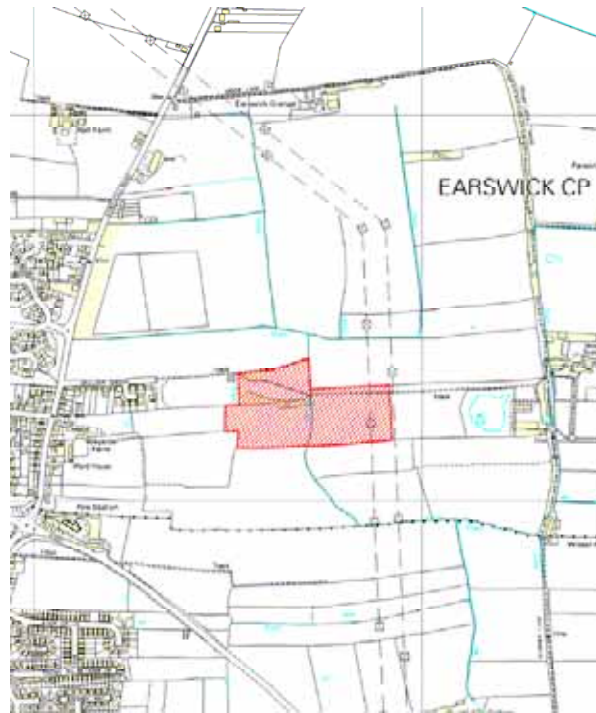


Appendix 6:

Sites assessed as ‘unsuitable’



Site Details

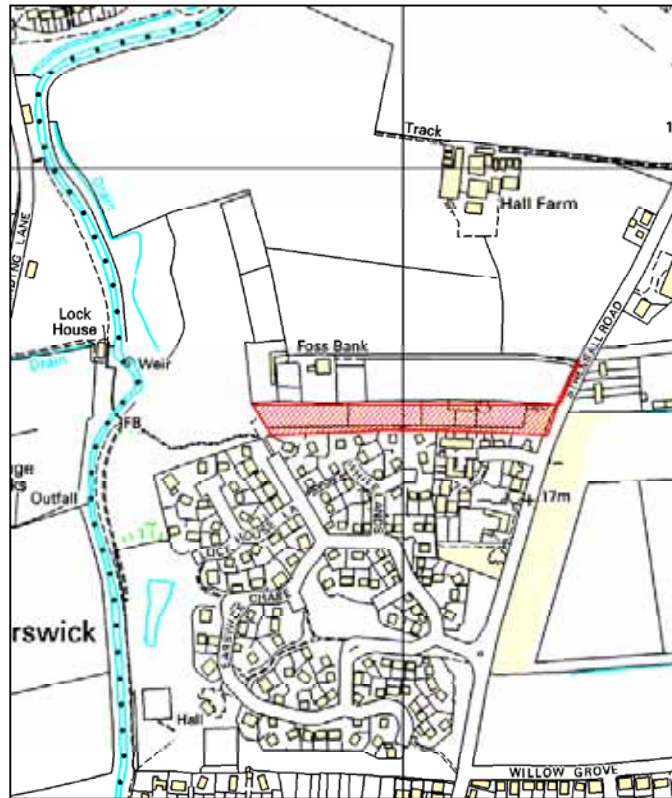
GENERAL			
Site Reference	2499		
Name of Site	Nova Scotia		
Address	North Lane, Huntington		
Ward	Strensall		
Easting	462707.078	Northing	457253.571
Gross Site Area	7.11Ha		

PLANNING STATUS		
Current Land use	Arable/Grassland (use class: agricultural)	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	NONE
	Application Reference	N/A
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> This site is not situated within the functional floodplain. There are no known nature conservation designations within proximity of the site. This site is not within a Greenbelt character appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> This site is not considered to be located within or adjacent to a settlement. This site is Greenfield This site falls only within flood zone 1 and is at minimal risk of Flooding. This site is located on good quality agricultural land (zone 3a in ALC) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary school with capacity within 400m Insufficient access to health centres within 800m Insufficient access to convenience stores within 800m This site has access to frequent bus routes (15mins or less) within 800m There is no existing cycle route within 100m Access to the site could be a problem Transport statement required 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> The site is bound by areas of sewage sludge application and close to areas of in filled land. A full site assessment and desktop study would be required. A full drainage assessment required No overhead power lines No Known TPO's 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is within the draft greenbelt This site does not contain designated open space. The site has outdoor sports facilities within PPG17 acceptable distances The site is deficient in access to City parks, Local Parks, Natural and semi natural green space, amenity green space, children's open space allotments and Young Peoples facilities. This site is not within proximity of Listed Building, Scheduled Ancient Monument, Areas of Archaeological Importance, conservation areas, historic parks and gardens or Ancient Woodlands 	Amber
<p>Comments: The site is considered unsuitable in accordance with current national and regional policy. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value. The site has poor access to public transport and facilities and poor access to open space facilities.</p>		
<p>Recommendations: The site is unsuitable for housing due to its location and poor accessibility.</p>		



Site Details

GENERAL			
Site Reference	0605		
Name of Site	Foss Bank Farm		
Address	Strensall Road, Earswick		
Ward	Strensall		
Easting	462180	Northing	457736
Gross Site Area	1.07		

PLANNING STATUS		
Current Land use	Kennels/Cattery/Stables	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> On the edge/ adjacent to Wheldrake village This is a Greenfield site Considered to be at low risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> No access to a primary schools within 400m with capacity No access to health care facilities with 400m No access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m, including park & ride Access to non frequent bus routes within 400-800mm No access to existing cycle route within 100m. Transport stated would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified. No air quality issues identified Full drainage assessment required. No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace The site has access to natural/semi-natural green space, amenity green space, young people's facilities, allotments, and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to City parks, local parks, and children's play areas. This site is not located within 50m of a listed building, a conservation Area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Amber
<p>Comments: This site is not in accordance with national and regional policy. It is located on the edge/adjacent to Earswick village and is a Greenfield site which is currently in use for other purposes. The site has no access to services within 800m but does have a frequent bus route within 400m and a non-frequent bus route within 400-800m. There is also no existing cycle route access. The site has access to several types of openspace within PPG17 specified distances. The site has limited environmental and historical constraints but would require a full drainage assessment. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development based upon its location and no access to facilities. It is also located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

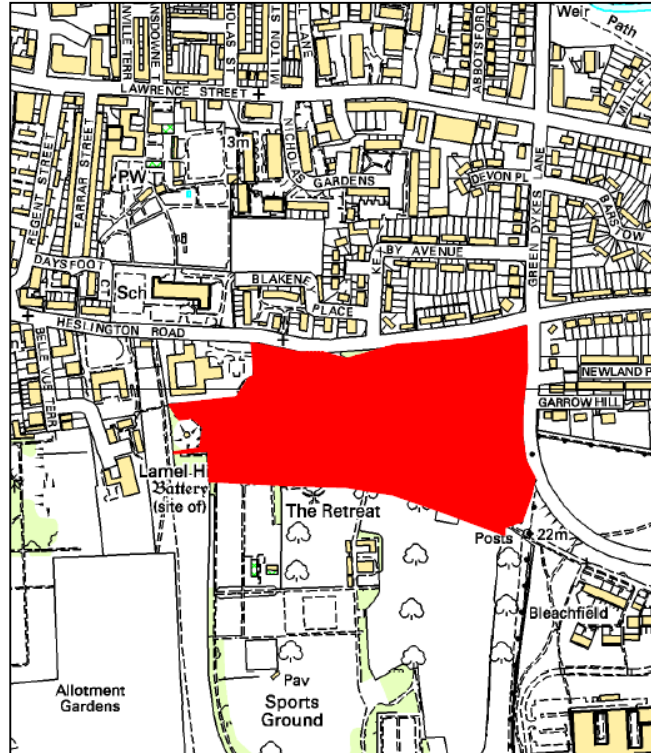
GENERAL			
Site Reference	0067		
Name of Site	Land between Intake Lane and Eastfield Lane, Dunnington		
Address			
Ward	Derwent		
Easting	467585.244059261	Northing	452798.387065182
Gross Site Area	2.69ha		

PLANNING STATUS	
Current Land use	Open Land (Grade II Agricultural land)
Source of site	Call for Sites
Site Status	Potential site
	With permission
	Under Construction
	Completed
	Excluded
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>
	Application Reference
	Date permitted
	Expiry Date
	Date development started
	Number of units outstanding
	Number of units completed
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Located on the edge/adjacent to Dunnington (Village) • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • <u>Access to health care facilities within 400-800m</u> • <u>Access to a convenience stores within 400-800m</u> • No access to frequent bus routes (15 minute intervals or less) • No access to non frequent bus routes with 800m • No access to an existing cycle route within 100m • Highways transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>The site is not in proximity of the AQMA</u> • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • Grade 2 Agricultural Land (Good) • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • <u>The site has access to local parks, natural/semi-natural greenspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to amenity open space children's open space and young people's open space • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Amber
<p>Comments: The site is Greenfield and located within the draft Greenbelt on the edge of Dunnington village. The site has access to a very limited range of amenities and has no access to a bus route within 800m. The site is deficient in access to amenity open space and children's open space. The land is Grade II agricultural land.</p>		
<p>Recommendation: This site is considered unsuitable for housing development and is located within the Draft Green Belt so would only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

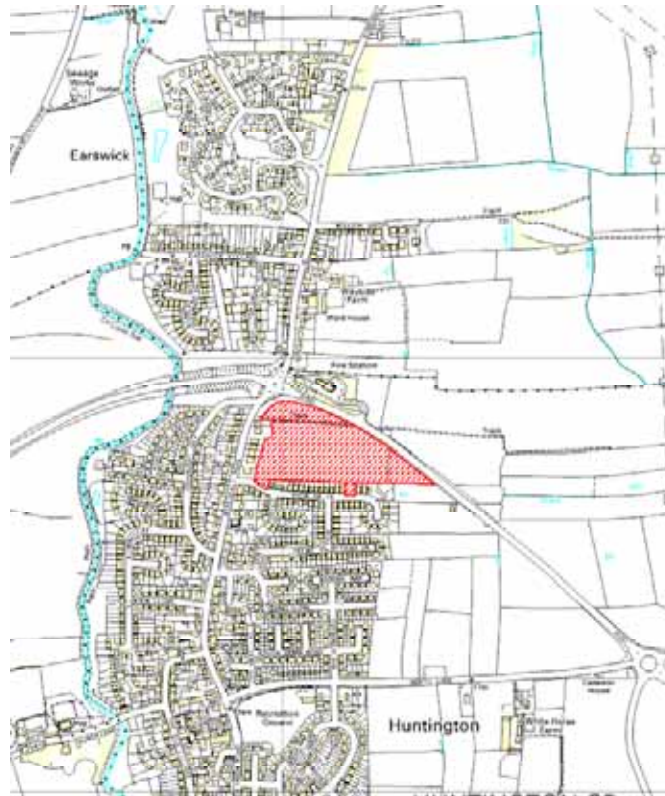
GENERAL			
Site Reference	0094, 0443		
Name of Site	The Retreat		
Address	Heslington Road		
Ward	Fishergate		
Easting	461629.960101853	Northing	450953.325208645
Gross Site Area	6.047406613		

PLANNING STATUS		
Current Land use	Medical Establishment / Use Class C2 Residential Institutions	
Source of site	Call for Sites and Alternative Sites at Changes 3	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Within the urban area Brownfield site (Major developed site in the greenbelt) Low risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Good access to primary school with current capacity (within 400m) Access to a health care facility (within 400m) Access to a convenience store (within 400m) Access to a frequent bus route (15 minute intervals or less) (within 400m). No existing access to a cycle route within 100m Highways transport assessment would be required 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> No likely contamination issues No likely air quality issues No foreseeable drainage issues. No overhead power lines No known TPOs on site. 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt (Major Developed Site in the Greenbelt) The site abuts an area of green belt importance (Category 1: areas which retain, reinforce and extend the pattern of historic green wedges) in the York Green Belt Appraisal (2003) Part of the site is designated as an open space within the PMP Open Space Assessment. The grounds of the Retreat are classed as a Local Park The site has access to all open space types within acceptable PPG17 distances except children's open space and young people's facilities This site within The Retreat/Heslington Road Conservation Area. The Retreat building, established in 1796 is the focal point of the Conservation Area. The main elements of the character and appearance of the area are: The Retreat, set in parkland surrounded with high walls but with views out; a series of gardens and adjoining parkland, giving a very open landscape character; Victorian housing on Belle Vue Terrace (includes some listed buildings) and the conservation area which consists mainly of open greenspace on the edge of the city located within the City of York Green Belt. The Retreat is also an Area of Archaeological Importance 	Red
<p>Comments: The site is considered unsuitable for housing development. The site is located within the urban area and close to facilities and public transport however it is a major developed site within the Green Belt and the preferred use of the site would be that of medical facilities. Any development would be restricted to the extent of existing buildings. Part of the site is designated as Local Park land and the site is within its own Conservation Area and Area of Archaeological Importance.</p>		
<p>Recommendation: This site is considered unsuitable for housing development. The site is located within the draft Green Belt and therefore would only come forward in line with the emerging Core Strategy and following a detailed evaluation of the Green Belt Value.</p>		



Site Details

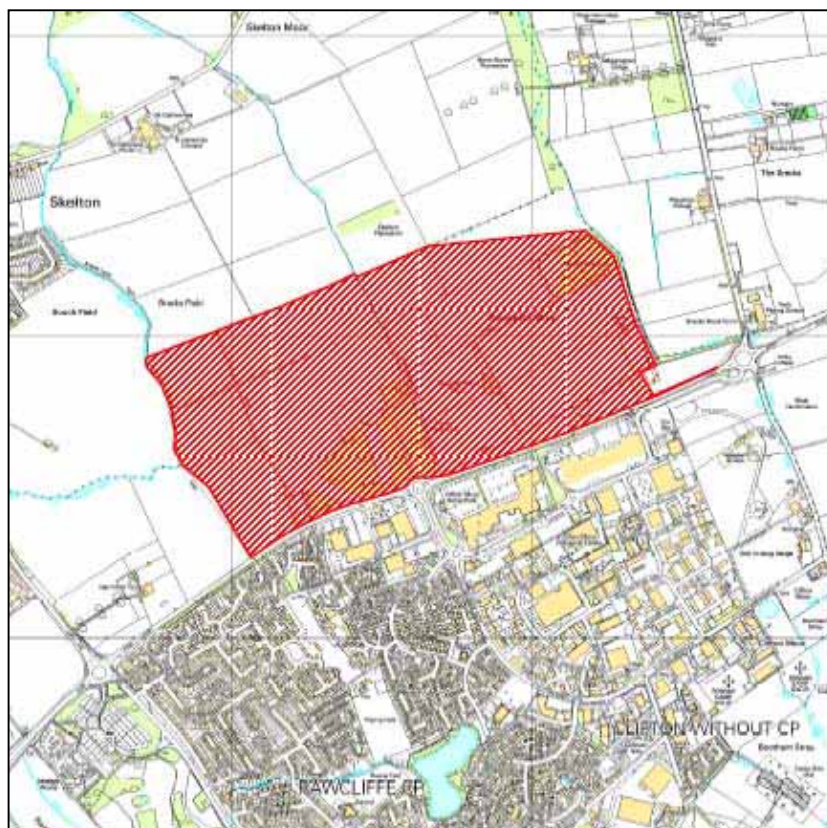
GENERAL			
Site Reference	0101, 2515		
Name of Site	Land off Avon Drive		
Address	Huntington		
Ward	Huntington & New Earswick		
Easting	462142.547305447	Northing	450770.017679879
Gross Site Area	5.705363976		

PLANNING STATUS		
Current Land use/Use Class	Agricultural (Use Class Agricultural)	
Source of site	Call for Sites & Alternative sites at changes 3	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	No
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> This site is on the edge/adjacent to the urban area This is a Greenfield site This site is at Low risk of flooding (Zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a Primary School within 400m Access to health care facilities within 800m Access to convenience stores within 800m Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride Good access to non frequent bus routes within 400m Access to a cycle route within 100m Transport Assessment is required. No access off the outer ring road. Access issues – Development of site needs to be considered on an area wide basis. Highway improvement line sought 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> New opportunities for exposure next to outer ring road if site not carefully designed Records show some past industrial activity on site, which may have caused land contamination. Will require desktop study and site investigations initially. North edge of site located directly adjacent to A1237 so traffic noise an issue. Will require PPG24 assessment A full drainage assessment required No overhead power lines No known TPO's on site 	Red
Strategic Policies	<ul style="list-style-type: none"> The site is located within the draft greenbelt The site is not designated open space The site has access to natural/semi-natural green space, amenity green space, young peoples facilities and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to city parks, local parks, children's open space and allotments. The site has no impact on listed buildings, AAI's, Scheduled Ancient Monuments, conservation areas, Historic Parks and Gardens or Ancient Woodlands. 	Amber
<p>Comments: This site is located adjacent to the urban area to the north of the city. It is a Greenfield site located within the greenbelt and adjacent to the outer ring road of York. This site has very small areas to the South that currently function as open space but also has access to other open spaces within the stated distances in the PPG17 assessment. This site has access to healthcare and food stores within 800m but no primary school. Overall there are no major constraints but it is ranked medium for contamination because there is evidence of past industrial activity. There are also potential noise constraints and air quality issues due to proximity to the outer ring road. A full drainage assessment is also required</p>		
<p>Recommendation: This site is unsuitable for residential development based on highways and contamination issues with only average to poor access to facilities. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

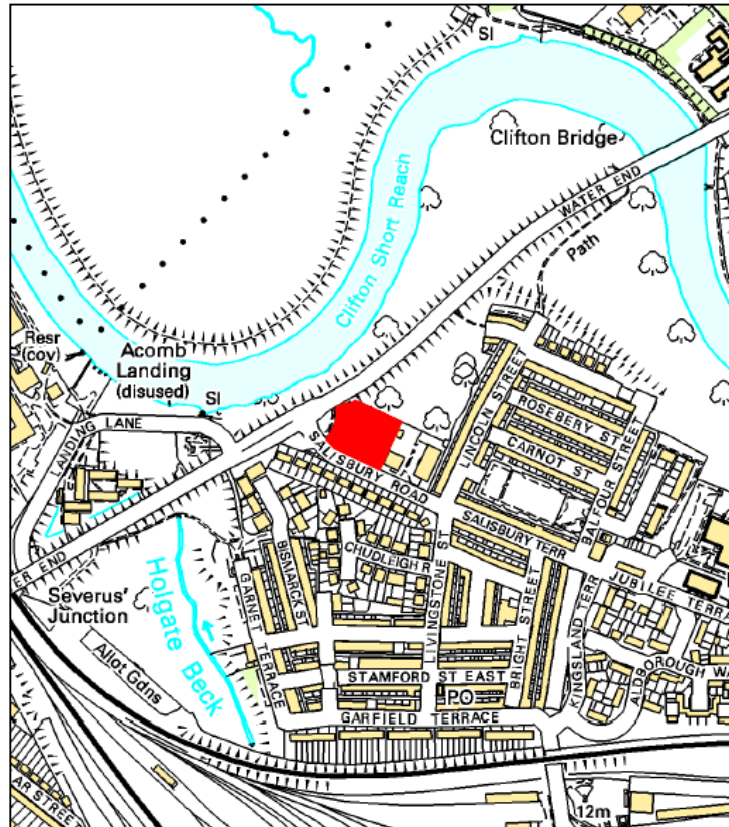
GENERAL			
Site Reference	2544, 0514, 0316, 0222		
Name of Site	Land to the North of A1237 between A19 and Wigginton Rd, Land North of Clifton Moor		
Address			
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	458439	Northing	455663
Gross Site Area	106.59 ha		

PLANNING STATUS		
Current Land use	Agricultural Land (Grade 3)	
Source of site	Call for sites	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> On edge of Urban Area Greenfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools (over 400m) Insufficient access to health care facility (over 800m) Insufficient current access to a convenience store part of the site is within 400m but is not considered accessible due to the barrier of the A1237) Access to frequent bus route (15 minute intervals or less) within 400m from part of the site but barrier of A1237 No access to an existing cycle route within 100m Highways transport assessment would be required. Due to the size of the site community facilities and open space would need to be provided on site in order to make the site sustainable. Educational facilities may also be required 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> A high level of contamination has been assessed therefore further investigation and appropriate remediation would be required No current air quality issues but the site is adjacent to the A1237 which may have implications for residential development Noise and vibration assessment would be required due to proximity to the ring road Full drainage site assessment needed No known TPOs on site. 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace The site is currently deficient in access to most open space types 	Amber
<p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of the urban area to the north of Clifton Moor and the A1237 York Ring Road. The site is not currently accessible to local services and frequent public transport due to the major barrier of the road however, due to the size of the site community facilities and public transport infrastructure could be provided on site. There are a number of physical constraints on the site such as high contamination levels, potential air quality issues and noise and vibration from the A1237.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

