (site 850) and considered alternative sites 986, 981		
913	ST8 Alt with nature reserve to east and sports to west	yes			59.632	59.471	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
914	ST8 Alt with Land to North and nature Reserve to east	yes			72.051	71.888	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
915	ST14 Alt Option 1 1350 Homes	yes			66.89	66.89	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST14		Rejected - Rejected Alternative boundary taken forward

916	ST14 Alt Option 2 1725 Homes	yes			74.935	74.935	Passed Criteria 1-3	Failed but over 35 ha	N/a	No	N/a	Unreasonable - Superseded by 974 - Alternative Boundary to ST14		N/A
922	Extended Galtres Village	yes			80.556	76.017	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Unreasonable – Superseded by 964		See Appendix K part 2
924	ST15 Langwith and Elvington Airfield PSC Submission	yes			254.082	133.28 2	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Unreasonable - Superseded by 979 - Alternative Boundary to ST15		N/A
933	ST7 Alt boundary	yes			113.263	93.912	Passed Criteria 1-3	Stage 1 pass	N/a	Yes	N/a	Unreasonable - Superseded by 986 - Alternative Boundary to ST7		N/A
949	Land West of Wigginton Road Post PSC Officer Proposal	yes			68.261	68.261	Passed Criteria 1-3	Failed but over 35 ha	N/a	yes	N/a	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
950	Land West of Elvington Lane Post PSC Officer Proposal	yes			211.997	211.99 7	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Unreasonable - Superseded by boundary 924 which excludes land needed by air museum		N/A
964	Galtres Garden Village	yes	yes		94.74	82.47	Passed Criteria 1-3	Stage 2 Pass	Stage 1 pass	Yes	No	Reasonable for residential Unreasonable for employment – Landowner is only willing for Housing		Site was not taken forward by Members at Executive January 2018 – See appendix K Part 2
974	Alt PPC ST14 Option 1725 Homes	yes			79.582	79.582	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
975	Alt PPC ST14 Option 2200 Homes	yes			93.361	93.361	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
979	ST15 Langwith PPC Submission	yes			242.957	214.11 9	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Alternative Boundary to ST15		Rejected – Alternative boundary taken forward
981	ST7 PPC Alternative Boundary for 1225 Homes	yes	yes		55.792	55.658	Passed Criteria 1-3	Stage 2 Pass	Stage 1 pass	Yes	No	Reasonable for residential - Alternative boundary to ST7 Unreasonable for employment – Landowner is only willing for Housing		Rejected – Alternative boundary taken forward
984	ST15 Post PPD consultation alternative	yes			200.869	193.02 5	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Reasonable - Post Pub Draft Alt		Rejected – Alternative boundary taken forward
985	ST15 Alternative PPC submission	yes			236.168	163.40 2	Passed Criteria 1-3	Failed but over 35 ha	N/a	Yes	N/a	Unreasonable - Area already covered by site 877 - no new developable area		N/A
986	ST7 Post PPC Officer Recommendation	yes	yes		48.212	47.637	Passed Criteria 1-3	Stage 2 Pass	Stage 1 pass	Yes	No	Reasonable for residential - Alternative boundary to ST7 Unreasonable for employment – Landowner is only willing for Housing		Rejected – Alternative boundary taken forward

987	ST5 York Central Team 2017 Submission	yes	yes			45.498	45.498	Passed Criteria 1-3	Stage 1 Pass	Stage 1 pass	Yes	yes	Reasonable - Alternative boundary to ST5 but superseded by 989		Rejected – Alternative boundary taken forward
989	ST5 York Central Team 2017 Submission 2	yes				82.833	82.833	Passed Criteria 1-3	Stage 1 Pass	N/a	Yes	N/a	Reasonable for housing and employment allocations - Allocated as ST5	ST5	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location – See Appendix K Part 2

Published Technical Officer Comments Grouped by allocation, alternative and other

