

City of York

LDF

Local
Development
Framework

Allocations DPD
Issues and Options

Annex - Map document

January 2008

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Section 1

Draft green belt and settlement limits maps

**York's Draft Greenbelt
Northwest Area Extract**

Legend:

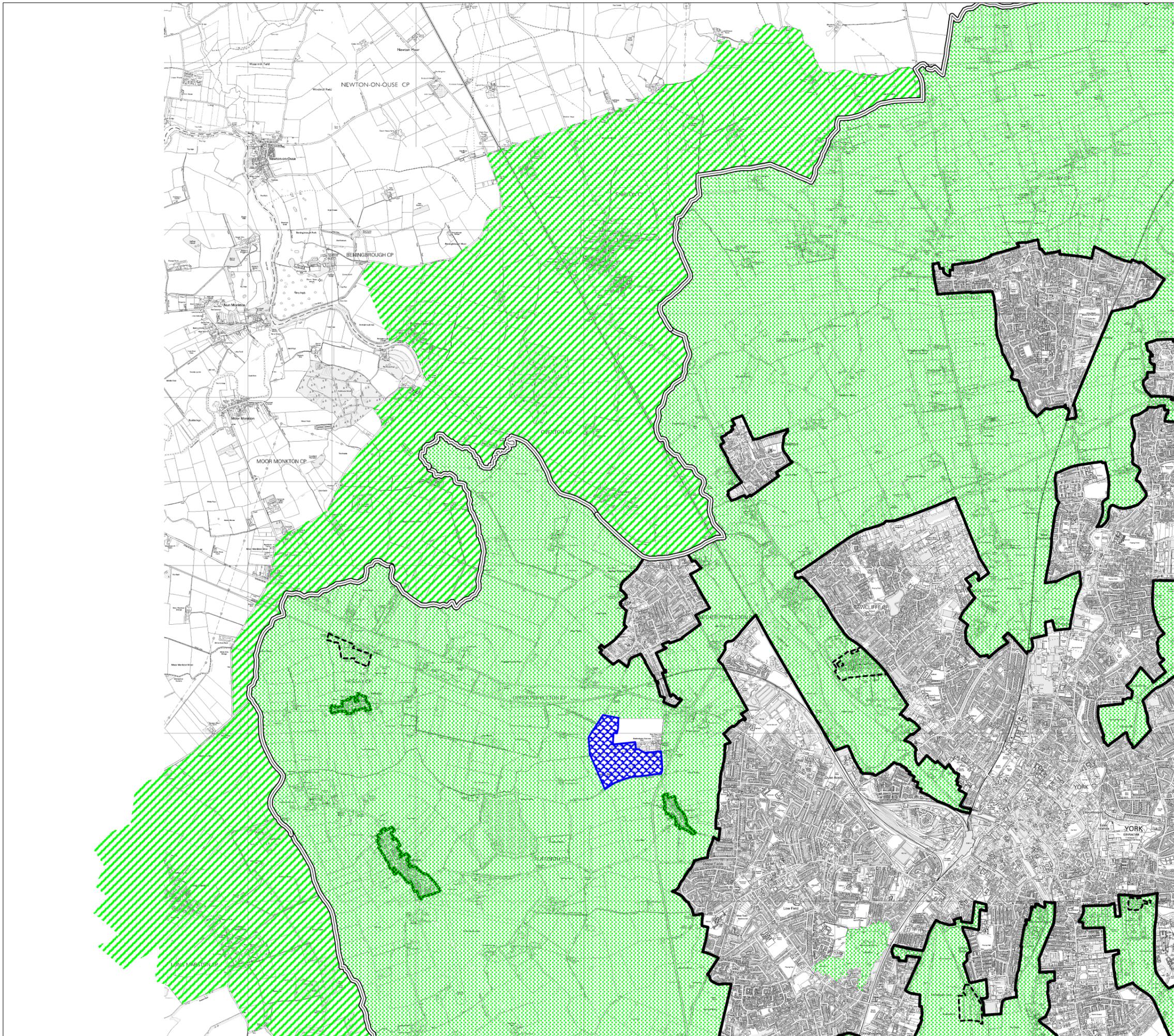
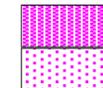
-  York Authority Boundary
-  Draft Greenbelt Boundary
-  Greenbelt extent outside of York Authority
-  Draft Settlement Limit
-  Draft Settlement Limit washed over with Greenbelt
-  Major developed site in the greenbelt (draft)

For Information:

Draft Local Plan - Reserved Land



Draft Local Plan Allocation:
Heslington East



**York's Draft Greenbelt
Northeast Area Extract**

Legend:

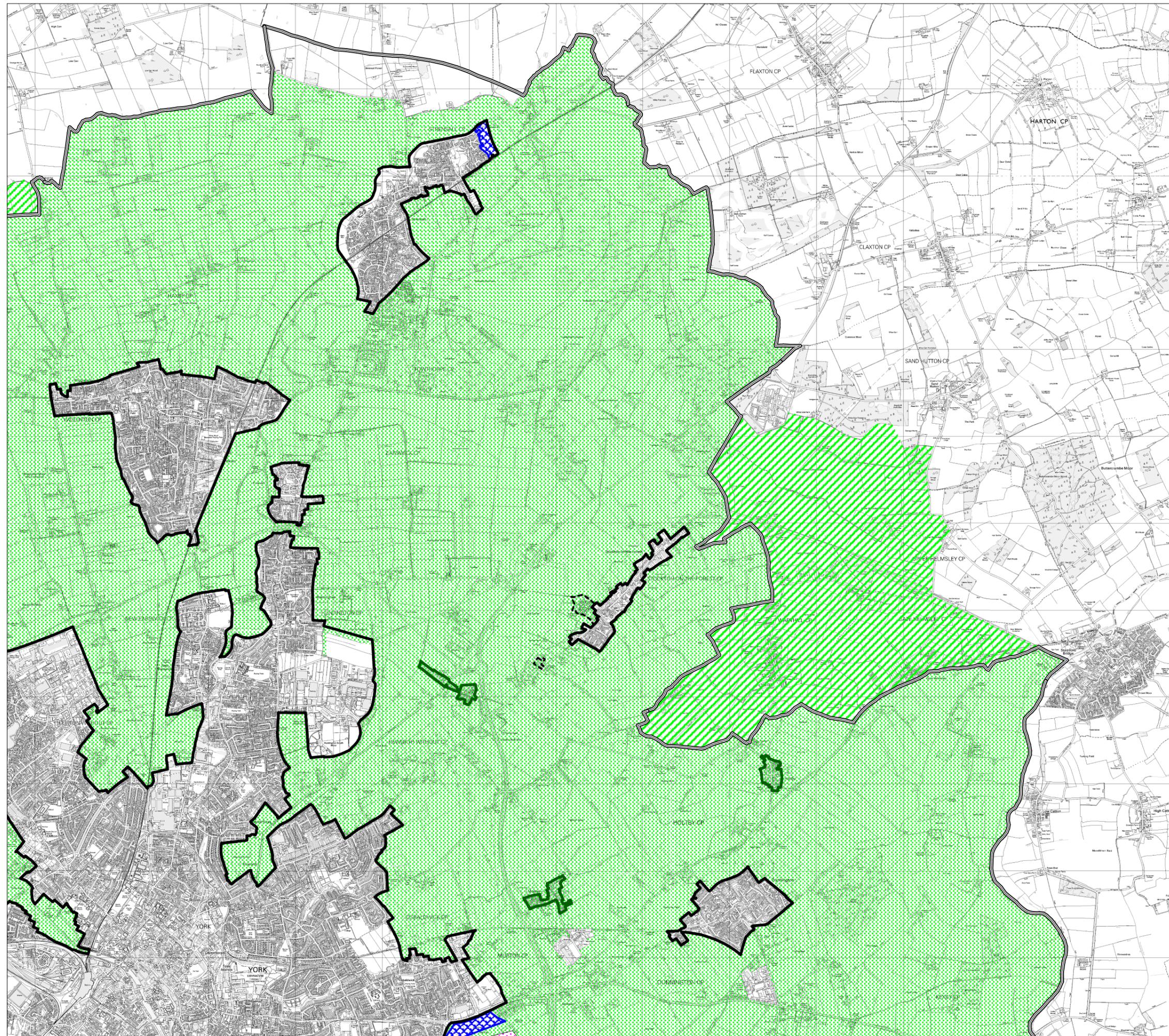
-  York Authority Boundary
-  Draft Greenbelt Boundary
-  Greenbelt extent outside of the York Authority
-  Draft Settlement Limit
-  Draft Settlement Limit washed over with Greenbelt
-  Major developed site in the greenbelt (draft)

For Information:

Draft Local Plan - Reserved Land



Draft Local Plan Allocation:
Heslington East



York's Draft Greenbelt Southeast Area Extract

Legend:

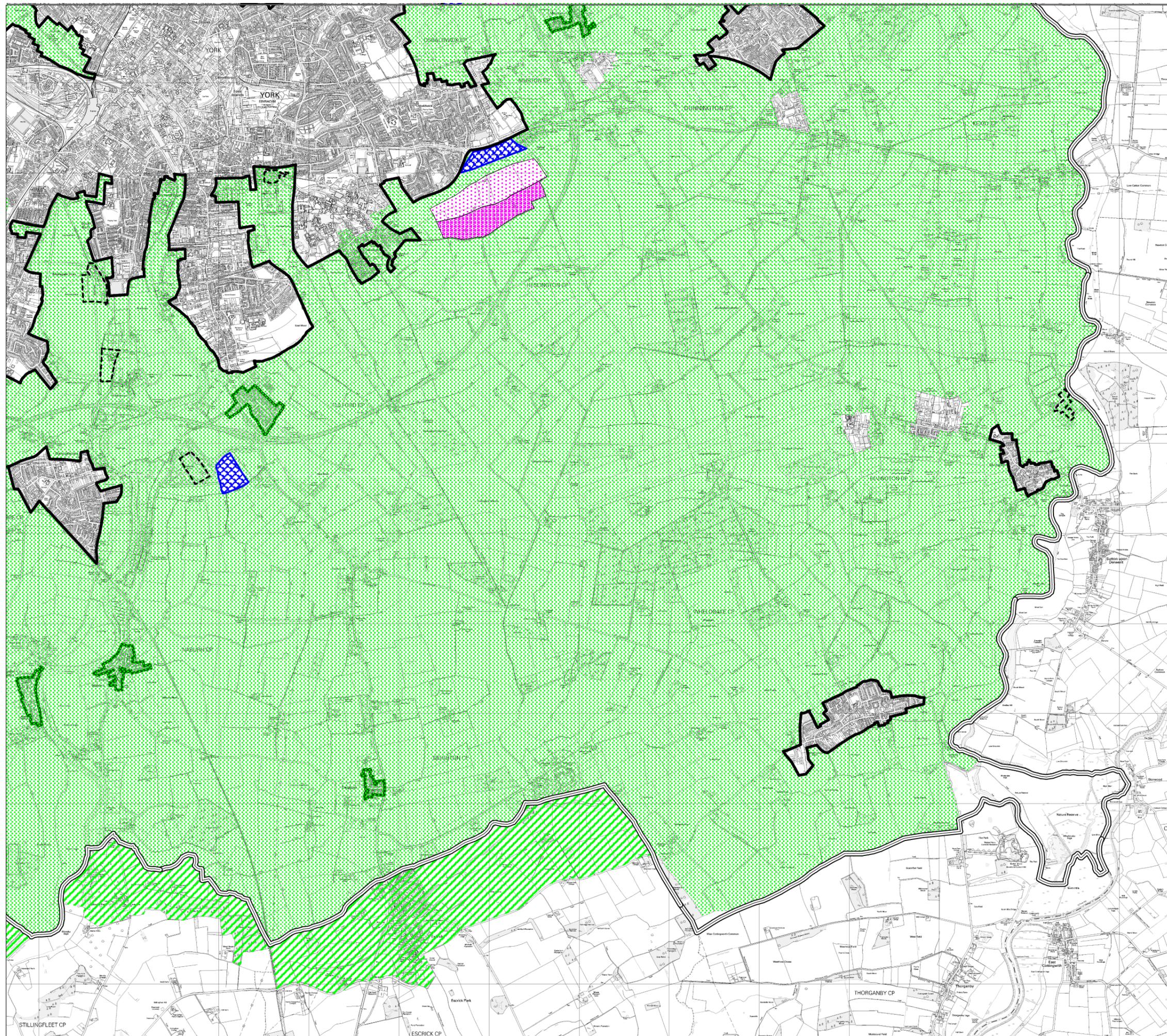
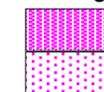
-  York Authority Boundary
-  Draft Greenbelt Boundary
-  Greenbelt extent outside of the York Authority
-  Draft Settlement Limit
-  Draft Settlement Limit washed over with Greenbelt
-  Major developed site in the greenbelt (draft)

For Information:

Draft Local Plan - Reserved Land



Draft Local Plan Allocation:
Heslington East



York's Draft Greenbelt South west Area Extract

Legend:

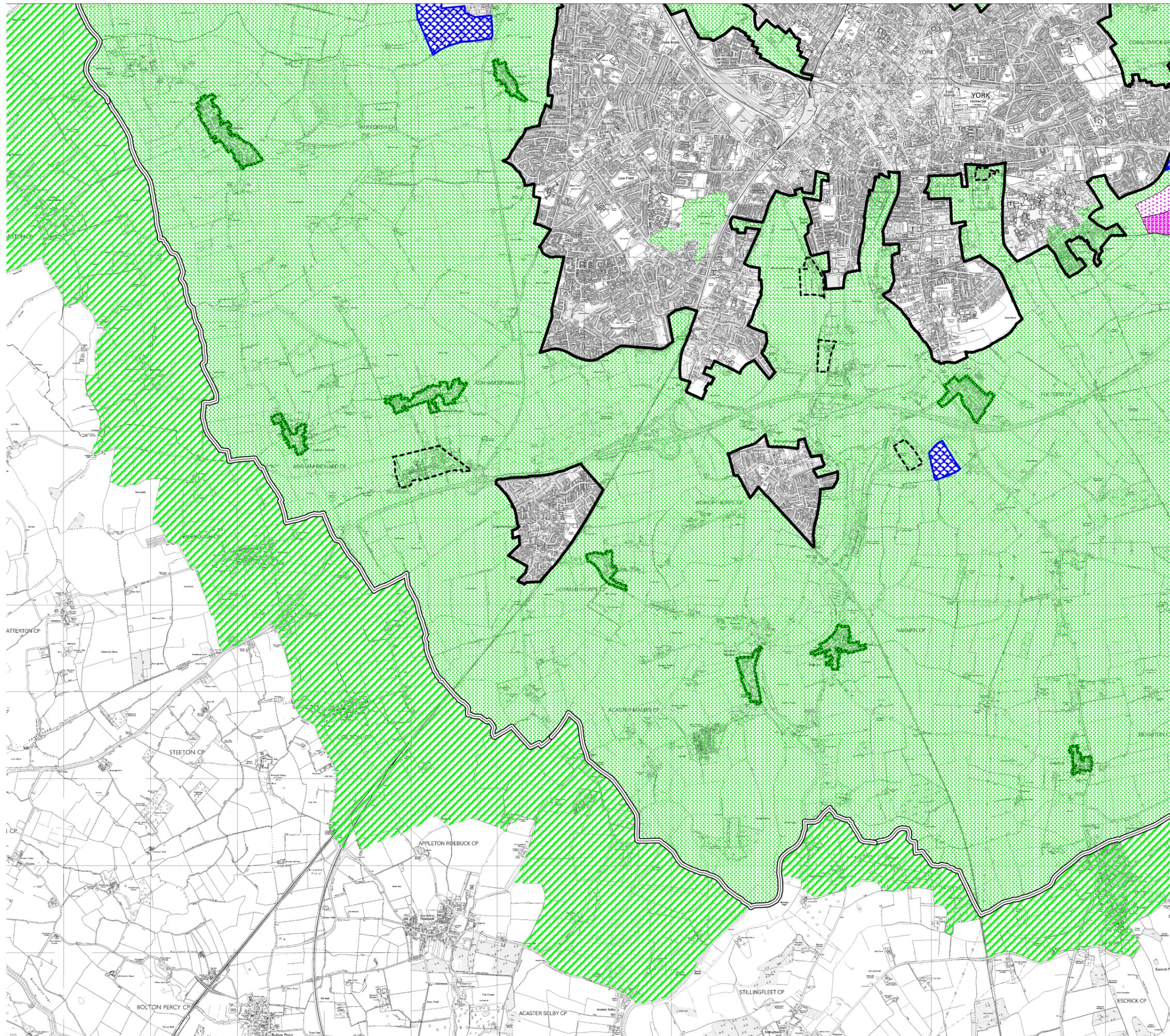
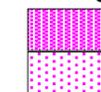
-  York Authority Boundary
-  Draft Greenbelt Boundary
-  Greenbelt extent outside of the York Authority
-  Draft Settlement Limit
-  Draft Settlement Limit washes over with Greenbelt
-  Major developed site in the greenbelt (draft)

For Information:

Draft Local Plan - Reserved Land



Draft Local Plan Allocation:
Heslington East

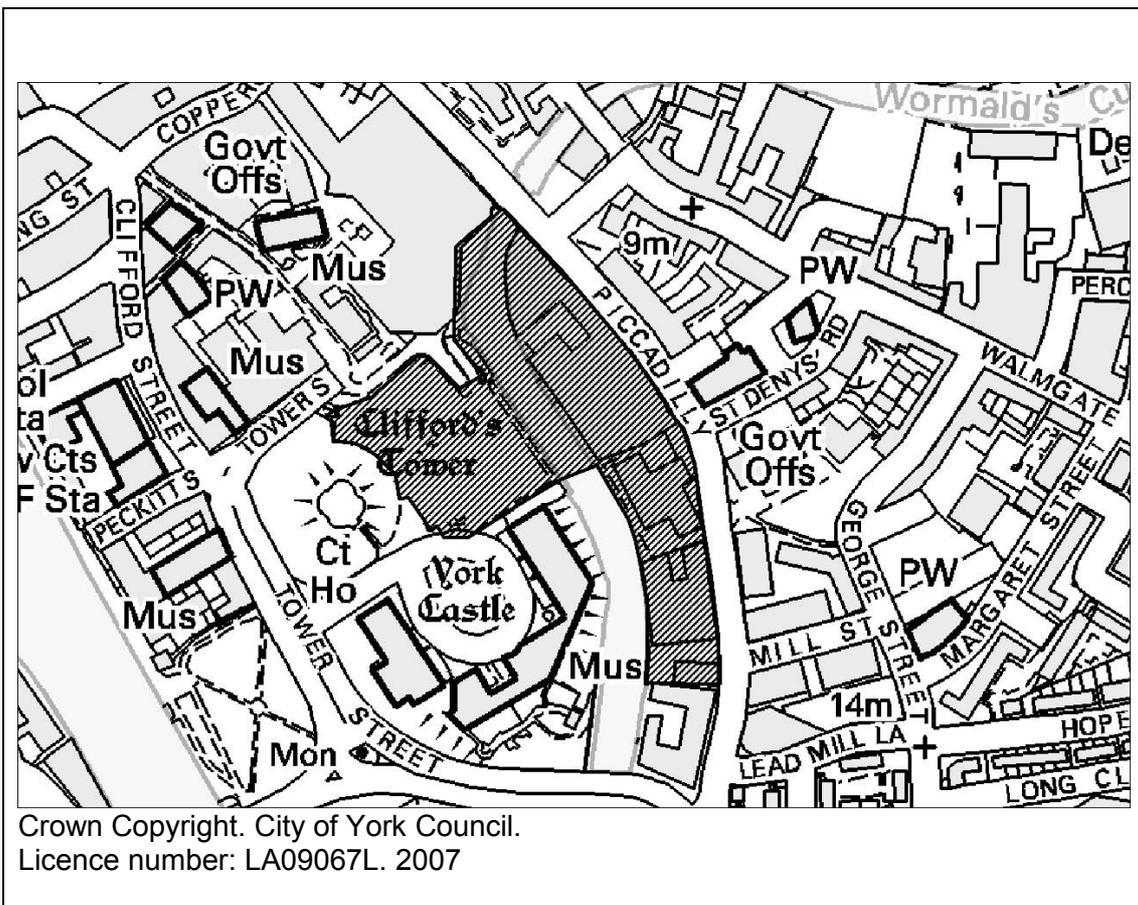


Section 2

Potential housing sites

Site Reference	Site Name
H/001	Castle Piccadilly
H/002	Area North of Trinity Lane
H/003	Peel Street/Margaret Street
H/004	Bonding Warehouse
H/005	Burnholme Working Men's Club
H/006	Rosedale Building, Clifton Park
H/007	MOD Land, Fulford
H/008	Monk Bar Garage
H/009	Reynard's Garage, Piccailly
H/010	15a-c, Haxby Road
H/011	10-18, Hull Road
H/012	York Northwest (York Central site)
H/013	York Northwest (British Sugar site)
H/014	Council Depot, Beckfield Lane, Acomb
H/015	Shipton Street Primary School
H/016	Manor CE School
H/017	Lowfield Secondary School
H/018	1-9, St Leonard's Place
H/019	Parkside Commercial Centre, Terry Avenue
H/020	Land at Bootham Crescent
H/021	Yearsley Bridge Centre
H/022	Terry's Chocolate Factory
H/023	Discus Bungalows – St Anne's Court
H/024	Discus Bungalows – Regent Street
H/025	Discus Bungalows – Faber Street/Richmond Street
H/026	Land around Burdike Avenue, Sutton Way & Lilbourne Drive
H/027	Land of Water Lane, Clifton
H/028	Nestle South
H/029	Land adjacent to 26 & 38 Church Lane, Bishopthorpe
H/030	Land adjacent to 131 Long Ridge Lane, Poppleton
H/031	Land to the rear of surgery at 2a/2b Petercroft Lane, Dunnington
H/032	22, Princess Road, Strensall
H/033	Land behind Netherwoods, Strensall
H/034	Land adjacent to the Brecks/Green Lane, Strensall
H/035	Builders Yard, Church Yard, Bishopthorpe

Site: Castle Piccadilly
Site Reference: H/001
Potential Use: Housing (Mixed use)



Site address:	Castle Piccadilly, Piccadilly, York
Site size (ha):	2.2ha (Total Site area) / 0.3ha (residential element)
Land Owner (if known):	Land Securities, City of York Council and Northminster Properties
Site availability:	CYC land available immediately. Land Securities and Northminster land will need to be secured as part of comprehensive development of area.
Existing use:	Mixture of furniture / second-hand warehouses, offices and car park
Potential use:	Retail-led mixed use development, inc residential (Local Plan allocation included 27 dwellings (90dw/ha).
How site identified:	Through 'City of York Local Plan - 4 th Set of Changes – April 2005' (H1.17) / SHLAA (SHLAA Evidence Base ref: 3)

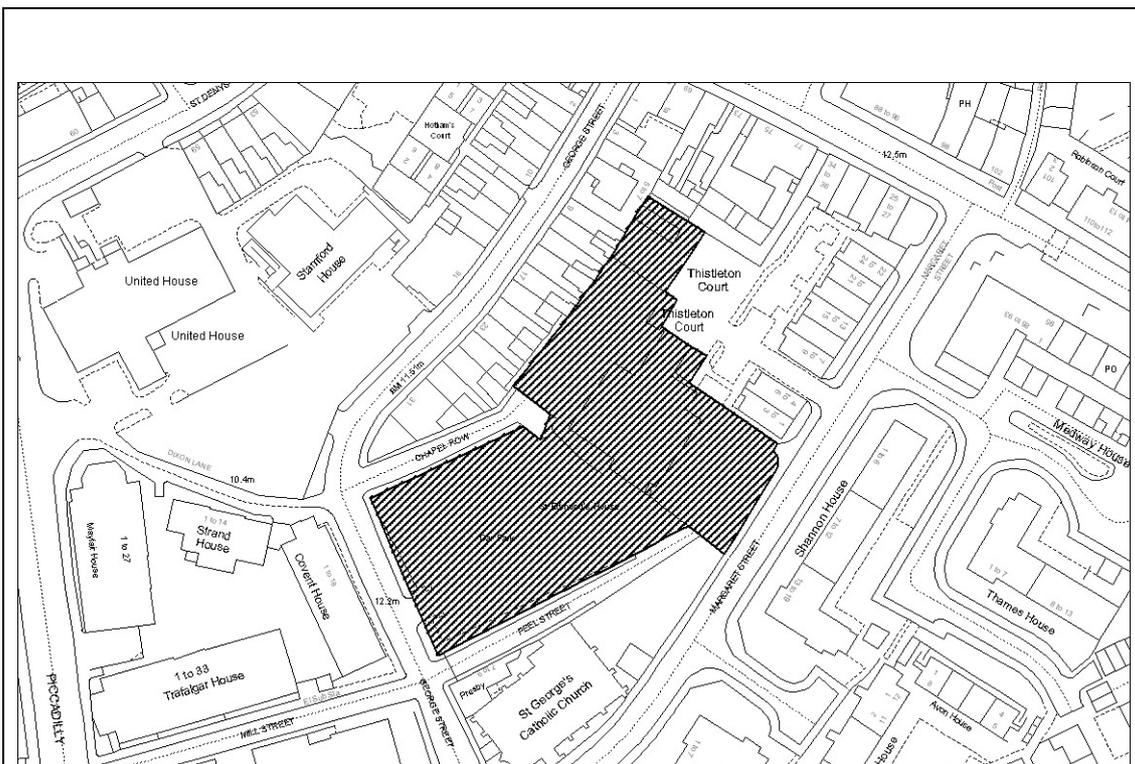
**Site: Area North of Trinity Lane
Site Reference: H/002
Potential Use: Housing**



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Site address:	Trinity Lane, Micklegate, York
Site size (ha):	0.4 (Total Site area) / 0.23 (remaining undeveloped)
Land Owner (if known):	
Site availability:	
Existing use:	Part developed for residential / mixed use.
Potential use:	Local Plan Allocation (H1.18) was for estimated 27 dwellings (68 dw/ha)
How site identified:	Through 'City of York Local Plan - 4 th Set of Changes – April 2005' (H1.18) / SHLAA (SHLAA Evidence Base ref: 4)

