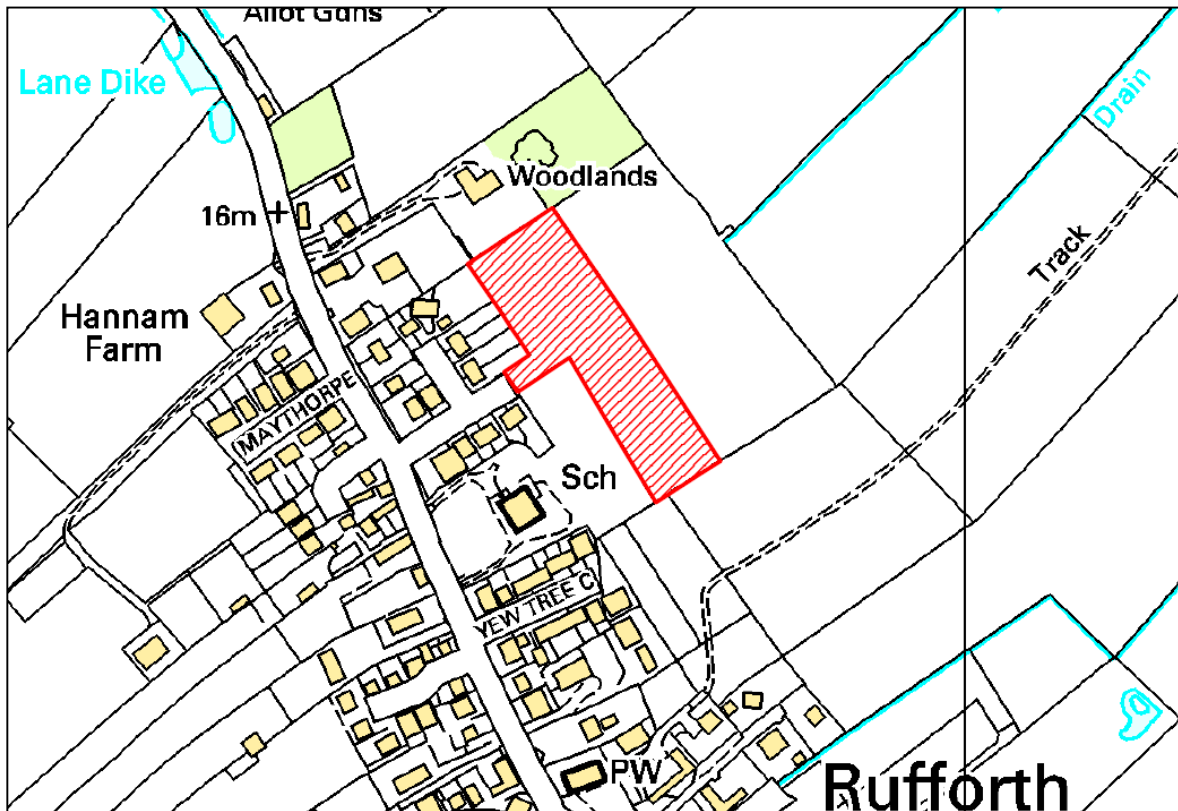


Appendix 13:

Sites located within the Draft Greenbelt



Site Details

GENERAL

| | | | |
|-----------------|---------------------------|----------|-------------|
| Site Reference | 0618b, 2492 | | |
| Name of Site | Adjacent Middlewood Close | | |
| Address | Rufforth | | |
| Ward | Rural West York | | |
| Easting | 452,774.36 | Northing | 451,748.558 |
| Gross Site Area | 0.99 | | |

PLANNING STATUS

| | | |
|------------------------------------|--|-----|
| Current Land use | 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) | 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| | Application not valid (refused/ withdrawn/ lapsed) | N/A |

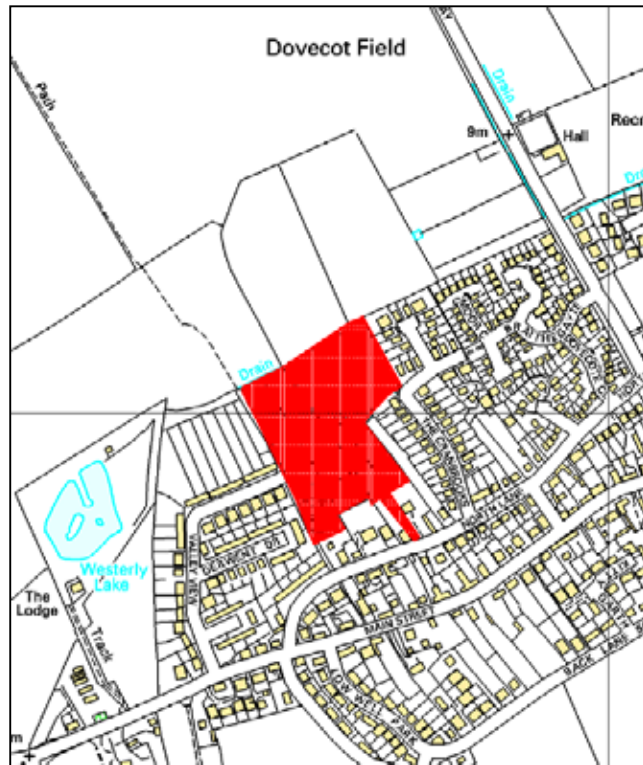
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> • On the edge/ adjacent to Rufforth 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"> • <u>Good access to a primary schools within 400m with capacity</u> • No access to health care facilities within 800m • <u>Access to convenience stores within 400-800m</u> • No 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 statement would be required. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No contamination issues identified.</u> • <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 children's play areas, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural/semi-natural green space, amenity green space, city parks and young people's facilities. • <u>This site is not located within 50m of a listed building, Conservation Area 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 Rufforth village. The site has a primary school with capacity within 400m and access to a grocery store within 400-800m. There is no access to a frequent bus route or an existing cycle route but there is access to a non frequent bus route within 400m. The site has access to 3 types of openspace within PPG17 specified distances and has no historical constraints. This site is located within the draft greenbelt however 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | | |
|---|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|-------|
| Ownership | <ul style="list-style-type: none"> This site is in single private ownership | | | | | | Amber |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0069, 0350 | | |
| Name of Site | Land at Cranbrooks | | |
| Address | North of North Lane, Wheldrake | | |
| Ward | Wheldrake | | |
| Easting | 467664 | Northing | 444979 |
| Gross Site Area | 3.02ha | | |

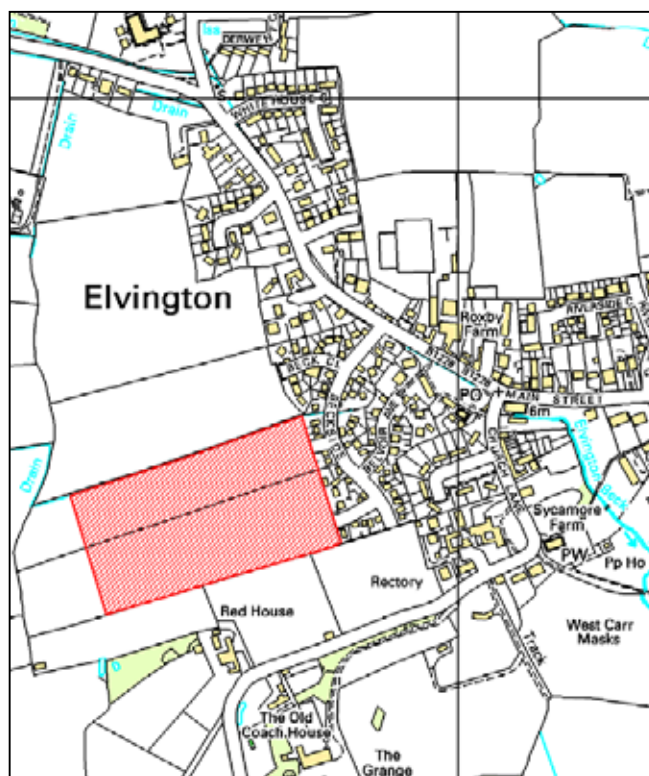
| PLANNING STATUS | | |
|---------------------------------|--|-----|
| Current Land use | Unmanaged grassland (use class: agricultural) | |
| Source of site | Alternative site at Changes 3 / Call for Sites | |
| Site Status | Potential site | Yes |
| | With permission | |
| | Under Construction | |
| | 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 |

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"> Good access to a primary schools within 400m with capacity Good access to health care facilities with 400m Good access to convenience stores within 400m 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. | 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 access to children's play areas and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to local parks, natural/semi-natural green space, amenity green space, allotments, City 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 or a historic park and garden. | Amber |
| <p>Comments: This site is in marginal accordance with national and regional policy although it is located on the edge/adjacent to Wheldrake village. The site has a primary school with capacity within 400m and a convenience store and healthcare 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 three type of openspace within PPG17 specified distances. The site has limited environmental constraints but is located within the Wheldrake Conservation Area, which would not preclude development, but any development should be sensitive to this. 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in multiple private ownership | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale to bring this site forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 2439 | | |
| Name of Site | Fields 6854 & 7047 | | |
| Address | Elvington | | |
| Ward | Wheldrake | | |
| Easting | 469700.30011315 | Northing | 447504.982286538 |
| Gross Site Area | 4.41Ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|-----|
| Current Land use | Agriculture (use class: agriculture) | |
| 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 |

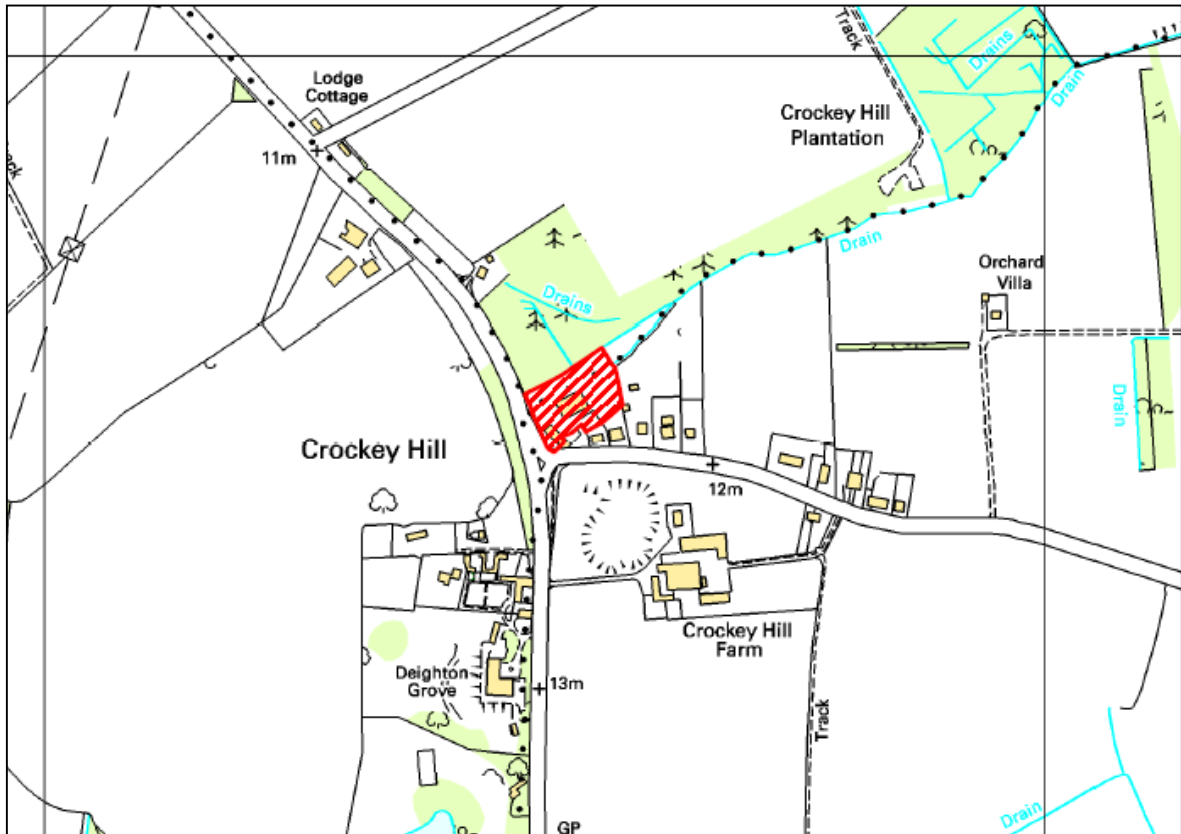
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> • On the edge/ adjacent to Wheldrake 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 primary schools within 400m • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • 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. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No contamination issues identified.</u> • <u>No air quality issues identified</u> • Full drainage assessment required. • <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 amenity green space and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural/semi-natural green space, children's play areas, allotments, City parks and young people's facilities. • <u>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.</u> | Amber |
| <p>Comments: This site is in marginal accordance with national and regional policy as it is located on the edge/adjacent to Wheldrake village. The site has no access to a primary school within 400m but does have a convenience store and healthcare facilities within 400-800m. 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 types of openspace within PPG17 specified distances. The site has limited environmental constraints but is located within 400m of the Elvington 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in multiple private ownership | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 2501 | | |
| Name of Site | The Forge, Crockey Hill | | |
| Address | | | |
| Ward | Wheldrake | | |
| Easting | 462527 | Northing | 446657 |
| Gross Site Area | 0.54 | | |

PLANNING STATUS

| | | |
|---------------------------------|---|------------------|
| Current Land use | Bulky good retail (Use class: A1) | |
| Source of site | Call for Sites | |
| Site Status | Potential site | Yes |
| | With permission | Yes |
| | Under Construction | |
| | Completed | |
| | Excluded | |
| Planning Status (if applicable) | Permission Type (residential, employment, retail, mixed use, other) | Retail extension |
| | Application Reference | 08/02687/FUL |
| | Date permitted | 29/01/2009 |
| | Expiry date | 29/01/2012 |
| | Date development started | 0 |
| | Number of units outstanding | 0 |
| | Number of units completed | 0 |
| | Application not valid (refused/ withdrawn/ lapsed) | Granted |

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.

| 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 Wheldrake 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"> • <u>Good access to a primary schools within 400m with capacity</u> • <u>Access to health care facilities with 400-800m</u> • <u>Access to convenience stores within 400-800m</u> • 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. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • Contamination may be potentially present on site due to past uses • <u>No air quality issues identified</u> • <u>No foreseeable 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 located within the Draft Greenbelt. • <u>This site is not classed as openspace</u> • <u>The site has access to amenity green space, children's play areas and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural/semi-natural green space, allotments, City parks and young people's facilities. • <u>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.</u> | Amber |
| <p>Comments: This site is in marginal accordance with national and regional policy as it is located on the edge/adjacent to Elvington village and is a Greenfield site. The site has a primary school with capacity within and a convenience store within 400-800m but not a primary school. 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 three type of openspace within PPG17 specified distances. The site has limited environmental and 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|---|-----------------------------|------------------------------|-------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in multiple private ownership This site has developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| Amber | | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0091, 0161a, 2542 | | |
| Name of Site | Land South of Moor Lane | | |
| Address | Woodthorpe | | |
| Ward | Dringhouses and Woodthorpe | | |
| Easting | 457145.116683 | Northing | 448776.6782 |
| Gross Site Area | 16.71Ha | | |

| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Agricultural land | |
| Source of site | Call for sites and Alternative Site 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 |
| | 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.