- 4.6 As set out in this note, the site selection process and technical officer comments on the evolution of sites has been iterative. The following tables group the strategic sites and alternatives by site and signpost to the relevant reports where technical officer comments can be found. A table is also provided to set this out for the other on individual sites.
- 4.7 Not all site allocation boundaries are included in the tables if they are below 35 ha and were therefore outside of search for sites over 35ha. For clarity, the boundary site reference and it's site size is referenced separately.
- 4.8 For the avoidance of doubt, reference is made to:
- SSP = Site Selection Paper (2013) [SD072A & B]
 - FSC = Further Sites Consultation (2014) [SD0125A & B]
 - SSPAD = Site Selection paper Addendum (2014) [SD073]
 - PSC = Preferred Sites Consultation (2016) [SD018]
 - SHLAA17 = Strategic Land Availability Assessment (2017) [SD053 & SD054]
 - SHLAA18 = Strategic Land Availability Assessment (2018) [SD049A & B]
 - Executive report and Annexes January 2018 [SD028B & C]
 - Sustainability Appraisal Appendix I (2018) [CD009B]
 - Sustainability Appraisal Appendix K (2018) [CD009C]
 - Sustainability Appraisal Addendum (2018) [CD011]
 - Sustainability Appraisal of Proposed Modifications (2019) [EX/CYC/24]

Table 2: ST1: British Sugar

Allocation: Site ref 295 for 46.3 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
196	British Sugar Site	Call for Sites (2012)	No	<ul style="list-style-type: none"> • Site Selection Paper (2013) • Further Sites Consultation (2014) 	SA Appendix I, Part 1 (2018) Appendix K, Part 2, (2018) Page K184
295	Amalgamated Sites at British Sugar	Amalgamated Site following Call for sites.	Yes - ST1	<ul style="list-style-type: none"> • Site Selection Paper Addendum (2014) 	
909	British Sugar Manor School PSC Submission	Preferred Sites Consultation (2016)	No	<ul style="list-style-type: none"> • Preferred Sites Consultation (2016) • SHLAA (2017), Annex 2 	

Table 3: ST5: York Central

Allocation: Site ref 989 for 35 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
293	York Central	Call for Sites 2012	No	<ul style="list-style-type: none"> • Site Selection Paper (2013) 	Appendix I, Part 1
675	York Central	Historic Site included in SSP (2013)	No	<ul style="list-style-type: none"> • Further Sites Consultation (2014) 	Appendix K, Part 2
906	York Central PSC Boundary	PSC (2016)	No	<ul style="list-style-type: none"> • Site Selection Paper Addendum (2014) 	
987	ST5 York Central Team 2017 Submission	PPC Site Submission (2017)	No	<ul style="list-style-type: none"> • Preferred Sites Consultation (2016) 	
989	ST5 York Central Team 2017 Submission 2	PPC Site Submission (2017)	Yes - ST5	<ul style="list-style-type: none"> • SHLAA (2017), Annex 2 	

Table 4: ST7: Land east of Metcalfe Lane

Allocation: Site ref 850 for 34.5 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
104	Land south of Stockton Lane, York	Call for Sites 2012	No	<ul style="list-style-type: none"> • Site Selection Paper (2013) • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) • Preferred Sites Consultation (2016) • SHLAA (2017), Annex 2 	SA Appendix I, Part 1
315	Amalgamated sites South of Stockton Lane	Amalgamated Site in SSP (2013)	No		SA Appendix K, Part 2
699	Amalgamated Development Sites East of Metcalf Lane	Amalgamated Site in SSP (2013)	Yes – at Preferred Options Stage. Superseded by site 850		
876	ST7 South	PSC (2016)	No		
911	ST7 Alternative	PSC (2016)	No		
912	ST7 Alt Stockton Lane to Bad Bargain Lane	PSC (2016)	No		
933	ST7 Alt boundary	FSC (2014)	No		
981	ST7 PPC Alternative Boundary for 1225 Homes	PPC Site Submission (2017)	Alternative		
986	ST7 Post PPC Officer Recommendation	Post PPC Officer Recommendation (2017)	Alternative		

Table 5: ST8: North of Monks Cross

Allocation: Site ref 849 for 39.5 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
190	Land North of Monks Cross	Call for Sites 2012	No	<ul style="list-style-type: none"> • Site Selection Paper (2013) • Further Sites Consultation (2014) 	Appendix I, Part 1
329	Amalgamated sites North of Monks Cross	Amalgamated Site in SSP (2013)	Yes – at Preferred Options Stage. Superseded by site 849		Appendix K, Part 2, Page 189