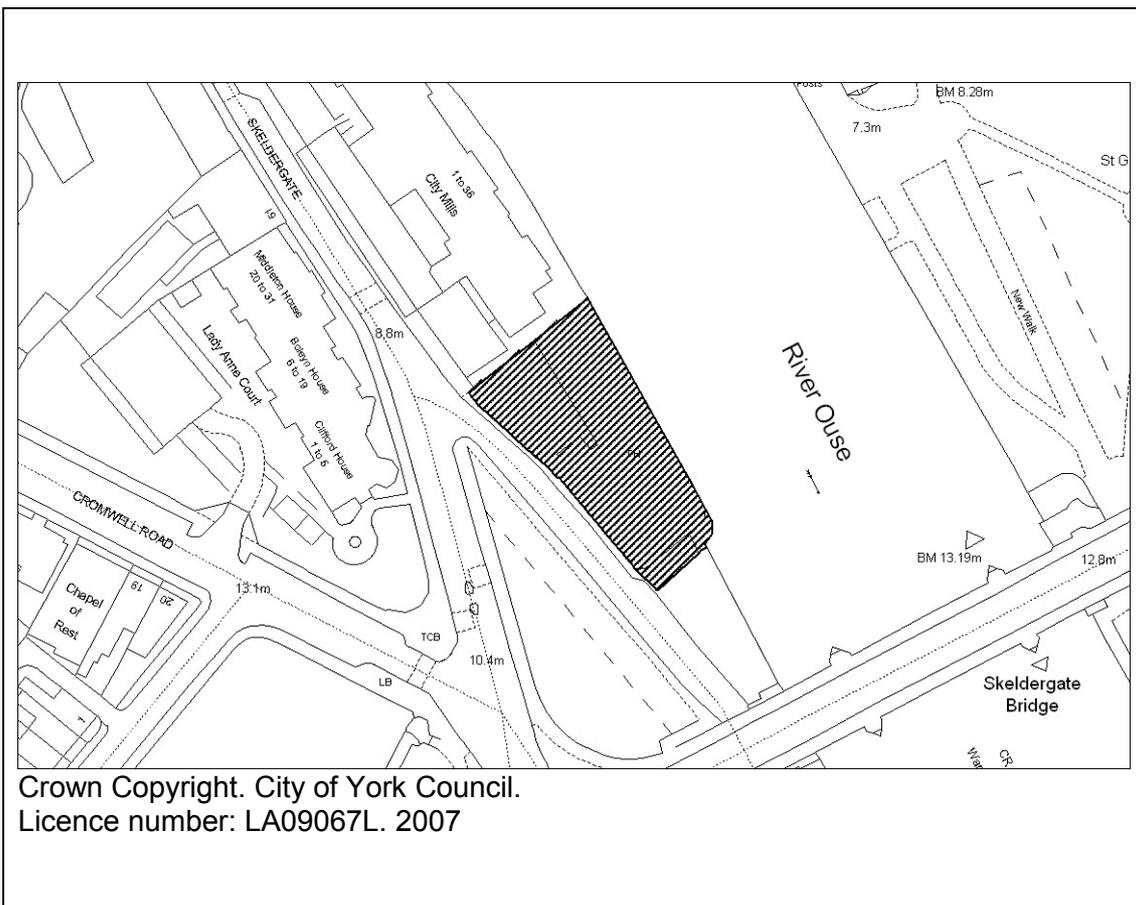
Site: Peel Street / Margaret Street
Site Reference: H/003
Potential Use: Housing



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Site address:	Peel Street / Margaret Street, Walmgate, York
Site size (ha):	0.4ha
Land Owner (if known):	
Site availability:	
Existing use:	Car park
Potential use:	Local Plan Allocation (H1.22) was for estimated 30 dwellings (75 dw/ha)
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.22) / SLHAA (SHLAA Evidence Base ref: 5)

Site: Bonding Warehouse, Skeldergate
Site Reference: H/004
Potential Use: Housing



Site address:	The Bonding Warehouse, Skeldergate, York
Site size (ha):	0.1ha
Land Owner (if known):	Waterfront Developments
Site availability:	
Existing use:	Vacant / derelict – former public house / restaurant.
Potential use:	Local Plan Allocation (H1.30) was for estimated 20 dwellings (200 dw/ha).
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.30) / SHLAA (SHLAA Evidence Base ref: 7)

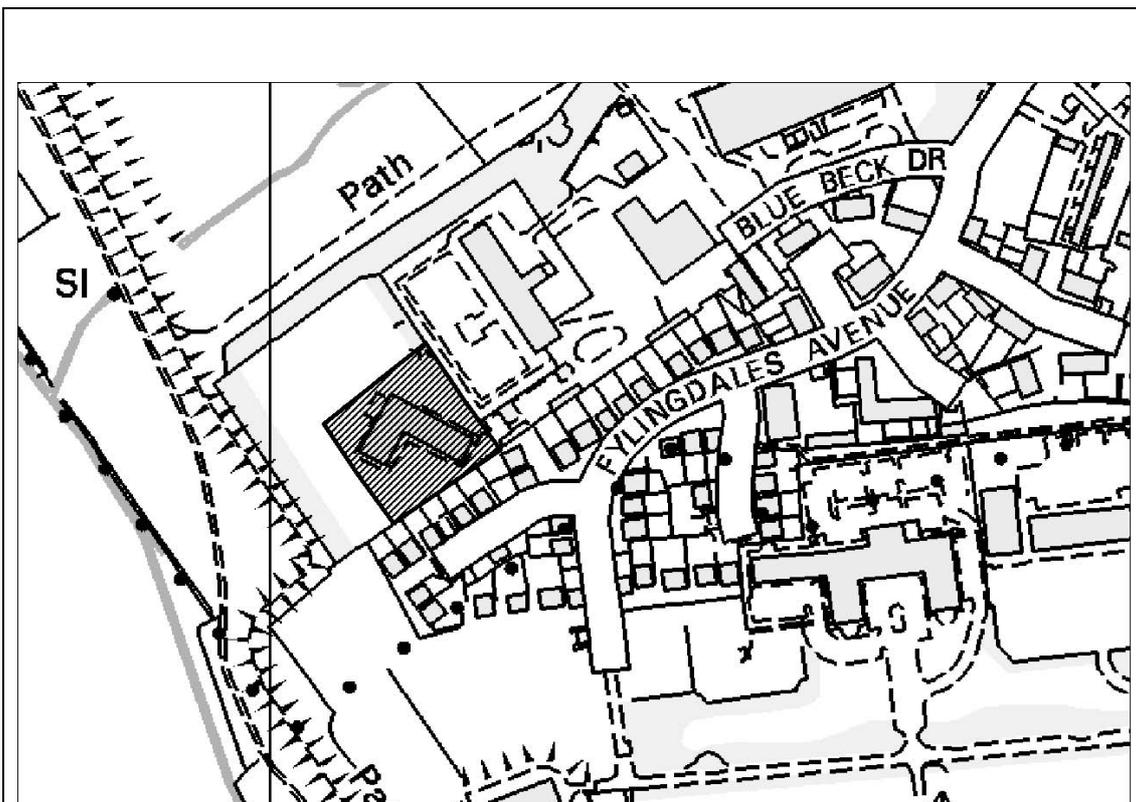
Site: Burnholme Working Men's Club
Site Reference: H/005
Potential Use: Housing



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Site address:	Burnholme WMC, Burnholme Drive, Heworth, York
Site size (ha):	0.4ha
Land Owner (if known):	
Site availability:	
Existing use:	Grounds of Working Men's Club
Potential use:	Local Plan Allocation (H1.32) was for estimated 16 dwellings (40 dw/ha)
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.32) / SHLAA (SHLAA Evidence Base ref: 8)

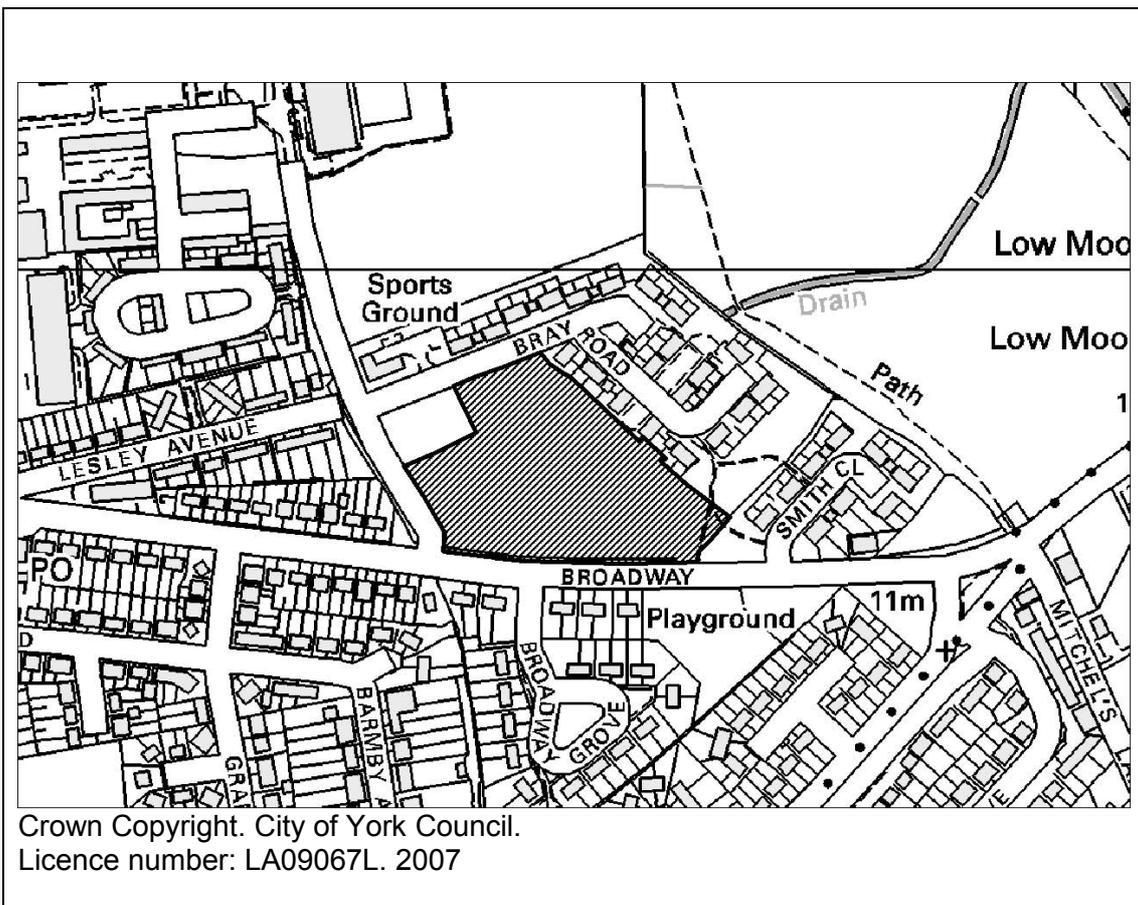
Site: Rosedale, Clifton Park
Site Reference: H/006
Potential Use: Housing



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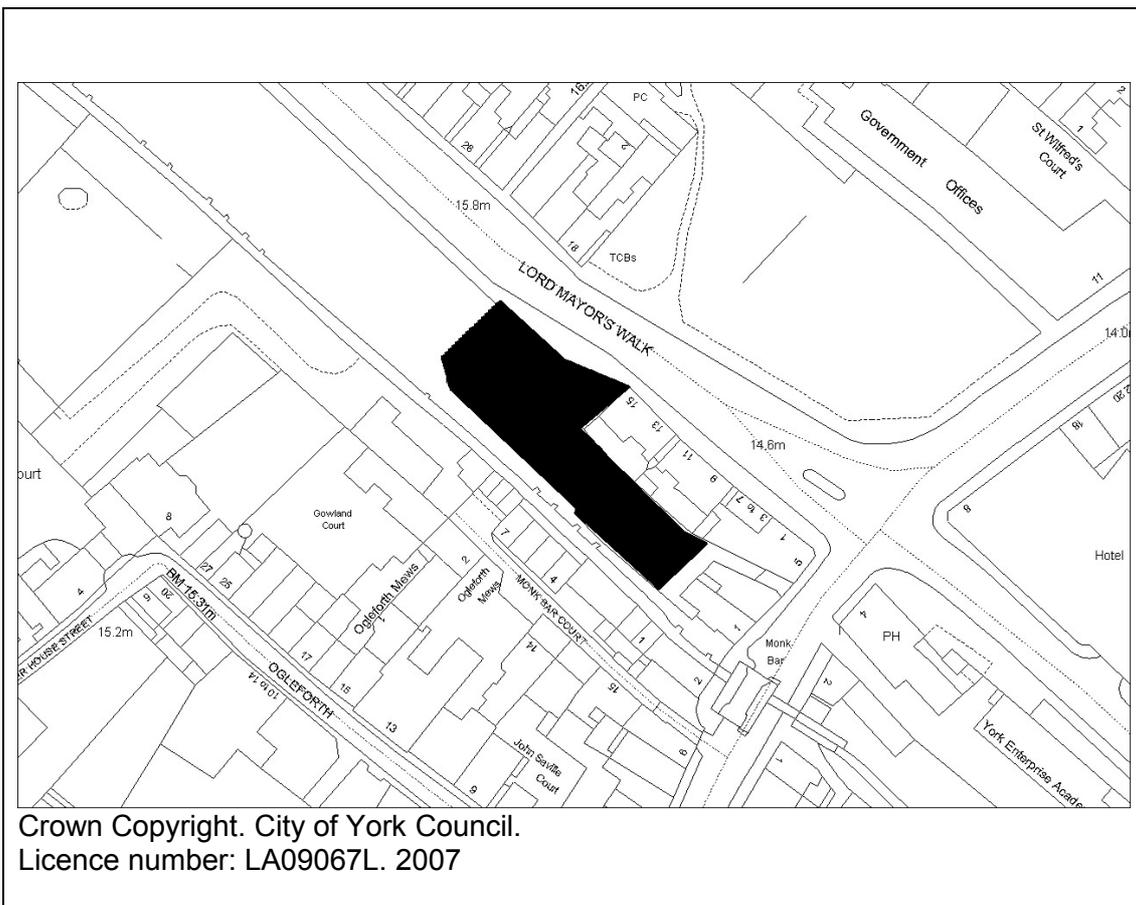
Site address:	Rosedale Building, Clifton Park, Shipton Road, York
Site size (ha):	0.7ha
Land Owner (if known):	
Site availability:	
Existing use:	Former hospital building
Potential use:	Local Plan Allocation (H1.33) was for estimated 8 dwellings (11 dw/ha)
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.33) / SHLAA (SHLAA Evidence Base ref: 9)

Site: MOD Land, Fulford
Site Reference: H/007
Potential Use: Housing



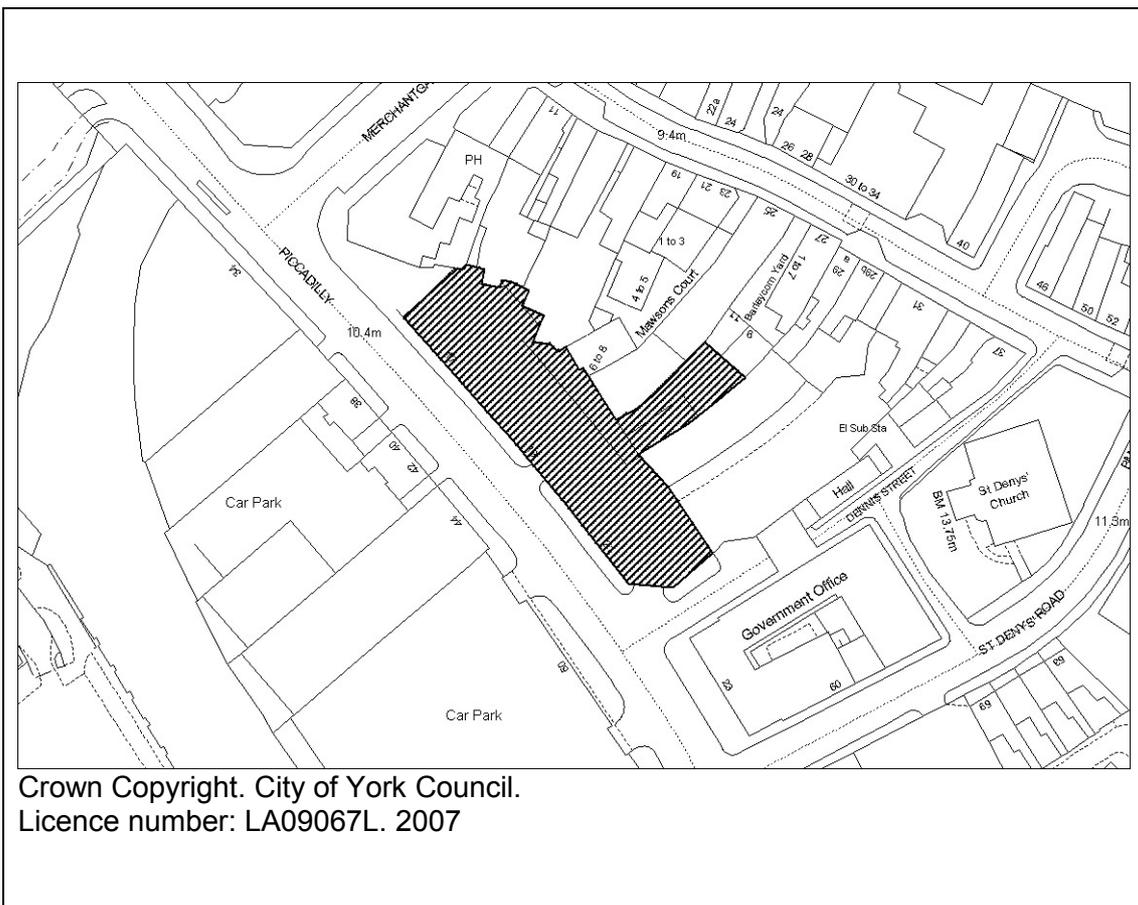
Site address:	MOD Land, Broadway, Fulford, York
Site size (ha):	1.8ha
Land Owner (if known):	
Site availability:	
Existing use:	Grassed area
Potential use:	Local Plan Allocation (H1.37) was for estimated 72 dwellings (40 dw/ha)
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.37) / SHLAA (SHLAA Evidence Base ref: 11)

Site: Monk Bar Garage
Site Reference: H/008
Potential Use: Housing



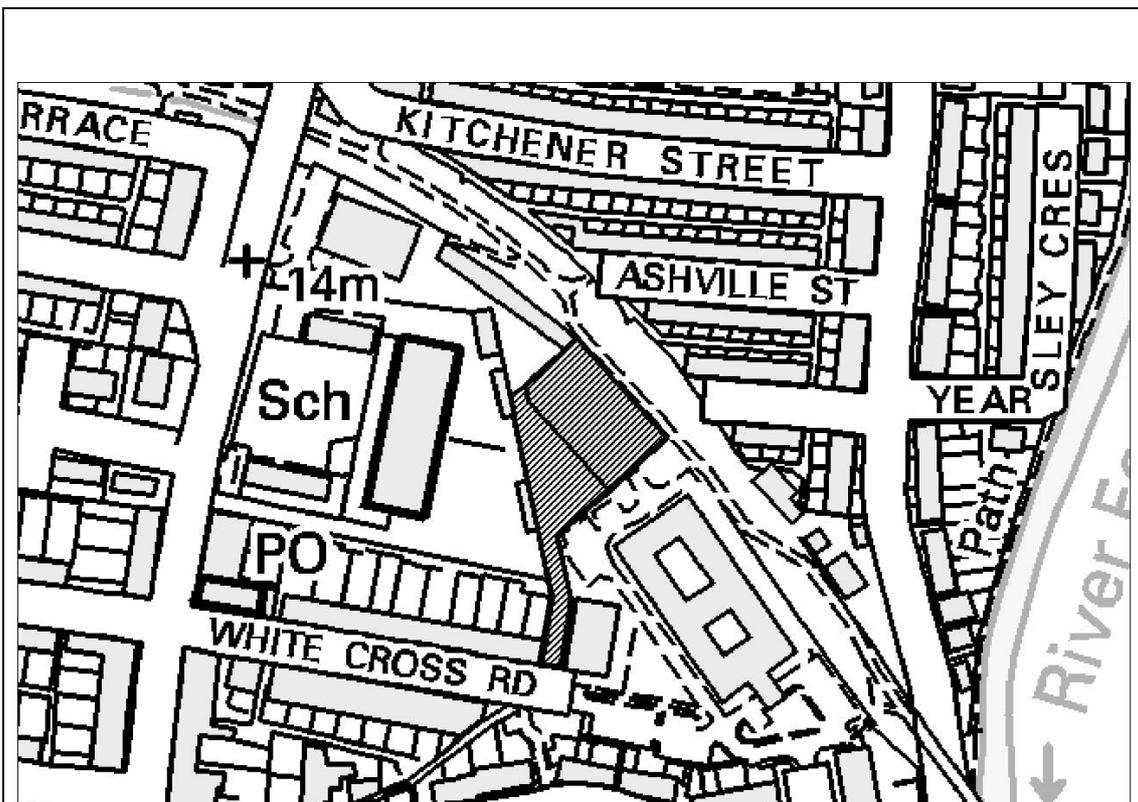
Site address:	Monk Bar Garage, Lord Mayors Walk, York
Site size (ha):	0.1ha
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Commercial / Car repair garage
Potential use:	Local Plan Allocation (H1.38) was for estimated 10 dwellings (100 dw/ha)
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.38) / SHLAA (SHLAA Evidence Base ref: 12)

Site: Reynards Garage, Piccadilly
Site Reference: H/009
Potential Use: Housing



Site address:	Reynards Garage, Piccadilly, York
Site size (ha):	0.10ha
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Former engineering workshop – very run down possibly still in use for storage.
Potential use:	Mixed use including residential and/or retail. Local Plan Allocation (H1.42) was for estimated 10 dwellings (100 dw/ha).
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.42) / SHLAA (SHLAA Evidence Base ref: 13)

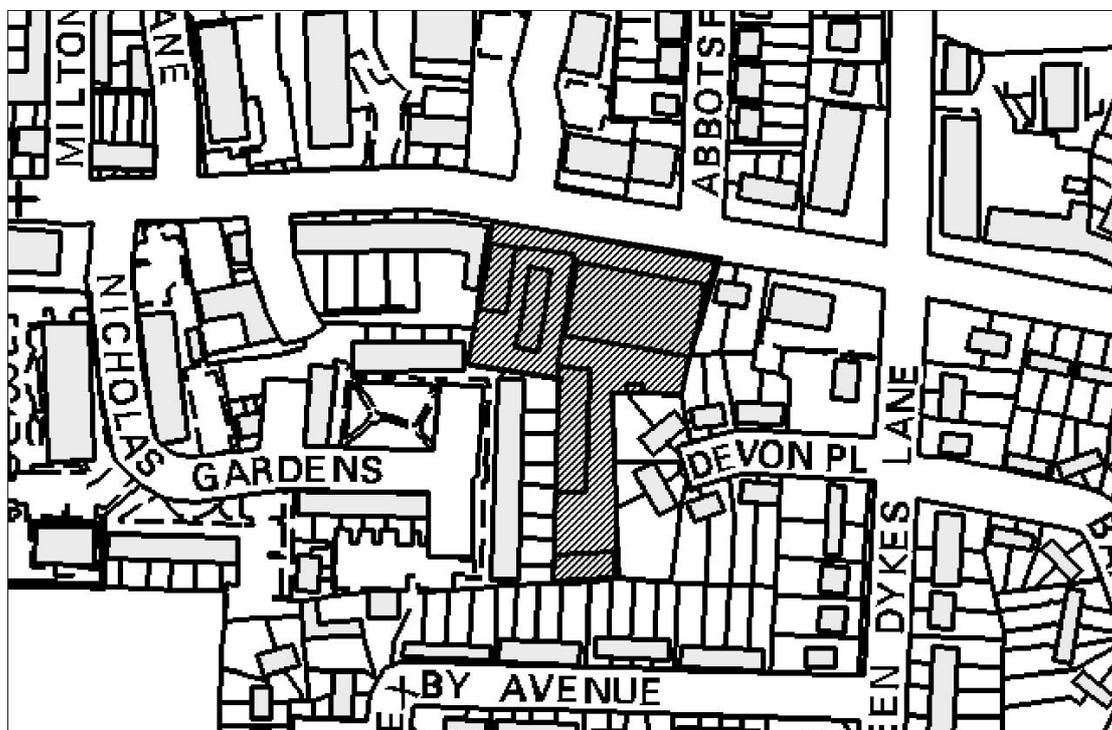
Site: 15a-c Haxby Road
Site Reference: H/010
Potential Use: Housing



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Site address:	15 A-C Haxby Road, York
Site size (ha):	0.30ha
Land Owner (if known):	
Site availability:	
Existing use:	Derelict factory buildings, parking and garaging
Potential use:	Local Plan Allocation (H1.49) was for estimated 10 dwellings (33dw / ha)
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.49) / SHLAA (SHLAA Evidence Base ref: 17)

Site: 10-18 Hull Road
Site Reference: H/011
Potential Use: Housing



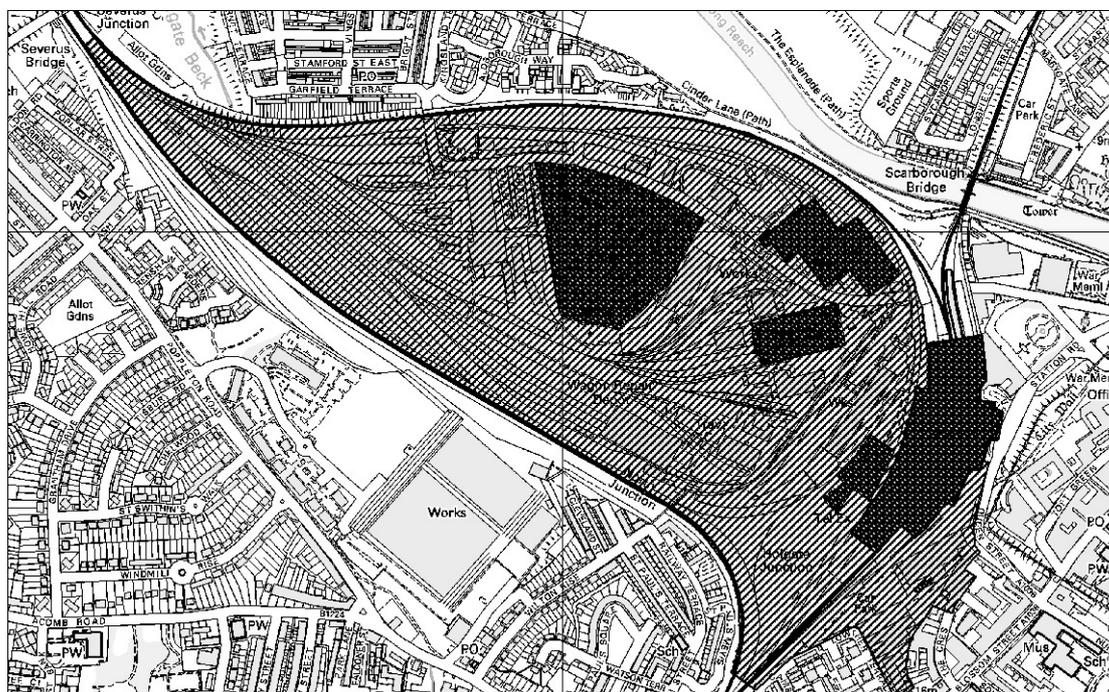
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Site address:	10-18 Hull Road, York
Site size (ha):	0.4ha
Land Owner (if known):	
Site availability:	
Existing use:	Former dairies site (part still in use)
Potential use:	Local Plan Allocation (H1.50) was for estimated 17 dwellings (43 dw/ha).
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (H1.50) / SHLAA (SHLAA Evidence Base ref: 18)

