



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN
2017-2033**

Employment allocations in Policy EC1 Note

August 2022

CITY OF YORK COUNCIL LOCAL PLAN

Employment allocations in Policy EC1 Note, 22 August 2022

1. This note contains site profiles for each employment land site included within Policy EC1 of the City of York Local Plan – Publication Draft (February 2018) [CD001]. The site profiles are presented in the order of appearance in the tables in Policy EC1;
 - Strategic Employment Sites (those over 5ha)
 - Non-strategic Sites (those below 5ha)

2. Included with each site profile is site specific, supporting information on site availability provided by individual landowners/agents along with details of any permissions and current planning applications. In the case of ST37 a full planning history of the site in response to a request from the Inspector during Phase 3 hearings in July 2022.

3. The analysis shows indicates that some floorspace has been permitted contributing to meeting the jobs target identified in the Plan within the Plan period and significant capacity remains. Site E8 is no longer available but it is one of the smallest sites and there is enough flexibility in supply to compensate for this.

	Sq. m Floorspace			
	Identified in EC1	Permitted	Completed	Remaining
ST5: York Central ¹	100,000 B1a	70,000 to 87,693 sq. m B1a)	0	See notes
ST19: Land at Northminster Business Park (15ha)	49,500	5,569	0	43,931
ST27: University of York Expansion (21.5ha) ²	See notes	See notes	See notes	See notes
ST26: Land South of Airfield Business Park, Elvington (7.6ha)	25,080	3,924	0	21,156
ST37: Whitehall Grange, Wigginton Road (10.1ha) ³	33,330	4,742	0	28,588
E8: Wheldrake Industrial Estate (0.45ha) ⁴	1485	0	0	0

E9: Elvington Industrial Estate (1ha)	3,300	0	0	3,300
E10: Chessingham Park, Dunnington (0.24ha)	792	372	372	0
E11: Annamine Nurseries, Jockey Lane (1ha)	3,300	0	0	3,300
E16: Poppleton Garden Centre (2.8ha)	9,240	0	0	9,240
E18: Towthorpe Lines, Strensall (4ha)	13,200	0	0	13,200
Totals		394,336	372	502,444

N.B. The above table takes no account of potential development of ST27: University of York Expansion within the total remaining floorspace to be developed (see footnote 2 below for details)

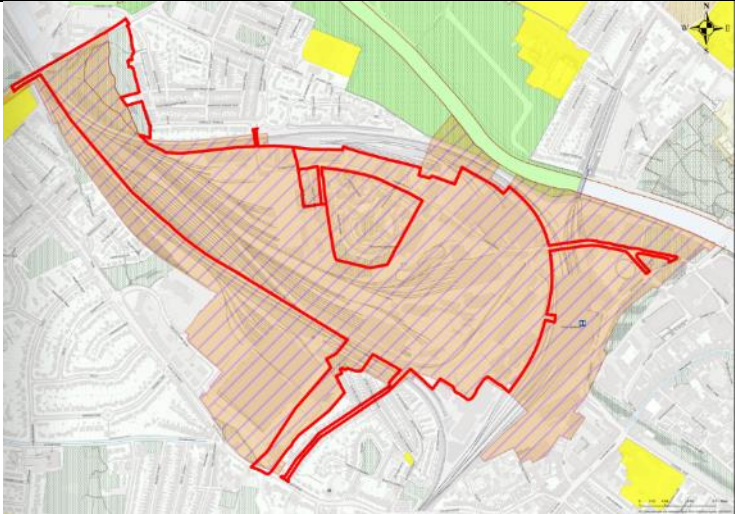
Footnotes

¹ York Central was originally allocated for 100,000 sqm B1a office use - subsequently approval through application 18/01884/OUTM permitted up to 379,729 sq. m of floor space (including up to 2,500 homes (Class C3), between 70,000 sq. m and 87,693 sq. m of office use (Class B1a), up to 11,991 sq. m gross external area (GEA) of retail and leisure uses (Classes A1-A5 or D2), hotel with up to 400 bedrooms (Class C1), up to 12,120 sq. m GEA of non-residential institutions (Class D1) for expansion of the National Railway Museum.

