

YORK

CITY OF YORK LOCAL PLAN

Strategic Housing Land Availability
Assessment (SHLAA) Appendices

May 2018

Annex 1:

Residential and Employment Site Selection Methodology.

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1 Introduction

This Appendix sets out the methodology of assessment undertaken for Residential, Employment and Retail sites. This is summarised within Section 2 of the main report.

2 Methodology

The assessment followed a 4 stage criteria methodology to sieve out the most sustainable sites for further, more detailed consideration. This included:

- Criteria 1: Environmental Assets protection
- Criteria 2: Openspace retention
- Criteria 3: Greenfield protection and high flood risk avoidance
- Criteria 4a: Access to facilities and services
- Criteria 4b: Access to Transport

All the sites were also subject to a supplementary assessment of environmental considerations to understand more about key environmental and historic assets or issues within the vicinity of the site.

Following this appraisal, successful sites which passed the criteria assessment were taken to a Technical Officer Group to obtain site specific comments.

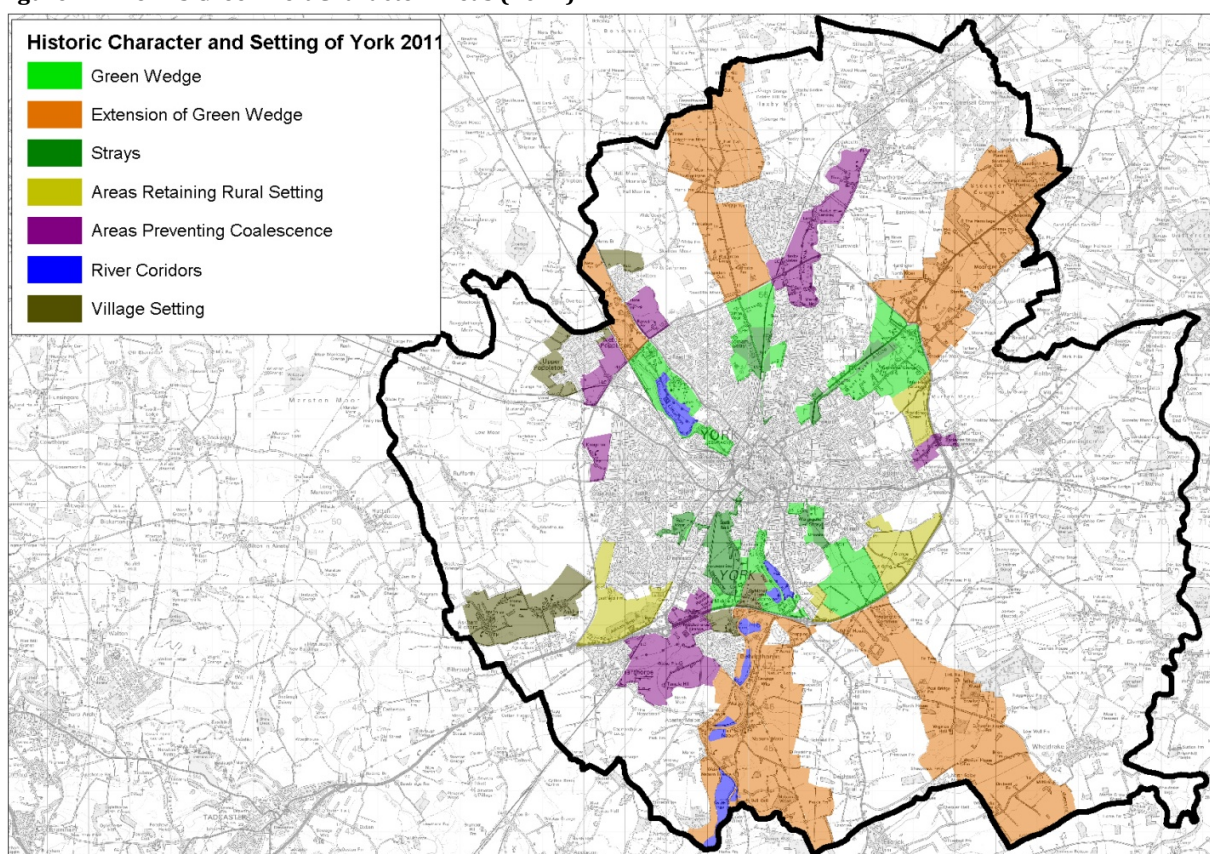
2.1 Criteria 1: Environmental Assets

It was considered appropriate to use the key factors which shape growth in the York, as set out by the Local Plan Spatial Strategy (Section 5 of the City of York Local Plan Preferred Options Report), within the site assessment methodology. Criteria 1 therefore uses the following environmental assets to sieve out sites and/or amend the boundary of sites which are situated within these areas:

1) Areas important to York's historic character and setting

Source: *The Approach to the Green Belt Appraisal (2003)* study and the *Historic Character and Setting Technical Paper (2011)*. Both available to download from the Council's website.

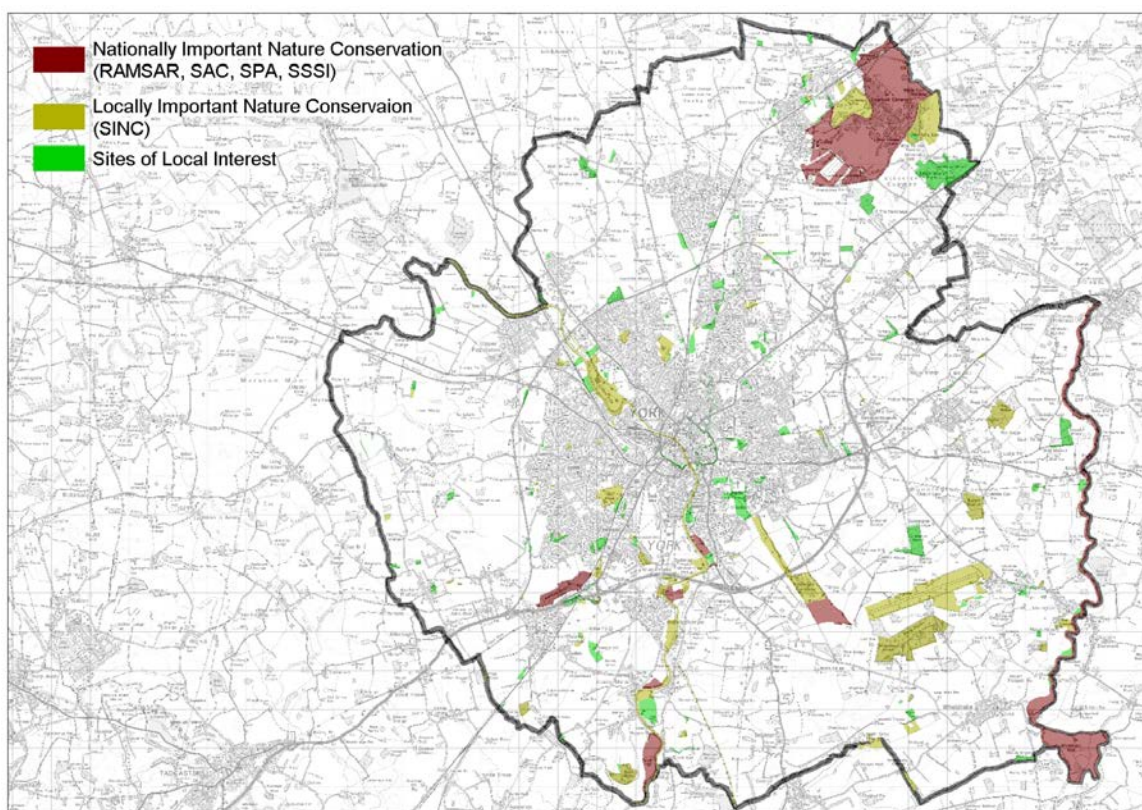
Figure 1.1: York's Green Belt Character Areas (2011)



2) Nature Conservation, Regional Green corridors, Ancient woodlands

Source: Biodiversity Audit and Action Plan (2013) available to download from the Council's Website. Natural England datasets relating to nationally significant nature conservation sites; available to view at <http://www.naturalengland.org.uk/>

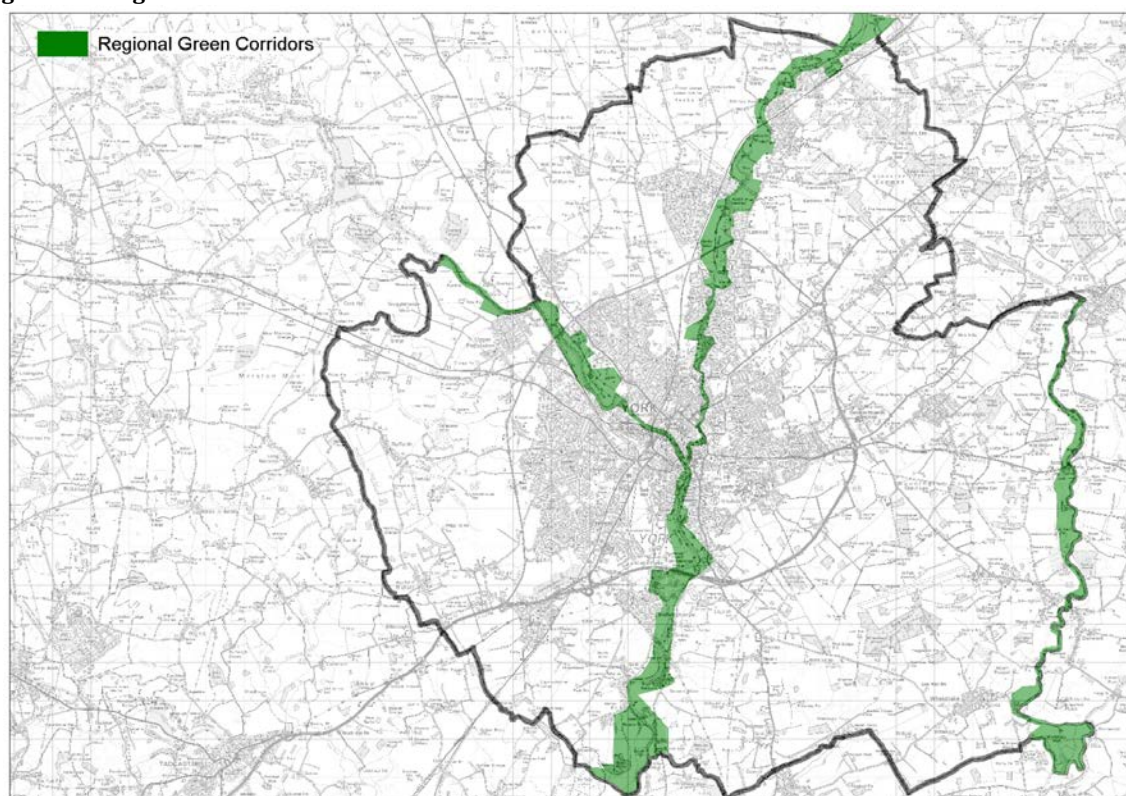
Figure 1.2: York's Nature Conservation Sites



Regional Green Infrastructure Corridors

Source: The *Green Corridors Technical Paper (2011)* available to download from the Council's Website.

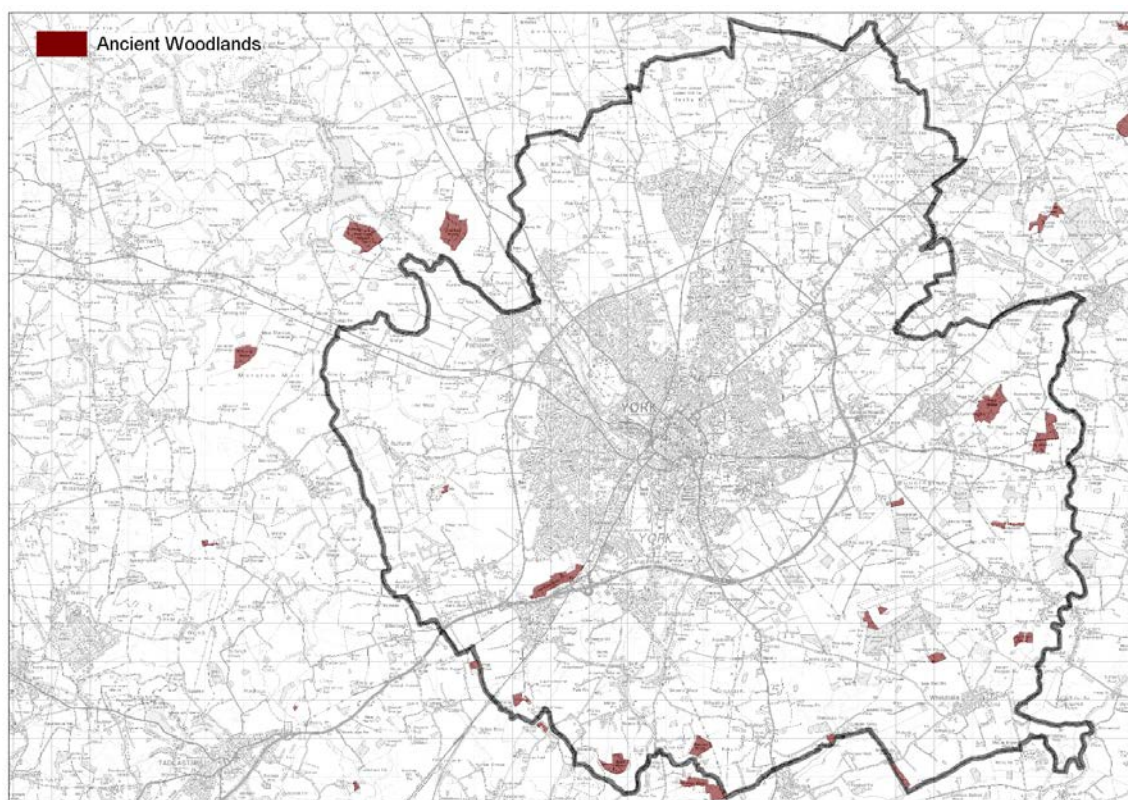
Figure 1.3: Regional Green Infrastructure Corridors



Areas of Ancient Woodland

Source: CYC dataset.

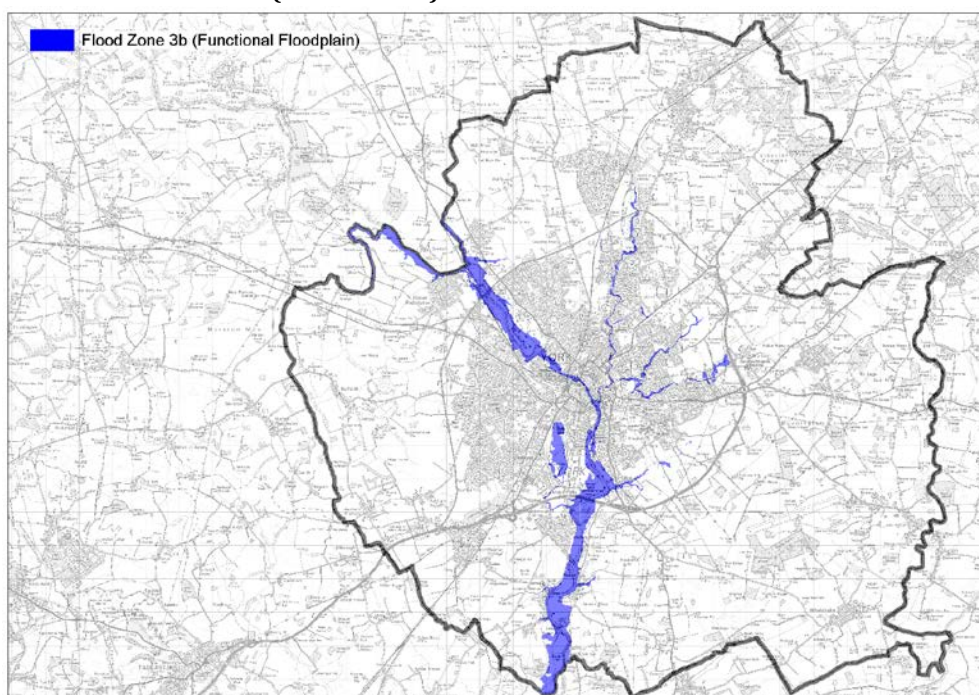
Figure 1.4: Ancient Woodlands



3) Functional Floodplain

Source: Strategic Flood Risk Assessment (2013) available to view on the Council website.

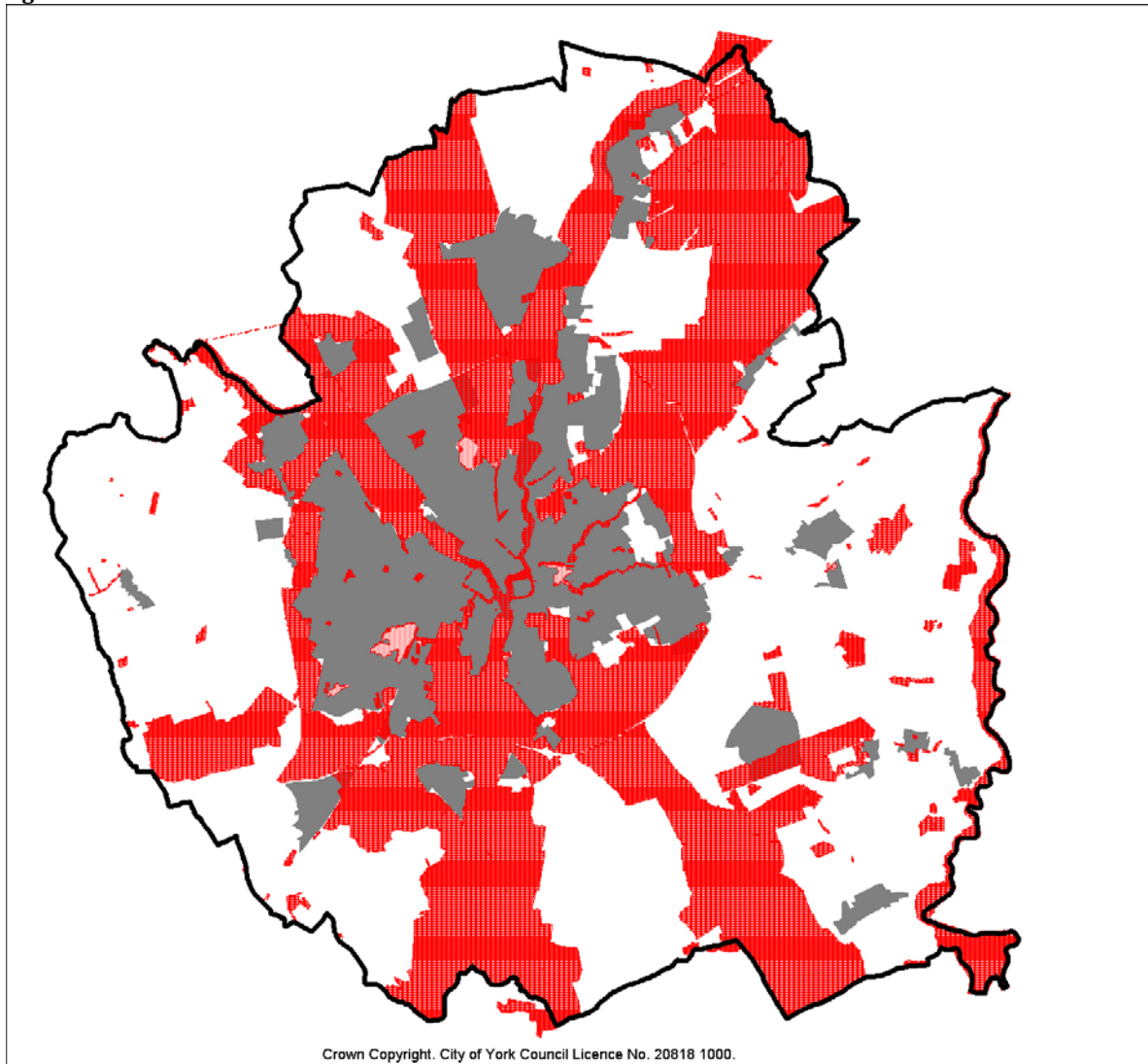
Figure 1.5 Functional Flood Plain (flood zone 3b)



2.2 Criteria 1 (Environmental Assets) Summary

Figure A2.6 shows the criteria 1 environmental assets in combination to illustrate the combined area which it is considered should be protected from future development.