Site: York Northwest (York Central part of site)

Site Reference: H/012

Potential Use: Housing (Mixed use)



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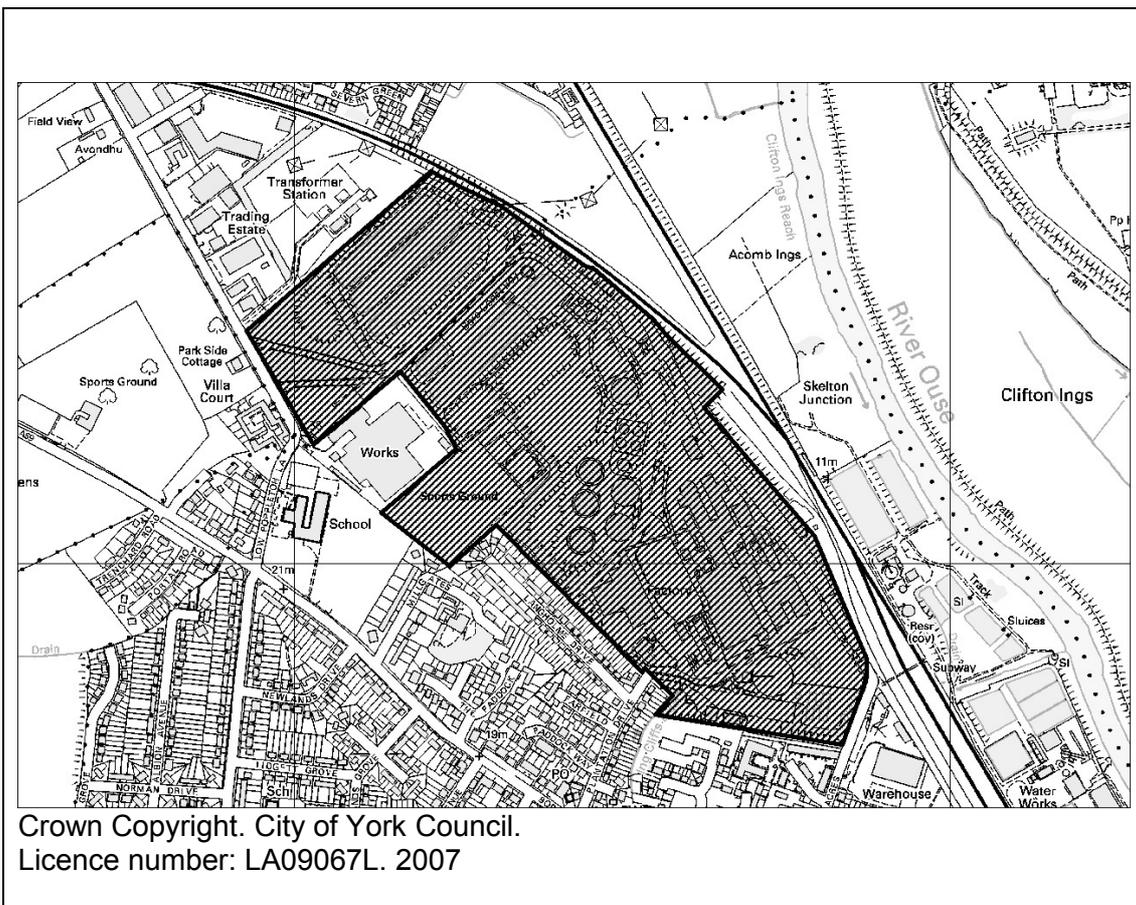
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Existing areas to be retained

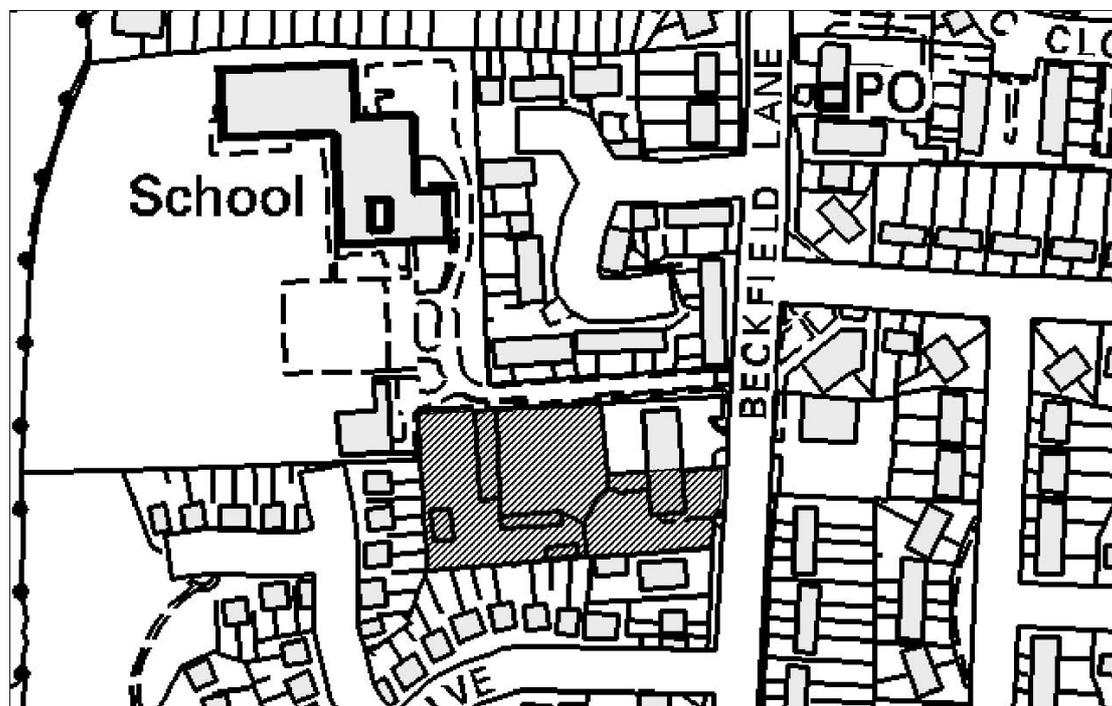
Site address:	York North West (York Central Site) York
Site size (ha):	35 – 37ha
Land Owner (if known):	Approx 20 different owners including Network Rail & National Museum of Science and Industry (National Railway Museum)
Site availability:	
Existing use:	Mixture of uses, inc railway land, business, residential and National Railway Museum
Potential use:	Mixed use with potential for up to a maximum 3000 dwellings. This was an estimated figure in the York Central Planning Brief, March 2004. It does not take into account subsequent emerging site constraints and will be subject to re-assessment as work on the Area Action Plan progresses.
How site identified:	Through 'City of York Local Plan - 4 th Set of Changes – April 2005' (H1.52) / SHLAA (SHLAA Evidence Base ref: 20a)

Site: York Northwest (British Sugar part of site)
Site Reference: H/013
Potential Use: Housing (Mixed use)



Site address:	York North West (British Sugar Site), Boroughbridge Road, York
Site size (ha):	39.5ha
Land Owner (if known):	Associated British Foods (British Sugar)
Site availability:	
Existing use:	Sugar beet processing plant
Potential use:	Mixed use with a broad indicative figure of up to 1325 dwellings assumes 50-75% of the site being used for residential development. The land requirements for housing and other uses will emerge as work on the Area Action Plan progresses. This yield assumption will be reviewed to reflect
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 20b)

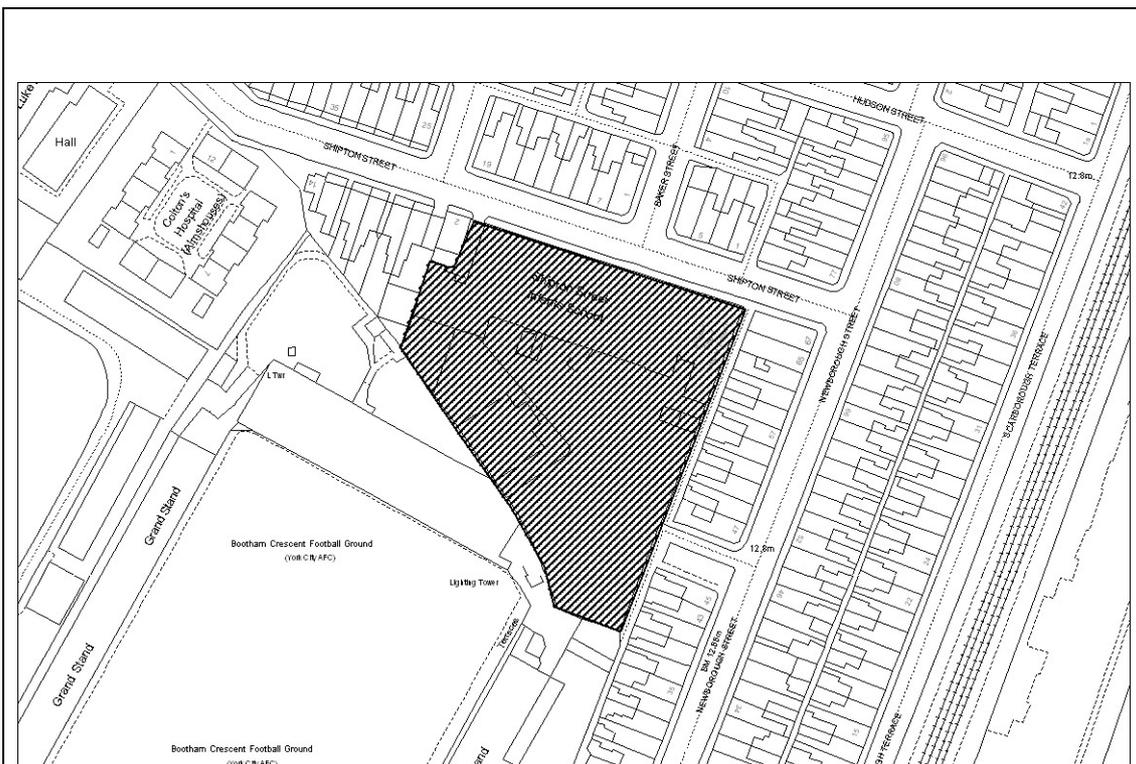
Site: Council Depot, Beckfield Lane, Acomb
Site Reference: H/014
Potential Use: Housing



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Site address:	Council Depot, Beckfield Lane, Acomb, York
Site size (ha):	0.4ha
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Recycling centre (to be relocated)
Potential use:	Application pending for residential development. This is dependent on the relocation of the existing depot.
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 26)

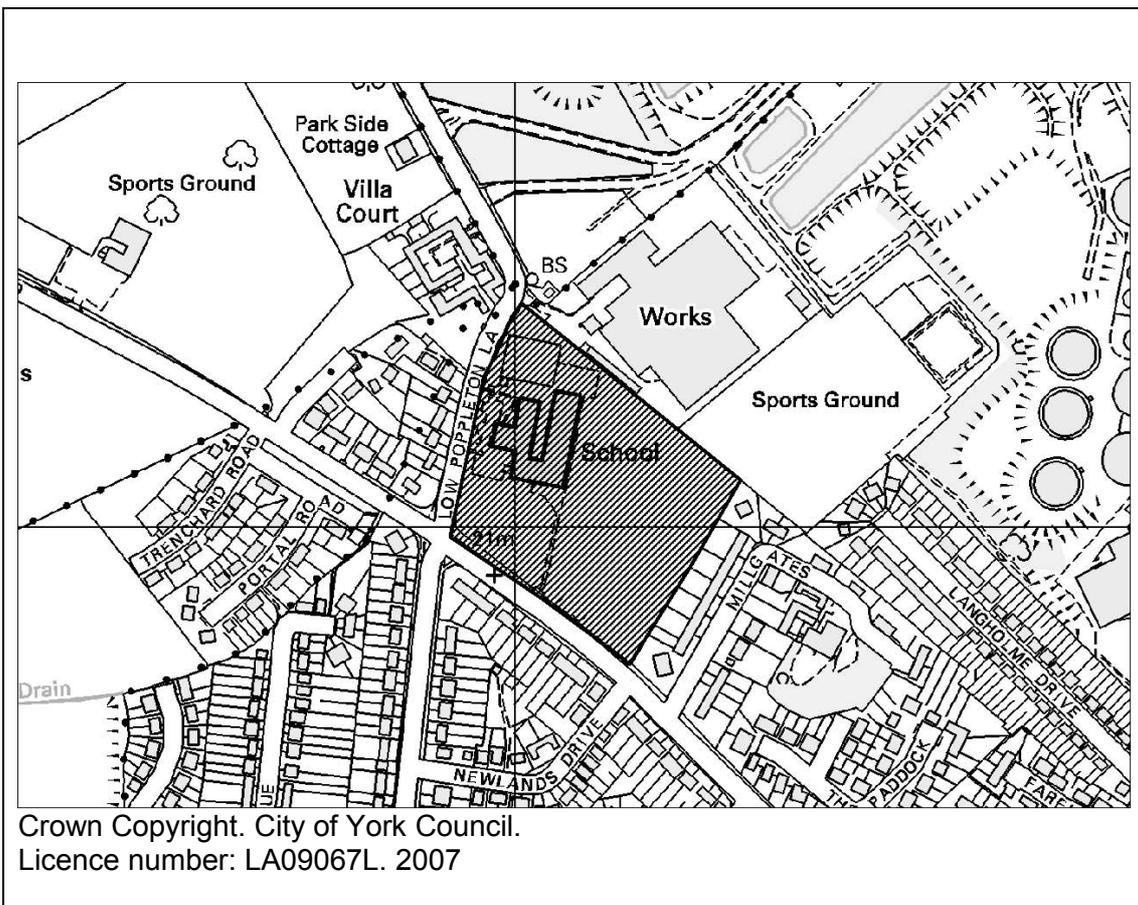
Site: Shipton Street Primary School
Site Reference: H/015
Potential Use: Housing



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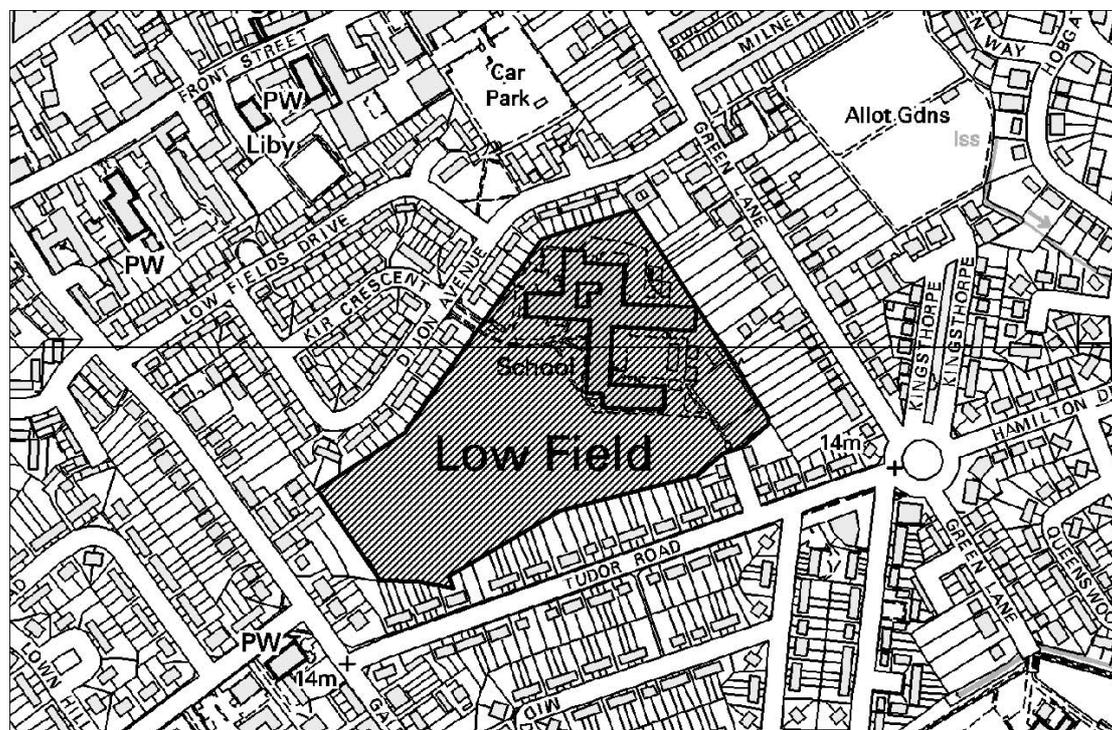
Site address:	Shipton Street Primary School, Off Burton Stone Lane, York
Site size (ha):	0.4ha
Land Owner (if known):	Advent Developments
Site availability:	
Existing use:	Former school and playground.
Potential use:	Application pending for 38 dwellings
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 35)

Site: Manor CE Secondary School
Site Reference: H/016
Potential Use: Housing



Site address:	Manor CE Secondary School, Boroughbridge Road, York
Site size (ha):	3.7ha (Built footprint 0.87ha)
Land Owner (if known):	Diocese of York/CYC
Site availability:	
Existing use:	Existing school site will be vacated by Summer 2009. Replacement school to be built on Millfield Lane.
Potential use:	Residential inc open space – this site could potentially be progressed through the York Northwest Area Action Plan
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 50)

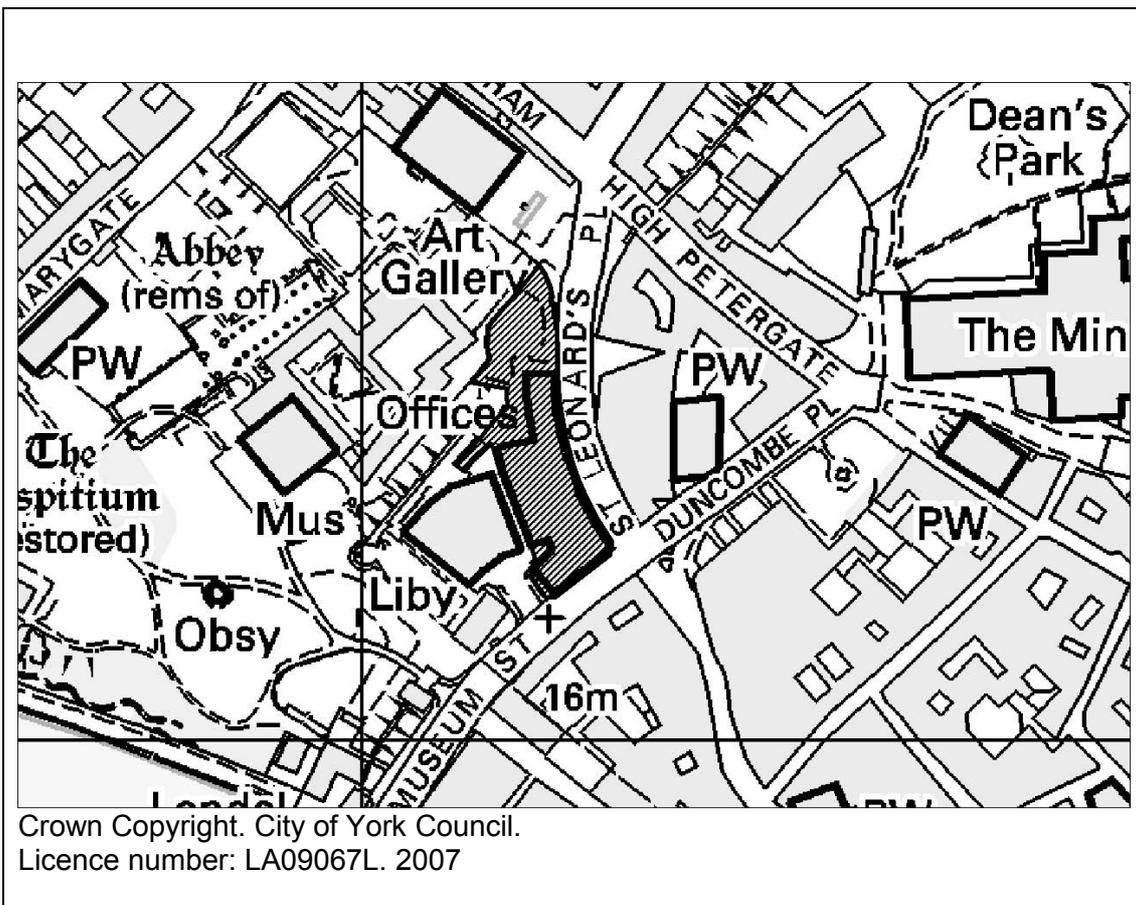
Housing – Lowfields Secondary School
Site Reference: H/017
Potential Use: Housing



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Site address:	Lowfield Secondary School, Dijon Avenue, Acomb, York
Site size (ha):	5.7ha (Built footprint 1.75ha)
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Existing school to be vacated by Summer 2009 (School to merge with Oaklands)
Potential use:	Residential inc open space
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 51)

Site: 1-9 St Leonard's Place
Site Reference: H/018
Potential Use: Housing

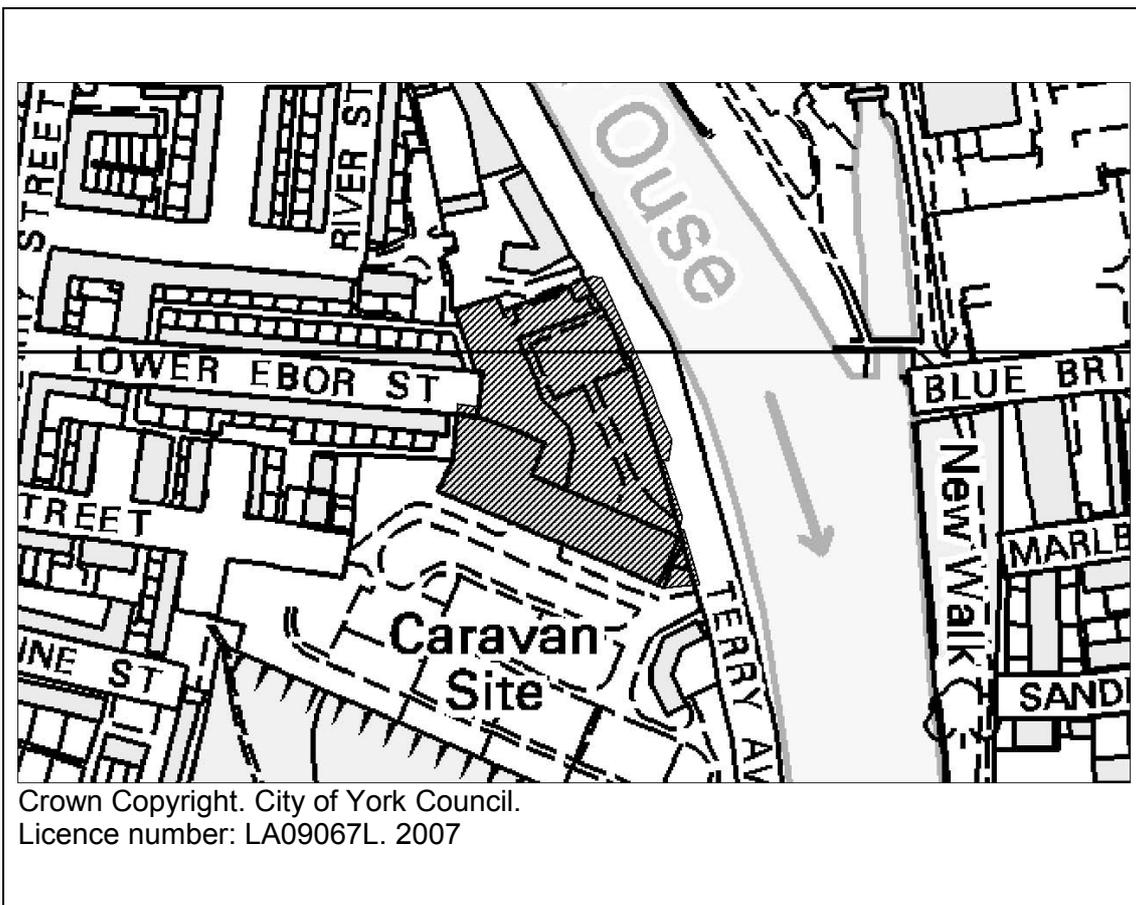


Site address:	1-9 St Leonard's Place, York
Site size (ha):	0.43ha
Land Owner (if known):	Rushbond PLC
Site availability:	
Existing use:	Council offices – now sold to Rushbond PLC and leased back to City of York Council until 2009/10
Potential use:	Residential and town centre related uses
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 57)