691	Amalgamated East of Monks Cross	Amalgamated site on SSP (2013)	No	<ul style="list-style-type: none"> • Site Selection Paper Addendum (2014) • Preferred Sites Consultation (2016) • SHLAA (2017), Annex 2 	
849	Revised north of Monks Cross	Officer Discussion	Yes - ST8		
905	ST8 Alternative boundary	PSC (2016)	Alternative		
913	ST8 Alt with nature reserve to east and sports to west	PSC (2016)	Alternative		
914	ST8 Alt with Land to North and nature Reserve to east	PSC (2016)	Alternative		

Table 6: ST14: West of Wigginton Road

Allocation: Site ref 848 for 55 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
89	Clifton Gate	Call for Sites 2012		<ul style="list-style-type: none"> • Site Selection Paper (2013) • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) • Preferred Sites Consultation (2016) • SHLAA (2017), Annex 2 	Appendix I, Part 1 Appendix K, Part 2, Page 189
205	Rawcliffe Moor Farm	Call for Sites 2012			
216	Land at Shipton road (A19), Skelton, York	Call for Sites 2012			
310	Amalgomated Sites North of Clifton Moor	Amalgamated Site at SSP (2013)			
698	Amalgomated Sites at Clifton Moor	Amalgamated site at SSP (2013)	Yes – at Preferred Options Stage. Superseded by site 848		
822	North of Clifton Moor	FSC (2014)	Yes – in aborted draft Local Plan (2014). Superseded by site 848		
836	North of Clifton Moor (Safeguarded)	Officer Discussion post FSC	No		
848	Land to the West of Wigginton Road	Officer Discussion	Yes - ST14		

915	ST14 Alt Option 1 1350 Homes	PSC (2016)	Alternative		
916	ST14 Alt Option 2 1725 Homes	PSC (2016)	No		
949	Land West of Wigginton Road Post PSC Officer Proposal	Post PSC Officer Discussion	Alternative		
974	Alt PPC ST14 Option 1725 Homes	PPC Site Submission (2017)	Alternative		
975	Alt PPC ST14 Option 2200 Homes	PPC Site Submission (2017)	No		

Table 7: ST15: Land West of Elvington Lane

Allocation: Site ref 851 for 159 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
133	Heslington Estate Land	Call for Sites 2012	No	<ul style="list-style-type: none"> Site Selection Paper (2013) 	SA Appendix I, Part 1 (2018)
242	Land South of A64, Heslington	Call for Sites 2012	No	<ul style="list-style-type: none"> Further Sites Consultation (2014) 	SA Appendix K, Part 2, Page 189 (2018)
607	Elvington Airfield	Historic Site included in SSP (2013)	No	<ul style="list-style-type: none"> Site Selection Paper Addendum (2014) 	SA Addendum (2018)
727	South of A64	Call for Sites 2012	Yes – at Preferred Options Stage. Superseded by site 821	<ul style="list-style-type: none"> Preferred Sites Consultation (2016) 	Proposed Modifications SA (2019)
813	Whinthorpe	SF3. Safeguarded FSC (2014)	Yes – SF3 in aborted Local Plan (2014)	<ul style="list-style-type: none"> SHLAA (2017), Annex 2 	
821	Whinthorpe New Settlement	FSC (2014)	Yes – in aborted draft Local Plan (2014). Superseded by site 851	<ul style="list-style-type: none"> Executive Report and Annexes (January 2018) 	
851	Land to the west of Elvington lane	Officer Discussion	Yes - ST15		
877	ST15 alternative	PSC (2016)	Alternative		
924	ST15 Langwith and Elvington Airfield PSC Submission	PSC (2016)	No		

950	Land West of Elvington Lane Post PSC Officer Proposal	Post PSC Officer Discussion	No		
979	ST15 Langwith PPC Submission	PPC Site Submission (2017)	Alternative		
984	ST15 Post PPD consultation alternative	Post PPD Officer Discussion	Alternative		
985	ST15 Alternative PPC submission	PPC Site Submission (2017)	Alternative		

Table 8: ST19: Northminster Business Park

Allocation: Site ref 857 for 15 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
689	Amalagamated Land around Northminster Business park	Amalagamated site in SSP (2013)	Yes – at Preferred Options Stage. Superseded by site 857	<ul style="list-style-type: none"> Site Selection Paper (2013) Further Sites Consultation (2014) 	Appendix I, Part 1 Appendix K, Part 2, Page 189
764	Poppleton South	Preferred Options Consultation (2013)	No	<ul style="list-style-type: none"> Site Selection Paper Addendum (2014) Preferred Sites Consultation (2016) 	
793	Land to the South of Northminster Business Park	Preferred Options Consultation (2013)	No		