²University of York Expansion site was identified as 21.5ha of land for knowledge-based businesses, no quantum of floorspace was identified and the appropriate development is still under discussion between CYC and University of York.

³Whitehall Grange is currently undergoing construction in connection with applications 19/00855/REMM and 20/01479/FUL for a total of 4,742 sq m of floorspace. However, the planning agent dealing with this site has indicated that there may be potential for future employment uses within the site above the capacity approved.

⁴Land at Wheldrake industrial Estate is now used as a community woodland and is, therefore, not now appropriate for development.

Allocation Reference	ST5		
Site Name/Address	York Central		
Site Overview Site located west of City centre, encompassing York Railway Station, East Coast Main Line, Millennium Green, Memorial Gardens, land along Leeman Road, Station Rise, Wilton Rise.			
Site planning status @ 1 April 2022	18/01884/OUTM approved 24/12/2019		
Site Capacity Available	<p>18/01884/OUTM Approval for mixed-use development of up to 379,729 sq m of floor space (including up to 2,500 homes (Class C3), between 70,000 sq m and 87,693 sq m of office use (Class B1a), up to 11,991 sq m gross external area (GEA) of retail and leisure uses (Classes A1-A5 or D2), hotel with up to 400 bedrooms (Class C1), up to 12,120 sq m GEA of non-residential institutions (Class D1) for expansion of the National Railway Museum.</p> <p>Application site does not cover the whole of the allocation site – 37.97ha gross. Remaining capacity at allocated site excluding red line is 39.11ha gross</p> <p>Allocated employment site size – 100,000 sq m floorspace Quantum of floorspace proposed at 18/01884/OUTM between 70,000 - 87,693sq m of office use (Class B1a). Between 12,307 – 30,000 sq m left for development.</p>		
Appropriate employment uses	B1a	Site size (ha)	35ha (Developable)
Delivery Projections	Work began on site clearance in the first phase of infrastructure works in January 2021. The employment offer is anticipated to mirror the timescales of the residential development (delivery commencing 2024/25) and is likely to align with market and economic drivers.		
Developer / Landowner	Homes England / Network Rail		
Site deemed deliverable?	Yes		

Site Availability and deliverability


<p>Is the site still available based on the capacity assessment? What capacity is remaining?</p>	<p>Application site does not cover allocation site. Remaining capacity at allocated site excluding red line is 39.11ha gross.</p> <p>Although it is accepted that not all of the remaining area is developable due to existing transport infrastructure.</p> <p>Quantum of floorspace proposed at 18/01884/OUTM between 70,000 - 87,693m2.</p> <p>Further sites for B1a identified at - Chancery Rise – 5,265-6,000 sqm GEA [Plot size circa 21,051.31 sqm / 2.11ha]</p> <p>York Station frontage plot – 13,452-13,340 sqm GEA [Plot size circa 25,654.13 sqm / 2.57ha]</p> <p>It is also noted that there is currently (in employment use) Royal Mail site plot – 10,730-11,400 sqm GEA [Plot size circa 7,512.67 sqm / 0.75ha], however at the time of submission of rep, RM confirmed that Leeman Road site is operational and has no plans to close or relocate from it.</p>
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<p>If yes to the above, is the site still available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</p>	<p>E-mail received from CYC Team dealing with York Central as part of the York Central Partnership on 29/06/2022 confirms site is available and deliverable, with development activity progressing, including submission of reserved matters application.</p>
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<p>Is the site available to a single occupier?</p>	<p>No</p>
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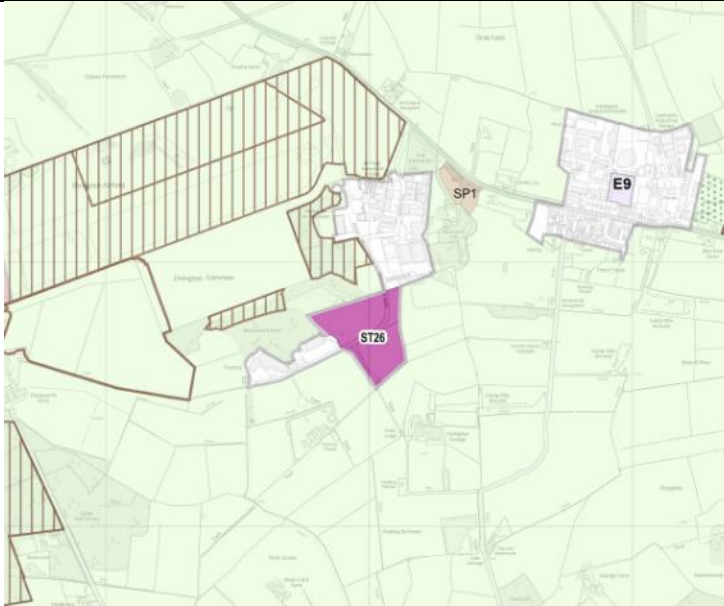
Associated Local Plan – Publication Draft (February 2018) Policy

