

## Annex A

## Shortlist of sites for B1(a) Offices use:

Rank	Site Name	Site Ref	Area of Developable Land (ha)	B1(a) Floorspace (sq.m)	Comment
1	York Central, Leeman Road	7	2.2 - 2.5	87,000-100,000	<p>Most appropriate for future high density B1(a). Less appropriate for other B uses given central location and likely conflicts with other uses (C classes, etc).</p> <p>Section 6 provides an indication of the scale of land uses that may be required for B1(a) uses at a city centre location. The figure of 87,000 - 100,000sq.m is based on 5 storey's buildings.</p> <p>The site area given relates to the developable area of York Central for all land uses. Guidance on the location and mix of land uses within this area will be provided by the YNW AAP. The inclusion of the York Central site on the Employment Land Review Map illustrates the broad extent of the York Central area.</p>
2	Hudson House and Old Station Buildings, Station Rise/Toft Green	34	1.82	17,279	<p>Highly accessible city centre location close to York Railway Station. It currently includes 17,279 Sq.m B1(a) Office Floor Space. Former railway offices adjacent to the site have recently been given approval to convert into a hotel at a loss of 6,317 Sq.m office floor space.</p> <p>Given the existing use as offices redevelopment is unlikely to yield any net increase in supply</p>
3	1-9 St Leonard's Place & 2-4 Museum Street	35	0.30	8,543	<p>Highly accessible city centre location, Older buildings have Disability Discrimination Act (DDA) constraints. Parking is also constrained.</p> <p>Given the existing use redevelopment is unlikely to yield any net increase in supply. In addition, redevelopment could potentially include a residential element as a part of a mixed use scheme.</p>
4	Coppergate 2	31	0.25-1	8,000 – 32,000	<p>Site identified as a key city centre opportunity to enhance York's retail offer (York Retail Study 2008), as part of a mixed use development in the development brief. The potential for B1(a) office development will therefore be limited and may not feature at all in the final scheme.</p>

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Rank	Site Name	Site Ref	Area of Developable Land (ha)	B1(a) Floorspace (sq.m)	Comment
5	Hungate, Peasholme Green	15	0.4	12,062	Highly accessible city centre location. It has outline and detailed consents predominantly residential uses (includes permission for 12,062sq.m B1(a) uses ). The figure of 12,062 is taken from the planning approval.
6	Land north west of Former Carriage Works, Holgate Park, Poppleton Road	83	2.39	76,480	Last remaining site available for development within larger site. The floor space figure is an estimate based on site size.  This site needs to be considered as part of the York Northwest Area Action Plan.
7	James Street/Foss Islands Road	16	0.44	14,080	Currently vacant site appropriate for B1(a), (b), (c), B2 and B8 uses given the sites proximity to the city centre and surrounding land uses.
8	British Gas Site, 24 Heworth Green	57	0.25	1,860	May have significant development constraints due to former use leading to high remediation costs. Planning consent for 1860sq.m for B1(a) this equates to approximately 0.25 ha. The remainder of the site is identified for residential. Planning permission for 3,792sq.m for B1(a) uses
9	Adjacent to Norwich Union, Monks Cross, Huntington	23	0.6	3,792	
10	Former British Sugar Site, Boroughbridge Road	5	5	40,000	This area is covered by the York North West Area Action Plan which is currently at its Issues & Option stage. The final use of the site will be determined through the AAP process (the developable area of land and floorspace are only indicative). Most of the site is likely to be allocated for residential development.  When considering net gain it should be noted that this site was previously in employment use although with relatively low job numbers.  The site area given relates to the developable area of the former British Sugar site for all land uses. Guidance on the location and mix of land uses within this area will be provided by the YNW AAP. The inclusion of the former British Sugar Site on the Employment Land Review Map illustrates the broad extent of the former British Sugar area.
11	Former Terry's Factory, Bishopthorpe Road	52	1	33,470	The recent planning application included 33,470sq.m for B1(a) uses. This would equate to a site size of approximately 1 hectare. However it is the Council's view that up to 3 hectares of the site could be used for employment purpose. The developable area and floor space are indicative.