Site: Parkside Commercial Centre, Terry Avenue

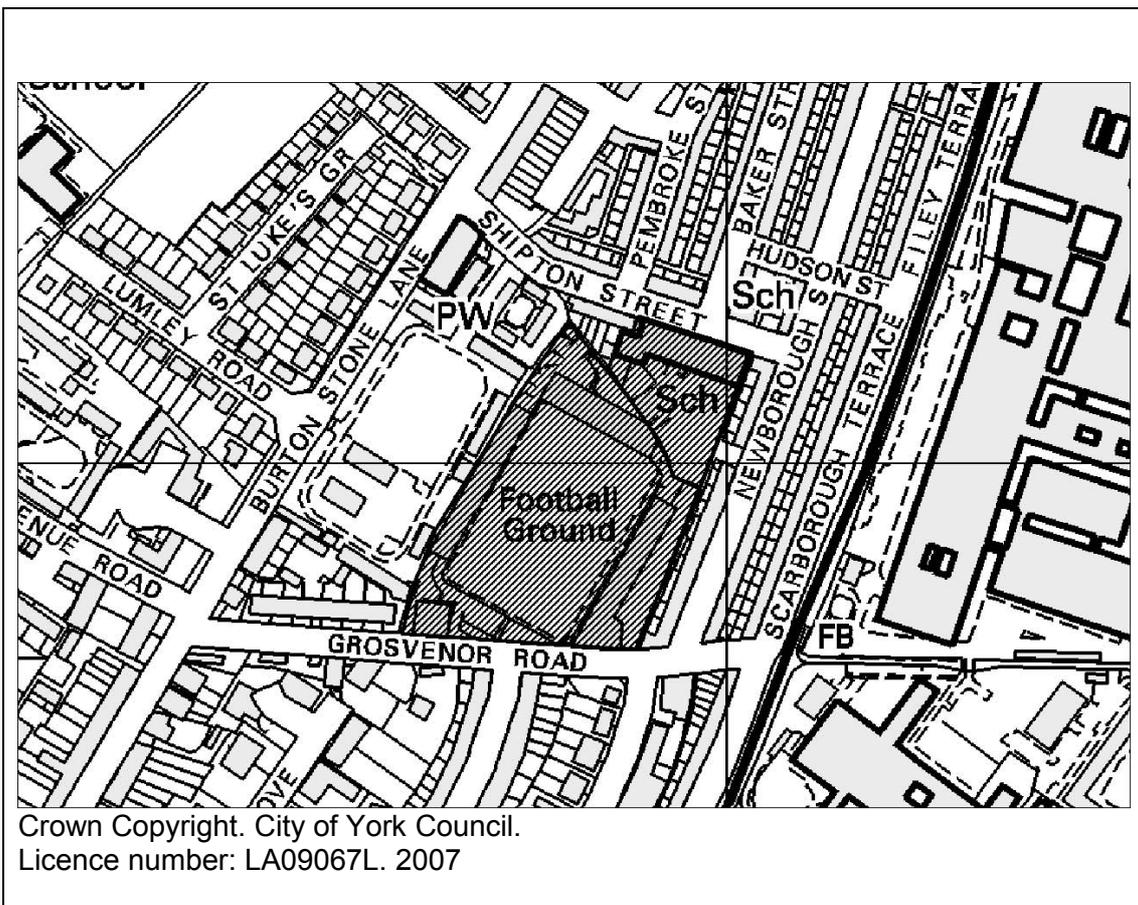
Site Reference: H/019

Potential Use: Housing



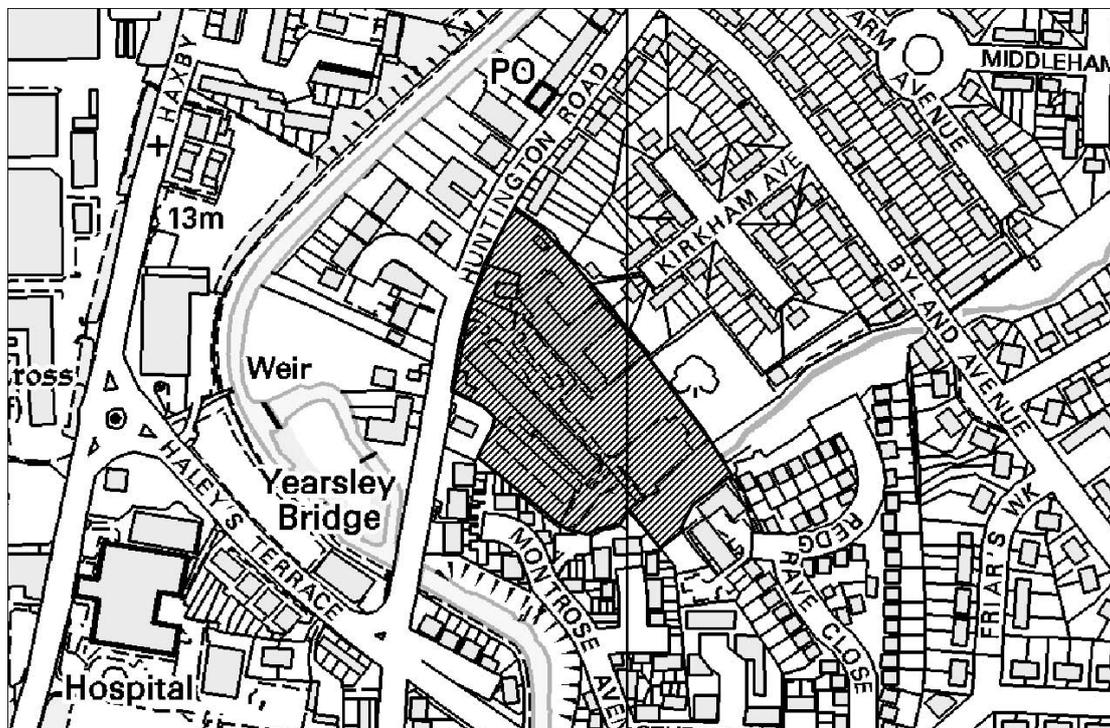
Site address:	Parkside Commercial Centre, Terry Avenue, York.
Site size (ha):	0.58ha
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Existing commercial uses.
Potential use:	Application pending for residential development (no numbers). Existing commercial uses to be relocated.
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 58)

Site: Land at Bootham Crescent
Site Reference: H/020
Potential Use: Housing



Site address:	Bootham Crescent, Grosvenor Road, Bootham, York
Site size (ha):	1.66ha
Land Owner (if known):	
Site availability:	
Existing use:	Football Stadium
Potential use:	Application pending for 93 dwellings. Application will need to run parallel with an application for an alternative suitable site for football stadium.
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 60)

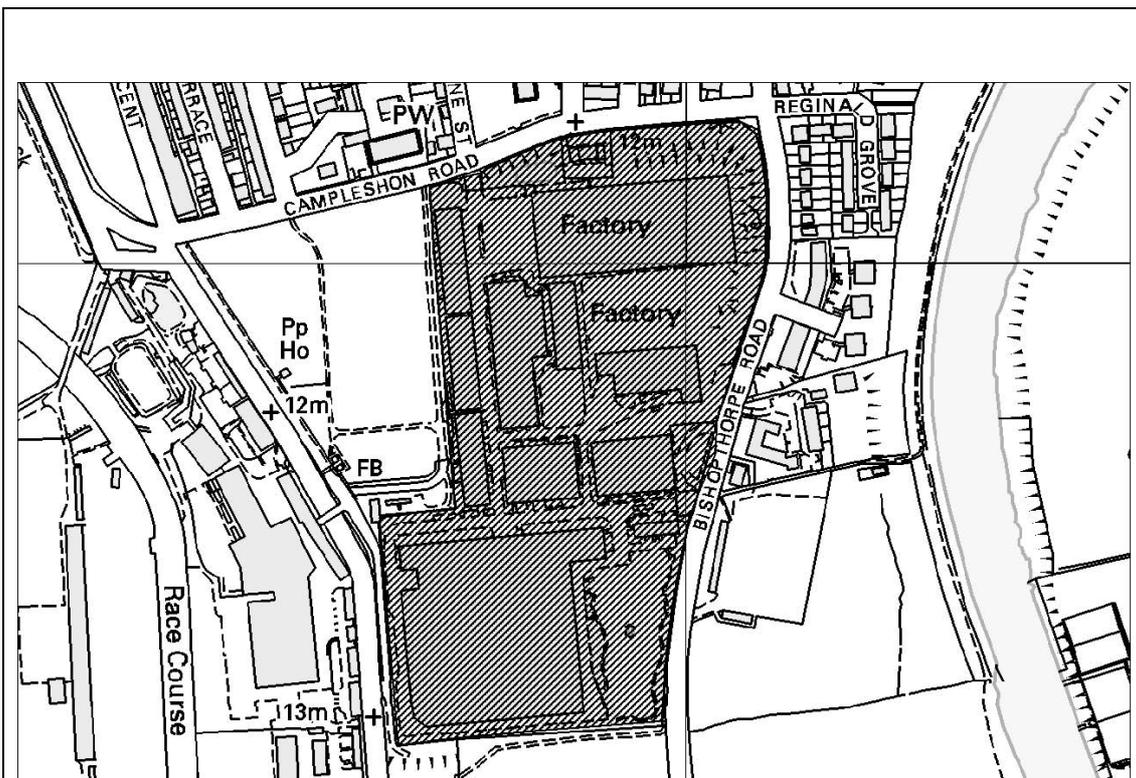
Site: Yearsley Bridge Centre
Site Reference: H/021
Potential Use: Housing



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Site address:	Yearsley Bridge Centre, Huntington Road, York
Site size (ha):	1.47ha
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Day Care Centre for people with mental handicaps
Potential use:	Feasibility work under way . Possible residential.
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 104)

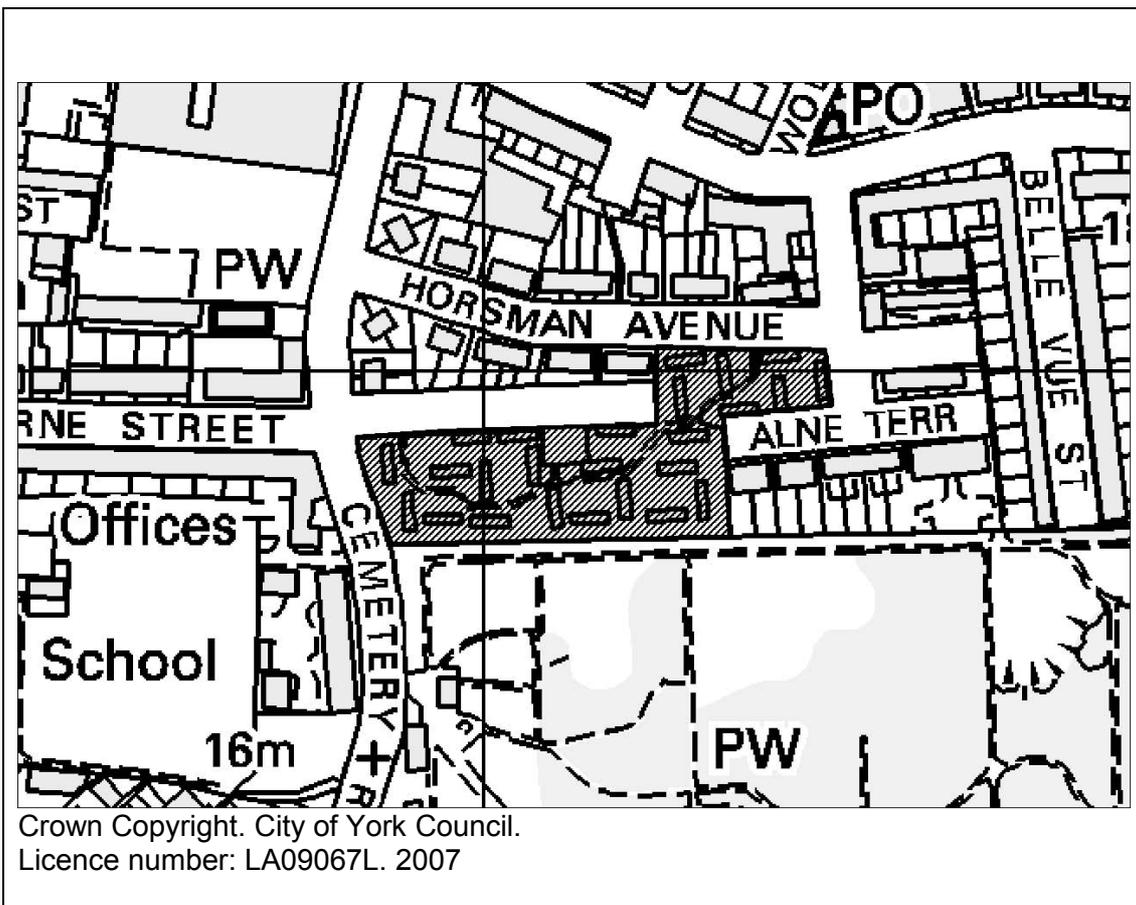
Site: Terry's Factory, Bishopthorpe Road
Site Reference: H/022
Potential Use: Housing (Mixed use development)



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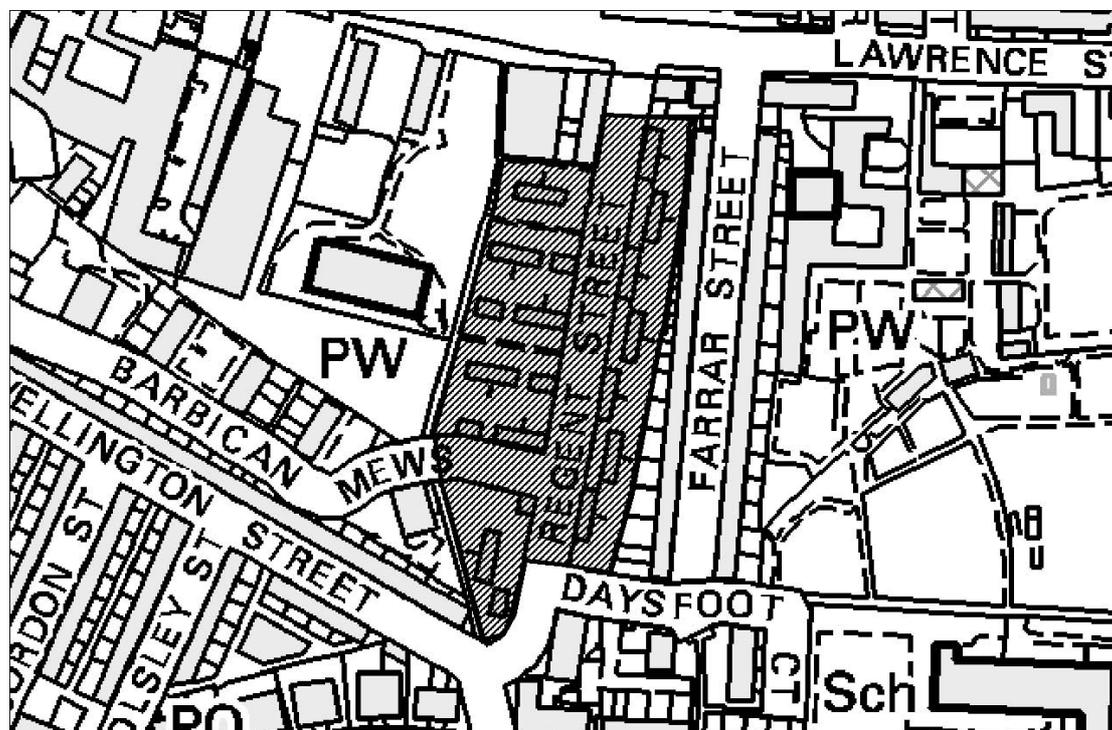
Site address:	Terry's Chocolate Factory, Bishopthorpe Road, York
Site size (ha):	4ha
Land Owner (if known):	Grantside Ltd
Site availability:	
Existing use:	Former chocolate factory
Potential use:	Application pending for mixed use development inc 225 residential dwellings.
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 119)

Site: Discus Bungalows, St Anne's Court
Site Reference: H/023
Potential Use: Housing



Site address:	Discus Bungalows, St Annes Court, York
Site size (ha):	0.75ha
Land Owner (if known):	Tees Valley Housing Group, Southdale Homes and York Housing Association
Site availability:	
Existing use:	Prefab bungalows
Potential use:	Redevelopment for residential use. To be developed by Tees Valley Housing Group, Southdale Homes and York Housing Association
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 122)

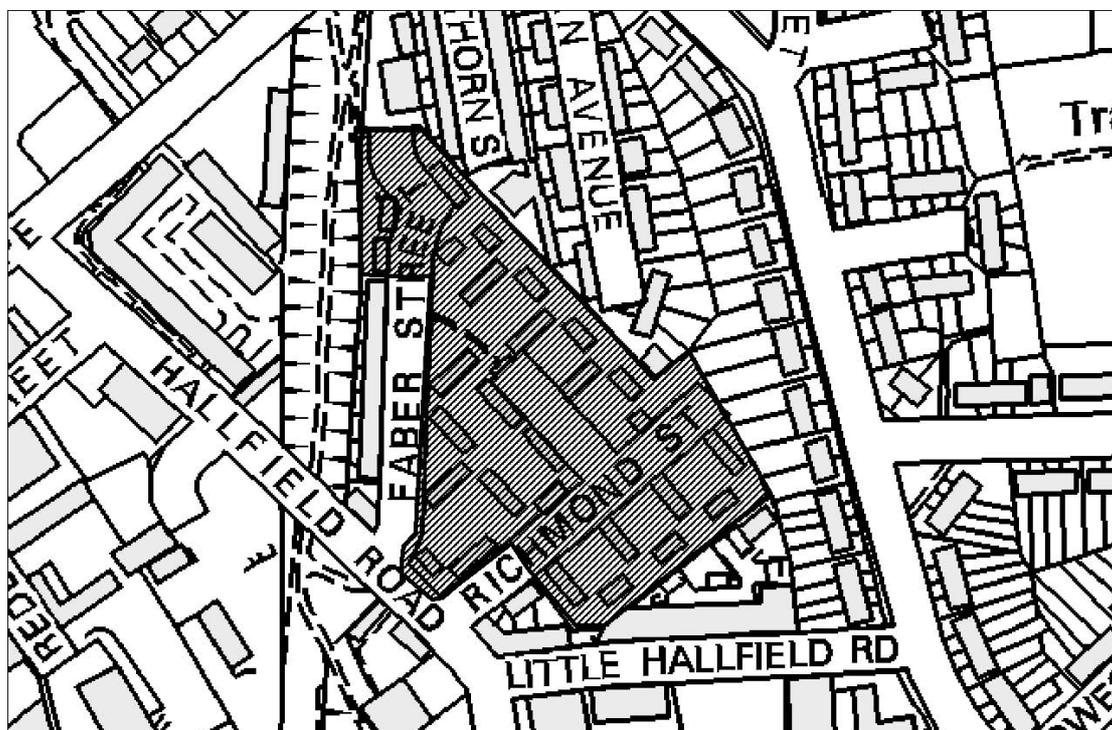
Site: Discus Bungalows, Regent Street
Site Reference: H/024
Potential Use: Housing



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Site address:	Discus Bungalows, Regent Street, York
Site size (ha):	1.11ha
Land Owner (if known):	Tees Valley Housing Group, Southdale Homes and York Housing Association
Site availability:	
Existing use:	Prefab bungalows
Potential use:	Redevelopment for residential use. To be developed by Tees Valley Housing Group, Southdale Homes and York Housing Association
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 123)

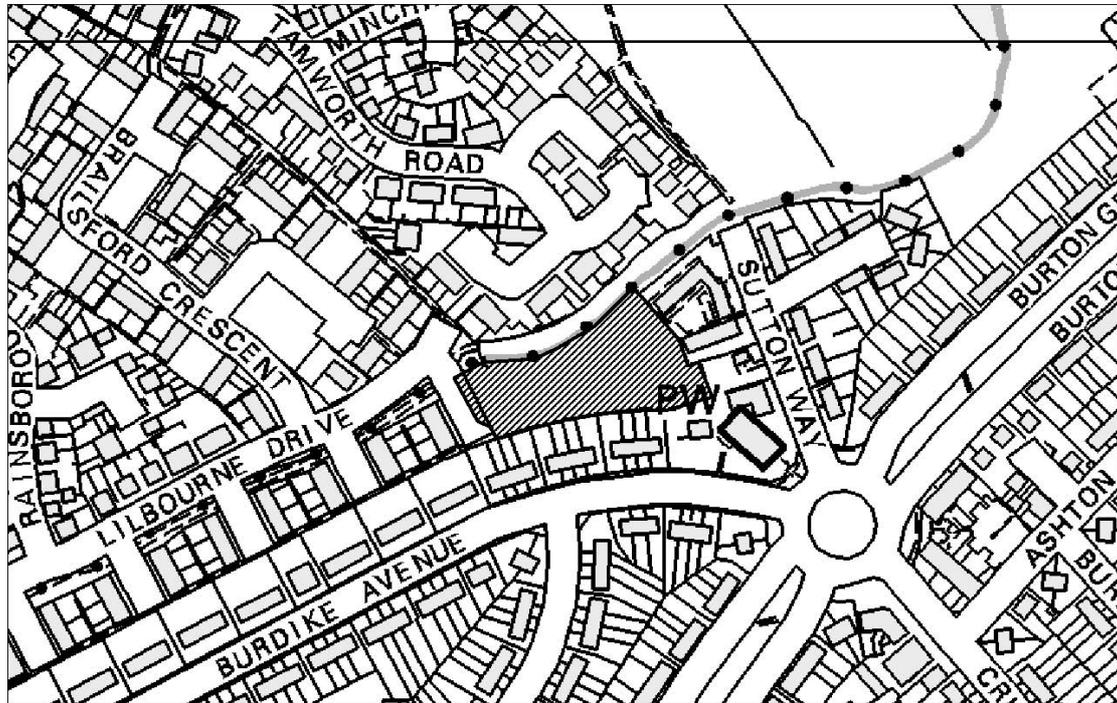
Site: Discus Bungalows, Faber Street / Richmond Street
Site Reference: H/025
Potential Use: Housing



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Site address:	Discus Bungalows, Faber Street / Richmond Street, York
Site size (ha):	1.36ha
Land Owner (if known):	Tees Valley Housing Group, Southdale Homes and York Housing Association
Site availability:	
Existing use:	Prefab bungalows
Potential use:	Redevelopment for residential use. To be developed by Tees Valley Housing Group, Southdale Homes and York Housing Association
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 124)

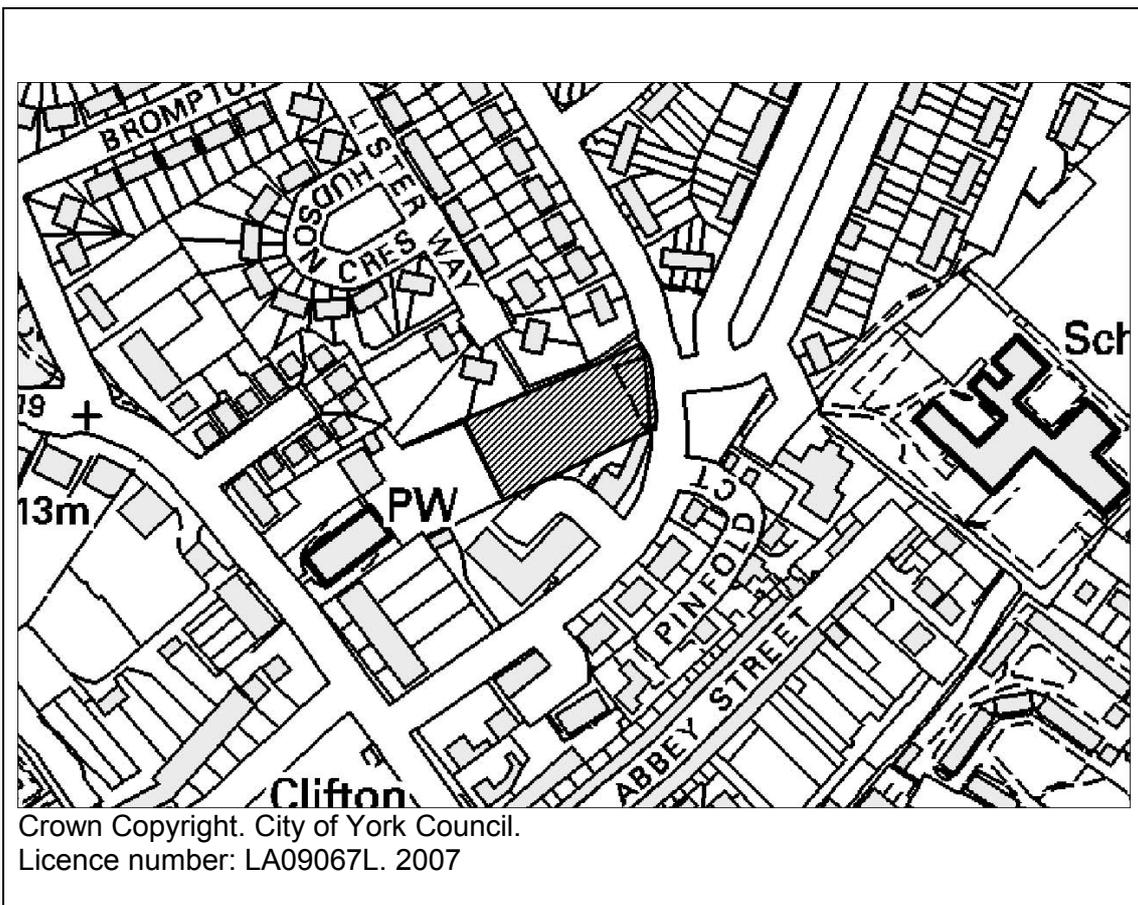
Site: Land around Burdike between Sutton Way and Lilbourne Drive
Site Reference: H/026
Potential Use: Housing



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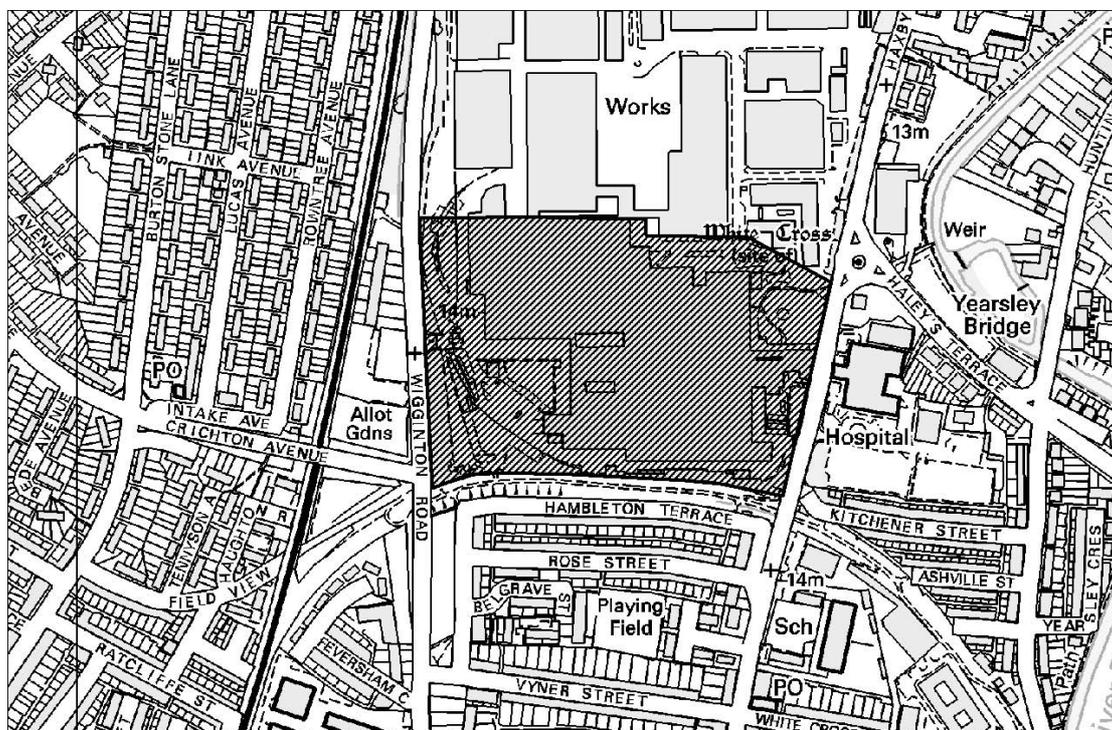
Site address:	Land around Burdike Ave, Sutton Way and Lilbourne Drive, Clifton, York
Site size (ha):	0.32ha
Land Owner (if known):	
Site availability:	
Existing use:	Informal open space/grassed area
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 163)