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"> This site is on the edge/adjacent to the urban area This is a Greenfield site Not considered to be at risk from flooding (zone 1) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Good access to a primary school with capacity within 400m Good access to health care facilities (within 400m) Good access to a convenience stores (within 400m) Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes with 400m Access to an existing cycle route within 100m Highways transport assessment would be required. | Green |
| Geo Environmental Considerations | <ul style="list-style-type: none"> Medium Assessment for contamination due to impact of nearby former landfill site. Desk-top study required There are currently no air quality issues in the area however the impact of a large scale residential development could impact on air quality PPG24 noise assessment required due to proximity of railway line Full drainage site assessment needed Grade 3 agricultural land 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. The site is not designated as a nature conservation site but is close to Askham Bogg Nature Reserve This site is not classed as openspace The site has access to natural/semi-natural green space, amenity green space, children's open space and outdoor sports facilities within acceptable PPG17 distances This site is deficient in access to city parks, local parks, young people's facilities and allotments 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: The site is Greenfield and located within the draft Greenbelt on the edge of the urban area to the south of Woodthorpe. The site has good access to local facilities within 400m (measured from the edge of any part of the site) and is within 400m of a frequent bus route. Due to the scale of the site it is envisaged that community facilities, open space and public transport infrastructure could be improved through on-site provision. Further contamination assessment would be required and a noise assessment due to proximity to the railway line. The site is close to Askham Bogg Nature Reserve so an assessment of environmental impact would be required.</p> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being mitigated. The site is within the current 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> A consortium of landowners and two housing developers have submitted this site. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: The site has been submitted through the Call for Sites by a landowner consortium and housing developers and is considered to be available but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0072, 0161 & 0161h | | |
| Name of Site | Ponds Fields | | |
| Address | Heslington | | |
| Ward | Heslington | | |
| Easting | 462993.05833827 | 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 | |
| | 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 |

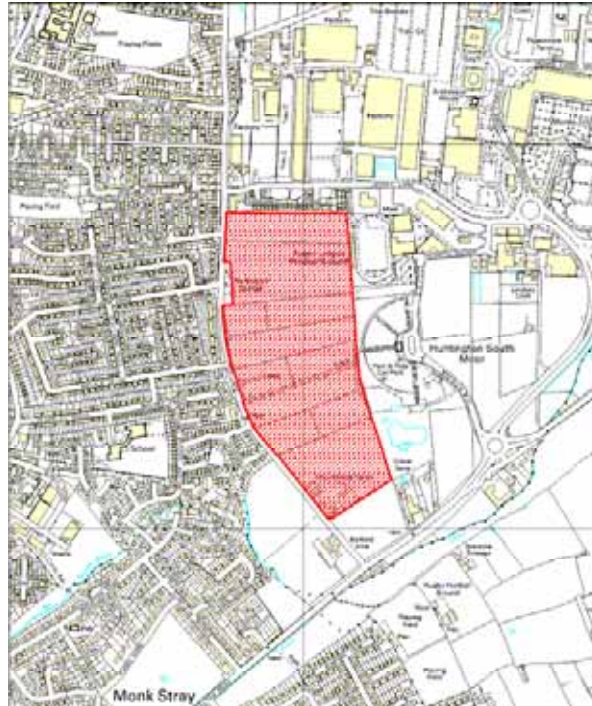
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

| Criteria | Considerations | |
|---|---|-------|
| Primary Constraints | <ul style="list-style-type: none"> • <u>Not situated within 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>This site is on the edge/adjacent to the urban area</u> • This is a Greenfield site • <u>This site is at Low risk of flooding (Zone 1)</u> | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> • <u>Good access to a Primary School within 400m</u> • <u>Access to health care facilities within 800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to a cycle route within 100m</u> • Transport Assessment is required with likely contributions and mitigation works. • Access issues will need to be resolved | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • No immediate AQ issues although potential for increased traffic levels along Lawrence St (an AQ technical breach area) - further deterioration in AQ levels • Records show some past industrial activity on site, which may have caused land contamination. Also former landfill site nearby. Will require desktop study and site investigations initially. • <u>No noise issues</u> • A full drainage assessment required • <u>No overhead power lines</u> • <u>No known TPO's on site</u> | Amber |
| Strategic Policies | <ul style="list-style-type: none"> • The site is located within the draft greenbelt • <u>The site is not designated open space</u> • <u>The site has access to city parks, local parks, natural/semi-natural green space, children's open space, allotments, city parks, amenity green space and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to young persons open space. • The site is adjacent to Heslington Conservation area. • <u>The site has no impact on listed buildings, AAI's, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</u> | Amber |
| <p>Comments: This site is deemed suitable for development in accordance with current national and regional policy. Although this is a Greenfield site within the greenbelt it is close to local facilities, is served well by public transport and has a cycle route nearby. There are a good variety of local open spaces close to the site. There is a low risk of flooding to the area as the site falls within flood zone 1.</p> | | |
| <p>Recommendation: This site is suitable for residential development subject to overcoming identified 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|-------|
| Ownership | <ul style="list-style-type: none"> This site is in private single ownership with developer control | | | | | | Amber |
| Planning Status | <ul style="list-style-type: none"> This site has no outstanding planning permission The site is for sale and actively marketed 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"> The owners, agents and developers feel this site will come forward in the next 5 years and take 4 years to develop 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>Comments: This site is available in terms of ownership and intent to develop but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0188, 0161g, 0224, 02524f | | |
| Name of Site | Thornfield Lane and Land to the East of New Lane | | |
| Address | Huntington | | |
| Ward | Huntington and New Earswick | | |
| Easting | 462011.946 | Northing | 454420.683 |
| Gross Site Area | 23.42Ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Agriculture | |
| Source of site | Alternative site 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 development started | N/A |
| | Number of units outstanding | N/A |
| | Number of units completed | N/A |
| | Application not valid (refused/ withdrawn/ lapsed) | N/A |

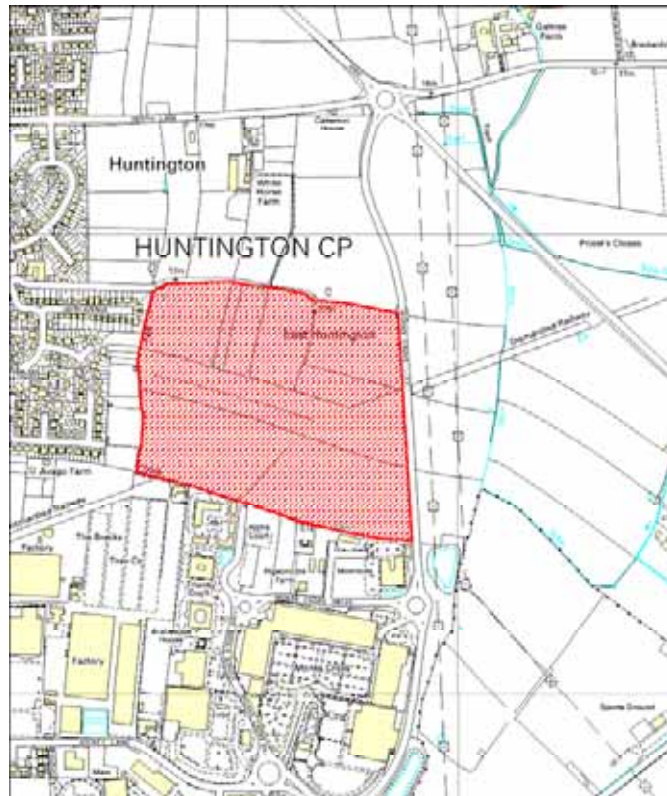
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

| Criteria | Considerations | |
|---|---|-------|
| Primary Constraints | <ul style="list-style-type: none"> 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 (Zones 1 and 2) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Good access to a Primary School within 400m with capacity Good access to health care facilities within 400m Good access to convenience stores within 400m Good access to frequent bus routes (within 15 minute intervals or less) including Park and Ride within 400m Good access to non frequent bus routes within 400m Access to a cycle route within 100m Transport Assessment is required with likely contributions and mitigation works. Access issues will need to be resolved Development of site needs to be considered on an area wide basis. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> No current AQ issues – may present AQ issues depending scale of development and resulting increases in traffic. Potential AQ / odour issues from Polar Ford spray shop. Records show some past industrial activity near by which may give rise to land contamination. Will require desktop study and site investigations initially investigations initially. South of site within 150m of A road plus north of site near to industrial units. Will need noise assessments (PPG24 and BS4142) A full drainage assessment required No overhead power lines No known TPO's on site | Amber |
| Strategic Policies | <ul style="list-style-type: none"> The site is located within the draft greenbelt The site is not designated open space but New Lane Cemetery dissects the site and would not be suitable for development. The site has access to amenity green space, natural and semi natural open spaces, children's open space, allotments and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to city parks, local parks and young persons open space. There is a Scheduled Ancient Monument (Ancient Roman Camp) on part of the northern part of this site and the site is within 50 m of Huntington Grange – a Grade II listed building. The site has no impact on AAI's, conservation areas, Historic Parks and Gardens or Ancient Woodlands. | Amber |
| <p>Comments: This site is deemed suitable for development in accordance with current national and regional policy. The site is a Greenfield site within the greenbelt. Due to its size and proximity to the urban area it has excellent access to facilities and sustainable transport. The site does flag up a potential contamination risk due to the proximity of past industrial activity and a full desktop study would be needed. There is also the potential for odour issues arising from the Polar Ford spray shop and noise from the A road and industrial units to the south. Flood Zone 2 covers large areas to the north and centre of the site but the south and most Easterly parts are only within Zone 1.</p> | | |
| <p>Recommendation: This site is suitable for residential development but only subject to overcoming the identified 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site is within multiple ownership with some developer control | | Amber | | | |
| Planning Status | <ul style="list-style-type: none"> The site has planning consent on a small area relating to a replacement farmhouse and a withdrawn application for a primary care surgery. The majority of the site is without planning consent. 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"> Owners have not specified specific timescales for development to commence but that any development would be phased over a number of years 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>Comments: This site appears to be available but could have some ownership issues. It does not currently have a planning consent and would come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</p> | | | | | | |
| | 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 | 0088, 0541 | | |
| Name of Site | North of Monks Cross | | |
| Address | Huntington | | |
| Ward | Huntington and New Earswick | | |
| Easting | 462,595 | Northing | 455,645 |
| Gross Site Area | 27 ha | | |

PLANNING STATUS

| | | |
|------------------------------------|--|--------------|
| Current Land use | Agriculture | |
| 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) | Employment |
| | Application Reference | 01/03414/OUT |
| | 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) | Withdrawn |

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.

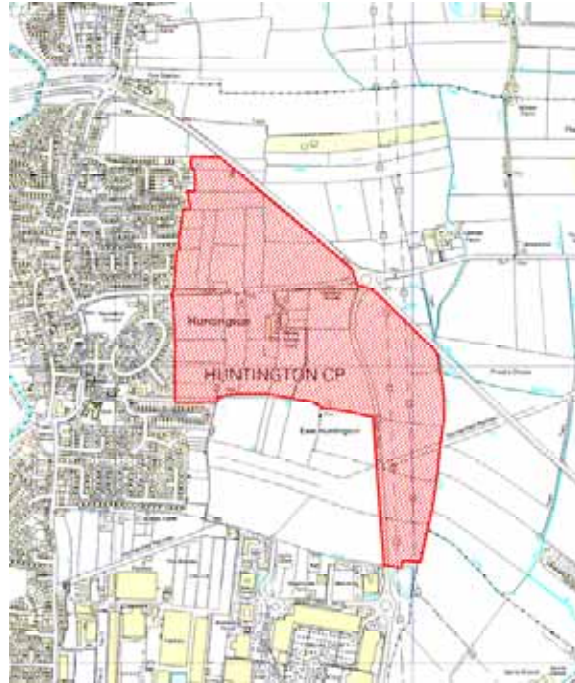
Suitability Assessment

| 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>This site is on the edge/adjacent to the urban area</u> • This is a Greenfield site • <u>This site is at Low risk of flooding (Zone 1)</u> | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> • <u>Good access to a Primary School within 400m with capacity</u> • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (within 15 minute intervals or less) including Park and Ride within 400m.</u> • <u>Good access to non frequent bus routes within 400m</u> • No existing access to a cycle route within 100m • Transport Assessment is required with likely contributions and mitigation works. • Access Issues to be resolved, need to consult the Highways Authority re impact on A64. No new access to be taken from A1237 - Development of sites need to be considered on an area wide basis. • Highway Improvement Line sought | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No immediate AQ issues</u> although potential for knock on traffic implications elsewhere in the city and in AQMA. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if site not carefully designed. • <u>No contamination on site</u> but records show some past industrial activity near by which may give rise to land contamination. Will require desktop study and site investigations initially. • South west corner is located directly adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilos). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required • <u>No overhead power lines</u> • <u>No known TPO's on site</u> | Amber |
| Strategic Policies | <ul style="list-style-type: none"> • The site is located within the draft greenbelt • <u>The site is not designated open space.</u> • <u>The site has access to amenity green space, natural and semi natural open spaces, children's open space, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to city parks, local parks and young persons open space. • <u>The site has no impact on Listed Buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</u> | Amber |
| <p>Comments: This site is deemed suitable for development in accordance with current national and regional policy. This is Greenfield site located on the edge of the urban area to the north of York. It is currently within the draft Greenbelt. The site has good access to services and open space as well public transport routes. It has some contamination issues however due to some past industrial activity in the area. Due to the size of this site, it would be envisaged that further facilities would be built to make sure people had equal access across the site</p> | | |
| <p>Recommendation: This site is suitable for residential development but only subject to overcoming the identified 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.</p> | | |

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.

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has multiple owners. | | | | | |
| Planning Status | <ul style="list-style-type: none"> The site has no outstanding planning consent. 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"> The Owners would like to see the site brought forward before the end of March 2009 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>Comments: This site appears to be available but does not currently have a planning consent and would come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</p> | | | | | | |
| | 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 | 0088, 0541, 0073, 0101, 2515 | | |
| Name of Site | North of Monks Cross | | |
| Address | Huntington | | |
| Ward | Huntington and New Earswick | | |
| Easting | 462011.946 | Northing | 454420.683 |
| Gross Site Area | 67.07 ha | | |

| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Agriculture | |
| Source of site | Alternative site 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 development started | N/A |
| | Number of units outstanding | N/A |
| | Number of units completed | N/A |
| | Application not valid (refused/ withdrawn/ lapsed) | N/A |

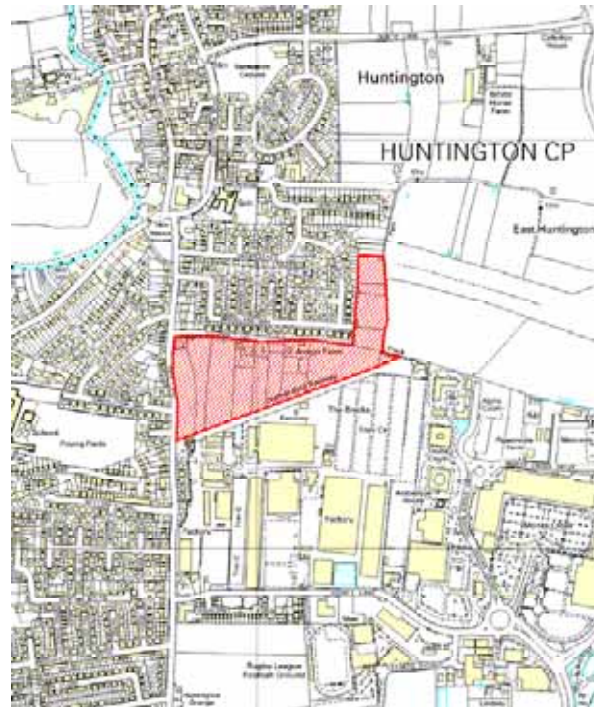
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

| Criteria | Considerations | |
|---|---|-------|
| Primary Constraints | <ul style="list-style-type: none"> • <u>Not situated within 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>This site is on the edge/adjacent to the urban area</u> • This is a Greenfield site • <u>This site is at Low risk of flooding (Zone 1)</u> | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> • <u>Good access to a Primary School within 400m with capacity</u> • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (within 15 minute intervals or less) including Park and Ride within 400m.</u> • <u>Good access to non frequent bus routes within 400m</u> • No existing access to a cycle route within 100m • Transport Assessment is required with likely contributions and mitigation works. • Access Issues to be resolved, need to consult the Highways Authority re impact on A64. No new access to be taken from A1237 - Development of sites need to be considered on an area wide basis. • Highway Improvement Line sought | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No immediate AQ issues</u> although potential for knock on traffic implications elsewhere in the city and in AQMA. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if site not carefully designed. • <u>No contamination on site</u> but records show some past industrial activity near by which may give rise to land contamination. Will require desktop study and site investigations initially. • Northeastern edge of site located directly adjacent to A1237 so traffic noise an issue. Will require PPG24 assessment. • A full drainage assessment required • <u>No overhead power lines</u> • <u>No known TPO's on site</u> | Amber |
| Strategic Policies | <ul style="list-style-type: none"> • The site is located within the draft greenbelt • <u>The site is not designated open space.</u> • <u>The site has access to amenity green space, natural and semi natural open spaces, children's open space, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to city parks, local parks and young persons open space. • <u>The site has no impact on Listed Buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</u> | Amber |
| <p>Comments: This site is deemed suitable for development in accordance with current national and regional policy. This is Greenfield site located on the edge of the urban area to the north of York. It is currently within the draft Greenbelt. The site has good access to services and open space as well public transport routes. It has some contamination issues however due to some past industrial activity in the area. Due to the size of this site, it would be envisaged that further facilities would be built to make sure people had equal access across the site</p> | | |
| <p>Recommendation: This site is suitable for residential development but only subject to overcoming the identified 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has multiple owners. | | | | | |
| Planning Status | <ul style="list-style-type: none"> The site has no planning consent. 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"> The Owners would like to see the site brought forward before the end of March 2009 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>Comments: This site appears to be available but does not currently have a planning consent and would come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt</p> | | | | | | |
| Timescale | 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 | 0089, 0541,2510, 0095 | | |
| Name of Site | North of Monks Cross | | |
| Address | Huntington | | |
| Ward | Huntington and New Earswick | | |
| Easting | 462,013 | Northing | 455,416 |
| Gross Site Area | 9.148 ha | | |