Figure A1.6 All Environmental Assets combined

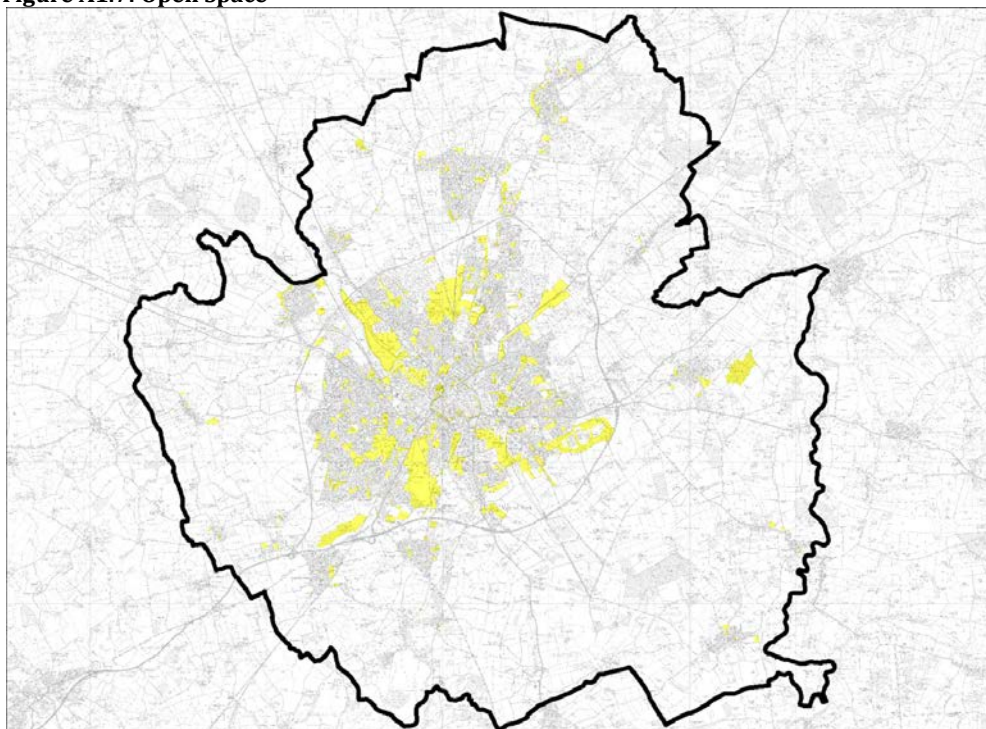


-  City of York Council Authority Boundary
-  Settlement Boundaries
-  Criteria 1: Environmental Assets

2.3 Criteria 2: Openspace Retention

Source: PPG17 Openspace and Recreation study (2008/09) available from the City of York website.

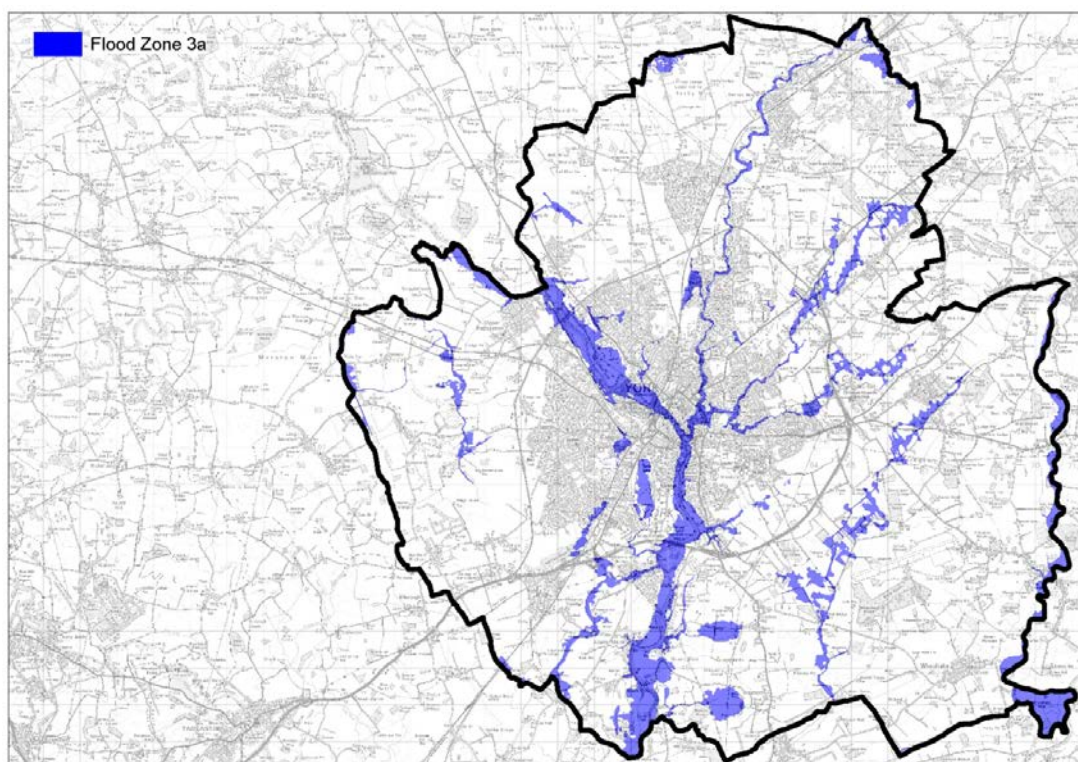
Figure A1.7: Open Space



2.4 Criteria 3 – Greenfield Sites in Areas of High Flood Risk

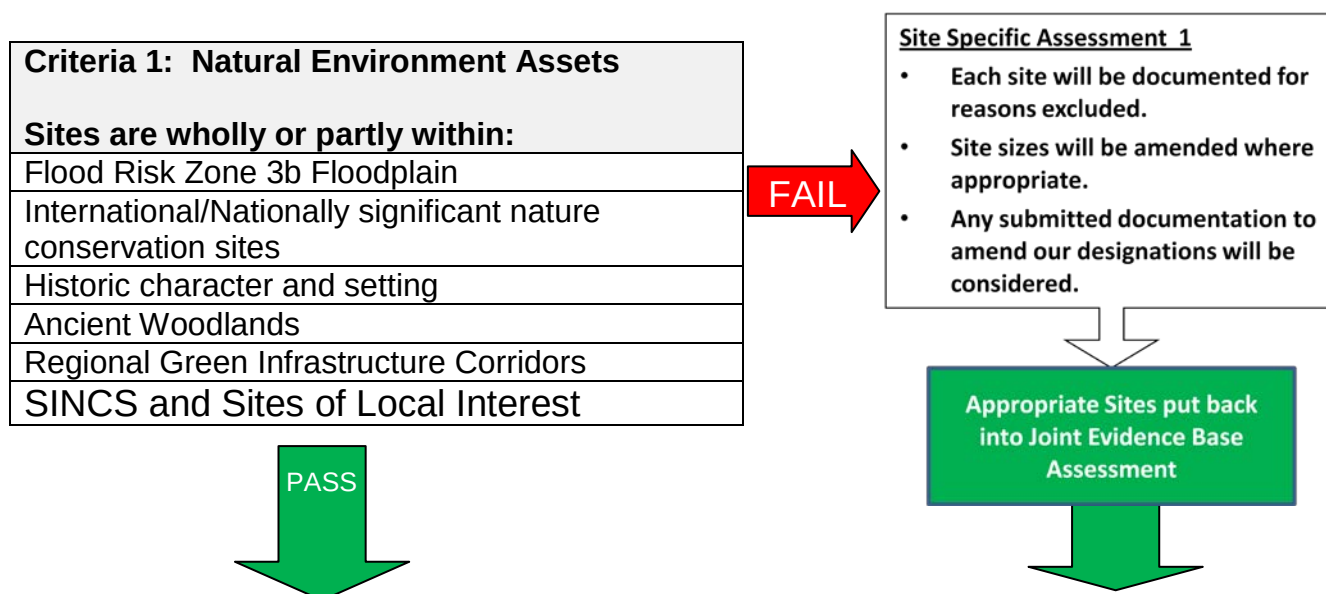
Source: Strategic Flood Risk Assessment and Site information

Figure A1.7: Flood Zone 3a



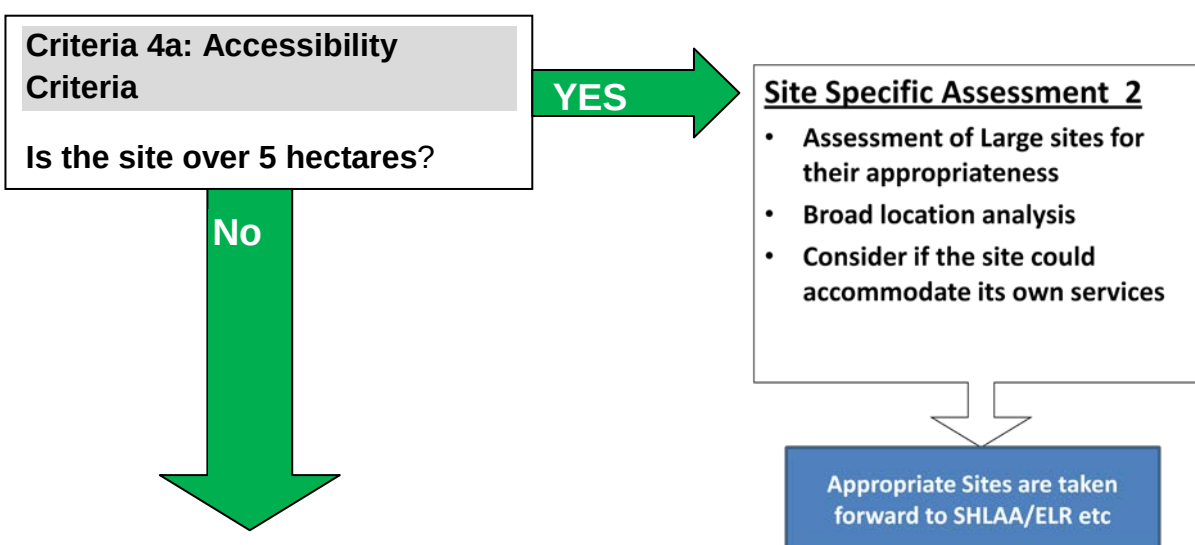
2.5 Detailed flow diagram of Criteria 1-4 and Environmental Considerations

The following flow diagram illustrates the steps taken in the site selection process.



Criteria 2: Location Suitability			
1. IF SITE IS AN EXISTING OPENSACE, SITE DOES NOT GO FORWARD. BOUNDARY AMENDED AS APPROPRIATE.			
	Distance	Housing	Employment
Existing Openspace	Contains Intersects	☒ ☒	☒ ☒
Criteria 4: Location Suitability			
2. IF GREENFIELD AND FLOODZONE 3A, SITE DOES NOT GO FORWARD. BOUNDARY AMENDED AS APPROPRIATE.			
Brownfield / greenfield	Brownfield Greenfield Mixture	☒ ☒ ☒	☒ ☒ ☒
Flood Risk 3a	Within Intersects Outside flood zone	☒ ☒ ☒	☒ ☒ ☒





	Distance	Housing Score	Employment Score
Number of residential properties within	• 400m • 800m		☒ ☒
Location of site	• City Centre • Edge of centre • Neighbourhood Parade • District Centre • Suburban • Village		
Service Accessibility			
Nursery Care Provision	• 400m No barriers • 400m partly/800m no barriers • 800m partly no barriers / • 400m with barriers • 800m with barriers • Over 800m	☒ 5 ☒ 4 ☒ 2 ☒ 1 ☒ 0	☒ 5 ☒ 4 ☒ 2 ☒ 1 ☒ 0
Primary School	• 400m wholly within no barriers • 400m partly within no barriers • 800m wholly within no barriers • 800m partly within no barriers • Over 800m	☒ 5 ☒ 4 ☒ 3 ☒ 1 ☒ 0	
Secondary education	• 400m No barriers • 400m partly/800m no barriers • 800m partly no barriers / 400m with barriers • 800m with barriers	☒ 5 ☒ 4 ☒ 3 ☒ 1	

	• Over 800m	☒ 0	
Higher and Further education	• 400m wholly or partly • 800m whole or partly • Over 800m	☒ 5 ☒ 3 ☒ 0	
Neighbourhood Parade and type	• 400m No barriers • 400m partly/800m no barriers • 800m partly no barriers / 400m with barriers • 800m with barriers • Over 800m	☒ 5 ☒ 4 ☒ 2 ☒ 1 ☒ 0	
Supermarket / convenience store	• 400m No barriers • 400m partly/800m no barriers • 800m partly no barriers / 400m with barriers • 800m with barriers • Over 800m	☒ 5 ☒ 4 ☒ 2 ☒ 1 ☒ 0	
Doctors	• 400m No Barrier • 400m partly No barrier • 800m No Barrier • 800m partly no barriers • No doctors	☒ 5 ☒ 4 ☒ 3 ☒ 2 ☒ 0	
Openspace and type (as PMP. To be revised)	Within/part within buffer: • 5-8 Openspaces • 2-4 Openspaces • 1 Openspace • 0 Openspaces	☒ 5 ☒ 4 ☒ 2 ☒ 0	
Transport Accessibility	•		
Non Frequent Bus routes	• 400m • 800m • Over 800m	☒ 3 ☒ 2 ☒ 0	☒ 3 ☒ 2 ☒ 0
Frequent bus route (15 mins)	• 400m • 800m • Over 800m	☒ 5 ☒ 3 ☒ 0	☒ 5 ☒ 3 ☒ 0
P&R bus stop	• 400m no barriers • Partly 400m no barriers • 800m no barriers • Partly 800m no barriers • Over 800m	☒ 5 ☒ 4 ☒ 3 ☒ 2 ☒ 0	☒ 5 ☒ 4 ☒ 3 ☒ 2 ☒ 0
Railway Station within minutes walk (accession boundaries)	• 5 mins • 10 mins • 15 mins • Over 15 mins	☒ 5 ☒ 3 ☒ 1 ☒ 0	☒ 5 ☒ 3 ☒ 1 ☒ 0

Railway Station within minutes cycle (accession boundaries)	• 5 mins • 10 mins • 15 mins • Over 15 mins	☒ 5 ☒ 3 ☒ 1 ☒ 0	☒ 5 ☒ 3 ☒ 1 ☒ 0
Direct access to adopted highway network	• Yes (A, B, Minor or Local road) • No	☒ 5 ☒ 0	☒ 5 ☒ 0
Cycle route	• On or adjacent to site • 50m • Within or partly within 530m • Over 530	☒ 5 ☒ 3 ☒ 1 ☒ 0	☒ 5 ☒ 3 ☒ 1 ☒ 0
Max Score		78	43



Further Environmental Considerations: All Uses		Distance to / within:			
		Sites Contains	50m	250m	500m
• Listed buildings					
• Conservation area					
• Scheduled ancient monuments					
• AQMA's					
• Flood zone 2					
• Green Corridors (and type)					
• Areas of Archaeological Importance					
• Pedestrian Rights of Way (PRoW)					
• SINCS					
		Within	Adjacent to		
• Location of Site (For all development types)	City Centre				
	Edge of centre				
	Neighbourhood Parade				
	District Centre				
	Out of Centre				
	Village				
• Central Historic Core Character Appraisal Zone					
• Agricultural land Type					
• Brownfield / greenfield					
		Contains			
• Tree Protections Orders					

2.6 Selecting the most sustainable sites

Sites were screened following the Criteria 4 assessment to choose the most sustainable sites for consideration at the technical Officer Group. The following minimum scoring system was applied to ensure the most sustainable sites were selected for consideration:

STAGE 1	
<u>Minimum Residential ACCESS TO SERVICES Score Stage 1</u>	
To Include:	
Primary school within 800m	
Access to a neighbourhood parade containing convenience provision	
Access to a doctors surgery within 800m	
Access to 2-4 open space typologies within the required distances ¹	
Total Minimum Score	13 points
<u>Minimum Residential TRANSPORT Score Stage 1</u>	
To include:	
Non-frequent bus route ² within 800m	
Access to an adopted highway	
Access to a cycle route ³	
Total Minimum Score	9 points
Total Minimum Residential Score (access to services + transport)	22 points
<u>Minimum Employment Score Stage 1</u>	
To include:	
Non-frequent bus route ⁴ within 800m	
Access to an adopted highway	
Access to a cycle route ⁵	
Total Minimum Score	9 points
Total Minimum Employment Score	9 points
STAGE 2	
<u>Residential Score Stage 2</u>	

¹ Required distances as set out in the *Open Space, Sport and Recreation Study (CYC, 2008)*

² Non frequent bus route is a bus route which runs at the most every 15 minutes

³ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

⁴ Non frequent bus route is a bus route which runs at the most every 15 minutes

⁵ Access to a cycle route has been calculated as access to an on-road cycle route within a 2 min cycle radius (530m)

Residential sites which scored 22 overall but achieved different results for access to services and/or transport, were taken forward for consideration.

Residential sites which did not score 22 overall but did score 13 or above in residential access to services, were taken forward for consideration.

Employment Score Stage 2

Employment sites were in existing employment areas but did not meet the minimum score were taken forward for consideration.

2.7 Technical Officer Group

Following the Selection of Sites for further consideration Sites were taken to a Technical Officer Group to determine site specific issues in relation to a variety of themes, including:

- o Historic environment
- o Landscape
- o Ecology and biodiversity
- o Openspace and health
- o Transport
- o Environmental protection issues inc. noise, contamination and air quality
- o Flood risk and drainage
- o Economic Development (where relevant).

Additional comments were also obtained in relation to employment and retail sites to better gauge their market attractiveness. The Council's Economic Development Unit provided comments on employment sites whilst consultants provided further comments in relation to retail sites.

Sites which were identified to have no/limited constraints in relation to these comments are considered to have potential for development. See the separate Composite Sites Selection Paper (2018) for the detailed outcomes.

Sites which have been identified as having potential will also be subject to viability and transport accessibility work.