Policy SS4: York Central
Policy EC1 – this provides details of site size, estimated floorspace capacity and suitable employment uses.

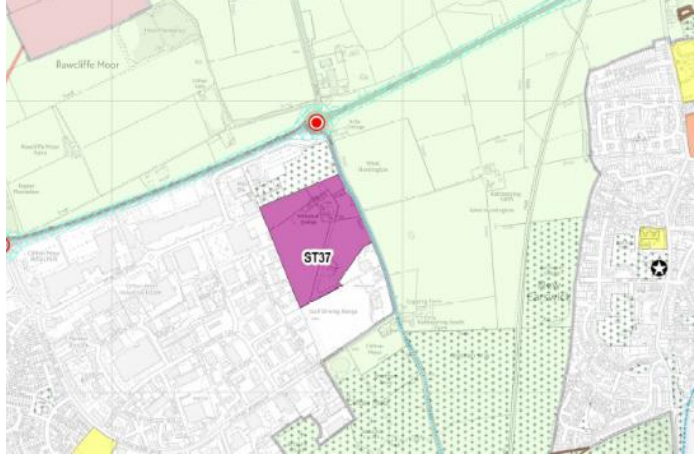
Allocation Reference		ST19	
Site Name/Address		Land south of Northminster Business Park	
Site Overview			
<p>Site located south of the Northminster Business Park to the west of York. The site is currently in agricultural use, bounded by the existing business park N & E, and arable fields to S and W. Nearest settlement is Knapton, access gained by Moor Lane which connects to North Field Lane and A59. Park and Ride facilities located just north of existing business park, Poppleton train station is located nearby with regular train services to York and Harrogate. N.B. Agricultural buildings exist within the allocated boundary.</p>			
Site planning status @ 1 April 2022		<p>21/00796/FULM approved 27/08/2021</p> <p>18/02158/FULM approved 31/05/2019 (superseded by application 21/00796/FULM - see above)</p> <p>18/02919/FULM approved 11/06/2019 - expired 11/06/2022</p>	
Site Capacity Available		<p>21/00796/FULM Approval for distribution facility (B8) including formation of vehicle access onto Glaisdale Road. 5569 sqm gross floorspace (B8) on 3.79ha. Works currently ongoing.</p> <p>15ha – 3.79ha results in 11.21ha left for development</p> <p>18/02158/FULM Approval for new industrial facility (B2/B8 with ancillary office B1a) with access road, parking and landscaping. 1655 sq m gross floorspace of B1/B2/B8 on 0.528 ha site. (Application superseded by 21/00796/FULM - see above)</p> <p>[18/02919/FULM Approval of two storey building (mixed use class B1, B8) and detached workshop with access and parking - Permission expired 11/06/2022].</p>	
Appropriate employment uses		B1c, B2, B8 and suitable for B1a	<p>Site size (ha)</p> <p>15</p>