Site: Land off Water Lane, Clifton
Site Reference: H/027
Potential Use: Housing



Site address:	Site off Water Lane, Clifton, York
Site size (ha):	0.3ha
Land Owner (if known):	
Site availability:	
Existing use:	Derelict land with some hardstanding
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 166)

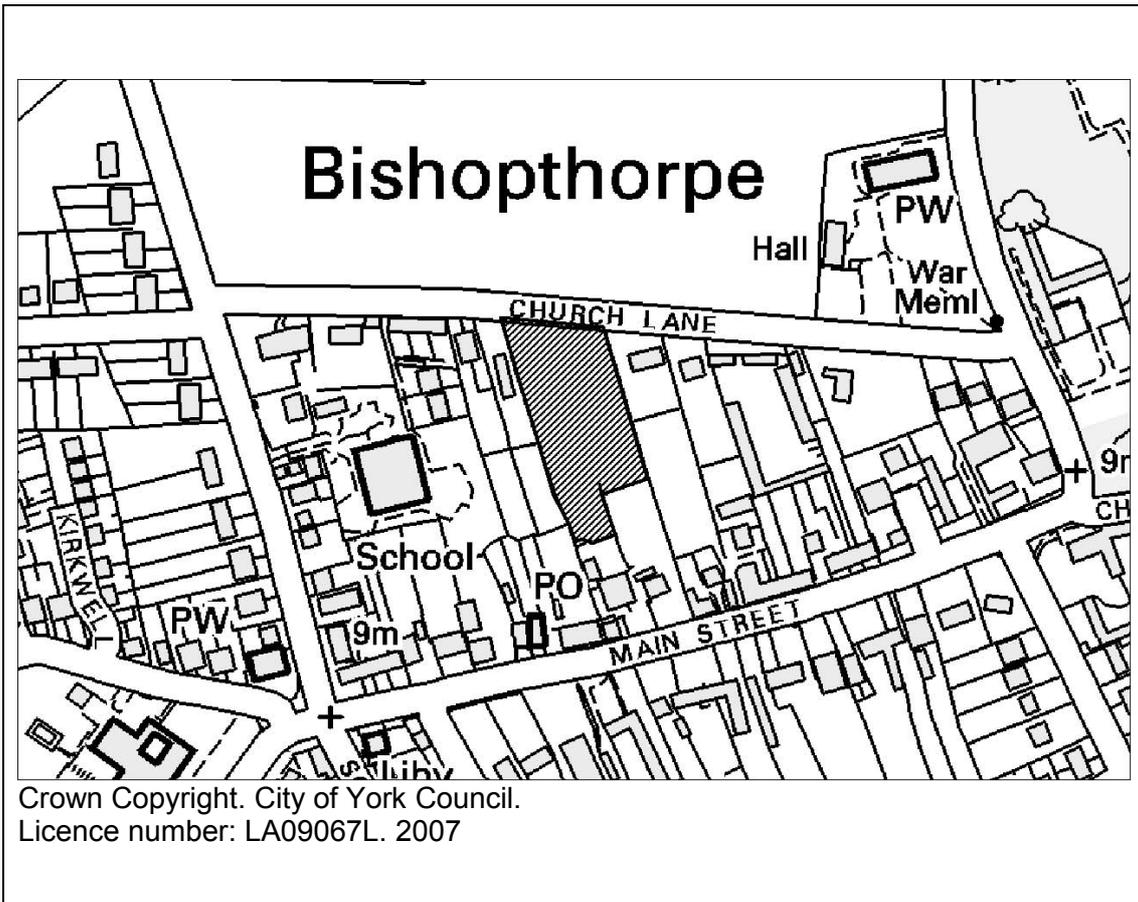
Site: Nestle South
Site Reference: H/028
Potential: Housing Allocation



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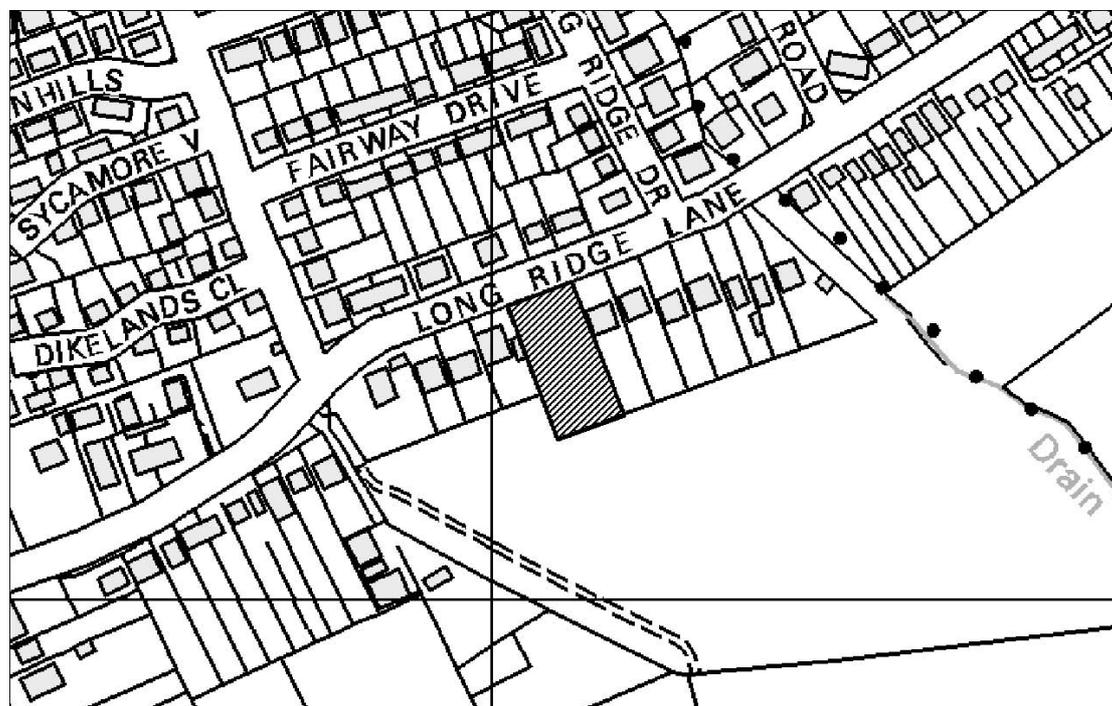
Site address:	Nestle South, Haxby Road, York
Site size (ha):	5.8ha
Land Owner (if known):	Nestle
Site availability:	
Existing use:	Chocolate factory buildings
Potential use:	Mixed use including residential (assumption of 350 dwellings but this may vary as it will depend upon the detailed work on the mix, density and layout of uses on the sites)
How site identified:	Through SHLAA (SHLAA Evidence Base ref: 183)

Site: Land adjacent to 26 and 38 Church Lane, Bishopthorpe
Site Reference: H/029
Potential Use: Housing



Site address:	Land adjacent to 26 and 38 Church lane, Bishopthorpe, York.
Site size (ha):	0.55ha
Land Owner (if known):	
Site availability:	
Existing use:	Orchard
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 14)

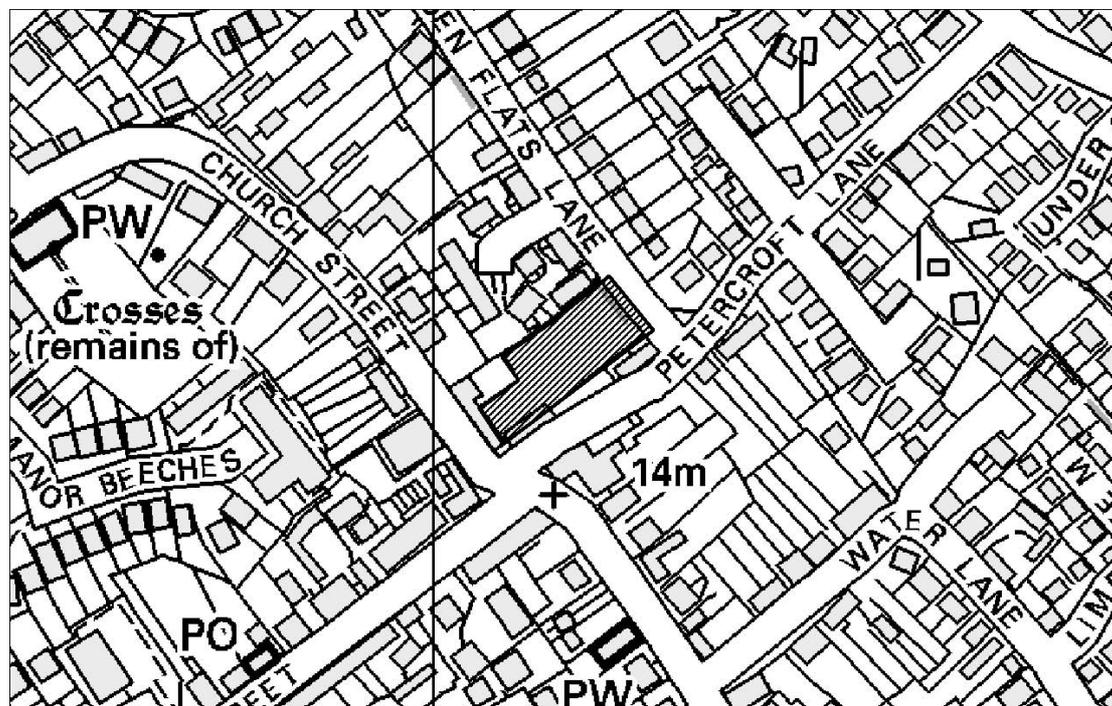
Site: Land adjacent to 131 Long Ridge Lane, Poppleton
Site Reference: H/030
Potential Use: Housing



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Site address:	Land adjacent to 131 Long Ridge Lane, Poppleton, York
Site size (ha):	0.2ha
Land Owner (if known):	
Site availability:	
Existing use:	Field / vacant
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 19)

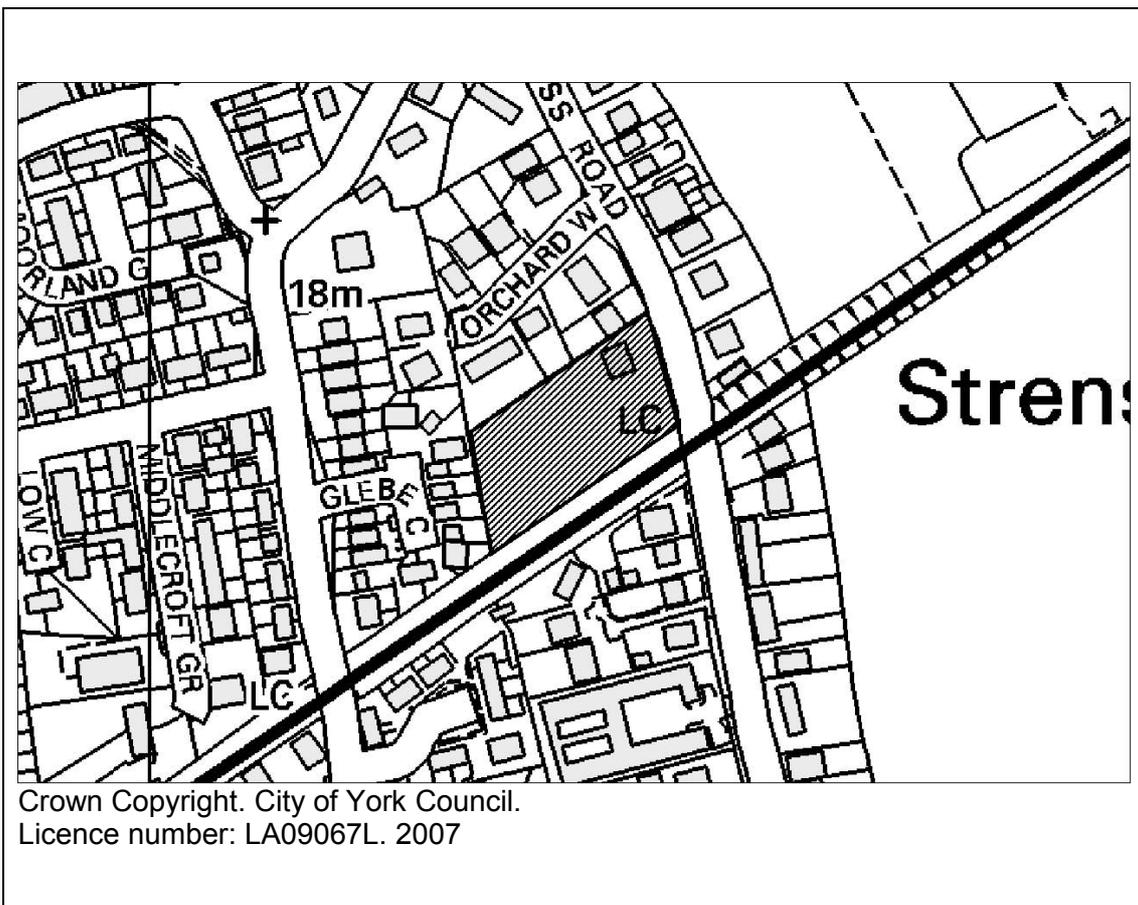
Site: Land rear of Surgery & 2a/2b Petercroft Lane, Dunnington
Site Reference: H/031
Potential Use: Housing



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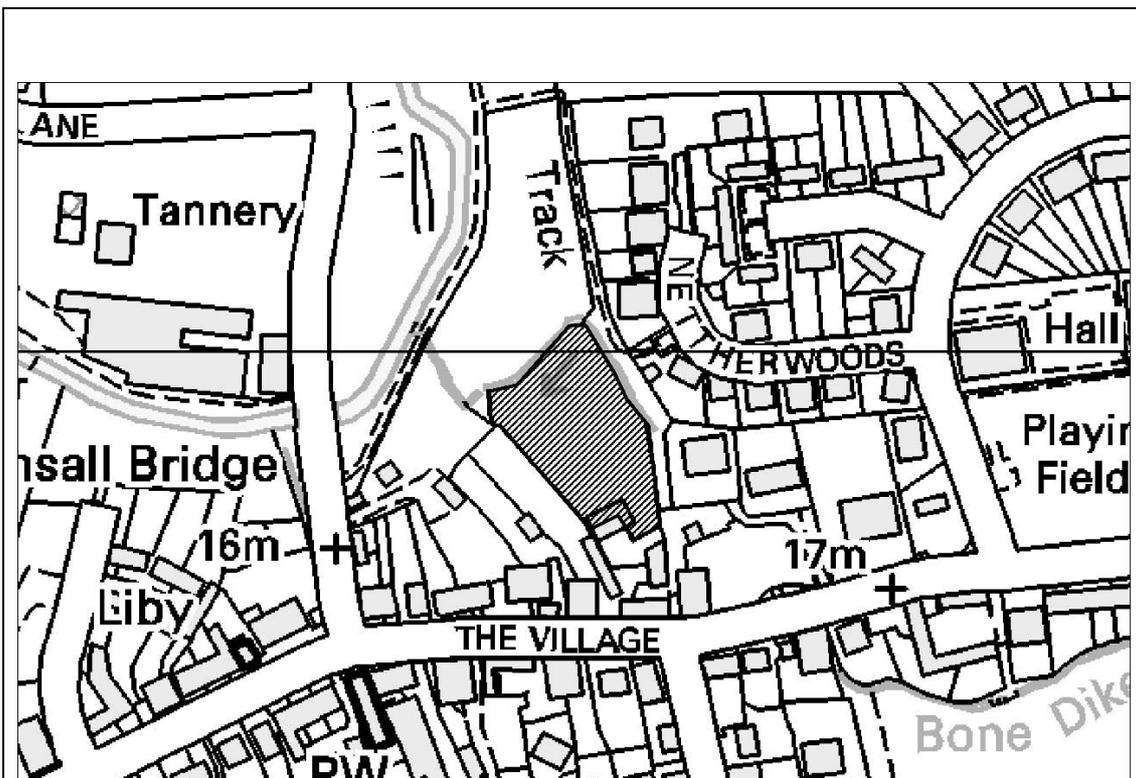
Site address:	Land rear of surgery and 2a/2b Petercroft Lane, Dunnington, York
Site size (ha):	0.23ha
Land Owner (if known):	
Site availability:	
Existing use:	Grassed open area
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 23)

Site: 22 Princess Road, Strensall
Site Reference: H/032
Potential Use: Housing



Site address:	22 Princess Road, Strensall, York
Site size (ha):	0.5ha
Land Owner (if known):	
Site availability:	
Existing use:	Derelict bungalow and gardens
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 27)

Site: Land behind Netherwoods, Strensall
Site Reference: H/033
Potential Use: Housing



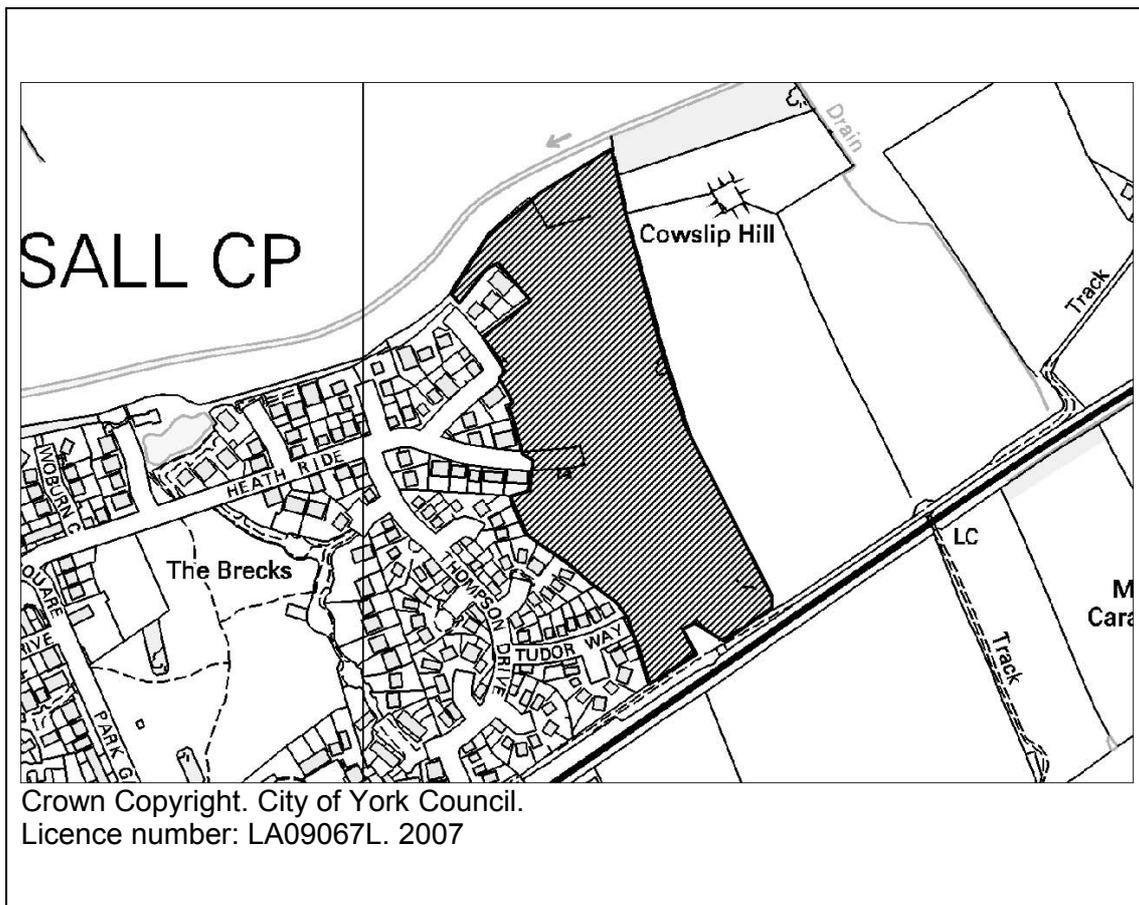
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 Licence number: LA09067L. 2007

Site address:	Land behind Netherwoods, Strensall, York.
Site size (ha):	0.34ha
Land Owner (if known):	
Site availability:	
Existing use:	Grazing / pasture / field
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 32)

Site: Land adjacent to The Brecks / Green Lane, Strensall

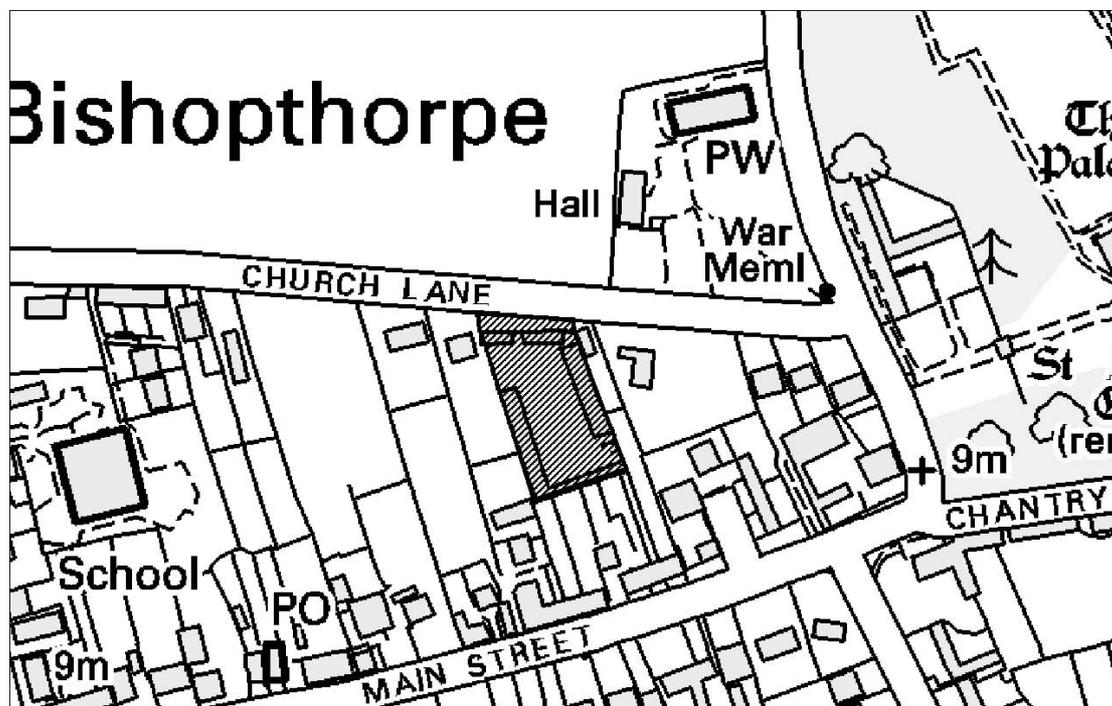
Site Reference: H/034

Potential Use: Housing



Site address:	Land adjacent to The Brecks / Green Lane, Strensall, York
Site size (ha):	5ha
Land Owner (if known):	
Site availability:	
Existing use:	Field / open land
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 36)

Site: Builders Yard, Church Lane, Bishopthorpe
Site Reference: H/035
Potential Use: Housing



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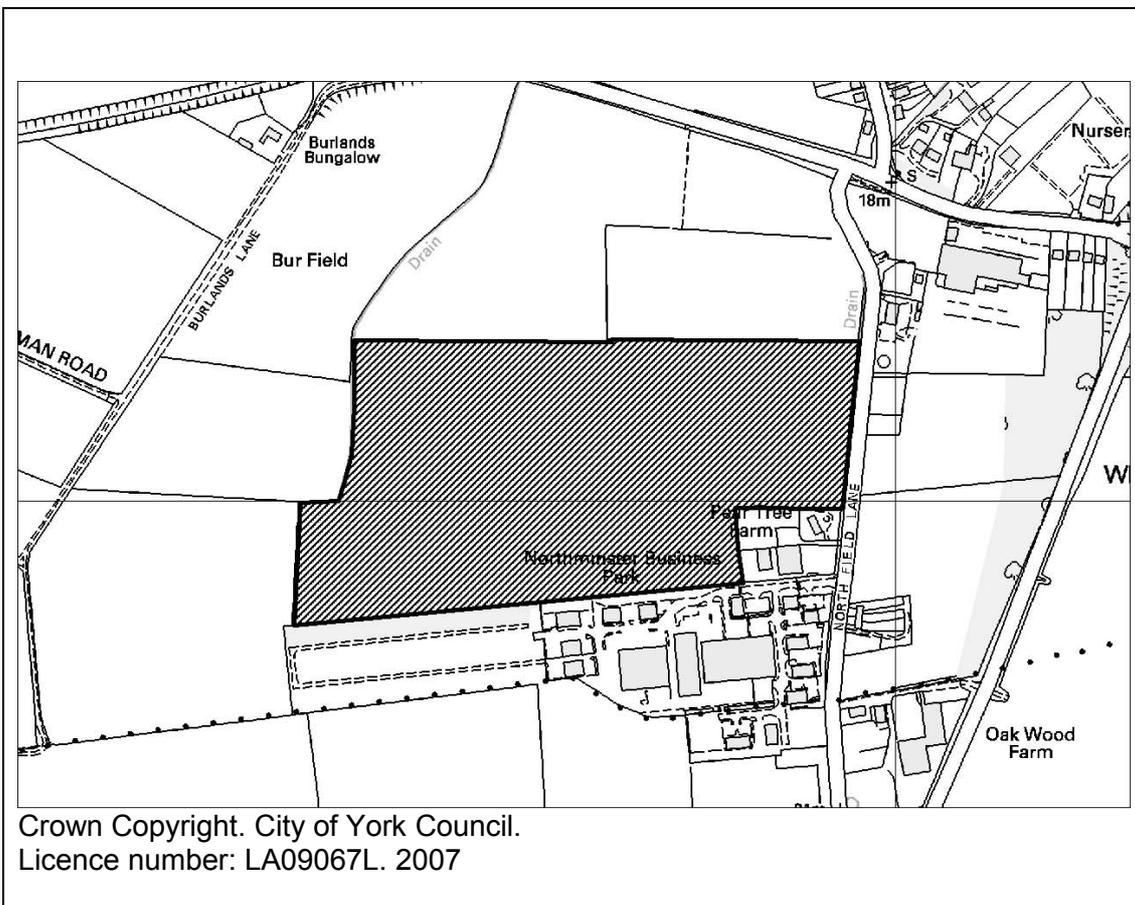
Site address:	Builders Yard, Church Lane, Bishopthorpe, York
Site size (ha):	0.33ha
Land Owner (if known):	
Site availability:	
Existing use:	Slating / tiling merchants (with buildings)
Potential use:	Residential
How site identified:	Through SHLAA (SHLAA Evidence Base ref: LSC 42)