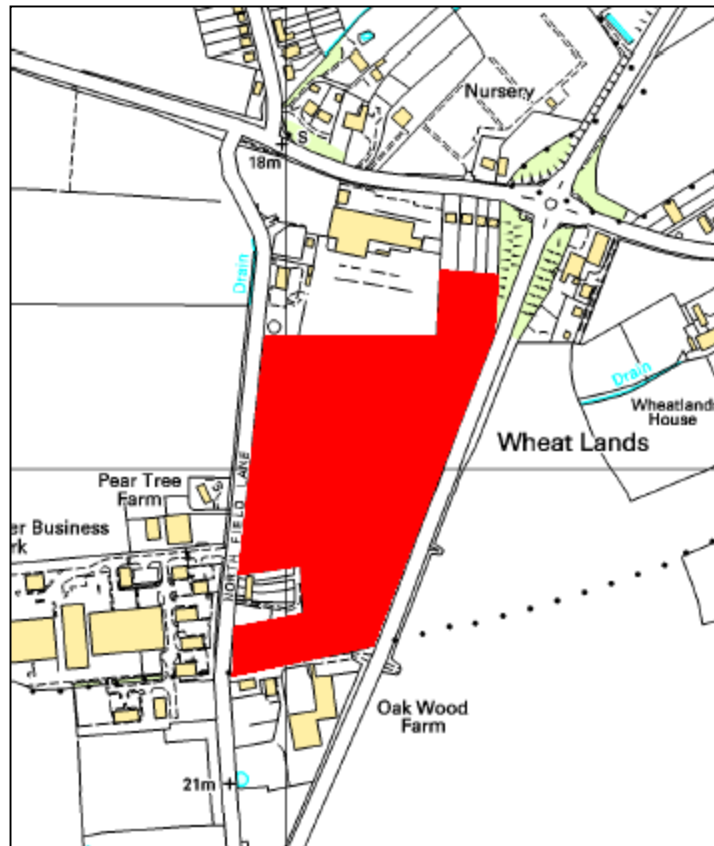
GENERAL			
Site Reference	0047, 2297g		
Name of Site	Salisbury Road		
Address			
Ward	Holgate		
Easting	458605	Northing	452502
Gross Site Area	0.31		

PLANNING STATUS		
Current Land use	Former Bowling Green	
Source of site	Call for Sites / CYC Property Services	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Within the urban area Greenfield site High risk of flooding (Zone 3a ii) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> Good access to primary school with current capacity (within 400m) Access to a health care facility (within 400-800m) Access to a convenience store (within 400m) Access to frequent bus routes (15 minute intervals or less) (within 400m) Access to less frequent bus routes (within 400m) Access to a cycle route within 100m Highways transport assessment would be required 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> Medium contamination assessment as site is adjacent to former landfill site and would need a ground assessment High levels of Nitrous Oxide monitored in the area in recent years and care would be needed to minimise exposure to future residents No foreseeable drainage issues. No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is not located within the Draft Greenbelt. This site is not designated as an open space – the site was a former bowling green but is no longer maintained and is not designated in the recent PMP Open Space Assessment as an open space The site has access to all types of open space within acceptable PPG17 distances apart from local parks and Young People’s facilities. 	Green
<p>Comments: This site is considered to be unsuitable for housing development. As part of the background work on the LDF the Council, working closely with the Environment Agency, has produced a Strategic Flood Risk Assessment. This work identifies those areas of York that are susceptible to the highest level of flood risk from river flooding (higher than 1:100 year probability). When considering the potential influence of flooding on the location of development it is important to recognize the likely impacts of global warming and climate change, therefore Greenfield land falling into Zones 3a and 3b areas has been excluded from consideration for development.</p>		
<p>Recommendation: This site is considered unsuitable for housing development</p>		



Site Details

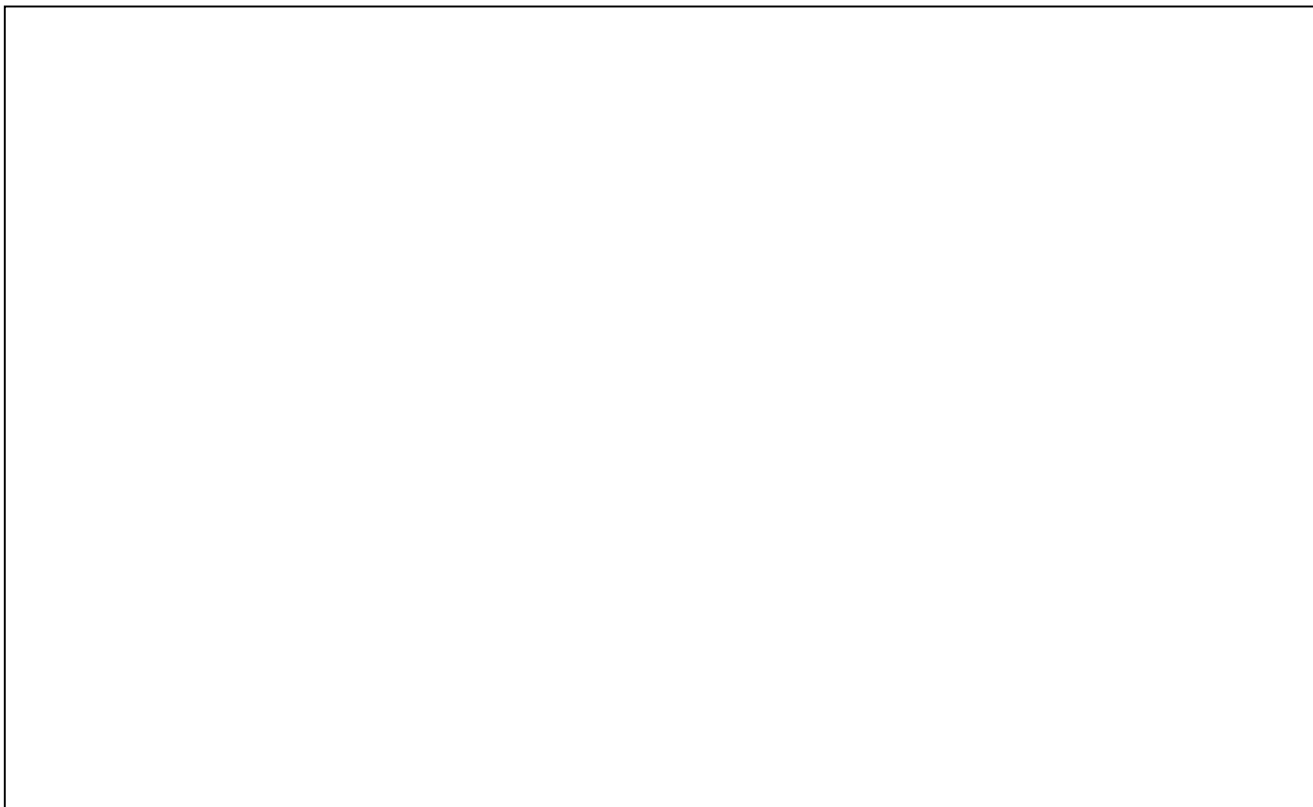
GENERAL			
Site Reference	0212, 1656, 0209		
Name of Site	Wheatlands, Northfield Lane / adjacent to Northminster Business Park		
Address			
Ward	Rural West York		
Easting	456083.754850976	Northing	452996.720292886
Gross Site Area	6.64ha		

PLANNING STATUS		
Current Land use	Agricultural Land (Grade 2)	
Source of site	Call for sites	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
Planning Status (if applicable)	Excluded	
	Permission Type (residential, employment, retail, mixed use, other)	Garden Centre (northern part of site)
	Application Reference	08/02024/FUL
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)	Refused	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not located within a settlement • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 400m) • Insufficient access to health care facility (over 800m) • Insufficient current access to a convenience store (over 800m) • Insufficient access to frequent bus route (15 minute intervals or less) • <u>Access to non –frequent bus route within 400m</u> • <u>Potential Park and Ride on A59 corridor could improve accessibility</u> • <u>Access to an existing cycle route within 100m</u> • Highways transport assessment would be required. • Due to the size of the site community facilities and open space would need to be provided on site in order to make the site sustainable. Educational facilities may also be required 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely contamination issues</u> • No current air quality issues but the site is adjacent to the A1237 which may have implications for residential development • Noise and vibration assessment would be required due to proximity to the ring road • Full drainage site assessment needed • Grade 2 (good) agricultural land • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • The site includes Haxby Pond which is designated as a natural/semi-natural green space in the PPG17 Open Space Study • The site is currently deficient in access to most open space types • <u>This site is not located within proximity to listed buildings, scheduled ancient monuments, conservation areas, AAIs or historic parks and gardens.</u> 	Red
<p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is not located within a settlement and has poor access to facilities and public transport. The site includes Haxby Pond which is designated as a natural/semi- natural greenspace. The proposed Park and Ride on the A59 corridor could improve the sites accessibility and some additional facilities could be provided on site but it is currently considered unsuitable for residential development.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

GENERAL			
Site Reference	2537b, LSC45, 0214		
Name of Site	Northminster Business Park		
Address			
Ward	Rural West York		
Easting	455521.334498086	Northing	452736.39481028
Gross Site Area	53.78ha (this excludes the part built out)		

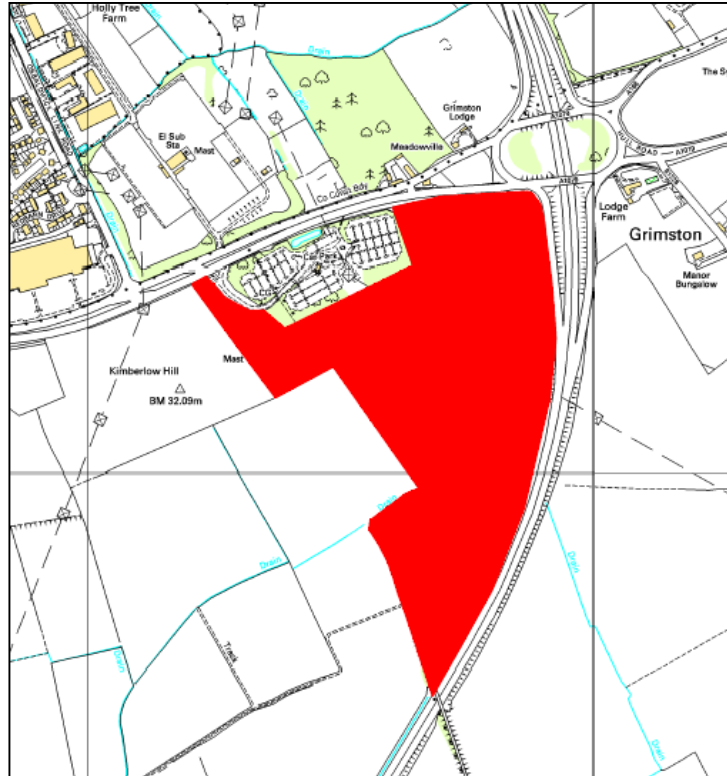
PLANNING STATUS		
Current Land use	Agricultural Land (Grade 2)	
Source of site	Call for sites / Alternative Sites at Changes 3	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	Various permissions on site for extensions to existing employment use
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Not locate within a settlement Greenfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools (over 400m) Insufficient access to health care facility (over 800m) Insufficient current access to a convenience store (over 800m) Insufficient access to frequent bus route (15 minute intervals or less) Access to non –frequent bus route within 400m Potential Park and Ride on A59 corridor could improve accessibility Access to an existing cycle route within 100m Highways transport assessment would be required. Due to the size of the site community facilities and open space would need to be provided on site in order to make the site sustainable. Educational facilities may also be required 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> No likely contamination issues No current air quality issues but part of the site is adjacent to the A59 which may have implications for residential development Noise and vibration assessment would be required due to proximity to the A59 and existing employment uses Full drainage site assessment needed Grade 2 (good) agricultural land No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. The existing employment site is designated as a major developed site in the green belt. Part of the site was previously allocated as reserved land. The site is currently deficient in access to most open space types apart from natural and semi natural green space The northern part of the site (to the north of the existing business park has been shortlisted in the draft Employment Land Review for B1a, B1c, B2, B8 employment use and the remainder of the site has been shortlisted for B1c, B2, B8 employment use. 	Red
<p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is not located within a settlement and has poor access to facilities and public transport. The proposed Park and Ride on the A59 corridor could improve the sites accessibility and some additional facilities could be provided on site but it is currently considered unsuitable for residential development. The site already includes Northminster Business Park and the remainder of the site has been short listed in the Draft Employment Land Review for employment use.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		

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Site Details

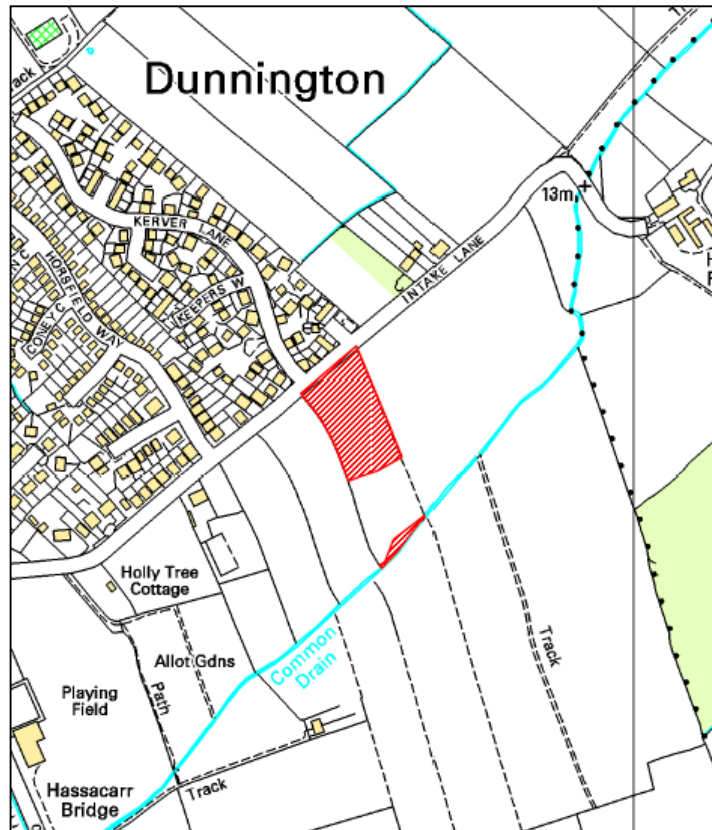
GENERAL	
Site Reference	0213,2517
Name of Site	Land Adjacent to Grimston Bar and A1079
Address	
Ward	Derwent
Easting	Northing
Gross Site Area	34.49

PLANNING STATUS		
Current Land use	Agricultural Land (Grade 2 / Grade 3)	
Source of site	Call for sites and alternative sites at Changes 3	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Not within a settlement Part Brownfield / part Greenfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary school within 400m Access to a health care facility (over 800m) Access to a convenience store (within 400-800m) Access to frequent bus route including Park and Ride (15 minute intervals or less) within 400m Access to non frequent bus routes with 400m Access to an existing cycle route within 100m Highways transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> Medium contamination assessment as part of the site was used as a landfill site. Site investigation and ground gas checks required Proximity of major roads including the A1079 poses issues in terms of air quality. Although not within an AQMA traffic levels on the A64 and A1079 would mean any development would need to be set well back from the carriageway. PPG24 noise assessment required due to proximity to major roads Full drainage site assessment needed Overhead power cables across the site No known TPOs on site. 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace The site is deficient in access to all open space types within acceptable PPG17 distances 	Amber
<p>Comments: The site is partly greenfield and is located within the draft greenbelt. The site is separated from the existing urban area by major roads so is not considered to form part of the existing settlement. The proximity of these roads (A64 & A1079) poses issues in terms of air quality and noise. The site also has medium levels of contamination due to former use as a landfill site so would require further investigation. Overhead power lines run across the site. The site is considered to have major physical constraints which may be difficult and expensive to overcome. The site has access to some facilities and the Park and Ride route. The site has no existing access to open space within acceptable PPG17 distances.</p>		
<p>Recommendation: This site is considered unsuitable for housing development due to significant physical constraints.</p>		



Site Details

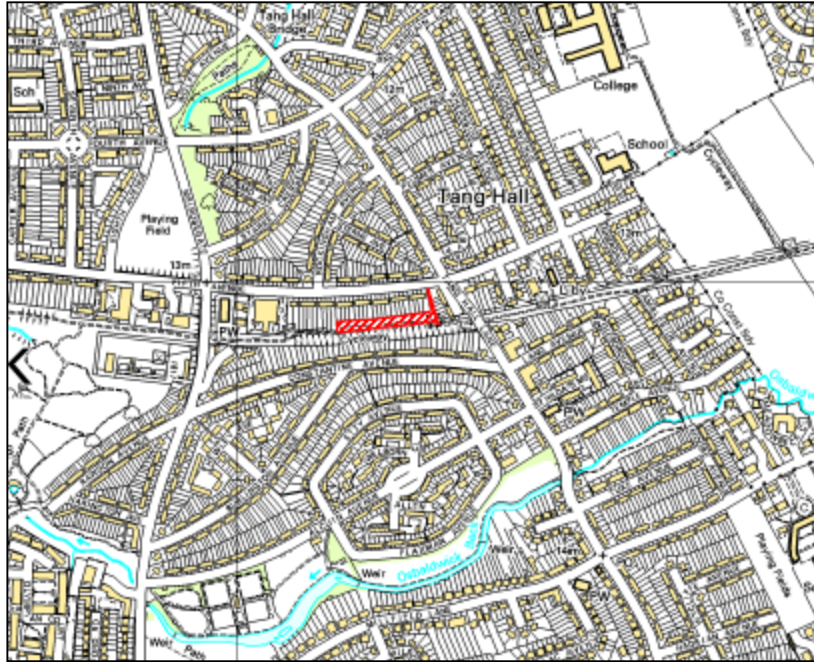
GENERAL			
Site Reference	2518		
Name of Site	Land at Intake Lane		
Address	Dunnington		
Ward	Derwent		
Easting	467713	Northing	452500
Gross Site Area	0.8		

PLANNING STATUS		
Current Land use	Agricultural land	
Source of site	Call for Sites	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not located within a settlement • Greenfield site • <u>Not considered to be at risk from flooding (zone 2)</u> • Grade 2 agricultural land (good) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 400m) • <u>Access to health care facilities (within 400-800m)</u> • <u>Access to a convenience stores (within 400-800m)</u> • No access to frequent bus routes (15 minute intervals or less) within 800m • No access to non frequent bus routes with 800m • <u>Access to an existing cycle route within 100m</u> • Highways transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • The site has access to all open space types within PPG17 acceptable distances apart from Young People's facilities 	Amber
<p>Comments: This is a Greenfield site not within a settlement, located within the draft green belt and therefore would only come forward in line with the emerging grenebelt and following a detailed review of greenbelt value. The site does not have access to any public transport routes within 800m and has limited access to facilities. The site is grade 2 agricultural land. The site has good access to open space.</p>		
<p>Recommendation: This site is considered unsuitable for housing development due to its location.</p>		



Site Details

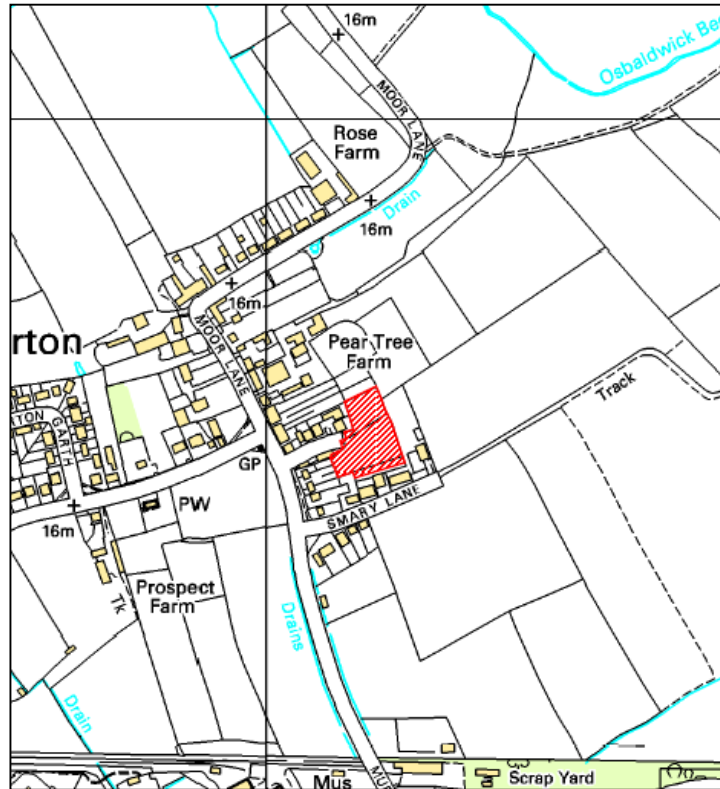
GENERAL			
Site Reference	2458a		
Name of Site	Land behind Fifth Avenue backing onto Cycle Track		
Address			
Ward	Heworth		
Easting	462310	Northing	451953
Gross Site Area	0.26		

PLANNING STATUS		
Current Land use	Vacant hard standing	
Source of site	Call for Sites	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • <u>This is a Brownfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools with capacity within 400m</u> • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is access to cycle routes within 100m</u> • <u>Major access issues raised by highways</u> 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • Records show the site to be near to a former landfill site, with past industrial activities on site which are likely to give rise to land contamination, a desktop study and site investigation initially would be required • Overhead power lines • A full drainage assessment of the site would be required • <u>No known TPOs on site</u> 	Red
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site does not contain designated open space</u> • <u>This site has access to city parks, natural/semi-natural greenspace, outdoor sports facilities children's openspace and allotments within PPG17 acceptable distances</u> • This site is deficient in access to local parks amenity greenspace and young peoples openspace • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Green
<p>Comments: This is a brownfield site within the urban area. The site appears to have no major flooding issues and has good access to a primary school, health facilities, convenience stores, public transport and a cycle route. There are, however, major concerns regarding access to the site as highlighted by our highways team, added to the fact overhead power lines are above the site and there are potential contamination issues this indicated a high degree of unsuitability for the site to be developed.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing. The advantages afforded by the brownfield, urban location and proximity to local services of the site are outweighed by access, overhead power lines and potential contamination issues.</p>		