Delivery Projections	Start and completion of application 21/00796/FULM is anticipated in October 2022. Remainder of allocated site anticipated to be fully developed during remaining Plan period
Developer / Landowner	Northminster Properties Ltd
Site deemed deliverable?	Yes - based on e-mail received from Northminster Properties Ltd on 28/06/2022
Site Availability & deliverability	
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	11.21 ha remaining to be developed after completion of application 21/00796/FULM 43,931 sq m floorspace remaining (i.e. 49,500 sq m – 5,569 sq m)
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	Site is available and deliverable as confirmed by e-mail from Northminster Properties Ltd received on 28/06/2022. A site visit was undertaken in April 2022; it was observed that the necessary site infrastructure was being put in place to enable delivery. N.B. 21/00796/FULM application does not cover entire allocated site.
<i>Is the site available to a single occupier?</i>	Yes - if remaining available capacity is taken up by a single occupier. However, the site is more likely to be divided up for multiple occupiers.
Associated Local Plan – Publication Draft (February 2018) Policy	
Policy SS23: Land at Northminster Business Park	


Allocation Reference	ST27		
Site Name/Address	University of York Expansion		
Site Overview Site located south of existing University of York Campus East. Site is greenfield, bounded to N by Low Lane, and S/E by A64.			
Site planning status @ 1 April 2022	No current planning applications		
Site Capacity Available	21.5		
Appropriate employment uses	B1b	Site size (ha)	21.5
Delivery Projections	TBC		
Developer / Landowner	University of York		
Site deemed deliverable?	Yes		
Site Availability & deliverability			
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	Yes – all 21.5 ha of allocated land remains available		
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	An e-mail received from O'Neill Associates (Agents for University of York) on 28/06/2022 provided confirmation that this site is available and deliverable for the University		
<i>Is the site available to a single occupier?</i>	Yes		
Associated Local Plan – Publication Draft (February 2018) Policy			
Policy SS22: University of York Expansion			


Allocation Reference	ST26		
Site Name/Address	Land South of Airfield Business Park		
Site Overview	 <p>Site is located south of Elvington Airfield Business Park, to the SE of York. Site was part of RAF Elvington before it was decommissioned. Currently used for agricultural purposes. Site is surrounded by agricultural land aside from road forming northern boundary - Brinkworth Rush and track W of site serving wider agricultural land.</p>		
Site planning status @ 1 April 2022	18/02839/FULM approved 11/07/2019		
Site Capacity Available	<p>18/02839/FULM Approval for the erection of a two-storey industrial building (mixed B1, B2, B8) with access and associated parking. 3,924 sqm gross internal floorspace (696 sqm office (B1) / 2717sqm (B2) / 511sqm (B8)) on 0.4 ha. No start to development at 01/04/2022</p> <p>7.6 ha – 0.4 ha would result in 7.2ha left for development.</p> <p>Please note that there are vacant plots within the existing part of Elvington Airfield Business Park with approx. 0.85 ha remaining with potential for approx. 4300 sq m floorspace (B2/B8). See invalid application 22/00651/FUL for details (invalid as submitted as a variation to original consented application but referred to a different area)</p> <p><i>N.B. York Mailing Ltd Brinkworth Rush adjacent to ST26 now closed and has potential for future use.</i></p>		
Appropriate employment uses	B1b, B1c, B2, B8	Site size (ha)	7.6
Delivery Projections	TBC		
Developer / Landowner	William Birch & Sons Ltd/ Agent Directions Planning (Kathryn Jukes)		

Site deemed deliverable?	Yes
Site Availability & deliverability	
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	Yes - All 7.6 ha capacity available. This would reduce to 7.2 ha when the development proposed through 18/02839/FULM is completed.
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	Based on an e-mail received from Kathryn Jukes (Directions Planning Consultancy Ltd) on 08/07/2022 the site is available and deliverable for employment use. Further, she confirms that the allocated site represents only part of the available land that offers a much larger development opportunity Extant permission 18/02839/FULM for 3924 sq m gross floorspace of B1/B2/B8 on 0.4ha now under construction.
<i>Is the site available to a single occupier?</i>	Yes, if remaining available capacity is taken up by single occupier. However, the site can also be divided for multiple occupiers which is more likely.
Associated Local Plan – Publication Draft (February 2018) Policy	
Policy SS21: Land South of Airfield Business Park , Elvington	