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		SITE SIZE: Overall Parcel	Criteria 1-3: Environmental assets, openspace and flood risk										OUTCOME of Criteria 1-3	
				Source of Site	Availability note at submission		Within C1 Size Site	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)	
2	75 Leeman Road, York	Holgate Ward	Yes	Call for Sites 2012	Willing landowner	0.186	0	0.186	0	0.186	0	0.186	0.186	UT	No	Under Threshold	0.186	Under Threshold
3	Chowdene Camping and Caravan Site	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	1.003	0.238	0.765	0	0.765	0	0.765	0.765	Yes	No	Yes	0.765	Passed Criteria 1-3
4	Land at North Lane Huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	1.081	0	1.081	0	1.081	0	1.081	1.081	Yes	No	Yes	1.081	Passed Criteria 1-3
6	Land adjacent to Greystone Court, Haxby, York	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	3.494	0.008	3.486	0	3.486	0	3.486	3.486	Yes	No	Yes	3.486	Passed Criteria 1-3
7	Our Lady's RC Primary School	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	1.31	0.009	1.301	0	1.301	0	1.301	1.301	Yes	No	Yes	1.301	Passed Criteria 1-3
8	Land North of Church Lane	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	3.002	1.258	1.744	0	1.744	0	1.744	1.744	Yes	No	Yes	1.744	Passed Criteria 1-3
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	5.473	0	5.473	0	5.473	4.206	1.267	1.267	Yes	No	Yes	1.267	Passed Criteria 1-3
10	Bullers Flat Field No 05.6400	Flural West York Ward	Yes	Call for Sites 2012	Willing landowner	1.524	1.524	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
11	Land to north of North Lane, Wheldrake	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	3.145	0	3.145	0	3.145	0	3.145	3.145	Yes	No	Yes	3.145	Passed Criteria 1-3
12	Freehold land on the west side of Murton Way	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	0.711	0.711	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
13	Buffer Depot/Wheldrake Station and SE6744 ID sheet OS6247	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	4.786	0	4.786	0	4.786	0	4.786	4.786	Yes	No	Yes	4.786	Passed Criteria 1-3
14	Land off Broome Close and North lane Huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	2.081	0	2.081	0	2.081	0	2.081	2.081	Yes	No	Yes	2.081	Passed Criteria 1-3
15	North of Murton Way Osballdwick	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	3.767	0.382	3.385	0	3.385	0.141	3.244	3.244	Yes	No	Yes	3.244	Passed Criteria 1-3
16	Gardeb between 15-17 Murton Way Osballdwick	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	0.144	0	0.144	0	0.144	0	0.144	0.144	UT	No	Under Threshold	0.144	Under Threshold
18	Land between Haxby and Ring Road	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	8.5	8.5	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
19	Land betwene Haxby and Earswick	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	8.87	8.87	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
21	Land off Stockton lane	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	1.638	1.638	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
23	The Paddock, Acomb Grange	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	0.223	0.223	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
24	Land at Prospect Farm Poppleton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	4.739	0	4.739	0	4.739	0	4.739	4.739	Yes	No	Yes	4.739	Passed Criteria 1-3
25	Sessions of York	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	1.919	1.453	0.466	0	0.466	0	0.466	0.466	Yes	No	Yes	0.466	Passed Criteria 1-3
26	Windsor Drive Wigginton	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	1.051	1.051	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
27	Land off Stockton Lane	Heworth Without Ward	Yes	Call for Sites 2012	Willing landowner	3.879	3.879	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
30	Land at Intake Lane Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	1.289	0	1.289	0	1.289	0.54	0.749	0.749	Yes	No	Yes	0.749	Passed Criteria 1-3
31	Land at Eastfield Lane Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	1.285	0	1.285	0	1.285	0	1.285	1.285	Yes	No	Yes	1.285	Passed Criteria 1-3
32	Field off Outgang Lane Osballdwick	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	2.386	0	2.386	0	2.386	0	2.386	2.386	Yes	No	Yes	2.386	Passed Criteria 1-3
33	Racecourse stables off Tadcaster Road	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	3.723	1.281	2.442	0.138	2.304	0	2.304	2.304	Yes	No	Yes	2.304	Passed Criteria 1-3
34	Hall Farm Old Easwick	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	16.919	16.919	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
38	Connaught Court Care Home Fulford Site 1	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	1.131	0.021	1.11	0	1.11	0	1.11	1.11	Yes	No	Yes	1.11	Passed Criteria 1-3
39	Connaught Court Care Home Fulford Site 2	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	1.587	0.481	1.106	0	1.106	0	1.106	1.063	Yes	No	Yes	1.063	Passed Criteria 1-3
40	Amenity Land adj Derwent House Elvington	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	0.137	0.137	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
41	Land at Middlethorpe, York	Micklegate Ward	Yes	Call for Sites 2012	Willing landowner	7.876	7.876	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
42	Back lane Knapton, RO of Acomb	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	4.85	4.85	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
43	Land at Hull Road Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	6.084	0	6.084	0	6.084	0	6.084	6.084	Yes	No	Yes	6.084	Passed Criteria 1-3
44	Common Lane Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	0.954	0	0.954	0	0.954	0	0.954	0.954	Yes	No	Yes	0.954	Passed Criteria 1-3
45	Grain Stores	Rawcliffe & Clifton Without Ward	Yes	Call for Sites 2012	Willing landowner	7.727	0	7.727	0	7.727	0	7.727	7.727	Yes	No	Yes	7.727	Passed Criteria 1-3
46	Land to the east of Princess Road, Strensall	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	6.274	3.742	2.532	0	2.532	0	2.532	2.532	Yes	No	Yes	2.532	Passed Criteria 1-3
47	Land at Westview Close, Acomb	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	0.571	0	0.571	0	0.571	0	0.571	0.571	Yes	No	Yes	0.571	Passed Criteria 1-3
48	Park Avenue, New Earswick	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	0.03	0.03	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
49	Land at Brecks Lane, Strensall	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	3.946	3.946	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
50	Land to rear of Main Street, Elvington, york	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	7.766	0	7.766	0	7.766	0	7.766	7.766	Yes	No	Yes	7.766	Passed Criteria 1-3
51	Land at New Lane, Huntington, York	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	0.393	0.393	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
52	Land at Intake Lane, Dunnington, York	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	1.589	0	1.589	0	1.589	0	1.589	1.589	Yes	No	Yes	1.589	Passed Criteria 1-3
53	Flaxton Road, Strensall	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	6.555	0.77	5.785	0	5.785	0	5.785	5.785	Yes	No	Yes	5.785	Passed Criteria 1-3
54	Land at Stockton Lane, Stockton on the Forest, York	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	7.33	4.945	2.385	0	2.385	0	2.385	2.385	Yes	No	Yes	2.385	Passed Criteria 1-3
55	Land at Dauby Lane, Elvington, York	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	5.113	1.058	4.055	0	4.055	0	4.055	4.055	Yes	No	Yes	4.055	Passed Criteria 1-3
56	Land off Main Street, Elvington, York	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	0.447	0	0.447	0	0.447	0.003	0.444	0.444	Yes	No	Yes	0.444	Passed Criteria 1-3
58	Askham Bar Park and Ride Site	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	1.596	0.022	1.574	0	1.574	0	1.574	1.574	Yes	No	Yes	1.574	Passed Criteria 1-3
59	Heworth Lighthouse	Heworth Ward	Yes	Call for Sites 2012	Willing landowner	0.29	0	0.29	0	0.29	0	0.29	0.29	Yes	No	Yes	0.29	Passed Criteria 1-3
60	Land at Burton Green	Clifton Ward	Yes	Call for Sites 2012	Willing landowner	0.391	0	0.391	0.391	0	0	0	0	No	No	No	0	Failed Criteria 1-3
61	Salisbury Road former bowling green	Holgate Ward	Yes	Call for Sites 2012	Willing landowner	0.306	0	0.306	0.063	0.243	0	0.243	0	No	No	No	0	Failed Criteria 1-3
62	Park off Balfour Street	Holgate Ward	Yes	Call for Sites 2012	Willing landowner	0.33	0	0.33	0.33	0	0	0	0	No	No	No	0	Failed Criteria 1-3
63	Melrosegate Field	Heworth Ward	Yes	Call for Sites 2012	Willing landowner	1.804	1.804	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
65	Land at rear of Westfield School	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	2.272	2.272	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
66	Land at Norway Drive	Fishergate Ward	Yes	Call for Sites 2012	Willing landowner	0.778	0.778	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
67	Land at Millfield Lane	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	1.926	1.926	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
68	Haxby Road Farm	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	0.282	0.282	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
69	62 Mill lane Wigginton	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	0.394	0.001	0.393	0	0.393	0	0.393	0.393	Yes	No	Yes	0.393	Passed Criteria 1-3
70	Beechwood, Malton Road	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	11.355	11.355	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
72	Water Tower Land Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	4.585	0	4.585	0	4.585	0	4.585	4.585	Yes	No	Yes	4.585	Passed Criteria 1-3
74	York Road, Dunnington	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	6	0	6	0	6	0	6	6	Yes	No	Yes	6	Passed Criteria 1-3
76	Duncombe Farm, Strensall	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	73.554	39.204	34.35	0	34.35	0	34.35	34.35	Yes	No	Yes	34.35	Passed Criteria 1-3
77	White Horse Farm, North Lane Huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	2.517	0.033	2.484	0	2.484	0	2.484	2.484	Yes	No	Yes	2.484	Passed Criteria 1-3
78	Land at Moor Lane Nurseries and Builders Yard	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	1.488	1.488	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
79	Land between B1222 And A19	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	4.443	4.443	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
80	Land north of Woodland Chase, York	Rawcliffe & Clifton Without Ward	Yes	Call for Sites 2012	Willing landowner	0.387	0.02	0.367	0	0.367	0	0.367	0.367	Yes	No	Yes	0.367	Passed Criteria 1-3
81	Bull Commercial Centre	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	4.204	4.204	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
82	Land at Ten Thorn Lane, Knapton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	3.431	3.431	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
83	Land at Main Street, Knapton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	0.329	0.007	0.322	0	0.322	0	0.322	0.322	Yes	No	Yes	0.329	Passed Criteria 1-3
84	Land at Knapton Lane, Knapton	Acomb Ward	Yes	Call for Sites 2012	Willing landowner	0.708	0.708	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
86	Land at Redeness Street/Halffield Road	Guildhall Ward	Yes	Call for Sites 2012	Willing landowner	0.654	0	0.654	0	0.654	0	0.654	0.371	Yes	No	Yes	0.371	Passed Criteria 1-3
89	Clifton Gate	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	152.679	50.282	102.397	0	102.397	0	102.397	102.397	Yes	No	Yes	102.397	Passed Criteria 1-3
90	Land north of disused railway line, North of Murton Way.	Osballdwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	18.325	0	18.325	0	18.325	0	18.325	18.325	Yes	No	Yes	18.325	Passed Criteria 1-3
92	North of Railway Line adj Millfield Lane	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	8.678	8.678	0	0	0	0	0</						

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017	
2	75 Leeman Road, York	Holgate Ward	1	0	1	3	2	4	0	6	5	3	5	5	3	5	5	1	16	27	43	Under Threshold
3	Chowdene Camping and Caravan Site	Huntington & New Earswick Ward	4	3	0	0	4	5	3	2	4	3	5	4	0	0	5	3	23	20	43	Stage 1 pass
4	Land at North Lane Huntington	Huntington & New Earswick Ward	0	3	0	0	4	4	4	4	4	2	5	0	0	0	5	1	19	13	32	Stage 1 pass
6	Land adjacent to Greystone Court, Haxby, York	Haxby & Wigginton Ward	2	1	1	3	4	4	0	3	4	3	5	0	0	0	5	1	19	14	33	Stage 1 pass
7	Our Lady's RC Primary School	Westfield Ward	5	5	3	0	5	5	2	5	5	3	5	0	0	3	5	3	30	19	49	Stage 1 pass
8	Land North of Church Lane	Rural West York Ward	0	3	0	0	4	4	5	3	4	3	0	0	0	0	5	1	20	9	29	Stage 2 pass
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	Osballdwick & Derwent Ward	2	1	0	0	4	4	4	5	5	3	0	0	0	0	5	1	20	9	29	Stage 2 pass
10	Bullers Flat Field No 05.6400	Rural West York Ward	2	1	1	0	4	4	0	3	4	3	5	0	0	5	1	16	19	35	Stage 1 pass	
11	Land to north of North Lane, Wheldrake	Wheldrake Ward	0	4	0	0	4	4	4	2	4	3	0	0	0	0	5	0	20	8	28	Stage 2 pass
12	Freehold land on the west side of Murton Way	Osballdwick & Derwent Ward	2	0	0	0	0	2	0	0	0	3	5	0	0	0	5	1	4	14	18	Fail Criteria 4
13	Buffer Depot/Wheldrake Station and SE6744 ID sheet OS6247	Wheldrake Ward	0	1	0	0	2	4	2	1	2	3	0	0	0	0	5	0	11	8	19	Fail Criteria 4
14	Land off Broome Close and North lane Huntington	Huntington & New Earswick Ward	0	3	0	0	4	4	4	5	5	0	5	0	0	0	5	1	20	11	31	Stage 1 pass
15	North of Murton Way Osballdwick	Osballdwick & Derwent Ward	5	1	0	3	4	4	2	5	5	3	5	0	0	0	0	3	24	11	35	Stage 1 pass
16	Gardeb between 15-17 Murton Way Osballdwick	Osballdwick & Derwent Ward	5	3	0	3	4	5	3	5	5	3	5	3	0	0	5	3	28	19	47	Under Threshold
18	Land between Haxby and Ring Road	Huntington & New Earswick Ward	2	0	4	5	1	1	0	4	4	3	5	0	0	0	5	3	17	16	33	Stage 1 pass
19	Land betwene Haxby and Earswick	Haxby & Wigginton Ward	1	0	0	0	1	1	0	6	5	0	5	0	0	0	0	1	8	6	14	Fail Criteria 4
21	Land off Stockton lane	Strensall Ward	0	0	0	0	4	5	5	1	2	0	0	0	0	0	5	0	16	5	21	Fail Criteria 4
23	The Paddock, Acomb Grange	Rural West York Ward	5	5	3	0	4	4	2	4	4	3	5	0	0	1	5	0	27	14	41	Stage 1 pass
24	Land at Prospect Farm Poppleton	Rural West York Ward	0	0	0	0	0	0	0	1	2	2	3	0	1	5	5	1	2	17	19	Fail Criteria 4
25	Sessions of York	Huntington & New Earswick Ward	5	1	4	5	5	4	0	6	5	3	5	0	0	1	5	3	29	17	46	Stage 1 pass
26	Windsor Drive Wigginton	Haxby & Wigginton Ward	4	3	0	0	4	5	2	4	4	3	5	0	0	0	5	1	22	14	36	Stage 1 pass
27	Land off Stockton Lane	Heworth Without Ward	0	1	0	0	0	1	0	2	4	3	3	0	0	0	5	1	6	12	18	Fail Criteria 4
30	Land at Intake Lane Dunnington	Osballdwick & Derwent Ward	0	0	0	0	2	4	3	5	5	2	0	0	0	0	5	3	14	10	24	Stage 1 pass
31	Land at Eastfield Lane Dunnington	Osballdwick & Derwent Ward	2	1	0	0	4	4	4	3	4	3	0	0	0	0	5	1	19	9	28	Stage 2 pass
32	Field off Outgang Lane Osballdwick	Osballdwick & Derwent Ward	4	0	0	0	0	2	0	1	2	3	3	0	0	0	0	1	8	7	15	Fail Criteria 4
33	Racecourse stables off Tadcaster Road	Dringhouses & Woodthorpe Ward	2	0	0	0	4	5	0	4	4	3	5	0	0	3	5	3	15	19	34	Stage 1 pass
34	Hall Farm Old Easwick	Strensall Ward	1	0	0	0	2	1	0	6	5	3	5	0	0	0	5	0	9	13	22	Stage 2 pass
38	Connaught Court Care Home Fulford Site 1	Fulford & Heslington Ward	4	0	1	5	4	5	5	7	5	3	5	5	0	1	5	1	29	20	49	Stage 1 pass
39	Connaught Court Care Home Fulford Site 2	Fulford & Heslington Ward	4	0	1	5	4	5	5	7	5	3	5	4	0	1	5	3	29	21	50	Stage 1 pass
40	Amenity Land adj Derwent House Elvington	Wheldrake Ward	2	1	0	0	5	5	0	0	0	3	0	0	0	0	5	0	13	8	21	Under Threshold
41	Land at Middlethorpe, York	Micklegate Ward	0	0	0	5	2	2	0	5	5	3	3	0	0	1	5	5	14	17	31	Stage 1 pass
42	Back lane Knapton, RO of Acomb	Rural West York Ward	2	1	0	0	4	4	0	5	5	3	5	0	0	3	5	1	16	17	33	Stage 1 pass
43	Land at Hull Road Dunnington	Osballdwick & Derwent Ward	2	0	0	0	2	0	0	3	4	3	0	0	0	0	5	0	8	8	16	Fail Criteria 4
44	Common Lane Dunnington	Osballdwick & Derwent Ward	2	0	0	0	2	0	0	1	2	3	0	0	0	0	0	0	6	3	9	Fail Criteria 4
45	Grain Stores	Rawcliffe & Clifton Without Ward	4	3	3	0	4	4	4	6	5	3	5	0	0	1	5	3	27	17	44	Stage 1 pass
46	Land to the east of Princess Road, Strensall	Strensall Ward	2	1	0	0	5	5	5	5	5	0	5	0	0	0	5	1	23	11	34	Stage 1 pass
47	Land at Westview Close, Acomb	Rural West York Ward	5	0	4	0	2	4	0	3	4	3	5	0	0	5	5	3	19	21	40	Stage 1 pass
48	Park Avenue, New Earswick	Huntington & New Earswick Ward	5	3	4	5	4	4	0	4	4	3	5	0	0	0	0	1	29	9	38	Under Threshold
49	Land at Brecks Lane, Strensall	Strensall Ward	0	0	0	0	0	4	0	4	4	0	5	0	0	0	5	0	8	10	18	Fail Criteria 4
50	Land to rear of Main Street, Elvington, york	Wheldrake Ward	4	4	0	0	4	4	2	2	4	3	0	0	0	0	5	0	22	8	30	Stage 2 pass
51	Land at New Lane, Huntington, York	Huntington & New Earswick Ward	4	3	0	0	4	5	3	2	4	3	5	5	0	0	0	3	23	16	39	Stage 1 pass
52	Land at Intake Lane, Dunnington, York	Osballdwick & Derwent Ward	0	0	0	0	2	4	3	4	4	2	0	0	0	0	0	1	13	3	16	Fail Criteria 4
53	Flaxton Road, Strensall	Strensall Ward	1	0	0	0	2	4	0	5	5	0	5	0	0	0	0	1	12	6	18	Fail Criteria 4
54	Land at Stockton Lane, Stockton on the Forest, York	Strensall Ward	2	1	0	0	4	4	4	2	4	0	0	0	0	0	5	0	19	5	24	Stage 2 pass
55	Land at Dauby Lane, Elvington, York	Wheldrake Ward	5	5	0	0	2	2	5	3	4	3	0	0	0	0	5	0	23	8	31	Stage 2 pass
56	Land off Main Street, Elvington, York	Wheldrake Ward	4	4	0	0	5	5	3	2	4	3	0	0	0	0	0	0	25	3	28	Stage 2 pass
58	Askham Bar Park and Ride Site	Dringhouses & Woodthorpe Ward	5	0	0	5	5	4	0	4	4	3	5	5	0	1	5	3	23	22	45	Stage 1 pass
59	Heworth Lighthouse	Heworth Ward	5	5	0	0	5	5	5	7	5	3	5	4	0	3	5	1	30	21	51	Stage 1 pass
60	Land at Burton Green	Clifton Ward	5	5	3	0	5	5	2	5	5	3	5	0	0	1	0	1	30	10	40	Stage 1 pass
61	Salisbury Road former bowling green	Holgate Ward	0	5	0	0	5	5	0	6	5	3	5	0	0	3	5	3	20	19	39	Stage 1 pass
62	Park off Balfour Street	Holgate Ward	1	5	0	0	5	5	0	6	5	3	5	0	0	3	5	3	21	19	40	Stage 1 pass
63	Melrosegate Field	Heworth Ward	5	5	0	0	5	5	3	6	5	3	5	0	0	1	5	3	28	17	45	Stage 1 pass
65	Land at rear of Westfield School	Westfield Ward	4	4	3	0	4	4	2	4	4	3	5	0	0	1	0	0	25	9	34	Stage 2 pass
66	Land at Norway Drive	Fishergate Ward	5	0	0	3	5	5	3	6	5	3	5	4	0	3	5	3	26	23	49	Stage 1 pass
67	Land at Millfield Lane	Rural West York Ward	4	1	1	0	4	4	2	4	4	3	0	0	1	5	0	3	20	12	32	Stage 1 pass
68	Haxby Road Farm	Huntington & New Earswick Ward	5	3	4	5	2	2	0	3	4	3	5	0	0	0	5	3	25	16	41	Stage 1 pass
69	62 Mill lane Wigginton	Haxby & Wigginton Ward	4	3	0	0	4	5	0	4	4	3	5	0	0	0	0	1	20	9	29	Stage 2 pass
70	Beechwood, Malton Road	Huntington & New Earswick Ward	0	0	0	0	0	2	0	2	4	3	3	0	0	0	5	1	6	12	18	Fail Criteria 4
72	Water Tower Land Dunnington	Osballdwick & Derwent Ward	4	4	0	0	4	4	4	2	4	3	0	0	0	0	5	1	24	9	33	Stage 2 pass
74	York Road, Dunnington	Osballdwick & Derwent Ward	4	4	0	0	2	2	0	2	4	3	0	0	0	0	0	3	16	6	22	Stage 2 pass
76	Duncombe Farm, Strensall	Strensall Ward	1	0	0	0	4	4	2	5	5	0	5	0	0	0	5	3	16	13	29	Stage 1 pass
77	White Horse Farm, North Lane Huntington	Huntington & New Earswick Ward	0	0	0	0	4	5	0	2	4	3	5	4	0	0	0	1	13	13	26	Stage 2 pass
78	Land at Moor Lane Nurseries and Builders Yard	Bishopthorpe Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	Fail Criteria 4
79	Land between B1222 And A19	Fulford & Heslington Ward	0	0	0	3	2	2	0	3	4	3	5	5	0	0	5	3	11	21	32	Stage 2 pass
80	Land north of Woodland Chase, York	Rawcliffe & Clifton Without Ward	4	3	0	0	4	4	3	3	4	3	5	0	0	1	0	3	22	12	34	Stage 1 pass
81	Bull Commercial Centre	Strensall Ward	0	0	0	0	4	4	4	0	0	0	0	0	0	0	5	0	12	5	17	Fail Criteria 4
82	Land at Ten Thorn Lane, Knapton	Rural West York Ward	2	1	0	0	4	4	2	5	5	3	5	0	0	3	5	1	18	17	35	Stage 1 pass
83	Land at Main Street, Knapton	Rural West York Ward	0	0	0	0	2	4	0	4	4	3	3	0	0	3	5	1	10	15	25	Stage 2 pass
84	Land at Knapton Lane, Knapton	Acomb Ward	2	3	0	0	5	5	2	5	5	3	5	0	0	1	5	1	22	15	37	Stage 1 pass
86	Land at Redeness Street/Hallfield Road	Guildhall Ward	4	3	0	3	5	5	3	6	5	3	5	5	0	3	5	3	28	24	52	Stage 1 pass
89	Clifton Gate	Rural West York Ward	4	1	0	0	2	2	0	5	5	3	5	0	0	1	5	3	14	17	31	Stage 1 pass
90	Land north of disused railway line, North of Murton Way.	Osballdwick & Derwent Ward	4	1	0	0	2	2	0	6	5	3	5	0	0	0	0	1	14	9	23	Stage 2 pass
92	North of Railway Line adj Millfield Lane	Rural West York Ward	2	0	3	0	2	2	2	4	4	3	3	0	5	5	0	3	15	19	34	Stage 1 pass
93	North Field between Knapton and Northfield School	Rural West York Ward	2	1	0	0	4	4	0	5	5	3	5	0	0							