Site Details

GENERAL			
Site Reference	2490		
Name of Site	To the rear of Blue Coat Farm		
Address	Murton		
Ward	Osbalwick		
Easting	465104	Northing	452678
Gross Site Area	0.426231595Ha		

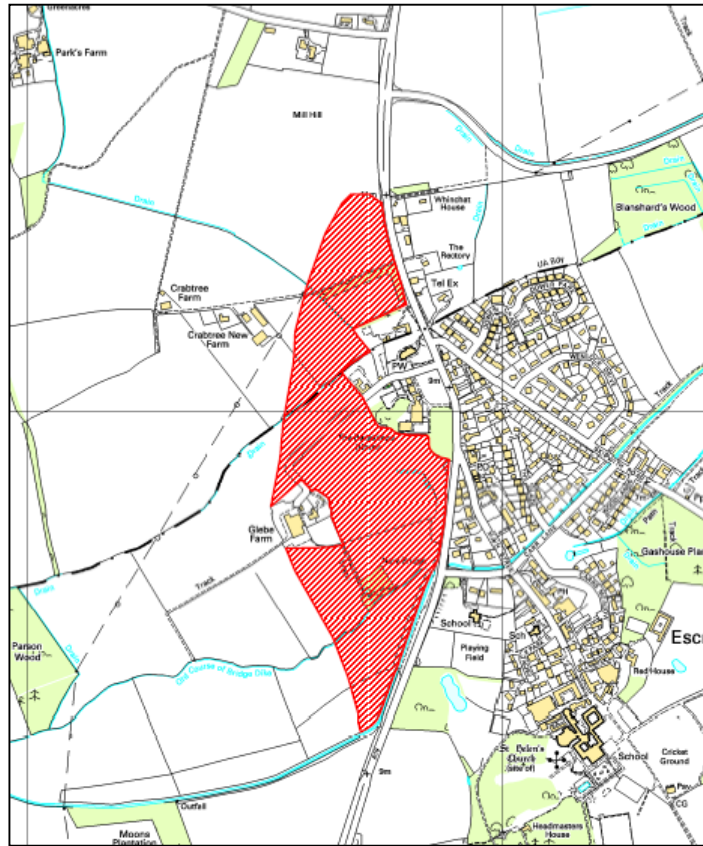
PLANNING STATUS		
Current Land use	Paddock	
Source of site	Call for Sites	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	02/01128/OUT
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	Refused 04/06/02

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> On the edge of Osbaldwick village (small village) Greenfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools (over 800m) Insufficient access to health care facilities (over 800m) Insufficient access to a convenience store (over 800m) No access to frequent bus routes (15 minute intervals or less) within 800m Access to non frequent bus routes with 400m No access to an existing cycle route within 100m Highways transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified The site is not in proximity of the AQMA No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed No overhead power lines No known TPOs on site. 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace The site has very poor access to open space and none of the open space types are within acceptable PPG17 distances. This site is within proximity of 	Red
<p>Comments: The site is Greenfield and is located within the draft greenbelt. The site would only come forward in line with the core strategy and following a detailed review of greenbelt value. The site is not located within a settlement. The site has insufficient access to facilities and public transport. The site has no access to open space types within acceptable PPG17 distances.</p>		
<p>Recommendation: This site is considered unsuitable for housing development</p>		

rk



Site Details

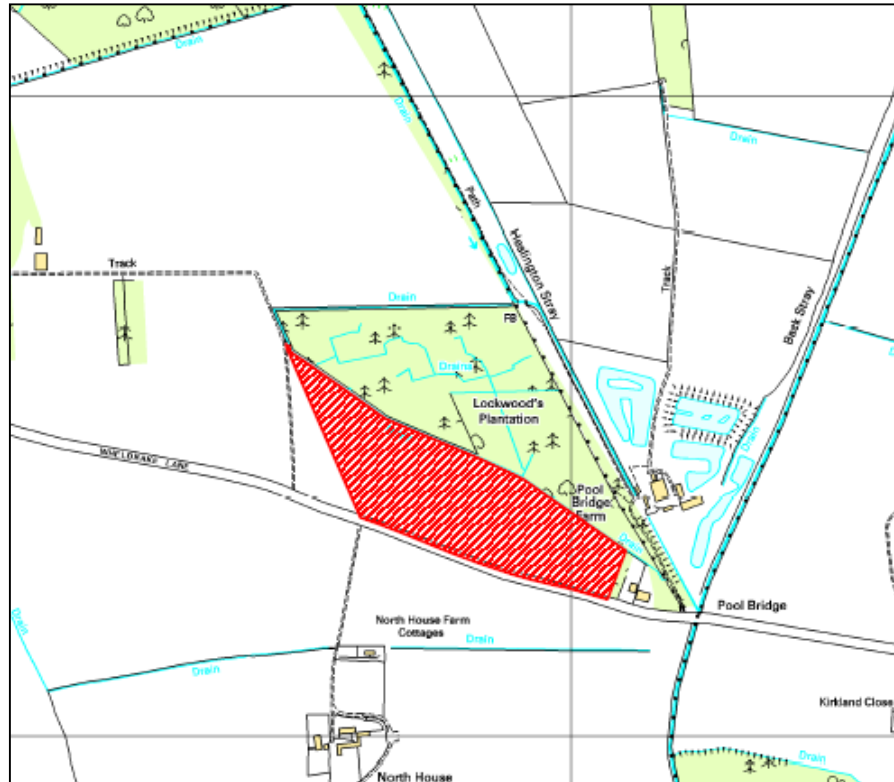
GENERAL			
Site Reference	2546		
Name of Site	Land East of A19,		
Address	Escrick		
Ward			
Easting	462706.113721829	Northing	442893.892197356
Gross Site Area	6.1ha (within CYC boundary) additional 14ha within Selby DC		

PLANNING STATUS		
Current Land use	Agriculture (Grade 3)	
Source of site	Call for Sites	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not within a settlement • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 800m) • Insufficient access to health care facilities (over 800m) • Insufficient access to a convenience store (over 800m) • No access to frequent bus routes (15 minute intervals or less) within 800m • <u>Access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Highways transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>The site is not in proximity of the AQMA</u> • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • The site has very poor access to open space and none of the open space types are within acceptable PPG17 distances. 	Red
<p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is not located within a settlement. The site has insufficient access to facilities and public transport. The site has no access to open space types within acceptable PPG17 distances.</p>		
<p>Recommendation: This site is considered unsuitable for housing development</p>		



Site Details

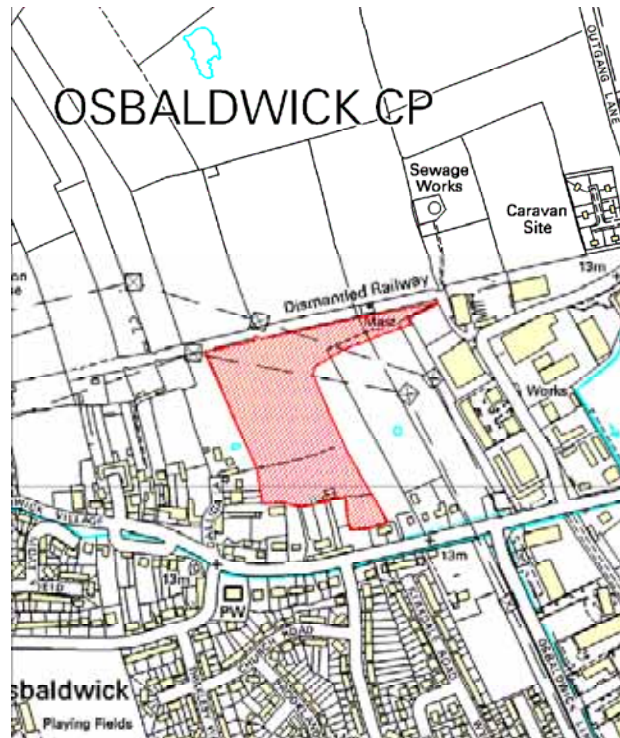
GENERAL			
Site Reference	0625		
Name of Site	Pool Bridge Farm		
Address			
Ward	Wheldrake		
Easting	463818	Northing	446414
Gross Site Area	7.05		

PLANNING STATUS		
Current Land use	Agricultural	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> No located within or adjacent to a village This is a Greenfield site Considered to be at low risk from flooding (zone 1) This site is located on very good quality agricultural land (zone 2 in ALC) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary schools within 400m Insufficient access to health care facilities with 800m Insufficient access to convenience stores within 800m Insufficient access to frequent bus routes (15 minute intervals or less) within 800m Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. Transport stated would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified. No air quality issues identified Full drainage assessment required. No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace This site is deficient in all types of openspace as stated in the PPG17 assessment This site is not located within 50m of a listed building, a conservation Area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Red
<p>Comments: This site is in marginal accordance with national and regional policy. It is a greenfield site not located within a or adjacent to a settlement. This site has no access to services and there is no access to a frequent bus route or existing cycle route. There is access to a non-frequent bus route however. There are limited geo-environmental constraints although a full drainage assessment would be required. This site has no access to openspace but has limited historical constraints. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development due to its location and incompatibility with strategic policy as it is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

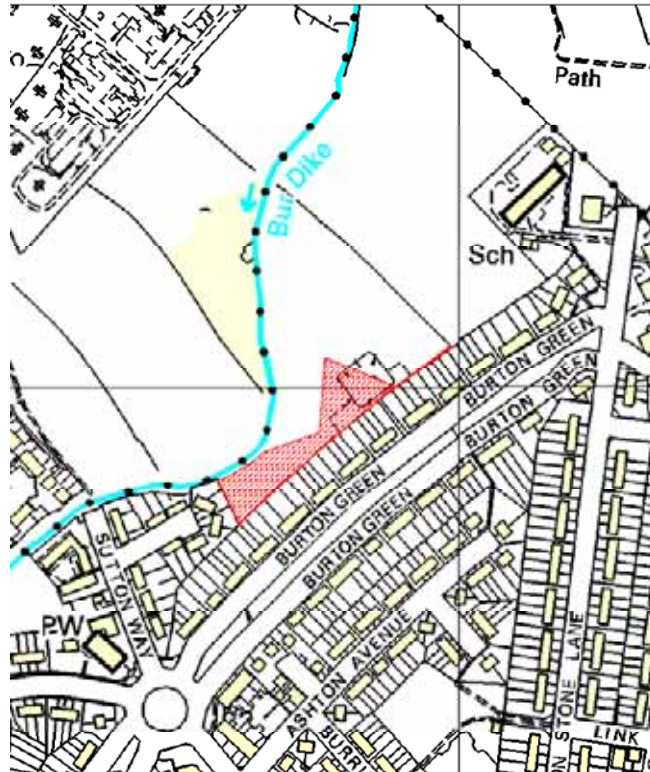
GENERAL			
Site Reference	2524a		
Name of Site	Land at Murton Way		
Address	North of Osbaldwick Village south of dismantled railway line		
Ward	Osbaldwick		
Easting	463608.642845139	Northing	452087.86045131
3.15Ha	1.95Ha		

PLANNING STATUS		
Current Land use	Derelict farm buildings and grassland	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date Expired	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within Flood Zone 3b but does directly abut it. (parts of the site which were within zone 3b have been excluded) No nature conservation area within proximity of the site Not within a greenbelt character appraisal area 	Amber
Location Suitability	<ul style="list-style-type: none"> This site is adjacent to the urban area This is a Greenfield site This site is considered to be at low risk to flooding (Zone 2) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Access to health centres within 800m Good access to convenience stores within 400m Good access to non frequent bus routes within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m Access to cycle routes within 100m Transport assessment required No apparent access to Highway 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No known air quality issues Records show some areas of in filled land on site, which may have caused land contamination. Will require desktop study and site investigations initially Site located next to Industrial park so noise from units may be an issue. BS4142 assessment needed. Also site located within 100m of sewage work Overhead power lines A Full drainage assessment would be required No known TPOs on site 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is within the draft greenbelt This site is not designated open space This site has access to amenity green space, outdoor sports facilities and children's play areas within PPG17 acceptable distances This site is deficient in access to city parks, local parks, Natural /semi natural open space, young people's facilities and allotments. This site is not located within 50m of listed buildings, an Area of Archaeological Importance, Scheduled Ancient Monuments, historic park and garden or ancient woodland. This site is adjacent to Osboldwick conservation area. 	Amber
<p>Comments: This site is Greenfield land within the greenbelt. It is however adjacent to the Urban area and has good access to convenience stores and public transport but not health centres of primary schools. The site is not open space but has average access to different types of open space. The site directly abuts flood zone 3b, is crossed by overhead power lines, requires contamination investigation and has issues with noise and odour. Highways have also identified issues regarding access and the site abuts Osboldwick conservation area. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value</p>		
<p>Recommendation: This site is considered to be unsuitable for housing due to geo-environmental issues and access problems.</p>		



Site Details

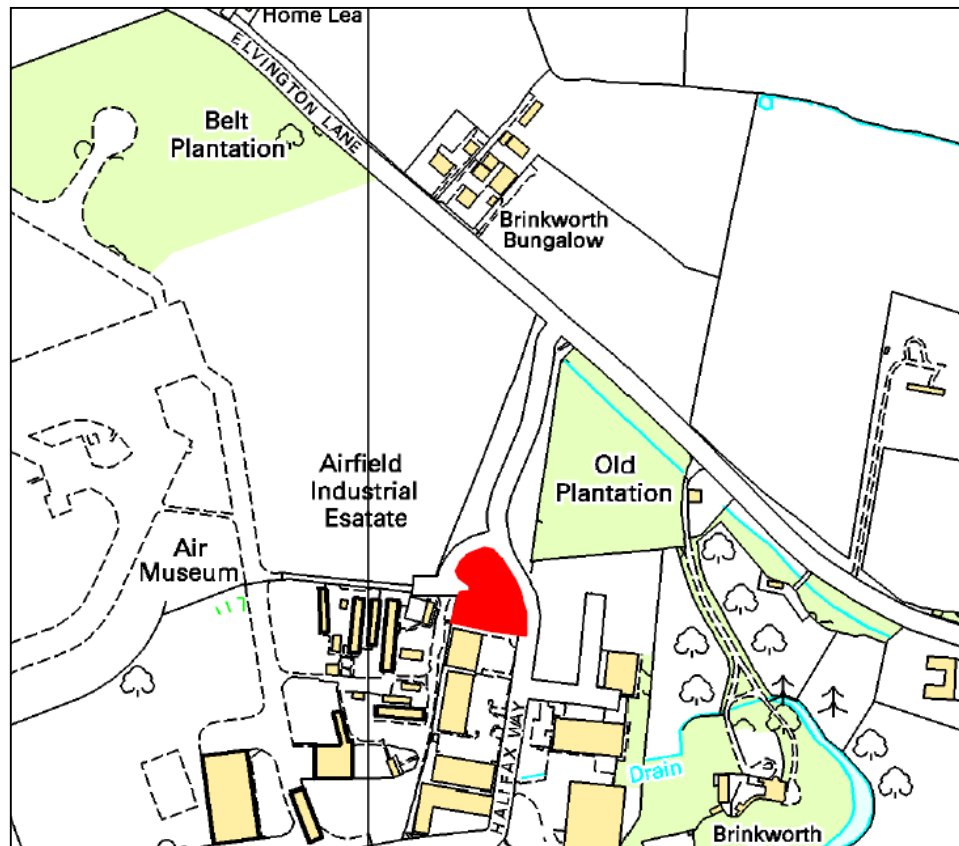
GENERAL			
Site Reference	2297j		
Name of Site	Burton Green		
Address			
Ward	Clifton		
Easting	459906.808	Northing	453964.423
Gross Site Area	0.3956		

PLANNING STATUS		
Current Land use	Un-maintained Grassland	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Change of use of land to sports/recreation use
	Application Reference	03/01453/FUL
	Date permitted	12/02/04
	Date Expired	13/02/09
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	Does not appear to be implemented

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within Flood Zone 3b but is adjacent as these parts of the site have been excluded No nature conservation area within proximity of the site Not within a greenbelt character appraisal area but adjacent to a green wedge as these parts of the site have been excluded 	Amber
Location Suitability	<ul style="list-style-type: none"> This site is adjacent to the urban area This is a Greenfield site This site is considered to be at low risk to flooding (Zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Good access to primary schools within 400m Access to health centres within 400m Good access to convenience stores 800m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m There is no existing access to cycle routes within 100m Site is currently inaccessible 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> No known contamination issues No overhead power lines A Full drainage assessment would be required No known TPOs on site 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is within the draft greenbelt This site is designated open space (Bootham Stray – Natural/Semi Natural open space) This site has access to natural/semi natural green space, outdoor sports facilities amenity green space, children's open space and allotments within PPG17 acceptable distances This site is deficient in access to city parks, local parks and Young People's facilities. This site is not located within 50m of a listed building, a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments, historic park and garden or ancient woodland. 	Amber
<p>Comments: This is a Greenfield site adjacent to the urban area but within the greenbelt. The site would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value. The site is designated open space and has a planning consent on it approved for change of use to sports/recreation, this however, has not been implemented and expires soon. The site area is much smaller than that submitted due to parts situated within the green wedge character appraisal area and flood zone 3b being excluded from this study as unsuitable for residential development. The remaining area abuts Bur Dike and is still very close to the flood zone and would have an impact on the greenbelt. Although the site does not have contamination issues and has good access to schools, health centres and bus routes, vehicular access to the site is at present very restricted however the land owner has suggested that this can be overcome. There would also be objections to the loss of open space. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value</p>		
<p>Recommendation: This site is considered to be Unsuitable for housing due to its location, access difficulties and in conjunction with strategic policies.</p>		



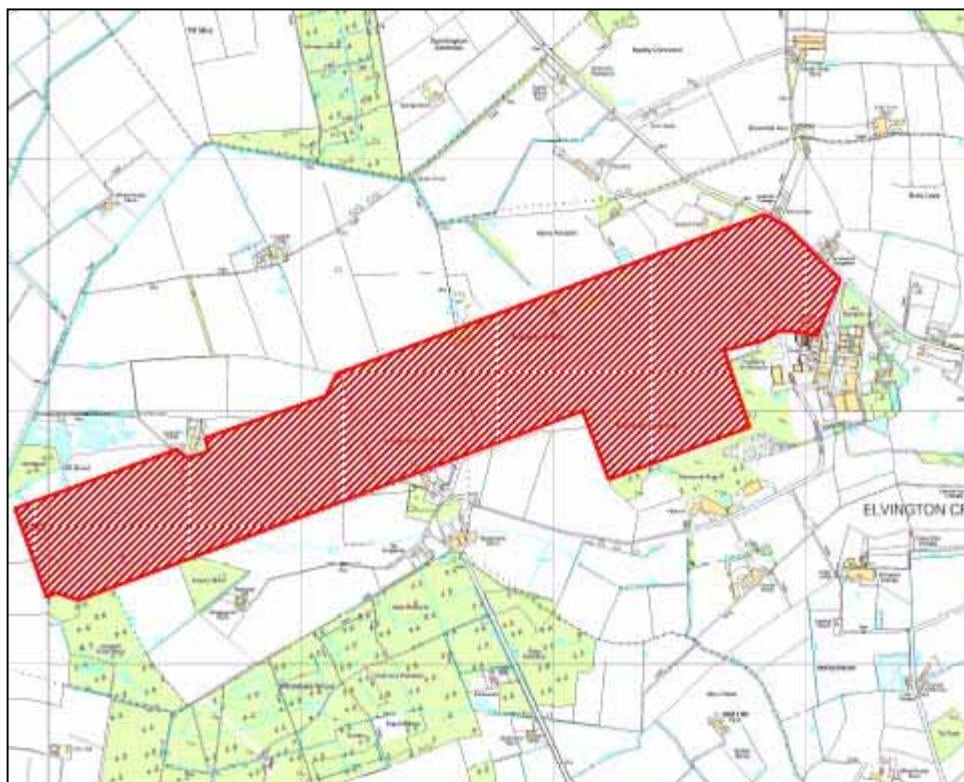
Site Details

GENERAL			
Site Reference	0022		
Name of Site	Site E, Airfield Industrial Estate, Halifax Way		
Address	Elvington		
Ward	Wheldrake		
Easting	468097.328314128	Northing	448309.751923626
Gross Site Area	0.292913185		
PLANNING STATUS			
Current Land use	This site is a vacant plot in an industrial/business Park (Use class: B1/ B2 /B8)		
Source of site	NLUD		
Site Status	Potential site	yes	
	With permission		
	Under Construction		
	Completed		
	Excluded		
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Employment	
	Application Reference		
	Date permitted		
	Expiry Date		
	Date development started		
	Number of units outstanding		
	Number of units completed	Refused and withdrawn employment permissions	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Sit