PLANNING STATUS

| | | |
|------------------------------------|--|-------------------------------|
| Current Land use | Agriculture | |
| Source of site | Call for sites / 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) | Residential and Employment |
| | Application Reference | |
| | 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) | Withdrawn |

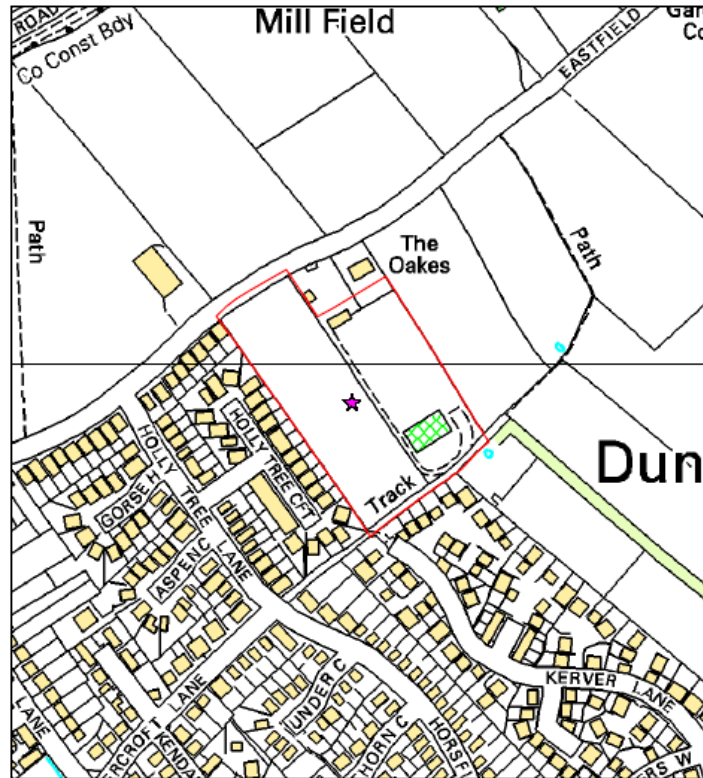
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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>This site is on the edge/adjacent to the urban area</u> • This is a Greenfield site • <u>This site is at Low risk of flooding (Zone 1)</u> | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> • <u>Good access to a Primary School within 400m with capacity</u> • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (within 15 minute intervals or less) including Park and Ride within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • No existing access to a cycle route within 100m • Transport Assessment is required with likely contributions and mitigation works. • Access Issues to be resolved, need to consult the Highways Authority re impact on A64. No new access to be taken from A1237 - Development of sites need to be considered on an area wide basis. • Highway Improvement Line sought | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No immediate AQ issues</u> although potential for knock on traffic implications elsewhere in the city and in AQMA. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if site not carefully designed. • <u>No contamination on site</u> but records show some past industrial activity near by which may give rise to land contamination. Will require desktop study and site investigations initially. • Adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilos). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. • A full drainage assessment required • <u>No overhead power lines</u> • <u>No known TPO's on site</u> | Amber |
| Strategic Policies | <ul style="list-style-type: none"> • The site is located within the draft greenbelt • <u>The site is not designated open space .</u> • <u>The site has access to amenity green space, natural and semi natural open spaces, children's open space, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to city parks, local parks and young persons open space. • <u>The site has no impact on Listed Buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</u> | Amber |
| <p>Comments: This site is deemed suitable for development in accordance with current national and regional policy. This is Greenfield site located on the edge of the urban area to the north of York. It is currently within the draft Greenbelt. The site has good access to services and open space as well public transport routes. It has some contamination issues however due to some past industrial activity in the area. Due to the size of this site, it would be envisaged that further facilities would be built to make sure people had equal access across the site</p> | | |
| <p>Recommendation: This site is suitable for residential development but only subject to overcoming the identified 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.</p> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site is within single private ownership with developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> The site has no outstanding planning consent but a withdrawn application for residential and employment. 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"> The owners would like to see the site brought forward before the end of March 2009. 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>Comments: This site appears to be available but does not currently have a planning consent and would come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt</p> | | | | | | |
| timescale | 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 | 0161d | | |
| Name of Site | Eastfield Lane, Dunnington | | |
| Address | | | |
| Ward | Derwent | | |
| Easting | 467317.172387681 | Northing | 452970.077919186 |
| Gross Site Area | 2.35 | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Open Land | |
| 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 |

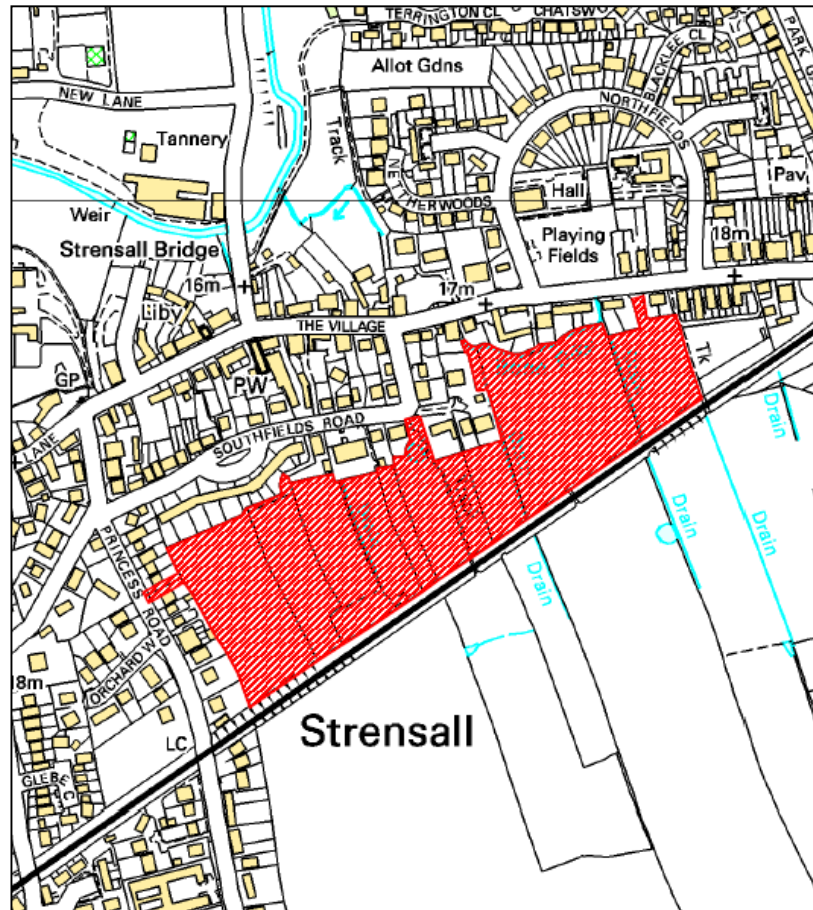
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> Located on the edge/adjacent to Dunnington (Village) Mixed (Greenfield/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 Good access to health care facilities within 400m Access to a 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 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 No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Grade 2 Agricultural Land (Good) 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 local parks, amenity greenspace, natural/semi-natural greenspace, allotments and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to children's openspace and young people's facilities This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas. | Amber |
| <p>Comments: The site is mixed Greenfield / brownfield and located within the draft Greenbelt on the edge of Dunnington village. The site has access to a limited range of village amenities and has access to a frequent bus route. The land is Grade II agricultural land. The site is deficient in access to children's open space and young people's 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> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being over come but 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|-------|
| Ownership | <ul style="list-style-type: none"> A housing developer through the call for sites has submitted the site. Land Owner details are unknown | | | | | | Amber |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescales for this site are unknown | | | | | | |
| <p>Comments: The site has been submitted through the Call for Sites by a housing developer although landowner details are unknown. The site would come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 2536b, 0330, 0164f, 0080 | | |
| Name of Site | Between Scarborough Railway and Southlands Road | | |
| Address | Strensall | | |
| Ward | Strensall | | |
| Easting | 463448.655679533 | Northing | 460721.858994935 |
| Gross Site Area | 6.52 ha | | |
| PLANNING STATUS | | | |
| Current Land use | Agricultural Land (Grade 3) | | |
| Source of site | Call for Sites / 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 | |
| | 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 | |

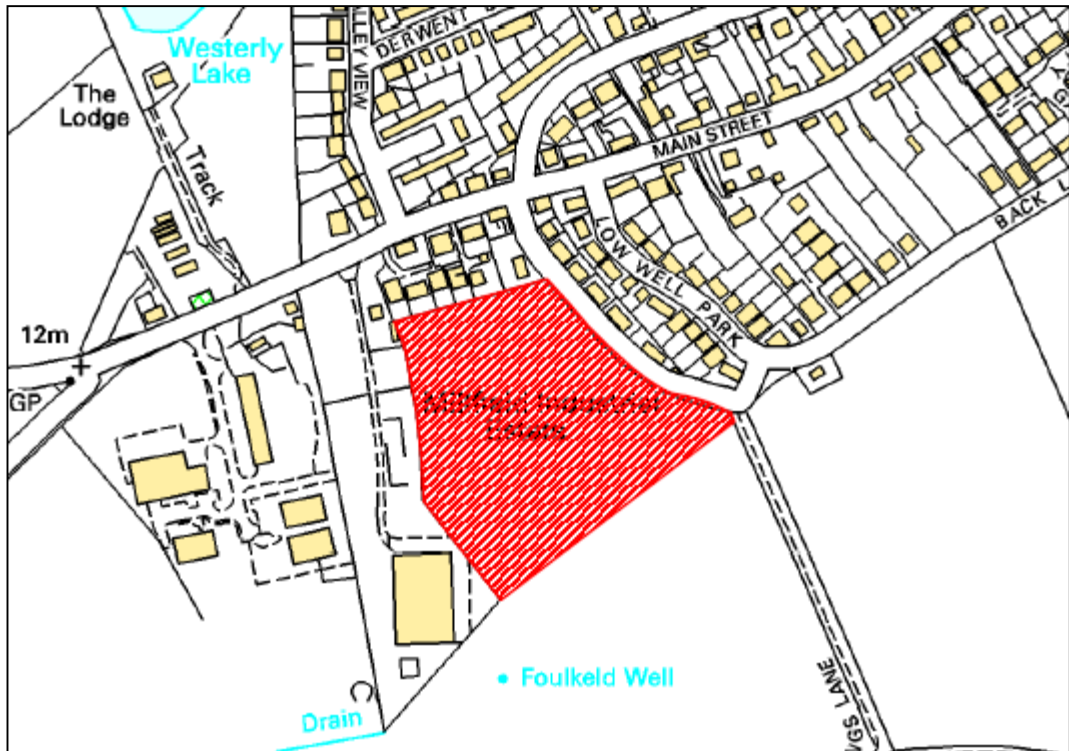
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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/adjacent to Strensall Local Service Centre 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 within 400m). Good access to health care facilities within 400m. Access to a convenience store within 800m Good access to frequent bus routes (15 minute intervals or less) within 400m No 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 levels due to past industrial activity – site investigation is required No current air quality issues identified unless locomotives were to stand idling at this location Noise and vibration assessments needed due to proximity to the railway Full drainage site assessment needed 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 good access to open space including natural/semi-natural green space, amenity green space and children's open space. | Amber |
| <p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Strensall. The site has access to a limited range of facilities within 400-800m but does have access to a frequent bus route within 400m. The site has good access to open space. The site would need further site investigation regarding contamination and noise and vibration may be an issue due to the proximity to the railway line. Due to the size of the site additional open space and community facilities could be provided on site which could improve the sustainability of the site.</p> <p>Recommendation: This site is considered suitable for housing development subject to mitigation of the identified constraints. The site is located within the draft green belt so would only come forward in line with the emerging Core Strategy and following an assessment of its green belt value.</p> | | |

AVAILABILITY

| Criteria | Considerations | | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|-------|
| Ownership | <ul style="list-style-type: none"> Some ownership details are known and part of the site is controlled by a housing developer. | | | | | | Amber |
| 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"> This site could be available in the long-term 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>Comments: Some ownership details are known and part of the site is under control of a housing developer however the site could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: The site is located in the draft green belt.</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) | 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 | 2514b | | |
| Name of Site | Land to the East of Millfield Industrial Estate | | |
| Address | Wheldrake | | |
| Ward | Wheldrake | | |
| Easting | 467644.82 | Northing | 444534.55 |
| Gross Site Area | 2.93Ha | | |

| 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 (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 |

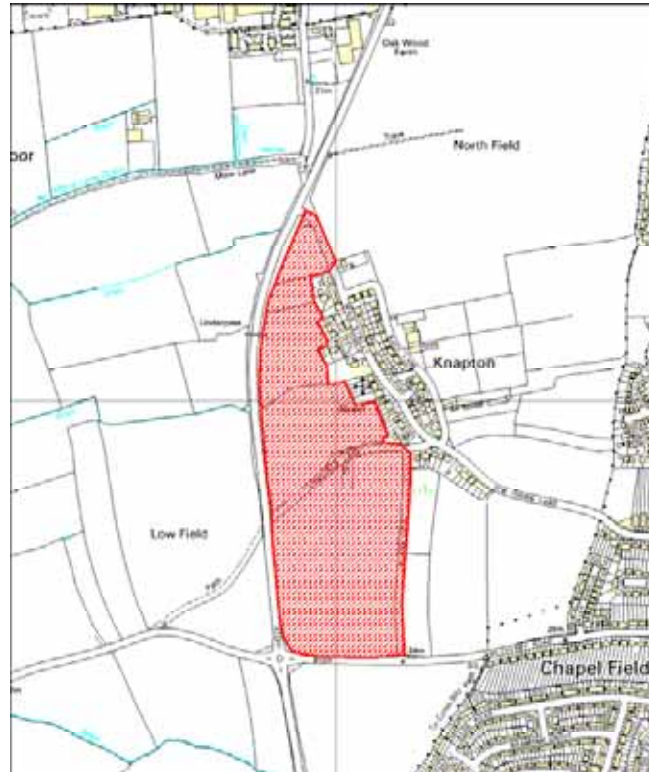
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> • On the edge/ adjacent to Wheldrake 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 • <u>Access to health care facilities within 800m</u> • <u>Access to convenience stores within 800m</u> • 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. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No contamination issues identified.</u> • <u>No air quality issues identified</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"> • 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 within PPG17 acceptable distances.</u> • This site is deficient in access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities. • This site is within the Wheldrake Conservation Area. • <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 Wheldrake village. The site has healthcare facilities and a convenience store within 400-800m but not a primary school. 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 only has access to one type of openspace within PPG17 specified distances. The site has limited environmental constraints but is located within the Wheldrake Conservation Area, which would not preclude development, but any development should be sensitive to this. 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 suitable 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 AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in single private ownership with developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 2520a, 2520b, 0086a | | |
| Name of Site | Land West of Knapton | | |
| Address | | | |
| Ward | Acomb | | |
| Easting | 456,037.12 | Northing | 451,931.30 |
| Gross Site Area | 18.74 ha | | |

| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Agricultural | |
| Source of site | Call for sites / Alternative sites at Change 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 |