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		SITE SIZE: Overall Parcel	Criteria 1-3: Environmental assets, openspace and flood risk										OUTCOME of Criteria 1-3	
				Source of Site	Availability note at submission		Within C1 Site Size	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)	
117	Land off Metcalfe Lane Osbaldwick	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	3.396	0	3.396	0	3.396	0	3.396	3.396	Yes	No	Yes	3.396	Passed Criteria 1-3
118	Land off North Lane - Field Nos 4740 & 6436	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	5.556	0.002	5.554	0	5.554	0	5.554	5.554	Yes	No	Yes	5.554	Passed Criteria 1-3
120	Beckfield Lane former HWS	Acomb Ward	Yes	Call for Sites 2012	Willing landowner	0.487	0	0.487	0	0.487	0	0.487	0.487	Yes	No	Yes	0.487	Passed Criteria 1-3
121	Burnholme School	Heworth Ward	Yes	Call for Sites 2012	Willing landowner	6.794	0	6.794	4.318	2.476	0	2.476	2.476	Yes	No	Yes	2.476	Passed Criteria 1-3
122	Windsor House EPH	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	0.18	0.18	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
123	Willow House EPH	Guildhall Ward	Yes	Call for Sites 2012	Willing landowner	0.087	0.087	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
124	Oakhaven EPH	Holgate Ward	Yes	Call for Sites 2012	Willing landowner	0.333	0	0.333	0	0.333	0	0.333	0.333	Yes	No	Yes	0.333	Passed Criteria 1-3
125	Morrell House EPH	Clifton Ward	Yes	Call for Sites 2012	Willing landowner	0.232	0.232	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
126	Manor School former site	Acomb Ward	Yes	Call for Sites 2012	Willing landowner	3.599	0	3.599	2.851	0.748	0	0.748	0.748	Yes	No	Yes	0.748	Passed Criteria 1-3
127	Lowfields former school site	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	5.551	0	5.551	3.315	2.236	0	2.236	2.236	Yes	Yes - C2	Yes	5.551	Passed Criteria 1-3
128	Land behind Acomb Explore	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	0.124	0.124	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
129	Land alongside A64	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	5.965	5.965	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
130	Land at Acomb Waterworks	Holgate Ward	Yes	Call for Sites 2012	Willing landowner	2.159	0.139	2.02	0	2.02	0	2.02	1.076	Yes	No	Yes	1.076	Passed Criteria 1-3
131	Land at Moor Lane, Copmanthorpe	Copmanthorpe Ward	Yes	Call for Sites 2012	Willing landowner	5.498	0	5.498	0	5.498	0	5.498	5.498	Yes	No	Yes	5.498	Passed Criteria 1-3
132	Land at Cherry Lane	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	0.902	0	0.902	0	0.902	0	0.902	0.902	Yes	No	Yes	0.902	Passed Criteria 1-3
133	Heslington Estate Land	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	530.391	129.285	401.106	0	401.106	56.275	344.831	344.831	Yes	No	Yes	344.831	Passed Criteria 1-3
134	Heslington Estate Land	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	223.198	222.268	0.93	0.229	0.701	0	0.701	0.701	Yes	No	Yes	0.701	Passed Criteria 1-3
135	Field to west of B1363, south of Mill Lane junction	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	6.231	6.231	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
136	Land at Intake, Dunnington	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	2.393	0	2.393	0	2.393	0.559	1.834	1.834	Yes	No	Yes	1.834	Passed Criteria 1-3
137	Land at Heworth Croft	Heworth Ward	Yes	Call for Sites 2012	Willing landowner	1.697	1.697	0	0	0	0	0	0	No	Yes - C1	Yes	1.69	Passed Criteria 1-3
138	York St John University playing field	Hull Road Ward	Yes	Call for Sites 2012	Willing landowner	4.75	0	4.75	0	4.75	0	4.75	4.75	Yes	No	Yes	4.75	Passed Criteria 1-3
142	Bad Bargain Lane, Osbaldwick	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	2.495	0	2.495	0	2.495	0	2.495	2.495	Yes	No	Yes	2.495	Passed Criteria 1-3
143	Land to the east of Metcalf Lane	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	1.503	0	1.503	0	1.503	0	1.503	1.503	Yes	No	Yes	1.503	Passed Criteria 1-3
144	B1363/Wigginton No 7 Bridleway, Wigginton	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	3.389	3.389	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
145	Lowfield Drive, Haxby	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	1.64	0	1.64	0	1.64	0	1.64	1.64	Yes	No	Yes	1.64	Passed Criteria 1-3
146	Moor Lane, Haxby	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	4.595	0	4.595	0	4.595	0	4.595	4.595	Yes	No	Yes	4.595	Passed Criteria 1-3
147	Fields to east of B1363, opposite Plantation Farm	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	12.93	12.93	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
148	The Moor Lane 'Zero Carbon' Partnership	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	88.494	71.629	16.865	0	16.865	0	16.865	16.865	Yes	No	Yes	16.865	Passed Criteria 1-3
149	The Moor Lane 'Zero Carbon' Partnership	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	28.188	28.128	0.06	0	0.06	0	0.06	0.06	No	No	No	0.06	Failed Criteria 1-3
150	36-44 Picadilly, York	Guildhall Ward	Yes	Call for Sites 2012	Willing landowner	0.239	0.239	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
151	The Rydale Building	Guildhall Ward	Yes	Call for Sites 2012	Willing landowner	0.261	0.261	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
152	Former CSSC sports ground (now relocated)	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	11.009	0	11.009	0	11.009	0	11.009	11.009	Yes	No	Yes	11.009	Passed Criteria 1-3
153	Land north of Stockton Lane	Heworth Without Ward	Yes	Call for Sites 2012	Willing landowner	13.325	13.325	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
155	New Lane, huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	11.627	0	11.627	0.002	11.625	0	11.625	11.625	Yes	No	Yes	11.625	Passed Criteria 1-3
156	Murton Way, Osaldwick	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	6.393	3.005	3.388	0	3.388	0.143	3.245	3.245	Yes	No	Yes	3.245	Passed Criteria 1-3
157	Land at Hopgrove Farm	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	31.121	31.12	0.001	0	0.001	0	0.001	0.001	No	No	No	0.001	Failed Criteria 1-3
158	Land at Westfield Lane	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	7.695	7.695	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
159	Land to rear of Greystones	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	3.813	0	3.813	0	3.813	0	3.813	3.813	Yes	No	Yes	3.813	Passed Criteria 1-3
160	Land at Grimston Bar	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	4.713	0	4.713	0	4.713	0	4.713	4.713	Yes	No	Yes	4.713	Passed Criteria 1-3
162	Moor Lane	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	79.525	62.66	16.865	0	16.865	0	16.865	16.865	Yes	No	Yes	16.865	Passed Criteria 1-3
164	Land at Usher Lane	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	1.012	0	1.012	0	1.012	0	1.012	1.012	Yes	No	Yes	1.012	Passed Criteria 1-3
165	Westfield Lane	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	7.695	7.695	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
166	Land at Moor Lane	Copmanthorpe Ward	Yes	Call for Sites 2012	Willing landowner	2.648	0	2.648	0	2.648	0	2.648	2.648	Yes	No	Yes	2.648	Passed Criteria 1-3
167	Shipton road	Rawcliffe & Clifton Without Ward	Yes	Call for Sites 2012	Willing landowner	12.007	12.007	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
168	Fairways Garden Centre	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	1.381	1.381	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
169	New Lane	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	4.642	2.51	2.132	0	2.132	0	2.132	2.132	Yes	No	Yes	2.132	Passed Criteria 1-3
170	Pond Field	Hull Road Ward	Yes	Call for Sites 2012	Willing landowner	5.706	0	5.706	0	5.706	0	5.706	5.706	Yes	No	Yes	5.706	Passed Criteria 1-3
171	Lime tree Farm	Fulford & Heslington Ward	Yes	Call for Sites 2012	Willing landowner	5.143	0	5.143	4.388	0.755	0	0.755	0.755	Yes	No	Yes	0.755	Passed Criteria 1-3
172	Bootham Cresent Football Stadium	Clifton Ward	Yes	Call for Sites 2012	Willing landowner	1.721	0	1.721	0.802	0.919	0	0.919	0.919	Yes	Yes - C2	Yes	1.721	Passed Criteria 1-3
173	Land at Bishopthorpe	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	1.396	0.246	1.15	1.15	0	0	0	0	No	No	No	0	Failed Criteria 1-3
174	Land south of Foxwood Lane, Acomb	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	2.234	2.233	0.001	0	0.001	0	0.001	0.001	No	No	No	0.001	Failed Criteria 1-3
175	Land at Askham Bryan	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	0.971	0.971	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
176	Land at south of Station Road, Haxby	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	0.819	0	0.819	0.819	0	0	0	0	No	No	No	0	Failed Criteria 1-3
177	Land off Askham Lane, York	Westfield Ward	Yes	Call for Sites 2012	Willing landowner	13.068	11.718	1.35	0	1.35	0	1.35	1.35	Yes	No	Yes	1.35	Passed Criteria 1-3
179	Whiteland Field	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	1.386	0	1.386	0	1.386	0	1.386	1.386	Yes	No	Yes	1.386	Passed Criteria 1-3
180	Malton Road site, york	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	7.141	4.894	2.247	0	2.247	0.309	1.938	1.938	Yes	No	Yes	1.938	Passed Criteria 1-3
181	Land East of Grimston Bar	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	34.158	28.458	5.7	0	5.7	0	5.7	5.7	Yes	No	Yes	5.7	Passed Criteria 1-3
182	Old School Playing Field	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	5.754	5.754	0	0	0	0	0	0	No	Yes - C1	Yes	5.754	Passed Criteria 1-3
183	Land to the North of Escrick	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	9.666	0	9.666	0	9.666	0	9.666	9.666	Yes	No	Yes	9.666	Passed Criteria 1-3
184	Land to the South of A1237	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	6.676	6.676	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
185	Land to the South of Tadcaster Road	Copmanthorpe Ward	Yes	Call for Sites 2012	Willing landowner	7.561	7.561	0	0	0	0	0	0	No	Yes - C1	Yes	7.578	Passed Criteria 1-3
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	26.24	26.24	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
187	Open Pasture Land North of Stockton Lane	Heworth Without Ward	Yes	Call for Sites 2012	Willing landowner	5.916	5.916	0	0	0	0	0	0	No	yes	yes	5.916	Passed Criteria 1-3
188	Land to the West of A19, Escrick	N/a - Selby District Council	Yes	Call for Sites 2012	N/a - outside of authoirty boundary	23.671	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
189	Monks Cross North	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	18.821	0	18.821	0	18.821	0	18.821	18.821	Yes	No	Yes	18.821	Passed Criteria 1-3
190	Land North of Monks Cross	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	70.437	4.453	65.984	0	65.984	0	65.984	65.984	Yes	No	Yes	65.984	Passed Criteria 1-3
191	Land off Avon Drive Huntingoin	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	4.698	0	4.698	0	4.698	0	4.698	4.698	Yes	No	Yes	4.698	Passed Criteria 1-3
192	Land RO Stockton lane off Greenfield Park Drive	Heworth Without Ward	Yes	Call for Sites 2012	Willing landowner	0.767	0	0.767	0	0.767	0	0.767	0.767	Yes	No	Yes	0.767	Passed Criteria 1-3
193	West Fields Copmanthorpe	Copmanthorpe Ward	Yes	Call for Sites 2012	Willing landowner	0.82	0	0.82	0	0.82	0	0.82	0.82	Yes	No	Yes	0.82	Passed Criteria 1-3
194	Manor Farm Yard	Copmanthorpe Ward	Yes	Call for Sites 2012	Willing landowner	0.254	0	0.254	0	0.254	0	0.254	0.254	Yes	No	Yes	0.254	Passed Criteria 1-3
195	Land between RO 47 Avon Drive and A1237	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	0.535	0	0.535	0	0.535	0	0.535	0.535	Yes	No	Yes	0.535	Passed Criteria 1-3
196	British Sugar Site	Acomb Ward	Yes	Call for Sites 2012	Willing landowner	37.698	0.534	37.164	2.898	34.266	0	34.266	34.266					

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes	
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017		
117	Land off Metcalfe Lane Osbaldwick	Osbaldwick & Derwent Ward	4	3	0	0	4	4	2	7	5	3	5	0	0	0	0	3	22	11	33	Stage 1 pass	
118	Land off North Lane - Field Nos 4740 & 6436	Huntington & New Earswick Ward	0	1	0	0	2	2	2	2	4	0	3	0	0	0	5	0	11	8	19	Fail Criteria 4	
120	Beckfield Lane former HWS	Acomb Ward	4	4	0	0	5	5	0	5	5	3	5	0	0	3	5	3	23	19	42	Stage 1 pass	
121	Burnholme School	Heworth Ward	5	5	0	0	5	5	2	7	5	3	3	0	0	1	5	1	27	13	40	Stage 1 pass	
122	Windsor House EPH	Westfield Ward	5	5	4	0	5	5	3	5	5	3	5	0	0	1	5	1	32	15	47	Under Threshold	
123	Willow House EPH	Guildhall Ward	4	0	0	0	5	5	0	7	5	3	5	5	0	3	5	3	19	24	43	Under Threshold	
124	Oakhaven EPH	Holgate Ward	4	4	0	0	5	5	5	7	5	3	5	3	0	3	5	3	28	22	50	Stage 1 pass	
125	Morrell House EPH	Clifton Ward	5	5	0	0	4	4	0	5	5	3	5	0	0	1	5	1	23	15	38	Stage 1 pass	
126	Manor School former site	Acomb Ward	5	0	4	0	4	4	0	3	4	3	5	0	0	3	5	3	21	19	40	Stage 1 pass	
127	Lowfields former school site	Westfield Ward	4	4	4	0	4	5	4	6	5	3	5	0	0	1	5	1	30	15	45	Stage 1 pass	
128	Land behind Acomb Explore	Westfield Ward	4	3	4	0	5	5	5	5	5	3	5	0	0	1	0	1	31	10	41	Under Threshold	
129	Land alongside A64	Rural West York Ward	1	0	0	5	5	0	0	2	4	3	5	4	0	1	0	3	15	16	31	Stage 1 pass	
130	Land at Acomb Waterworks	Holgate Ward	0	1	0	0	4	4	0	6	5	3	5	0	0	3	5	3	14	19	33	Stage 1 pass	
131	Land at Moor Lane, Copmanthorpe	Copmanthorpe Ward	4	1	0	0	4	4	3	3	4	3	0	0	0	5	0	20	8	28	Stage 2 pass		
132	Land at Cherry Lane	Dringhouses & Woodthorpe Ward	2	0	0	0	5	5	0	4	4	3	5	0	0	3	5	3	16	19	35	Stage 1 pass	
133	Heslington Estate Land	Fulford & Heslington Ward	0	0	0	5	0	0	0	3	4	3	5	0	0	0	5	1	9	14	23	Stage 2 pass	
134	Heslington Estate Land	Fulford & Heslington Ward	4	4	0	5	4	4	2	6	5	3	5	0	0	0	5	3	28	16	44	Stage 1 pass	
135	Field to west of B1363, south of Mill Lane junction	Haxby & Wigginton Ward	2	1	0	0	2	2	0	4	4	3	5	0	0	0	0	1	11	9	20	Fail Criteria 4	
136	Land at Intake, Dunnington	Osbaldwick & Derwent Ward	0	0	0	0	0	2	3	3	4	0	0	0	0	5	3	9	8	17	Fail Criteria 4		
137	Land at Heworth Croft	Heworth Ward	4	4	0	3	4	4	4	7	5	3	5	4	0	3	0	5	28	20	48	Stage 1 pass	
138	York St John University playing field	Hull Road Ward	5	4	4	5	4	4	2	5	5	3	5	3	0	1	5	5	33	22	55	Stage 1 pass	
142	Bad Bargain Lane, Osbaldwick	Osbaldwick & Derwent Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	Fail Criteria 4	
143	Land to the east of Metcalfe Lane	Osbaldwick & Derwent Ward	4	3	0	0	4	4	0	7	5	3	5	0	0	0	0	3	20	11	31	Stage 1 pass	
144	B1363/Wigginton No 7 Bridleway, Wigginton	Haxby & Wigginton Ward	2	1	0	0	2	4	0	4	4	3	5	0	0	0	5	3	13	16	29	Stage 1 pass	
145	Lowfield Drive, Haxby	Haxby & Wigginton Ward	4	3	0	0	4	4	3	6	5	2	3	0	0	0	5	0	23	10	33	Stage 1 pass	
146	Moor Lane, Haxby	Haxby & Wigginton Ward	2	1	0	0	2	2	4	2	4	3	5	0	0	0	5	0	15	13	28	Stage 1 pass	
147	Fields to east of B1363, opposite Plantation Farm	Haxby & Wigginton Ward	2	1	0	0	2	4	2	5	5	3	5	0	0	0	0	0	16	8	24	Stage 2 pass	
148	The Moor Lane 'Zero Carbon' Partnership	Rural West York Ward	4	4	0	5	4	4	4	5	5	3	5	0	0	1	5	3	30	17	47	Stage 1 pass	
149	The Moor Lane 'Zero Carbon' Partnership	Dringhouses & Woodthorpe Ward	2	1	0	0	4	4	0	4	4	3	5	0	0	0	5	3	15	16	31	Stage 1 pass	
150	36-44 Picadilly, York	Guildhall Ward	5	0	1	3	5	5	0	6	5	3	5	5	1	5	5	3	24	27	51	Stage 1 pass	
151	The Rydale Building	Guildhall Ward	5	0	0	0	5	5	0	6	5	3	5	5	0	5	5	3	20	26	46	Stage 1 pass	
152	Former CSSC sports ground (now relocated)	Rural West York Ward	4	0	4	0	2	2	0	4	4	3	5	0	1	5	5	3	16	22	38	Stage 1 pass	
153	Land north of Stockton Lane	Heworth Without Ward	1	4	0	0	2	2	0	3	4	3	5	0	0	1	5	3	13	17	30	Stage 2 pass	
155	New Lane, huntington	Huntington & New Earswick Ward	4	4	3	3	4	5	2	6	5	3	5	4	0	0	5	3	30	20	50	Stage 1 pass	
156	Murton Way, Osaldwick	Osbaldwick & Derwent Ward	5	1	0	3	4	4	2	5	5	3	5	0	0	0	0	3	24	11	35	Stage 2 pass	
157	Land at Hopgrove Farm	Huntington & New Earswick Ward	0	0	0	0	4	4	0	2	4	3	5	4	0	0	5	3	12	20	32	Stage 2 pass	
158	Land at Westfield Lane	Haxby & Wigginton Ward	4	4	0	0	4	4	2	5	5	3	5	0	0	0	5	1	23	14	37	Stage 1 pass	
159	Land to rear of Greystones	Strensall Ward	0	0	0	0	2	4	0	5	5	0	5	0	0	0	0	1	11	6	17	Fail Criteria 4	
160	Land at Grimston Bar	Osbaldwick & Derwent Ward	0	0	0	3	0	0	0	1	2	3	3	0	0	0	5	3	5	14	19	Fail Criteria 4	
162	Moor Lane	Dringhouses & Woodthorpe Ward	4	4	0	5	4	4	4	5	5	3	5	0	0	1	5	3	30	17	47	Stage 1 pass	
164	Land at Usher Lane	Haxby & Wigginton Ward	4	3	0	0	4	4	3	6	5	2	3	0	0	0	5	0	23	10	33	Stage 1 pass	
165	Westfield Lane	Haxby & Wigginton Ward	4	4	0	0	4	4	2	5	5	3	5	0	0	0	5	1	23	14	37	Stage 1 pass	
166	Land at Moor Lane	Copmanthorpe Ward	2	1	0	0	2	2	2	3	4	3	0	0	0	0	5	0	13	8	21	Fail Criteria 4	
167	Shipton road	Rawcliffe & Clifton Without Ward	2	0	3	0	2	2	0	7	5	3	5	4	0	1	0	3	14	16	30	Stage 1 pass	
168	Fairways Garden Centre	Fulford & Heslington Ward	4	0	3	5	4	4	3	6	5	3	0	0	0	1	5	3	28	12	40	Stage 1 pass	
169	New Lane	Huntington & New Earswick Ward	4	4	0	0	4	4	4	4	4	3	5	4	0	0	5	5	24	22	46	Stage 1 pass	
170	Pond Field	Hull Road Ward	4	5	4	5	4	4	2	7	5	3	5	3	0	1	5	3	33	20	53	Stage 1 pass	
171	Lime tree Farm	Fulford & Heslington Ward	4	4	0	5	5	5	4	6	5	3	5	0	0	0	5	1	32	14	46	Stage 1 pass	
172	Bootham Cresent Football Stadium	Clifton Ward	5	5	0	3	4	5	4	6	5	3	5	4	0	3	5	3	31	23	54	Stage 1 pass	
173	Land at Bishopthorpe	Bishopthorpe Ward	0	3	0	0	4	5	4	3	4	3	3	0	0	0	5	1	20	12	32	Stage 1 pass	
174	Land south of Foxwood Lane, Acomb	Westfield Ward	2	1	3	0	4	4	0	4	4	3	5	0	0	0	5	0	18	13	31	Stage 1 pass	
175	Land at Askham Bryan	Rural West York Ward	4	0	0	0	0	0	0	3	4	2	0	0	0	0	5	0	8	7	15	Fail Criteria 4	
176	Land at south of Station Road, Haxby	Haxby & Wigginton Ward	5	5	0	0	5	4	0	5	5	3	5	0	0	0	0	0	24	8	32	Stage 2 pass	
177	Land off Askham Lane, York	Westfield Ward	2	1	3	0	4	4	0	4	4	3	5	0	0	0	5	1	18	14	32	Stage 1 pass	
179	Whiteland Field	Haxby & Wigginton Ward	0	3	0	0	4	2	0	3	4	3	3	0	0	0	5	0	13	11	24	Stage 2 pass	
180	Malton Road site, york	Huntington & New Earswick Ward	4	4	0	0	4	4	4	4	4	3	5	0	0	1	5	3	24	17	41	Stage 1 pass	
181	Land East of Grimston Bar	Osbaldwick & Derwent Ward	2	0	0	5	2	2	0	3	4	3	5	4	0	0	5	3	15	20	35	Stage 1 pass	
182	Old School Playing Field	Huntington & New Earswick Ward	4	4	4	5	4	4	2	5	5	3	5	0	0	0	5	3	32	16	48	Stage 1 pass	
183	Land to the North of Escrick	Wheldrake Ward	0	0	0	0	0	0	2	0	0	3	0	0	0	0	5	3	2	11	13	Fail Criteria 4	
184	Land to the South of A1237	Huntington & New Earswick Ward	4	1	4	5	2	2	0	3	4	3	5	0	0	0	0	3	22	11	33	Stage 1 pass	
185	Land to the South of Tadcaster Road	Copmanthorpe Ward	2	1	0	0	2	2	2	3	4	3	0	0	0	0	0	3	13	6	19	Fail Criteria 4	
186	Land to the South of Boroughbridge Road, Upper Poppleton, York	Rural West York Ward	2	1	3	0	4	4	0	4	4	3	5	0	0	3	5	3	18	24	42	Stage 1 pass	
187	Open Pasture Land North of Stockton Lane	Heworth Without Ward	1	4	0	0	2	2	0	3	4	3	3	0	0	1	5	3	13	15	28	Stage 2 pass	
188	Land to the West of A19, Escrick	N/a - Selby District Council	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	Within Selby DC	
189	Monks Cross North	Huntington & New Earswick Ward	0	4	3	3	4	4	4	3	4	3	5	4	0	0	5	3	26	20	46	Stage 1 pass	
190	Land North of Monks Cross	Huntington & New Earswick Ward	0	4	3	3	4	4	4	5	5	3	5	4	0	0	5	3	27	20	47	Stage 1 pass	
191	Land off Avon Drive Huntingoin	Huntington & New Earswick Ward	0	0	0	0	4	4	3	4	4	0	5	0	0	0	5	3	15	13	28	Stage 1 pass	
192	Land RO Stockton lane off Greenfield Park Drive	Heworth Without Ward	2	3	0	0	2	4	0	3	4	3	5	3	0	1	5	3	15	20	35	Stage 1 pass	
193	West Fields Copmanthorpe	Copmanthorpe Ward	4	3	0	0	4	5	5	3	4	3	0	0	0	0	5	0	25	8	33	Stage 2 pass	
194	Manor Farm Yard	Copmanthorpe Ward	5	5	0	0	5	5	4	5	4	3	0	0	0	0	5	0	29	8	37	Stage 2 pass	
195	Land between RO 47 Avon Drive and A1237	Huntington & New Earswick Ward	0	0	0	0	4	4	3	4	4	0	5	0	0	0	5	1	15	11	26	Stage 1 pass	
196	British Sugar Site	Acomb Ward	4	1	4	0	4	4	2	6	5	3	5	0	0	3	5	3	24	19			