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not located in or adjacent to a settlement • <u>This is a Brownfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • Insufficient access to health care facilities within 800m • Insufficient access to convenience stores within 800m • No access to frequent bus routes (15 minute intervals) within 800m • <u>Access to a non frequent bus route is within 400m</u> • No access to an existing cycle route within 100m. • A transport assessment may be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • Contamination on site could be high due to previous industrial use and use as a former airfield. Would need further investigation. • Potential air quality issues for residential development in this location given the industrial uses adjacent to the site. • PPG24 noise assessment needed • Full site assessment required for drainage. • <u>There are no overhead power lines on site.</u> • <u>No known TPOs on site.</u> 	Red
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as open space in the recent PMP study.</u> • This site is deficient in all types of openspace. • <u>This site is not in proximity of a listed building, scheduled ancient monument, conservation area, an area of Archaeological Importance or an historic park or garden.</u> 	Amber
<p>Comments: The site is considered unsuitable in accordance with current national and regional policy. The site is not located within an existing settlement and does not have access to local services within 800 or access to a frequent bus route. It is a vacant plot in Airfield Business Park Elvington, surrounded by other industrial uses with high risk of contamination, noise and potential poor air quality. This site is also considered within the Employment Land Review Stage 2.</p>		
<p>Recommendation: This site is unsuitable for housing given its location, poor accessibility and environmental constraints.</p>		



Site Details

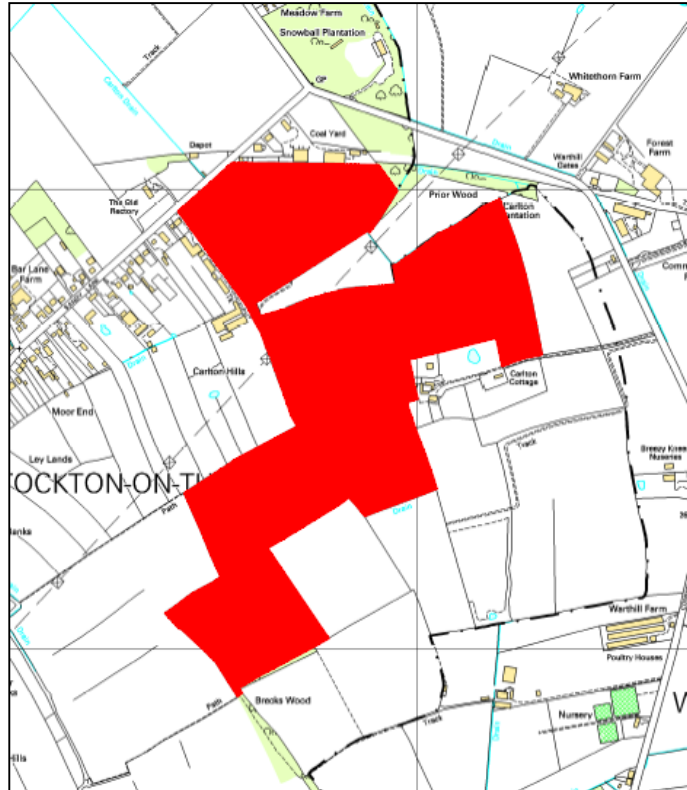
GENERAL			
Site Reference	0024		
Name of Site	Elvington Airfield, Wheldrake		
Address			
Ward	Heslington / Wheldrake		
Easting	466500.927828794	Northing	448018.405320724
Gross Site Area	166.941797243		

PLANNING STATUS		
Current Land use	Former Airfield (use class: Sui Generis)	
Source of site	NLUD	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	04/04316/FULM
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	Appeal in progress for non-determination (08/00014/NON)

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • This site is not located within or adjacent to a settlement. • <u>This is a brownfield site</u> • <u>Considered to be at low risk from flooding (zone 2)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • Insufficient access to health care facilities within 800m • Insufficient access to convenience stores within 800m • <u>Due to the size of this site it would be envisaged that facilities and services could be provided on site.</u> • Insufficient access to a frequent bus route (15 minute intervals or less) within 800m • <u>Good access to a non frequent bus routes within 400m</u> • No railway or proposed railway access • No access to an existing cycle route within 100m. • A comprehensive transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • There are potential contamination issues from the previous use as an airfield. Will require further assessment • <u>No air quality issues identified</u> • Full drainage assessment required • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • This site is deficient in all types of openspace within the PPG17 accepted distances. • <u>This site is not located within proximity to a SAM, listed building, conservation areas, historic park and garden or AAI.</u> 	Amber
<p>Comments: The site is considered unsuitable in accordance with national and regional policy. This is a Brownfield site but not located within or adjacent to an existing settlement. The site does not have access to local services within 800m and is not located close to frequent public transport. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development due to its access and location constraints.</p>		



Site Details

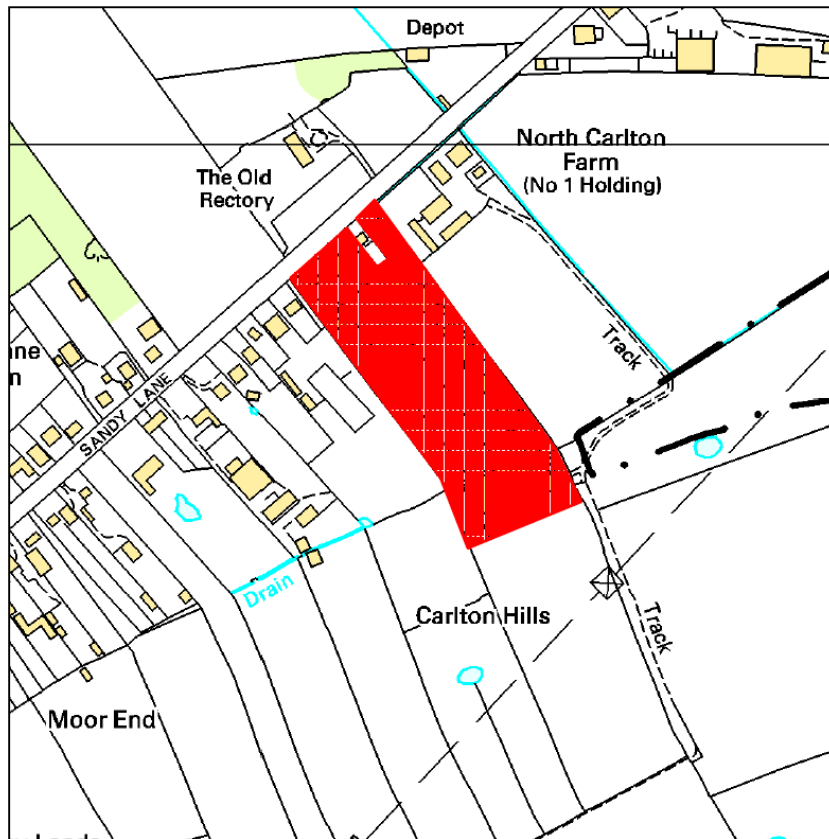
GENERAL			
Site Reference	0042		
Name of Site	North Carlton Farm,		
Address	Stockton on the Forest		
Ward	Strensall		
Easting	466731.	Northing	457039.
Gross Site Area	40.675		

PLANNING STATUS		
Current Land use	Agricultural	
Source of site	City of York Council Property Services	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> On the edge/ adjacent to Stockton-on-the forest village This is a Greenfield site Considered to be at low risk from flooding (zone 1) This site is located on good quality agricultural land (zone 3 in ALC) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary schools within 400m Insufficient access to health care facilities with 800m Insufficient access to convenience stores within 800m Due to size of site, facilities could be provided on site. Insufficient access to frequent bus routes (15 minute intervals or less) within 800m Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. Transport stated would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified. No air quality issues identified Full drainage assessment required. No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace This site is deficient in all types of openspace as stated in the PPG17 assessment This site is not located within 50m of a listed building, a conservation Area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Red
<p>Comments: This site is in marginal accordance with national and regional policy. It is a green site located on the edge/adjacent to a Stockton on the forest village. This site has no access to services, although due to it size, facilities could be located on site. There is no access to a frequent bus route but there is access to a non-frequent bus route. There are limited geo-environmental constraints although a full drainage assessment would be required. This site has no access to openspace but has limited historical constraints. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development due to its location and incompatibility with strategic policy as it is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

GENERAL

Site Reference	0084		
Name of Site	Land at Sandy lane,		
Address	Stockton on the Forest		
Ward	Strensall		
Easting	466528	Northing	456807
Gross Site Area	2.70 ha		

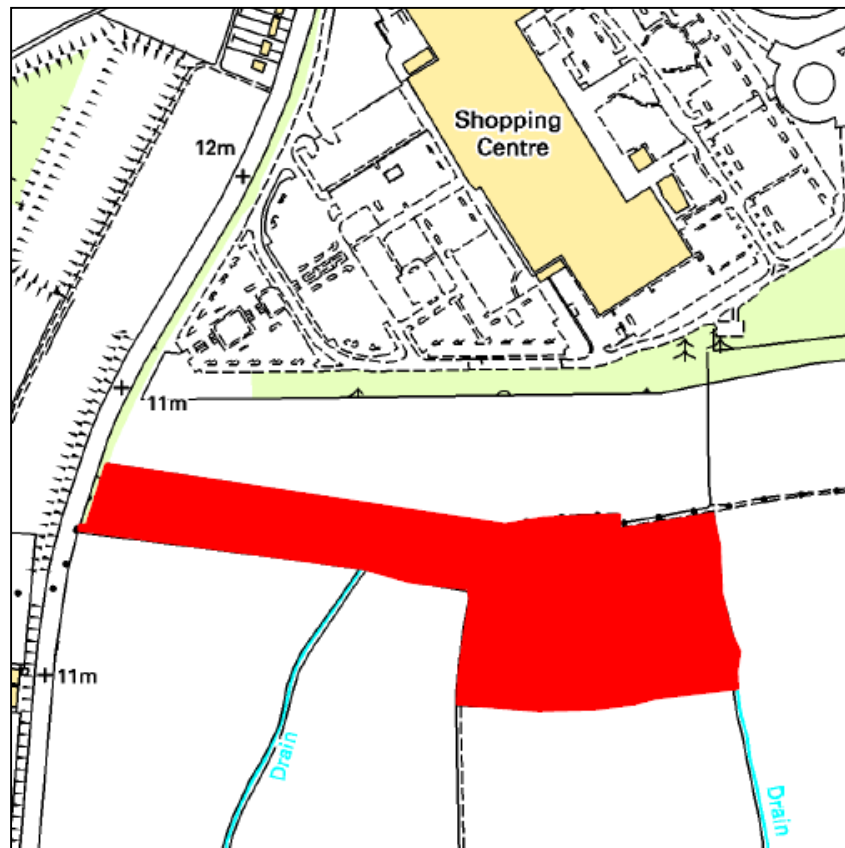
PLANNING STATUS

Current Land use	Agricultural	
Source of site	Submitted as part of Changes 3 consultation to Draft Local Plan	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> On the edge/ adjacent to Stockton-on-the forest village This is a Brownfield site Considered to be at low risk from flooding (zone 1) This site is located on good quality agricultural land (zone 3 in ALC) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary schools within 400m Insufficient access to health care facilities with 800m Insufficient access to convenience stores within 800m Insufficient access to frequent bus routes (15 minute intervals or less) within 800m Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. Transport stated would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified. No air quality issues identified Full drainage assessment required. No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is located partly within the Draft Greenbelt. This site is not classed as openspace This site is deficient in all types of openspace as stated in the PPG17 assessment This site is adjacent to the Stockton-on-the-forest conservation area This site is not located within 50m of a listed building, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Red
<p>Comments: This site is in marginal accordance with national and regional policy. It is a green site located on the edge/adjacent to a Stockton on the forest village. This site has no access to services and there is no access to a frequent bus route but there is access to a non-frequent bus route. There are limited geo-environmental constraints although a full drainage assessment would be required. This site has no access to openspace and it is adjacent to the Stockton-on-the-forest conservation area. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development due to its location, accessibility and incompatibility with strategic policy as it is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

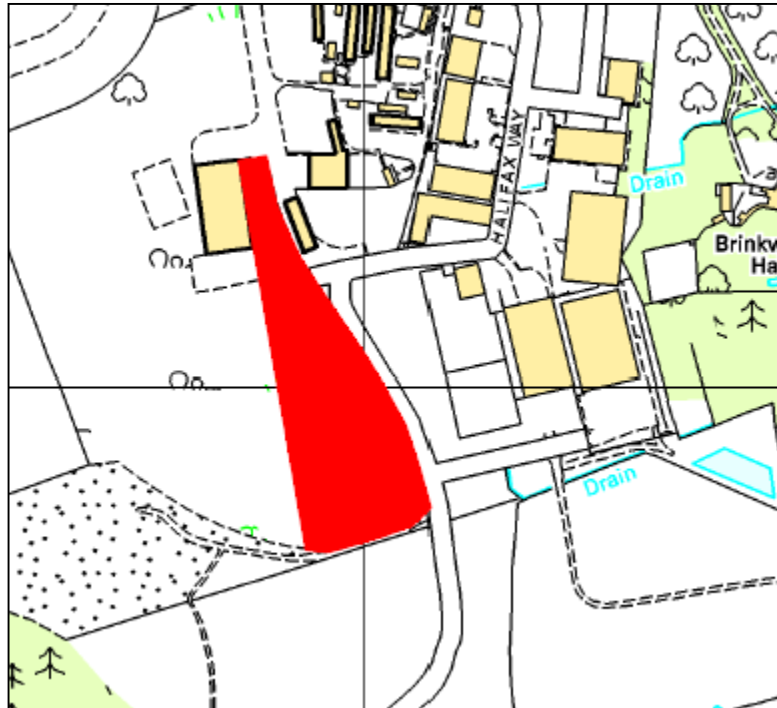
GENERAL			
Site Reference	0055		
Name of Site	Acres Farm		
Address	Naburn		
Ward	Wheldrake		
Easting	460695	Northing	447354
Gross Site Area	5.27		

PLANNING STATUS		
Current Land use	Farm (use class: Agricultural)	
Source of site	CYC Property Services	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not located within or adjacent to a settlement • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> • Considered to be located within very good agricultural land (ALC Zone 2) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 800m) • Insufficient access to health care facilities (over 800m) • Insufficient access to a convenience store (over 800m) • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Access to non frequent bus routes with 400m</u> • <u>Access to an existing cycle route within 100m</u> • Highways transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • <u>The site has access to outdoor sports facilities and allotments within the PPG17 Assessment</u> • This site is deficient in city parks, local parks, natural /semi natural greenspace, amenity greenspace, children's openspace and young peoples openspace. • <u>This site is not within 50m of a listed building, conservation area, AAI, historic park and garden or scheduled ancient monument.</u> 	Amber
<p>Comments: This site is not in accordance with national and regional policy. This is a Greenfield site located on very good agricultural land and within the draft greenbelt. This site would therefore only be considered in line with the emerging core strategy and subject to a review of greenbelt value. The site is not within distance of a primary school, healthcare facility or convenience store but does have access to a frequent and non-frequent bus route. The site has limited geo-environmental constraints and has access to 2 types of openspace.</p>		
<p>Recommendation: This site is considered unsuitable for housing development due to its location. This site is within the draft greenbelt and would only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

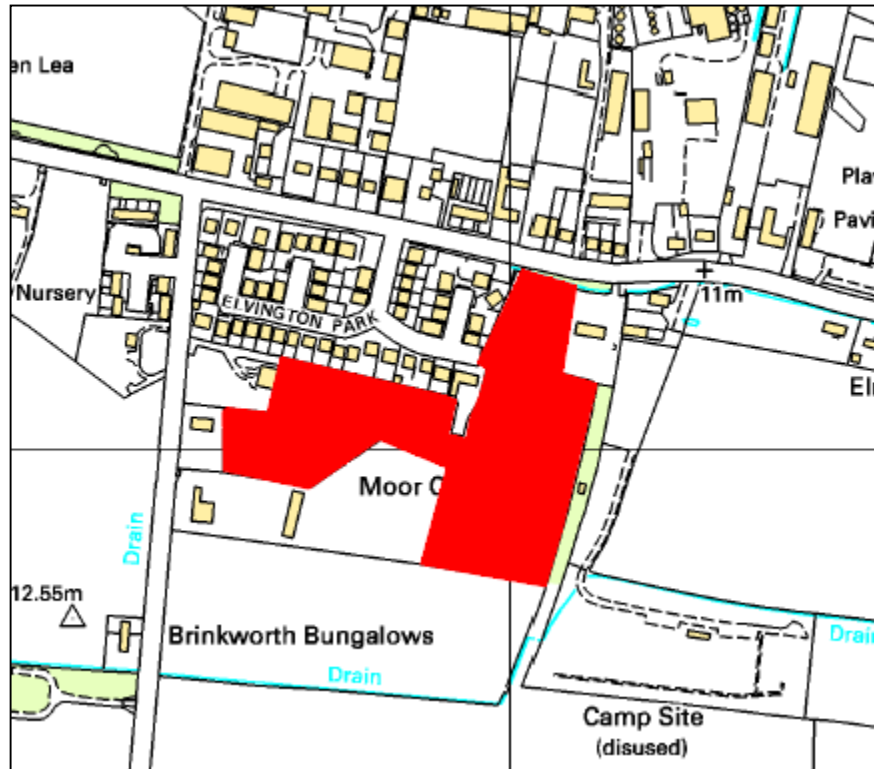
GENERAL			
Site Reference	0205		
Name of Site	Land to West of Elvington Airfield Business Park		
Address	Elvington		
Ward	Wheldrake		
Easting	467980	Northing	447980
Gross Site Area	2.00 ha		

PLANNING STATUS		
Current Land use	Open Land (use class: Agricultural)	
Source of site	Alternative sites at Changes 3 / Draft Local Plan	
Site Status	Potential site	Yes
	With permission	N/a
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Not located in or adjacent to a settlement This is a Brownfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health care facilities within 800m Insufficient access to convenience stores within 800m No access to frequent bus routes (15 minute intervals) within 800m Access to a non frequent bus route is within 400m No access to an existing cycle route within 100m. A transport assessment may be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> Contamination on site could be high due to previous industrial use and use as a former airfield. Would need further investigation. Potential air quality issues for residential development in this location given the industrial uses adjacent to the site. PPG24 noise assessment needed Full site assessment required for drainage. There are no overhead power lines on site. No known TPOs on site. 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as open space in the recent PMP study. This site is deficient in all types of openspace. This site is not in proximity of a listed building, scheduled ancient monument, conservation area, an area of Archaeological Importance or an historic park or garden. 	Red
<p>Comments: The site is considered unsuitable in accordance with current national and regional policy. The site is not located within an existing settlement and does not have access to local services within 800 or access to a frequent bus route. It is open;and adjacent to Airfield Business Park Elvington, surrounded by other industrial uses with high risk of contamination, noise and potential poor air quality. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for housing given its location, poor accessibility and environmental constraints.</p>		



Site Details

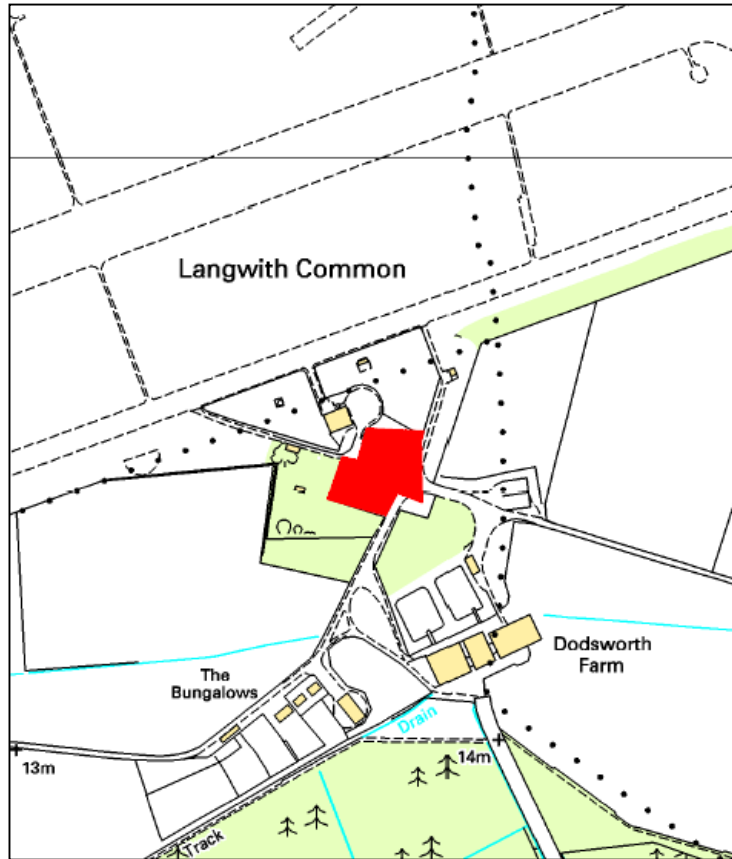
GENERAL			
Site Reference	0082		
Name of Site	Elvington Park		
Address	Elvington		
Ward	Wheldrake		
Easting	468919	Northing	448014
Gross Site Area	3.177260376		