Table 9: ST27: University of York Expansion

Allocation: Site ref 852 for 21.5 ha

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
134	Heslington Estate Land	Call for Sites 2012	No	<ul style="list-style-type: none"> Site Selection Paper (2013) 	Appendix I, Part 1
243	Land South of Low Lane, Heslington	Call for Sites 2012	No		

311	Amalgamated Sites South of Heslington	Amalgamated Site in SSP (2013)	No	<ul style="list-style-type: none"> • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) • Preferred Sites Consultation (2016) 	Appendix K, Part 2, Page 189
794	Revised University Expansion	Preferred Options Consultation (2013)	Yes – at Preferred Options Stage. Superseded by site 852		
816	Heslington East University Campus and new extension	Further Sites Consultation (2014)	No		

Alternative sites / Other

Table 10: Former ST10/ SF12: Land at Moor Lane, Woodthorpe

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
148	The Moor Lane 'Zero Carbon' Partnership	Call for Sites 2012	Yes – Net developable area only allocated as ST10 at Preferred Options stage (2013). Changed to safeguarded land (SF12) in aborted Local Plan (2014). Removed at Preferred Sites Consultation stage (2016)	<ul style="list-style-type: none"> • Site Selection Paper (2013) • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) • Preferred Sites Consultation (2016) • SHLAA (2017), Annex 2 • SHLAA (2018) Annex 6 	Appendix I Part 2 Appendix K part 2 Errata Addendum (2018) [CD003] SA Addendum (2018) [CD011]
162	Moor Lane	Call for Sites 2012	n/a		
838	Land to the South of Moor Lane (Alternate boundary)	Preferred Options consultation (2013)	n/a		
839	South of Moor Lane	Preferred Options	n/a		

		consultation (2013)		
880	ST10 Alternative Boundary	Preferred Sites Consultation (2016)	n/a	

Table 11: Former SF1: Land South of Strensall

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
119	Strensall Greenbelt Area	Call for Sites 2012	Yes partly – smaller area allocated for safeguarded land (SF1) in the aborted Local Plan (2014) (site 825 -29ha)	<ul style="list-style-type: none"> • Site Selection Paper (2013) • Further Sites Consultation (2014) Appendix 6 • Preferred Sites Consultation (2016) 	N/a

Table 12: Land at Galtres Garden Village

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
922	Extended Galtres Village	Preferred Sites Consultation (2016)	No	<ul style="list-style-type: none"> • Preferred Sites Consultation (2016) 	Appendix I Part 2 Appendix K part 2
964	Galtres Garden Village	Pre-publication consultation (2017)	No - alternative site	<ul style="list-style-type: none"> • SHLAA (2017 Annex 2) • SHLAA (2018) Annex 6 • Executive January 2018 [SD028c] 	

Table 13: Other sites which passed criteria 1-3

Ref	Site Name	Site Submission Stage	Allocated? Allocation Ref	Published Technical Officer comments	Sustainability Appraisal signpost
76	Duncombe Farm, Strensall	Call for Sites 2012	N/a	Site Selection paper (2013)	N/a
244	Heslington West and East, University of York	Call for Sites 2012	N/a – not submitted for development		
250	North of Knapton/East of the Ring Road	Call for Sites 2012	No	<ul style="list-style-type: none"> • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) See also 779 and 790	See 779 (former ST29) SA Appendix K Part 2 (2018)
289	Heslington West and East, University of York	Call for Sites 2012	N/a – Submitted only for education development		
302	Amalgomated site west of Chapelfields 1	Amalgamated Site	N/a – failed criteria 1-3.		
327	Amalgomated sites between Knapton and Westfield	Amalgamated Site		<ul style="list-style-type: none"> • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) See also 250, 790 and 779	See 779 (former ST29) SA Appendix K Part 2 (2018)
564	North Carlton Farm, Stockton-on-the-forest	Historic Site	See Annex 1 of this Note for technical officer comments.		
694	Amalgamated sites adj Designer Outlet	Amalgamated site	N/a	<ul style="list-style-type: none"> • See site 798 and 800 in Further Sites Consultation (2014) Annex 3 • See site 800 and 873 in Executive 	See site 800/840 in SA Appendix I Part 2 (2018) and Appendix K Part 2.