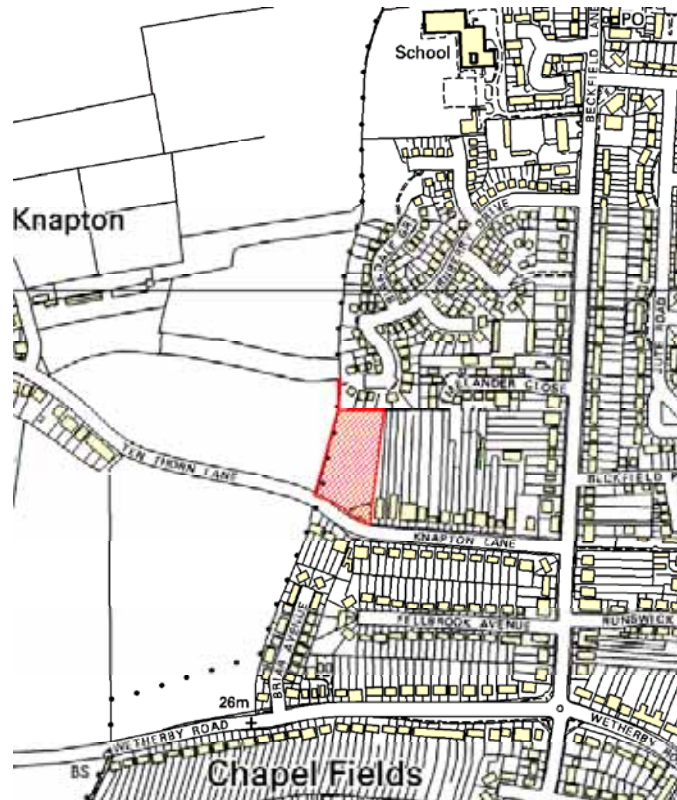
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

| Criteria | Considerations | |
|--|--|-------|
| Primary Constraints | <ul style="list-style-type: none"> Not situated within Flood Zone 3b 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 adjacent to a small village 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 Good access to health centres within 400m Good access to convenience stores 400m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m Access to cycle routes within 100m There is the potential to provide further facilities on site due to the size Transport assessment required Access issues – Development of sites needs to be considered on an area wide basis Highways improvement line sought No access off outer ring road | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> No current Air Quality issues but new opportunities for exposure next to outer ring road is not carefully designed No known contamination issues Western boundary adjacent to A1237 so noise will be an issues PPG24 noise assessment required. 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 contains an area of designated open space (main street – Amenity green space) This site has access to natural/semi natural green space, outdoor sports facilities amenity green space, and allotments within PPG17 acceptable distances This site is deficient in access to city parks, local parks Children’s open space and young people’s facilities. The site is within 50 m of St Peters Farmhouse and cottages (Grade II listed buildings) This site is not located within 50m of 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 village of Knapton but within the greenbelt. The site area is smaller than that submitted due to parts situated within the green wedge character appraisal area and flood zone 3b being excluded from this study. There are no contamination or air quality restrictions on the site but standard assessments and careful design would be required. The site has good access to most facilities except schools but due the size of the proposal there would be the opportunity for further provision as part of a development scheme. The site contains some designated amenity green space but deficiencies in this area are identified and objections would be made to its loss. Access is a major issue and more detailed study is needed along with 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 considered to be suitable for housing with access being the only major constraint but the 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site is in multiple private ownership with a portion (Amenity green space) in local authority ownership with long term lease | | | | | |
| Planning Status | <ul style="list-style-type: none"> There is no outstanding planning permission on the site 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"> Several responses have been received on different parts of the site - the main consensus being that it should all come forward for development before March 2013. 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>Comments: This site has multiple owners but there appears to be an interest from at least a number of them on bringing the site forward for development. The comments received indicate the site would need to come forward as a whole under a larger development scheme and this may cause delays in finding any unknown landowners, producing planning applications and over coming access issues. Should the site come forward it is expected to be in the medium to long term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value</p> | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt.</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 | 2520b | | |
| Name of Site | Land at Ten Thorne Lane | | |
| Address | | | |
| Ward | Acomb | | |
| Easting | 456,588.59169713 | Northing | 0.70820957794189 |
| Gross Site Area | 0.70Ha | | |

| 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) | 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 |

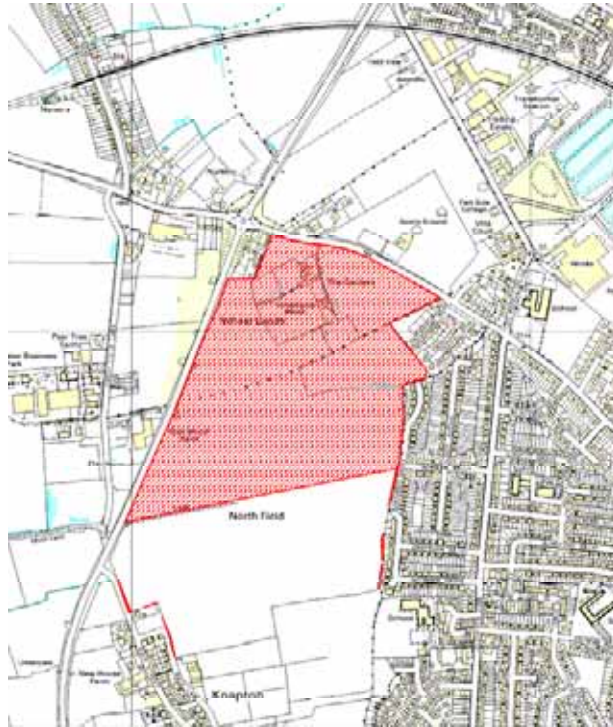
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Suitability Assessment

| Criteria | Considerations | |
|--|---|-------|
| Primary Constraints | <ul style="list-style-type: none"> Not situated within Flood Zone 3b No nature conservation area within proximity of the site Not within a greenbelt character appraisal area but is adjacent to an area of coalescence | Green |
| 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"> Insufficient access to primary schools within 400m Good access to health centres within 400m 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 No access to cycle routes within 100m Transport assessment required Highways improvement line sought | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> No current Air Quality issues No known contamination issues No Known Noise 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 not designated open space This site has access to natural/semi natural green space and outdoor sports facilities within PPG17 acceptable distances This site is deficient in access to city parks, local parks, Amenity green space, children's open space, young people's facilities and allotments. 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. | Amber |
| <p>Comments: This is a Greenfield site adjacent to the urban area but within the greenbelt. The site area is smaller than that submitted due to parts situated within the green wedge character appraisal area and flood zone 3b being excluded from this study. There are no contamination or air quality restrictions on the site but standard assessments and careful design would be required. The site has limited access to most facilities except schools and frequent buses but due to the size of the proposal there would be the opportunity for further provision as part of a development scheme and the potential for a new park and ride site has been identified. Open Space deficiencies in this area are identified. Access is a major issue and more detailed study is needed along with 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 considered to be suitable for housing with access being the only major constraint 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|---|-----------------------------|------------------------------|-------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has multiple private owners. | | | | | |
| Planning Status | <ul style="list-style-type: none"> There is no outstanding planning permission on the site 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"> Several responses have been received on different parts of the site - the main consensus being that it should all come forward for development before March 2013. | | | | | |
| <p>Comments: Different parcels of the site have been put forward through the call for sites by various landowners. Landowners have estimated the site availability as within the first 5 years however no planning application has been submitted so the timeframe is unlikely to be immediate and the site could come forward but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt.</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 | 2537a, 2532, 0432 | | |
| Name of Site | Land Adjacent to A59 North of Knapton | | |
| Address | | | |
| Ward | Rural West York | | |
| Easting | 456360.821884217 | Northing | 452713.81127475 |
| Gross Site Area | 58.92ha | | |

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) | 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.

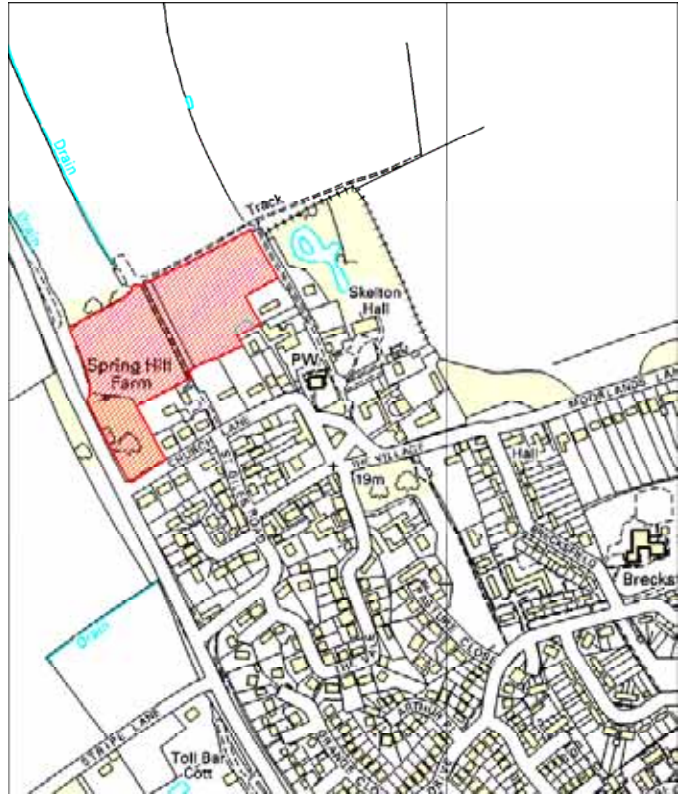
Suitability Assessment

| Criteria | Considerations | |
|--|--|-------|
| Primary Constraints | <ul style="list-style-type: none"> Not situated within Flood Zone 3b 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 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"> Insufficient access to primary schools within 400m Access to health centres within 800m Access to convenience stores within 800m Good access to non frequent bus routes within 400m Insufficient access to frequent bus routes (15 minute intervals or less) within 800m though proposed P&R on the A59 corridor could improve this Access to cycle routes within 100m There is the potential to provide further facilities on site due to the size Transport assessment required Access issues – Development of sites needs to be considered on an area wide basis Highways improvement line sought No access off outer ring road | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> No current Air Quality issues but new opportunities for exposure next to outer ring road if not carefully designed No known contamination issues Western boundary adjacent to A1237 And Northern boundary adjacent to A59 so noise will be an issue - PPG24 noise assessment required. 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 not designated open space This site has access to natural/semi natural green space and outdoor sports facilities within PPG17 acceptable distances This site is deficient in access to city parks, local parks, Amenity green space, children's open space, young people's facilities and allotments. 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. | Amber |
| <p>Comments: This is a Greenfield site adjacent to the urban area but within the greenbelt. The site area is smaller than that submitted due to parts situated within the green wedge character appraisal area and flood zone 3b being excluded from this study. There are no contamination or air quality restrictions on the site but standard assessments and careful design would be required. The site has limited access to most facilities except schools and frequent buses but due to the size of the proposal there would be the opportunity for further provision as part of a development scheme and the potential for a new park and ride site has been identified. Open Space deficiencies in this area are identified. Access is a major issue and more detailed study is needed along with 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 considered to be suitable for housing with access being the only major constraint 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> | | |

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.

AVAILABILITY

| Criteria | Considerations | | | | | | |
|---|---|-----------------------------|------------------------------|-------------------------------|---|--------------------------|--------------|
| Ownership | <ul style="list-style-type: none"> The site has multiple private owners. | | | | | | Amber |
| Planning Status | <ul style="list-style-type: none"> There is no outstanding planning permission on the site 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"> Several responses have been received on different parts of the site - the main consensus being that it should all come forward for development before March 2013. 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>Comments: Different parcels of the site have been put forward through the call for sites by various landowners. Landowners have estimated the site availability as within the first 5 years however the site is currently within the draft greenbelt and no planning application has been submitted so the timeframe is unlikely to be immediate. The site could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt</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 | 2519 | | |
| Name of Site | North of Church Lane | | |
| Address | Skelton | | |
| Ward | Skelton, Rawcliffe and Clifton Without | | |
| Easting | 4456684.70437439 | Northing | 456586.112839957 |
| Gross Site Area | 2.998788127 | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Grassland | |
| Source of site | Call for Sites and Alternative Site 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 |
| | 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 |

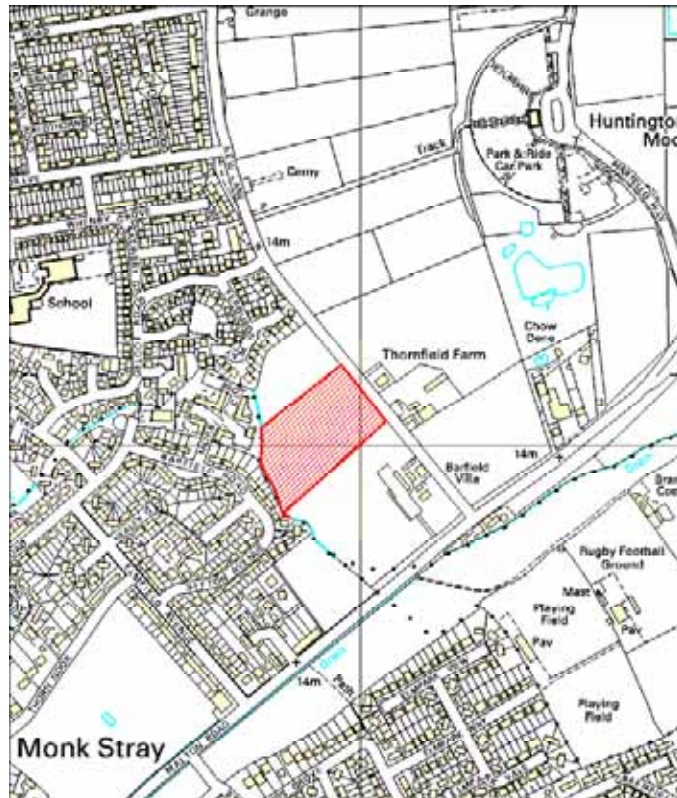
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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 Skelton (Village) • <u>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 within 400m • <u>Access to health care facilities within 400m</u> • <u>Access to a convenience stores within 400-800m</u> • Insufficient access to frequent bus routes (15 minute intervals or less) within 400m • <u>Access to non frequent bus routes within 400m</u> • No access to an existing cycle route within 100m • 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 amenity greenspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, children's openspace, allotments and young people's facilities • The site is within 50m of a listed building (Skelton Hall) and around half of the site is located within Skelton Village Conservation Area so any residential development would need to respect the character of the area. • <u>This site is not within 50m of a listed building, a conservation Area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden</u> | Amber |
| <p>Comments: The site is Greenfield and located within the draft Greenbelt on the edge of Skelton village. The site has access to a standard bus route and limited access to facilities. The site has access to some open space including amenity open space but is currently deficient in access to local parks, children's open space and young people's facilities. The site lies within Skelton village conservation area and whilst this is not necessarily a constraint to development any development proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.</p> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being over come but 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by the landowner through the Call for sites. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> This site would be available in the long-term 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>Comments: The site has been submitted through the Call for Sites by the landowner as being available but could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 0189, 331 | | |
| Name of Site | Land between New Lane and Malton Road | | |
| Address | Huntington | | |
| Ward | Huntington and New Earswick | | |
| Easting | 461947.337 | Northing | 454041.141 |
| Gross Site Area | 1.95Ha | | |

| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Agricultural Land | |
| Source of site | Call for sites and Alternative site 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"> <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 but adjacent to a Green wedge</u> | Green |
| Location Suitability | <ul style="list-style-type: none"> <u>This site is adjacent to the urban area</u> This is a Greenfield site <u>This site is considered to be at low risk to flooding (Zones 1 and 2)</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 non frequent bus routes within 400m</u> <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> <u>Access to cycle routes within 100m</u> Transport assessment required No access off A1036 - access must be via New Lane Development of sites need to be considered on an area wide basis | Green |
| Geo Environmental Considerations | <ul style="list-style-type: none"> Potential traffic implications for Heworth Green area. High levels of nitrogen dioxide have been monitored on Heworth Green in recent years <u>No known contamination issues</u> Traffic noise from A1036 on east of site. PPG24 needed <u>No overhead power lines</u> A Full drainage assessment would be required <u>No known TPOs on site</u> | Amber |
| Strategic Policies | <ul style="list-style-type: none"> <u>This site is within the draft greenbelt</u> This site is not designated open space <u>This site has access to natural/semi natural green space, amenity green space, outdoor sports facilities and children's play areas within PPG17 acceptable distances</u> This site is deficient in access to city parks, local parks, young people's facilities 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 within the greenbelt. It is however adjacent to the Urban area and has excellent access to all facilities and sustainable transport except rail links. The site is not open space and has average access to different types of open space. The Heworth Green Area however has had high levels of Nitrogen Dioxide monitored and a development here may contribute to traffic and pollution levels in that area. A PPG24 noise assessment would be required to assess the impact of the A1036 on development. 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 suitable for housing should air quality and noise issues be resolved 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|-----------------------------|------------------------------|-------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site is in single private ownership with developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> There is no outstanding planning permission on the site 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"> The site is described as immediately available no specific date for development is given 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>Comments: No specific timescales have been specified and no planning applications received. Although there is strong developer interest making the site more likely to come forward however, no planning application has been submitted so the site is more likely to come forward in the medium to long term.</p> | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt</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 | 2524c 0189 | | |
| Name of Site | Land East of New Lane | | |
| Address | Huntington | | |
| Ward | Huntington and New Earswick | | |
| Easting | 461904.97411488 | Northing | 454099.554609847 |
| Gross Site Area | 1.02Ha | | |

| PLANNING STATUS | | |
|------------------------------------|---|------|
| Current Land use | Agricultural Land | |
| Source of site | Call for sites and 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> | 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 <small>(refused/ withdrawn/ lapsed)</small> | N/A |