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		Criteria 1-3: Environmental assets, openspace and flood risk													OUTCOME of Criteria 1-3
				Source of Site	Availability note at submission	SITE SIZE: Overall Parcel	Within C1 Site	Remaining After C1 Size	Within C2 Site	Remaining After C2 Size	Within C3 Site	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)		
222	Agricultural Land Sim Balk lane	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	7.265	7.265	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
223	Agricultural Land Copmanthorpe Lane	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	2.143	2.143	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
224	Agricultural Land Church lane	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	5.38	5.38	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
225	Agricultural Land Acaster Lane	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	3.699	3.699	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
226	Site A Land off Main Street Nether Poppleton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	10.241	7.094	3.147	0	3.147	0	3.147	3.147	Yes	No	Yes	3.147	Passed Criteria 1-3	
227	Site B - land off Ouse Moor Lane Nether Poppleton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	7.253	6.552	0.701	0	0.701	0	0.701	0.701	Yes	No	Yes	0.701	Passed Criteria 1-3	
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	Wheldrake Ward	Yes	Call for Sites 2012	Willing landowner	4.439	0	4.439	0	4.439	0	4.439	4.439	Yes	No	Yes	4.439	Passed Criteria 1-3	
238	Land to rear of Windrush House, Skelton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	8.336	8.336	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
239	Land to South of No. 5 Fairfield Cottages, Skelton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	0.057	0.057	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
245	City of York Hockey Club	Heworth Without Ward	Yes	Call for Sites 2012	Willing landowner	2.133	2.133	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
247	Land at Wilberforce Home	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	2.064	0.026	2.038	0	2.038	0	2.038	2.038	Yes	No	Yes	2.038	Passed Criteria 1-3	
248	Land at Wilberforce Home	Dringhouses & Woodthorpe Ward	Yes	Call for Sites 2012	Willing landowner	6.78	6.766	0.014	0	0.014	0	0.014	0.014	No	No	No	0.014	Failed Criteria 1-3	
250	North of Knapton/East of the Ring Road	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	42.689	42.688	0.001	0	0.001	0	0.001	0.001	No	No	No	0.001	Failed Criteria 1-3	
251	Field at Strensall Road	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.58	0.58	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
253	Greenfield site	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	3.509	0	3.509	0	3.509	0	3.509	3.509	Yes	No	Yes	3.509	Passed Criteria 1-3	
254	Stockton Lane Land	Heworth Without Ward	Yes	Call for Sites 2012	Willing landowner	1.154	1.154	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
257	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.597	0.597	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
258	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.925	0.925	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
259	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.61	0	0.61	0	0.61	0	0.61	0.61	Yes	No	Yes	0.61	Passed Criteria 1-3	
260	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.788	0	0.788	0	0.788	0	0.788	0.788	Yes	No	Yes	0.788	Passed Criteria 1-3	
261	Windsor Drive, Wigginton, York	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	16.737	16.737	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
262	Agricultural Land, Acaster Lane	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	0.283	0.283	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
263	Land to rear of Hopgrove PH	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	1.885	1.885	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
264	Land between Southfields Road & railway line	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.197	0.197	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
265	Land between Southfields Road & railway line	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	1.102	1.101	0.001	0	0.001	0	0.001	0.001	No	No	No	0.001	Failed Criteria 1-3	
266	Land between Southfields Road & railway line	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	1.797	1.797	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
267	Land between Southfields Road & railway line	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.559	0.251	0.308	0	0.308	0	0.308	0.308	Yes	No	Yes	0.308	Passed Criteria 1-3	
268	Land between Southfields Road & railway line	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	1.601	0	1.601	0	1.601	0	1.601	1.601	Yes	No	Yes	1.601	Passed Criteria 1-3	
269	Land between Southfields Road & railway line	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	0.576	0	0.576	0	0.576	0	0.576	0.576	Yes	No	Yes	0.576	Passed Criteria 1-3	
270	Land alongside A64	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	1.818	1.818	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
271	Land alongside A64	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	0.592	0	0.592	0	0.592	0	0.592	0.592	Yes	No	Yes	0.592	Passed Criteria 1-3	
272	Land at New Lane, Huntington, York	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	4.199	2.067	2.132	0	2.132	0	2.132	2.132	Yes	No	Yes	2.132	Passed Criteria 1-3	
275	White Horse Farm, North lane Huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	8.361	0	8.361	0	8.361	0	8.361	8.361	Yes	No	Yes	8.361	Passed Criteria 1-3	
276	White Horse Farm, North lane Huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	5.345	0.021	5.324	0	5.324	0	5.324	5.324	Yes	No	Yes	5.324	Passed Criteria 1-3	
277	White Horse Farm, North lane Huntington	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	14.701	0	14.701	0	14.701	0	14.701	14.701	Yes	No	Yes	14.701	Passed Criteria 1-3	
280	Land off Askham Lane, York	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	19.127	19.127	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
287	Land off Askham Lane, York	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	19.127	19.127	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
288	Land of Murton Way, Osbaldwick	Osbaldwick & Derwent Ward	Yes	Call for Sites 2012	Willing landowner	18.325	0	18.325	0	18.325	0	18.325	18.325	Yes	No	Yes	18.325	Passed Criteria 1-3	
290	Land between Haxby and Earswick SE6157	Haxby & Wigginton Ward	Yes	Call for Sites 2012	Willing landowner	9.198	9.198	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
291	Land west of Bishopthorpe Road	Bishopthorpe Ward	Yes	Call for Sites 2012	Willing landowner	5.296	5.296	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
292	Land North and Adj of Outer Ring road and Haxby Road	Huntington & New Earswick Ward	Yes	Call for Sites 2012	Willing landowner	3.651	3.651	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
293	York Central	Holgate Ward	Yes	Call for Sites 2012	Willing landowner	72.244	1.765	70.479	1.903	68.576	0	68.576	67.955	Yes	No	Yes	67.955	Passed Criteria 1-3	
294	Amalgomated Sites North of Bishopthorpe	Bishopthorpe Ward	Yes	Call for Sites 2012	Potential multiple parcel ownership	10.676	10.676	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
295	Amalgomated Sites at British Sugar	Acomb Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	41.292	0.534	40.758	5.743	35.015	0	35.015	35.015	Yes	Yes - C1/C2	Yes	40.697	Passed Criteria 1-3	
297	Amalgomated Sites off main Street Elvington	Wheldrake Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	8.213	0	8.213	0	8.213	0.003	8.21	8.21	Yes	No	Yes	8.21	Passed Criteria 1-3	
298	Amalgomated Sites at Connaught Court Care Home	Fulford & Heslington Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	2.719	0.502	2.217	0	2.217	0	2.217	2.174	Yes	No	Yes	2.174	Passed Criteria 1-3	
299	Amalgomated sites by Racecourse, Tadcaster Road	Dringhouses & Woodthorpe Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	4.626	1.281	3.345	0.138	3.207	0	3.207	3.207	Yes	No	Yes	3.207	Passed Criteria 1-3	
300	Amalgomated sites Eastfield Lane, Dunnington	Osbaldwick & Derwent Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	2.512	0	2.512	0	2.512	0	2.512	2.512	Yes	No	Yes	2.512	Passed Criteria 1-3	
302	Amalgomated site west of Chapelfields 1	Rural West York Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	53.861	53.861	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
303	Amalgomated sites off Stockton Lane	Strensall Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	8.967	6.583	2.384	0	2.384	0	2.384	2.384	Yes	No	Yes	2.384	Passed Criteria 1-3	
304	Amalgomated sites north of Murton Way	Osbaldwick & Derwent Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	9.965	9.965	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
305	Amalgomated sites South of Haxby	Huntington & New Earswick Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	6.918	3.432	3.486	0	3.486	0	3.486	3.486	Yes	No	Yes	3.486	Passed Criteria 1-3	
306	Amalgomated sites off Malton Road/New lane	Huntington & New Earswick Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	3.29	2.464	0.826	0	0.826	0	0.826	0.826	Yes	No	Yes	0.826	Passed Criteria 1-3	
307	Amalgomated sites at James Street	Guildhall Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	0.225	0	0.225	0	0.225	0	0.225	0.225	yes	No	Yes	0.225	Passed Criteria 1-3	
308	Amalgomated sites RO Wilberforce Home/York College	Dringhouses & Woodthorpe Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	8.844	6.792	2.052	0	2.052	0	2.052	2.052	Yes	No	Yes	2.052	Passed Criteria 1-3	
309	Amalgomated Sites North of Murton Way 2	Osbaldwick & Derwent Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	29.671	3.005	26.666	0	26.666	0.143	26.523	26.523	Yes	No	Yes	26.523	Passed Criteria 1-3	
310	Amalgomated Sites North of Clifton Moor	Rural West York Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	152.679	50.282	102.397	0	102.397	0	102.397	102.397	Yes	No	Yes	102.397	Passed Criteria 1-3	
311	Amalgomated Sites South of Heslington	Fulford & Heslington Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	228.341	222.668	6.073	4.616	1.457	0	1.457	1.457	Yes	No	Yes	1.457	Passed Criteria 1-3	
312	Amalgomated Sites east of Metcalfe Lane	Osbaldwick & Derwent Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	4.899	0	4.899	0	4.899	0	4.899	4.899	Yes	No	Yes	4.899	Passed Criteria 1-3	
313	Amalgomated Sites Off Askham Lane	Rural West York Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	21.399	21.399	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
314	Amalgomated sites west of Chapelfields 2	Rural West York Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	29.276	29.276	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
315	Amalgomated sites South of Stockton Lane	Heworth Without Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	44.288	13.616	30.672	0	30.672	0.806	29.866	29.866	Yes	No	Yes	29.866	Passed Criteria 1-3	
316	Amalgomated sites North of Stockton Lane	Heworth Without Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	24.422	24.422	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
317	Amalgomated Sites North of Moor Lane Woodthorpe	Dringhouses & Woodthorpe Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	32.723	31.373	1.35	0	1.35	0	1.35	1.35	Yes	No	Yes	1.35	Passed Criteria 1-3	
318	Amalgomated Sites at Layerthorpe	Guildhall Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	0.921	0	0.921	0	0.921	0	0.921	0.638	Yes	No	Yes	0.638	Passed Criteria 1-3	
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	Huntington & New Earswick Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	33.637	31.152	2.485	0	2.485	0	2.485	2.485	Yes	No	Yes	2.485	Passed Criteria 1-3	
320	Amalgomated Sites at New Lane Huntington	Huntington & New Earswick Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	16.269	2.51	13.759	0.002	13.757	0	13.757	13.757	Yes	No	Yes	13.757	Passed Criteria 1-3	
321	Amalgomated sites at Millfield lane/A59	Rural West York Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	11.009	0	11.009	0	11.009	0	11.009	11.009	Yes	No	Yes	11.009	Passed Criteria 1-3	
322	Amalgomated sites South of Strensall	Strensall Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	6.365	3.833	2.532	0	2.532	0	2.532	2.532	Yes	No	Yes	2.532	Passed Criteria 1-3	
323	Amalgomated Sites North of Murton Way 3	Osbaldwick & Derwent Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	4.391	0	4.391	0	4.391	0	4.391	4.391	Yes	No	Yes	4.391	Passed Criteria 1-3	
324	Amalgomated Sites North of Murton Way 4	Osbaldwick & Derwent Ward	Yes	Amalgamated Site	Potential multiple parcel ownership	22.717	0	22.717	0	22.717	0	22.717	22.717	Yes	No	Yes	22.717	Passed Criteria 1-3	

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport																Total score				Notes
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Open Space Number	Open Space Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017		
222	Agricultural Land Sim Balk lane	Dringhouses & Woodthorpe Ward	1	0	0	5	4	1	0	2	4	3	5	4	0	1	5	3	15	21	36	Stage 1 pass	
223	Agricultural Land Copmanthorpe Lane	Bishopthorpe Ward	0	4	0	3	2	4	2	2	4	3	0	0	0	0	5	3	19	11	30	Stage 1 pass	
224	Agricultural Land Church lane	Bishopthorpe Ward	0	4	0	3	4	4	5	3	4	3	0	0	0	0	5	1	24	9	33	Stage 2 pass	
225	Agricultural Land Acaster Lane	Bishopthorpe Ward	0	1	0	0	2	4	2	3	4	3	3	0	0	0	5	1	13	12	25	Stage 2 pass	
226	Site A Land off Main Street Nether Poppleton	Rural West York Ward	4	4	0	0	4	4	2	5	5	3	0	0	0	3	5	0	23	11	34	Stage 1 pass	
227	Site B - land off Ouse Moor Lane Nether Poppleton	Rural West York Ward	4	4	0	0	2	2	2	4	4	3	0	0	0	3	5	0	18	11	29	Stage 1 pass	
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	Wheldrake Ward	4	3	0	0	4	4	2	2	4	3	0	0	0	0	5	0	21	8	29	Stage 2 pass	
238	Land to rear of Windrush House, Skelton	Rural West York Ward	0	0	0	0	1	1	0	3	4	3	0	0	0	3	0	3	6	9	15	Fail Criteria 4	
239	Land to South of No. 5 Fairfield Cottages, Skelton	Rural West York Ward	0	0	0	0	1	2	0	2	4	3	0	0	0	1	0	3	7	7	14	Under Threshold	
245	City of York Hockey Club	Heworth Without Ward	2	1	0	0	1	1	0	3	4	3	5	0	0	0	5	1	9	14	23	Stage 2 pass	
247	Land at Wilberforce Home	Dringhouses & Woodthorpe Ward	2	0	0	5	4	4	0	5	5	3	5	5	0	1	5	3	20	22	42	Stage 1 pass	
248	Land at Wilberforce Home	Dringhouses & Woodthorpe Ward	2	0	0	5	4	4	0	5	5	3	5	4	0	1	0	3	20	16	36	Stage 1 pass	
250	North of Knapton/East of the Ring Road	Rural West York Ward	2	1	1	0	4	4	0	5	5	3	5	0	3	5	3	17	24	41	Stage 1 pass		
251	Field at Strensall Road	Strensall Ward	0	0	0	0	4	0	0	2	4	0	5	0	0	0	5	0	8	10	18	Fail Criteria 4	
253	Greenfield site	Rural West York Ward	4	0	0	0	0	0	0	3	4	3	0	0	0	0	5	1	8	9	17	Fail Criteria 4	
254	Stockton Lane Land	Heworth Without Ward	1	4	0	0	2	2	0	3	4	3	3	0	0	1	0	3	13	10	23	Stage 2 pass	
257	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	4	3	0	0	5	5	5	4	4	0	5	0	0	0	0	1	26	6	32	Stage 2 pass	
258	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	4	3	0	0	5	5	5	5	5	0	5	0	0	0	5	1	27	11	38	Stage 1 pass	
259	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	0	0	0	0	5	5	5	5	5	0	5	0	0	0	5	1	20	11	31	Stage 1 pass	
260	South of Southfields Road, Strensall & Land south of The Village,	Strensall Ward	0	0	0	0	1	4	0	0	5	5	0	5	0	0	0	0	10	5	15	Fail Criteria 4	
261	Windsor Drive, Wigginton, York	Haxby & Wigginton Ward	2	4	0	0	4	4	4	5	5	3	5	0	0	0	0	0	23	8	31	Stage 2 pass	
262	Agricultural Land, Acaster Lane	Bishopthorpe Ward	0	3	0	0	4	5	3	3	4	3	3	0	0	0	0	1	19	7	26	Stage 2 pass	
263	Land to rear of Hopgrove PH	Huntington & New Earswick Ward	0	0	0	0	0	5	0	2	4	3	0	0	0	0	5	3	9	11	20	Fail Criteria 4	
264	Land between Southfields Road & railway line	Strensall Ward	4	3	0	0	5	5	5	5	5	0	5	0	0	0	0	1	27	6	33	Under Threshold	
265	Land between Southfields Road & railway line	Strensall Ward	4	3	0	0	5	5	5	5	5	0	5	0	0	0	0	1	27	6	33	Stage 2 pass	
266	Land between Southfields Road & railway line	Strensall Ward	4	3	0	0	5	5	5	4	4	0	5	0	0	0	0	1	26	6	32	Stage 2 pass	
267	Land between Southfields Road & railway line	Strensall Ward	4	3	0	0	5	5	5	5	5	0	5	0	0	0	0	1	27	6	33	Stage 2 pass	
268	Land between Southfields Road & railway line	Strensall Ward	2	1	0	0	5	5	5	5	5	0	5	0	0	0	0	1	23	6	29	Stage 2 pass	
269	Land between Southfields Road & railway line	Strensall Ward	0	0	0	0	5	5	5	5	5	0	5	0	0	0	0	1	20	6	26	Stage 2 pass	
270	Land alongside A64	Rural West York Ward	1	0	0	5	4	1	0	2	4	3	5	4	0	0	0	3	15	15	30	Stage 1 pass	
271	Land alongside A64	Bishopthorpe Ward	0	0	0	5	4	0	0	2	4	3	5	5	0	0	5	3	13	21	34	Stage 2 pass	
272	Land at New Lane, Huntington, York	Huntington & New Earswick Ward	4	4	0	0	4	4	4	4	4	3	5	4	0	0	5	3	24	20	44	Stage 1 pass	
275	White Horse Farm, North lane Huntington	Huntington & New Earswick Ward	0	4	0	3	2	4	4	3	4	3	5	4	0	0	0	1	21	13	34	Stage 1 pass	
276	White Horse Farm, North lane Huntington	Huntington & New Earswick Ward	0	0	0	0	0	2	0	0	0	0	3	0	0	0	5	0	2	8	10	Fail Criteria 4	
277	White Horse Farm, North lane Huntington	Huntington & New Earswick Ward	0	1	0	0	2	2	2	2	4	0	3	0	0	0	5	1	11	9	20	Fail Criteria 4	
280	Land off Askham Lane, York	Rural West York Ward	4	1	3	0	2	4	2	4	4	3	5	0	0	1	5	1	20	15	35	Stage 1 pass	
287	Land off Askham Lane, York	Rural West York Ward	4	1	3	0	2	4	2	4	4	3	5	0	0	1	5	1	20	15	35	Stage 1 pass	
288	Land of Murton Way, Osbaldwick	Osbaldwick & Derwent Ward	4	1	0	0	2	2	0	6	5	3	5	0	0	0	0	1	14	9	23	Stage 2 pass	
290	Land between Haxby and Earswick SE6157	Haxby & Wigginton Ward	2	0	0	0	2	1	0	6	5	3	5	0	0	0	0	1	10	9	19	Fail Criteria 4	
291	Land west of Bishopthorpe Road	Bishopthorpe Ward	0	4	0	3	4	4	4	3	4	3	0	0	0	0	5	1	23	9	32	Stage 2 pass	
292	Land North and Adj of Outer Ring road and Haxby Road	Huntington & New Earswick Ward	1	0	1	5	0	1	0	3	4	3	5	0	0	0	5	3	12	16	28	Stage 2 pass	
293	York Central	Holgate Ward	4	4	3	5	4	4	4	7	5	3	5	4	5	5	5	5	33	32	65	Stage 1 pass	
294	Amalgomated Sites North of Bishopthorpe	Bishopthorpe Ward	0	4	0	3	4	4	4	3	4	3	0	0	0	0	5	1	23	9	32	Stage 2 pass	
295	Amalgomated Sites at British Sugar	Acomb Ward	4	1	4	0	4	4	2	6	5	3	5	0	0	3	5	3	24	19	43	Stage 1 pass	
297	Amalgomated Sites off main Street Elvington	Wheldrake Ward	4	4	0	0	4	4	2	2	4	3	0	0	0	0	5	0	22	8	30	Stage 2 pass	
298	Amalgomated Sites at Connaught Court Care Home	Fulford & Heslington Ward	4	0	1	5	4	5	5	7	5	3	5	4	0	1	5	3	29	21	50	Stage 1 pass	
299	Amalgomated sites by Racecourse, Tadcaster Road	Dringhouses & Woodthorpe Ward	2	0	0	0	4	5	0	4	4	3	5	0	0	3	5	3	15	19	34	Stage 1 pass	
300	Amalgomated sites Eastfield Lane, Dunnington	Osbaldwick & Derwent Ward	2	1	0	0	4	4	4	4	4	3	0	0	0	0	5	1	19	9	28	Stage 2 pass	
302	Amalgomated site west of Chapelfields 1	Rural West York Ward	4	4	3	0	4	4	2	5	5	3	5	0	0	1	5	1	26	15	41	Stage 1 pass	
303	Amalgomated sites off Stockton Lane	Strensall Ward	2	1	0	0	4	4	4	2	4	0	0	0	0	0	5	0	19	5	24	Stage 2 pass	
304	Amalgomated sites north of Murton Way	Osbaldwick & Derwent Ward	2	0	0	3	2	2	0	2	4	3	5	0	0	0	5	3	13	16	29	Stage 2 pass	
305	Amalgomated sites South of Haxby	Huntington & New Earswick Ward	2	1	1	3	4	4	0	3	4	3	5	0	0	0	5	3	19	16	35	Stage 1 pass	
306	Amalgomated sites off Malton Road/New lane	Huntington & New Earswick Ward	4	3	0	0	2	4	3	3	4	3	5	4	0	0	5	3	20	20	40	Stage 1 pass	
307	Amalgomated sites at James Street	Guildhall Ward	4	3	0	3	5	5	3	7	5	3	5	5	0	3	5	1	28	22	50	Stage 1 pass	
308	Amalgomated sites RO Wilberforce Home/York College	Dringhouses & Woodthorpe Ward	2	0	0	5	4	4	0	5	5	3	5	4	0	1	5	3	20	21	41	Stage 1 pass	
309	Amalgomated Sites North of Murton Way 2	Osbaldwick & Derwent Ward	4	1	0	3	4	4	2	6	5	3	5	0	0	0	5	3	23	16	39	Stage 1 pass	
310	Amalgomated Sites North of Clifton Moor	Rural West York Ward	4	1	0	0	2	2	0	5	5	3	5	0	0	1	5	3	14	17	31	Stage 1 pass	
311	Amalgomated Sites South of Heslington	Fulford & Heslington Ward	4	4	0	5	4	4	4	6	5	3	5	0	0	0	5	3	30	16	46	Stage 1 pass	
312	Amalgomated Sites east of Metcalfe Lane	Osbaldwick & Derwent Ward	4	3	0	0	4	4	2	7	5	3	5	0	0	0	0	3	22	11	33	Stage 1 pass	
313	Amalgomated Sites Off Askham Lane	Rural West York Ward	4	4	3	0	2	4	2	4	4	3	5	0	0	1	5	1	23	15	38	Stage 1 pass	
314	Amalgomated sites west of Chapelfields 2	Rural West York Ward	4	4	3	0	4	4	2	5	5	3	5	0	0	1	5	0	26	14	40	Stage 1 pass	
315	Amalgomated sites South of Stockton Lane	Heworth Without Ward	2	4	0	0	2	2	0	4	4	3	3	0	0	0	5	1	14	12	26	Stage 1 pass	
316	Amalgomated sites North of Stockton Lane	Heworth Without Ward	2	4	0	0	2	2	0	3	4	3	5	0	0	1	5	3	14	17	31	Stage 1 pass	
317	Amalgomated Sites North of Moor Lane Woodthorpe	Dringhouses & Woodthorpe Ward	2	1	3	0	4	4	0	4	4	3	5	0	0	0	5	3	18	16	34	Stage 1 pass	
318	Amalgomated Sites at Layerthorpe	Guildhall Ward	4	3	0	3	5	5	3	6	5	3	5	5	0	3	5	3	28	24	52	Stage 1 pass	
319	Amalgomated Sites Hopgrove Farm to Monks Cross Link	Huntington & New Earswick Ward	0	0	0	0	4	4	0	2	4	3	5	4	0	0	5	3	12	20	32	Stage 2 pass	
320	Amalgomated Sites at New Lane Huntington	Huntington & New Earswick Ward	4	4	3	3	4	4	4	6	5	3	5	4	0	0	5	5	31	22	53	Stage 1 pass	
321	Amalgomated sites at Millfield lane/A59	Rural West York Ward	4	0	4	0	2	2	0	4	4	3	5	0	1	5	5	3	16	22	38	Stage 1 pass	
322	Amalgomated sites South of Strensall	Strensall Ward	2	1	0	0	5	5	5	5	5	0	5	0	0	0	5	1	23	11	34	Stage 1 pass	
323	Amalgomated Sites North of Murton Way 3	Osbaldwick & Derwent Ward	4	0	0	0	2	2	0	2	4	3	5	0	0	0	0	1	12	9	21	Fail Criteria 4	
324	Amalgomated Sites North of Murton Way 4	Osbaldwick & Derwent Ward	4	1	0	0	2	2	0	6	5	3	5										