PLANNING STATUS		
Current Land use	Vacant Pasture Land (use class: agricultural)	
Source of site	Alternative Sites at Changes 3	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	
	Date permitted	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • On the edge/ adjacent to Elvington village • This is a Greenfield site • <u>Considered to be at low risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to a primary schools within 400m • Insufficient access to health care facilities with 400m • Insufficient access to convenience stores within 400m • Insufficient access to frequent bus routes (15 minute intervals or less) within 800m • <u>Good access to non frequent bus routes within 400m</u> • No access to existing cycle route within 100m. • Transport stated would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • Contamination issues on site have been deemed high and therefore mitigation may be required on site. Further assessment required • <u>No air quality issues identified</u> • Full drainage assessment required. • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • <u>The site has access to outdoor sports facilities and children's play areas within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural/semi-natural green space, allotments, City parks, young people's facilities and amenity green space • <u>This site is not located within 50m of a listed building, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u> 	Amber
<p>Comments: This site is in marginal accordance with national and regional policy although it is located on the edge/adjacent to Elvington village. The site has insufficient access to facilities within 400m. There is also access to a non-frequent bus route within 400m but no access to a frequent bus route within 800m or existing cycle route within 100m. The site has access to two type of openspace within PPG17 specified distances. The site has limited environmental constraints but is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		



Site Details

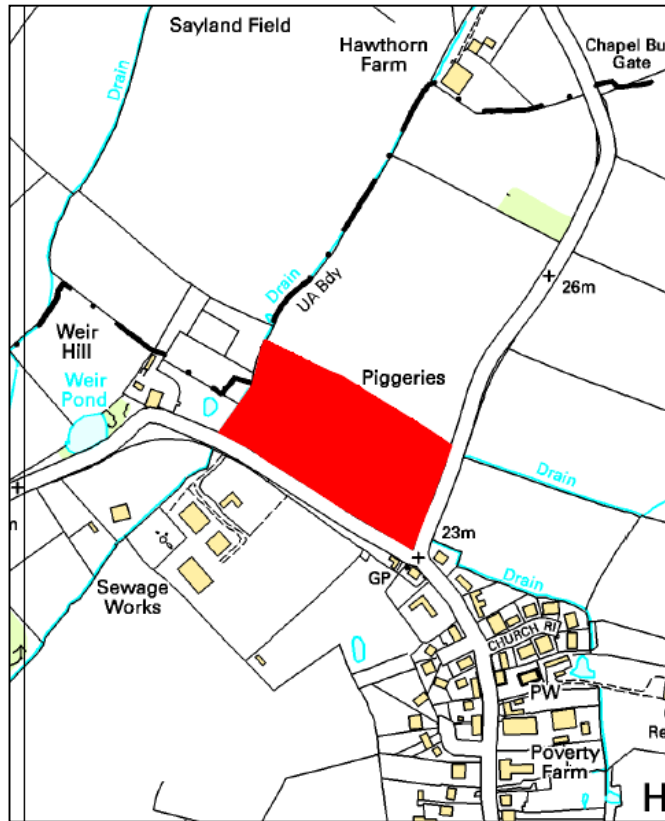
GENERAL			
Site Reference	0200		
Name of Site	Elvington Airfield Inset		
Address			
Ward	Wheldrake		
Easting	466505.338936483	Northing	447645.502063171
Gross Site Area	0.607543086		

PLANNING STATUS		
Current Land use	Part of site includes telecommunications mast associated with the airfield, remainder is grassland	
Source of site	Alternative sites at Changes 3	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Not located in or adjacent to a settlement</u> • <u>This is a part brownfield / part greenfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 800m) • Insufficient access to health care facilities (over 800m) • Insufficient access to convenience stores (over 800m) • Insufficient access to frequent bus routes (15 minute intervals or less) (over 800m) • Insufficient access to non frequent bus routes (over 800m) • There is no access to an existing cycle route within 100m • Highways transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • High levels of contamination associated with previous use of site • <u>No air quality issues anticipated on site</u> • <u>This site is not within the AQMA</u> • May be noise issues associated with surrounding uses • Full drainage assessment required • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • This site is deficient in access to all open space types within acceptable PPG17 distances • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Amber
<p>Comments: The site is considered unsuitable in accordance with national and regional policy. This is a Brownfield site but not located within or adjacent to an existing settlement. The site does not have access to local services within 800m and is not located close to frequent public transport. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		
<p>Recommendation: This site is unsuitable for residential development due to its access and location constraints.</p>		



Site Details

GENERAL			
Site Reference	0085		
Name of Site	Willow Court Farm		
Address	Holtby		
Ward	Derwent		
Easting	467319	Northing	454423
Gross Site Area	2.475256783		

PLANNING STATUS		
Current Land use	Piggeries, residential and agricultural land	
Source of site	Alternative Sites at Changes 3	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	Employment (B1 & B2)
	Application Reference	08/01446/FULM
	Date permitted	Pending
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

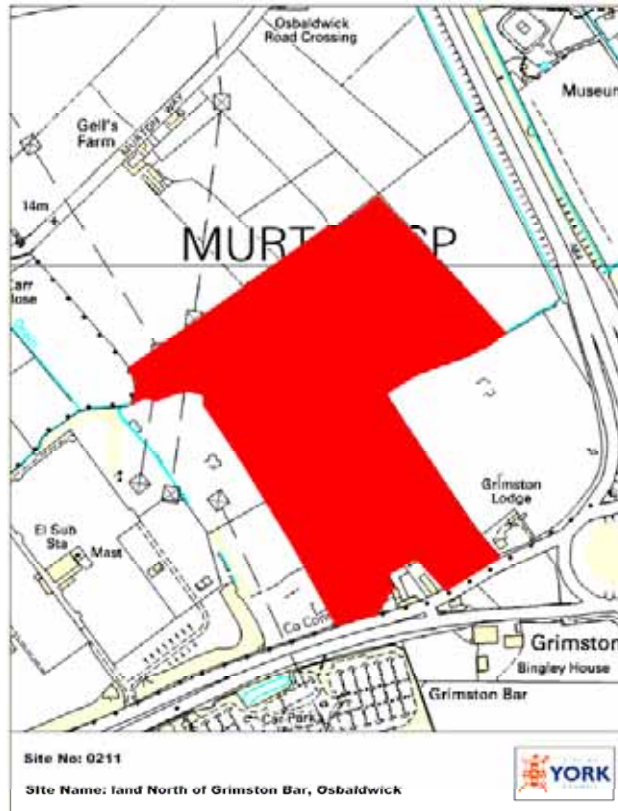
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not located within a settlement • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> • Grade 2 agricultural land 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 800m) • Insufficient access to health care facilities (over 800m) • Insufficient access to a convenience store (over 800m) • No access to frequent bus routes (15 minute intervals or less) within 800m • <u>Access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Highways transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>The site is not in proximity of the AQMA</u> • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • The site has very poor access to open space and none of the open space types are within acceptable PPG17 distances. 	Amber
<p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is not located within a settlement and would only come forward in line with the emerging core strategy and following a detailed evaluation of greenbelt value. The site has insufficient access to facilities and public transport. The site has no access to open space types within acceptable PPG17 distances.</p>		
<p>Recommendation: This site is considered unsuitable for housing development</p>		

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site has been submitted by the land owner through the Call for sites. 						Amber
Planning Status	<ul style="list-style-type: none"> There is a current application pending decision (08/01446/FULM) for changes of use of former pig farm to B1/B2 uses. A former application for 8 dwellings was refused and subsequently dismissed on appeal in 2005 (03/02421/OUT) The site is within the current draft green belt 						
Timescales	<ul style="list-style-type: none"> This site would be available in the long-term subject to the core strategy and a detailed greenbelt evaluation. 						
Comments:							
The site has been submitted through the Call for Sites by the landowner as being available. The site is within the draft Green Belt.							
Recommendation:							
The site is located in the draft green belt so would only come forward in line with the emerging Core Strategy and following a detailed review of the green belt value.							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Site Details

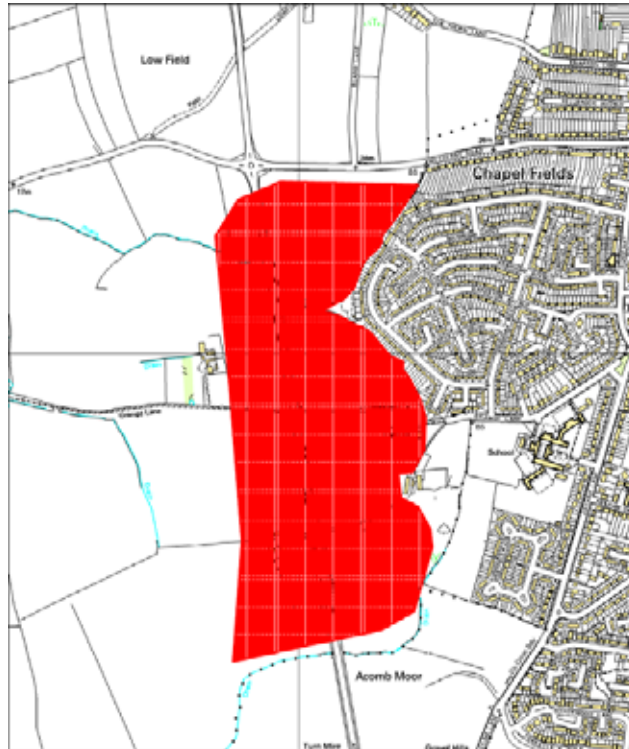
GENERAL			
Site Reference	0211		
Name of Site	Land North of Grimston Bar		
Address	Osbaldwick		
Ward	Osbaldwick		
Easting	464435	Northing	451877
Gross Site Area	12.483225081		

PLANNING STATUS		
Current Land use	Boretree Nurseries (Forestry) and Agricultural Land	
Source of site	Alternative Sites at Changes 3	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Not located within a settlement Greenfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools (over 800m) Insufficient access to health care facilities (over 800m) Access to a convenience store (400- 800m) Access to frequent bus routes including Park and Ride (15 minute intervals or less) within 800m Access to non frequent bus routes with 400m Access to an existing cycle route within 100m Highways transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified The site is not in proximity of the AQMA No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Overhead electricity pylons and electricity sub station within site boundary No known TPOs on site. 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is located within the Draft Greenbelt. This site is not classed as openspace The site has very poor access to open space and none of the open space types are within acceptable PPG17 distances. 	Amber
<p>Comments: The site is Greenfield and is located within the draft greenbelt. This site would only come forward in line with the emerging core strategy and following a detailed evaluation of greenbelt value. The site is not located within a settlement. The site is close to frequent bus routes including the Grimston Bar Park and Ride but is not accessible to existing local facilities. The site is not currently within the acceptable PPG17 distances to any of the open space categories. There are electricity pylons spanning the north western part of the site and a large electricity sub-station lies within 100m of the western boundary which would be a major constraint on the site..</p>		
<p>Recommendation: This site is considered unsuitable for housing development due to geo environmental considerations and would only come forward in line with the emerging core strategy and following a detailed evaluation of greenbelt value</p>		



Site Details

GENERAL

Site Reference	0223		
Name of Site	Land West of Chapelfields		
Address			
Ward	Rural West York		
Easting	456061.542656	Northing	450834.61918789
Gross Site Area	46.08Ha		

PLANNING STATUS

Current Land use	Agricultural Land	
Source of site	Alternative sites at changes 3	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date Expired	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

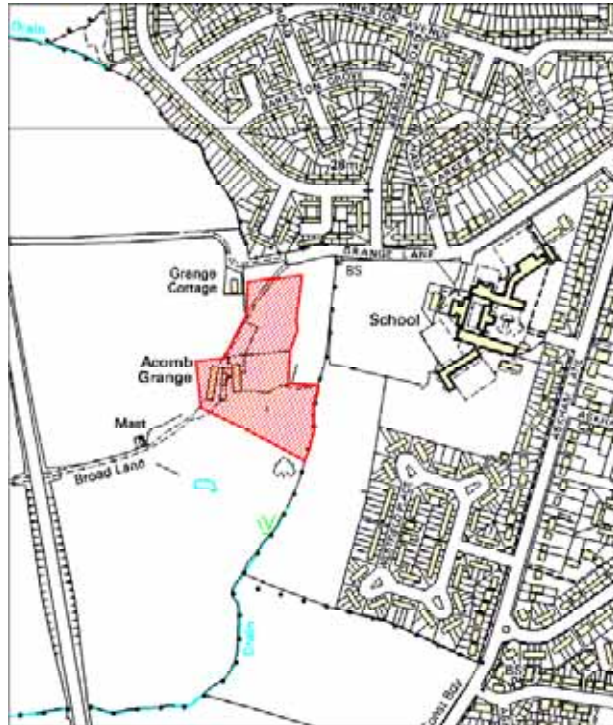
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within Flood Zone 3b In close Proximity of a nature conservation area (Westfield School Playing Fields) Not within a <u>greenbelt character appraisal area</u> 	Amber
Location Suitability	<ul style="list-style-type: none"> This site is not located in or adjacent to a settlement This is a Greenfield site <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health centres within 800m <u>Access to convenience stores within 800m</u> <u>Access to non frequent bus routes within 800m</u> <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> <u>A site of this size could provide facilities on site</u> No access to cycle routes within 100m Serious access issues as A1237 bisects site, such a large site would put huge pressure on existing road network. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> Will require an Air Quality assessment due to amount of traffic generation Records show the site to be near to a former landfill site. Will require desktop study and ground gas assessment. Noise from A1237 as site directly adjoins on both side and cuts through the site PPG24 assessment needed <u>No overhead power lines</u> Full drainage assessment required <u>No known TPOs on site</u> 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is within the draft greenbelt <u>This site is not designated open space</u> <u>This site has access to amenity green space, natural/semi natural green space and outdoor sports facilities within PPG17 acceptable distances</u> This site is deficient in access to city parks, local parks, young people's facilities, children's play areas and allotments. <u>This site is not located within 50m of listed buildings, a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments, historic park and garden or ancient woodland.</u> 	Amber
<p>Comments: This site is Greenfield land on the edge of the urban area but not directly connecting with any settlements and is situated within the greenbelt. The site is in close proximity to non-statutory nature conservation sites. The site has poor access to facilities and both frequent and none frequent bus routes. A major highway cuts across the site creating a major impediment to development. Highways and EPU feel vehicular access may create some issues with access only available form Grange lane and not possible from the ring road. A large-scale development would also create air quality problems. There is some evidence of landfill nearby with the potential for ground gas; traffic from the A1237 may create a noise issues. The site would benefit from better access to most types of open space. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value</p>		
<p>Recommendation: This site is considered to be Unsuitable for housing due to geo environmental and access considerations and strategic policy considerations</p>		

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown. 					
Planning Status	<ul style="list-style-type: none"> No outstanding planning permission This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value 					
Timescales	<ul style="list-style-type: none"> No timescales have been determined for this site. 					
<p>Comments: As this site has not formally been submitted and no ownership has been identified it is not likely to come forward in the foreseeable future.</p>						
<p>Recommendation: This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value</p>						
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0191, 0223		
Name of Site	The Paddock Acomb Grange		
Address			
Ward	Rural West York		
Easting	456,320.83	Northing	450,695.66
Gross Site Area	2.03Ha		

PLANNING STATUS		
Current Land use	Agricultural Land/Farm/Paddock	
Source of site	Alternative sites at changes 3 and Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date Expired	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

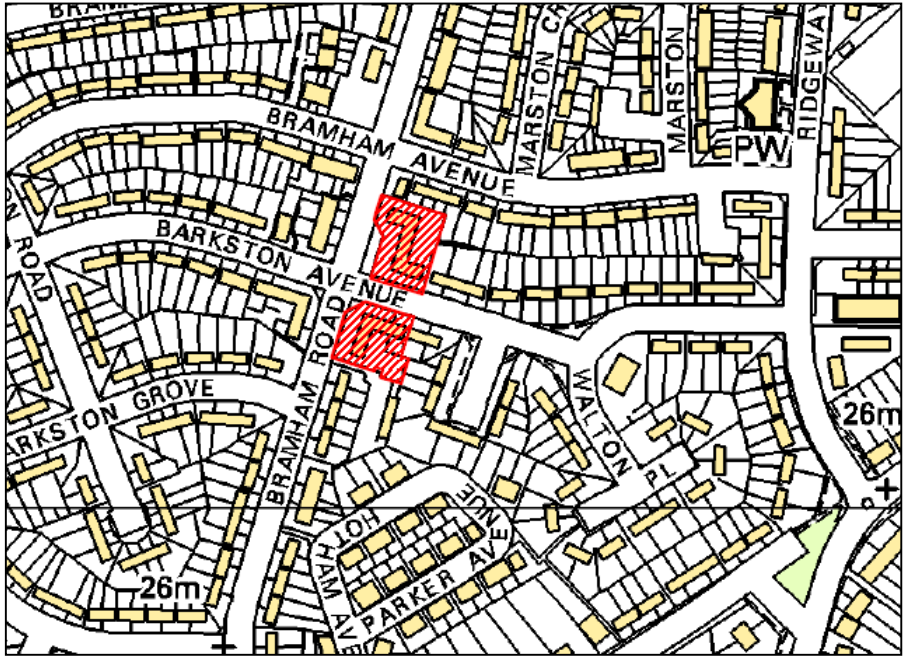
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within Flood Zone 3b In close Proximity of a nature conservation area (Westfield School Playing Fields) Not within a <u>greenbelt character appraisal area</u> 	Amber
Location Suitability	<ul style="list-style-type: none"> This site is not located in or adjacent to a settlement This is a Greenfield site This site is considered to be at low risk to flooding (Zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health centres within 800m <u>Access to convenience stores within 800m</u> <u>Good access to non frequent bus routes within 400m</u> <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> No access to cycle routes within 100m Serious Access Issues. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> Will require an Air Quality assessment depending on traffic generation. Records show the site to be near to a former landfill site. Will require desktop study and ground gas assessment. Noise from A1237 PPG24 assessment needed <u>No overhead power lines</u> Full drainage assessment required <u>No known TPOs on site</u> 	Red
Strategic Policies	<ul style="list-style-type: none"> This site is within the draft greenbelt <u>This site is not designated open space</u> <u>This site has access to natural/semi natural green space and outdoor sports facilities within PPG17 acceptable distances</u> This site is deficient in access to city parks, local parks, amenity green space, young people's facilities, children's play areas and allotments. <u>This site is not located within 50m of listed buildings, a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments, historic park and garden or ancient woodland.</u> 	Amber

Comments: This site is Greenfield land on the edge of the urban area but not directly connecting with any settlements and is situated within the greenbelt. The site is in close proximity to non-statutory nature conservation sites. The site has average access to facilities and both frequent and none frequent bus routes. Highways and EPU feel vehicular access may create some issues with access only available form Grange lane and not possible from the ring road with potential air quality problems. There is some evidence of landfill nearby with the potential for ground gas; traffic from the A1237 may create a noise issues. The site would benefit from better access to most types of open space. This site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value

Recommendation: This site is considered to be **Unsuitable** for housing due to geo environmental and access considerations and strategic policy considerations



Site Details

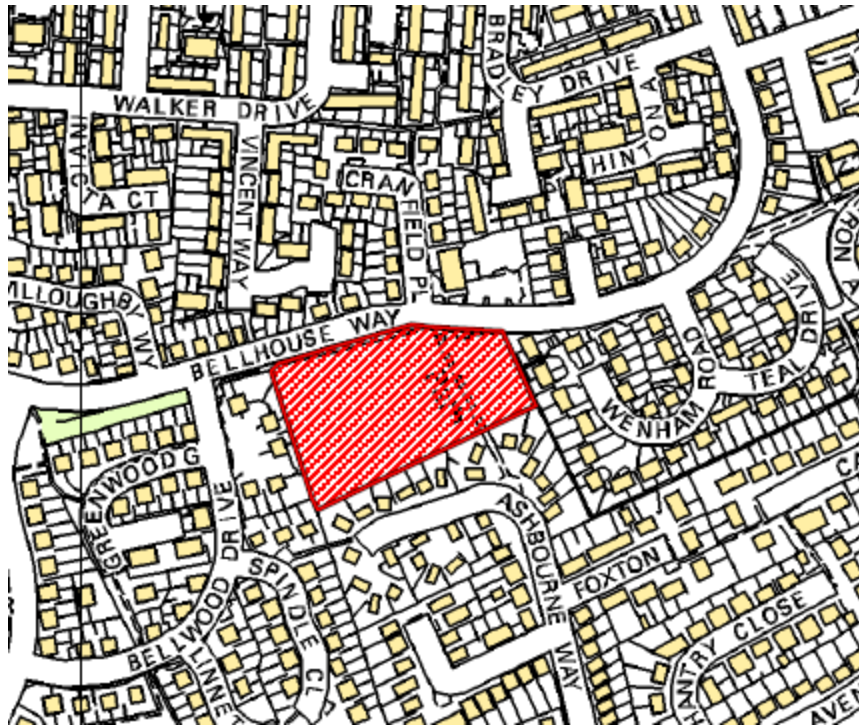
GENERAL			
Site Reference	0114		
Name of Site	Bramham Road Flats Block 1 & 2		
Address			
Ward	Westfield		
Easting	456566.206356245	Northing	451149.149154623
Gross Site Area	0.29761615		