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Rank	Site Name	Site Ref	Area of Developable Land (ha)	B1(a) Floorspace (sq.m)	Comment
12	Omega 1, Monks Cross, Huntington	24	1.04	8,860	This site has the benefit of a planning application for B1(a) office up to a maximum of 8,860 Sq.m.
13	Southern part of Nestle Factory, Haxby Road	20	2	5,000	Mixed use development identified in development brief. The Council's pre application discussions and master planning are ongoing therefore the area of developable land and floor space are indicative.
14	Land south of Great North Way, York Business Park	89	1.37	10,960	
15	Land forming south east of York Business Park	69	2.1	16,080	2.1ha available of which 1.11ha has planning permission for B2 and B8 uses.
16	Vangarde, south of Monks Cross, Huntington	65	12.47	40,000	This site has an outline planning permission for 40,000sqm of B1(a). It is however currently the subject of an application for a Data Centre will occupy the full site with a total floor space of 21,000sqm.
17	Land north of Great North Way, York Business Park	90	1.81	48,960	Since 2006 two sites developed 0.9ha and 0.72ha
18	North of Monks Cross, Huntington	64	17.77	142,000	Application for employment uses on this site was refused following a call in inquiry in 2005. Total area is 19.75ha and net developable area is 17.77ha.
19	Land north of Northminster Business Park, North Field Lane	67	14.00	112,000	
<b>Total</b>			<b>67-68ha</b>	<b>686,000 – 723,000 sq.m</b>	

## Shortlist of sites for B1(c), B2 and B8 uses:

Rank	Site Name	Site Ref.	Area of Developable Land (ha)	B1(c), B2 and B8 Floorspace (sq.m)	Comments
1	North of Monks Cross, Huntington	64	17.77	71,080	Application for employment uses on this site was refused following a call in inquiry in 2005. 17.77ha represents net developable area.
2	James Street/Foss Islands Road	16	0.44	1,760	Currently vacant site appropriate for B1(a), (b), (c), B2 and B8 uses given the sites proximity to the city centre and surrounding land uses.
3	Vangarde, south of Monks Cross, Huntington	65	13.38	53,520	This site has an outline planning permission for 40,000sqm of B1(a). It is however currently the subject of an application for a Data Centre which would occupy the full site with a total floor space of 21,000sqm.
4	Land south of Great North Way, York Business Park	89	1.37	5,480	
5	Grimston Bar: Land to north of A1079, west of A64 bypass and south of Murton Way	63	32.60	130,400	
5	Land forming south east of York Business Park	69	2.1	8,400	2.1ha available of which 1.11ha has planning permission for B2 B8 uses. The floor space figure assumes that the whole 2.1 hectares could be built out for B1(c), B2 & B8.
7	Adjacent to Norwich Union, Monks Cross, Huntington	23	0.6	2,400	Planning permission for 3792sq.m for B1(a) uses.
8	Land North of Northminster Business Park, North Field Lane	67	14.00	56,000	Floorspace figure assumes that the whole site could be built out for B1(c); B2 & B8.
9	Osbalwick Link Road (existing employment), Osbalwick	12	0.26	1,040	
9	Omega 1, Monks Cross, Huntington	24	1.04	4,160	This site has the benefit of a planning permission for B1(a) office up to a maximum of 8,860 Sq.m. The floor space figure assumes that the site is built out for B1(c); B2, & B8.

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Rank	Site Name	Site Ref.	Area of Developable Land (ha)	B1(c), B2 and B8 Floorspace (sq.m)	Comments
11	Former Bio-Rad Premises, Haxby Road, New Earswick	48	2.89	11,560	Whilst offering redevelopment opportunities it should be noted that this site is part of the existing employment land supply.
11	Land south east of Murton Industrial Estate, Murton	79	0.47	1,880	Floor space indicative.
13	Monks Cross North, Huntington	32	37.98		
14	Land to rear of Brook Nook, Murton Way, Osbaldwick	53	1.23	4,920	Floor space indicative.
15	York Central, Leeman Road	7	2.5	10,000	Most appropriate for future high density B1(a). Less appropriate for other B uses given central location and likely conflicts with other uses (C classes, etc). Developable area / Floorspace proposed by CYC.
16	Hudson House and Old Station Buildings, Station Rise/Toft Green	34	1.82	7,280	Highly accessible city centre location close to York Railway Station. It currently includes 17,279 Sq.m B1(a) Office Floor Space. Former railway offices adjacent to the site have recently been given approval to convert into a hotel at a loss of 6,317 Sq.m office floor space.  Given the existing use as offices redevelopment is unlikely to yield any net increase in supply.  Given the sensitivity of this location the use of the site for B2 and B8 would be problematic and extremely unlikely.
17	Land north of Great North Way, York Business Park	90	1.81	7,240	Since 2006 two sites developed 0.9ha and 0.72ha.
18	Land south of Northminster Business Park, North Field Lane	47	3.24	12,960	Currently safeguarded land

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Rank	Site Name	Site Ref.	Area of Developable Land (ha)	B1(c), B2 and B8 Floorspace (sq.m)	Comments
19	Land at Knapton Moor	55	33.02	162,400	Currently safeguarded land
<b>Total</b>			<b>169ha</b>	<b>552,500 sq.m</b>	