Allocation Reference		ST37	
Site Name/Address		Whitehall Grange, Wigginton Road	
Site Overview	<p>Site is located to the north of York city centre, encompassed by the outer ring road, Clifton Moor Industrial Estate, Clifton Moor Gate and Wigginton Road. Playing pitches which form part of the Roko Health Club are located immediately N, existing B8 and driving range located S.</p>		
			
Site planning status @ 1 April 2022	<p>19/00855/REMM Approval of reserved matters for appearance and landscaping of the approved office building and security gatehouse following outline permission 18/01110/OUTM in relation to use of land as car storage facility, erection of office building and associated infrastructure. B1a (3131 sqm) / B8/Sui Generis - (903 sqm)</p> <p>18/01110/OUTM Approval for demolition of existing buildings, use of land as car storage facility and erection of office building). Works ongoing.</p> <p>20/01479/FUL Approval for the erection of a temporary office for a period of 5no. years and re-cladding of existing barn (708 sq m floorspace (B1a)) Works ongoing.</p>		
Site Capacity Available	<p>Applications cover whole of allocated area 10.1ha with 3,839 sq m B1a (inclusive of temporary consent) and 903 sq m B8/Sui-generis floorspace - this would result in there being no capacity remaining for further development. However, contact with agents, PB Planning, has indicated that there may be potential for future employment uses within the site above the capacity approved through 19/00855/REMM</p>		
Appropriate employment uses	B8	Site size (ha)	10.1
Delivery Projections	Works ongoing as of April 2022		

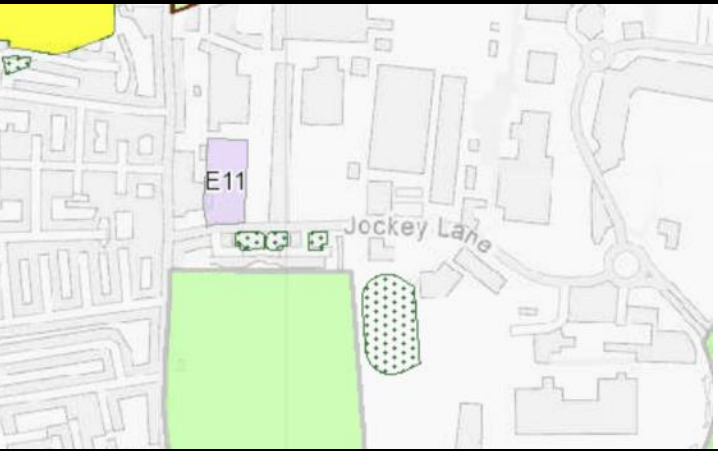
Developer / Landowner	Autohorn Group Ltd/ PB Planning (Agents)
Site deemed deliverable?	Yes - based on e-mail received from PB Planning on 28/06/2022
Site Availability & Deliverability	
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	No, application site covers whole of allocated area (10.1 ha). However, contact from PB Planning has indicated that future additional employment use classes may be possible in future years.
<i>If yes to the above, is the site still available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	Based on an e-mail received from PB Planning on 28/06/2022 the site is under construction. However, additional capacity may be created in future years for other employment uses.
<i>Is the site available to a single occupier?</i>	Yes. Single occupier has submitted application for entire site.
Associated Local Plan – Publication Draft (February 2018) Policy	
Policy SS24: Whitehall Grange, Wigginton Road Policy EC1 – this provides details of site size, estimated floorspace capacity and suitable employment uses.	