Section 3

Potential employment sites

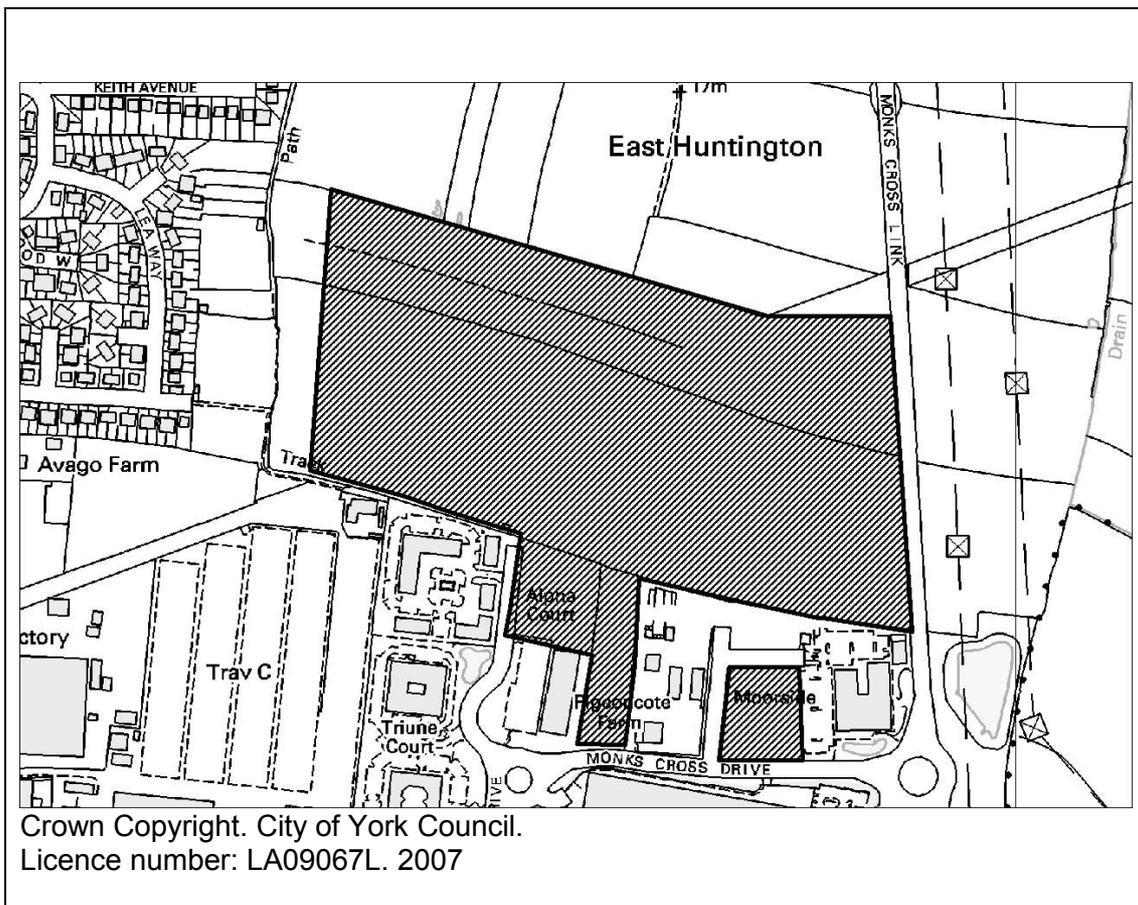
Site Reference	Site Name
E/001	Northminster Business Park, Poppleton
E/002	Monks Cross North
E/003	Vangarde site (Monks Cross Site)
E/004	Hungate
E/005	York Business Park
E/006	Airfield Industrial Estate, Elvington
E/007	Wheldrake (Millfield Industrial Estate)
E/008	Holgate Park
E/009	Murton Industrial Estate (near Livestock Centre)
E/010	Elvington Industrial Estate
E/011	The Grainstores
E/012	Audax Road and Stirling Road
E/013	Annamine Nurseries (Monks Cross Infill)
E/014	Reynard's Garage, Piccadilly
E/015	University of York – Heslington East
E/016a & b	York Northwest
E/017	London Bridge

Site: Northminster Business Park
Site Reference: E/001
Potential Use: Employment



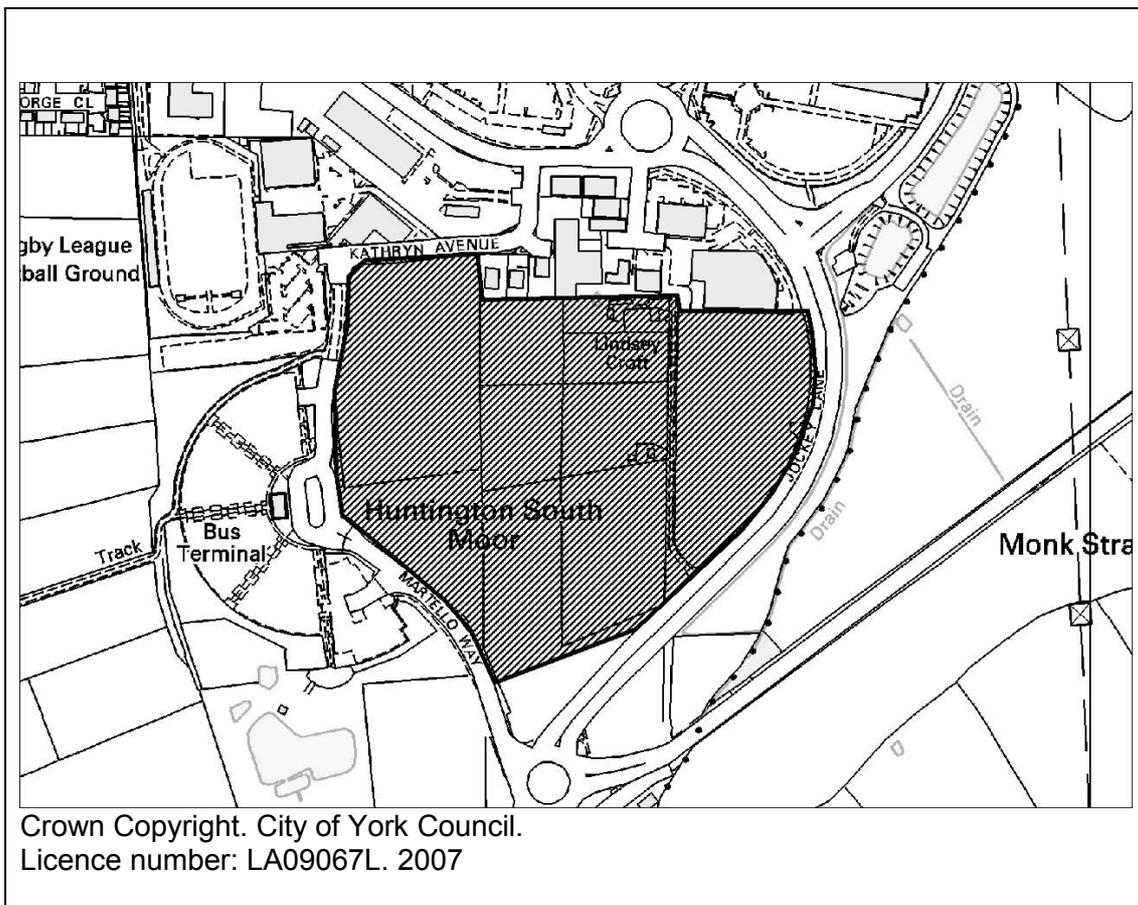
Site address:	Northminster Business Park, Northfield Lane, Poppleton, York
Site size (ha):	14ha
Land Owner (if known):	
Site availability:	
Existing use:	Agricultural (currently allocated for premier employment in City of York Local Plan – 4 th Set of Changes – April 2005)
Potential use:	Premier Employment (Out of Centre)
How site identified:	Through SQW report (SQW Evidence Base ref: 27) and City of York Local Plan – 4 th Set of Changes – April 2005' (E1a.1)

Site: Monks Cross North
Site Reference: E/002
Potential Use: Employment



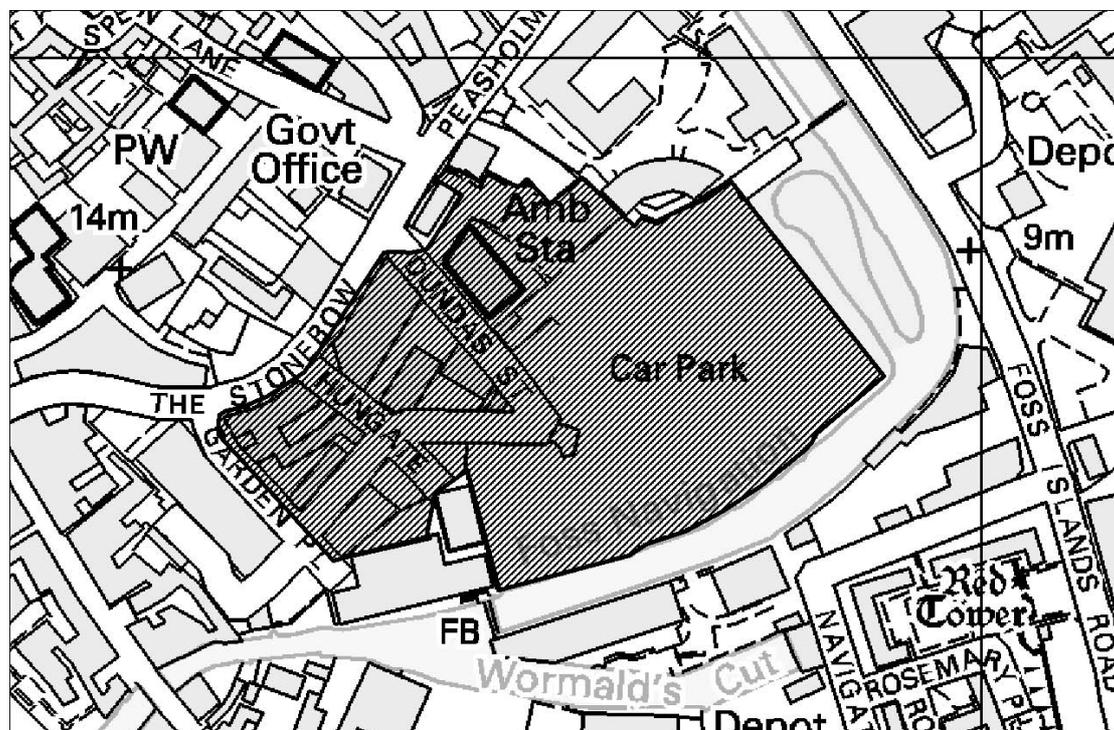
Site address:	Monks Cross North, Monks Cross Drive, Huntington, York.
Site size (ha):	18ha
Land Owner (if known):	
Site availability:	
Existing use:	Vacant, except for part of site currently occupied by the concrete batching plant. Previous proposal refused on appeal as premature. Outline permission granted for B1 offices.
Potential use:	Employment (Out of Centre)
How site identified:	Through SQW Report (SQW Evidence Base ref: 15C) and City of York Local Plan – 4 th Set of Changes – April 2005' (E1a.2)

Site: Vangarde Site (Monks Cross South)
Site Reference: E/003
Potential Use: Employment



Site address:	Vangarde Site (Monks Cross South), Jockey Lane, Huntington, York
Site size (ha):	11.70ha
Land Owner (if known):	
Site availability:	
Existing use:	Predominantly agricultural.
Potential use:	Premier Employment (Out of Centre)
How site identified:	Through SQW Report (SQW Evidence Base ref: 15A) and City of York Local Plan – 4 th Set of Changes – April 2005’ (E1a.3)

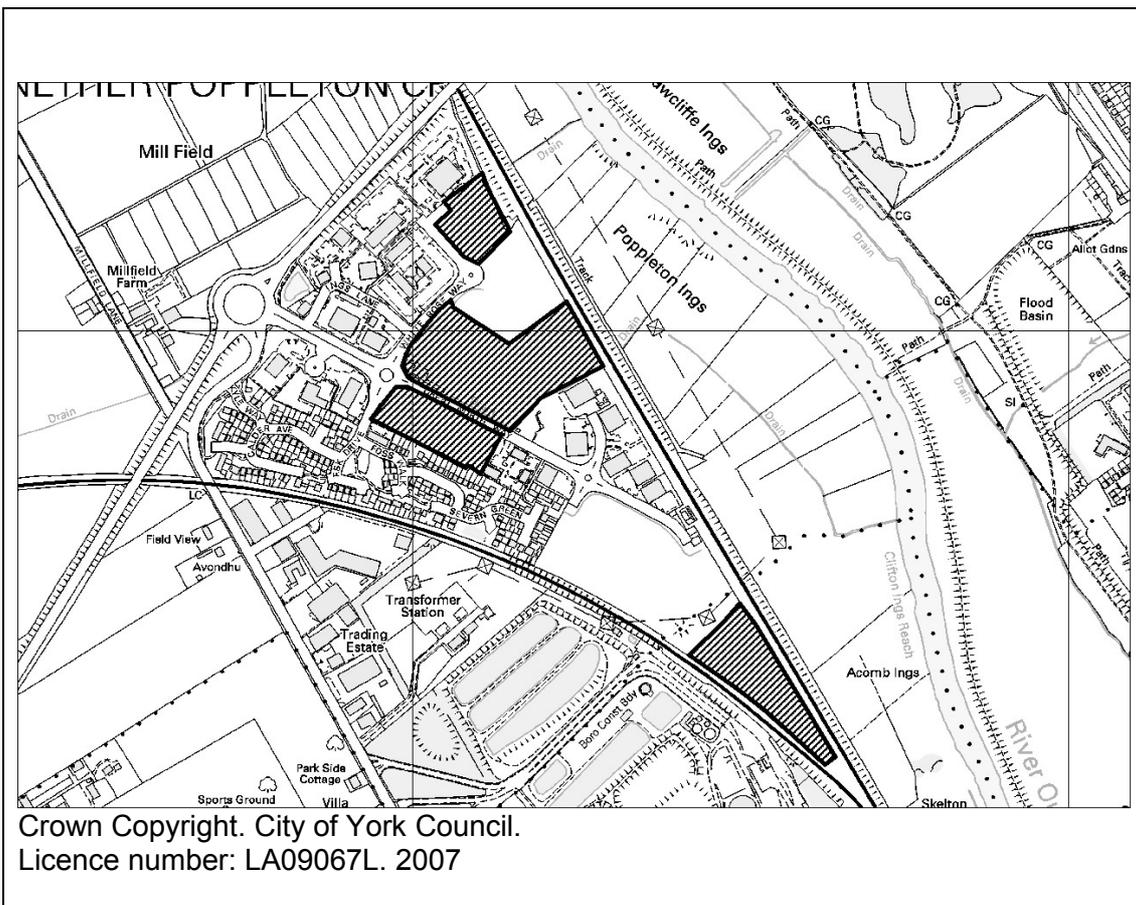
Site: Hungate
Site Reference: E/004
Potential Use: Employment (mixed use development)



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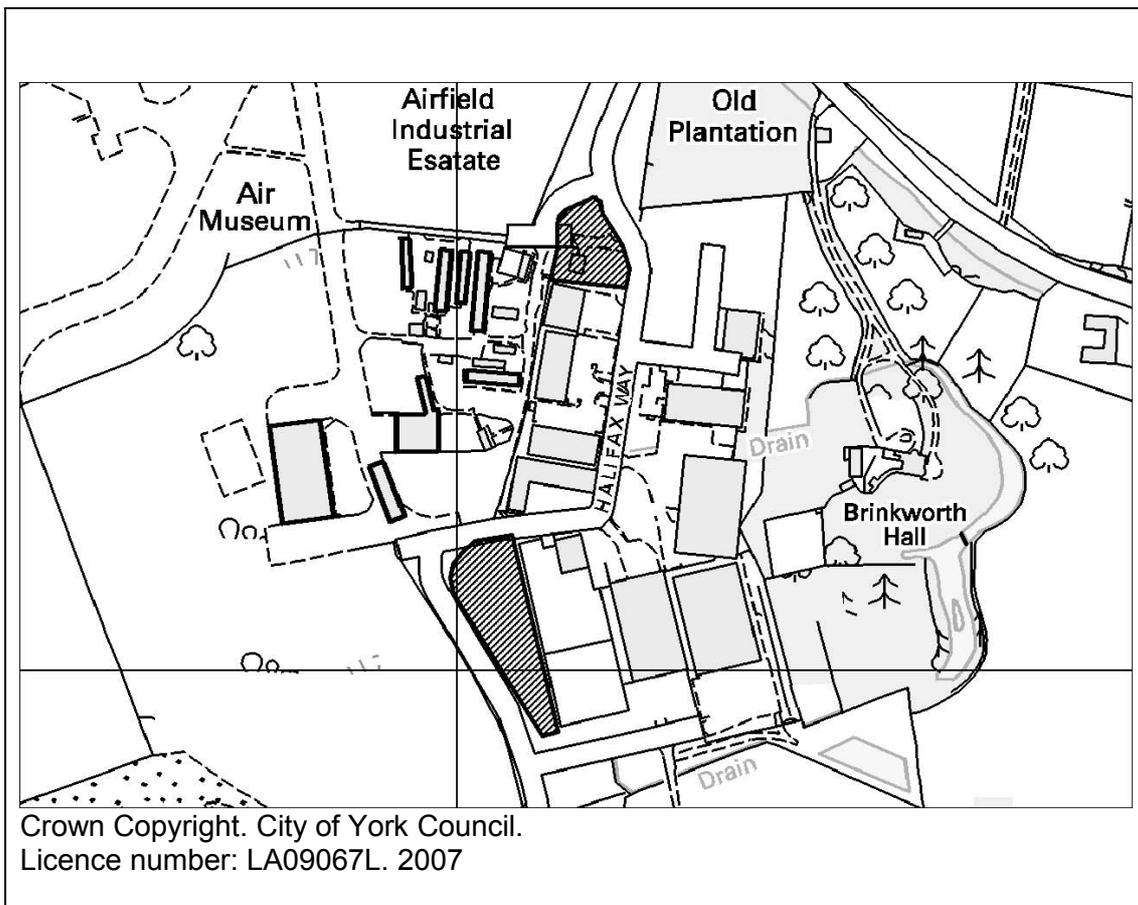
Site address:	Hungate, Stonebow, York
Site size (ha):	4.1ha (Total) – employment element 1ha.
Land Owner (if known):	
Site availability:	Has outline planning permission for mixed use development, inc Class B1 business
Existing use:	Previous development now demolished / cleared.
Potential use:	Mixed use development including premier employment (urban area)
How site identified:	City of York Local Plan – 4 th Set of Changes – April 2005' (E1a.5)

Site: York Business Park
Site Reference: E/005
Potential Use: Employment



Site address:	York Business Park, Poppleton, York
Site size (ha):	5.5ha (Total remaining)
Land Owner (if known):	
Site availability:	Split into 4 plots within existing employment site.
Existing use:	Vacant plots within existing business park
Potential use:	Employment - B1, B2, B8 (Split to be decided following further work)
How site identified:	Through SQW Report (SQW Evidence Base ref: 24) and City of York Local Plan – 4 th Set of Changes – April 2005' (E3a.1)

Site: Airfield Industrial Estate
Site Reference: E/006
Potential Use: Employment

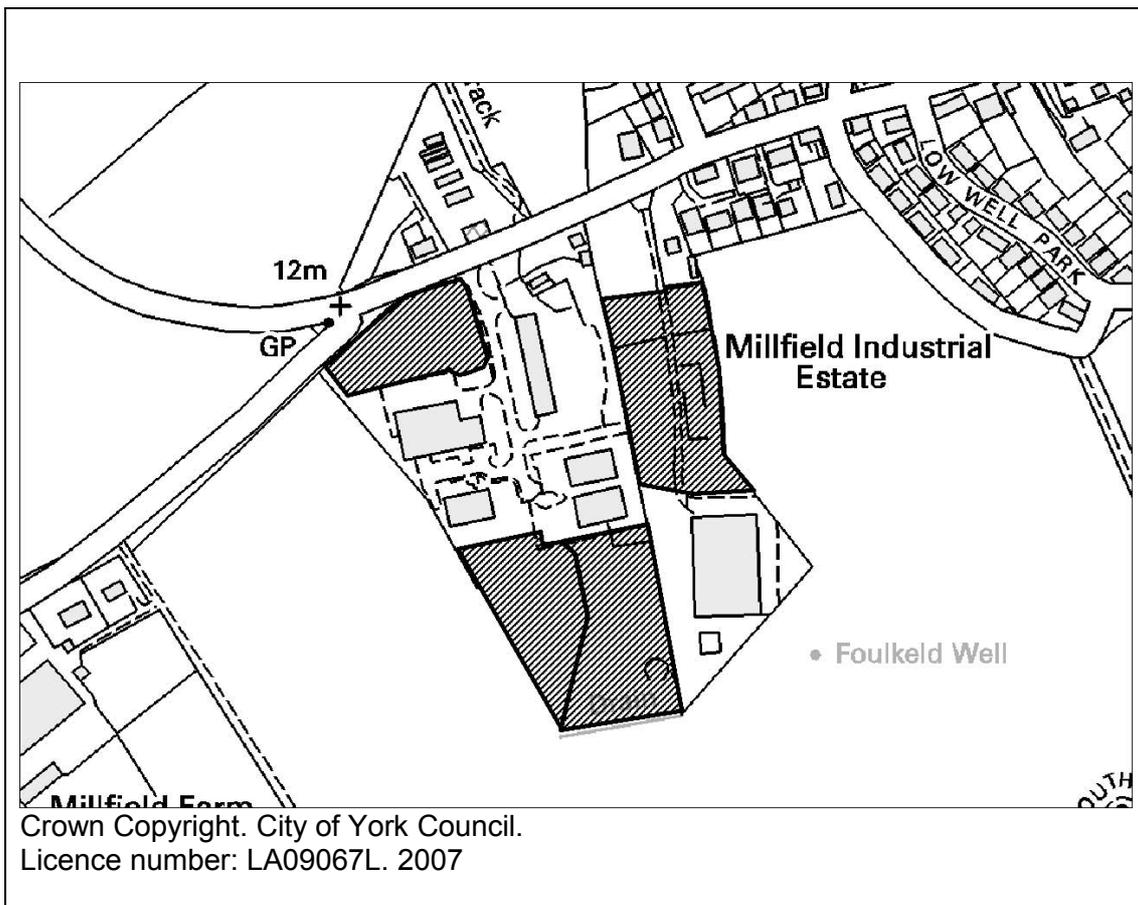


Site address:	Halifax Way, Elvington Lane, York
Site size (ha):	0.3ha and 0.9ha
Land Owner (if known):	
Site availability:	
Existing use:	Undeveloped / former perimeter area of Elvington Airfield, mixture of brownfield / greenfield. Both sites would need clearance.
Potential use:	Employment – B2, B8
How site identified:	Through SQW Report (SQW Evidence Base ref: 5) and City of York Local Plan – 4 th Set of Changes – April 2005' (E3a.2)

Site: Wheldrake (Millfield Industrial Estate)