PLANNING STATUS		
Current Land use	Residential (Use class: C3)	
Source of site	City of York Council Community Services	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m with capacity</u> • <u>Access to health care facilities within 400-800m</u> • <u>Access to convenience stores within 400-800m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Transport assessment would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • Areas of infilled land have been identified on site, which may have caused land contamination. Further investigation will be required. • <u>No air quality issues identified.</u> • <u>No noise issues identified.</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to natural/semi-natural greenspace within PPG17 acceptable distances.</u> • This site is deficient in access to City parks, local parks, amenity greenspace, children's openspace, allotments, young persons openspace and outdoor sports facilities. • <u>This site is not within proximity of scheduled ancient monuments, Area of Archaeological Importance, listed buildings, historic parks and gardens or conservation areas.</u> • This site is in current use as flats and there is no additional capacity for development. 	Red
<p>Comments: The site is currently in residential use and is located within the urban area. There is no additional capacity on site for development. The site is within 400m of a primary school and frequent bus route and has a grocery store and health facility within 800m. Contamination constraints have been identified on site and the site is deficient in the majority of openspace types.</p>		
<p>Recommendation: This site is unsuitable for housing due to no available capacity for development.</p>		



Site Details

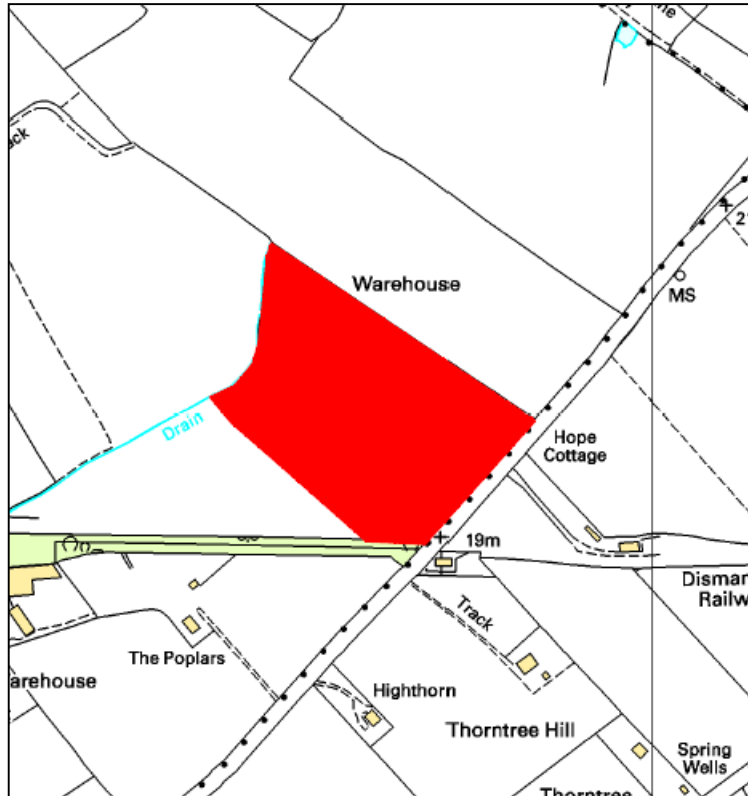
GENERAL			
Site Reference	0115		
Name of Site	Bellhouse Way		
Address	Foxwood		
Ward	Dringhouses and Woodthorpe		
Easting	457191.553	Northing	449675.121
Gross Site Area	1.060		

PLANNING STATUS		
Current Land use	Recreation Ground/Open Space	
Source of site	City of York Council Community Services	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • This is a Greenfield site • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to primary schools with capacity within 400m</u> • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is existing access to cycle routes within 100m</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • There is a medium risk of contamination as there are areas of infilled land on site which may have caused land contamination. Will require desktop study and site investigation • <u>No overhead power lines</u> • A full drainage assessment of the site would be required • <u>No known TPOs on site</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • This site does contain designated open space (Foxwood Park and Acomb Moor) • <u>This site has access to natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace and childrens openspace within PPG17 acceptable distances</u> • This site is deficient in access to city parks, local parks, allotments and young peoples openspace • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. The land is designated in the Local Plan as open space and has since been identified by the PMP study as being an area of amenity green space and outdoor sports facilities. This is a major constraints on site. The site appears to have no major flood or contamination issues and has good access to all main facilities and public transport. A full drainage assessment would be required as surface run off would be increased and no existing systems are in place.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing</p>		



Site Details

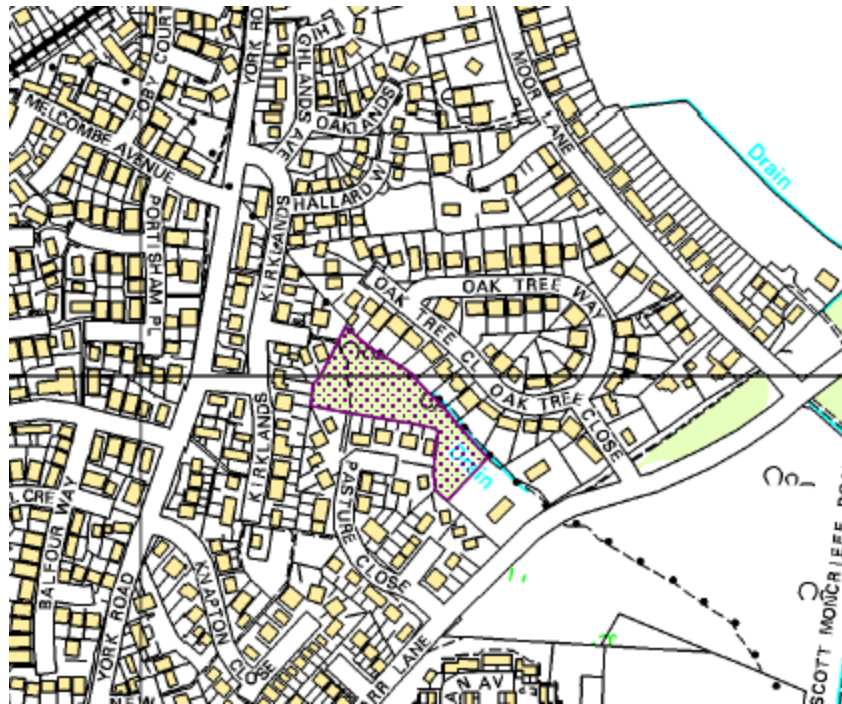
GENERAL			
Site Reference	0190		
Name of Site	Land North of Sledmere Crossing		
Address	Dunnington		
Ward	Osbalwick		
Easting	465722.2230331	Northing	452474.589751199
Gross Site Area	4.804853419		

PLANNING STATUS		
Current Land use	Agricultural land (mainly grade 3) and light industrial	
Source of site	Alternative Site at Changes 3	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • Not located within a settlement • <u>Part brownfield / greenfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> • <u>Grade 3 agricultural land (good quality in ALC)</u> 	Red
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 400m) • Insufficient access to health care facilities (over 800m) • Insufficient access to a convenience stores (over 800m) • No access to frequent bus routes (15 minute intervals or less) • <u>Access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Highways transport assessment would be required. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>The site is not in proximity of the AQMA</u> • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • This site is located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • The site only has access outdoor sports facilities and allotments within PPG17 acceptable distances. It is deficient in access to all other types including amenity open space and children's open space. 	Amber
<p>Comments: The site is part brownfield / part greenfield and located within the draft Greenbelt. The site is not located within a settlement. The site has poor access to all facilities but does have access to a standard bus route. The site is deficient in access to all open space types apart from outdoor sports and allotments.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

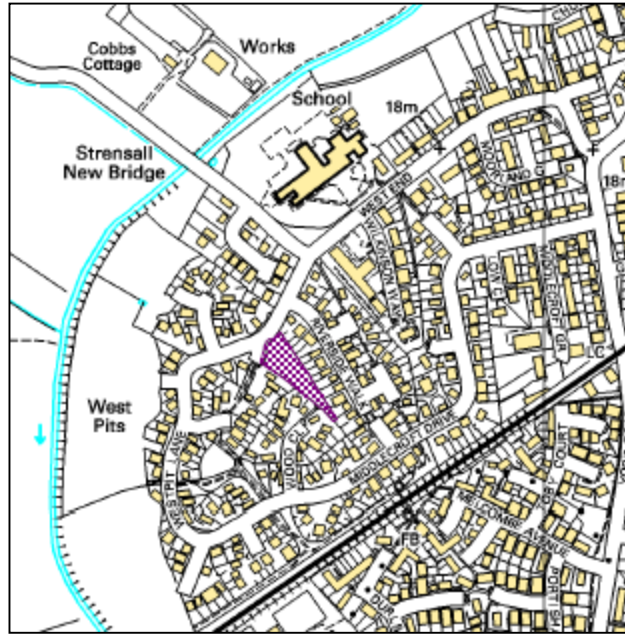
GENERAL			
Site Reference	LSC26		
Name of Site	Land to RO 33-20 Pasture Close		
Address	Strensall		
Ward	Strensall		
Easting	463203.826835197	Northing	459969.944228298
Gross Site Area	0.620625192		

PLANNING STATUS		
Current Land use	Scrubland	
Source of site	Desk top Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within a proposed Local Service Centre</u> • Greenfield site • <u>Low risk from flooding (zone 2)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (within 400m) • <u>Access to a health care facility (within 800m)</u> • <u>Good access to a convenience store (within 400m)</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • No current access to cycle route within 100m • Highways transport assessment would be required • Site has no existing vehicular access and this would be difficult to overcome. The site is landlocked by existing properties. 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely contamination issues</u> • <u>No likely air quality issues</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site is designated as natural/semi natural greenspace (Ash Walk) in the PPG17 Study (PMP) • <u>The site has access to natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace and children's openspace within PPG17 acceptable distances</u> • This site is deficient in access to young persons openspace and allotments • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Amber
<p>Comments: This site is considered to be unsuitable for housing development due to access constraints which are considered difficult to overcome. The site is currently assessed as natural/semi natural greenspace within the PMP PPG17 study.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

GENERAL			
Site Reference	LSC28		
Name of Site	Land off Westpit Lane		
Address	Strensall		
Ward	Strensall		
Easting	462739	Northing	460343
Gross Site Area	0.208240387		

PLANNING STATUS		
Current Land use	Amenity Green Space	
Source of site	Desk top Study	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

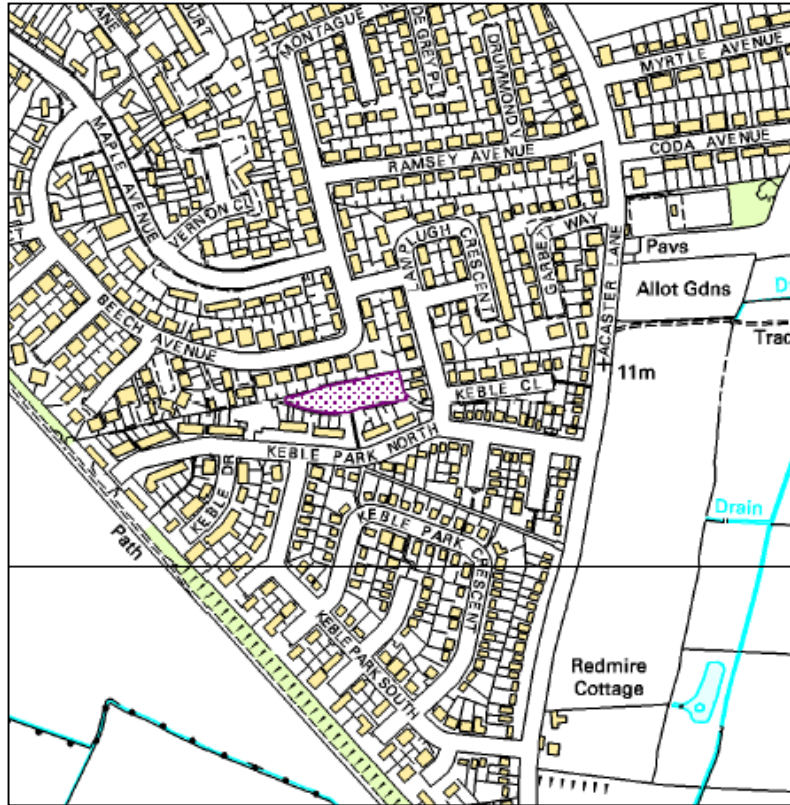
Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Located within Strensall Local Service Centre</u> • This is a Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to primary school with existing capacity (within 400m)</u> • <u>Access to health care facilities (within 400- 800m)</u> • <u>Access to convenience store (within 400m)</u> • <u>Access to frequent bus route (15 minute intervals or less) (within 400m)</u> • There is no access to an existing cycle route within 100m • Highways transport assessment would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely contamination issues</u> • <u>No air quality issues anticipated on site</u> • <u>This site is not within the AQMA</u> • <u>No likely noise issues</u> • Full drainage assessment required • Irregular shaped site which may restrict development • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site has been designated as amenity green space within the PMP Open Space Study • <u>This site has access to natural/semi-natural greenspace and outdoor sports facilities within acceptable PPG17 distances</u> • The site is deficient in access to local parks, children's open space and young person's facilities • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Red

Comments:

The site is considered unsuitable in accordance with national and regional policy. This is a Greenfield site located within Strensall Village with access to local facilities and a frequent bus route. The site is irregular in shape which would affect its developability. The site has been recently designated as amenity green space within the PMP Open Space Study so a full open space assessment would be required.

Recommendation: This site is considered **unsuitable** for residential development



Site Details

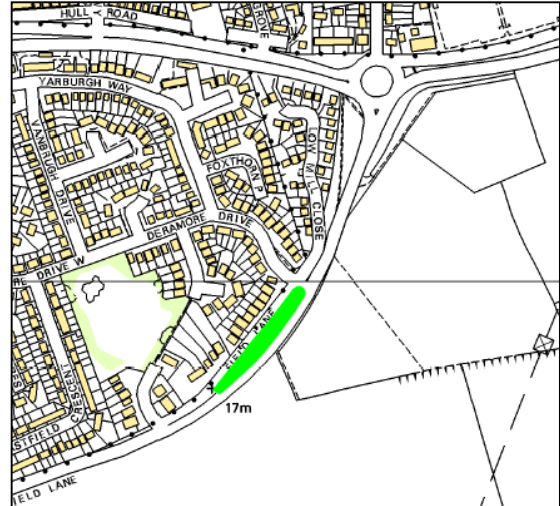
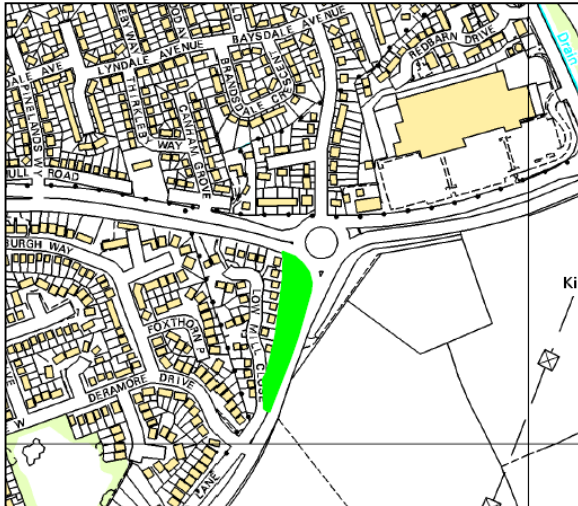
GENERAL			
Site Reference	LSC41		
Name of Site	Bishopthorpe (Keeble Park North Amenity Green Space)		
Address			
Ward	Bishopthorpe		
Easting	459469.877769281	Northing	447156.092155299
Gross Site Area	0.2314116		

PLANNING STATUS		
Current Land use	Field – soon to be children’s playspace equipped	
Source of site	Desk top Study (SHLAA 1)	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Located within Bishopthorpe Village</u> • This is a Greenfield site • <u>Not considered to be at risk from flooding (zone 2)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to primary school (within 400-800m)</u> • <u>Access to health care facilities (within 400- 800m)</u> • <u>Access to convenience store (within 400-800m)</u> • Insufficient access to frequent bus route (15 minute intervals or less) (over 800m) • <u>Access to a non-frequent bus route</u> • There is no access to an existing cycle route within 100m • Highways transport assessment would be required • Limited Access 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely contamination issues</u> • <u>No air quality issues anticipated on site</u> • <u>This site is not within the AQMA</u> • <u>No likely noise issues</u> • Full drainage assessment required • Narrow strip of land with access issues • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site has been designated as amenity green space within the PMP Open Space Study (Keeble Park North) and is soon to be equipped with children's play equipment • The site has poor access to other open space categories • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Red
<p>Comments: The site is considered unsuitable in accordance with national and regional policy. This is a Greenfield site located within Bishopthorpe. The site has some access to local facilities and access to a non- frequent bus route. The site is a narrow strip of land and has access issues, which would affect its developability. The site has been recently designated as amenity green space within the PMP Open Space Study and is soon to be equipped with children's play equipment.</p>		
<p>Recommendation: This site is unsuitable for residential development.</p>		



Site Details

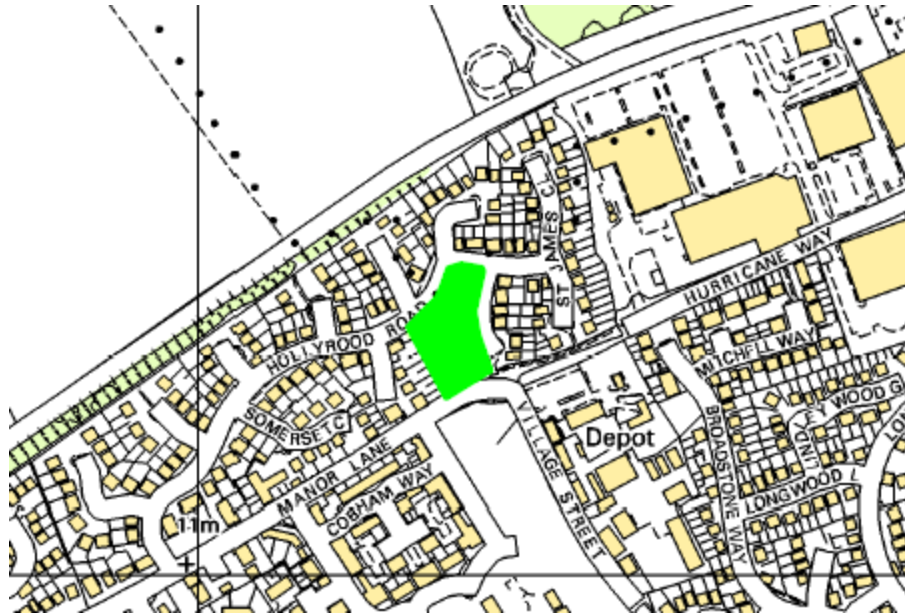
GENERAL			
Site Reference	0147 & 0148		
Name of Site	Land adj. Field Lane		
Address			
Ward	Heslington		
Easting	463698	Northing	451140
Gross Site Area	0.755		

PLANNING STATUS		
Current Land use	Grass Verge	
Source of site	Map Survey	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Other (realignment of road layout)
	Application Reference	08/02167/FUL
	Date permitted	02/12/08
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • <u>This is a Greenfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary school with capacity within 400m</u> • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is existing access to cycle routes</u> • <u>Formal objection land is highway</u> 	Red
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No known contamination issues</u> • <u>No overhead power lines</u> • <u>A full drainage assessment required</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site contains designated open space</u> • <u>This site has access to outdoor sports facilities, amenity greenspace and children's openspace within PPG17 acceptable distances</u> • <u>This site is deficient in access to City Parks, local parks natural/semi-natural greenspace, young persons openspace and allotments</u> • <u>This site is not within 50m of a Scheduled Ancient Monument</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Amber
<p>Comments: These are both Greenfield sites within the urban area and were undesignated within the Local Plan. Good access is afforded to the main local facilities and good frequent public bus routes are nearby. Highways restrictions on site are critical to any prospective development and considering that the expansion to the University is underway realignment of the highway which will be accommodated on these two sites is imminent.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing. Being Greenfield sites and having formal objections from highways due to imminent realignment of the road system this outweighs any access and locational benefits relating to the land.</p>		



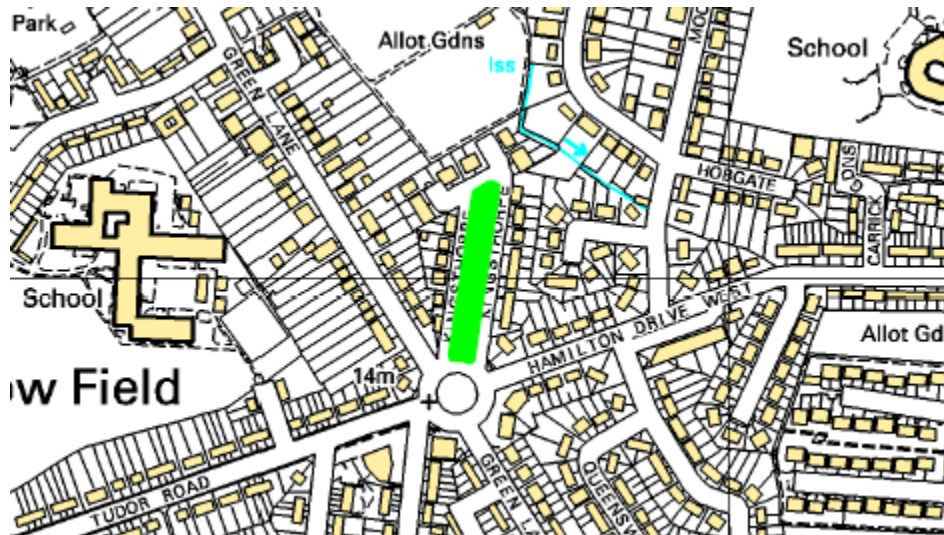
Site Details

GENERAL			
Site Reference	0181		
Name of Site	Land at Holyrood Drive		
Address	Rawcliffe		
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	458198.349	Northing	455193.031
Gross Site Area	0.39		