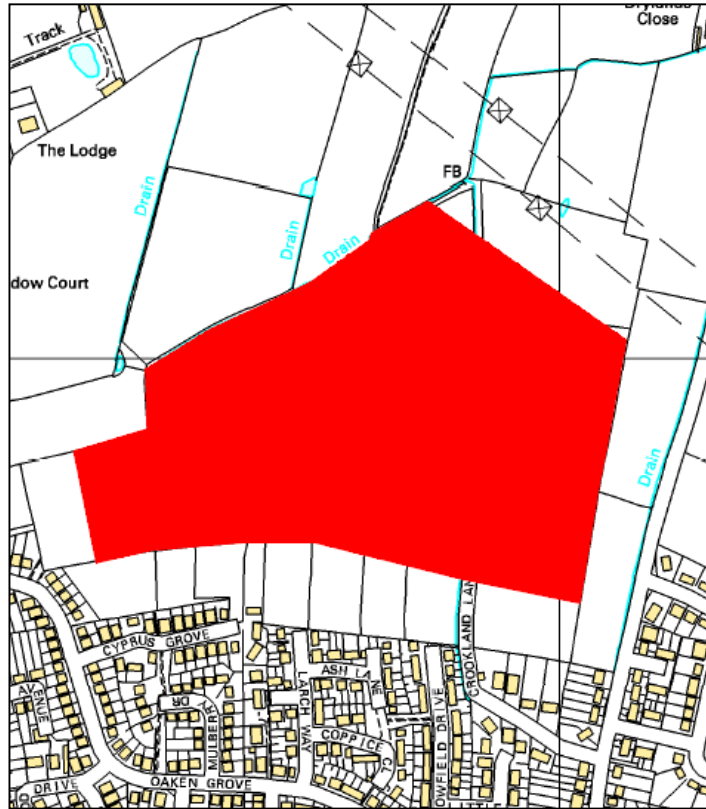
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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 adjacent to the urban area This is a Greenfield site This site is considered to be at low risk to flooding (Zones 1 and 2) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Good access to primary schools within 400m Good access to health centres within 400m 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 access off A1036 - access must be via New Lane Development of sites need to be considered on an area wide basis | Green |
| Geo Environmental Considerations | <ul style="list-style-type: none"> Potential traffic implications for Heworth Green area. High levels of nitrogen dioxide have been monitored on Heworth Green in recent years No known contamination issues Traffic noise from A1036 on east of site. PPG24 needed No overhead power lines A Full drainage assessment would be required No known TPOs on site | Amber |
| 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 natural/semi natural green space, 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, young people's facilities and allotments. 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. | Amber |
| <p>Comments: This site is Greenfield land within the greenbelt. It is however adjacent to the Urban area and has excellent access to all facilities and sustainable transport except rail links. The site is not open space and has average access to different types of open space. The Heworth Green Area however has had high levels of Nitrogen Dioxide monitored and a development here may contribute to traffic and pollution levels in that area. A PPG24 noise assessment would be required to assess the impact of the A1036 on development. 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 suitable for housing should air quality and noise issues be resolved 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|-----------------------------|------------------------------|-------------------------------|---|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has multiple private owners | | | | | |
| Planning Status | <ul style="list-style-type: none"> There is no outstanding planning permission on the site 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"> The site is described as immediately available no specific date for development is given 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>Comments: This site has multiple owners and is within the control of Barratt Homes. Other developers have also expressed interest. It is available immediately and not for sale or actively marketed. A planning application is still required for this site and time may be needed to coordinate a joint approach with the adjacent parcel of land to the South. This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the draft greenbelt</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 | 0220, 2524d, 2527 | | |
| Name of Site | Land between Moor Lane and Usher Lane | | |
| Address | North of Haxby | | |
| Ward | Haxby and Wigginton | | |
| Easting | 460696.7511 | Northing | 458926.8528 |
| Gross Site Area | 22.17Ha | | |

| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Agricultural Land (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) | 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 |

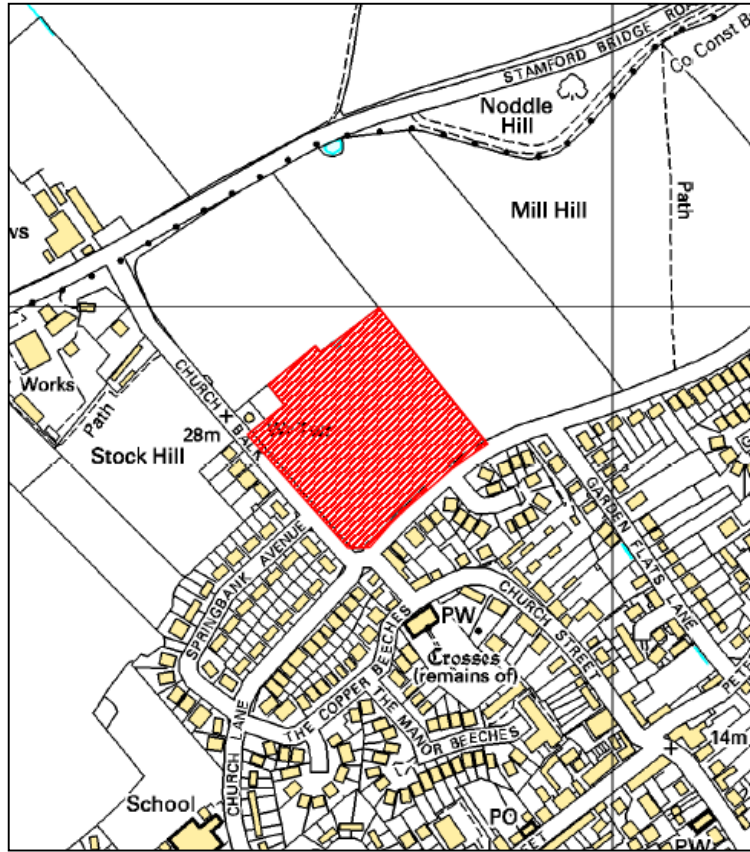
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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/adj to Haxby and Wigginton Local Service Centre This is a 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 within 400m Good access to health care facility (within 400m) Access to a convenience store (within 400m) Access to frequent bus route (15 minute intervals or less) within 400m Access to non frequent bus routes with 400m No access to an existing cycle route within 100m Highways transport assessment would be required. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> A medium level of contamination has been assessed therefore further investigation and a desk-top study would be required 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 powerlines/pylons on site 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 open space, children's open space, outdoor sports facilities and allotments within acceptable PPG17 distances The site is deficient in access to 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 or a historic park and garden | Amber |
| <p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Haxby and Wigginton Local Service Centre. The site has access to a frequent bus route and has access to some local facilities within 400m. Further investigation is required regarding contamination issues and there are overhead power lines/pylons on site, which could be a constraint to development. The site has access to most open space types. 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 suitable for housing development subject to identified constraints being overcome. However, the site is the draft green belt and therefore could only come forward in line with the emerging Core Strategy and following an evaluation of its green belt value.</p> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by a housing developer and has multiple owners | | | | | |
| 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"> This site could be available in the long-term 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 | | | | | |
| Amber | | | | | | |
| <p>Comments: The site has been submitted through the Call for Sites by a housing developer on behalf of the landowners as being available for development. However, it could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 0172b | | |
| Name of Site | Land at Church Balk / Eastfield Lane, Dunnington | | |
| Address | Dunnington | | |
| Ward | Derwent | | |
| Easting | 466773 | Northing | 452887 |
| Gross Site Area | 2.62 ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Agricultural (Grade II agricultural land) | |
| Source of site | Call for Sites and Alternative Site 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 |
| | 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 |

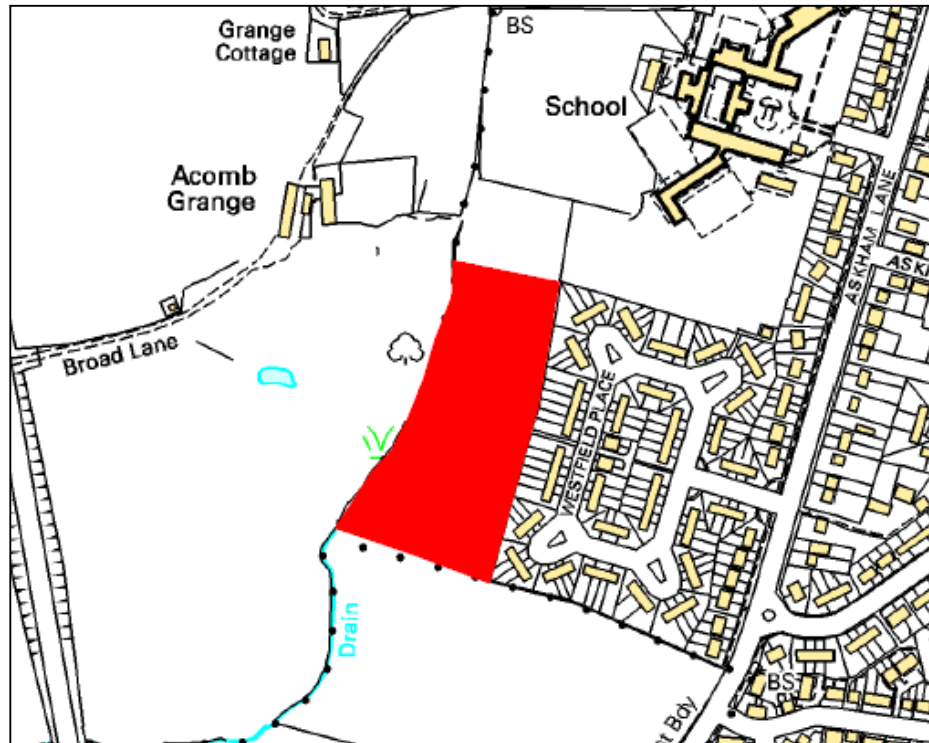
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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) • <u>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"> • <u>Good access to primary school with capacity within 400m</u> • <u>Good access to health care facility within 400m</u> • <u>Good access to a convenience store within 400m</u> • 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 an existing cycle route within 100m • 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> • Close to A166 so noise impact assessment required • Full drainage site assessment needed • Grade 2 Agricultural Land • <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>This site has access to local parks, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • The site is deficient in access to amenity open space, natural green space, children's open space and young people's facilities • <u>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</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 standard bus route and access to facilities within 400m including a primary school and convenience store. The site is located close to the A166 so a noise impact assessment would be required. The site is deficient in access to most open space types except local parks, allotments and outdoor sports facilities.</p> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being over come such as provision of open space but 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The landowner through the Call for sites has submitted this site. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: The site has been submitted through the Call for Sites by the landowner as being available but could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 0044 | | |
| Name of Site | Land to the RO Westfield School | | |
| Address | | | |
| Ward | Westfield | | |
| Easting | 456387 | Northing | 450513 |
| Gross Site Area | 2.19 ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Open Land with no designations (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 |

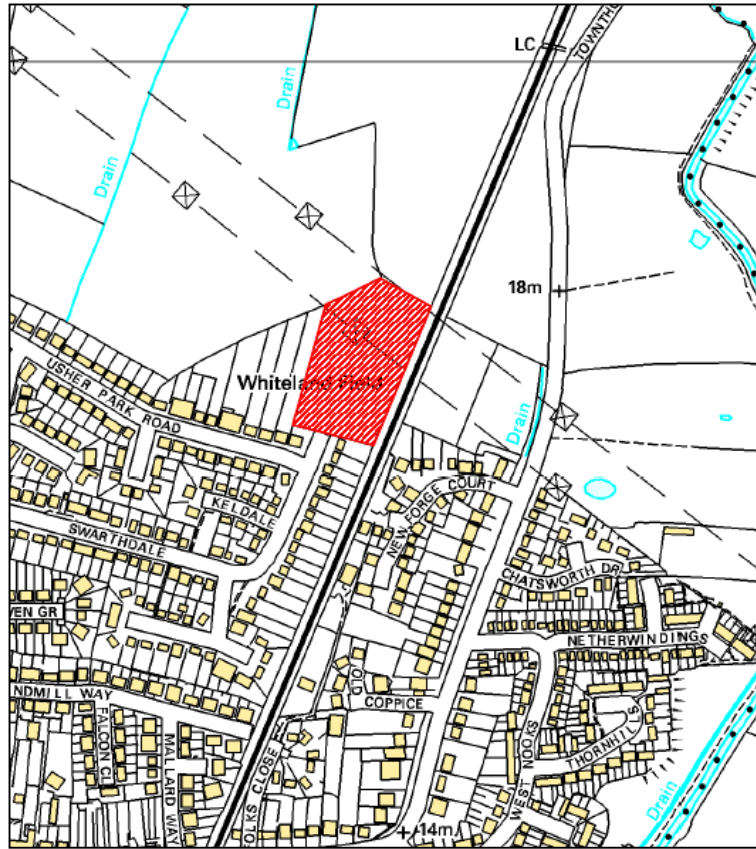
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

SUITABILITY ASSESSMENT

| Criteria | Considerations | |
|--|---|-------|
| Primary Constraints | <ul style="list-style-type: none"> 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 the urban area This is a Greenfield site Not considered to be at risk from flooding (zone 1) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Good access to primary schools within 400m with capacity Access to health care facilities within 800m Access to convenience stores within 800m Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m. Good access to non frequent bus routes with 400m 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"> No contamination identified Potential air quality issues identified from proximity to ring road. Air quality assessment may be required. PPG24 noise assessment needed as near to York ringroad 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 located within the Draft Greenbelt. This site is classed as Off Westfield Place openspace The site has access to children's openspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to City parks, local parks, amenity greenspace, young persons openspace and allotments. This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas. | Amber |
| <p>Comments: This site is considered to be of marginal suitability in national and regional policy terms. It is a brownfield site located on the edge/adjacent to the urban area and within the current draft greenbelt. The site does have good access to a range of facilities as well as a frequent bus route within 400m but not a cycle route within 100m. The site will potentially need noise and air quality assessments due to its proximity with the ring road. The site is also classed as Westfield place outdoor sports facilities, which would need to be relocated before any development should occur. The site also has access to a number of other types openspace as per the distances set out in the PPG17 openspace assessment. The site 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 potentially suitable for housing development due to its accessibility but it is currently in 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in local authority ownership | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: This site has been submitted by CYC but has no outstanding planning permission and is located within the greenbelt. This site would 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 located within the Draft Greenbelt.</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) | 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 | 0161f | | |
| Name of Site | Usher Park | | |
| Address | | | |
| Ward | Haxby and Wigginton | | |
| Easting | 461521 | Northing | 458701 |
| Gross Site Area | 1.39 | | |

| 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) | 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 |

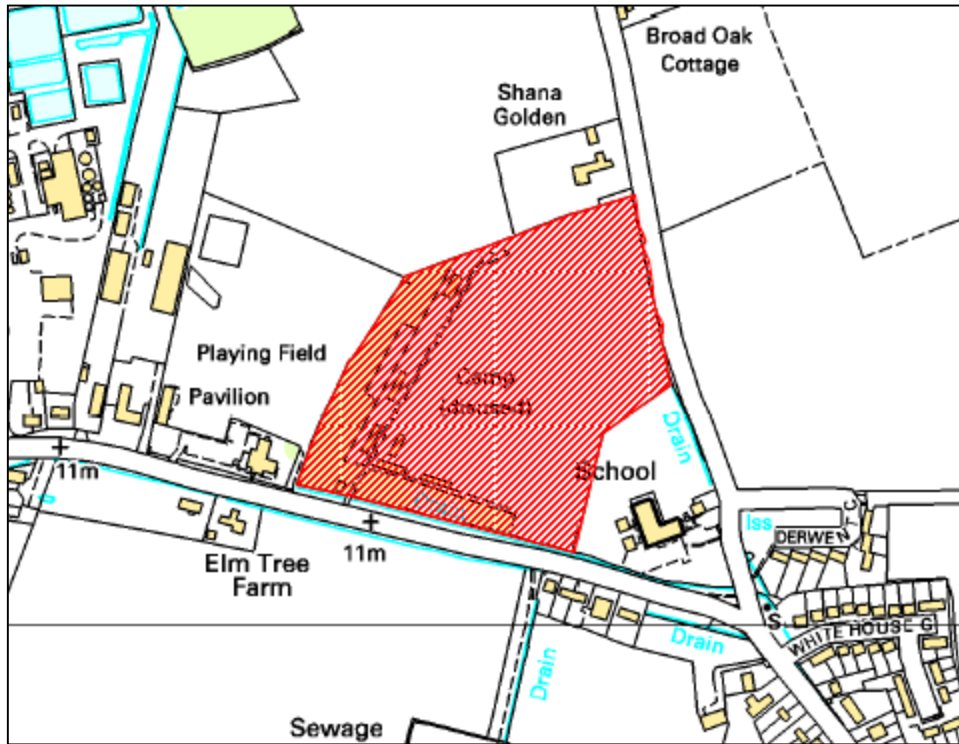
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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/adj to Haxby & Wigginton Local Service Centre This is a Greenfield site Not considered to be at risk from flooding (zone 1) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Access to primary school within 400m but no current capacity Insufficient access to health care facility (over 800m) Access to a convenience store within 800m Access to frequent bus route (15 minute intervals or less) within 800m Good access to non frequent bus routes with 400m No 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 likely contamination issues 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 pylons/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 is deficient in access to all open space types within acceptable PPG17 distances apart from outdoor sports facilities and allotments 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: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Haxby and Wigginton Local Service Centre. The site has access to limited local facilities within 400-800m including a primary school (currently at capacity), a convenience store and a frequent bus route. There are no likely contamination or air quality issues identified. The site has poor access to open space currently and if the site were to be developed open space would need to be provided on site.</p> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being overcome. However, the site is in the draft green belt and therefore could only come forward in line with the emerging Core Strategy and following an evaluation of its green belt value.</p> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by the landowner through the Call for Sites. The site has developer control. | | | | | |
| 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"> 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>Comments: The site has been submitted through the Call for Sites by a housing developer on behalf of the landowners as being available for development. However it could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 0164b | | |
| Name of Site | Land at Dauby Lane Elvington | | |
| Address | Elvington | | |
| Ward | Wheldrake | | |
| Easting | 469488.814295916 | Northing | 448199.963350278 |
| Gross Site Area | 5.122658578 | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Disused camp (use class: sui generis) | |
| 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.