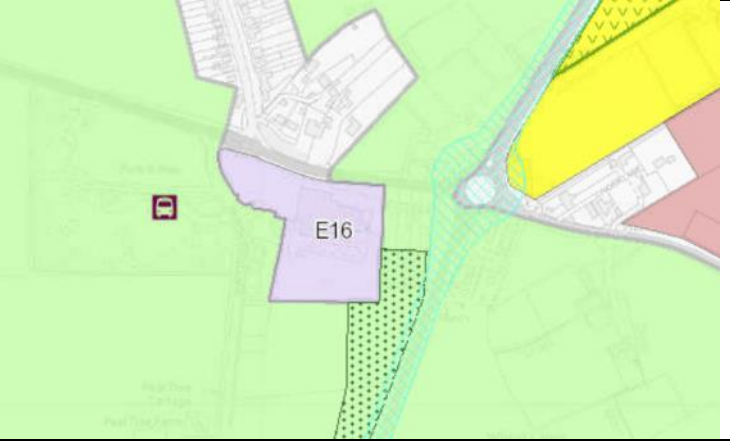
Allocation Reference	E9		
Site Name/Address	Elvington Industrial Estate		
Site Overview	 <p>This is a brownfield site located within the Elvington Industrial Estate situated to the south-east of York. This site sits within Elvington Industrial Estate and provides natural expansion land for existing businesses and is appropriate for mixed industrial use</p>		
Site planning status @ 1 April 2022	None		
Appropriate employment uses	B1b/B1c/B2/ and B8	Site size (ha)	1.0
Delivery Projections	3,300 sq m floorspace over the Plan period		
Developer / Landowner	Owners of Three Oaks York Road Elvington		
Site deemed deliverable?	Yes		
Assessment			
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	1.0 ha/ 3,300 sq m floorspace		
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	Following communication with the landowners confirmation was received by e-mail on 06/07/2022 that this land is still available for development. Access can be gained from York Road separate from the main dwelling and there is an intention to carry out future development of this site.		
<i>Is the site available to a single occupier?</i>	The site is suitable for both single and multiple occupation.		
Associated Local Plan – Publication Draft (February 2018) Policy			
Policy EC1 – this provides details of site size, estimated floorspace capacity and suitable employment uses.			

Allocation Reference		E10	
Site Name/Address		Chessingham Park, Dunnington	
Site Overview			
<p>This is a brownfield site located within the Chessingham Park Industrial Estate on the outskirts of Dunnington village to the east of York. This was one of the remaining undeveloped plots within Chessingham Park Industrial Estate, Dunnington upon allocation – the site is now fully developed.</p>			
Site planning status @ 1 April 2022	<p>Application 16/02777/FUL approved on 18/08/2017 for the erection of a workshop in connection with new builder's yard including hardstanding, parking, storage bays and office space creating 372 sq m gross new internal floor space of Class B2 on site area of 0.178 ha – this development is now fully complete</p>		
Site Capacity Available	<p>None – completion of approved development through application 16/02777/FUL leaves no remaining capacity for future development – completion of site signed off by Building Control in June 2020</p>		
Appropriate employment uses	B1c/B2/ and B8	Site size (ha)	0.24
Delivery Projections	792 sq m floorspace		
Developer / Landowner	B Jeffrey Construction Ltd		
Site deemed deliverable?	Yes – Site completed within Plan period		
Site Availability & Deliverability			
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	<p>372 sq m gross new internal floor space of Class B2 on site area of 0.178 ha has already been delivered within the Plan period. However, the remaining land within the original allocated area is not deemed available following this development.</p>		
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	<p>The site is now assessed as being fully developed – signed off as complete by CYC Building Control in June 2020.</p>		
<i>Is the site available to a single occupier?</i>	<p>Site now occupied by B Jeffrey Construction Ltd</p>		


Associated Local Plan – Publication Draft (February 2018) Policy

Policy EC1 – this provides details of site size, estimated floorspace capacity and suitable employment uses.

Allocation Reference	E11		
Site Name/Address	Annamine Nurseries Jockey Lane		
Site Overview	 <p>This is a greenfield site located within a wider employment area of Monks Cross and mixed uses off Jockey Lane and is situated in the urban area to the north of York. The site has been identified as having potential future expansion of the adjacent factory, or to meet other small scale owner-occupier demand for mixed industrial/commercial use.</p>		
Site planning status @ 1 April 2022	None		
Site Capacity Available	1.0 ha / 3,300 sq m floorspace		
Appropriate employment uses	B1a/B1c/B2/ and B8	Site size (ha)	1.0
Delivery Projections	3,300 sq m floorspace		
Developer / Landowner	Portakabin Ltd (Part of Shepherd Group)		
Site deemed deliverable?	Yes - based on email received from Shepherd Group Properties (representing Portakabin Ltd) on 28/06/2022		
Site Availability & deliverability			
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	Yes – 1.0 ha / 3,300 sq m floorspace		
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	This is a vacant brownfield site adjacent to Portakabin Ltd. It has previously been used as a display area for relocatable portable dwellings and marketing suite by Portakabin Ltd. The land is now fully fenced off and is likely to be used by Portakabin Ltd for future expansion of its industrial processes or office use and confirmed as being deliverable and available following e-mailed details received on 28/06/2022.		
<i>Is the site available to a single occupier?</i>	Yes		
Associated Local Plan – Publication Draft (February 2018) Policy			
Policy EC1 – this provides details of site size, estimated floorspace capacity and suitable employment uses. Please note that this policy will be updated to take account of the revised Use Class Order introduced in September 2020 in due course.			