PLANNING STATUS		
Current Land use	Open Space	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • <u>This is a Greenfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary school with capacity within 400m</u> • <u>Insufficient access to health centres within 800m</u> • <u>Access to convenience stores within 400-800m</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 400-800m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is existing access to cycle routes within 100m</u> • <u>A transport assessment required</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No known contamination issues</u> • <u>No overhead power lines</u> • <u>A full drainage assessment required</u> • <u>TPOs on site</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site contains designated children's open space and amenity green space</u> • <u>This site has access to outdoor sports facilities, amenity greenspace, children's and young persons openspace within PPG17 acceptable distances</u> • <u>This site is deficient in access to City parks, local parks natural/semi-natural greenspace and allotments</u> • <u>This site is not within 50m of a Scheduled Ancient Monument</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This site is Greenfield land within the urban area and was undesignated within the Local Plan. It has since been picked up through the PMP open space study and identified as Manor Lane Amenity Green Space. The site has poor access to other essential facilities being only within 800m of a convenience store and having insufficient access to a primary school or health facility..</p>		
<p>Recommendation: This site is considered to be unsuitable for housing as it is designated as amenity green space and is equipped with children's play equipment.</p>		



Site Details

GENERAL			
Site Reference	0149		
Name of Site	Land at Kingthorpe		
Address			
Ward	Westfield		
Easting	457797.812	Northing	451004.190
Gross Site Area	0.26		

PLANNING STATUS		
Current Land use	Maintained Grassland/Open Space	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

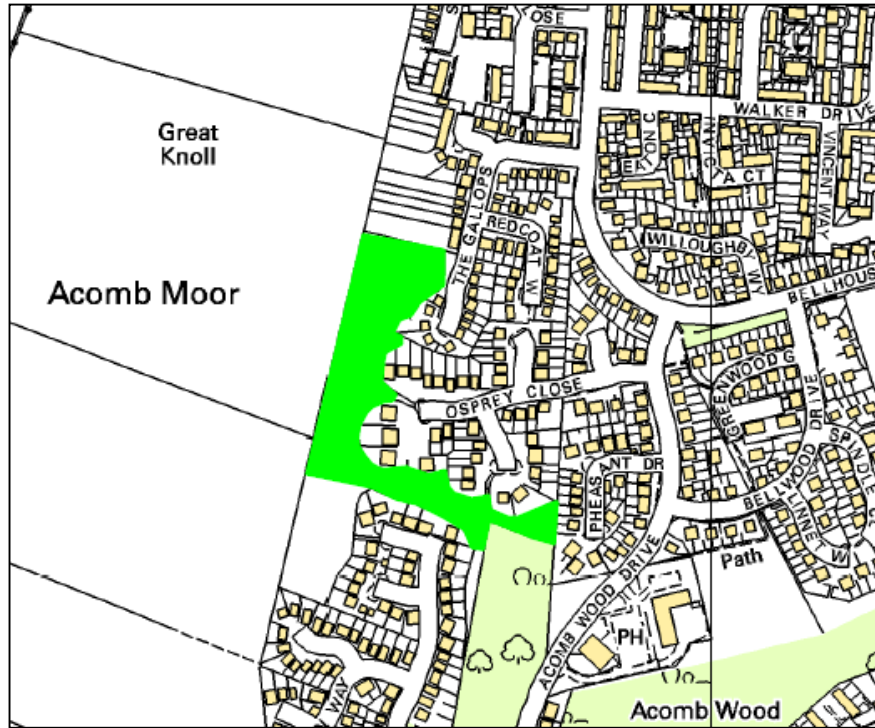
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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • <u>This is a Greenfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good ccess to primary school with capacity within 400m</u> • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is existing access to cycle routes within 100m</u> • <u>A transport assessment required</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No known contamination issues</u> • <u>No overhead power lines</u> • <u>A full drainage assessment required</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site contains designated open space as identified by the PPG17 assessment</u> • <u>This site has access to city parks, natural/semi natural green space, outdoor sports facilities, amenity greenspace, young persons openspace and allotments within PPG17 acceptable distances</u> • <u>This site is deficient in access to local parks and children's openspace.</u> • <u>This site is not within 50m of a Scheduled Ancient Monument</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This site is Greenfield land within the urban area and was undesignated within the Local Plan. It has since been picked up through the PMP open space study and identified as Kingsthorpe Amenity Green Space. The site has mature trees and given it has been designated openspace, it is a major strategic constraint. It is within the designated distance of another amenity green space and also has good access to most other types of openspace, all essential facilities within 400m and sustainable transport in the form of frequent buses and current cycle routes. It has no known flood or contamination issues but a full drainage and transport assessments would be required.</p>		
<p>Recommendation: This site is considered to be unsuitable for residential development due to strategic constraints.</p>		

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is in public (local authority) ownership 						red
Planning Status	<ul style="list-style-type: none"> There are no outstanding planning permission relating to this site This site is designated openspace as per the PPG17 assessment 						
Timescales	<ul style="list-style-type: none"> It is unknown when the site is likely to come forward for residential development 						
<p>Comments: No permissions are outstanding on this site. This site was brought forward through a map survey and there has been no indication of any intention of developing this site for housing through consultation.</p>							
<p>Recommendation: This site is unavailable for development.</p>							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Site Details

GENERAL			
Site Reference	0150		
Name of Site	Land at Osprey Close		
Address			
Ward	Westfield		
Easting	456716.142	Northing	449676.200
Gross Site Area	1.42		

PLANNING STATUS		
Current Land use	Open Grassland, scrub and woodland	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

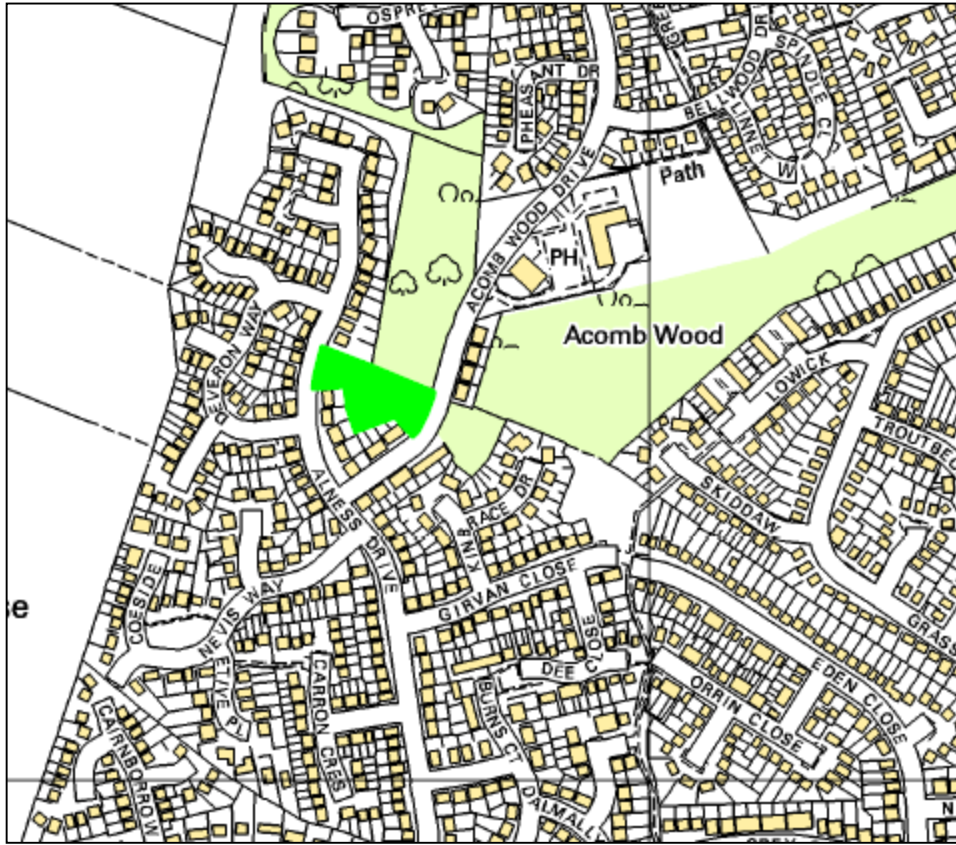
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated in the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a Greenfield site</u> • <u>Not considered to be at risk of flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary schools with/without capacity within 400m</u> • <u>Access to Healthcare Centres within 400-800m</u> • <u>Good access to Convenience Stores within 400</u> • <u>Good access to frequent (15 mins or less) bus routes including Park & Ride</u> • <u>Access to non-frequent bus routes within 400-800m</u> • <u>There is no existing access to cycle routes within 100m</u> • <u>Access to this site is limited.</u> • <u>There are no highway issues relating to this site</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues relating to this site</u> • <u>There are no noise issues relating to this site</u> • <u>No overhead power lines</u> • <u>No known TPOs on site</u> • <u>A full drainage assessment required</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site contains designated open space. This site forms woodland in the PPG17 openspace assessment</u> • <u>This site has access to amenity green space, natural/semi-natural green space and outdoor sports facilities</u> • <u>This site is deficient in access to city parks, local parks children's and young persons open space and allotments</u> • <u>This site is not within proximity to a SAM, Listed building, AAI, conservation area or historic park and garden</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PPG17 assessment as Acomb Wood East Wood (Woodland Trust Section). This is major strategic constraint as woodland cannot be relocated to compensate should this site come forward. The site appears to have no major flood or contamination issues and has good access to convenience stores and public transport, but there is no reasonable local access to a primary school and only adequate access to health facilities. A full drainage assessment would need to take place as surface run off would be increased and no existing systems are in place.</p>		
<p>Recommendation: This site is unsuitable for housing due to strategic constraints.</p>		

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown 						Red
Planning Status	<ul style="list-style-type: none"> There are no outstanding planning applications relating to this site This site is designated openspace as per the PPG17 Assessment 						
Timescales	<ul style="list-style-type: none"> It is unknown when the site is likely to come forward for residential development due to access constraints and being designated 						
<p>Comments: Owner ship of this site is unknown and there is not currently a application relating to this site so no indication as to when the site may forward. The site is designated openspace and the site has access issues due to being landlocked with access via narrow tracks.</p>							
<p>Recommendation: This site is unavailable</p>							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Site Details

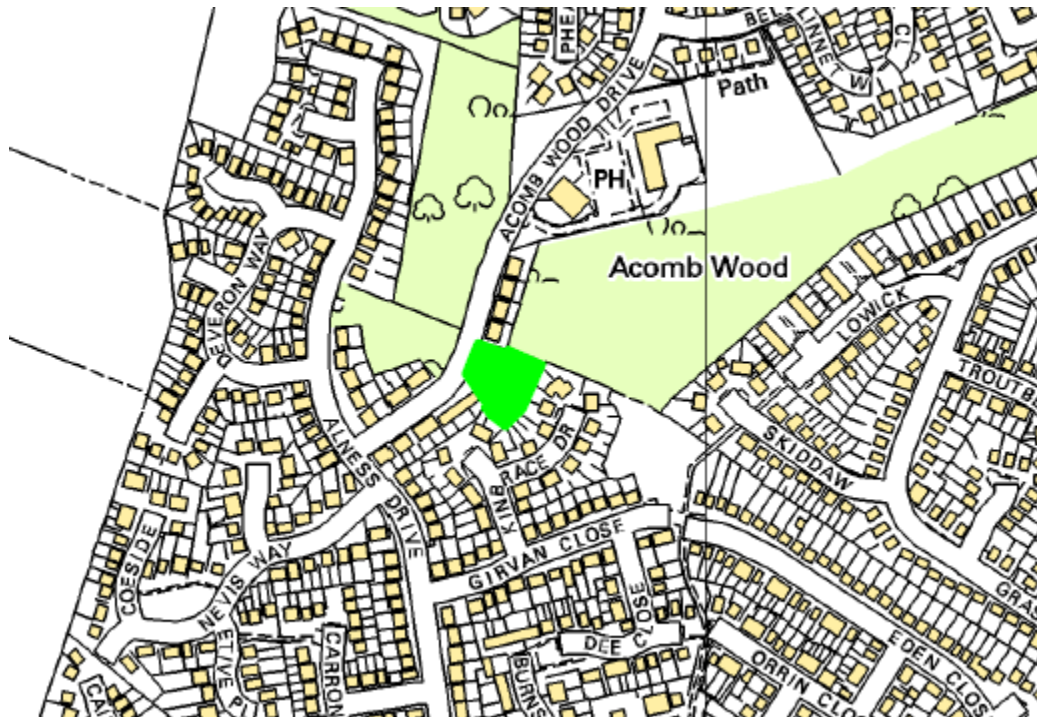
GENERAL			
Site Reference	0151		
Name of Site	Land Between Alness Drive and Acomb Wood Drive		
Address			
Ward	Dringhouses and Woodthorpe		
Easting	456780.495	Northing	449308.925
Gross Site Area	0.344		

PLANNING STATUS		
Current Land use	Maintained Grassland and Trees	
Source of site	Desk top survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Within York Urban Area Greenfield site Not considered to be at risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Access to a primary school (400-800m) Access to health care facilities (400-800m) Access to a convenience store (within 400m) Access to frequent bus routes (15 minute intervals or less) within 400-800m Access to non frequent bus routes with 400m No access to an existing cycle route within 100m Transport Assessment would be required 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No likely contamination issues Air Quality survey would be required No noise issues identified on site No foreseeable drainage issues No overhead power lines No known TPOs on site. 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is not located within the Draft Greenbelt. Land now designated as Acomb Wood West Wood Woodland Trust section) through the PMP Open Space Study The site has access to natural/semi-natural green space, amenity green space and outdoor sports facilities within acceptable PPG17 distances The site is deficient in access to local parks, children's open space, young people's facilities and allotments 	Red
<p>Comments: The site is Greenfield and has now been designated as Acomb Wood through the Woodland Trust section of the PMP Open Space Study. This type of openspace cannot be replaced elsewhere and therefore it is a major constraint. The site is therefore considered unsuitable for housing.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

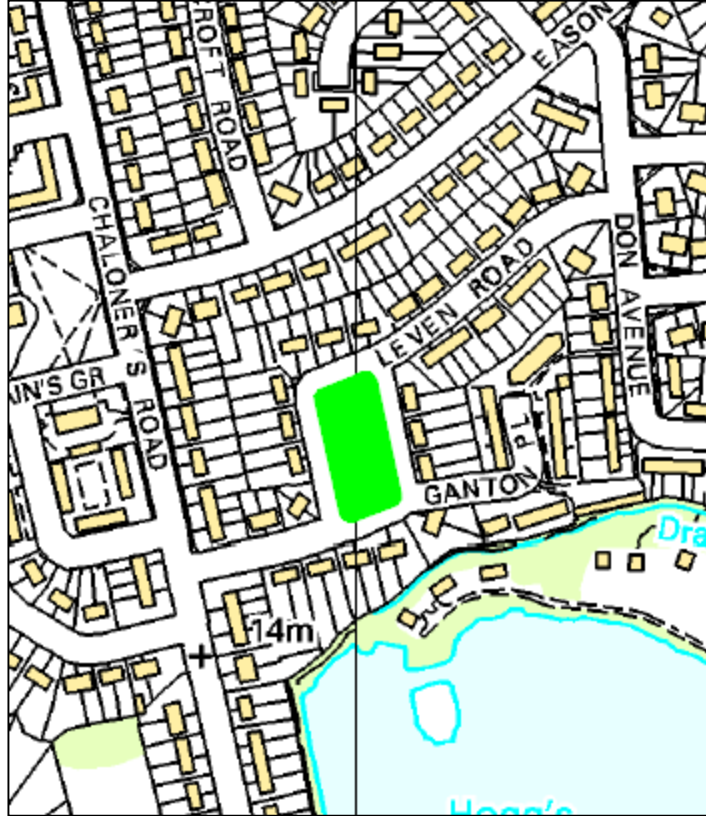
GENERAL			
Site Reference	0152		
Name of Site	Land off Acomb Wood Drive		
Address			
Ward	Dringhouses and Woodthorpe		
Easting	456857.298	Northing	44927.476
Gross Site Area	0.201		

PLANNING STATUS		
Current Land use	Woodland	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated in the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a Greenfield site</u> • <u>Not considered to be at risk of flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary schools with/without capacity within 400m</u> • <u>Access to Healthcare Centres within 400-800m</u> • <u>Good access to Convenience Stores within 400</u> • <u>Good access to frequent (15 mins or less) bus routes including Park & Ride</u> • <u>Access to non-frequent bus routes within 400-800m</u> • <u>There is no existing access to cycle routes within 100m</u> • <u>There are no highway issues relating to this site</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues relating to this site</u> • <u>There are no noise issues relating to this site</u> • <u>No overhead power lines</u> • <u>No known TPOs on site</u> • <u>A full drainage assessment required</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site is designated open space – Acomb Wood</u> • <u>This site has access to amenity green space, natural/semi-natural green space and outdoor sports facilities</u> • <u>This site is deficient in access to city parks, local parks children’s and young persons open space and allotments</u> • <u>This site is not within proximity to a SAM, Listed building, AAI, conservation area or historic park and garden</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study and identified as Acomb Wood East Wood (Woodland Trust Section).</p>		
<p>Recommendation: This site is unsuitable for housing as it is designated as open space within the PMP study and is an area of Acomb Wood looked after by the Woodland Trust</p>		



Site Details

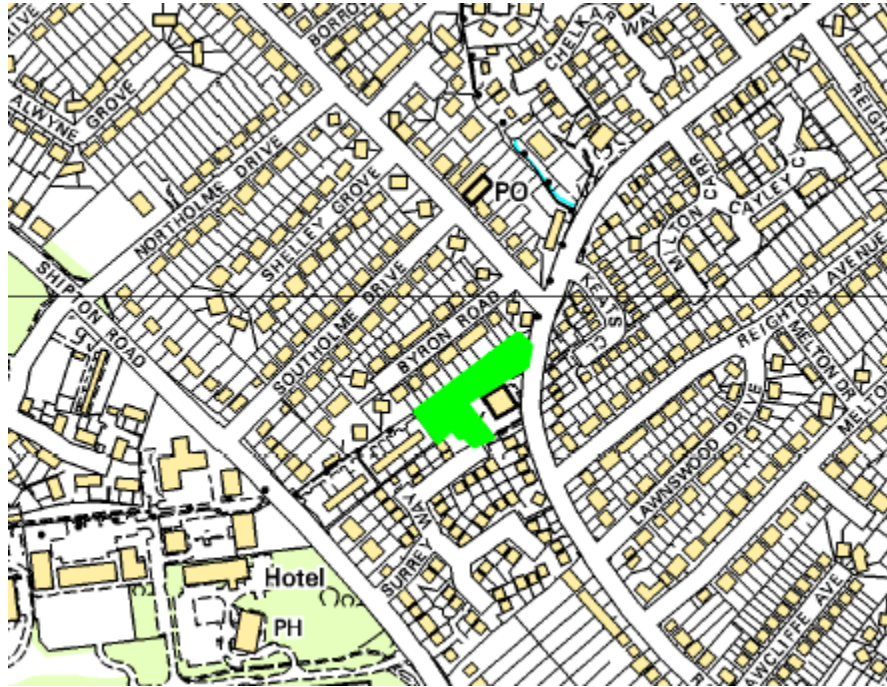
GENERAL			
Site Reference	0153		
Name of Site	Land at Leven Road		
Address	Dringhouses		
Ward	Dringhouses and Woodthorpe		
Easting	457999.799	Northing	449447.696
Gross Site Area	0.236		

PLANNING STATUS		
Current Land use	Maintained Grassland and Trees	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • This is a Greenfield site • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • There is no existing access to cycle routes 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues linked to this site</u> • <u>No overhead power lines</u> • A full drainage assessment of the site would be required • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • This site is designated open space (amenity green space) • <u>This site has access to natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace and childrens openspce within PPG17 acceptable distances</u> • This site is deficient in access to city parks, local parks, allotments and young peoples openspace • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of amenity green space.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing as it is designated amenity green space within the recent PMP Open Space Assessment.</p>		



Site Details

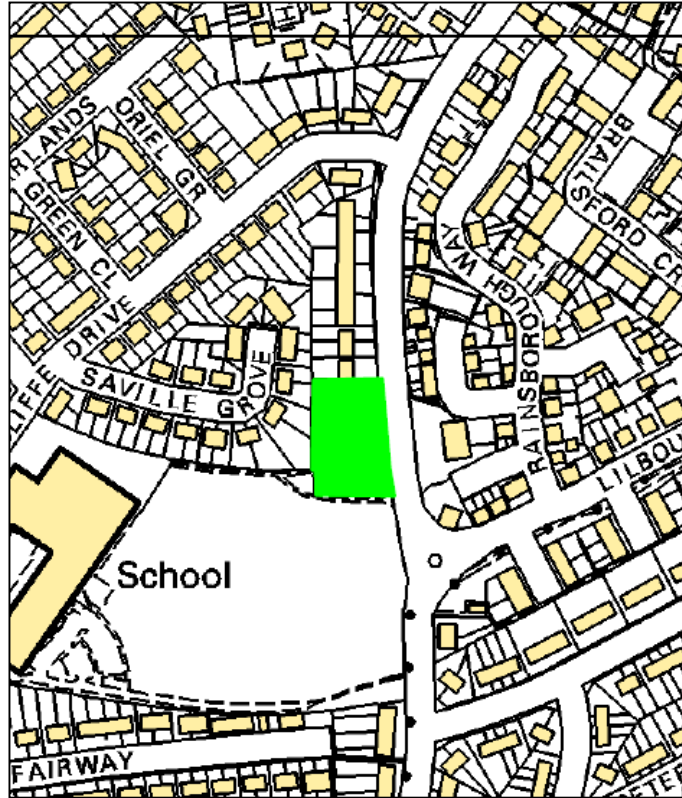
GENERAL			
Site Reference	0161		
Name of Site	Playing Field adj. Rawcliffe Library		
Address			
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	458668.936043798	Northing	453925.754359651
Gross Site Area	0.299156813		