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"> Good access to a primary schools within 400m with capacity Access to health care facilities within 800m 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. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> Contamination may be potentially present on site due to past uses No air quality issues identified No foreseeable issues 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 amenity green space, children's play areas and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to local parks, natural/semi-natural green space, allotments, City 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 or a historic park and garden. | Amber |
| <p>Comments: This site is in marginal accordance with national and regional policy as it is located on the edge/adjacent to Elvington village and is a Greenfield site. The site has a primary school with capacity within and a convenience store within 400-800m but not a primary school. 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 three type of openspace within PPG17 specified distances. The site has limited environmental and 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in multiple private ownership This site has developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0164d | | |
| Name of Site | Land at Stockton Lane | | |
| Address | Stockton on Forest | | |
| Ward | Strensall | | |
| Easting | 465507.4639566 | Northing | 455405.240861045 |
| Gross Site Area | 2.436509656 | | |

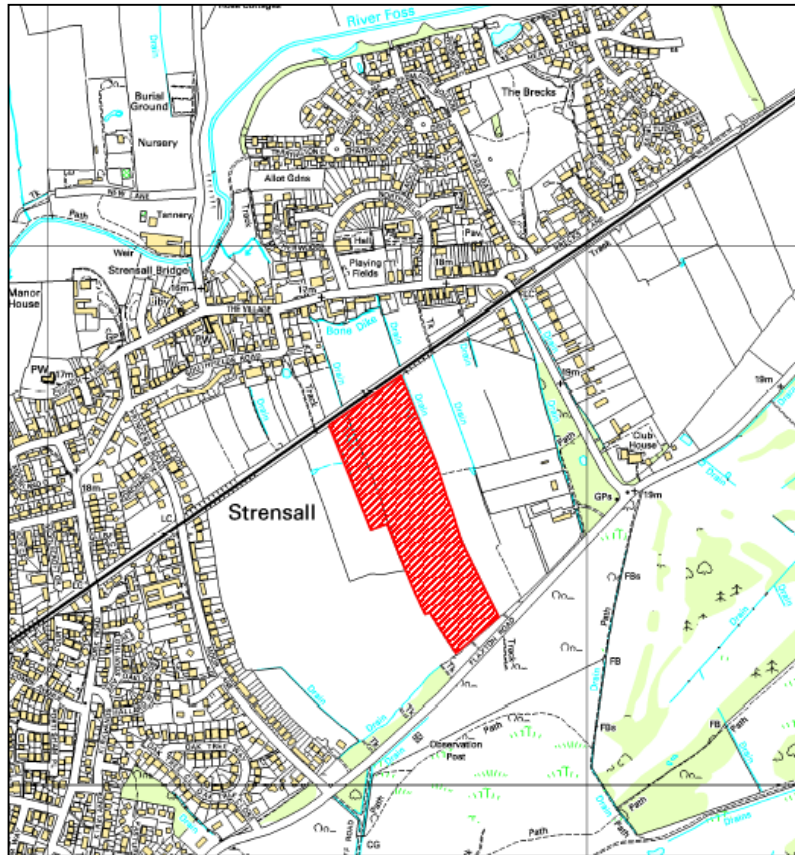
| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Agricultural land | |
| Source of site | Call for sites | |
| Site Status | Potential site | Yes |
| | With permission | |
| | Under Construction | |
| | Completed | |
| | Excluded | |
| Planning Status (if applicable) | Permission Type (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 |

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 • 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"> • Insufficient access to a primary school within 400m. • <u>Good access to health care facilities within 400m</u> • <u>Good access to a convenience stores within 400m.</u> • 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 an existing cycle route within 100m • Highways transport assessment would be required. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No likely contamination issues</u> • <u>No likely air quality issues</u> • Full drainage site assessment needed • Part Grade 2 / part Grade 3 agricultural land • <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 open space</u> • The site has access to children's open space within acceptable PPG17 distances • The site is deficient in access to City parks, Local Parks, Natural/semi natural open spaces, amenity green space, young peoples facilities and allotments • <u>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.</u> | Amber |
| <p>Comments: The site is greenfield and located within the draft Greenbelt. The site is not located within a settlement but is located within 800m of Stockton on the Forest Primary School and within 400m of a health care facility and convenience store. The site has access to a non-frequent bus route within 400m. The site has access to a childrens open space within acceptable PPG17 distances but is deficient in access to all other open space types. 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 suitable for housing development subject to identified constraints being mitigated. The site is within the current draft green belt so would only come forward in line with the emerging Core Strategy and an assessment of its green belt value.</p> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site is owned by a house builder and has been submitted through the call for sites | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: The site has been submitted through the Call for Sites by the house builders who own the site and is considered to be available immediately but could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 0164g | | |
| Name of Site | Land off Flaxton Road (to South of the Railway Line) | | |
| Address | | | |
| Ward | Strensall | | |
| Easting | 463677 | Northing | 460502 |
| Gross Site Area | 6.526 | | |

| 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 (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 |

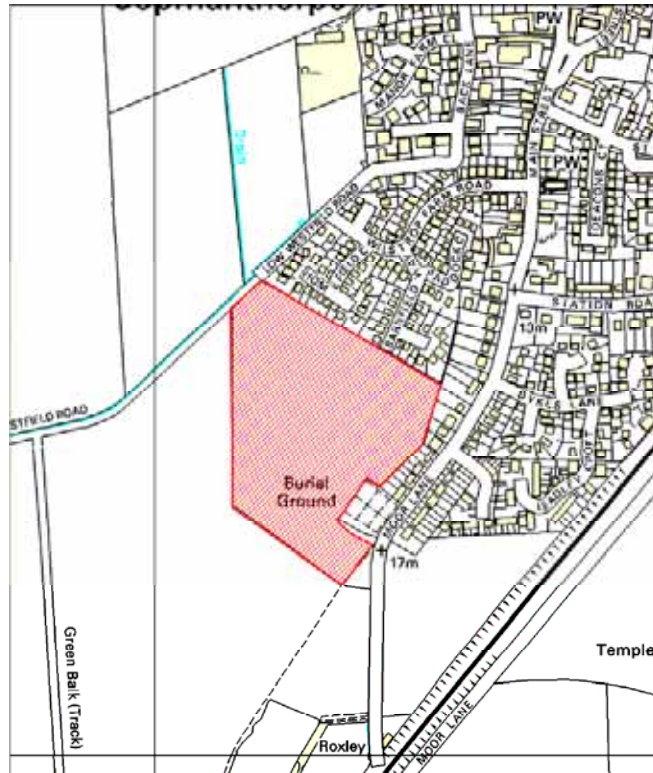
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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 This is a 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 within 400m Good access to health care facilities within 400m Insufficient access to a convenience stores within 800m Good access to frequent bus routes (15 minute intervals or less) within 400m No 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 No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Grade 3 agricultural land 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, children's open space, outdoor sports facilities and allotments within PPG17 acceptable distances. The site is deficient in access to local parks, amenity green space 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 or a historic park and garden | Amber |
| <p>Comments: The site is Greenfield and located within the draft Green Belt. It is not located within a settlement. The site has access to limited facilities but does have access to a frequent bus route within 400m. The site has access to some open space types including children's open space and natural green space but is deficient in access to amenity open space and local parks. Due to the size of the site it is envisaged that open space could be provided on site, which would improve local provision. Community facilities could also be improved through on-site provision.</p> | | |
| <p>Recommendation: This site is considered suitable for housing development if identified constraints are mitigated. The site is located within the draft green belt so would only become available in line with the emerging Core Strategy and an assessment of its green belt value.</p> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by the landowners through the Call for sites. The site is in multiple ownership. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: The site has been submitted through the Call for Sites by the landowners as being available. However it could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt.</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) | 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 | 0521 | | |
| Name of Site | Land at Moor Lane | | |
| Address | Copmanthorpe | | |
| Ward | Rural West York | | |
| Easting | 456214 | Northing | 446384 |
| Gross Site Area | 5.5 | | |

| 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 | |
| | 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 |

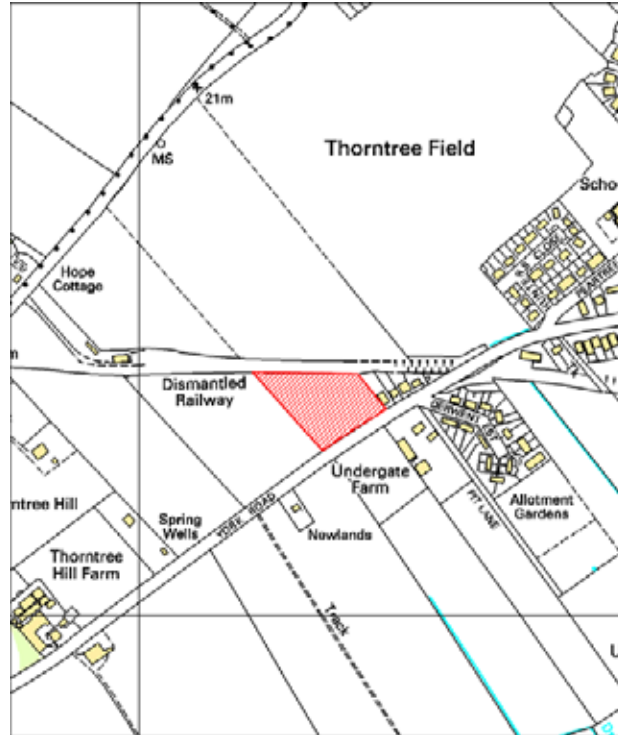
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> Located on the edge/adjacent to Copmathorpe (Village) Greenfield site Not considered to be at risk from flooding (zone 1) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Access to primary school within 400m without capacity Access to health care facilities within 800m Access to a convenience store within 800m Insufficient access to frequent bus routes (15 minute intervals or less) within 800m Access to non frequent bus routes within 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 No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Grade 2 (good) agricultural land 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 amenity green space, outdoor sports facilities and allotments within PPG17 acceptable distances. This site is deficient in access to local parks, natural and semi-natural greenspace children's openspace, 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 or a historic park and garden | Amber |
| <p>Comments: The site is Greenfield and located within the draft Greenbelt on the edge of Copmanthorpe village. The site has access to a standard bus route and access to village facilities including a primary school, health facility and convenience store. The site has access to some open space including amenity open space but is currently deficient in access to local parks, natural and semi-natural green space, children's open space and young people's 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> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being over come but is located within the Draft Green Belt and so would only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</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 and has developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: The site has been submitted through the Call for Sites by the landowner as being available but could come forward only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 81 | | |
| Name of Site | Land between York Road and old DVL R line | | |
| Address | Dunnington | | |
| Ward | Derwent | | |
| Easting | 466224 | Northing | 452255 |
| Gross Site Area | 0.90 | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Agricultural Land (Grade 2/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) | 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 |

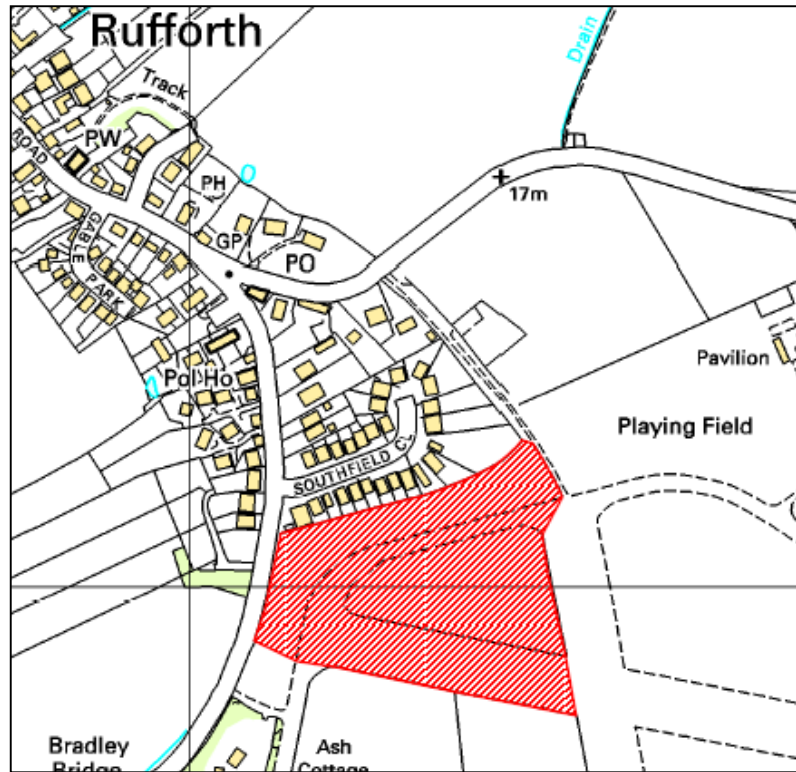
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> Located on the edge/adjacent to Dunnington (Village) This is a Greenfield site Not considered to be at risk from flooding (zone 1) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Access to primary school within 400m Insufficient access to health care facilities within 800m Access to a convenience stores within 800m Insufficient access to frequent bus routes (15 minute intervals or less) within 800m Access to non frequent bus routes within 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 No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Grade 2/3 agricultural land 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 open space The site only has access to outdoor sports facilities and allotments within PPG17 acceptable distances. This site is deficient in access to local parks, natural and semi-natural green space, amenity open space, children's open space, allotments 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 or a historic park and garden | 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 standard bus route and limited access to facilities. The site has poor access to some open space and is currently deficient in access to local parks, natural and semi-natural green space, amenity open space, children's open space and young people's 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> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being over come but 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by the landowner through the Call for sites. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0618a | | |
| Name of Site | Rufforth Airfield – South of Southfield Close | | |
| Address | Rufforth | | |
| Ward | Rural West York | | |
| Easting | 453195 | Northing | 451050 |
| Gross Site Area | 4.17 ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Airfield (use class: sui generis) | |
| 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 |