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		SITE SIZE: Overall Parcel	Criteria 1-3: Environmental assets, openspace and flood risk												OUTCOME of Criteria 1-3
				Source of Site	Availability note at submission		Within C1 Size Site	Remaining After C1 Size	Within C2 Size	Remaining After C2 Size	Within C3 Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)		
348	88 Station Road Upper Poppleton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.074	0.074	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
349	440 Malton Road	Heworth Without Ward	Yes	Residential Planning Application	With planning permission	0.114	0.114	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
350	Whittings Delecatessen 69 Bootham	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.026	0.026	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
351	The Heads House 1 Love Lane	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.051	0.051	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
352	Stable Block Chapter House Street	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.084	0.084	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
353	Wigginton Grange Farm Corban Lane Wigginton	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.014	0.014	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
354	Second Floor 41 Millfield Road	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.01	0.01	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
355	18 The Village Wigginton	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.036	0.036	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
356	57 York Road Haxby	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.06	0.06	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
357	46 Scarcroft Road	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.018	0.018	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
358	The Hollies Mill Lane Acaster Malbis	Bishopthorpe Ward	Yes	Residential Planning Application	With planning permission	0.14	0.14	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
359	117 The Village Haxby	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.139	0.139	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
360	Seven Oaks Ox Carr Lane Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.181	0.172	0.009	0	0.009	0	0.009	0.009	UT	No	Under Threshold	0.009	Under Threshold	
361	Poplar Tree Farm Broad Highway Wheldrake	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.268	0	0.268	0	0.268	0	0.268	0.268	Yes	No	Yes	0.268	Passed Criteria 1-3	
362	Oak Tree Farm Wheldrake Lane	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.382	0.382	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
363	1 Wetherby Road	Acomb Ward	Yes	Residential Planning Application	With planning permission	0.138	0.138	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
364	27 Ingleborough Avenue	Hull Road Ward	Yes	Residential Planning Application	With planning permission	0.046	0.046	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
365	19 West Thorpe	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.023	0.023	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
366	The Grange Towthorpe Road Haxby	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.164	0.164	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
367	10 Thorn Nook	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.042	0.042	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
368	Middleton House 2 Redmayne Square Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.179	0.179	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
369	41 Micklegate	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.014	0.014	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
370	Express-o 13 Bridge Street	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.01	0.01	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
371	Toad Hall 23B Hopgrove Lane South	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.233	0.233	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
372	304 Thanet Road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.017	0.017	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
373	54 Wheatlands Grove	Acomb Ward	Yes	Residential Planning Application	With planning permission	0.057	0.057	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
374	The House New Walk Orchard Love Lane	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.473	0.473	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
375	14 Tadcaster Road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.102	0.102	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
376	Fulford Methodist Church Main Street Fulford	Fulford & Heslington Ward	Yes	Residential Planning Application	With planning permission	0.051	0.051	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
377	The Village Salon 1 York Street Dunnington	Osbalwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	0.034	0.034	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.028	0.028	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
379	Land Adj to 51 Water Lane	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.053	0.053	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
380	Naburn Hall Coach House Maypole Grove Naburn	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.066	0.066	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
381	Christian Science Church, Kilburn Road	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.034	0.034	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
382	11 St Marys	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.015	0.015	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
383	Brackenhill Askham Bryan Lnae	Rural West York Ward	Yes	Residential Planning Application	With planning permission	2.389	0	2.389	0	2.389	0	2.389	2.389	Yes	No	Yes	2.389	Passed Criteria 1-3	
384	Bootham Park Hotel 9 Grosvenor Terrace	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.022	0.022	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
385	Eva Lea 18 Horseman Lane Copmanthorpe	Copmanthorpe Ward	Yes	Residential Planning Application	With planning permission	0.099	0.099	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
386	4 St Catherines Cottages Skelton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.132	0.132	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
387	2 St Martins Lane	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.012	0.012	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
388	Beechwood Beechwood Hopgrove	Huntington & New Earswick Ward	Yes	Residential Planning Application	With planning permission	0.141	0.141	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
389	Springfield Sandy Lane Stockton on Forest	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.161	0.161	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishopthorpe	Bishopthorpe Ward	Yes	Residential Planning Application	With planning permission	0.128	0.128	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
391	Barn to South of Greystone Church Lane Nether Poppleton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.513	0.001	0.512	0	0.512	0	0.512	0.512	Yes	No	Yes	0.512	Passed Criteria 1-3	
392	20 Middlecroft Grove Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.078	0.078	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
393	Methodist Chapel The Village Stockton on Forest	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.077	0.077	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
394	7 Charlton Street	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.021	0.021	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
395	8 Starkey Crescent	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.035	0.035	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
396	Fairbank House 29 St Marys	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.04	0.04	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
397	17 Garden Street	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.023	0.023	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
398	Jinnah Restaurant 2 Cumberland Street	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.045	0.045	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
399	Chapel Farm 111 The Village Stockton on Forest	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.055	0.055	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
400	18 Chalfonts	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.018	0.018	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
401	51 Skeldergate	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.009	0.009	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
402	Helen Peters Design 11 Lady Peketts Yard	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.013	0.013	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
403	Land Adjacent to 19 St Edwards Close	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.311	0	0.311	0	0.311	0	0.311	0.311	Yes	No	Yes	0.311	Passed Criteria 1-3	
404	Parkside Nursing Home 98-100 Bishopthorpe Road	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.053	0.053	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
405	28 West End Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.264	0.001	0.263	0.001	0.262	0	0.262	0.262	Yes	No	Yes	0.262	Passed Criteria 1-3	
406	Laburnum House 1 Laburnum Garth	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.041	0.041	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
407	8 Hall Rise Haxby	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.108	0.108	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
408	38 Leven Road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.037	0.037	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
409	68 Bootham	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.052	0.052	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
410	4 Willow Grove Earswick	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.085	0.085	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
411	Whitewalls Ox Carr Lane Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.298	0	0.298	0	0.298	0	0.298	0.298	Yes	No	Yes	0.298	Passed Criteria 1-3	
412	The Ruins 32a Dale Street	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.024	0.024	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
413	159 Tadcaster Road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.168	0.008	0.16	0	0.16	0	0.16	0.16	UT	No	Under Threshold	0.16	Under Threshold	
414	35 St Saviourgate	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.031	0.031	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
415	97 Station Road Upper Poppleton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.692	0	0.692	0	0.692	0	0.692	0.692	Yes	No	Yes	0.692	Passed Criteria 1-3	
416	83 Tennent Road	Westfield Ward	Yes	Residential Planning Application	With planning permission	0.031	0.031	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
417	Bulmers Selling Services 1-7 Lord Mayors Walk	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.018	0.018	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
418	Saxon House Hotel 71-73 Fulford Road	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.049	0.049	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
419	Balir Athol Nursing Home 120 York Road Haxby	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.088	0.088	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
420	2a Mill Lane	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.024	0.024	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
421	128 Carr Lane	Acomb Ward	Yes	Residential Planning Application	With planning permission	0.037	0.037	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
422	Fantasy World 25 Main Street Fulford	Fulford & Heslington Ward	Yes	Residential Planning Application	With planning permission	0.021	0.021	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
423	The Old Stables, 292 Tadcaster Road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.107	0.107	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
424	Summersgill & Front Street	Westfield Ward	Yes	Residential Planning Application	With planning permission	0.041	0.041	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
425	South Bank Social Club 12 Ovington Terrace	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.013	0.013	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
426	All Saints Church North Street	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.122	0.122	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
427	Vickers Hi-Fi 24 Gillygate	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.029	0.029	0	0	0	0</								

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes		
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017			
348	88 Station Road Upper Poppleton	Rural West York Ward	0	0	1	0	2	1	0	2	4	3	5	0	5	5	3	8	26	34	Under Threshold			
349	440 Malton Road	Heworth Without Ward	0	0	0	0	1	5	0	2	4	3	3	3	0	0	5	3	10	17	27	Under Threshold		
350	Whitings Delecatessen 69 Bootham	Clifton Ward	4	3	0	5	4	5	5	4	4	3	5	5	1	5	5	3	30	27	57	Under Threshold		
351	The Heads House 1 Love Lane	Micklegate Ward	2	0	3	5	2	2	0	6	5	3	5	3	1	5	0	1	19	18	37	Under Threshold		
352	Stable Block Chapter House Street	Guildhall Ward	5	0	0	5	5	5	4	4	4	3	5	4	0	5	0	3	28	20	48	Under Threshold		
353	Wigginton Grange Farm Corban Lane Wigginton	Haxby & Wigginton Ward	0	0	0	0	0	4	0	2	4	3	3	0	0	0	1	8	7	15	Under Threshold			
354	Second Floor 41 Millfield Road	Micklegate Ward	4	3	5	5	5	5	4	8	5	3	5	3	1	5	5	3	36	25	61	Under Threshold		
355	18 The Village Wigginton	Haxby & Wigginton Ward	4	5	0	0	5	5	5	5	5	3	5	0	0	5	0	29	13	42	Under Threshold			
356	57 York Road Haxby	Haxby & Wigginton Ward	5	3	0	0	5	5	0	6	5	3	5	0	0	0	1	23	9	32	Under Threshold			
357	46 Scarcroft Road	Micklegate Ward	5	5	5	5	5	5	0	7	5	3	5	3	1	5	5	3	35	25	60	Under Threshold		
358	The Hollies Mill Lane Acaster Malbis	Bishophorpe Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	3	0	11	11	Under Threshold		
359	117 The Village Haxby	Haxby & Wigginton Ward	5	4	0	0	4	5	5	5	5	3	5	0	0	0	5	0	28	13	41	Under Threshold		
360	Seven Oaks Ox Carr Lane Strensall	Strensall Ward	5	0	0	0	4	5	0	4	4	0	5	0	0	0	0	18	5	23	Under Threshold			
361	Poplar Tree Farm Broad Highway Wheldrake	Wheldrake Ward	0	3	0	0	4	4	3	2	4	3	0	0	0	0	0	18	3	21	Fail Criteria 4			
362	Oak Tree Farm Wheldrake Lane	Wheldrake Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	Fail Criteria 4			
363	1 Wetherby Road	Acomb Ward	2	3	0	0	5	5	5	5	5	3	5	0	0	1	5	3	25	17	42	Under Threshold		
364	27 Ingleborough Avenue	Hull Road Ward	5	5	1	3	5	5	5	6	5	3	5	0	0	1	5	1	34	15	49	Under Threshold		
365	19 West Thorpe	Dringhouses & Woodthorpe Ward	2	1	0	0	5	5	3	4	4	3	5	0	0	1	5	1	20	15	35	Under Threshold		
366	The Grange Towthorpe Road Haxby	Strensall Ward	0	0	0	0	0	0	0	1	2	2	5	0	0	0	5	0	2	12	14	Under Threshold		
367	10 Thorn Nook	Heworth Ward	4	3	0	0	5	5	5	5	5	3	5	5	0	1	0	1	27	15	42	Under Threshold		
368	Middleton House 2 Redmayne Square Strensall	Strensall Ward	0	0	0	0	4	5	3	5	5	0	5	0	0	0	5	1	17	11	28	Under Threshold		
369	41 Micklegate	Micklegate Ward	5	0	3	3	5	5	0	7	5	3	5	5	3	5	5	3	26	29	55	Under Threshold		
370	Express-o 13 Bridge Street	Micklegate Ward	5	0	1	3	5	5	0	6	5	3	5	5	3	5	5	3	24	29	53	Under Threshold		
371	Toad Hall 23B Hopgrove Lane South	Strensall Ward	0	0	0	0	0	5	0	2	4	3	0	0	0	0	5	1	9	9	18	Fail Criteria 4		
372	304 Thanet Road	Dringhouses & Woodthorpe Ward	4	3	3	0	5	5	2	4	4	3	5	0	0	1	0	1	26	10	36	Under Threshold		
373	54 Wheatlands Grove	Acomb Ward	4	5	0	0	4	5	0	3	4	3	5	0	0	3	0	1	22	12	34	Under Threshold		
374	The House New Walk Orchard Love Lane	Fishergate Ward	5	0	0	3	4	4	3	6	5	3	3	3	0	3	5	3	24	20	44	Stage 1 pass		
375	14 Tadcaster Road	Dringhouses & Woodthorpe Ward	5	5	0	0	5	5	0	5	5	3	5	0	0	3	5	3	25	19	44	Under Threshold		
376	Fulford Methodist Church Main Street Fulford	Fulford & Heslington Ward	1	5	5	5	5	5	0	5	5	3	5	5	0	1	5	3	31	22	53	Under Threshold		
377	The Village Salon 1 York Street Dunnington	Osballdwick & Derwent Ward	4	3	0	0	5	5	5	5	5	3	0	0	0	0	5	3	27	11	38	Under Threshold		
378	Leisure Solutions of York 12a Lime Garth Upper Poppleton	Rural West York Ward	5	5	0	0	5	5	5	5	5	3	0	0	1	5	5	0	30	14	44	Under Threshold		
379	Land Adj to 51 Water Lane	Clifton Ward	5	5	4	0	5	5	5	5	5	3	5	5	0	3	0	3	34	19	53	Under Threshold		
380	Naburn Hall Coach House Maypole Grove Naburn	Wheldrake Ward	0	5	0	0	0	0	0	2	4	3	0	0	0	0	0	1	9	4	13	Under Threshold		
381	Christian Science Church, Kilburn Road	Fishergate Ward	4	3	0	0	4	5	0	7	5	3	5	5	0	3	5	3	21	24	45	Under Threshold		
382	11 St Marys	Guildhall Ward	2	0	0	5	2	5	0	3	4	3	5	4	1	5	5	1	18	24	42	Under Threshold		
383	Brackenhill Askham Bryan Lnae	Rural West York Ward	0	0	0	0	1	1	0	1	2	0	3	0	0	0	5	3	4	11	15	Fail Criteria 4		
384	Bootham Park Hotel 9 Grosvenor Terrace	Clifton Ward	4	3	0	5	4	4	5	4	4	3	5	5	0	3	5	1	29	22	51	Under Threshold		
385	Eva Lea 18 Horseman Lane Copmanthorpe	Copmanthorpe Ward	5	5	0	0	5	5	5	5	5	3	0	0	0	0	0	1	30	4	34	Under Threshold		
386	4 St Catherinees Cottages Skelton	Rural West York Ward	0	3	0	0	0	0	0	1	2	2	0	0	0	0	0	0	5	2	7	Under Threshold		
387	2 St Martins Lane	Micklegate Ward	5	0	3	3	5	5	0	7	5	3	5	5	3	5	5	3	26	29	55	Under Threshold		
388	Beechwood Beechwood Hopgrove	Huntington & New Earswick Ward	0	0	0	0	0	1	0	1	2	3	0	0	0	0	0	1	3	4	7	Under Threshold		
389	Springfield Sandy Lane Stockton on Forest	Strensall Ward	5	5	0	0	0	5	0	2	4	0	0	0	0	0	0	0	19	0	19	Under Threshold		
390	Land to R/O Ivy Dene Cottage 14 Main Street Bishophorpe	Bishophorpe Ward	0	5	0	0	5	5	5	3	4	3	0	0	0	0	5	1	24	9	33	Under Threshold		
391	Barn to South of Greystone Church Lane Nether Poppleton	Rural West York Ward	5	0	0	0	4	4	0	4	4	3	0	0	0	3	5	1	17	12	29	Stage 1 pass		
392	20 Middlecroft Grove Strensall	Strensall Ward	5	5	0	0	4	5	3	4	4	0	5	0	0	0	5	0	26	10	36	Under Threshold		
393	Methodist Chapel The Village Stockton on Forest	Strensall Ward	5	5	0	0	5	5	5	2	4	0	0	0	0	0	5	0	29	5	34	Under Threshold		
394	7 Charlton Street	Micklegate Ward	4	3	4	3	5	5	5	8	5	3	5	3	1	5	5	1	34	23	57	Under Threshold		
395	8 Starkey Crescent	Heworth Ward	4	4	0	0	5	5	3	6	5	3	5	0	0	1	5	1	26	15	41	Under Threshold		
396	Fairbank House 29 St Marys	Guildhall Ward	2	0	0	5	2	5	0	4	4	3	5	3	3	5	5	3	18	27	45	Under Threshold		
397	17 Garden Street	Guildhall Ward	5	5	0	5	5	5	5	5	5	3	5	3	0	3	5	3	35	22	57	Under Threshold		
398	Jinnah Restaurant 2 Cumberland Street	Guildhall Ward	5	0	1	3	5	5	3	6	5	3	5	5	3	5	5	3	27	29	56	Under Threshold		
399	Chapel Farm 111 The Village Stockton on Forest	Strensall Ward	5	5	0	0	4	5	3	1	2	0	0	0	0	0	5	0	24	5	29	Under Threshold		
400	18 Chalfonts	Dringhouses & Woodthorpe Ward	5	3	0	0	4	5	0	6	5	3	5	0	0	3	5	1	22	17	39	Under Threshold		
401	51 Skeldergate	Micklegate Ward	5	0	1	3	5	5	0	7	5	3	5	5	1	5	5	3	24	27	51	Under Threshold		
402	Helen Peters Design 11 Lady Pecketts Yard	Guildhall Ward	5	0	1	3	5	5	5	5	5	3	5	5	1	5	5	3	29	27	56	Under Threshold		
403	Land Adjacent to 19 St Edwards Close	Dringhouses & Woodthorpe Ward	2	0	0	0	4	5	0	4	4	3	5	0	0	3	5	1	15	17	32	Stage 1 pass		
404	Parkside Nursing Home 98-100 Bishophorpe Road	Micklegate Ward	4	3	5	3	5	5	5	8	5	3	5	3	0	5	5	1	35	22	57	Under Threshold		
405	28 West End Strensall	Strensall Ward	5	5	0	0	4	5	3	3	4	0	5	0	0	0	5	1	26	11	37	Stage 1 pass		
406	Laburnum House 1 Laburnum Garth	Heworth Ward	5	3	0	0	5	5	4	4	4	3	5	3	0	1	5	1	26	18	44	Under Threshold		
407	8 Hall Rise Haxby	Haxby & Wigginton Ward	5	5	0	0	5	5	0	6	5	3	5	0	0	0	5	0	25	13	38	Under Threshold		
408	38 Leven Road	Dringhouses & Woodthorpe Ward	4	3	0	0	5	5	5	5	5	3	5	0	0	1	0	1	27	10	37	Under Threshold		
409	68 Bootham	Guildhall Ward	2	0	0	5	2	5	0	4	4	3	5	3	1	5	5	3	18	25	43	Under Threshold		
410	4 Willow Grove Earswick	Strensall Ward	0	0	0	0	0	0	0	5	5	0	5	0	0	0	0	1	5	6	11	Under Threshold		
411	Whitewalls Ox Carr Lane Strensall	Strensall Ward	5	0	0	0	5	5	0	4	4	0	5	0	0	0	5	0	19	10	29	Stage 1 pass		
412	The Ruins 32a Dale Street	Micklegate Ward	5	5	5	5	5	5	0	7	5	3	5	5	3	5	5	3	35	29	64	Under Threshold		
413	159 Tadcaster Road	Dringhouses & Woodthorpe Ward	2	0	0	3	4	4	0	5	5	3	5	5	0	1	5	3	18	22	40	Under Threshold		
414	35 St Saviourgate	Guildhall Ward	5	0	0	3	5	5	5	6	5	3	5	5	0	5	5	3	28	26	54	Under Threshold		
415	97 Station Road Upper Poppleton	Rural West York Ward	0	0	1	0	2	1	0	2	4	3	5	0	0	5	5	0	3	8	21	29	Stage 1 pass	
416	83 Tennent Road	Westfield Ward	5	5	5	0	5	5	5	4	4	3	5	0	0	1	5	1	34	15	49	Under Threshold		
417	Bulmers Selling Services 1-7 Lord Mayors Walk	Guildhall Ward	5	0	0	5	5	5	5	4	4	3	5	5	0	3	5	3	29	24	53	Under Threshold		
418	Saxon House Hotel 71-73 Fulford Road	Fishergate Ward	5	5	0	0	4	5	0	8	5	3	5	5	0	3	5	3	24	24	48	Under Threshold		
419	Balir Athol Nursing Home 120 York Road Haxby	Haxby & Wigginton Ward	5	5	0	0	4	4	0	5	5	3	5	0	0	0	5	1	23	14	37	Under Threshold		
420	2a Mill Lane	Heworth Ward	5	3	0	3	5	5	5	6	5	3	5	5	0	3	5	3	31	24	55			

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		Criteria 1-3: Environmental assets, openspace and flood risk													OUTCOME of Criteria 1-3
				Source of Site	Availability note at submission	SITE SIZE: Overall Parcel	Within C1 Site Size	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)		
442	Pizza Hut Ltd 10 Pavement	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.03	0.03	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
443	Bar Fisheries 18 Lawrence Street	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.027	0.027	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
444	Commercial Workers Union 71 Gillygate	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.061	0.061	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
445	Hollycroft 20 Wenlock Terrace	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.101	0.101	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
446	Garages to R/O 11-21 Holly Bank Grove	Holgate Ward	Yes	Residential Planning Application	With planning permission	0.126	0.126	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
447	The Laurels Brecks Lane Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.214	0	0.214	0.214	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
448	British Heart Foundation 34 Piccadilly	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.076	0.076	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
449	Elliots Hotel 2 Sycamore Place	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.06	0.06	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
450	The Pury Cust Nuffield Hospital Precentors Court	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.422	0	0.422	0	0.422	0	0.422	0.422	Yes	No	Yes	0.422	Passed Criteria 1-3	
451	Turf Tavern 277 Thanet Road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.197	0.197	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
452	Clifton Garage 82-84 Clifton	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.214	0	0.214	0	0.214	0	0.214	0.214	Yes	No	Yes	0.214	Passed Criteria 1-3	
453	Land Adj to 76 to 84 Lilbourne Drive	Rawcliffe & Clifton Without Ward	Yes	Residential Planning Application	With planning permission	0.556	0.055	0.501	0.143	0.358	0.004	0.354	0.354	Yes	No	Yes	0.354	Passed Criteria 1-3	
454	Shipton Street School Shipton Street	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.429	0	0.429	0	0.429	0	0.429	0.429	Yes	No	Yes	0.429	Passed Criteria 1-3	
455	Land off Regent Street	Fishergate Ward	Yes	Residential Planning Application	With planning permission	1.121	0	1.121	0.067	1.054	0	1.054	1.054	Yes	No	Yes	1.054	Passed Criteria 1-3	
456	Hungate	Guildhall Ward	Yes	Residential Planning Application	With planning permission	2.433	0.218	2.215	0	2.215	0	2.215	0.071	No	No	No	0.071	Failed Criteria 1-3	
457	(Remaining) Land West of Metcalfe Lane	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	21.909	1.746	20.163	4.051	16.112	0.057	16.055	16.055	Yes	No	Yes	16.055	Passed Criteria 1-3	
458	Germany Beck Site East of Fordlands Road	Fulford & Heslington Ward	Yes	Residential Planning Application	With planning permission	34.586	10.037	24.549	0.049	24.5	1.023	23.477	23.477	Yes	No	Yes	23.477	Passed Criteria 1-3	
459	31 Southfields Road	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.032	0.032	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
460	Naburn House Farm	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.195	0.195	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
461	York College of Further & Higher Education Tadcaster road	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	10.316	0.108	10.208	1.448	8.76	0	8.76	8.76	Yes	No	Yes	8.76	Passed Criteria 1-3	
462	Enclosure Farm Main Street Heslington	Fulford & Heslington Ward	Yes	Residential Planning Application	With planning permission	0.219	0	0.219	0	0.219	0	0.219	0.219	Yes	No	Yes	0.219	Passed Criteria 1-3	
463	Promenade WMC St Benedict Court St Benedict Road	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.08	0.08	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
464	Kendall House Derwent Lane Dunnington	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	0.141	0.14	0.001	0	0.001	0	0.001	0.001	UT	No	Under Threshold	0.001	Under Threshold	
465	Hauliers yard & Warehouse Smary Lane Murton	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	0.109	0.106	0.003	0	0.003	0	0.003	0.003	UT	No	Under Threshold	0.003	Under Threshold	
466	(Phase 1) Land to West of Metcalfe Lane Osballdwick	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	3.761	0.019	3.742	1.496	2.246	0.062	2.184	2.184	Yes	No	Yes	2.184	Passed Criteria 1-3	
467	Patch House Main Street Heslington	Fulford & Heslington Ward	Yes	Residential Planning Application	With planning permission	0.074	0.074	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
468	48 Wetherby Road	Westfield Ward	Yes	Residential Planning Application	With planning permission	0.073	0.073	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
469	Reeds Tea Rooms 30 High Petergate	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.009	0.009	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
470	Terrys Chocolate Factory	Micklegate Ward	Yes	Mixed UsePlanning Application	With planning permission	10.225	0.056	10.169	0.715	9.454	0	9.454	9.454	Yes	No	Yes	9.454	Passed Criteria 1-3	
471	28 The Avenue Haxby	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.063	0.063	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
472	Former Gas Site 24 Heworth Green	Guildhall Ward	Yes	Residential Planning Application	With planning permission	3.545	0.211	3.334	0	3.334	0	3.334	3.334	Yes	No	Yes	3.536	Passed Criteria 1-3	
473	4 Derwent Road	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.048	0.048	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
474	21 Clifford Street	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.032	0.032	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
475	440 Malton Road	Heworth Without Ward	Yes	Residential Planning Application	With planning permission	0.037	0.037	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
476	27 Horseman Lane	Copmanthorpe Ward	Yes	Residential Planning Application	With planning permission	0.083	0.083	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
477	58 Evelyn Crescent	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.055	0.055	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
478	115 Fulford Road	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.038	0.038	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
479	The Warehouse Hursts Yard	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.034	0.034	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
480	16 The Village	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.019	0.019	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
481	21 Drome Road Copmanthorpe	Copmanthorpe Ward	Yes	Residential Planning Application	With planning permission	0.053	0.053	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
482	66 Heworth Green	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.031	0.031	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
483	The Villa Main Street Elvington	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.061	0.061	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
484	4 Scarcroft Lane	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.013	0.013	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
485	Nestle South	Guildhall Ward	Yes	Mixed use Planning Application	With planning permission	7.163	0.034	7.129	0	7.129	0	7.129	7.129	Yes	No	Yes	7.129	Passed Criteria 1-3	
486	Axcent Ltd 156b Haxby Road	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.273	0	0.273	0.007	0.266	0	0.266	0.266	Yes	No	Yes	0.266	Passed Criteria 1-3	
487	Helmsdale York Road Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.141	0.141	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
488	Golden Grove Cottage Sheriff Hutton Road	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.028	0.028	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
489	Yeomans Yard Little Hallfield Road	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.144	0.144	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
490	(Phase 2) Hungate Development Site	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.443	0.258	0.185	0	0.185	0	0.185	0.185	No	No	No	0.185	Failed Criteria 1-3	
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.043	0.043	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
492	63 Hobgate	Holgate Ward	Yes	Residential Planning Application	With planning permission	0.04	0.04	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
493	96 Bishopthorpe Road	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.019	0.019	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
494	Holtby Piggeries	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	1.988	0	1.988	0	1.988	0	1.988	1.988	Yes	No	Yes	1.988	Passed Criteria 1-3	
495	Springfield Farm Church Lane Skelton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.151	0.151	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
496	5 Giles Avenue	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.04	0.04	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
497	Stray Garth Community Home 7-9 Stray Garth	Heworth Without Ward	Yes	Residential Planning Application	With planning permission	0.107	0.107	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
498	46 South Lane Haxby	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.123	0.123	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
499	279 Huntington Road	Huntington & New Earswick Ward	Yes	Residential Planning Application	With planning permission	0.145	0.145	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
500	15 Albermarle Road	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.14	0.14	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
501	15 Sherwood Grove	Acomb Ward	Yes	Residential Planning Application	With planning permission	0.029	0.029	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
502	Greenfield 37 Sim Balk Lane	Bishopthorpe Ward	Yes	Residential Planning Application	With planning permission	0.454	0.454	0	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
503	Site to Rear of 22a Huntington Road	Guildhall Ward	Yes	Residential Planning Application	With planning permission	0.028	0.028	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
504	Unit 1 Fifth Avenue	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.025	0.025	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
505	8 Aimsford Road	Acomb Ward	Yes	Residential Planning Application	With planning permission	0.043	0.043	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
506	Toft Green R/O 112 Micklegate	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.012	0.012	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
507	9 Landalewood Road	Rawcliffe & Clifton Without Ward	Yes	Residential Planning Application	With planning permission	0.014	0.014	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
508	32A Copmanthorpe Lane Bishopthorpe	Bishopthorpe Ward	Yes	Residential Planning Application	With planning permission	0.075	0.075	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
509	4 Garbett Way Bishopthorpe	Bishopthorpe Ward	Yes	Residential Planning Application	With planning permission	0.114	0.114	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
510	Land to West of 50 Acomb Road	Holgate Ward	Yes	Residential Planning Application	With planning permission	0.083	0.083	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
511	Former Allenby Nursery, Wheldrake Lane, Elvington	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.831	0.026	0.805	0	0.805	0	0.805	0.805	Yes	No	Yes	0.805	Passed Criteria 1-3	
512	Rowes Farm Bungalow Stockton Lane	Heworth Without Ward	Yes	Residential Planning Application	With planning permission	0.094	0.094	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
513	Tarmac Ltd Ouseacres	Acomb Ward	Yes	Residential Planning Application	With planning permission	1.673	0	1.673	0.095	1.578	0	1.578	1.578	Yes	No	Yes	1.578	Passed Criteria 1-3	
514	Fox and Hounds 39 Top Lane Copmanthorpe	Copmanthorpe Ward	Yes	Residential Planning Application	With planning permission	0.377	0	0.377	0	0.377	0	0.377	0.377	Yes	No	Yes	0.377	Passed Criteria 1-3	
515	Yew Tree House Vicarage Lane Naburn	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.08	0.08	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
516	1 The Meadows Skelton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.085	0.085	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
517	Royal Dragon 16 Barbican Road	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.165	0.165	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
518	Yearsley Bridge Adult Training Centre Huntington Road	Heworth Ward	Yes	Residential Planning Application															