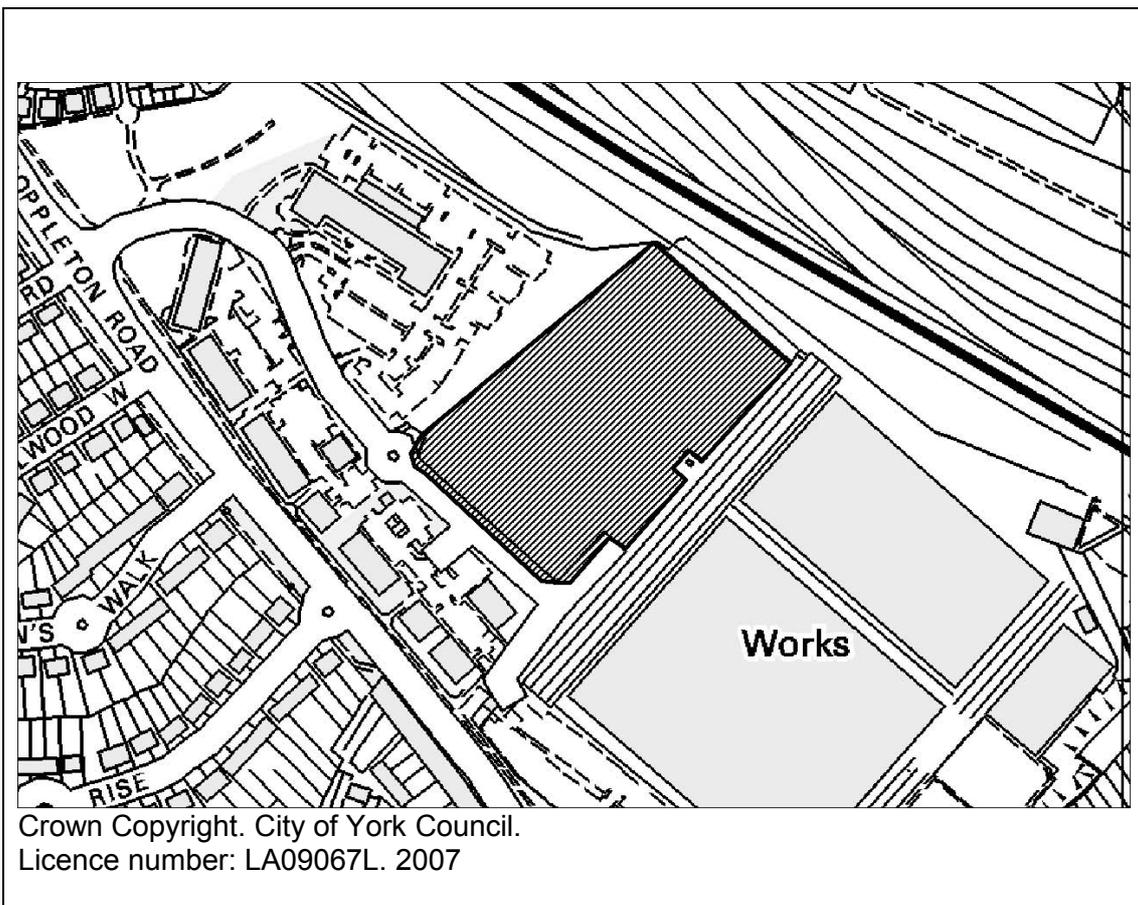
Site Reference: E/007

Potential Use: Employment



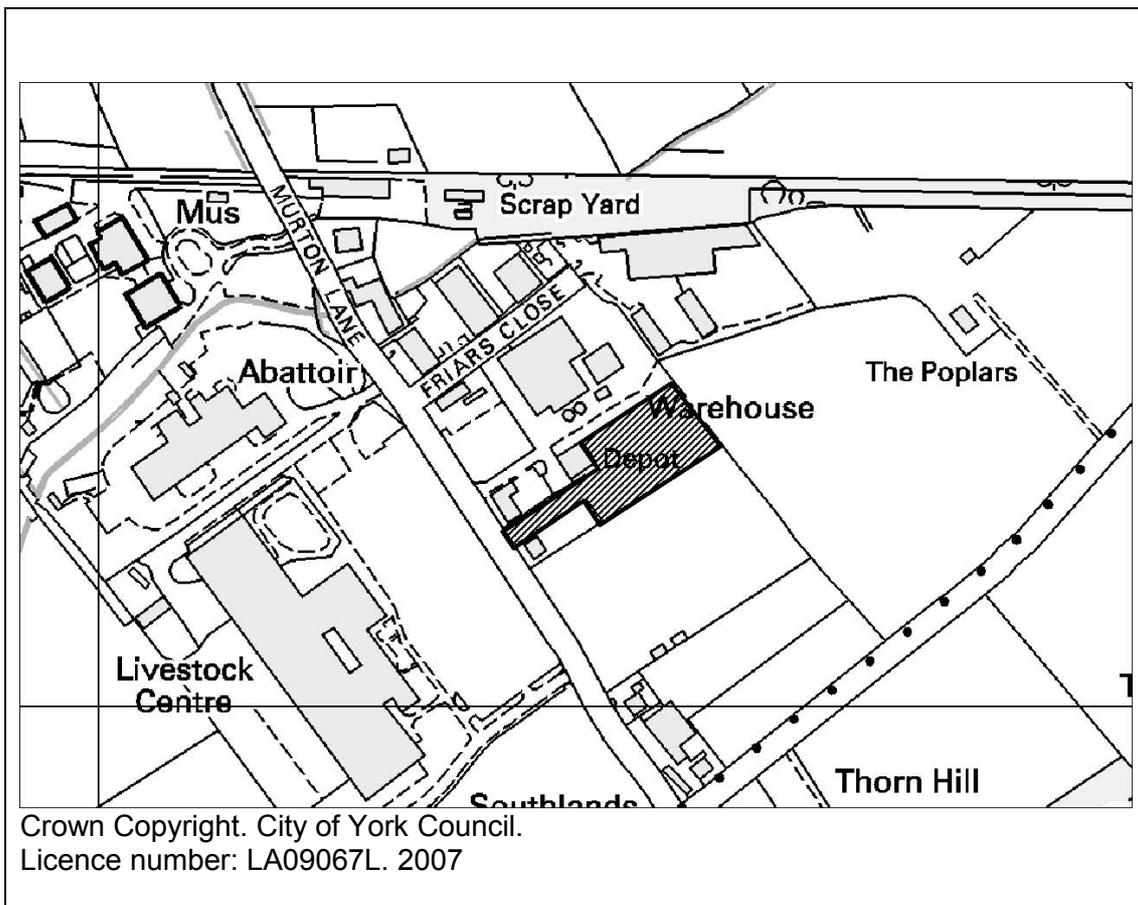
Site address:	Wheldrake (Millfield Industrial Estate), Main Street, Wheldrake, York
Site size (ha):	Plot A - 0.5ha; Plot C - 0.8ha; Plot D - 0.7ha; Plot E - 0.4ha
Land Owner (if known):	
Site availability:	
Existing use:	Vacant plots within existing industrial estate.
Potential use:	Employment - B2, B8
How site identified:	Through SQW Report (SQW Evidence Base ref: 3) and City of York Local Plan – 4 th Set of Changes – April 2005' (E3a.3)

Site: Holgate Park
Site Reference: E/008
Potential Use: Employment



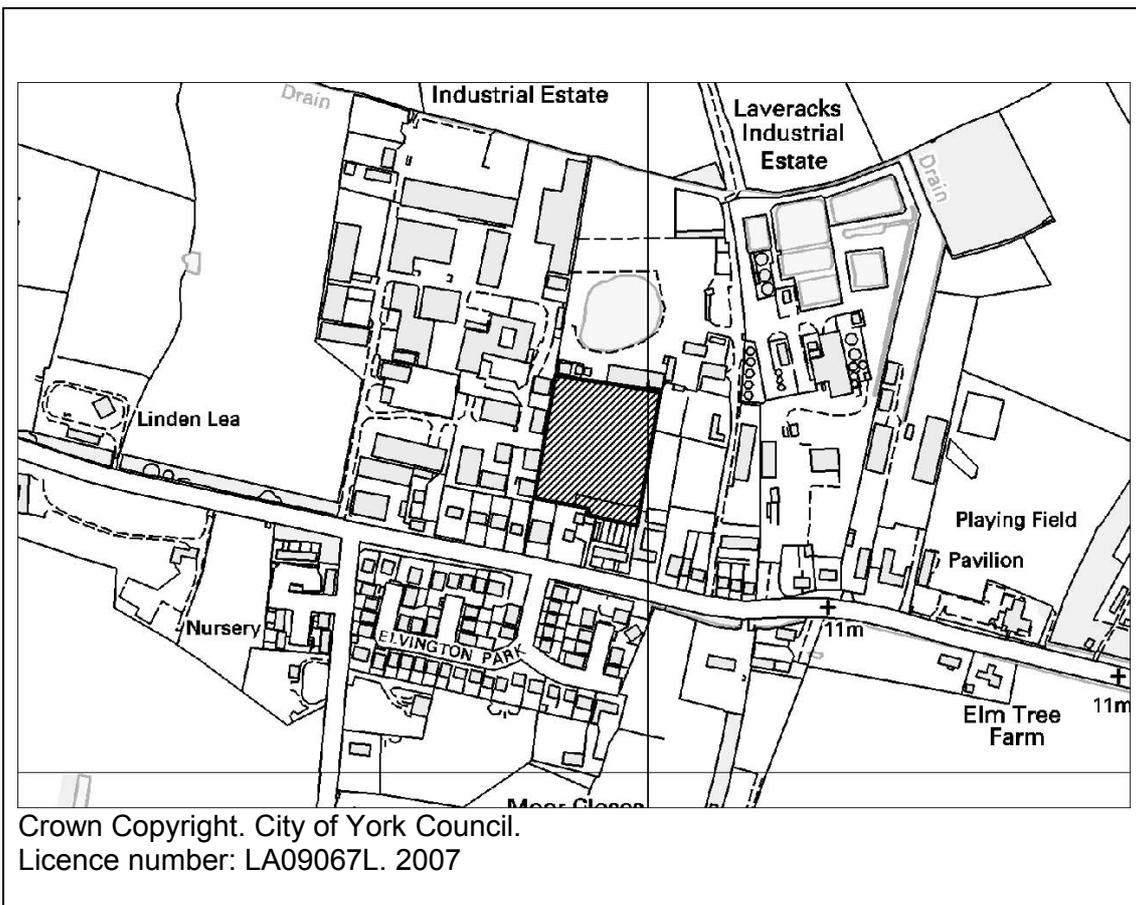
Site address:	Holgate Park, Poppleton Road, York,
Site size (ha):	2.4ha remaining
Land Owner (if known):	
Site availability:	
Existing use:	Vacant land
Potential use:	This site was identified for employment in the Local Plan and subsequently considered in the SQW Report. However, its use will be determined through the YNW AAP.
How site identified:	SQW Report (SQW Evidence Base ref: 29) and City of York Local Plan – 4 th Set of Changes – April 2005’ (E3a.5)

Site: Murton Industrial Estate
Site Reference: E/009
Potential Use: Employment



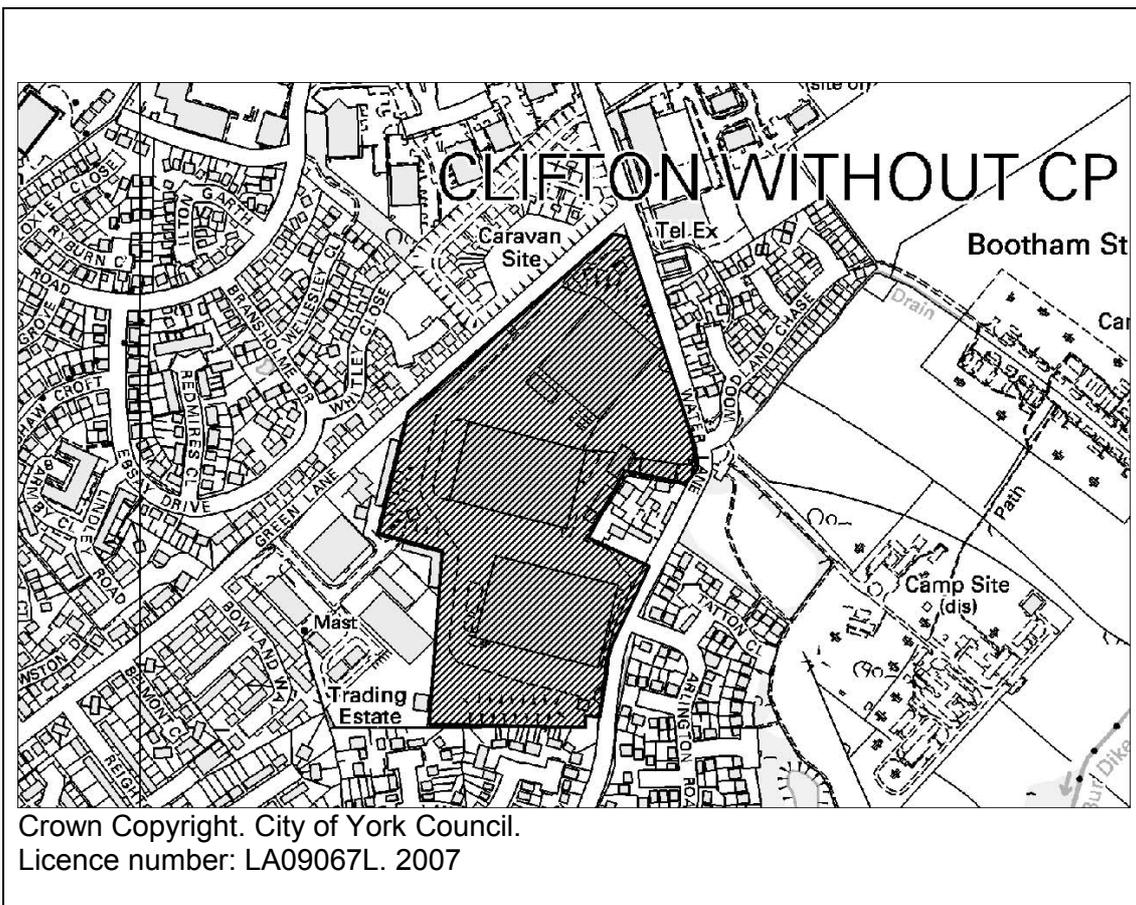
Site address:	Murton Industrial Estate, Murton Lane, York.
Site size (ha):	0.5ha
Land Owner (if known):	
Site availability:	
Existing use:	Vacant plot
Potential use:	Employment – B2, B8
How site identified:	Through SQW Report (SQW Evidence Base ref: 8) and City of York Local Plan – 4 th Set of Changes – April 2005’ (E3a.7)

Site: Elvington Industrial Estate
Site Reference: E/010
Potential Use: Employment



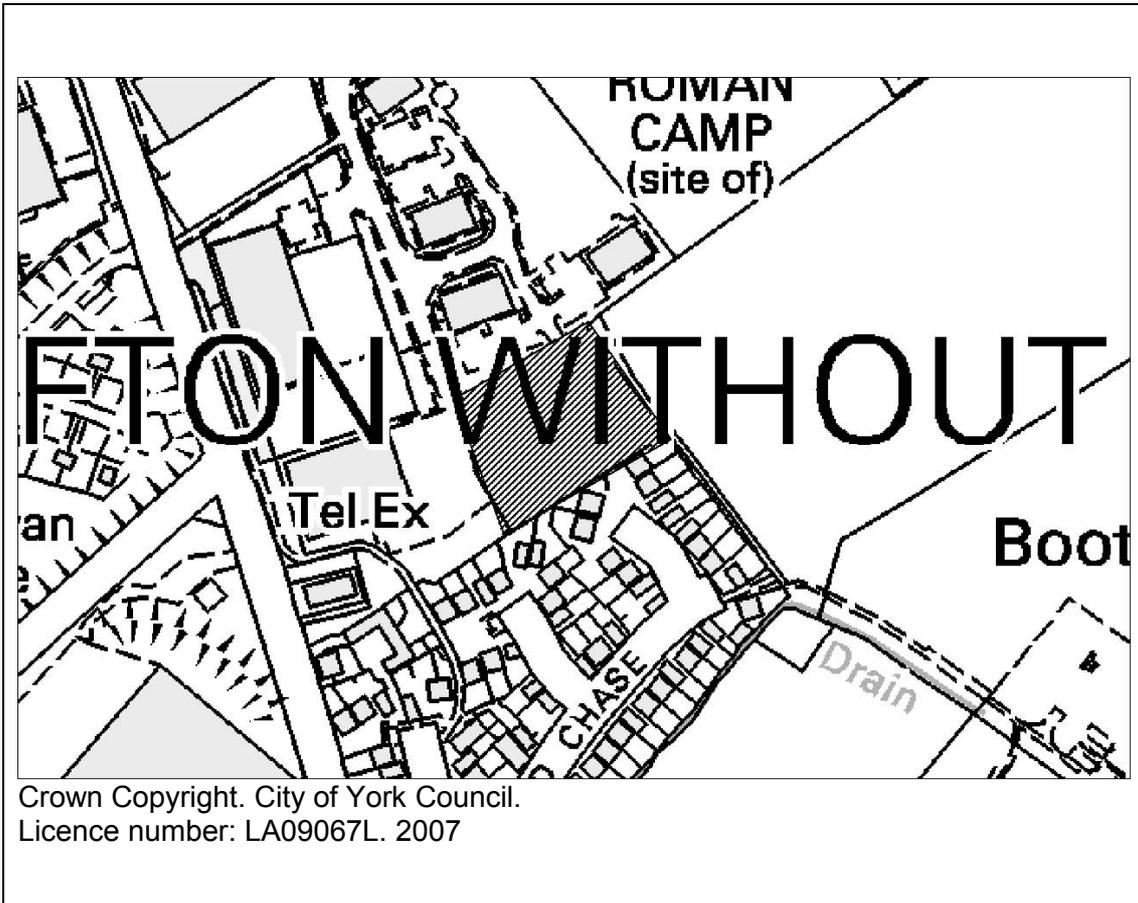
Site address:	Elvington Industrial Estate, Elvington Lane, Elvington, York
Site size (ha):	1ha
Land Owner (if known):	
Site availability:	
Existing use:	Vacant plot within existing industrial estate.
Potential use:	Employment - B2, B8 uses. Possible constraint due to adjacent fuel storage tanks? Need to check
How site identified:	Through SQW Report (SQW Evidence Base ref: 4) and City of York Local Plan – 4 th Set of Changes – April 2005' (E3a.12)

Site: The Grainstores
Site Reference: E/011
Potential Use: Employment



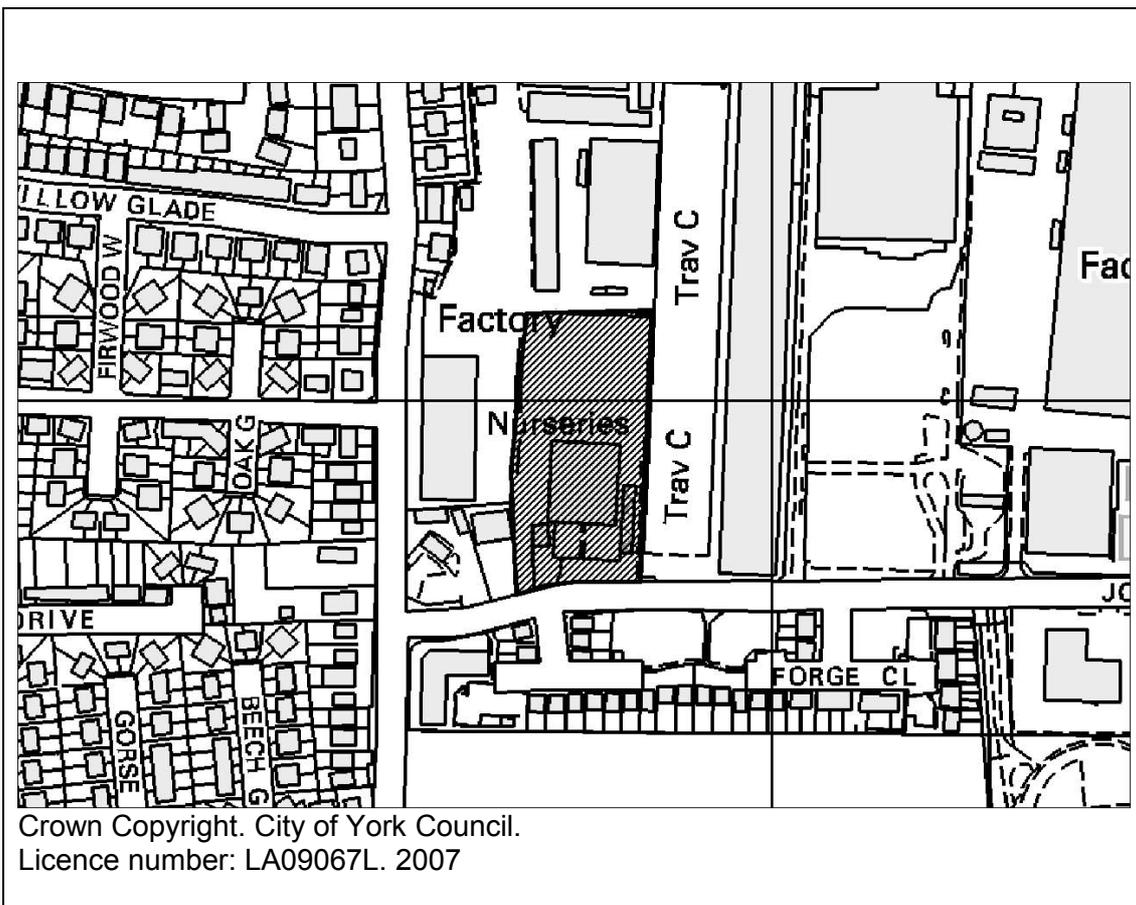
Site address:	The Grainstores, Water Lane, Clifton Moor, York.
Site size (ha):	7.6ha
Land Owner (if known):	Water Lane Ltd
Site availability:	
Existing use:	Part vacant – last used as grain stores in 2003. One existing tenant. Mixture of 3 large hangars and hardstanding on site.
Potential use:	Employment - B1, B2, B8
How site identified:	Through SQW Report (SQW Evidence Base ref: 20C) and City of York Local Plan – 4 th Set of Changes – April 2005' (E3a.13)

Site: Land off Tribune Way, Clifton Moorgate
Site Reference: E/012
Potential Use: Employment



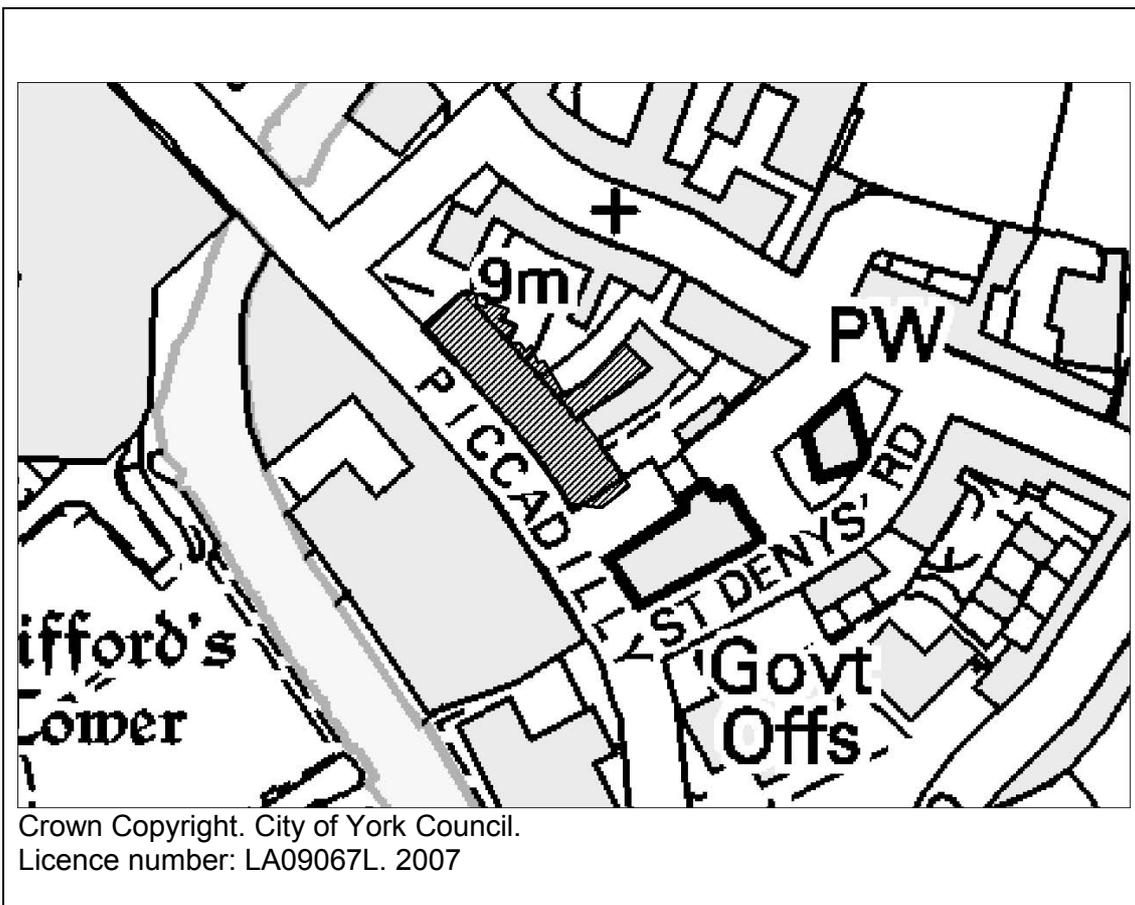
Site address:	Land off Tribune Way Clifton Moorgate Clifton York
Site size (ha):	0.4ha
Land Owner (if known):	
Site availability:	
Existing use:	
Potential use:	Employment
How site identified:	Through City of York Local Plan – 4 th Set of Changes – April 2005’ (E3a.4).

Site: Annamine Nurseries
Site Reference: E/013
Potential Use: Employment



Site address:	Jockey Lane, Huntington, York
Site size (ha):	1ha
Land Owner (if known):	
Site availability:	
Existing use:	Former Nurseries site, currently vacant.
Potential use:	Employment - B2. Has planning permission for display of relocatable portable dwellings
How site identified:	Through SQW Report (SQW Evidence Base ref: 15B) and City of York Local Plan – 4 th Set of Changes – April 2005' (E3a.15)

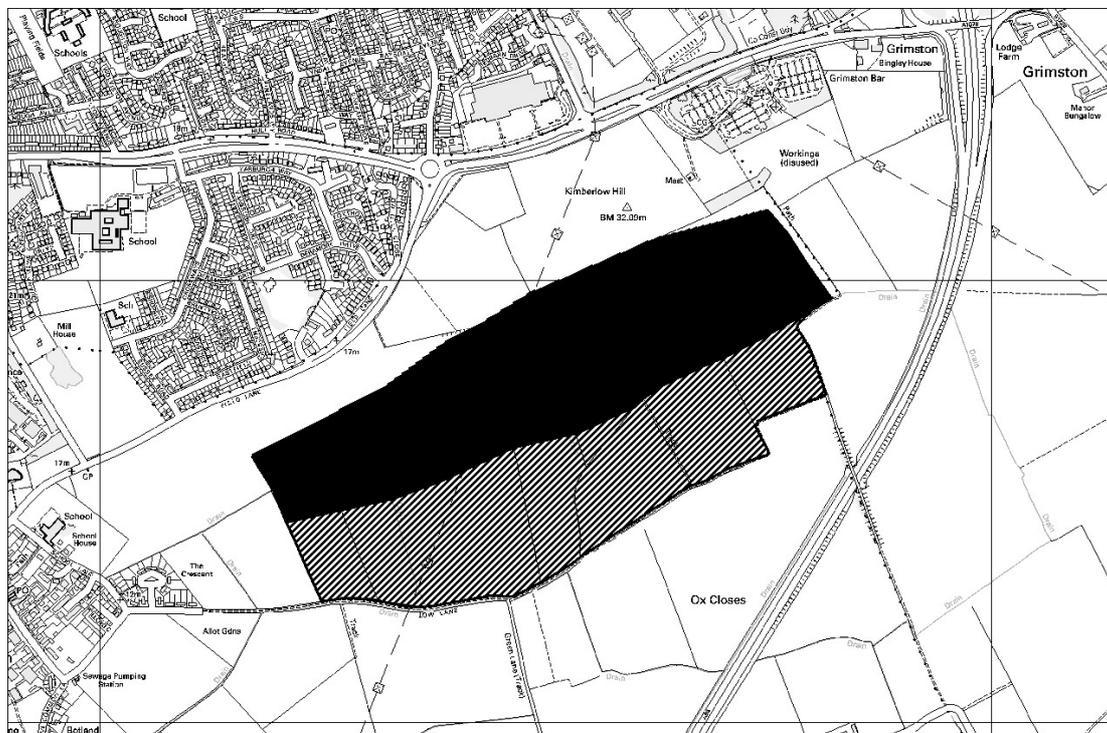
Site: Reynards Garage, Piccadilly
Site Reference: E/014
Potential Use: Employment



Site address:	Reynards Garage, Piccadilly, York
Site size (ha):	0.10ha
Land Owner (if known):	City of York Council
Site availability:	
Existing use:	Former car dealership / vacant
Potential use:	Employment
How site identified:	Executive Report 22/11/05

Site: University of York – Heslington East
Site Reference: E/015
Potential Use: Employment