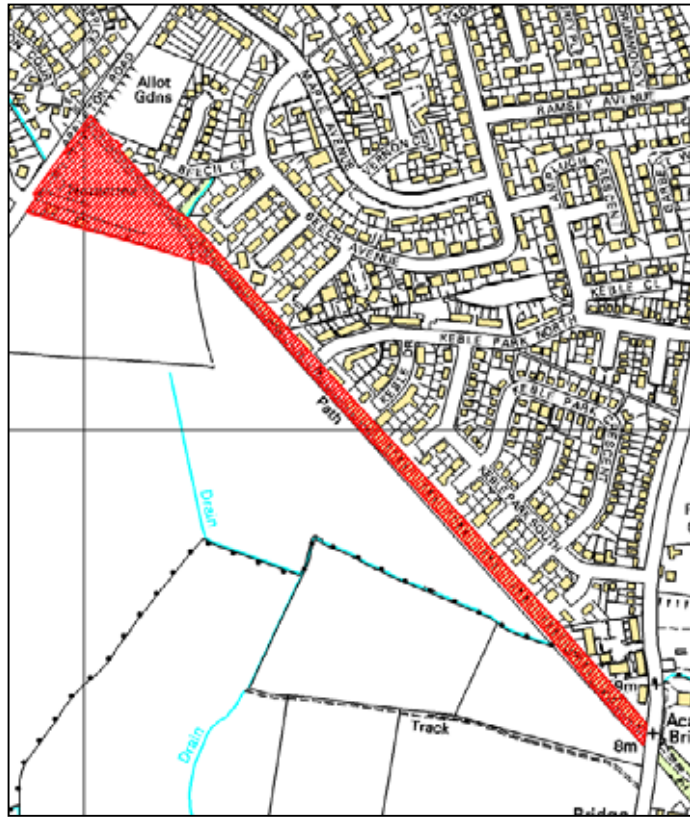
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> • On the edge/ adjacent to Rufforth village • <u>This is a Brownfield site</u> • <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 without capacity</u> • Insufficient access to health care facilities within 800m • <u>Good access to convenience stores within 400m</u> • 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 statement would be required. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • <u>No contamination issues identified.</u> • <u>No air quality issues identified</u> • Full drainage assessment required. • <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 children's play areas and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities. • <u>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.</u> | Amber |
| <p>Comments: This site is in marginal accordance with national and regional policy as it is located on the edge/adjacent to Rufforth village and is a brownfield site. The site has a primary school without capacity within 400m and a convenience store within 400m but has no healthcare facilities within proximity. 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 types of openspace within PPG17 specified distances. The site has limited environmental and 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 suitable 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> | | |

Availability

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in sole private ownership | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale to bring this site forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 2491b | | |
| Name of Site | Site B South of Moor Lane | | |
| Address | Bishopthorpe | | |
| Ward | Bishopthorpe | | |
| Easting | 459320 | Northing | 447000 |
| Gross Site Area | 2.68 ha | | |

| PLANNING STATUS | | |
|------------------------------------|---|------|
| Current Land use | Agricultural Land (Grade 2/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 <small>(residential, employment, retail, mixed use, other)</small> | 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 <small>(refused/ withdrawn/ lapsed)</small> | N/A |

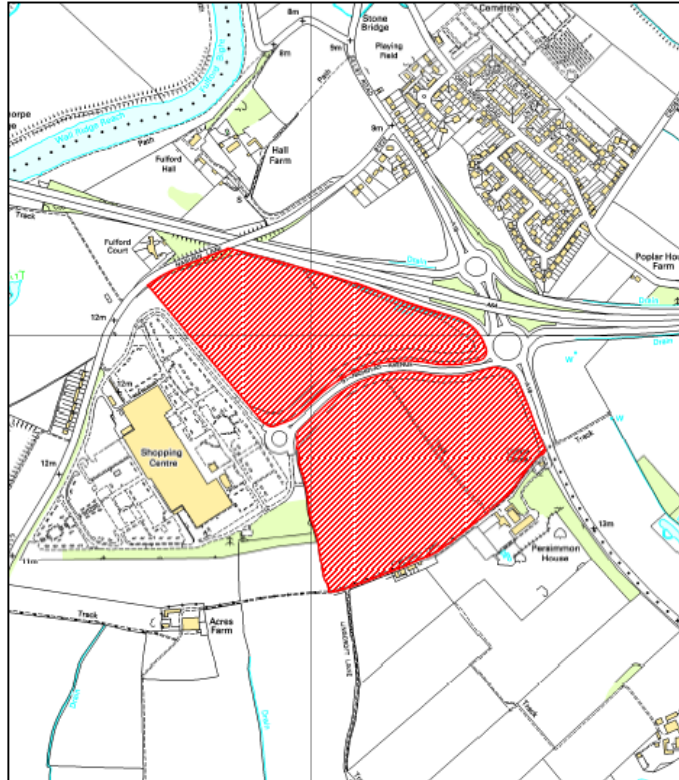
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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 Bishopthorpe (Village) • <u>This is a Greenfield site</u> • <u>Not considered to be at risk from flooding (zone 2)</u> | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> • <u>Good access to primary school with existing capacity within 400m</u> • <u>Access to health care facilities within 800m</u> • <u>Good access to a convenience store within 400m</u> • Insufficient access to frequent bus routes (15 minute intervals or less) within 800m • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to an existing cycle route within 100m</u> • Highways transport assessment would be required. | Green |
| Geo Environmental Considerations | <ul style="list-style-type: none"> • Medium contamination assessment due to past industrial activity. Would require further assessment • <u>No potential air quality issues identified</u> • <u>No noise issues identified on site</u> • Full drainage site assessment needed • Grade 2/3 agricultural land • <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 amenity green space, outdoor sports facilities and allotments within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, natural and semi-natural green space, children's openspace, and young people's facilities. • <u>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</u> | Amber |
| <p>Comments: The site is Greenfield and located within the draft Greenbelt on the edge of Bishopthorpe village. The site has access to a standard bus route and good access to facilities. The site would require further contamination assessment due to past industrial activity. The site has access to some open space including amenity open space but is currently deficient in access to local parks, natural and semi-natural green space, children's open space and young people's facilities.</p> | | |
| <p>Recommendation: This site is considered suitable for housing development subject to identified constraints being over come but 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by the landowner through the Call for sites. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0476 | | |
| Name of Site | Land adjacent to the designer outlet | | |
| Address | | | |
| Ward | Fulford | | |
| Easting | 461239 | Northing | 447687 |
| Gross Site Area | 32.6 ha | | |

| 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 | |
| | 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 |

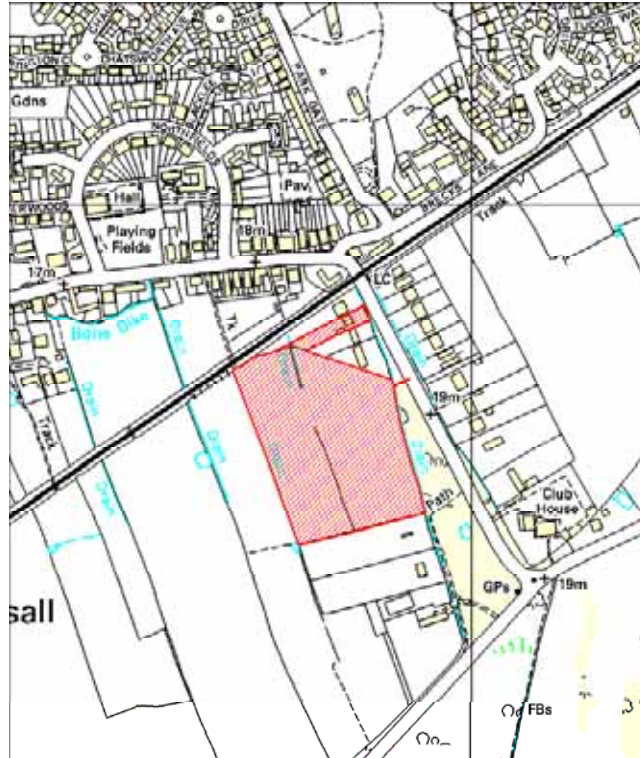
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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 This is a 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 within 400m Insufficient access to health care facilities within 800m Insufficient access to a convenience store within 800m) Good access to frequent bus routes (15 minute intervals or less) within 400m Good 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 No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Grade 2 agricultural land 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 is deficient in access to all types of open space within acceptable PPG17 distances. 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: The site is Greenfield and located within the draft Greenbelt. The site is not located within a settlement. The site has very limited access to facilities but does have access to a frequent bus route. The site is assessed as grade 2 agricultural land (good). The site has insufficient current access to open space. Due to the site's size it is envisaged that open space and community facilities could be provided on site if all other identified constraints could be over come. 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 suitable for housing development subject to identified constraints being over come but 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> The site has been submitted by the land owner through the Call for sites. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 2528 | | |
| Name of Site | Land at Graystones, Lords Moor Lane | | |
| Address | | | |
| Ward | Strensall | | |
| Easting | 463827.235905051 | Northing | 460733.045792747 |
| Gross Site Area | 3.82ha | | |

| 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) | 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 |

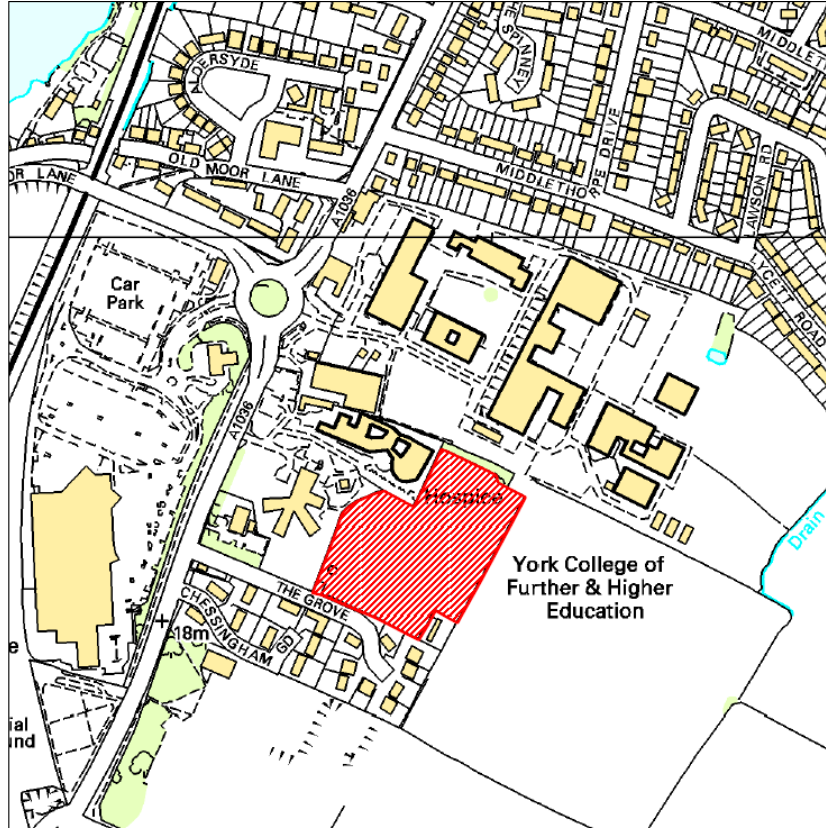
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> • On the edge of Strensall village (Local Service Centre) • 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"> • Insufficient access to primary schools within 400m • <u>Good access to health care facilities within 400m</u> • Insufficient access to a convenience store (over 800m) • <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 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 so further site investigation required • <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> • <u>The site has access to natural/semi-natural green space, amenity green space, children's open space and allotments within acceptable PPG17 distances</u> • This site is deficient in access to city parks, local parks, outdoor sports facilities and young peoples open space • <u>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.</u> | Amber |
| <p>Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Strensall. The site has access to a frequent bus route but limited access to facilities. Further site investigation in required for contamination issues. The site has access to open space within acceptable distances. If the site was to be developed for residential then community facilities and open space would be required on site. 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 suitable for housing development subject to over coming the identified constraints. The site is within the draft green belt so would only come forward in line with the emerging Core Strategy and following a detailed assessment of its green belt value.</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. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 2576 | | |
| Name of Site | Land at the Wilberforce Home, Tadcaster Road | | |
| Address | | | |
| Ward | Dringhouses and Woodthorpe | | |
| Easting | 458471.005107005 | Northing | 448710.877102738 |
| Gross Site Area | 1.99ha | | |
| PLANNING STATUS | | | |
| Current Land use | Open Land with no designations | | |
| 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 | |

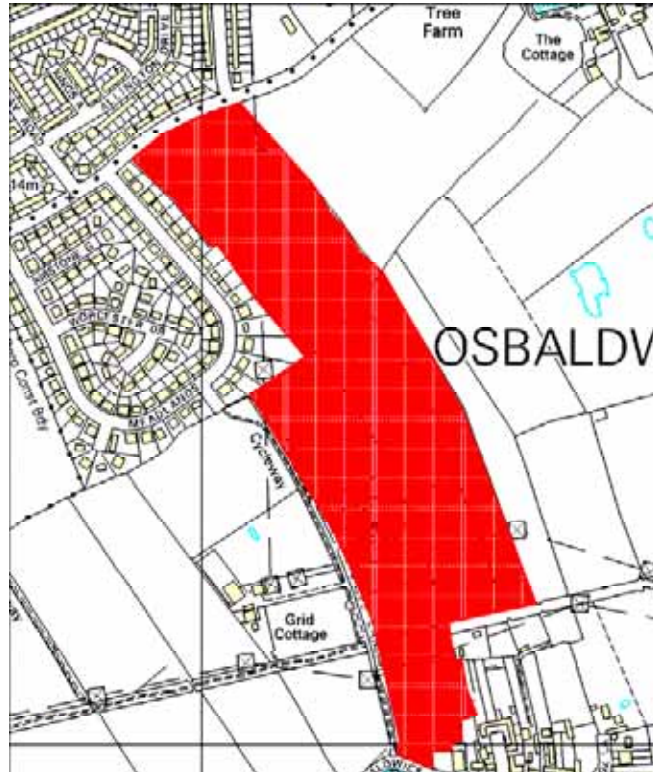
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

SUITABILITY ASSESSMENT

| Criteria | Considerations | |
|--|---|-------|
| Primary Constraints | <ul style="list-style-type: none"> 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 of York This is a Greenfield site Not considered to be at risk from flooding (zone 1) | Green |
| Transport and Accessibility | <ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health care facilities within 800m Good access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m. Good access to non frequent bus routes with 400m No railway or proposed railway access Good access to an existing cycle route within 100m Highways transport assessment would be required. | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> Records show some infilled land on site which may have cause land contamination. Will require further assessment Potential air quality issues due to proximity to roundabout (elevated Nitrous Oxide levels in recent years) but likely development could design this out. PPG24 noise assessment and vibration assessment needed as near to A1036 and railway line. 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 located within the Draft Greenbelt. This site is not classed as openspace The site has access to natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to City parks, local parks, amenity greenspace, children's openspace, young persons openspace and allotments. This site is not within proximity of scheduled ancient monuments, listed buildings, AAIs, historic parks and gardens or conservation areas. | Amber |
| <p>Comments: This site is considered to be of marginal suitability in national and regional policy terms. It is a Greenfield site located within the current draft greenbelt within the urban area and would therefore require further assessment and potential amendments to the settlement boundary. It has access to a frequent bus route (Park and Ride) and supermarket within 400m but the nearest primary school and health facility are further than 800m. It also has access to two type of openspace. The site is not within proximity of SAMs, AAIs or listed buildings and does not have constraints relating to drainage or overhead power lines. Potential contamination issues have been recorded due to some infill land present within the site. 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 potentially suitable for housing development. However, 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|-------|
| Ownership | <ul style="list-style-type: none"> This site is in private single ownership | | | | | | Amber |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | | |
| <p>Comments: This site is owned by the Wilberforce Trust and was submitted as part of the call for sites. The site is available for development but there are no outstanding planning permissions. This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0099, 2538 | | |
| Name of Site | Land East of Metcalfe Lane | | |
| Address | | | |
| Ward | Osbaldwick | | |
| Easting | 463,157.69571834 | Northing | 452,368.37015624 |
| Gross Site Area | 12.79 ha | | |

| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | Pasture Land | |
| Source of site | Call for sites and Alternative site 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

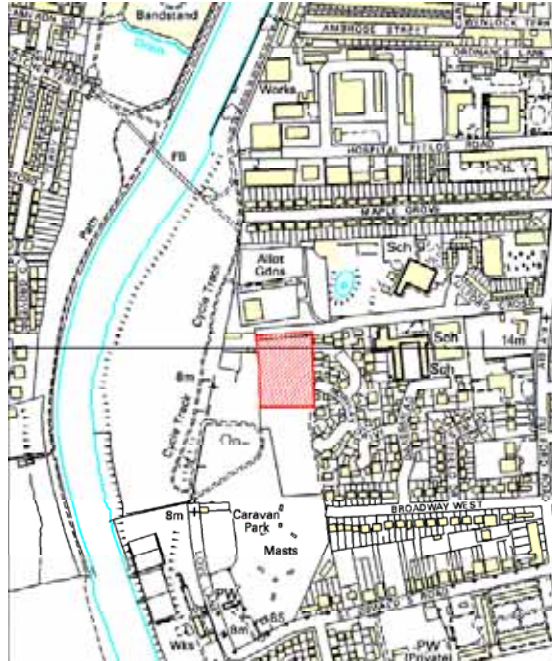
| Criteria | Considerations | |
|----------------------------------|--|--------------|
| Primary Constraints | <ul style="list-style-type: none"> Not situated within Flood Zone 3b No nature conservation area within proximity of the site Not within a greenbelt character appraisal area | Green |
| Location Suitability | <ul style="list-style-type: none"> This site is adjacent to the urban area This is a Greenfield site Site is considered to be at low risk of flooding (Zones 1&2) | Amber |
| Transport and Accessibility | <ul style="list-style-type: none"> Access to a primary schools within 400m without capacity 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 Due to the size of the site it is envisaged that more facilities will be provided on site Transport Assessment Required – mitigation works likely Needs to be considered in conjunction with approved Metcalf lane scheme | Amber |
| Geo Environmental Considerations | <ul style="list-style-type: none"> Potential for increased traffic in vicinity of site and elsewhere on network Records show some areas of in filled land on site, which may have caused land contamination. Will require desktop study and site investigations initially. No known noise issues. No Overhead power lines A Full drainage assessment would be required No known TPOs on site | Amber |
| 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 city parks, natural/semi natural green space, amenity green space, outdoor sports facilities, children's play areas and allotments within PPG17 acceptable distances This site is deficient in access to local parks and young people's facilities Given the size of this site, open space would be planned on site and is already planned on the site adjacent 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. Part of this site is located Adjacent to Osbaldwick conservation area. | Amber |

Comments: This is a Greenfield site located on the edge of the urban area. Parts of the site have good access to services and facilities but due to the site size new ones would be envisaged within the boundary to improve this and accommodate the increase in population along with the adjacent site. A transport assessment would be required and mitigation works are likely - an increase in traffic on this scale may have knock on effects for air quality elsewhere in the network. Further studies into land contamination are also required. This site is located within low flood risk and has good access to most types of open space however it is adjacent to Osbaldwick conservation area. 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.