PLANNING STATUS		
Current Land use	Playing Field	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated in the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a Greenfield site</u> • <u>Not considered to be at risk of flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary schools with/without capacity within 400m</u> • <u>Access to Healthcare Centres within 400-800m</u> • <u>Good access to Convenience Stores within 400</u> • <u>Good access to frequent (15 mins or less) bus routes including Park & Ride</u> • <u>Good access to non-frequent bus routes within 400m</u> • <u>There is existing access to cycle routes within 100m</u> • <u>There are no highway issues relating to this site</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues relating to this site</u> • <u>There are no noise issues relating to this site</u> • <u>No overhead power lines</u> • <u>No known TPOs on site</u> • <u>No foreseeable drainage issues</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site is designated open space (amenity green space)</u> • <u>This site has access to city parks, amenity green space, children's open space, natural/semi-natural green space, outdoor sports facilities and allotments</u> • <u>This site is deficient in access to local parks</u> • <u>This site is not within proximity to a SAM, Listed building, AAI, conservation area or historic park and garden</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of amenity green space.</p>		
<p>Recommendation: This site is unsuitable for housing as it has recently been designated as amenity green space in the recent PMP Open Space Assessment.</p>		



Site Details

GENERAL			
Site Reference	0162		
Name of Site	Tennis Court Water Lane		
Address			
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	459278.460	Northing	453779.176
Gross Site Area	0.260		

PLANNING STATUS		
Current Land use	4 x Tennis Courts	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

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Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • This is a Greenfield site • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m</u> • <u>Good access to health centres within 400m</u> • <u>Access to convenience stores within 400-800m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • There is no existing access to cycle routes within 100m 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues linked to this site</u> • <u>No overhead power lines</u> • <u>No foreseeable drainage issues</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • This site is currently used as tennis courts and forms part of the school grounds. It has been designated as amenity green space and outdoor sports facilities. • <u>This site has access to city parks, natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace, childrens and young persons openspace within PPG17 acceptable distances</u> • This site is deficient in access to local parks and allotments • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of amenity green space. The site is part of the school grounds and is in use as tennis courts.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing</p>		



Site Details

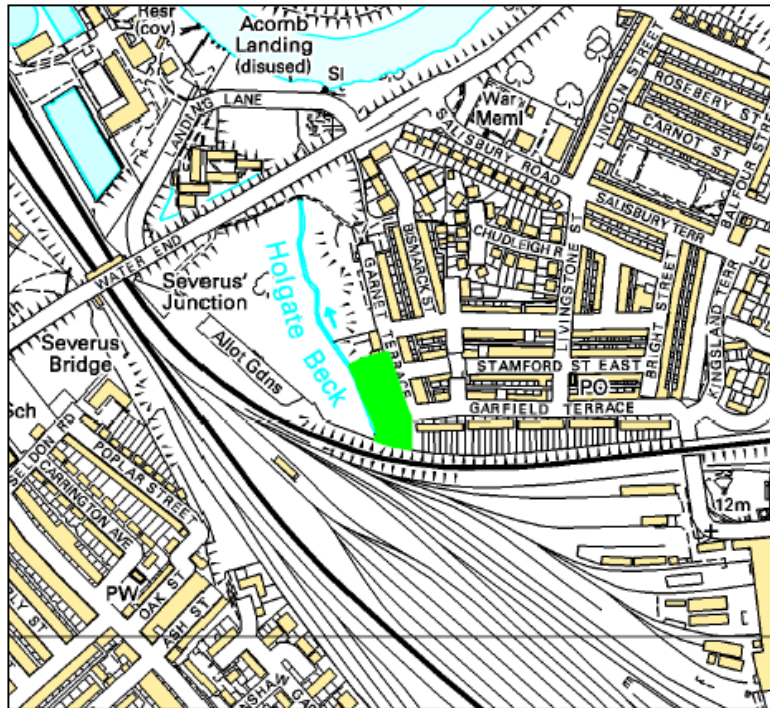
GENERAL			
Site Reference	0164		
Name of Site	Carpark adj. Homestead Park		
Address	Off Sipton Road		
Ward	Clifton		
Easting	458954.726351684	Northing	453168.551106827
Gross Site Area	0.23		

PLANNING STATUS		
Current Land use	Car Park	
Source of site	Desk top survey	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within York Urban Area</u> • <u>Part Brownfield / green field site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to a primary school (400-800m)</u> • <u>Access to health care facilities (400-800m)</u> • <u>Access to a convenience store (400-800m)</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Transport Assessment required • Loss of car parking provision 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely contamination issues</u> • <u>Air Quality survey would be required</u> • <u>No noise issues identified on site</u> • <u>No foreseeable drainage issues</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • The site is part of the larger open space known as the Homestead which has been identified as a City Park in the recent PMP Open Space Study • <u>The site has access to natural/semi-natural green space, children's open space and outdoor sports facilities within acceptable PPG17 distances</u> • The site is part of Clifton Conservation Area 	red
<p>Comments: The site is mixed brownfield/Greenfield, half of it being hard surfaced and the remainder being grassed and partly used for car parking purposes. The site is incorporated into the boundary of Homestead Park, which is now designated as a City Park through the PPG17 Open Space Study. If the site came forward for development Highways would wish to object to the loss of car parking provisions and difficulty of replacing the access to the park. The site is also within the boundaries of Clifton Conservation Area.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

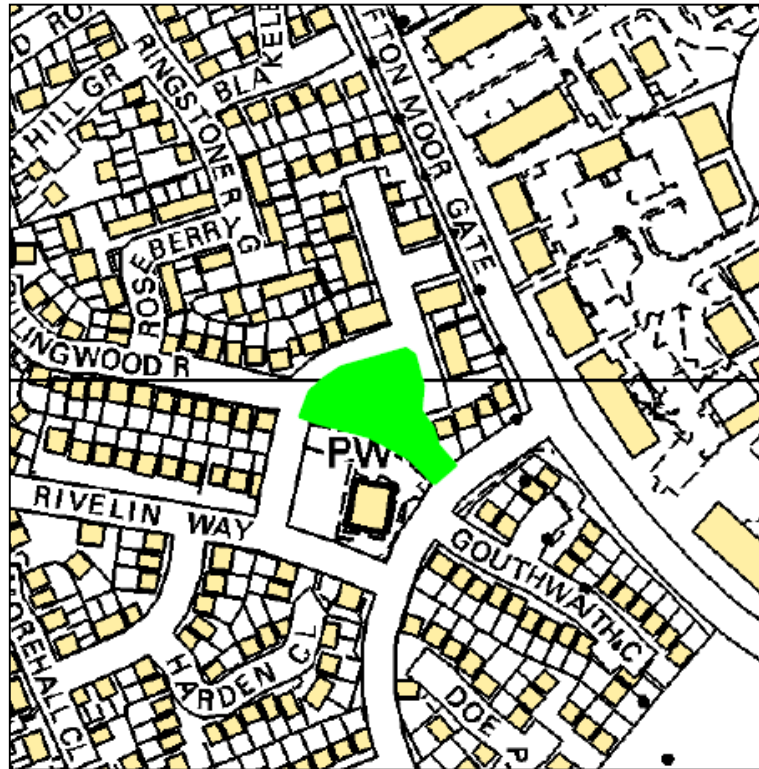
GENERAL			
Site Reference	168		
Name of Site	Land adjacent Water End		
Address			
Ward	Holgate		
Easting	458414	Northing	452430
Gross Site Area	0.68		

PLANNING STATUS		
Current Land use	Green Space	
Source of site	Desk top survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within York Urban Area</u> • Greenfield site • Part of the site is within flood zone 3a (i) 	Red
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to a primary school with existing capacity (within 400m)</u> • <u>Access to health care facilities (within 400m)</u> • <u>Access to a convenience store (within 400m)</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Access to non frequent bus routes with 400m</u> • <u>Access to an existing cycle route within 100m</u> • Transport Assessment would be required 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • Medium contamination assessment as former landfill site • Air Quality survey may be required due to proximity to the railway line • Noise assessment would be required due to proximity to railway line • <u>No foreseeable drainage issues</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • This site is not located within the Draft Greenbelt. • The site is existing amenity green space (part of Millennium Green) and also has a children's play space located on part of the site 	Red
<p>Comments: The site is Greenfield and located within the urban area. The site has good access to facilities and frequent bus routes within 400m. The site is partly amenity green space (part of Millennium green) and also has Garnet Terrace children's play area. Part of the site is within flood zone 3a(i). As part of the background work on the LDF the Council, working closely with the Environment Agency, has produced a Strategic Flood Risk Assessment. This work identifies those areas of York that are susceptible to the highest level of flood risk from river flooding (higher than 1:100 year probability). When considering the potential influence of flooding on the location of development it is important to recognise the likely impacts of global warming and climate change, therefore greenfield land falling into Zones 3a and 3b areas has been excluded from consideration for development.</p>		
<p>Recommendation: This site is considered unsuitable for housing development.</p>		



Site Details

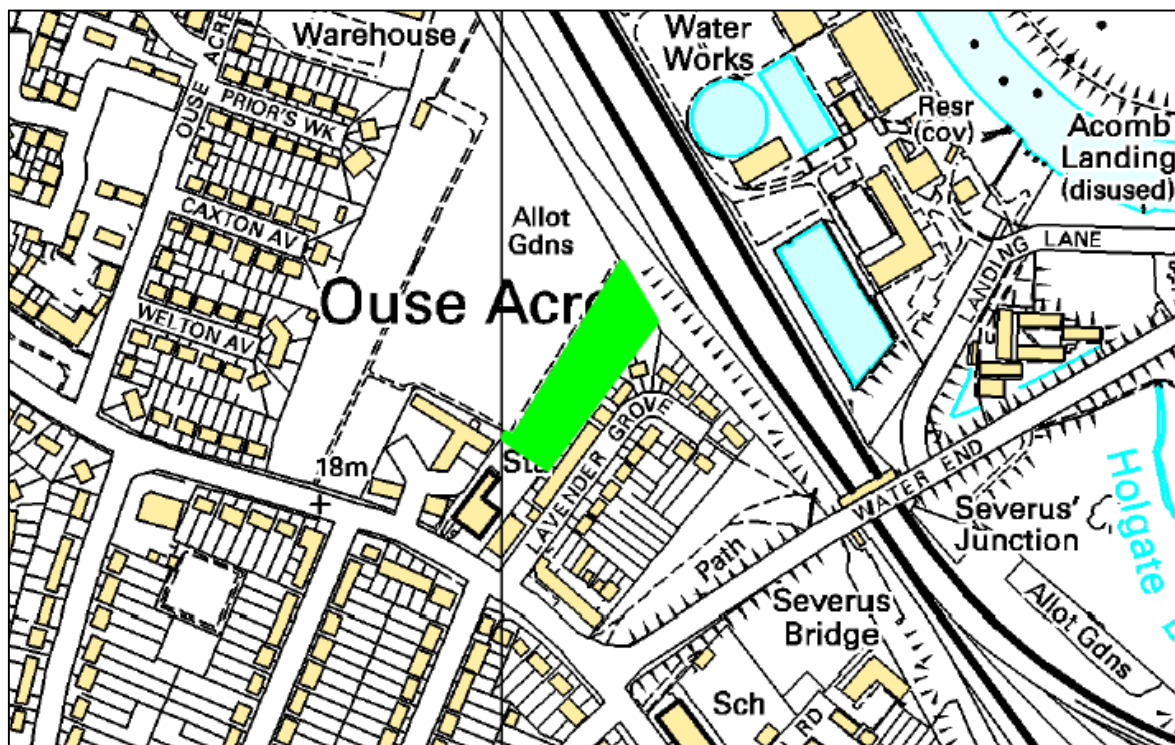
GENERAL			
Site Reference	0180		
Name of Site	Land off Landalewood Road		
Address			
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	458776.097102929	Northing	454983.45196966
Gross Site Area	0.219		

PLANNING STATUS		
Current Land use	Open Space	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • <u>This is a Greenfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m</u> • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is existing access to cycle routes within 100m</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues linked to this site</u> • <u>No overhead power lines</u> • <u>No foreseeable drainage issues</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site is designated open space (Amenity Green Space)</u> • <u>This site has access to outdoor sports facilities, amenity greenspace, childrens and young persons openspace within PPG17 acceptable distances</u> • <u>This site is deficient in access to city parks, local parks, natural/semi-natural greenspace and allotments</u> • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of amenity green space.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing.</p>		



Site Details

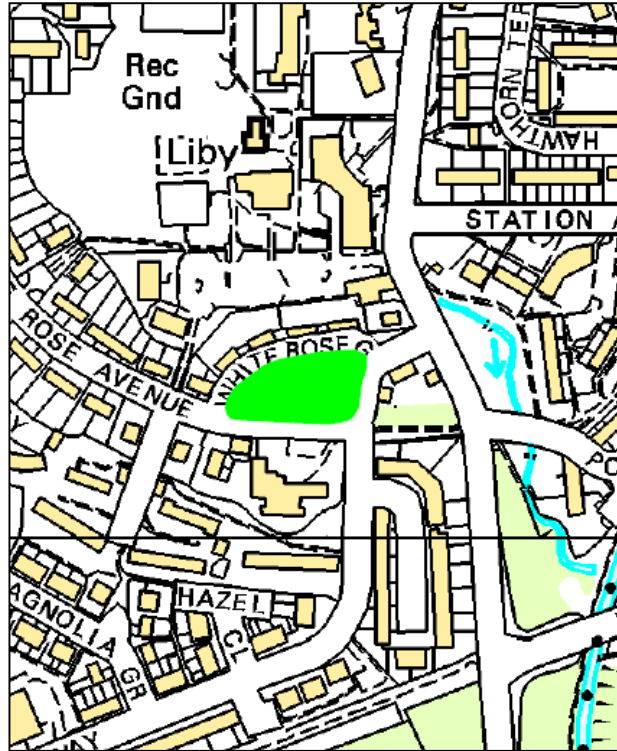
GENERAL			
Site Reference	0171		
Name of Site	Land RO Lavender Grove / adj Ouse Acre Allotments		
Address			
Ward	Holgate		
Easting	458049	Northing	452433
Gross Site Area	0.44		

PLANNING STATUS		
Current Land use	Allotments (use class: openspace)	
Source of site	Desktop map survey	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/a
	Application Reference	N/a
	Date permitted	N/a
	Expiry date	N/a
	Date development started	N/a
	Number of units outstanding	N/a
	Number of units completed	N/a
	Application not valid (refused/ withdrawn/ lapsed)	N/a

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area</u> • This is a Greenfield site • <u>Considered to be at low risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to a primary schools within 400m with capacity</u> • <u>Good access to health care facilities with 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 400-800m</u> • <u>Good access to non frequent bus routes within 400m</u> • No access to existing cycle route within 100m. • Transport assessment required 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>No air quality issues identified</u> • Noise assessment would be required due to proximity of the railway line • Full drainage assessment required. • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site is part of Ouse Acres Allotments and is designated as openspace • <u>The site has access to City parks, children's play areas, amenity green space, allotments, and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural/semi-natural green space, and young people's facilities. • <u>This site is not located within 50m of a listed building, conservation area scheduled ancient monument s, Area of archaeological Importance or a historic park and garden.</u> 	Red
<p>Comments: This site is in marginal accordance with national and regional policy. This site is a Greenfield site located within the urban area. The majority of the site is within flood zone 1 showing a low risk and it has good access to frequent public transport. It also has access to a convenience store within 400m, healthcare within 400-800m but insufficient access to a primary school, within 400m. A PPG24 noise and vibration assessment would be required due to the proximity of the railway line. The site is also classed as openspace as it forms part of Ouse acres allotments.</p>		
<p>Recommendation: This site is unsuitable for residential development as it is designated open space and forms part of the Ouse Acres Allotments.</p>		



Site Details

GENERAL

Site Reference	0175		
Name of Site	Land at White Rose Grove		
Address	New Earswick		
Ward	Huntington & New Earswick		
Easting	460815.644887264	Northing	455083.15305772
Gross Site Area	0.23		

PLANNING STATUS

Current Land use	Open Space	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • This is a Greenfield site • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • <u>Good access to health centres within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • There is no existing access to cycle routes 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues linked to this site</u> • <u>No overhead power lines</u> • <u>No foreseeable drainage issues</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • This site is designated open space (Amenity Green Space) • <u>This site has access to natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace, childrens openspce and allotments within PPG17 acceptable distances</u> • This site is deficient in access to city parks, local parks and young peoples openspace • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of amenity green space.</p>		
<p>Recommendation: This site is considered to be unsuitable for housing.</p>		



Site Details

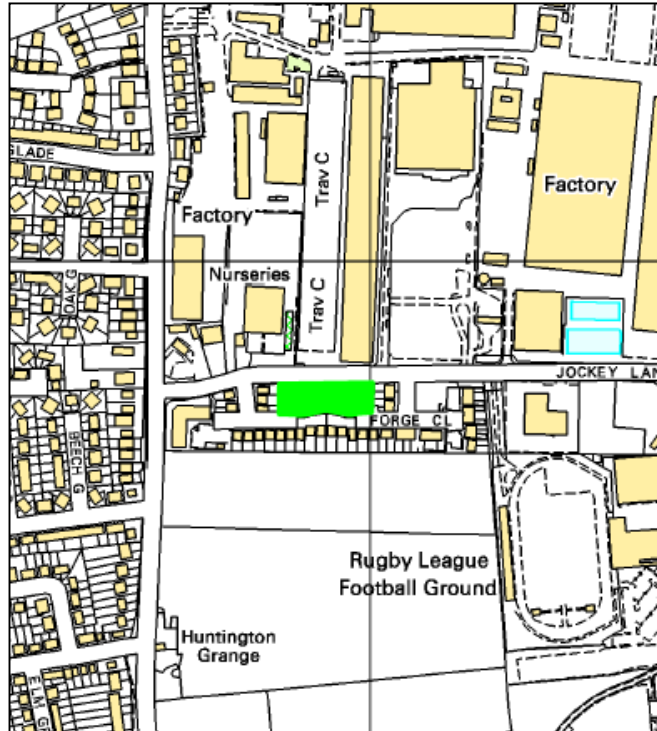
GENERAL			
Site Reference	0177		
Name of Site	Land off Alder Way		
Address	New Earswick		
Ward	Huntington & New Earswick		
Easting	460622.347674809	Northing	454921.959198982
Gross Site Area	0.21		

PLANNING STATUS		
Current Land use	Open Space	
Source of site	Map Survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area within proximity of the site</u> • <u>Not within a greenbelt character appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area</u> • This is a Greenfield site • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • <u>Good access to health centres within 400m</u> • <u>Access to convenience stores within 400-800m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • There is no existing access to cycle routes 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no contamination issues linked to this site</u> • <u>No overhead power lines</u> • <u>No foreseeable drainage issues</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • This site is designated open space as per the PPG17 assessment (Amenity Green Space) • <u>This site has access to natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace, childrens openspce and allotments within PPG17 acceptable distances</u> • This site is deficient in access to city parks, local parks and young peoples openspace • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of amenity green space</p>		
<p>Recommendation: This site is considered to be unsuitable for housing.</p>		



Site Details

GENERAL			
Site Reference	0178		
Name of Site	Land off Jockey Lane		
Address	Huntington		
Ward	Huntington and New Earswick		
Easting	461957.578	Northing	454870.154
Gross Site Area	0.26		

PLANNING STATUS		
Current Land use	Open space	
Source of site	Map survey	
Site Status	Potential site	yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within Flood Zone 3b No nature conservation area within proximity of the site Not within a greenbelt character appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> This site is within the urban area This is a Greenfield site This site is considered to be at low risk to flooding (Zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health centres within 800m Good access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m There is no existing access to cycle routes 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No known contamination issues No overhead power lines A full drainage assessment required No known TPOs on site 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is not within the draft greenbelt This site is designated open space within the PPG17 assessment (Forge Road Amenity Green Space) This site has access to outdoor sports facilities and amenity green space within PPG17 acceptable distances This site is deficient in access to city parks, local parks, natural/semi-natural greenspace, children's and young persons openspace and allotments. This site is not within 50m of an Scheduled Ancient Monument This site is not within 50m of listed buildings This site is not within 50m of Historic Parks and Gardens This site is not within 50m of an Area of Archaeological Importance This site is not within 50m of a conservation area 	Red
<p>Comments: This is a Greenfield Site within the Urban area. Although undesignated in the Local Plan it has since been identified by the PMP study as being an area of Amenity Green space (Forge Road).</p>		
<p>Recommendation: This site is considered to be unsuitable for housing.</p>		