Allocation Reference	E16		
Site Name/Address	Poppleton Garden Centre		
Site Overview	 <p>This is a mixed greenfield/brownfield site located beyond the York outer ring road to the west of York near to the village of Poppleton. The site is currently operating under the trading name of Dobbies Garden Centre.</p>		
Site planning status @ 1 April 2022	None		
Site Capacity Available	-		
Appropriate employment uses	B1c/B2/ and B8 – may also be suitable for an element of B1a	Site size (ha)	2.8
Delivery Projections	9,240 sq m floorspace		
Developer / Landowner	SGSS TDS		
Site deemed deliverable?	<p>No The site was originally put forward for development during the Local Plan Preferred Options Consultation in July 2013 by the lease holders for either market housing or employment use. It has subsequently been allocated as employment land. Further representations were received supporting this use with the most recent during the Pre-Publication Draft Local Plan Consultation when response was received in October 2017 again supporting employment use. The leasehold was sold in 2019 and the new lease owners are SGSS TDS/Dobbies Garden Centres Ltd. The site is now in use as Dobbies Graden Centre. On this basis the Council consider the land is no longer available for employment use.</p>		
Site Availability & deliverability			
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	-		
<i>If yes to the above, is the site <u>still</u> available for development for employment and why (email from</i>	Ownership of this site has changed hands since it was initially allocated as an employment land site. No further correspondence has been received to either confirm its		

<i>developer etc) and any indication from them on timeframes for an application and details of the latter</i>	inclusion/exclusion as an allocated site. This uncertainty suggest it could be removed from Policy EC1 as a potential employment site. There is, however, space within the site for future expansion or it could be released for alternate use over the Plan period.
<i>Is the site available to a single occupier?</i>	TBC
Associated Local Plan – Publication Draft (February 2018) Policy	
Policy EC1 – this provides details of site size, estimated floorspace capacity and suitable employment uses. Please note that this policy will be updated to take account of the revised Use Class Order introduced in September 2020 in due course.	

Allocation Reference	E18		
Site Name/Address	Towthorpe Lines Strensall		
Site Overview This is a brownfield site located beyond the York outer ring road to the north-east of York adjacent to Strensall Common SSSI The site is currently in use by the DIO as an Army Medical Services Training Centre and is one of the sites identified for release by the MOD in 2016. Current indications are that this site will become available in 2024.			
Site planning status @ 1 April 2022	None		
Site Capacity Available	4 ha / 13,200 sq m floorspace		
Appropriate employment uses	B1c/B2/ and B8	Site size (ha)	4.0
Delivery Projections	13,200 sq m floorspace		
Developer / Landowner	Defence Infrastructure Organisation (DIO)/Agents Avison Young		
Site deemed deliverable?	Yes		
Site Availability & Deliverability			
<i>Is the site still available based on the capacity assessment? What capacity is remaining?</i>	4 ha / 13,200 sq m floorspace (See indicative concept plan below)		
<i>If yes to the above, is the site still available for development for employment and why (email from developer etc) and any indication from them on timeframes for an application and details of the latter</i>	Site is available and deliverable as confirmed by e-mail from Avison Young received on 07/07/2022. This site is anticipated to be made available in 2024 for future development and has been accepted as a future flexible mixed use employment site by the DIO in their previous representation relating to this site. However, they believe that the site is also suitable for B1a and B1b use. See latest representations from DIO for details.		
<i>Is the site available to a single occupier?</i>	Site is suitable for both single and multiple occupation		