Recommendation: This site is **suitable** 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.

AVAILABILITY

| Criteria | Considerations | | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|---|--------------------------|-------|
| Ownership | <ul style="list-style-type: none"> The site is in single private ownership | | | | | | Amber |
| Planning Status | <ul style="list-style-type: none"> There are no outstanding applications on this land 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"> The owner suggests that 8 hectares is available for development before 2009 and would take 1 to 2 years to develop 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>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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 | 2297e | | |
| Name of Site | Land at Norway Drive (Fulford Cross Playing Fields) | | |
| Address | | | |
| Ward | Fishergate | | |
| Easting | 460502.967435127 | Northing | 449970.356580487 |
| Gross Site Area | 0.78ha | | |

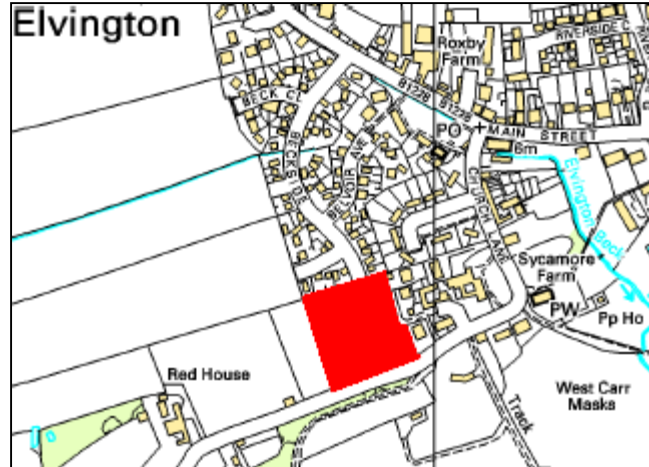
| PLANNING STATUS | | |
|------------------------------------|--|------|
| Current Land use | School Playing Field (Use class: D1) | |
| Source of site | Call for Sites | |
| Site Status | Potential site | Yes |
| | With permission | |
| | Under Construction | |
| | Completed | |
| | Excluded | |
| Planning 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 |

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 adjacent to the urban area • Greenfield site • <u>Not considered to be at 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 health care facilities within 800m</u> • <u>Good access to convenience stores within 400m</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 within 400m</u> • <u>Good access to an existing cycle route within 100m</u> • Highways transport assessment would be required. • Potential access issues | Amber |
| 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> • <u>The site has access to City parks, amenity greenspace, natural/semi-natural greenspace, young persons openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks and children's openspace. • <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 to be of marginal suitability in accordance with national and regional policy. The site is Greenfield and 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 is currently used as school playing fields for Fulford Cross School and as such is designated as open space within the PPG17 Open Space study. The site is located within 400m of a frequent bus route and within 400m of a grocery store and has a health facility and primary school within 800m. The site falls within flood zone 2 but abuts zone 3b (functional floodplain).</p> | | |
| <p>Recommendation: This site is suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in local authority ownership | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | Within the 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 | 0064 | | |
| Name of Site | Church Lane | | |
| Address | Elvington | | |
| Ward | Wheldrake | | |
| Easting | 469921 | Northing | 447438 |
| Gross Site Area | 0.932915714 | | |

| PLANNING STATUS | | |
|--|---|------|
| Current Land use | Grazing/Pasture Land and Timber Outbuildings (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 <small>(residential, employment, retail, mixed use, other)</small> | 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 <small>(refused/ withdrawn/ lapsed)</small> | N/A | |

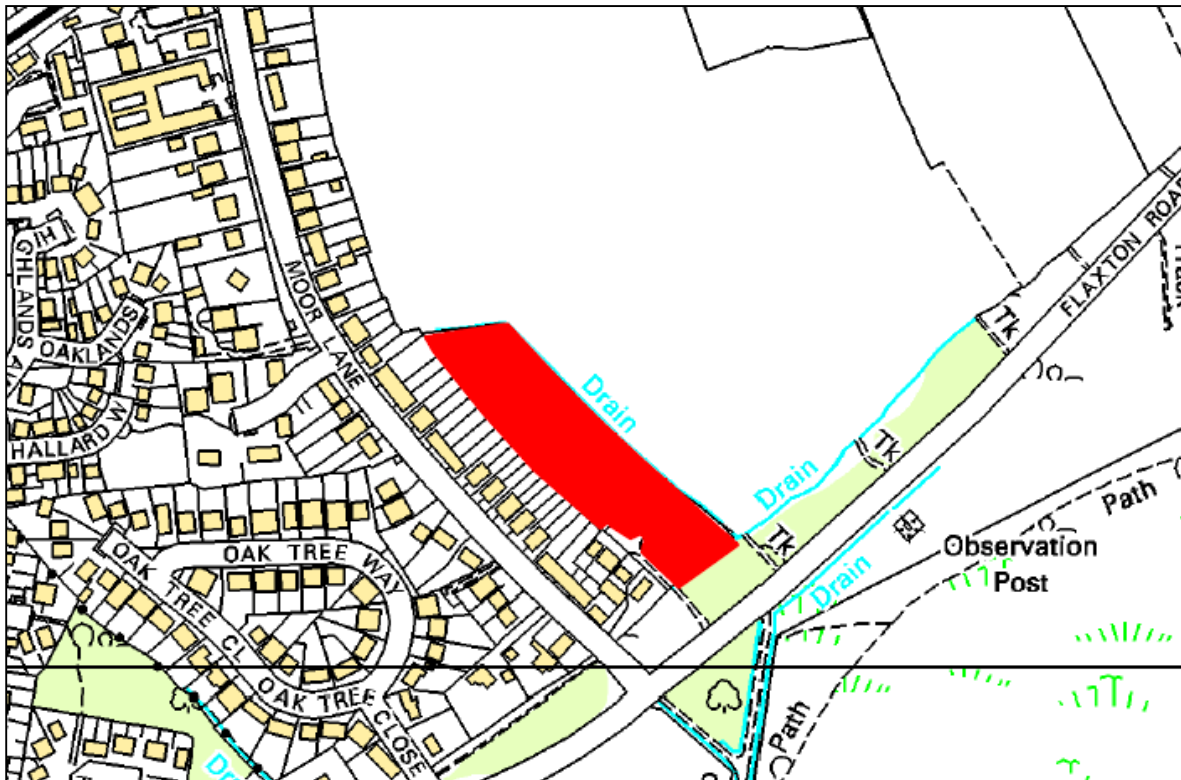
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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"> Insufficient access to a primary schools within 400m Good access to health care facilities within 400m Good access to convenience stores within 400m 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 The site has access to amenity green space within PPG17 acceptable distances. This site is deficient in access to local parks, natural/semi-natural green space, allotments, City parks, young people's facilities children's play areas and outdoor sports facilities. Located with close proximity to the Elvington 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. | 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 no access to a primary school within 400m but does have a convenience store and healthcare 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 one type of openspace within PPG17 specified distances. The site has limited environmental constraints but is located close to the Elvington Conservation Area and any development should be sensitive to this. 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This ownership of this site is unknown | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale to bring this site forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | 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 | 0078 | | |
| Name of Site | Land at the Mews, | | |
| Address | Strensall | | |
| Ward | Strensall | | |
| Easting | 463479 | Northing | 460133 |
| Gross Site Area | 1.00 ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Residential (C3) | |
| 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 |
| | 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 |

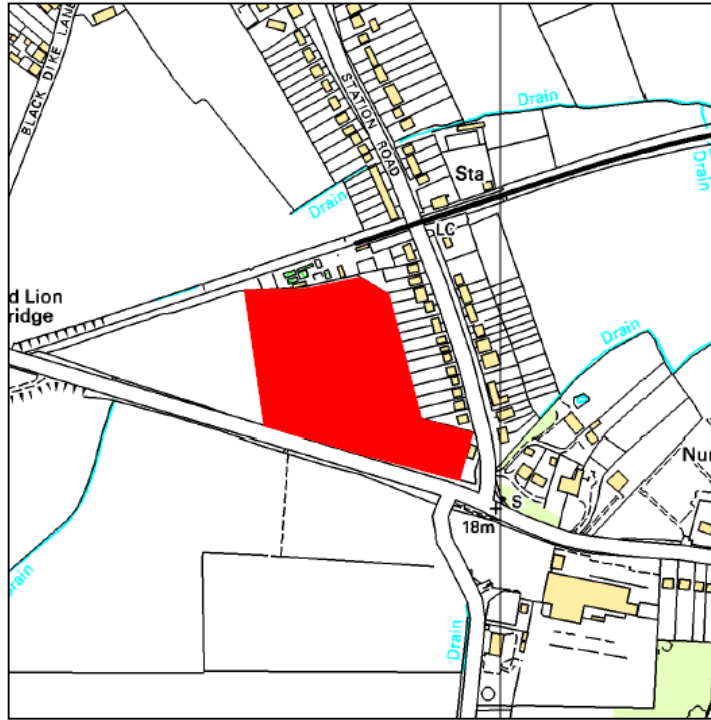
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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/adjacent to Strensall Local Service Centre 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 (over 400m) Insufficient to health care facilities (within 800m) Access to a convenience store (400- 800m) Access to frequent bus routes (15 minute intervals or less) within 400m Insufficient access to non frequent bus route. No 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 No current air quality issues identified No noise issues identified Nor 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. This site is not classed as openspace The site has good access to open space including natural/semi-natural green space, amenity green space, outdoor sports facilities and children's open space. This site is deficient in city parks, local parks, and young persons openspace. This site is not in proximity to listed buildings, conservations areas, scheduled ancient monuments, historic parks and gardens or AAIs. | Amber |
| <p>Comments: This site is in marginally accordance with national and regional policy. The site is brownfield and located on the edge of Strensall local service centre. The site is considered to be in low flood risk and has no identified geo-environmental constraints. The site has insufficient access to primary schools within 400m and healthcare facilities within 800m. There is access to a convenience store and a frequent bus route within 400m however. The site has access to several types of openspace within the distances specified by PPG17 assessment and has limited historical constraints. The site is located within the Greenbelt however and would therefore only be brought forward subject to the emerging core strategy and following a detailed assessment of the greenbelt.</p> | | |
| <p>Recommendation: This site is suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> Some ownership of this site are unknown. | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 0093 | | |
| Name of Site | Land at Pansy Field, West of Station Road, Upper Poppleton | | |
| Address | | | |
| Ward | Rural West York | | |
| Easting | 455850 | Northing | 453479 |
| Gross Site Area | 2.905 | | |

| PLANNING STATUS | | |
|---------------------------------|---|------|
| Current Land use | Agricultural Land (Grade 2) | |
| 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 |
| | 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 |

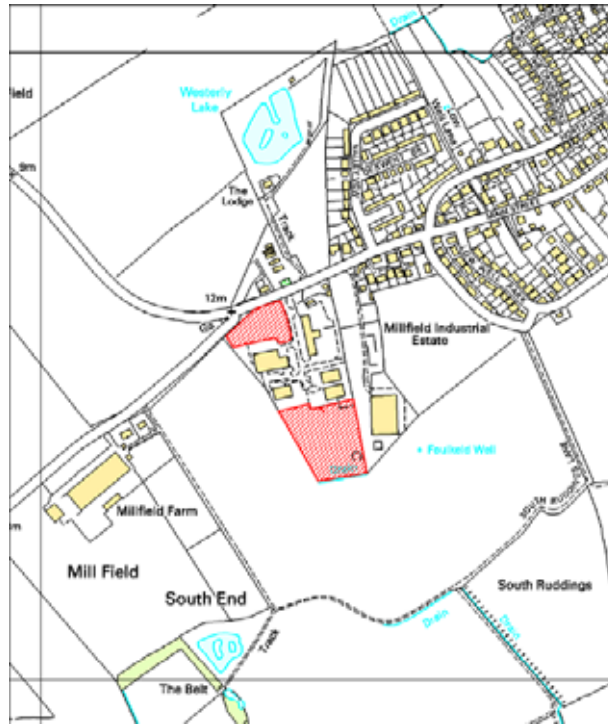
The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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/adj Upper Poppleton(proposed Local Service Centre) This is a 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 within 400m Access to health care facilities within 800m Insufficient access to a convenience store within 800m Insufficient access to frequent bus routes (15 minute intervals or less) within 800m Good access to non frequent bus routes within 400m Good access to a existing railway station with services to York & Harrogate 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 No potential air quality issues identified No noise issues identified on site Full drainage site assessment needed Grade 2 (good) agricultural land 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 has access to natural/semi-natural green space within acceptable PPG17 distances The site is deficient in access to City parks, local parks, amenity green space, childrens play areas, young people facilities and allotments 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: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Upper Poppleton. The site has poor access to local facilities and does not have access to a frequent bus route but it does have access to Poppleton Railway Station with services to York and Harrogate and access to a less frequent bus route within 400m. The site has poor access to open space currently only having access to natural/semi-natural green space within acceptable distances. 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 suitable 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> | | |

AVAILABILITY

| Criteria | Considerations | | | | | |
|--|---|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> Ownership details are unknown | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: The site is located in the draft green belt</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) | 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 | 76,77,78 | | |
| Name of Site | Wheldrake industrial Estate | | |
| Address | Off Main Street, Wheldrake | | |
| Ward | Wheldrake | | |
| Easting | 467644 | Northing | 444534 |
| Gross Site Area | 2.93Ha | | |

| PLANNING STATUS | | |
|---------------------------------|---|------------------------------------|
| Current Land use | Agricultural Land | |
| Source of site | Employment Land Review | |
| 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 | a) 02/03501/OUT b) 05/02040/OUT |
| | Date permitted | a) 31.12.2002 b) 11.11.2005 |
| | Expiry Date | a) 31.12.2005 b) 11.11.2008 |
| | Date development started | N/A |
| | Number of units outstanding | N/A |
| | Number of units completed | N/A |
| | Application not valid (refused/ withdrawn/ lapsed) | Applications 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"> 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 Access to health care facilities with 400-800m Access to convenience stores within 400-800m No 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 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. This site is not classed as openspace The site has access to outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities. This site is within the Wheldrake 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. | Amber |
| <p>Comments: This site is in marginal accordance with national and regional policy although it is located on the edge/adjacent to Wheldrake village. The site has healthcare facilities and a convenience store within 400-800m but not a primary school. 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 only has access to one type of openspace within PPG17 specified distances. The site has limited environmental constraints but is located within the Wheldrake Conservation Area, which would not preclude development, but any development should be sensitive to this. 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 suitable 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 AVAILABILITY

| Criteria | Considerations | | | | | |
|---|--|--------------------------------|---------------------------------|----------------------------------|-------------------------------------|--------------------------|
| Ownership | <ul style="list-style-type: none"> This site is in single private ownership with developer control | | | | | |
| Planning Status | <ul style="list-style-type: none"> This site has a lapsed planning permission for employment use. 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"> 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 timescale for this site to come forward is unknown. | | | | | |
| <p>Comments: This site may be available within the long-term but only in accordance with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p> | | | | | | |
| <p>Recommendation: This site is located within the greenbelt.</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) | With Draft Greenbelt Boundary | Unknown |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |