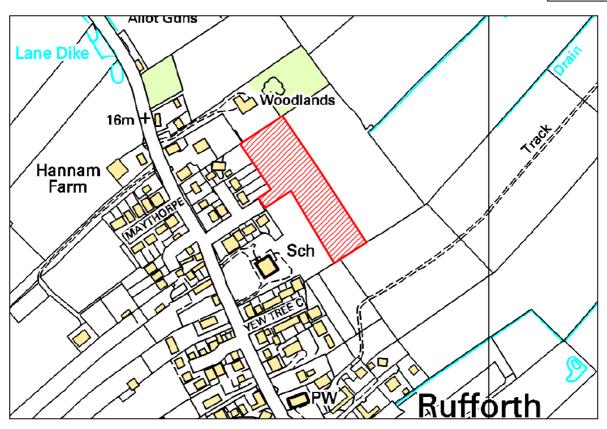


Appendix 13: Sites located within the Draft Greenbelt



SITE NUMBER:

1



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	Permission Type	N/A				
(if applicable)	(residential, employment, retail, mixed use, other)					
,	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	Application not valid (refused/ withdrawn/ lapsed)	N/A				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	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Rufforth village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Good access to a primary schools within 400m with capacity	
Accessibility	No access to health care facilities within 800m	
	Access to convenience stores within 400-800m	
	No access to frequent bus routes (15 minute intervals or less)	Amber
	within 800m	Allibei
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport statement would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	Full drainage assessment required.	Amber
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	This site is not classed as openspace	
	The site has access to children's play areas, allotments and	
	outdoor sports facilities within PPG17 acceptable distances.	
	This site is deficient in access to local parks, natural/semi-	Amber
	natural green space, amenity green space, city parks and	7
	young people's facilities.	
	This site is not located within 50m of a listed building,	
	Conservation Area an Area of Archaeological Importance,	
A 1 TI:	Scheduled Ancient Monuments or a historic park and garden.	1 16 1

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.

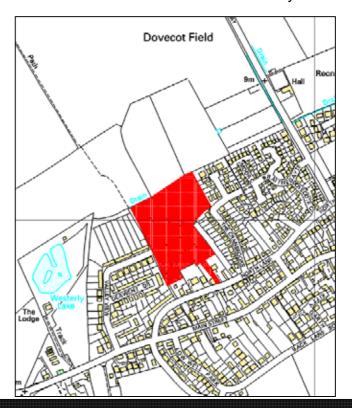
Recommendation: This site is **suitable** for residential development but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



Criteria		C	Considerations	5			
Ownership	• This	This site is in single private ownership					
Planning Status	This would emer	The one had no edictariang planning permission					
Timescales	would emer evalu	TI: " : I (I W) : U D (O D I W)					
	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.						
	Recommendation: This site is located within the greenbelt .						
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	
ioi wai a i							



SITE NUMBER:



GENERAL							
Site Reference	0069, 0350						
Name of Site	Land at Cranbrooks						
Address	North of North Lane, Wheld	North of North Lane, Wheldrake					
Ward	Wheldrake	Wheldrake					
Easting	467664	Northing	444979				
Gross Site Area	3.02ha						

PLANNING STATUS					
Current Land use	Unmanaged grassland (use class: ag	gricultural)			
Source of site	Alternative site at Changes 3 / Call for	Sites			
Site Status	Potential site	Yes			
	With permission				
	Under Construction				
	Completed				
	Excluded				
Planning Status	Permission Type	N/A			
(if applicable)	(residential, employment, retail, mixed use, other)				
(- -	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

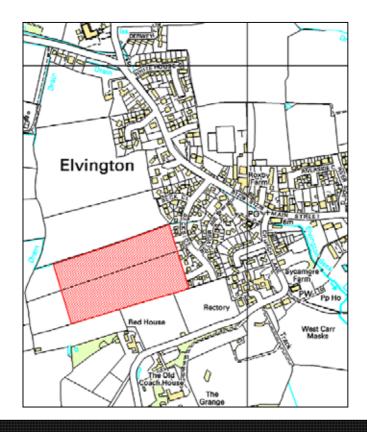
Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Good access to a primary schools within 400m with capacity	
Accessibility	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 	Amber
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	Full drainage assessment required.	Green
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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-	Amber
	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,	
Commentar This	Scheduled Ancient Monuments or a historic park and garden.	ugh it io

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 nonfrequent 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.

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.



Criteria		C	Considerations	5			
Ownership	• This	This site is in multiple private ownership					
Planning Status	This would emer	The one has no satisfarianty planning permission					
Timescales	would emer evalu						
This site ma	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.						
	Recommendation: This site is located within the greenbelt .						
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	
311101101							



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)	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				
(ii applicable)	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	N/A				
	(refused/ withdrawn/ lapsed)					

Site Suitability

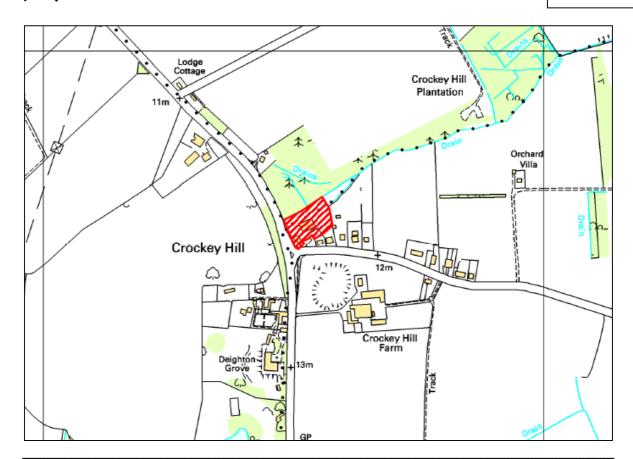
Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	Good access to health care facilities within 400m	
	Good access to convenience stores within 400m	
	Insufficient access to frequent bus routes (15 minute intervals)	Amber
	or less) within 800m	Allibei
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	Full drainage assessment required.	Green
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	This site is not classed as openspace	
	The site has access to amenity green space and outdoor	
	sports facilities within PPG17 acceptable distances.	
	This site is deficient in access to local parks, natural/semi-	Amber
	natural green space, children's play areas, allotments, City	7 111001
	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,	
O This	Scheduled Ancient Monuments or a historic park and garden.	

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.

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.

	Considerations						
• This	This site is in multiple private ownership						
• This would emer	This site is be a tool within the Dock One and alternal						
would emer evalu	would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value						
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							
Recommendation: This site is located within the greenbelt.							
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		
	This would emer evalue This would emer evalue The tax be availably and following dation: 10 to 5 years (2008 –	This site is in multiple of the state of th	This site is in multiple private ow This site has no outstanding pla This site is located within the Dr would therefore only come forway emerging core strategy and follower evaluation of the greenbelt value evaluation of the greenbelt value emerging core strategy and follower evaluation of the greenbelt value evaluation of the greenbelt value evaluation of the greenbelt value. The timescale for this site to core ay be available within the long-term but on the greenbelt. The timescale for this site to core ay be available within the long-term but on the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt. The timescale for this site to core as a context of the greenbelt.	This site is in multiple private ownership This site has no outstanding planning permiss This site is located within the Draft Greenbelt would therefore only come forward in line with emerging core strategy and following a detailed evaluation of the greenbelt value This site is located within the Draft Greenbelt would therefore only come forward in line with emerging core strategy and following a detailed evaluation of the greenbelt value The timescale for this site to come forward is any be available within the long-term but only in accordance and following a detailed evaluation of the greenbelt dation: Iocated within the greenbelt. O to 5 years (2008 – years years years years 2012) (2013 – (2018 – (2023 or)	This site is in multiple private ownership 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 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. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown. The timescale for this site to come forward is unknown.		

SITE NUMBER: 14



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	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					
(ii applicable)	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					



Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
-	Considered to be at low risk from flooding (zone 1)	
Transport and	Good access to a primary schools within 400m with capacity	
Accessibility	Access to health care facilities with 400-800m	
	Access to convenience stores within 400-800m	
	 Insufficient access to frequent bus routes (15 minute intervals or less) within 800m 	Amber
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	Contamination may be potentially present on site due to past	
Environmental	uses	
Considerations	No air quality issues identified	Ambor
	No foreseeable issues	Amber
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	
	<u>distances.</u>	
	This site is deficient in access to local parks, natural/semi-	Amber
	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,	
O	Scheduled Ancient Monuments or a historic park and garden.	

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.

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.



This s This s	site has devel		nership			
	ite has no outs					
theref strate value	 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 					
theref strate value	therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value					
	_	•		ith the emergir	ng core	
ation: cated withi	n the greenb	elt.				
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	
	strate value This s theref strate value The ti e available w flowing a det stion: cated withi to 5 years (2008 –	strategy and following value This site is located witherefore only come strategy and following value The timescale for this e available within the long-tillowing a detailed evaluation stron: Cated within the greenborto 5 years (2008 – years 2012) (2013 –	strategy and following a detailed ev value This site is located within the Draft of therefore only come forward in line strategy and following a detailed ev value The timescale for this site to come to the available within the long-term but only in a detailed evaluation of the greenbuttion: Cated within the greenbelt. To 5 years 6 to 10 11 to 15 (2008 – years years 2012) (2013 – (2018 –	strategy and following a detailed evaluation of the value This site is located within the Draft Greenbelt and therefore only come forward in line with the emerg strategy and following a detailed evaluation of the value The timescale for this site to come forward is unknown a detailed evaluation of the greenbelt value. The timescale for this site to come forward is unknown a detailed evaluation of the greenbelt value. To 5 years 6 to 10 11 to 15 Over 15 (2008 – years years years 2012) (2013 – (2018 – (2023 or))	strategy and following a detailed evaluation of the greenbelt value 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. e available within the long-term but only in accordance with the emerging llowing a detailed evaluation of the greenbelt value. Ition: Cated within the greenbelt. To 5 years 6 to 10 11 to 15 Over 15 With Draft (2008 – years years years Greenbelt 2012) (2013 – (2018 – (2023 or Boundary)	

SITE NUMBER: 16



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 C	Changes 3		
Site Status	Potential site	Yes		
	With permission			
	Under Construction			
	Completed			
	Excluded			
Planning Status	Permission Type	None		
(if applicable)	(residential, employment, retail, mixed use, other)			
(порравования)	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	N/A		
	(refused/ withdrawn/ lapsed)			



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	This site is on the edge/adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	 Not considered to be at risk from flooding (zone 1) 	
Transport and	Good access to a primary school with capacity within	
Accessibility	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	Green
	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.	
Geo	Medium Assessment for contamination due to impact of	
Environmental	nearby former landfill site. Desk-top study required	
Considerations	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	Amber
	railway line	
	Full drainage site assessment needed	
	Grade 3 agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	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	
Cammanta, The	park and garden	the end are

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.

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.



Criteria		(Considerations	S		
Ownership		7 Concordant of landowners and two nedering				
	deve	developers have submitted this site.				
Planning	• This	site has no οι	utstanding pla	nning permiss	sion	
Status	• This	site is located	within the Dr	aft Greenbelt	and	
	would	d therefore or	nly cone forwa	rd in line with	the	
		~ ~	ategy and follo preenbelt value	•	ed	Amber
Timescales					and a	
Tillescales	- 11110		I within the Dr			
			nly cone forwa			
			ategy and follo		e u	
0		iation of the g	reenbelt value	U		
Comments		المصادة والمصادة	ha Call fan Cit	ممام ما مما		ام مو مسا
		•	he Call for Site	•		
_	•		to be availabl	•		ith the
emerging co	ore strategy a	na following a	a detailed eva	luation of the	greenbeit.	
Recommer	adation					
		n tha araanh	alt			
THIS SILE IS	located withi	n the greens	eit.			
When is	0 to 5 years	6 to 10	11 to 15	Over 15	With Draft	Unknown
this site	(2008 –	years	years	years	Greenbelt	
likely to	2012)	(2013 –	(2018 –	(2023 or	Boundary	
come		2017)	2022)	later)		
forward?						

SITE NUMBER: 17



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	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				
(ii applicable)	Application Reference	N/A				
	Date permitted	N/A				
	Date development started	N/A				
	Number of units outstanding	N/A				
	Number of units completed	N/A				
	Application not valid (refused/ withdrawn/ lapsed)	N/A				



Suitability Assessment

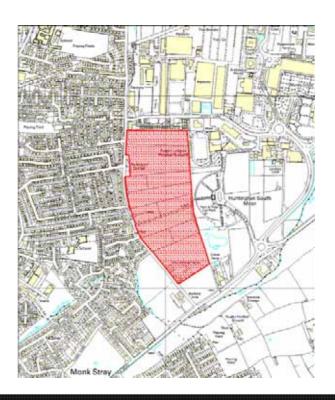
Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	This site is on the edge/adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	This site is at Low risk of flooding (Zone 1)	
Transport and	Good access to a Primary School within 400m	
Accessibility	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) within 400m, including park and ride	Amber
	Good access to non frequent bus routes within 400m	Allibei
	Access to a cycle route within 100m	
	Transport Assessment is required with likely contributions	
	and mitigation works.	
	Access issues will need to be resolved	
Geo	No immediate AQ issues although potential for increased	
Environmental	traffic levels along Lawrence St (an AQ technical breach	
Considerations	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	Amber
	investigations initially.	
	No noise issues	
	A full drainage assessment required	
	No overhead power lines	
0, , ;	No known TPO's on site	
Strategic	The site is located within the draft greenbelt	
Policies	The site is not designated open space	
	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.	Amber
	This site is deficient in access to young persons open space.	
	The site is adjacent to Heslington Conservation area.	
	The site is adjacent to Hesington Conservation area. The site has no impact on listed buildings, AAI's,	
	Scheduled Ancient Monuments, Historic Parks and	
	Gardens or Ancient Woodlands.	
	Surdons of Antolonic Woodlands.	

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.

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



Criteria								
Ownership	• This contr	eveloper						
Planning Status	there	and would merging ion of the	Amber					
Timescales	come deve This there core							
accordance greenbelt va	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.							
Recommen This site is I		in the green	belt.					
When is this site likely to come	0 to 5 years (2008 – 2012)	(2008 – years years Greenbelt						
forward?								



GENERAL						
Site Reference	0188, 0161g, 0224, 02524f					
Name of Site	Thornfield Lane and Land to	o the East o	of New Lane			
Address	Huntington					
Ward	Huntington and New Earsw	Huntington and New Earswick				
Easting	462011.946 Northing 454420.683					
Gross Site Area	23.42Ha					

PLANNING STATUS	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				
(ii applicable)	Application Reference	N/A				
	Date permitted	N/A				
	Date development started	N/A				
	Number of units outstanding	N/A				
	Number of units completed	N/A				
	Application not valid (refused/ withdrawn/ lapsed)	N/A				



Suitability Assessment

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	This site is on the edge/adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	This site is at Low risk of flooding (Zones 1 and 2)	
Transport and	Good access to a Primary School within 400m with capacity	
Accessibility	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	Amber
	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.	
Geo	No current AQ issues – may present AQ issues depending	
Environmental	scale of development and resulting increases in traffic.	
Considerations	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.	Amber
	South of site within 150m of A road plus north of site near to	7
	industrial units. Will need noise assessments (PPG24 and	
	BS4142	
	A full drainage assessment required	
	No overhead power lines No large and TDO's an eiter	
Otroto nio	No known TPO's on site The six of the	
Strategic	The site is located within the draft greenbelt The site is not designed a green and the Albert Local Country The site is not designed at the site of the si	
Policies	The site is not designated open space but New Lane Cemetery disposed the site and would not be suitable for development.	
	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.	
		Amber
	This site is deficient in access to city parks, local parks and young persons open space.	Allibei
	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.	
Comments: This s	ite is deemed suitable for development in accordance with current na	tional and

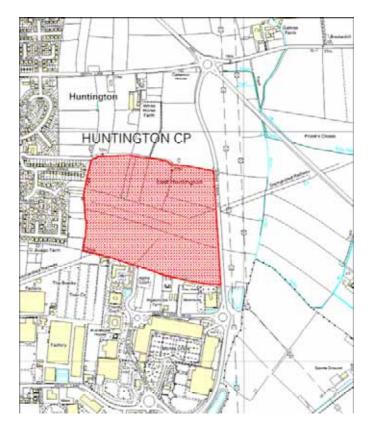
Comments: This site is deemed suitable for development in accordance with current national and regional policy. The site is a Greenfield site within the greenbelt. Due to its size and proximity to the urban area it has excellent access to facilities and sustainable transport. The site does flag up a 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.

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



Criteria	Cons	derations					
Ownership		The site is within multiple ownership with some developer control					
Planning St	a a TI th						
Timescales	de w • TI th						
not currently	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.						
	Recommendation: This site is located within the greenbelt .						
	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	





Site Details			
GENERAL			
Site Reference	0088, 0541		
Name of Site	North of Monks Cross		
Address	Huntington		
Ward	Huntington and New Earsw	ick	
Easting	462,595	Northing	455,645
Gross Site Area	27 ha		

PLANNING STATUS						
Current Land use	Agriculture	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				
(ii applicable)	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				



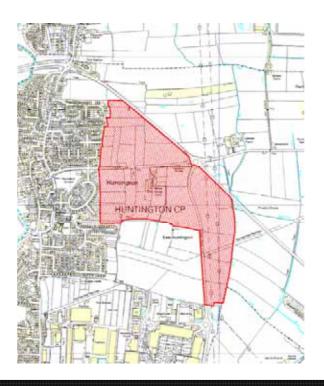
Suitability A	ssessment	
Criteria	Considerations	
Primary Constraints Location	 Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area This site is on the edge/adjacent to the urban area 	Green
Suitability	This is a Greenfield site This site is at Lew rick of flooding (Zone 1)	Amber
Transport and Accessibility	 This site is at Low risk of flooding (Zone 1) 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 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	 No immediate AQ issues 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. No contamination on site but 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 west corner is located directly adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilo). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required No overhead power lines No known TPO's on site 	Amber
Strategic Policies	 The site is located within the draft greenbelt The site is not designated open space. 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. The site has no impact on Listed Buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands. 	Amber

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

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.



Criteria	Consi	derations					
Ownership	• Th	The site has multiple owners.					
Planning Sta	• Th						
Timescales	• The the co	The Owners would like to see the site brought forward before the end of March 2009 The owners would like to see the site brought forward before the end of March 2009 The owners would like to see the site brought forward before the end of March 2009					
and would cor detailed evalu Recommend	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. Recommendation:						
This site is Ic	0 to 5	6 to 10	11 to 15	Over 15	This site is	unknauen	
	years (2008 – 2012)	years (2013 – 2017)	years (2018 – 2022)	Over 15 years (2023 or later)	within the Draft Greenbelt	unknown	



GENERAL			
Site Reference	0088, 0541, 0073, 0101, 25	515	
Name of Site	North of Monks Cross		
Address	Huntington		
Ward	Huntington and New Earsw	ick	
Easting	462011.946	Northing	454420.683
Gross Site Area	67.07 ha		

PLANNING STATUS	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	Permission Type	None				
(if applicable)	(residential, employment, retail, mixed use, other)					
()	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	N/A				
	(refused/ withdrawn/ lapsed)					



Suitability Assessment

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	This site is on the edge/adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	This site is at Low risk of flooding (Zone 1)	
Transport and	Good access to a Primary School within 400m with capacity	
Accessibility	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	
	No existing access to a cycle route within 100m	Amber
	Transport Assessment is required with likely contributions and	Allibei
	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	
Geo	<u>No immediate AQ issues</u> although potential for knock on traffic	
Environmental	implications elsewhere in the city and in AQMA. New relevant	
Considerations	locations may be introduced along outer ring road, presenting	
	new opportunities for exposure if site not carefully designed.	
	No contamination on site but records show some past	
	industrial activity near by which may give rise to land	A see le le se
	contamination. Will require desktop study and site	Amber
	 investigations initially investigations initially. Northeastern edge of site located directly adjacent to A1237 so 	
	Northeastern edge of site located directly adjacent to A1237 so traffic noise an issue. Will require PPG24 assessment.	
	A full drainage assessment required	
	No overhead power lines	
	No known TPO's on site	
Strategic	The site is located within the draft greenbelt	
Policies	The site is located within the draft greenbert The site is not designated open space.	
1 UllCles	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	Amber
	young persons open space.	
	The site has no impact on Listed Buildings, AAI's, conservation	
	areas, Scheduled Ancient Monuments, Historic Parks and	
	Gardens or Ancient Woodlands.	
A 1 TI:	Gardens of Ancient Woodlands.	Caraland

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

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.



Criteria	Consi	derations						
Ownership	• Th	The site has multiple owners.						
Planning St	• The thouse co	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	• The the	 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 						
and would co detailed eval	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.							
Recommend This site is Ic		the draft gree	enbelt					
Timescale	0 to 5 years (2008 – 2012)	years years years years within the (2008 – (2013 – (2018 – (2023 or Draft						

SITE NUMBER: 21



Site Details			
GENERAL			
Site Reference	0089, 0541,2510, 0095		
Name of Site	North of Monks Cross		
Address	Huntington		
Ward	Huntington and New Earsw	ick	
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	Permission Type	Residential and			
(if applicable)	(residential, employment, retail, mixed use, other)	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	Withdrawn			
	(refused/ withdrawn/ lapsed)				



Primary Constraints Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area This site is on the edge/adjacent to the urban area This site is at Low risk of flooding (Zone 1) Transport and Accessibility Good access to a Primary School within 400m with capacity Good access to health care facilities within 400m Good access to health care facilities within 400m Good access to neon the requent bus routes within 400m Good access to nor frequent bus routes within 400m Good access to nor frequent bus routes within 400m Good access to nor frequent bus routes within 400m Good access to nor frequent bus routes within 400m Good access to nor frequent bus routes within 400m 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 No immediate AQ issues 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. No contamination on site but 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. Adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasio). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required No overhead power lines No known TPO's on site The site is located within the draft greenbelt The site is not designated open space. The site has access to amenity green space, allotments and outdoor sports facilities within PPG17 acceptable distances.	Suitability A	ssessment	
Constraints No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area This site is on the edge/adjacent to the urban area This is a Greenfield site This site is at Low risk of flooding (Zone 1) Transport and Accessibility 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 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 No immediate AQ issues 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. No contamination will require desktop study and site investigations initially investigations initially. Adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilo). Therefore noise and dust an issue. Will require desktop study and site investigations initially investigations initially. Adjacent to industrial units including permitted installations (no content plant, Portakabin, Portasilo). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required No coverhead power lines No known TPO's on site The site has access to amenity green space, natural and semi natural open spaces, children's open space, allotments and authors created and states created and authors created and semi natural open spaces, children's open space, allotments and suited	Criteria	Considerations	
Transport and Accessibility This site is at Low risk of flooding (Zone 1) 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 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 No immediate AQ issues 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. No contamination on site 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, Portasilo). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required No overhead power lines No known TPO's on site The site is located within the draft greenbelt The site is incated within the draft greenbelt The site is not designated open space, allotments and authour roarts foiliting within 15m pRO17 acceptable dictange	_	No nature conservation areas within proximity of the site	Green
Accessibility • 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 • 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 • No immediate AQ issues 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. • No contamination on site but 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. • Adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilo). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. • A full drainage assessment required • No overhead power lines • No known TPO's on site Strategic Policies • The site is not designated open space. • The site is not designated open space, natural and semi natural open spaces, children's open space, allotments and putders proper facilities within BPG17 acceptable distrance.		This is a Greenfield site	Amber
Environmental Considerations 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. No contamination on site but 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. Adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilo). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required No overhead power lines No known TPO's on site Strategic Policies The site is located within the draft greenbelt The site is not designated open space. The site has access to amenity green space, natural and seminatural open spaces, children's open space, allotments and outdoor spaces, children's open space, allotments and outdoor spaces, children's open space, allotments and outdoor spaces.	Accessibility	 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 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
The site is not designated open space. The site has access to amenity green space, natural and seminatural open spaces, children's open space, allotments and outdoor sports facilities within PRG17 acceptable distances.	Environmental	 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. No contamination on site but 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. Adjacent to industrial units including permitted installations (concrete batch plant, Portakabin, Portasilo). Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments. A full drainage assessment required No overhead power lines 	Amber
 This site is deficient in access to city parks, local parks and young persons open space. The site has no impact on Listed Buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and 		 The site is located within the draft greenbelt The site is not designated open space. 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. The site has no impact on Listed Buildings, AAI's, conservation 	Amber

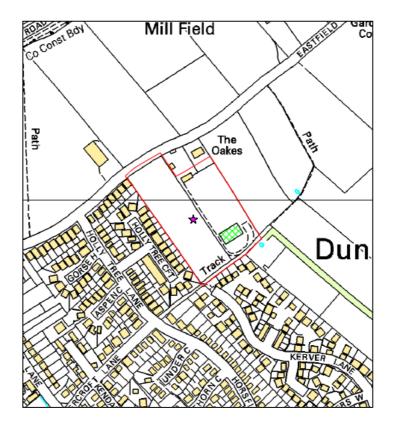
Comments: This site is deemed suitable for development in accordance with current national and regional policy. This is Greenfield site located on the edge of the urban area to the north of York. It is currently within the draft Greenbelt. The site has good access to services and open space as well public 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

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.



Criteria	Consi	derations				
Ownership		The site is within single private ownership with developer control				
Planning St	wi • Tr th	withdrawn application for residential and employment.				Amber
Timescales	• Th	-				
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.					-	
Recommend		the draft gree	enhelt			
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

SITE NUMBER: 26



GENERAL			
Site Reference		0161d	
Name of Site	Eas	stfield Lane, Du	ınnington
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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(- - - - -	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Located on the edge/adjacent to Dunnington (Village)	
Suitability	Mixed (Greenfield/Brownfield) site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	Good access to health care facilities within 400m	
•	Access to a convenience stores within 800m	
	Insufficient access to frequent bus routes (15 minute)	Amber
	intervals or less) within 800m	Ambei
	Good access to non frequent bus routes within 400m	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No contamination issues identified	
Environmental	No potential air quality issues identified	
Considerations	No noise issues identified on site	
	Full drainage site assessment needed	Amber
	Grade 2 Agricultural Land (Good)	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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.	Amber
	This site is deficient in access to children's openspace	7 1111201
	and young people's facilities	
	This site is not within proximity of scheduled ancient	
	monuments, listed buildings, AAIs, historic parks and	
	gardens or conservation areas.	

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.

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.

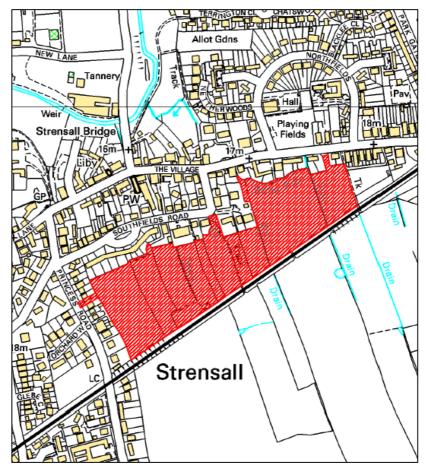


Criteria		(Considerations	S		
Ownership		A housing developer through the call for sites has submitted the site. Land Owner details are unknown				
Planning Status	 This site has no outstanding planning permission This site is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value 				and the	Amber
Timescales	would emer evalu	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				
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. Recommendation: The site is located in the draft green belt						
When is this site likely to come	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
forward?						



SITE NUMBER:

27



GENERAL					
Site Reference	253	2536b, 0330, 0164f, 0080			
Name of Site	Bet	ween Scarborough Railwa	ay and So	uthlands Road	
Address	Stre	ensall			
Ward	Stre	ensall			
Easting	463	448.655679533 N	Northing	460721.85899493	35
Gross Site Area	6.52	2 ha	_		
PLANNING STAT	US				
Current Land use		Agricultural Land (Grade	3)		
Source of site		Call for Sites / Alternative	e Sites at	Changes 3	
Site Status		Potential site		Ye	S
		With permission			
		Under Construction			
		Completed			
		Excluded			
Planning Status		Permission Type		Nor	ne
(if applicable)		(residential, employment, retail, mixed use, other)		er)	
,		Application Reference	N/A	4	
		Date permitted		N/A	4
		Expiry Date	N/A	4	
		Date development started		N/A	4
		Number of units outstand	N/A	4	
		Number of units completed		N/A	4
		Application not valid	N/A	4	
		(refused/ withdrawn/ lapsed)			



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On edge/adjacent to Strensall Local Service Centre	
Suitability	Greenfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m).	
Accessibility	Good access to health care facilities within 400m.	
	Access to a convenience store within 800m	
	Good access to frequent bus routes (15 minute intervals)	Amber
	or less) within 400m	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	Medium contamination levels sue to past industrial activity	
Environmental	site investigation is required	
Considerations	No current air quality issues identified unless locomotives	
	were to stand idling at this location	
	Noise and vibration assessments needed due to proximity	Amber
	to the railway	
	Full drainage site assessment needed	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	This site is not classed as openspace	
	The site has good access to open space including	Amber
	natural/semi-natural green space, amenity green space	
	and children's open space.	

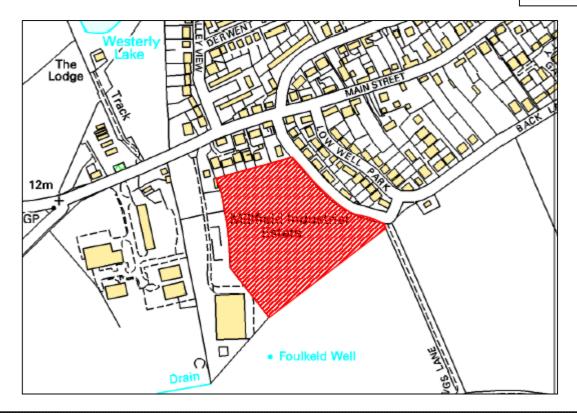
Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Strensall. The site has access to a limited range of facilities within 400-800m but does have access to a frequent bus route within 400m. The site has good access to open space. The site would 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.

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.



Criteria		(Considerations	S			
Ownership		Some ownership details are known and part of the site is controlled by a housing developer.					
Planning Status	No of This would emer	No outstanding planning permission					
Timescales	This would emer	This site could be available in the long-term					
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. Recommendation: The site is located in the draft green belt.							
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	

SITE NUMBER: 29



GENERAL			
Site Reference	2514b		
Name of Site	Land to the East of Millfield	Industrial E	state
Address	Wheldrake		
Ward	Wheldrake		
Easting	467644.82	Northing	444534.55
Gross Site Area	2.93Ha		

PLANNING STATUS	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	Permission Type	None				
(if applicable)	(residential, employment, retail, mixed use, other)					
(-	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	N/A				
	(refused/ withdrawn/ lapsed)					



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Insufficient access to a primary schools within 400m	
Accessibility	Access to health care facilities within 800m	
	Access to convenience stores within 800m	
	Insufficient access to frequent bus routes (15 minute intervals	Amber
	or less) within 800m	7 (ITIDO)
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	No foreseeable drainage issues.	Green
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	A see le esse
	areas, natural/semi-natural green space, amenity green	Amber
	space, allotments, City parks and young people's facilities.	
	This site is within the Wheldrake Conservation Area. This site is not leasted within 50m of a listed building on 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.	
On any and an Thin		1 14 1

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.

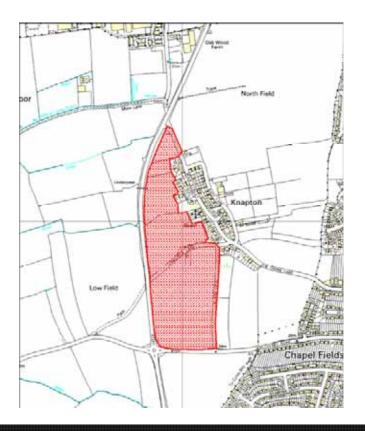
Recommendation: This site is **suitable** for residential development but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



SITE AVAILABILITY

Criteria		(Considerations	S			
Ownership		This site is in single private ownership with developer control					
Planning Status	• This would emer	This site has no outstanding planning permission This site has no outstanding planning permission This site has no outstanding planning permission.					
Timescales	would						
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. Recommendation:							
This site is I	ocated withi	n the greenb	elt.				
When is this site likely to come	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	
forward?							

SITE NUMBER: 31



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	Agricultural				
Source of site	Call for sites / Alternative sites at Char	nge 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				
(ii applicable)	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				



SITE NUMBER: 31

Suitability A	Assessment	
Criteria	Considerations	
Primary Constraints	 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	 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	 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	 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	 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

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

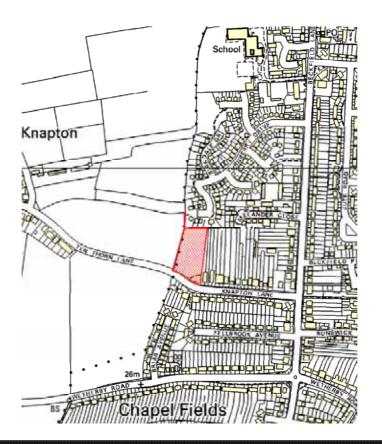
Recommendation: This site is considered to be **suitable** for housing with access being the only major constraint but the site is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



SITE NUMBER: 31

Criteria	Consi	derations					
Ownership	(A	The site is in multiple private ownership with a portion (Amenity green space) in local authority ownership with long term lease					
Planning St	• Th	There is no outstanding planning permission on the site					
Timescales	of co • Th the	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.					
number of the the site would may cause d coming acce	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						
Recommen	dation: This	site is located	within the dr	aft greenbelt.			
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	

SITE NUMBER: 31



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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
()	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	N/A			
	(refused/ withdrawn/ lapsed)				



SITE NUMBER: 31

Suitability Assessment

Criteria	Considerations	
Primary	Not situated within Flood Zone 3b	
Constraints	No nature conservation area within proximity of the site	Green
	Not within a greenbelt character appraisal area but is	Green
	adjacent to an area of coalescence	
Location	This site is adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	This site is considered to be at low risk to flooding (Zone 1)	
Transport and	 Insufficient access to primary schools within 400m 	
Accessibility	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	Amber
	less) within 400m	
	No access to cycle routes within 100m	
	Transport assessment required	
	Highways improvement line sought	
Geo	No current Air Quality issues	
Environmental	No known contamination issues	
Considerations	No Known Noise Issues	Green
	No overhead power lines	Croon
	A Full drainage assessment would be required	
	No known TPOs on site	
Strategic	This site is within the draft greenbelt	
Policies	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	Amber
	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.	
a	ancient woodand.	TI '1

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

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.



SITE NUMBER: 31

Criteria	Consi	derations					
Ownership	• Th	The site has multiple private owners.					
Planning Sta	• Th	The second secon					
Timescales	of						
various lando however no p immediate ar	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.						
T COOTHINGTIC	addon. This	one is located	Within the drain	r groonboit.			
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	years years years years within the (2008 – (2013 – (2018 – (2023 or Draft					

SITE NUMBER: 31



GENERAL			
Site Reference	2537a, 2532, 0432		
Name of Site	Land Adjacent to A59 North	of Knaptor	1
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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(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	N/A			
	(refused/ withdrawn/ lapsed)				



SITE NUMBER: 31

Suitability Assessment

Criteria	Considerations	
Primary	Not situated within Flood Zone 3b	
Constraints	No nature conservation area within proximity of the site	Green
	Not within a greenbelt character appraisal area	
Location	This site is adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	This site is considered to be at low risk to flooding (Zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	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	Amber
	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	
Geo	No current Air Quality issues but new opportunities for	
Environmental	exposure next to outer ring road if not carefully designed	
Considerations	No known contamination issues	
	Western boundary adjacent to A1237 And Northern	
	boundary adjacent to A59 so noise will be an issue - PPG24	Green
	noise assessment required.	
	No overhead power lines	
	A Full drainage assessment would be required	
	No known TPOs on site	
Strategic	This site is within the draft greenbelt	
Policies	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,	A
	Amenity green space, children's open space, young people's	Amber
	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	
Comments: This is	ancient woodland.	The site

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

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.



SITE NUMBER: 31

Criteria	Consi	derations					
Ownership	• Th	The site has multiple private owners.					
Planning St	• Th	The state of the s					
Timescales						- Amber	
various lando however the submitted so	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.						
Recommen	uation. This	one is iocateu	within the di	ait greenbeit			
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	

SITE NUMBER: 36



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	PLANNING STATUS					
Current Land use	Grassland					
Source of site	Call for Sites and Alternative Site at C	hanges 3				
Site Status	Potential site	Yes				
	With permission					
	Under Construction					
	Completed					
	Excluded					
Planning Status	Permission Type	None				
(if applicable)	(residential, employment, retail, mixed use, other)					
(-	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	N/A				
	(refused/ withdrawn/ lapsed)					



Site Suitability

Criteria	Considerations			
Primary	Not situated within the floodplain (zone 3b)			
Constraints	No nature conservation areas within proximity of the site	Green		
	Not within a Greenbelt Character Appraisal area			
Location	Located on the edge/adjacent to Skelton (Village)			
Suitability	Greenfield site	Amber		
	Not considered to be at risk from flooding (zone 1)			
Transport and	Insufficient access to primary schools within 400m			
Accessibility	Access to health care facilities within 400m			
	Access to a convenience stores within 400-800m			
	Insufficient access to frequent bus routes (15 minute)	Amber		
	intervals or less) within 400m	Ambei		
	Access to non frequent bus routes within 400m			
	No access to an existing cycle route within 100m			
	Highways transport assessment would be required.			
Geo	No contamination issues identified			
Environmental	No potential air quality issues identified			
Considerations	No noise issues identified on site	Green		
	Full drainage site assessment needed	Green		
	No overhead power lines			
	No known TPOs on site.			
Strategic	This site is located within the Draft Greenbelt.			
Policies	This site is not classed as openspace			
	The site has access to amenity greenspace,			
	natural/semi-natural greenspace and outdoor sports			
	facilities within PPG17 acceptable distances.			
	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)	Amber		
	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.			
	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			
Comments: The site is Greenfield and located within the draft Greenhelt on the edge				

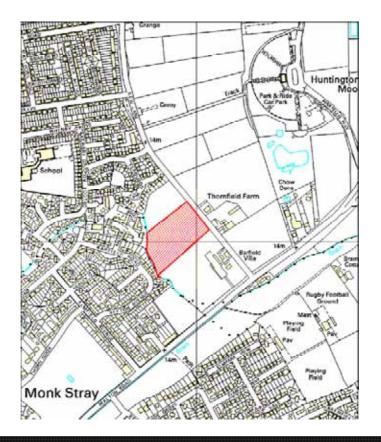
Comments: The site is Greenfield and located within the draft Greenbelt on the edge of Skelton village. The site has access to a standard bus route and limited access to facilities. The site has access to some open space including amenity open space but is currently deficient in access to local parks, 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.

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.



Criteria		(Considerations	S				
Ownership		The site has been submitted by the landowner through the Call for sites.						
Planning Status	• This would emer	The state has been stated and grant						
Timescales	This would emer	This site would be available in the long-term						
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. Recommendation: The site is located in the draft green belt								
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		

SITE NUMBER: 37



GENERAL						
Site Reference	0189, 331					
Name of Site	Land between New Lane ar	nd Malton F	Road			
Address	Huntington	Huntington				
Ward	Huntington and New Earsw	Huntington and New Earswick				
Easting	461947.337	Northing	454041.141			
Gross Site Area	1.95Ha					

PLANNING STATUS						
Current Land use	Agricultural Land	Agricultural Land				
Source of site	Call for sites and Alternative site at ch	anges 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				
(ii applicable)	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				



SITE NUMBER: 37

Suitability Assessment

Criteria	Considerations	
Primary Constraints	 Not situated within Flood Zone 3b No nature conservation area within proximity of the site Not within a greenbelt character appraisal area but adjacent to a Green wedge 	Green
Location Suitability	 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	 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	 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	 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

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

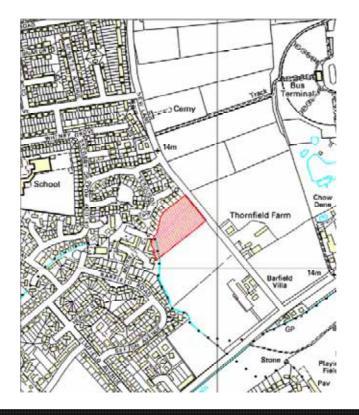
Recommendation: This site is considered to be **suitable** for housing should air quality and noise issues be resolved but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



SITE NUMBER: 37

Criteria	Consi	derations					
Ownership		The site is in single private ownership with developer control					
Planning Sta	• Th						
Timescales	da • Th the	The site is described at immediately available no specific date for development is given The site is described at immediately available no specific date for development is given.					
Although ther however, no in the mediun	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.						
Recommend	dation: This	site is located	within the dra	aft greenbelt			
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	

SITE NUMBER: 37



GENERAL						
Site Reference	2524c 0189					
Name of Site	Land East of New Lane					
Address	Huntington	Huntington				
Ward	Huntington and New Earsw	rick				
Easting	461904.97411488	Northing	454099.554609847			
Gross Site Area	1.02Ha					

PLANNING STATUS	PLANNING STATUS					
Current Land use	Agricultural Land	Agricultural Land				
Source of site	Call for sites and Alternative site at ch	anges 3				
Site Status	Potential site	Yes				
	With permission					
	Under Construction					
	Completed					
	Excluded					
Planning Status	Permission Type	None				
(if applicable)	(residential, employment, retail, mixed use, other)					
() [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	N/A				
	(refused/ withdrawn/ lapsed)					



SITE NUMBER: 37

Suitability Assessment

Criteria	Considerations	
Primary	Not situated within Flood Zone 3b	
Constraints	No nature conservation area within proximity of the site	Green
	Not within a greenbelt character appraisal area	
Location	This site is adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	This site is considered to be at low risk to flooding (Zones 1	Allibei
T ()	and 2)	
Transport and	Good access to primary schools within 400m	
Accessibility	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	C
	less) within 400m	Green
	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	
Geo	Potential traffic implications for Heworth Green area. High	
Environmental	levels of nitrogen dioxide have been monitored on Heworth	
Considerations	Green in recent years	
	No known contamination issues	Ameloan
	Traffic noise from A1036 on east of site. PPG24 needed	Amber
	No overhead power lines	
	A Full drainage assessment would be required	
	No known TPOs on site	
Strategic	This site is within the draft greenbelt	
Policies	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,	Amber
	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.	

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

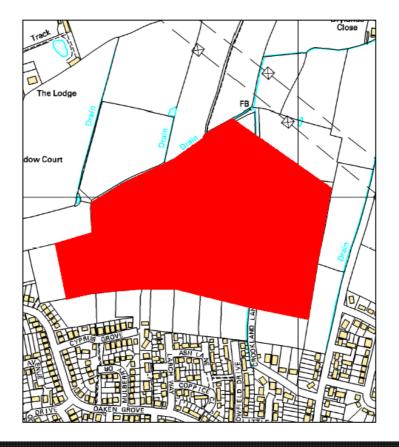
Recommendation: This site is considered to be **suitable** for housing should air quality and noise issues be resolved but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



SITE NUMBER: 37

Criteria	Consi	derations					
Ownership	• Th	The site has multiple private owners					
Planning St	• Th						
Timescales	da • The						
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. Recommendation: This site is located within the draft greenbelt							
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	

SITE NUMBER: 38



GENERAL					
Site Reference		0220, 2524d, 2	2527		
Name of Site	Land betwe	een Moor Lane a	and Usher Lane		
Address		North of Hax	by		
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 0	Changes 3			
Site Status	Potential site	Yes			
	With permission				
	Under Construction				
	Completed				
	Excluded				
Planning Status	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
, , ,	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On edge/adj to Haxby and Wigginton Local Service	
Suitability	Centre	Amber
•	This is a Greenfield site	Allibei
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	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)	Amber
	within 400m	Allibei
	Access to non frequent bus routes with 400m	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	A medium level of contamination has been assessed	
Environmental	therefore further investigation and a desk-top study would	
Considerations	be required	
	The site is not in proximity of the AQMA	
	No potential air quality issues identified	Amber
	No noise issues identified on site	
	Full drainage site assessment needed	
	Overhead powerlines/pylons on site	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	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	
	the term of the control of the contr	

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.

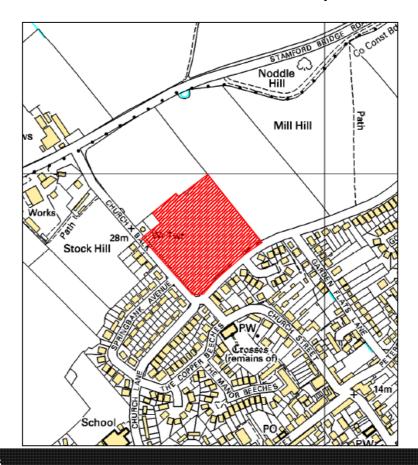
Recommendation: This site is considered **suitable** for housing development subject to identified constraints being overcome. However, the site is the draft green belt and therefore could only come forward in line with the emerging Core Strategy and following an evaluation of its green belt value.



Criteria		(Considerations	S			
Ownership		The site has been submitted by a housing developer and has multiple owners					
Planning Status	• This would emer	No outstanding planning permission					
Timescales	This This would emer evalu	n the					
The site has the landowr accordance	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.						
	Recommendation: The site is located in the draft green belt						
When is this site likely to come	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	
forward?							

SITE NUMBER:

45



GENERAL						
Site Reference	0172b					
Name of Site	Land at Church Balk / Eastf	ield Lane, [Dunnington			
Address	Dunnington	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 C	hanges 3			
Site Status	Potential site	Yes			
	With permission				
	Under Construction				
	Completed				
	Excluded				
Planning Status	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(порравования)	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations				
Primary	Not situated within the floodplain (zone 3b)				
Constraints	No nature conservation areas within proximity of the site	Green			
	Not within a Greenbelt Character Appraisal area				
Location	Located on the edge/adjacent to Dunnington (Village)				
Suitability	Greenfield site	Amber			
	Not considered to be at risk from flooding (zone 1)				
Transport and	Good access to primary school with capacity within 400m				
Accessibility	Good access to health care facility within 400m				
	Good access to a convenience store within 400m				
	Insufficient access to frequent bus routes (15 minute)	Amber			
	intervals or less) within 800m	Allibei			
	Good access to non frequent bus routes within 400m				
	No access to an existing cycle route within 100m				
	Highways transport assessment would be required.				
Geo	No contamination issues identified				
Environmental	No potential air quality issues identified				
Considerations	Close to A166 so noise impact assessment required				
	Full drainage site assessment needed	Amber			
	Grade 2 Agricultural Land				
	No overhead power lines				
	No known TPOs on site.				
Strategic	This site is located within the Draft Greenbelt.				
Policies	This site is not classed as openspace				
	This site has access to local parks, allotments and				
	outdoor sports facilities within PPG17 acceptable				
	distances.				
	The site is deficient in access to amenity open space,	Amber			
	natural green space, children's open 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				
Comments: The site is Greenfield and located within the draft Greenhelt on the edge					

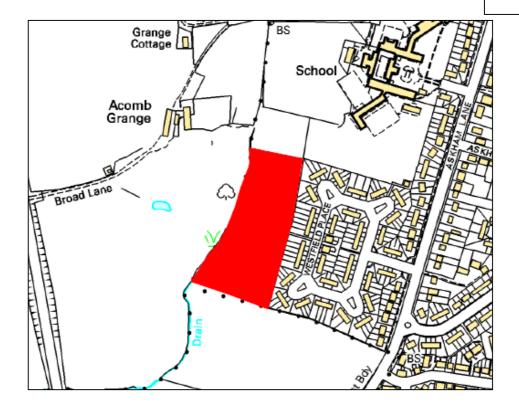
Comments: The site is Greenfield and located within the draft Greenbelt on the edge of Dunnington village. The site has access to a standard bus route and access to facilities within 400m including a primary school and convenience store. The site is located close to the A166 so a noise impact assessment would be required. The site is deficient in access to most open space types except local parks, allotments and outdoor sports facilities.

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.



Criteria							
Ownership		The landowner through the Call for sites has submitted this site.					
Planning Status	This This would emen evalue	and n the	Amber				
Timescales	woul emer						
The site has but could co	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.						
Recommen			1 14				
		e draft green					
When is this site likely to come	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	
forward?							

SITE NUMBER: 53



GENERAL			
Site Reference	0044		
Name of Site	Land to the RO Westfield S	chool	
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				
(ii applicable)	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				



SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/adjacent to the urban area	
Suitability	This is a Greenfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Good access to primary schools within 400m with	
Accessibility	capacity	
,	Access to health care facilities within 800m	
	Access to convenience stores within 800m	
	Good access to frequent bus routes (15 minute intervals	Green
	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.	
Geo	No contamination identified	
Environmental	Potential air quality issues identified from proximity to ring	
Considerations	roadAir quality assessment may be required.	
	PPG24 noise assessment needed as near to York	A made a m
	ringroad	Amber
	No foreseeable drainage issues.	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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,	Amber
	amenity greenspace, 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.	

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.

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.

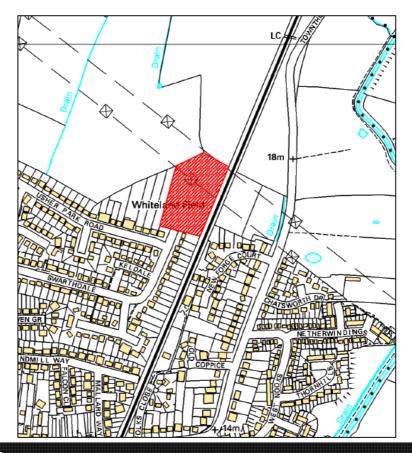


Criteria		(Considerations	S			
Ownership	• This	This site is in local authority ownership					
Planning Status			utstanding pla	• .			
Status	there	fore only come gy and followir	vithin the Draft forward in line ng a detailed ev	with the emerg	ging core	Amber	
Timescales	This site is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value						
This site ha	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.						
	Recommendation: This site is located within the Draft Greenbelt.						
When is	0 to 5 years	6 to 10	11 to 15	Over 15	With Draft	Unknown	
this site likely to come	(2008 – 2012)	years (2013 – 2017)	years (2018 – 2022)	years (2023 or later)	Greenbelt Boundary		
forward?							



SITE NUMBER:

60



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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
() [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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On edge/adj to Haxby & Wigginton Local Service Centre	
Suitability	This is a Greenfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Access to primary school within 400m but no current	
Accessibility	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)	Amber
	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.	
Geo	No likely contamination issues	
Environmental	The site is not in proximity of the AQMA	
Considerations	No potential air quality issues identified	
	No noise issues identified on site	Green
	Full drainage site assessment needed	
	No pylons/overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	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	

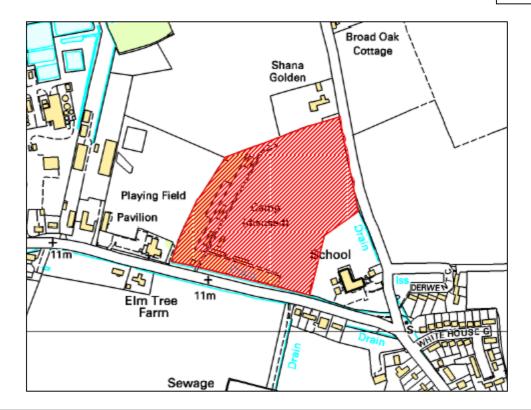
Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Haxby and Wigginton Local Service Centre. The site has access to limited local facilities within 400-800m including a primary school (currently at capacity), a convenience store and a frequent 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.

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.



Criteria		(Considerations	S			
Ownership		The site has been submitted by the landowner through the Call for Sites. The site has developer control.					
Planning Status	This would emer	No outstanding planning permission					
Timescales	would	d therefore or ging core stra	I within the Dr nly come forwa ategy and follo greenbelt value	ard in line with owing a detaile	n the		
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. Recommendation: The site is located in the draft green belt							
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	
ioiwaiu?							

SITE NUMBER: 68



GENERAL			
Site Reference	0164b		
Name of Site	Land at Dauby Lane Elvingt	on	
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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(- - - -	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Good access to a primary schools within 400m with capacity	
Accessibility	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 	Amber
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	Contamination may be potentially present on site due to past	
Environmental	uses	
Considerations	No air quality issues identified	Amber
	No foreseeable issues	Allibei
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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.	A In
	This site is deficient in access to local parks, natural/semi-	Amber
	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.	

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.

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.



Criteria		C	Considerations	5			
Ownership		The site is in managed private stricted by					
Planning Status	This would emer	This site has no outstanding planning permission					
Timescales	would emer evalu	TI: 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
core strateg							
This site is I	ocated withi	n the greenb	elt.			_	
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	



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			
(ii applicable)	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	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Not located within a settlement	
Suitability	This is a Greenfield site	Amber
•	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to a primary school within 400m.	
Accessibility	Good access to health care facilities within 400m	
	Good access to a convenience stores within 400m.	
	Insufficient access to frequent bus routes (15 minute)	Amber
	intervals or less) within 800m	Ambei
	Good access to non frequent bus routes within 400m	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No likely contamination issues	
Environmental	No likely air quality issues	
Considerations	Full drainage site assessment needed	Amber
	Part Grade 2 / part Grade 3 agricultural land	Allibei
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	This site is not classed as open space	
	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,	Amber
	young peoples 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.	14 1 1

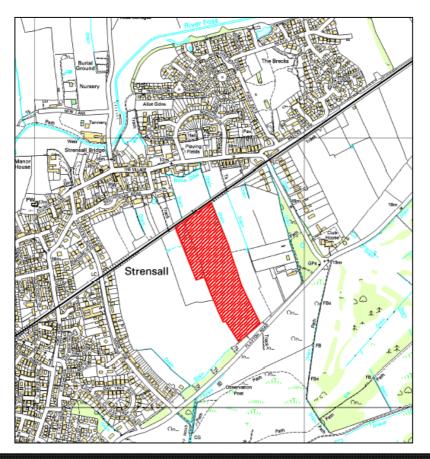
Comments: The site is greenfield and located within the draft Greenbelt. The site is not located within a settlement but is located within 800m of Stockton on the Forest Primary School and within 400m of a health care facility and convenience store. The site has access to a non-frequent bus route within 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.

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.



Criteria		(Considerations	S				
Ownership		The site is owned by a house builder and has been submitted through the call for sites						
Planning Status	• This would emen							
Timescales	woul emer							
The site has considered to	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.							
The site is located in the draft green belt								
When is this site likely to come	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		
forward?								

SITE NUMBER: 71



GENERAL			
Site Reference	0164g		
Name of Site	Land off Flaxton Road (to S	outh 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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(- - - - -	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Not located within a settlement	
Suitability	This is a Greenfield Site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	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	Amber
	or less) within 400m	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No contamination issues identified	
Environmental	No potential air quality issues identified	
Considerations	No noise issues identified on site	
·	Full drainage site assessment needed	Amber
	Grade 3 agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	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	
0 Th -	park and garden	in not

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.

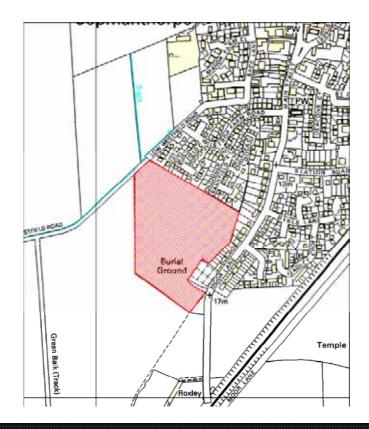
Recommendation: This site is considered **suitable** for housing development if identified constraints are mitigated. The site is located within the draft green belt so would only become available in line with the emerging Core Strategy and an assessment of its green belt value.



Criteria		(Considerations	S			
Ownership	throu	The site has been submitted by the landowners through the Call for sites. The site is in multiple ownership.					
Planning Status	• This would emer	This site has no outstanding planning permission					
Timescales	would	d therefore or ging core stra	l within the Dr aly come forwa ategy and follo reenbelt value	ard in line with owing a detaile	n the		
The site has However it c detailed eval	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.						
	Recommendation: The site is located in the draft green belt.						
When is this site likely to come	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	
forward?							

SITE NUMBER:

72



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	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				
(ii applicable)	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	N/A				
	(refused/ withdrawn/ lapsed)					



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
'	Not within a Greenbelt Character Appraisal area	
Location	Located on the edge/adjacent to Copmathorpe (Village)	
Suitability	Greenfield site	Amber
,	Not considered to be at risk from flooding (zone 1)	
Transport and	Access to primary school within 400m without capacity	
Accessibility	Access to health care facilities within 800m	
	Access to a convenience store within 800m	
	 Insufficient access to frequent bus routes (15 minute 	Amber
	intervals or less) within 800m	Ambei
	Access to non frequent bus routes within 400m	
	Access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No contamination issues identified	
Environmental	No potential air quality issues identified	
Considerations	No noise issues identified on site	
	Full drainage site assessment needed	Amber
	Grade 2 (good) agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	semi-natural greenspace children's openspace, and	7
	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	
O The	park and garden	

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.

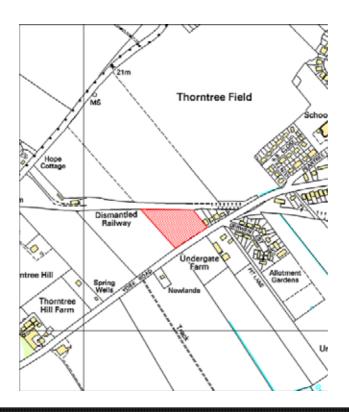
Recommendation: This site is considered **suitable** for housing development subject to identified constraints being over come but is located within the Draft Green Belt and so would only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



Criteria		(Considerations	S			
Ownership		The site has been submitted by the land owner through the Call for sites and has developer control					
				•			
Planning			utstanding pla	• .			
Status	• This	site is located	l within the Dr	aft Greenbelt	and		
	would	d therefore or	nly come forwa	ard in line with	n the		
			ategy and follo		ed	Amber	
			reenbelt value				
Timescales			I within the Dr		-		
			nly come forwa				
	emer	ging core stra	ategy and follo	owing a detaile	ed		
	evalu	iation of the g	reenbelt value	е			
Comments	:						
The site has	s been submit	ted through tl	he Call for Site	es by the land	lowner as bei	ing available	
but could co	me forward c	only in accorda	ance with the	emerging cor	e strategy an	d following a	
	aluation of the	•			0.	J	
Recommer	ndation:						
		draft green	belt				
	The site is located in the draft green belt						
When is	0 to 5 years	6 to 10	11 to 15	Over 15	With Draft	Unknown	
this site	(2008 –						
likely to	2012)	(2013 –	(2018 –	(2023 or	Boundary		
come	·	2017)	2022)	later)			
forward?							

SITE NUMBER:

81



GENERAL						
Site Reference		81				
Name of Site		Land between York Road and old DVLR 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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(- - - -	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Located on the edge/adjacent to Dunnington (Village)	
Suitability	This is a Greenfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Access to primary school within 400m	
Accessibility	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 	Amber
	Access to non frequent bus routes within 400m	
	Access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No contamination issues identified	
Environmental	No potential air quality issues identified	
Considerations	No noise issues identified on site	
	Full drainage site assessment needed	Green
	Grade 2/3 agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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,	Amber
	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	
Common to The	park and garden	41 1

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.

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.

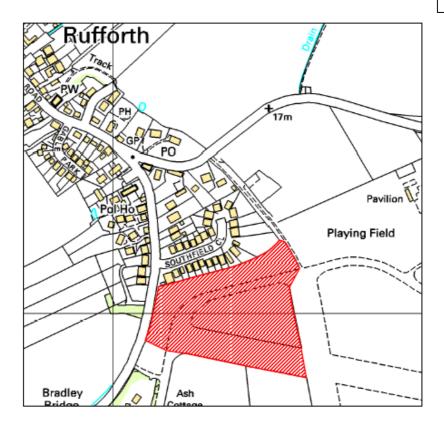


Criteria		C	Considerations	S			
Ownership		The site has been submitted by the landowner through the Call for sites.					
Planning Status	• This would emen	 This site has no outstanding planning permission This site is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value 					
Timescales	woul	TI: 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
	y be availabl	e within the lo	•	•		emerging	
Recommen	•	J		.			
This site is I	ocated withi	n the greenb	elt.				
When is this site likely to come	0 to 5 years (2008 – 2012)	With Draft Greenbelt Boundary	Unknown				
forward?							



SITE NUMBER:

82



GENERAL						
Site Reference	0618a					
Name of Site	Rufforth Airfield – South of S	Southfield (Close			
Address	Rufforth	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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(порравову	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	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
'	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Rufforth village	
Suitability	This is a Brownfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Good access to a primary schools within 400m without	
Accessibility	<u>capacity</u>	
	Insufficient access to health care facilities within 800m	
	Good access to convenience stores within 400m	
	 Insufficient access to frequent bus routes (15 minute intervals or less) within 800m 	Amber
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport statement would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	Full drainage assessment required.	Green
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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-	Amber
	natural green space, amenity green space, allotments, City	7 11 1001
	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.	1 / 1

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.

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.

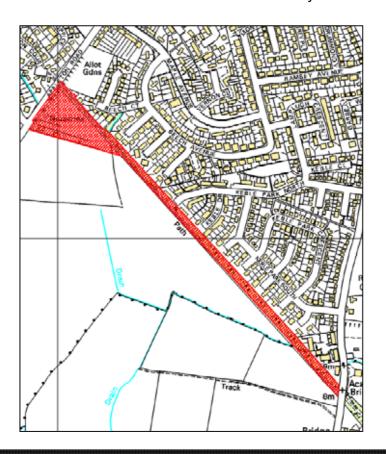


Availability

Criteria		(Considerations	S			
Ownership	• This	site is in sole	private owner	rship			
Planning Status	This would emer evaluate.						
Timescales	would emer evalu	 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. 					
core strateg							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	n the greenb 6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	

SITE NUMBER:

84



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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
()	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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Located on the edge/adjacent to Bishopthorpe (Village)	
Suitability	This is a Greenfield site	Amber
	Not considered to be at risk from flooding (zone 2)	
Transport and	Good access to primary school with existing capacity	
Accessibility	within 400m	
	Access to health care facilities within 800m	
	Good access to a convenience store within 400m	
	Insufficient access to frequent bus routes (15 minute)	Green
	intervals or less) within 800m	
	Good access to non frequent bus routes within 400m	
	Access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	Medium contamination assessment due to past industrial	
Environmental	activity. Would require further assessment	
Considerations	No potential air quality issues identified	
	No noise issues identified on site	Amber
	Full drainage site assessment needed	7 1111501
	Grade 2/3 agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	semi-natural green space, 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	

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.

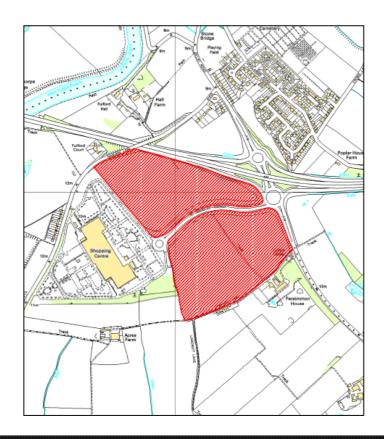
Recommendation: This site is considered **suitable** for housing development subject to identified constraints being over come but is located within the Draft Green Belt so would only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



Criteria		C	Considerations	S				
Ownership		The site has been submitted by the landowner through the Call for sites.						
Planning Status	• This would emen	This site has no outstanding planning permission						
Timescales	woul emer evalu							
	ay be availabl		ong-term but o			emerging		
Recommer	Recommendation: This site is located within the greenbelt.							
When is this site likely to come	0 to 5 years (2008 – 2012)	(2008 – years years greenbelt						
forward?								

SITE NUMBER:

88



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				
(ii applicable)	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	N/A				
	(refused/ withdrawn/ lapsed)					



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Not located within a settlement	
Suitability	This is a Greenfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	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	Amber
	or less) within 400m	Allibei
	Good access to non frequent bus routes with 400m	
	Access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No contamination issues identified	
Environmental	No potential air quality issues identified	
Considerations	No noise issues identified on site	
	Full drainage site assessment needed	Amber
	Grade 2 agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	This site is not classed as openspace	
	The site is deficient in access to all types of open space	
	within acceptable PPG17 distances.	Amber
	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	
Commentar The	site is Greenfield and located within the draft Greenholt. The	o cito io

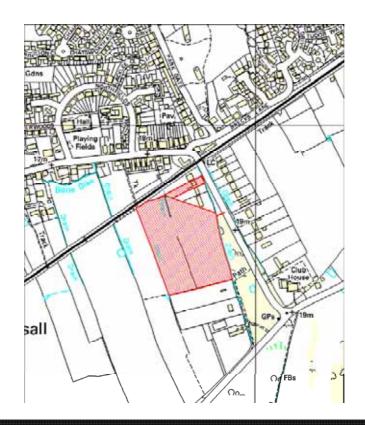
Comments: The site is Greenfield and located within the draft Greenbelt. The site is not located within a settlement. The site has very limited access to facilities but does have access to a frequent bus route. The site is assessed as grade 2 agricultural land (good). The site has insufficient current 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.

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.



Criteria		C	Considerations	S					
Ownership		 The site has been submitted by the land owner through the Call for sites. 							
Planning Status	• This would emer	The state of the s							
Timescales	would emer evalu	TI: 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
Comments:					,				
This site ma	y be availabl	e within the lo	ng-term but o	nly in accorda	ance with the	emerging			
core strateg	y and followir	ng a detailed e	evaluation of t	he greenbelt	value.				
Recommen	dation:								
This site is I	ocated withi	n the greenb	elt.			_			
When is this site likely to come	0 to 5 years (2008 – 2012)	o 5 years 6 to 10 11 to 15 Over 15 With Draft Unknown 2008 – years years years Greenbelt							
forward?									

SITE NUMBER: 102



GENERAL							
Site Reference		2528					
Name of Site	Land at	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	Permission Type	None			
(if applicable)	(residential, employment, retail, mixed use, other)				
(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	N/A			
	(refused/ withdrawn/ lapsed)				



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge of Strensall village (Local Service Centre)	
Suitability	This is a Greenfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	Good access to health care facilities within 400m	
	 Insufficient access to a convenience store (over 800m) 	
	Good access to frequent bus routes (15 minute intervals	Amber
	or less) within 400m	Allibei
	Good access to non frequent bus routes with 400m	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	Medium contamination assessment so further site	
Environmental	investigation required	
Considerations	No potential air quality issues identified	
	No noise issues identified on site	Amber
	Full drainage site assessment needed	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	
	allotments within acceptable PPG17 distances	
	This site is deficient in access to city parks, local parks,	Amber
	outdoor sports facilities and young peoples open space	
	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	
Carrage and a Tha	park and garden.	The eite is

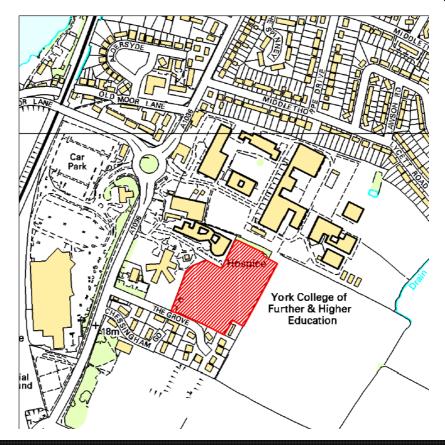
Comments: The site is Greenfield and is located within the draft greenbelt. The site is located on the edge of Strensall. The site has access to a frequent bus route but limited access to facilities. Further site investigation in required for contamination issues. The site has access to open space within 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.

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.



Criteria		C	Considerations	S				
Ownership		The site has been easimiled by the land entries an eaging						
	the C	the Call for sites.						
Planning	• This	site has no ou	utstanding pla	nning permiss	sion			
Status	• This	site is located	I within the Dr	aft Greenbelt	and			
	woul	d therefore on	nly come forwa	ard in line with	n the	1		
	emei	ging core stra	ategy and follo	wing a detail	ed	A mala a m		
			reenbelt value			Amber		
Timescales	This	site is located	within the Dr	aft Greenbelt	and			
	woul	d therefore on	nly come forwa	ard in line with	n the			
			ategy and follo					
			reenbelt value	•				
			this site to cor		unknown.			
Comments:								
This site ma	ay be availabl	e within the lo	ng-term but o	nly in accorda	ance with the	emerging		
core strateg	y and following	ng a detailed e	evaluation of t	he greenbelt	value.			
Recommer	•							
This site is	ocated withi	n the greenb	elt.					
		•						
When is	0 to 5 years	6 to 10	11 to 15	Over 15	With Draft	Unknown		
this site	(2008 –							
likely to	2012)	2012) (2013 – (2018 – (2023 or Boundary						
come		2017)	2022)	later)				
forward?								

SITE NUMBER: 104



GENERAL						
Site Reference	2576					
Name of Site		Land at the Wilber	force Hon	ne, Tadcaster Road		
Address						
Ward		nghouses and Woodthorpe	Э			
Easting	458	471.005107005	Northing	448710.877102738		
Gross Site Area	1.99	9ha				
PLANNING STAT	US					
Current Land use		Open Land with no design	gnations			
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, m	None None			
(appca.c.)		Application Reference		N/A		
		Date permitted		N/A		
		Expiry Date		N/A		
		Date development starte	d	N/A		
		Number of units outstand	ding	N/A		
		Number of units complet	ed	N/A		
		Application not valid (refused/ withdrawn/ lapsed)	N/A			



SUITABILITY	ASSESSMENT	
Criteria	Considerations	
Primary Constraints	 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	 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	 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	 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	 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

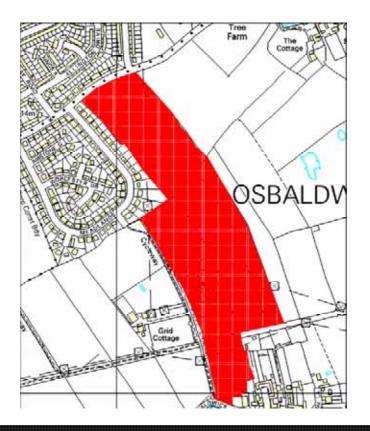
Comments: This site is considered to be of marginal suitability in national and regional policy terms. It is a Greenfield site located within the current draft greenbelt within the urban area and would therefore require further assessment and potential amendments to the settlement boundary. It has access 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.

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.



Criteria		(Considerations	S					
Ownership	• This	This site is in private single ownership							
Planning Status	This would emer	The state of the s							
Timescales	would emer evalu								
This site is a The site is a This site ma	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.								
Recommendation: This site is located within the greenbelt.									
When is this site likely to come	0 to 5 years 6 to 10 11 to 15 Over 15 With Draft Constant Constan								
forward?									

SITE NUMBER: 106



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	PLANNING STATUS					
Current Land use	Pasture Land	Pasture Land				
Source of site	Call for sites and Alternative site at ch	anges 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				
(ii applicable)	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				



SITE NUMBER: 106

Suitability A	ssessment	
Criteria	Considerations	
Primary Constraints Location	 Not situated within Flood Zone 3b No nature conservation area within proximity of the site Not within a greenbelt character appraisal area This site is adjacent to the urban area 	Green
Suitability	 This is a Greenfield site Site is considered to be at low risk of flooding (Zones 1&2) 	Amber
Transport and Accessibility	 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	 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	 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.

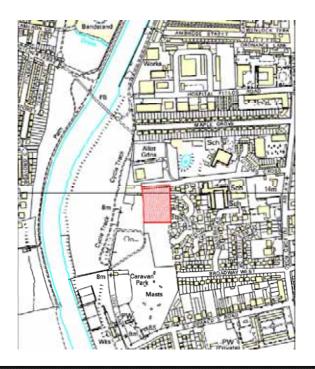
Recommendation: This site is **suitable** for residential development but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



SITE NUMBER: 106

Criteria	Consi	derations					
Ownership	• Th	The site is in single private ownership					
Planning St	• Th	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					
Timescales	The de de de The week er The de	development before 2009 and would take 1 to 2 years to develop				Amber	
		y be available		•	•		
	•	gy and follow	ing a detaile	d evaluation	of the greenb	elt value.	
Recommend		in the green	halt				
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	ears years years years within the 2008 – (2013 – (2018 – (2023 or Draft					

SITE NUMBER: 109



GENERAL			
Site Reference	2297e		
Name of Site	Land at Norway Drive (Fulford Cross P	laying 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	Permission Type	None
(if applicable)	(residential, employment, retail, mixed use, other)	
(- -	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	N/A
	(refused/ withdrawn/ lapsed)	



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	Located adjacent to the urban area	
Suitability	Greenfield site	Amber
	Not considered to be at risk from flooding (zone 2)	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	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.	Amber
	Good access to non frequent bus routes within 400m	
	Good access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
	Potential access issues	
Geo	No contamination issues identified	
Environmental	The site is not in proximity of the AQMA	
Considerations	No potential air quality issues identified	
	No noise issues identified on site	Green
	Full drainage site assessment needed	Groon
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	This site is not classed as openspace	
	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.	Amber
	This site is deficient in access to local parks and	
	children's openspace.	
	This site is not within proximity of scheduled ancient	
	monuments, listed buildings, AAIs, historic parks and	
	gardens or conservation areas.	

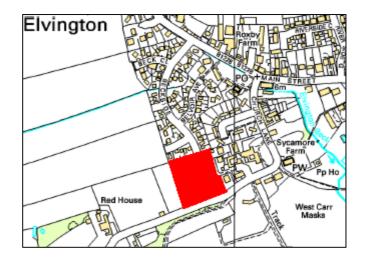
Comments: The site is considered to be of marginal suitability in accordance with national and regional policy. The site is Greenfield and is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt 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).

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.



Criteria		(Considerations	S				
Ownership	• This	This site is in local authority ownership						
Planning Status	• This would emen	 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	would emer evalu							
	ay be availabl		ong-term but o	•		emerging		
	Recommendation: This site is located within the greenbelt.							
When is this site likely to come	0 to 5 years (2008 – 2012)	(2008 – years years Draft						
forward?								

SITE NUMBER: 162



GENERAL		
Site Reference	0064	
Name of Site	Church Lane	
Address	Elvington	
Ward	Wheldrake	
Easting	469921 Northing 44	17438
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 (residential, employment, retail, mixed use, other)	None			
(ii applicable)	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	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	Insufficient access to a primary schools within 400m	
Accessibility	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	Amber
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	Full drainage assessment required.	Amber
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	facilities children's play areas and outdoor sports facilities.	7
	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.	

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.

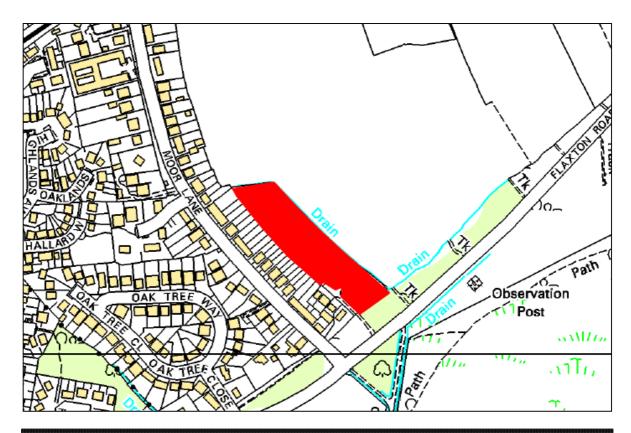
Recommendation: This site is **suitable** for residential development but is located within the Draft Greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.



Criteria		(Considerations	S				
Ownership	• This	This ownership of this site is unknown						
Planning Status	This would emer	The site is a state of the site of the sit						
Timescales	would emer evalu							
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. Recommendation: This site is located within the greenbelt.								
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		

SITE NUMBER:

165



GENERAL				
Site Reference	0078			
Name of Site	Land at the Mews,			
Address	Strensall			
Ward	Strensall			
Easting	463479	North	ing	460133
Gross Site Area	1.00 ha			

PLANNING STATUS	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	Permission Type	None				
(if applicable)	(residential, employment, retail, mixed use, other)					
(-	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	N/A				
	(refused/ withdrawn/ lapsed)					



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On edge/adjacent to Strensall Local Service Centre	
Suitability	Brownfield site	Amber
	Not considered to be at risk from flooding (zone 1)	
Transport and	Insufficient access to primary schools (over 400m)	
Accessibility	Insufficient to health care facilities (within 800m)	
	Access to a convenience store (400- 800m)	
	Access to frequent bus routes (15 minute intervals or	Amber
	less) within 400m	Allibei
	Insufficient access to non frequent bus route.	
	No access to an existing cycle route within 100m	
	Highways transport assessment would be required.	
Geo	No contamination issues identified	
Environmental	No current air quality issues identified	
Considerations	No noise issues I dentified	Green
	Nor foreseeable drainage issues.	Orcon
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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.	Amber
	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,	
O a manua a mata a Thair	historic parks and gardens or AAIs.	a a li a v. Tha a

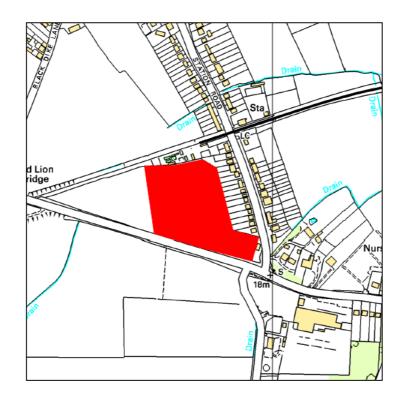
Comments: This site is in marginally accordance with national and regional policy. The site is brownfield and located on the edge of Strensall local service centre. The site is considered to be in low flood risk and has no identified geo-environmental constraints. The site has insufficient access to 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 greenebelt.

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.



Criteria		(Considerations	S			
Ownership	• Som	Some ownership of this site are unknown.					
Planning Status	• This woul emer	The site has to edited and planning permitted in					
Timescales	woul emei evalu	site is located therefore or ging core straution of the gatimescale for the straution of the gatimescale for the straution of	n the ed				
This site ma	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.						
Recommendation: The site is located in the draft green belt							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	2008 – years years greenbelt					
ioi iiaia i							

SITE NUMBER: 170



GENERAL			
Site Reference	0093		
Name of Site	Land at Pansy Field, West	of Station R	oad, 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	Permission Type	None		
(if applicable)	(residential, employment, retail, mixed use, other)			
, ,	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	N/A		
	(refused/ withdrawn/ lapsed)			



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On edge/adj Upper Poppleton(proposed Local Service	
Suitability	Centre)	Amber
	This is a Greenfield site	Ambei
	 Not considered to be at risk from flooding (zone 1) 	
Transport and	Insufficient access to primary schools within 400m	
Accessibility	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	Amber
	Good access to non frequent bus routes within 400m	Amber
	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.	
Geo	No contamination issues identified	
Environmental	No potential air quality issues identified	
Considerations	No noise issues identified on site	
	Full drainage site assessment needed	Amber
	Grade 2 (good) agricultural land	
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	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	

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.

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.



Criteria		C	Considerations	S				
Ownership	• Own	Ownership details are unknown						
Planning Status	This would emer	This site has no edictarianty planning pointiesism						
Timescales	would emer evalu	 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. 						
Comments	: '							
This site ma	ay be availabl	e within the lo	ng-term but o	nly in accorda	ance with the	e emerging		
core strateg	y and followir	ng a detailed e	evaluation of t	he greenbelt	value.			
Recommer	idation:							
The site is I	ocated in the	draft green	belt					
When is	0 to 5 years							
this site	,	(2008 – years years years Greenbelt						
likely to	2012)	2012) (2013 – (2018 – (2023 or Boundary						
come		2017)	2022)	later)				
forward?								



SITE NUMBER: 280



GENERAL						
Site Reference	76,77,78					
Name of Site	Wheldrake industrial Estate	Wheldrake industrial Estate				
Address	Off Main Street, Wheldrake	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	Permission Type (residential, employment, retail, mixed use, other)	Employment
(if applicable)	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



Site Suitability

Criteria	Considerations	
Primary	Not situated within the floodplain (zone 3b)	
Constraints	No nature conservation areas within proximity of the site	Green
	Not within a Greenbelt Character Appraisal area	
Location	On the edge/ adjacent to Wheldrake village	
Suitability	This is a Greenfield site	Amber
	Considered to be at low risk from flooding (zone 1)	
Transport and	No access to a primary schools within 400m	
Accessibility	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)	Amber
	within 800m	Allibei
	Good access to non frequent bus routes within 400m	
	No access to existing cycle route within 100m.	
	Transport stated would be required.	
Geo	No contamination issues identified.	
Environmental	No air quality issues identified	
Considerations	No foreseeable drainage issues.	Green
	No overhead power lines	
	No known TPOs on site.	
Strategic	This site is located within the Draft Greenbelt.	
Policies	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	Amber
	space, allotments, City parks and young people's facilities.	
	This site is within the Wheldrake Conservation Area. This is the state of the	
	This site is not located within 50m of a listed building, an Area	
	of Archaeological Importance, Scheduled Ancient Monuments	
Commonto This	or a historic park and garden.	

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.

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.



SITE AVAILABILITY

Criteria		(Considerations	5				
Ownership		This site is in single private ownership with developer control						
Planning Status		This site has a lapsed planning permission for employment use.						
	woul emer	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						
Timescales	woul emer evalu							
	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.							
	Recommendation: This site is located within the greenbelt .							
When is this site likely to come	0 to 5 years (2008 – 2012)	O to 5 years 6 to 10 11 to 15 Over 15 With Draft Unknown (2008 – years years Greenbelt						
forward?								