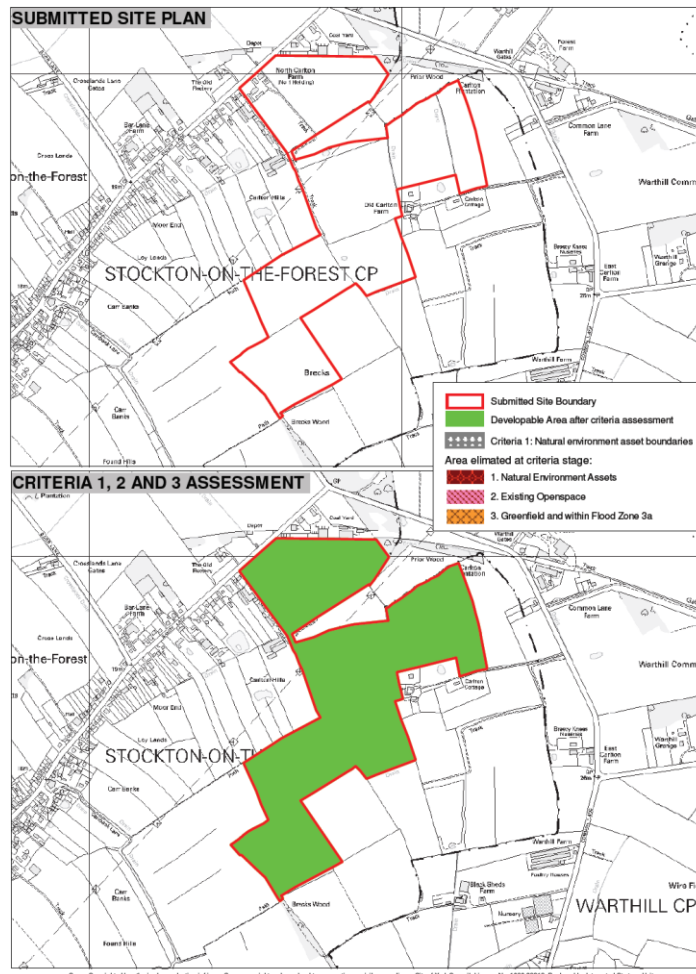
				Report January 2018	
763	Land West of Upper Poppleton	PO Consultation 2013	No	<ul style="list-style-type: none"> • Further Sites Consultation (2014) 	N/a
773	Land North of Skelton Village	PO Consultation 2013	No	<ul style="list-style-type: none"> • Further Sites Consultation (2014) 	N/a
790	Northern Site between Northfields Estate and the ring road	Preferred Options Consultation (2013)	No	<ul style="list-style-type: none"> • Further Sites Consultation (2014) • Site Selection Paper Addendum (2014) (see site 250 and 779) • Preferred Sites Consultation (2016) see site 779 	See 779 (former ST29) SA Appendix K Part 2 (2018)
820	Between Poppleton and A1237	Amalgamated	N/A – Remaining Area after criteria 1-3 is under 5ha.		
835	Harewood Whin (for Solar)	FSC	N/a - Submitted for renewable energy use		
840	South of the Designer Outlet, West of the A19	FSC consultation	N/a	<ul style="list-style-type: none"> • See site 798 and 800 in Further Sites Consultation (2014) Annex 3 See site 800 and 873 in Executive Report January 2018 	See site 800/840 in SA Appendix I Part 2 (2018) and Appendix K Part 2.
871	Land at North Field York	PSC Consultation	N/a - failed criteria 1-3		

Annex 1:
Technical Officer Assessment for
Site 564: Land at Carlton Farm

Carlton Farm, Stockton-on-the-Forest

Source:
Historic Site

Submitted for:
All Uses



Technical Analysis		Evidence / Mitigating Factors		
Criteria 1 – Primary Constraints				
Flood Zone 3b:	No	Flood Risk evidence	N/A	Pass
Historic Character:	No	Landscape Evidence	N/A	
Ancient Woodland:	No	Habitat evidence	N/A	
Regional GI Corridor	No			
Nature Conservation:	No			
SINC:	No			
Local nature Conservation:	No			
Site Size remaining:	40.637			
Criteria 2 – Openspace				
Openspace:	No	Openspace evidence	N/A	Pass
Site Size remaining:	40.637			
Criteria 3 – Greenfield 3a				
Greenfield/brownfield	No	Flood risk Evidence		Pass
Site Size Remaining	40.637			
Criteria 4 – Residential Access to Services				
Failed Criteria 4				Fail
Failed Criteria 4				

Carlton Farm, Stockton-on-the-Forest

TRANSPORT		
Transport/ Highways	<p>PRoW runs through the middle of the site connected to other rural footpaths. Non-frequent bus route runs along Sandy Lane to the north of the site. Access appears to be feasible. Northern boundary links onto Sandy Lane for vehicle connectivity, which is a minor road and likely to require highways improvements. Access to the A64 is to the north within 1.2km but significant junction improvements would be required in order to facilitate a safe junction, onto an already congested stretch of the single carriageway A64. Secondary access required but would link to same road network and cross into East Riding of York Council area. Transport study would be required.</p> <p>Not considered to be sustainable currently as there are no access to services or facilities; provision in the village is limited.</p>	Amber
GEO-ENVIRONMENTAL CONSIDERATIONS		
Contamination	No showstoppers but historic sewage works/management to north and adjacent to the site boundary.	Green
Air Quality	Not in proximity to any AQMAs. No known issues. Standard air quality requirements including electric vehicle recharge infrastructure. Potential impact if traffic accessed primarily onto/off the A64.	Green
Noise	No known issues. Potential impact if traffic accessed primarily onto/off the A64.	Green
Flood Risk	The site is in FZ1. The site is greenfield and therefore runs off rates must be 1.4 l/sec/ha.	Green
Ecology	Site is mainly arable land/improved grassland. Site has no known issues. Carlton Farm is in Higher Level Stewardship for countryside management. Northern boundary adjoins District Corridor 4: Northern Heath. Within 2km of Strensall Common SAC. Impacts in relation to recreational pressure would need to be understood through an HRA. Phase 1 Habitat Assessment required.	Amber
HISTORIC ENVIRONMENT, LANDSCAPE AND DESIGN		
Heritage / Archaeology	<p>No Areas of Archaeological Importance. Conservation Area for Stockton-on-the-Forest within 500m. Northwest corner within 250m of Listed Building - Grade 2; Stamford Bridge Viaduct, Kexby. The Historic Environment Record contains entries for a possible Deserted Medieval Village in the area of Old Carlton Farm as well as field systems/ditches identified from aerial photographs on the SW and N edges of the site. This particular site has not been subject to any archaeological intervention or study. It may include archaeological features at shallow depths relating to late prehistoric- medieval land use and possible occupation.</p> <p>There aren't any known showstoppers within this site boundary. However, the site would need to be subject to the usual full range of archaeological evaluation techniques ahead of any development. This would include desk-based study including aerial photograph study, geophysical survey and evaluation trenching . This may then lead to further archaeological excavation or mitigation by avoidance depending on the results.</p>	Amber
Landscape / Design	<p>Not within an area of historic character and setting. Site is open and arable with existing farm buildings.</p> <p>The shape of the proposed development site is unusual. Site boundary is out of character with the linear pattern of the existing development for the villages of Stockton on the Forest, Warthill (outside CYC boundary) and Holtby which, although expanded, have roughly maintained a linear shape. The boundary of</p>	Red

Technical Officer Assessment
Carlton Farm, Stockton-on-the-Forest

Site: 564

	the site is too close to existing villages to be considered a standalone site and therefore out of character with the clock face of settlements around York. Development here would reduce the distance between Warhill and Stockton on the Forest potentially coalescing the two villageS. Development of the fields on the SW corner of the site boundary i.e. behind the strip fields running from the rear of the buildings on Sandy Lane may require more careful thought or removal from the scheme as these are historic field patterns.	
Openspace/ Recreation	Limited access to openspace within proximity to the existing boundary. Adjacent to private formal gardens. The site has access to the countryside but would require commensurate openspace to be delivered.	Amber
CONCLUSIONS		
Summary	Although of size, the shape of the site boundary would not lead to a standalone village or a village extension but likely coalescence between villages. Also likely to incur extensive road network improvements to provide connectivity into road network	
Outcome	Failed Technical Officer Comments	Fail

Availability
Site 564 is an historic site previously considered in LDF. Availability for whole site not confirmed through Local Plan process. Superseded by confirmation of willing landowner for Site 972 (field to north adjacent to Sandy Lane) submitted at Publication Stage for 9.19 hectares.