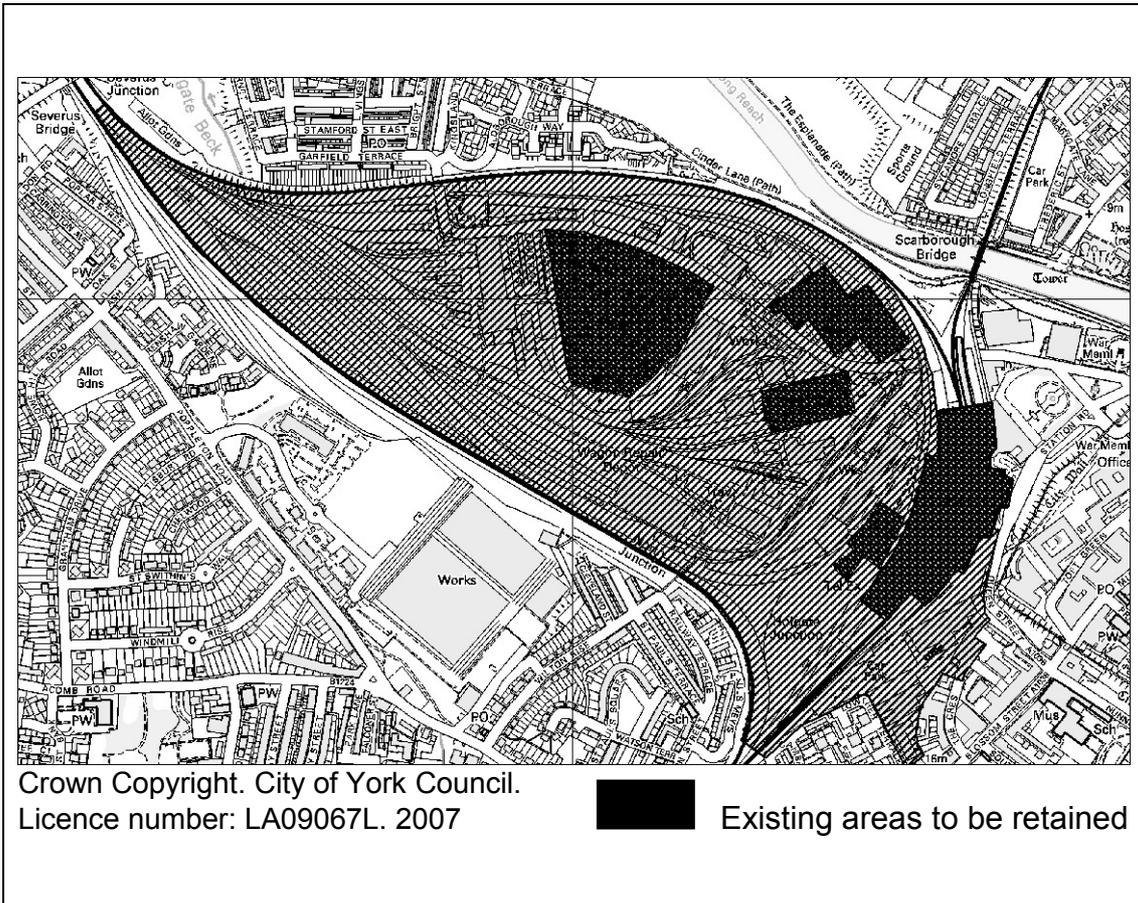
The shading shows both phases of the new campus as shown in the Local Plan and does not reflect the outline planning permission



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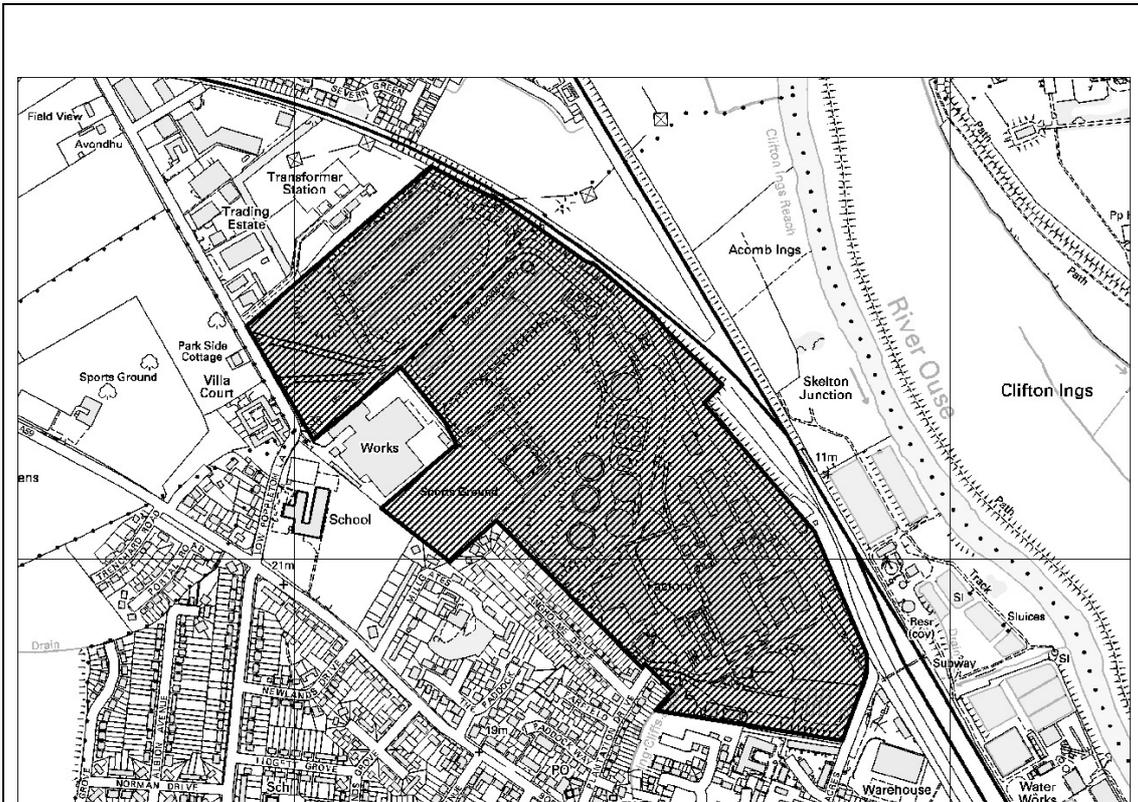
Site address:	University of York – Heslington East, Field Lane, York.
Site size (ha):	Total area 65ha, which includes up to 25ha for employment
Land Owner (if known):	
Site availability:	Planning permission for campus approved in 2007 (Call-in Inquiry)
Existing use:	Predominantly agricultural
Potential use:	New University campus (65ha) which includes up to 25ha for Science City type employment uses.
How site identified:	Through SQW Report (SQW Evidence Base ref: 12) and City of York Local Plan – 4 th Set of Changes – April 2005' (ED9)

Site: York Northwest (York Central Site)
Site Reference: E/016a
Potential Use: Employment (Mixed use development)



Site address:	York Northwest (York Central Site), York
Site size (ha):	35-37ha (Total)
Land Owner (if known):	Approx 20 different owners including Network Rail & National Museum of Science and Industry (National Railway Museum)
Site availability:	
Existing use:	Predominantly former railway land
Potential use:	Mixed use including employment
How site identified:	YNW AAP/SQW Report (SQW Evidence Base ref: 34)/ City of York Local Plan – 4 th Set of Changes – April 2005’ (E1a.8)

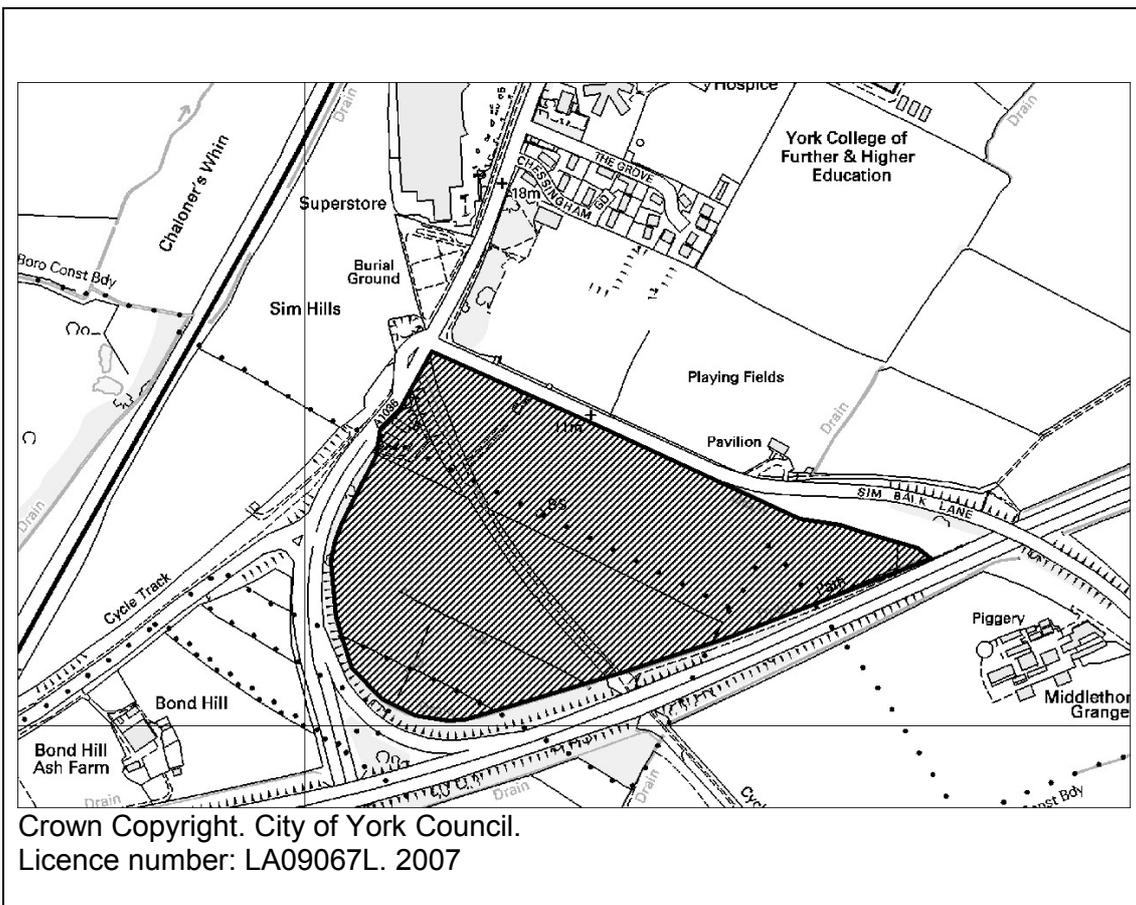
Site: York Northwest (British Sugar Site)
Site Reference: E/016b
Potential Use: Employment (Mixed use development)



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Site address:	York Northwest (British Sugar Site), Boroughbridge Road, York
Site size (ha):	39.5ha (Total)
Land Owner (if known):	Associated British Foods (British Sugar)
Site availability:	
Existing use:	British Sugar factory
Potential use:	Mixed use including employment
How site identified:	YNW AAP/ SQW Report (SQW Evidence Base ref: 26)

Site: London Bridge
Site Reference: E/017
Potential Use: Employment

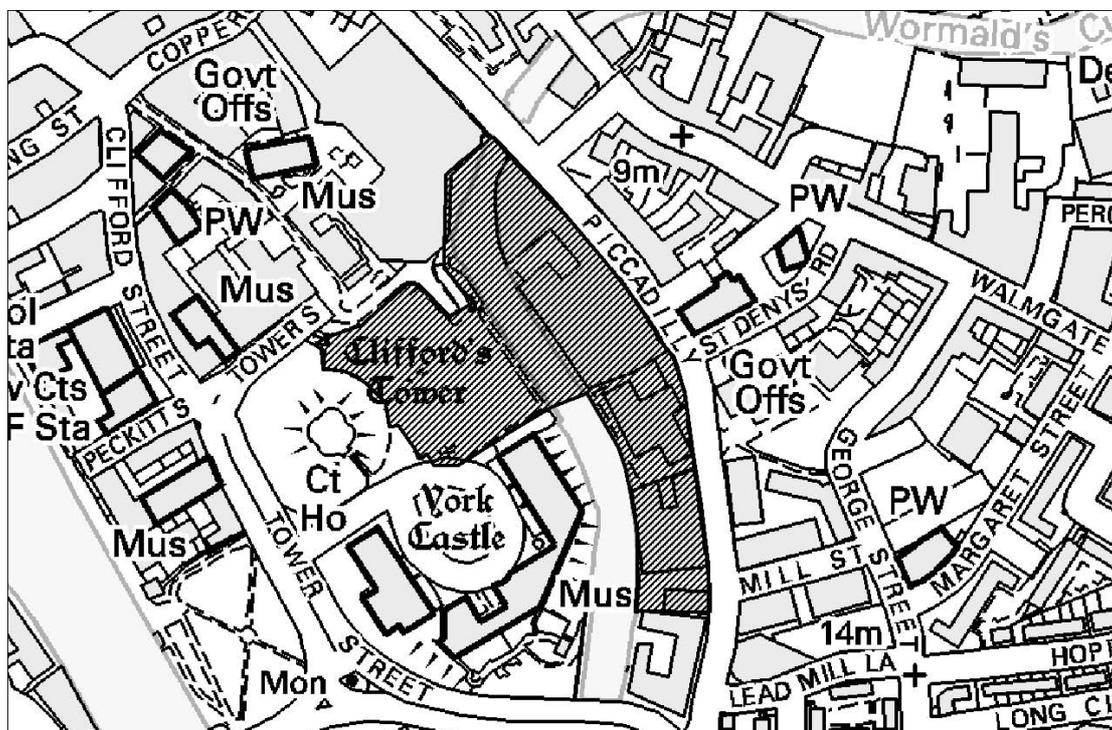


Site address:	London Bridge, Sim Balk Lane, York.
Site size (ha):	15.8ha
Land Owner (if known):	City of York Council
Site availability:	Site is located in the City of York Green Belt, which would restrict potential uses. Also, access to the site could be a problem.
Existing use:	Predominantly agricultural
Potential use:	Employment
How site identified:	Through SQW Report (SQW Evidence Base ref: 14) and City of York Local Plan – First Draft (1998)

Section 4

Retail – Castle Piccadilly site

Site: Castle Piccadilly
Site Reference: R/001
Potential Use: Retail (Mixed use development)



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Site address:	Piccadilly, York.
Site size (ha):	2.2ha
Land Owner (if known):	Land Securities, City of York Council and Northminster Properties
Site availability:	CYC land available immediately. Land Securities and Northminster land will need to be secured as part of comprehensive development of area.
Existing use:	Mixture of furniture / second-hand warehouses, offices and car park
Potential use:	Retail-led mixed use development.
How site identified:	Through 'City of York Local Plan – 4 th Set of Changes – April 2005' (S1a)

Section 5

Potential transport locations

Potential Locations for Transport Allocations

Legend

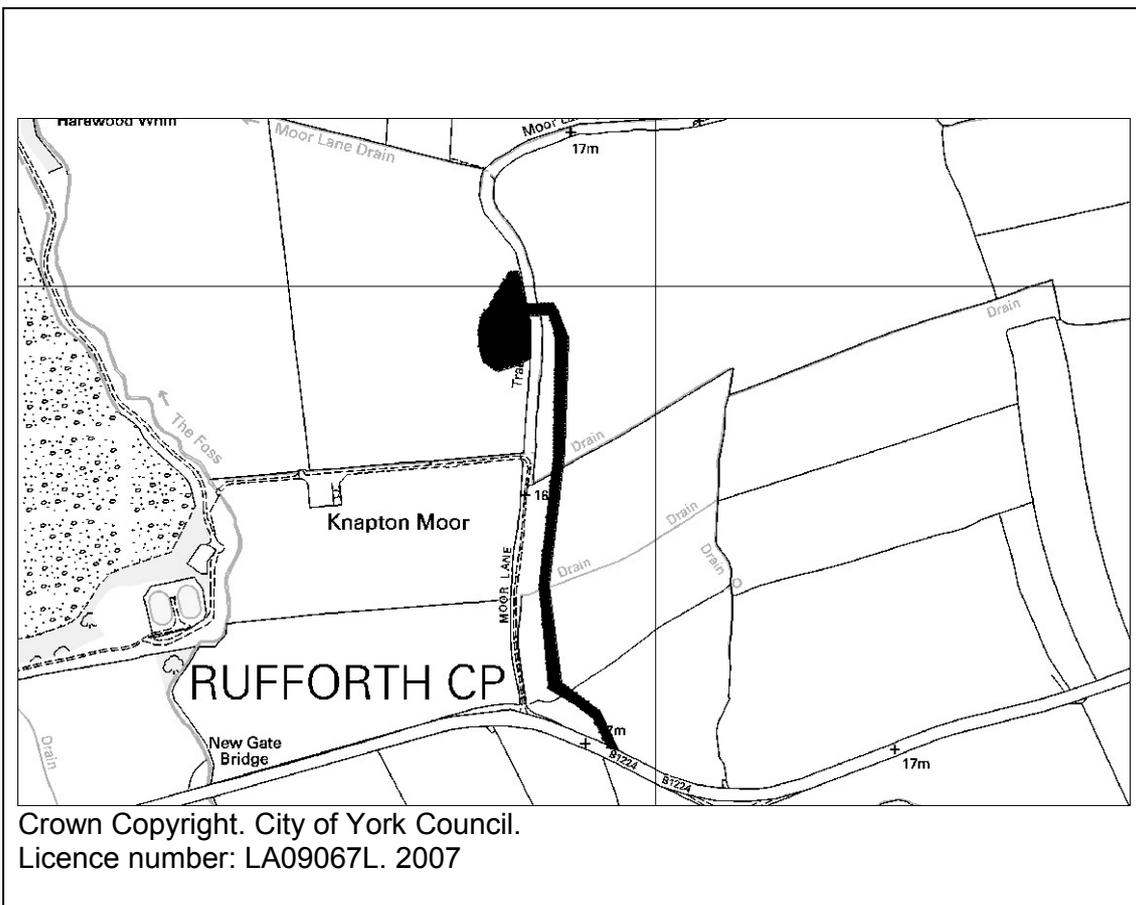
-  York Local Authority Boundary
-  Outer Ring Road Improvements (Dualling and/or junction improvements)
-  Potential railway station in Haxby (indicative locations)
-  Potential tram train route and railway halts (indicative locations)
-  Potential tram train route and railway halts (indicative locations)
-  Multi modal transport interchange
-  Improvements/ extensions/ relocation at existing Park & Rides
-  Potential site options for new Park & Ride on the A59
-  Potential new Park & Rides (indicative locations)
-  Proposed cycling / pedestrian network (indicative locations)

Section 6

Waste and Minerals Sites

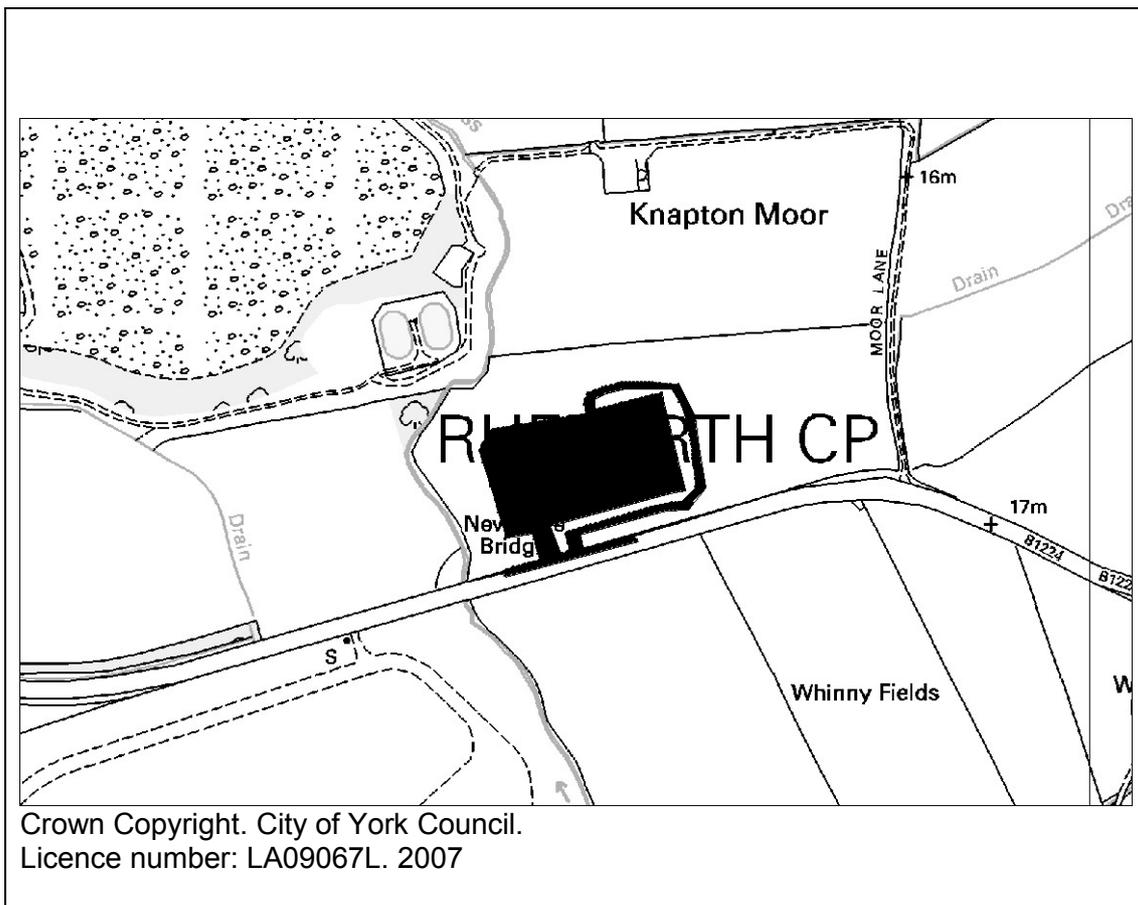
Site Reference	Site Name
WM/001	Harewood Whin Landfill Site, Rufforth – Option A
WM/002	Harewood Whin Landfill Site, Rufforth – Option B
WM/003	Land North of B1224 and West of Poppleton

Site: Harewood Whin- Option A
Site Reference: WM/001
Potential Use: Household Waste Recycling Centre



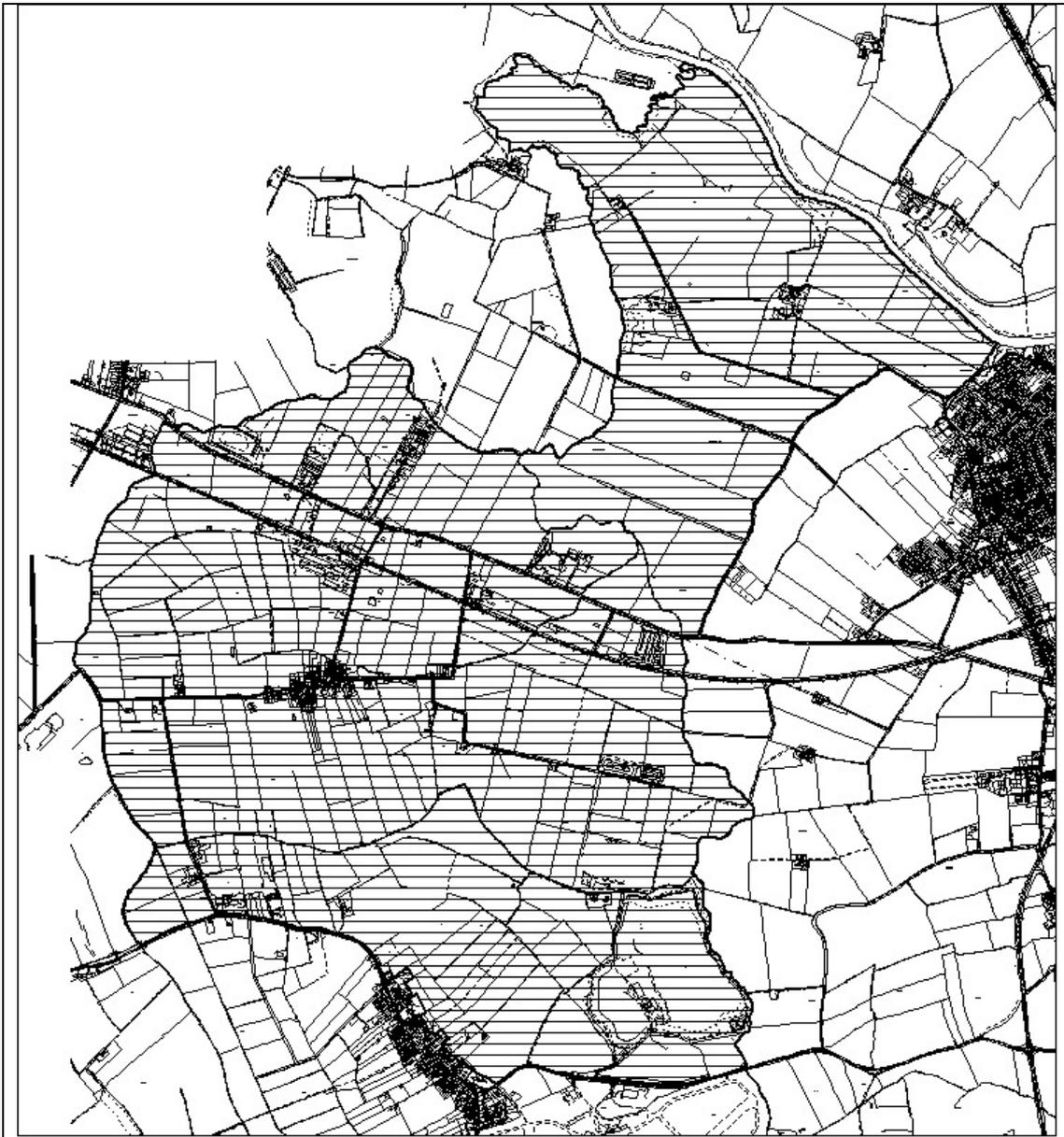
Site address:	Harewood Whin Landfill Site, Rufforth, York.
Site size (ha):	2ha
Land Owner (if known):	City of York Council – leased to Yorwaste
Site availability:	
Existing use:	Majority of site is an active landfill site. Other uses on site include composting, wood shredder, construction & demolition waste recycling, and landfill gas and liquid waste
Potential use:	Household Waste Recycling Centre
How site identified:	Internal technical work

Site: Harewood Whin- Option B
Site Reference: WM/002
Potential Use: Household Waste Recycling Centre



Site address:	Harewood Whin Landfill Site, Rufforth, York.
Site size (ha):	2ha
Land Owner (if known):	
Site availability:	
Existing use:	Agricultural land
Potential use:	Household Waste Recycling Centre
How site identified:	Internal technical work

Site: Land North of the B1224 and west of Poppleton
Site Reference: WM/003
Potential: Area of Search for Minerals



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Site address:	Land north of the B1224 and west of Poppleton
Site size (ha):	
Land Owner (if known):	Various
Site availability:	
Existing use:	Mostly agricultural uses
Potential use:	Area of Search for Minerals
How site identified:	In North Yorkshire County Council's Minerals and Waste Local Plan (1995) and the City of York Local Plan (4 th Set of PICS)

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