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017	
442	Pizza Hut Ltd 10 Pavement	Guildhall Ward	5	0	1	3	5	5	5	5	5	3	5	5	1	5	5	3	29	27	56	Under Threshold
443	Bar Fisheries 18 Lawrence Street	Fishergate Ward	5	5	0	0	5	5	0	7	5	3	5	5	0	5	5	3	25	24	49	Under Threshold
444	Commercial Workers Union 71 Gillygate	Guildhall Ward	5	5	0	5	5	5	5	4	4	3	5	3	1	5	5	3	34	25	59	Under Threshold
445	Hollycroft 20 Wenlock Terrace	Fishergate Ward	5	0	0	0	5	5	5	7	5	3	5	5	0	3	5	3	25	24	49	Under Threshold
446	Garages to R/O 11-21 Holly Bank Grove	Holgate Ward	5	5	0	3	4	4	0	7	5	3	5	0	0	3	5	1	26	17	43	Under Threshold
447	The Laurels Brecks Lane Strensall	Strensall Ward	0	0	0	0	4	5	3	5	5	0	5	0	0	0	5	0	17	10	27	Stage 1 pass
448	British Heart Foundation 34 Piccadilly	Guildhall Ward	5	0	1	3	5	5	0	6	5	3	5	5	1	5	5	3	24	27	51	Under Threshold
449	Elliots Hotel 2 Sycamore Place	Clifton Ward	5	0	0	5	2	5	0	4	4	3	5	5	3	5	5	3	21	29	50	Under Threshold
450	The Purey Cust Nuffield Hospital Precentors Court	Guildhall Ward	4	0	0	5	5	5	3	4	4	3	5	5	1	5	5	3	26	27	53	Stage 1 pass
451	Turf Tavern 277 Thanet Road	Dringhouses & Woodthorpe Ward	4	3	0	0	5	5	2	3	4	3	5	0	0	1	5	1	23	15	38	Under Threshold
452	Clifton Garage 82-84 Clifton	Clifton Ward	5	5	0	0	5	5	5	5	5	3	5	0	0	3	5	3	30	24	54	Stage 1 pass
453	Land Adj to 76 to 84 Lilbourne Drive	Rawcliffe & Clifton Without Ward	5	3	4	0	5	5	3	6	5	3	5	0	0	1	5	3	30	17	47	Stage 1 pass
454	Shipton Street School Shipton Street	Clifton Ward	5	5	0	3	5	5	3	6	5	3	5	3	0	3	5	1	31	20	51	Stage 1 pass
455	Land off Regent Street	Fishergate Ward	5	5	0	3	5	5	0	6	5	3	5	5	0	3	5	5	28	26	54	Stage 1 pass
456	Hungate	Guildhall Ward	5	0	0	3	5	5	5	7	5	3	5	5	0	5	5	5	28	28	56	Stage 1 pass
457	(Remaining) Land West of Metcalfe Lane	Osballdwick & Denwent Ward	4	4	1	3	4	4	4	7	5	3	5	0	0	1	5	5	29	19	48	Stage 1 pass
458	Germany Beck Site East of Fordlands Road	Fulford & Heslington Ward	0	4	4	5	4	4	0	6	5	3	5	4	0	1	5	1	26	19	45	Stage 1 pass
459	31 Southfields Road	Strensall Ward	4	3	0	0	5	5	5	4	4	0	5	0	0	0	5	1	26	11	37	Under Threshold
460	Naburn House Farm	Wheldrake Ward	0	5	0	0	0	0	0	2	4	3	0	0	0	0	5	1	9	9	18	Under Threshold
461	York College of Further & Higher Education Tadcaster road	Dringhouses & Woodthorpe Ward	2	0	0	5	4	4	0	5	5	3	5	4	0	1	5	5	20	23	43	Stage 1 pass
462	Enclosure Farm Main Street Heslington	Fulford & Heslington Ward	5	5	3	5	4	5	3	6	5	3	5	0	0	0	5	1	35	14	49	Stage 1 pass
463	Promenade WMC St Benedict Court St Benedict Road	Micklegate Ward	5	5	4	3	5	5	0	8	5	3	5	3	1	5	5	3	32	25	57	Under Threshold
464	Kendall House Derwent Lane Dunnington	Osballdwick & Denwent Ward	5	5	0	0	5	5	3	4	4	3	0	0	0	0	5	3	27	11	38	Under Threshold
465	Hauliers yard & Warehouse Smary Lane Murton	Osballdwick & Denwent Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	4	4	Under Threshold
466	(Phase 1) Land to West of Metcalfe Lane Osballdwick	Osballdwick & Denwent Ward	4	4	1	3	4	4	2	6	5	3	5	0	0	1	5	5	27	19	46	Stage 1 pass
467	Patch House Main Street Heslington	Fulford & Heslington Ward	5	3	0	5	5	5	5	5	5	3	5	0	0	0	0	3	33	11	44	Under Threshold
468	48 Wetherby Road	Westfield Ward	4	3	0	0	5	5	3	3	4	3	5	0	0	1	0	1	24	10	34	Under Threshold
469	Reeds Tea Rooms 30 High Petergate	Guildhall Ward	5	0	0	5	5	5	3	4	4	3	5	5	1	5	0	3	27	22	49	Under Threshold
470	Terrys Chocolate Factory	Micklegate Ward	4	4	3	0	4	4	4	7	5	3	3	0	0	3	5	3	28	17	45	Stage 1 pass
471	28 The Avenue Haxby	Haxby & Wigginton Ward	5	5	0	0	4	4	0	5	5	3	5	0	0	0	0	1	23	9	32	Under Threshold
472	Former Gas Site 24 Heworth Green	Guildhall Ward	5	4	0	3	4	5	5	6	5	3	5	4	0	3	5	3	31	23	54	Stage 1 pass
473	4 Derwent Road	Fishergate Ward	2	3	4	3	5	5	0	6	5	3	5	5	0	1	5	1	27	20	47	Under Threshold
474	21 Clifford Street	Guildhall Ward	5	0	1	3	5	5	3	6	5	3	5	5	1	5	5	3	27	27	54	Under Threshold
475	440 Malton Road	Heworth Without Ward	0	0	0	0	1	5	0	2	4	3	3	3	0	0	5	3	10	17	27	Under Threshold
476	27 Horseman Lane	Copmanthorpe Ward	4	5	0	0	5	5	5	3	4	3	0	0	0	0	5	1	28	9	37	Under Threshold
477	58 Evelyn Crescent	Clifton Ward	5	3	4	0	5	5	3	6	5	3	5	0	0	3	5	3	30	19	49	Under Threshold
478	115 Fulford Road	Fishergate Ward	4	3	0	0	4	5	0	7	5	3	5	5	0	3	5	3	21	24	45	Under Threshold
479	The Warehouse Hursts Yard	Guildhall Ward	5	0	0	0	5	5	0	6	5	3	5	5	0	3	5	1	20	22	42	Under Threshold
480	16 The Village	Haxby & Wigginton Ward	4	5	0	0	5	5	5	5	5	3	5	0	0	0	5	0	29	13	42	Under Threshold
481	21 Drome Road Copmanthorpe	Copmanthorpe Ward	1	0	0	0	1	1	0	3	4	2	0	0	0	0	5	0	7	7	14	Under Threshold
482	66 Heworth Green	Heworth Ward	5	5	0	0	5	5	5	6	5	3	5	5	0	3	5	1	30	22	52	Under Threshold
483	The Villa Main Street Elvington	Wheldrake Ward	5	5	0	0	5	5	3	2	4	3	0	0	0	0	5	0	27	8	35	Under Threshold
484	4 Scarcroft Lane	Micklegate Ward	5	5	5	5	5	5	0	6	5	3	5	5	3	5	5	3	35	29	64	Under Threshold
485	Nestle South	Guildhall Ward	4	4	0	3	4	4	0	7	5	3	5	0	0	3	5	5	24	21	45	Stage 1 pass
486	Axcent Ltd 156b Haxby Road	Guildhall Ward	5	5	0	3	5	5	3	7	5	3	5	0	0	3	0	5	31	16	47	Stage 1 pass
487	Helmsdale York Road Strensall	Strensall Ward	5	5	0	0	5	5	5	3	4	0	5	0	0	0	5	1	29	11	40	Under Threshold
488	Golden Grove Cottage Sheriff Hutton Road	Strensall Ward	0	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	2	0	2	Under Threshold
489	Yeomans Yard Little Hallfield Road	Heworth Ward	5	5	0	0	5	5	3	7	5	3	5	5	0	3	5	1	28	22	50	Under Threshold
490	(Phase 2) Hungate Development Site	Guildhall Ward	4	0	0	3	4	4	4	7	5	3	5	4	0	3	5	3	24	23	47	Under Threshold
491	Pinewood View (Brickyard Cottage) 1 Brecks Lane	Strensall Ward	0	0	0	0	4	5	3	5	5	0	5	0	0	0	0	0	17	5	22	Under Threshold
492	63 Hobgate	Holgate Ward	5	5	0	0	5	5	5	7	5	3	5	3	0	3	5	1	30	20	50	Under Threshold
493	96 Bishopthorpe Road	Micklegate Ward	4	3	5	3	5	5	5	8	5	3	5	3	0	5	5	1	35	22	57	Under Threshold
494	Holtby Piggeries	Osballdwick & Denwent Ward	0	0	0	0	0	0	0	0	0	2	0	0	0	0	5	0	0	7	7	Fail Criteria 4
495	Springfield Farm Church Lane Skelton	Rural West York Ward	0	3	0	0	4	4	5	3	4	3	0	0	0	0	5	1	20	9	29	Under Threshold
496	5 Giles Avenue	Heworth Ward	5	3	0	0	4	5	3	5	5	3	5	0	0	1	0	1	25	10	35	Under Threshold
497	Stray Garth Community Home 7-9 Stray Garth	Heworth Without Ward	4	3	0	0	4	4	3	4	4	3	5	5	0	1	5	1	22	20	42	Under Threshold
498	46 South Lane Haxby	Haxby & Wigginton Ward	5	3	0	0	5	5	4	6	5	3	5	0	0	0	5	0	27	13	40	Under Threshold
499	279 Huntington Road	Huntington & New Earswick Ward	4	4	0	0	4	5	3	5	5	3	5	0	0	1	0	3	25	12	37	Under Threshold
500	15 Albermarle Road	Micklegate Ward	4	3	5	5	4	5	3	6	5	3	5	3	0	0	5	3	34	24	58	Under Threshold
501	15 Sherwood Grove	Acomb Ward	4	3	0	0	4	5	0	3	4	3	5	0	0	3	5	1	20	17	37	Under Threshold
502	Greenfield 37 Sim Balk Lane	Bishopthorpe Ward	0	5	0	3	4	5	4	2	4	3	0	0	0	0	5	1	25	9	34	Stage 2 pass
503	Site to Rear of 22a Huntington Road	Guildhall Ward	5	5	0	5	4	5	4	6	5	3	5	3	0	3	5	1	33	20	53	Under Threshold
504	Unit 1 Fifth Avenue	Heworth Ward	5	5	0	0	5	5	3	6	5	3	5	5	0	3	5	1	28	22	50	Under Threshold
505	8 Aimsford Road	Acomb Ward	5	5	0	0	5	5	3	5	5	3	5	0	0	3	5	3	28	19	47	Under Threshold
506	Toft Green R/O 112 Micklegate	Micklegate Ward	5	0	3	3	5	5	0	6	5	3	5	5	5	5	5	1	26	29	55	Under Threshold
507	9 Landalewood Road	Rawcliffe & Clifton Without Ward	4	5	0	0	5	5	3	5	5	3	5	0	0	0	0	1	27	9	36	Under Threshold
508	32A Copmanthorpe Lane Bishopthorpe	Bishopthorpe Ward	0	5	0	3	4	5	3	2	4	3	0	0	0	0	5	1	24	9	33	Under Threshold
509	4 Garbett Way Bishopthorpe	Bishopthorpe Ward	0	3	0	0	4	5	3	3	4	3	0	0	0	0	5	1	19	9	28	Under Threshold
510	Land to West of 50 Acomb Road	Holgate Ward	5	4	0	0	5	5	3	7	5	3	5	5	0	3	5	1	27	22	49	Under Threshold
511	Former Allenby Nursery, Wheldrake Lane, Elvington	Wheldrake Ward	0	0	0	0	0	0	3	1	2	3	0	0	0	0	5	0	5	8	13	Fail Criteria 4
512	Rowes Farm Bungalow Stockton Lane	Heworth Without Ward	0	0	0	0	0	0	0	2	4	2	0	0	0	0	5	0	4	7	11	Under Threshold
513	Tarmac Ltd Ouseacres	Acomb Ward	1	3	0	0	4	5	4	6	5	3	5	0	0	3	5	1	22	17	39	Stage 1 pass
514	Fox and Hounds 39 Top Lane Copmanthorpe	Copmanthorpe Ward	4	4	0	0	4	4	3	3	4	3	0	0	0	0	5	3	23	11	34	Stage 1 pass
515	Yew Tree House Vicarage Lane Naburn	Wheldrake Ward	0	5	0	0	0	0	0	2	4	3	0	0	0	0	5	1	9	9	18	Under Threshold
516	1 The Meadows Skelton	Rural West York Ward	0	3	0	0	5	5	5	4	4	3	0									

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		Criteria 1-3: Environmental assets, openspace and flood risk													OUTCOME of Criteria 1-3
				Source of Site	Availability note at submission	SITE SIZE: Overall Parcel	Within C1 Site Size	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)		
536	8 Dodsworth Avenue	Heworth Ward	Yes	Residential Planning Application	With planning permission	0.026	0.026	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
537	The Old Vicarage Main Street Askham Richard	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.034	0.034	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
538	Grantchester Stripe Lane Skelton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.804	0.804	0	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
539	33 Penleys Grove Street	Guidhall Ward	Yes	Residential Planning Application	With planning permission	0.008	0.008	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
540	580 Huntington Road	Huntington & New Earswick Ward	Yes	Residential Planning Application	With planning permission	0.126	0.126	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
541	Greenwoods Menswear Ltd 2 Coppergate	Guidhall Ward	Yes	Residential Planning Application	With planning permission	0.01	0.01	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
542	110 Curzon Terrace	Micklegate Ward	Yes	Residential Planning Application	With planning permission	0.011	0.011	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
543	Associated Insurance Services 208 Burton Stone Lane	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.013	0.013	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
544	18 The Horseshoe	Dringhouses & Woodthorpe Ward	Yes	Residential Planning Application	With planning permission	0.217	0	0.217	0	0.217	0	0.217	0.217	0.2	Yes	No	Yes	0.2	Passed Criteria 1-3
545	Grannies Piece 27 Croft Court	Bishopthorpe Ward	Yes	Residential Planning Application	With planning permission	0.04	0.04	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
546	Floral Elegance 49 Front Street	Westfield Ward	Yes	Residential Planning Application	With planning permission	0.028	0.028	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
547	18 The Village Earswick	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.106	0.106	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
548	Church Hall Main Street Deighton	Wheldrake Ward	Yes	Residential Planning Application	With planning permission	0.026	0.026	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
549	First Floor Offices 12 Church Street	Guidhall Ward	Yes	Residential Planning Application	With planning permission	0.015	0.015	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
550	Boots 86 Clifton	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.019	0.015	0.004	0	0.004	0	0.004	0.004	0	UT	No	Under Threshold	0.004	Under Threshold
551	Selby & York PCT 37 Monkgate	Guidhall Ward	Yes	Residential Planning Application	With planning permission	0.103	0.103	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
552	1 Station Road Upper Poppleton	Rural West York Ward	Yes	Residential Planning Application	With planning permission	0.119	0.119	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
553	20 Middlecroft Grove Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.174	0.174	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
554	Minster View 2 Grosvenor Terrace	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.03	0.03	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
555	Fir Tree Farm Common Lane Dunnington	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	0.467	0	0.467	0	0.467	0	0.467	0.467	Yes	No	Yes	0.467	Passed Criteria 1-3	
556	Former Citroen Garage 32 Lawrence Street	Fishergate Ward	Yes	Residential Planning Application	With planning permission	0.547	0	0.547	0.001	0.546	0	0.546	0.546	Yes	No	Yes	0.546	Passed Criteria 1-3	
557	2 Mill Lane Wigginton	Haxby & Wigginton Ward	Yes	Residential Planning Application	With planning permission	0.03	0.03	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
558	Fox Inn, 90 The Village, S-o-t-F	Strensall Ward	Yes	Residential Planning Application	With planning permission	0.163	0.163	0	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
559	YWCA, Water lane, Clifton	Clifton Ward	Yes	Residential Planning Application	With planning permission	0.27	0	0.27	0	0.27	0	0.27	0.268	Yes	No	Yes	0.268	Passed Criteria 1-3	
560	Brecks Lane, Huntington	Huntington & New Earswick Ward	Yes	Residential Planning Application	With planning permission	5.259	4.153	1.106	0	1.106	0	1.106	1.106	Yes	No	Yes	1.106	Passed Criteria 1-3	
561	Blue Coat Farm, Merton Lane	Osballdwick & Derwent Ward	Yes	Residential Planning Application	With planning permission	0.389	0	0.389	0	0.389	0	0.389	0.389	Yes	No	Yes	0.389	Passed Criteria 1-3	
562	The Tannery, Strensall	Strensall Ward	Yes	Residential Planning Application	With planning permission	2.223	2.223	0	0	0	0	0	0	no	yes - C1/C3	yes	2.223	Passed Criteria 1-3	
563	Land at Sandy lane, Stockton-on-the-forest	Strensall Ward	Yes	Call for Sites 2012	Willing landowner	2.783	0	2.783	0	2.783	0	2.783	2.783	Yes	No	Yes	2.783	Passed Criteria 1-3	
564	North Carlton Farm, Stockton-on-the-forest	Strensall Ward	Yes	Historic Site	Historic Site	40.637	0	40.637	0	40.637	0	40.637	40.637	Yes	No	Yes	40.637	Passed Criteria 1-3	
565	Land at the Mews, Strensall	Strensall Ward	Yes	Historic Site	Historic Site	1.008	0.012	0.996	0	0.996	0	0.996	0.996	Yes	No	Yes	0.996	Passed Criteria 1-3	
566	Rear of Netherwoods and the Village Strensall	Strensall Ward	Yes	Historic Site	Historic Site	0.982	0.982	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
567	Land RO Terrington Close / Jaywick Close	Strensall Ward	Yes	Historic Site	Historic Site	1.253	1.253	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
568	Land between Moor Lane and Usher Lane	Haxby & Wigginton Ward	Yes	Historic Site	Historic Site	18.668	0	18.668	0	18.668	0	18.668	18.668	Yes	No	Yes	18.668	Passed Criteria 1-3	
569	Foss Bank Farm	Strensall Ward	Yes	Historic Site	Historic Site	1.068	0.404	0.664	0	0.664	0	0.664	0.664	Yes	No	Yes	0.664	Passed Criteria 1-3	
570	Park Avenue New Earswick 164e	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.022	0.022	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
571	Earswick Grange Moor Lane Earswick	Strensall Ward	Yes	Historic Site	Historic Site	0.212	0	0.212	0	0.212	0	0.212	0.212	Yes	No	Yes	0.212	Passed Criteria 1-3	
572	Land at Holyrood Drive, Rawcliffe	Rawcliffe & Clifton Without Ward	Yes	Historic Site	Historic Site	0.392	0	0.392	0.392	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
573	Land off Landalewood Road	Rawcliffe & Clifton Without Ward	Yes	Historic Site	Historic Site	0.219	0	0.219	0.219	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
574	Playing field / pumping station adj Library, Rawcliffe Lane	Rawcliffe & Clifton Without Ward	Yes	Historic Site	Historic Site	0.299	0	0.299	0.299	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
575	Tennis Court, Water lane	Rawcliffe & Clifton Without Ward	Yes	Historic Site	Historic Site	0.263	0	0.263	0.263	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
576	Land North of Ring Road Clifton Moor	Rural West York Ward	Yes	Historic Site	Historic Site	9.569	9.568	0.001	0	0.001	0	0.001	0.001	No	No	No	0.001	Failed Criteria 1-3	
577	South of Great North Way, York Business Park	Rural West York Ward	Yes	Historic Site	Historic Site	1.372	0.801	0.571	0	0.571	0	0.571	0.571	Yes	No	yes	0.571	Passed Criteria 1-3	
578	Ring Rd Embankment Millfield Lane A1237	Rural West York Ward	Yes	Historic Site	Historic Site	0.356	0.356	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
579	Land adj. 131 Long Ridge Lane	Rural West York Ward	Yes	Historic Site	Historic Site	0.202	0	0.202	0	0.202	0	0.202	0.202	Yes	No	Yes	0.202	Passed Criteria 1-3	
580	Land at Blairowerie House, Main Street	Rural West York Ward	Yes	Historic Site	Historic Site	1.55	0.051	1.499	0	1.499	0	1.499	1.499	Yes	No	Yes	1.499	Passed Criteria 1-3	
581	Land at Pansy Field, West of Station Road, Upper Poppleton	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	2.905	2.905	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
582	Land at Knapton Moor/E of Northminster Business Park	Rural West York Ward	Yes	Historic Site	Historic Site	15.697	0	15.697	0	15.697	0	15.697	15.697	Yes	No	Yes	15.697	Passed Criteria 1-3	
583	Land at Knapton Moor/Adj Northminster Business park	Rural West York Ward	Yes	Historic Site	Historic Site	4.693	0	4.693	0	4.693	0	4.693	4.693	Yes	No	Yes	4.693	Passed Criteria 1-3	
584	Land North of Northniner BusinessPark	Rural West York Ward	Yes	Historic Site	Historic Site	14.774	0	14.774	0	14.774	0	14.774	14.774	Yes	No	Yes	14.774	Passed Criteria 1-3	
585	Wheatlands	Rural West York Ward	Yes	Call for Sites 2012	Willing landowner	4.402	0.016	4.386	0	4.386	0	4.386	4.386	Yes	No	Yes	4.386	Passed Criteria 1-3	
586	Land Northwest of Northminster Business Park	Rural West York Ward	Yes	Historic Site	Historic Site	4.922	0.001	4.921	0	4.921	0	4.921	4.921	Yes	No	Yes	4.921	Passed Criteria 1-3	
587	Land at York RI Rugby Ground	Holgate Ward	Yes	Historic Site	Historic Site	6.716	0.008	6.708	6.296	0.412	0	0.412	0.412	Yes	No	Yes	0.412	Passed Criteria 1-3	
588	Land West of Chapelfields	Rural West York Ward	Yes	Historic Site	Historic Site	1.282	1.282	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
589	The Paddock Acomb Grange	Rural West York Ward	Yes	Historic Site	Historic Site	1.684	1.684	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
590	Land at end of Osprey Close,	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	1.06	0	1.06	1.06	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
591	Bellhouse Way	Westfield Ward	Yes	Historic Site	Historic Site	1.428	0.001	1.427	1.427	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
592	Acomb Wood drive, adj. to Acomb Shops and wood	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	0.789	0.789	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
593	Acomb wood drive, opp.Quaker Wood pub	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	0.138	0.138	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
594	Land between Ainess Drive / Acomb Wood Drive	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	0.201	0	0.201	0.201	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
595	Land off Acomb Wood drive	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	0.344	0.001	0.343	0.343	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
596	Land adj. 26 & 38 Church lane	Bishopthorpe Ward	Yes	Historic Site	Historic Site	0.547	0	0.547	0	0.547	0	0.547	0.547	Yes	No	Yes	0.547	Passed Criteria 1-3	
597	Builders Yard, Church Lane	Bishopthorpe Ward	Yes	Historic Site	Historic Site	0.335	0	0.335	0	0.335	0	0.335	0.335	Yes	No	Yes	0.335	Passed Criteria 1-3	
598	South of Moor Lane	Bishopthorpe Ward	Yes	Historic Site	Historic Site	3.117	0.446	2.671	0	2.671	0	2.671	2.671	Yes	No	Yes	2.671	Passed Criteria 1-3	
599	Wheldrake Industrial Estate	Wheldrake Ward	Yes	Historic Site	Historic Site	1.183	0	1.183	0	1.183	0	1.183	1.183	Yes	No	Yes	1.183	Passed Criteria 1-3	
600	Wheldrake Industrial Estate	Wheldrake Ward	Yes	Historic Site	Historic Site	0.449	0	0.449	0	0.449	0	0.449	0.449	Yes	No	Yes	0.449	Passed Criteria 1-3	
601	Elvington Park	Wheldrake Ward	Yes	Historic Site	Historic Site	3.177	2.368	0.809	0	0.809	0	0.809	0.809	Yes	No	Yes	0.809	Passed Criteria 1-3	
602	Elvington Industrial Estate	Wheldrake Ward	Yes	Historic Site	Historic Site	0.997	0	0.997	0	0.997	0	0.997	0.997	Yes	No	Yes	0.997	Passed Criteria 1-3	
603	Land at Airfield Business Park, Elvington	Wheldrake Ward	Yes	Historic Site	Historic Site	0.295	0	0.295	0	0.295	0	0.295	0.295	Yes	No	Yes	0.295	Passed Criteria 1-3	
604	Land to west of Elvington Airfield Business Park	Wheldrake Ward	Yes	Historic Site	Historic Site	2.001	0.624	1.377	0	1.377	0	1.377	1.377	Yes	No	Yes	1.377	Passed Criteria 1-3	
605	Site E, Airfield Industrial Estate, Elvington	Wheldrake Ward	Yes	Historic Site	Historic Site	0.394	0	0.394	0	0.394	0	0.394	0.394	Yes	No	Yes	0.394	Passed Criteria 1-3	
606	Elvington Airfield Inset	Wheldrake Ward	Yes	Historic Site	Historic Site	0.608	0	0.608	0	0.608	0	0.608	0.608	Yes	No	Yes	0.608	Passed Criteria 1-3	
607	Elvington Airfield	Fulford & Heslington Ward	Yes	Historic Site	Historic Site	167.842	142.925	24.917	0	24.917	0	24.917	24.917	Yes	No	Yes	24.917	Passed Criteria 1-3	
608	Pool Bridge Farm	Wheldrake Ward	Yes	Historic Site	Historic Site	7.045	0	7.045	0	7.045	0	7.045	7.045	Yes	No	Yes	7.045	Passed Criteria 1-3	
609	Acres Farm, Naburn	Wheldrake Ward	Yes	Historic Site	Historic Site	5.273	0	5.273	0	5.273	0.232	5.041	5.041	Yes	No	Yes	5.041	Passed Criteria 1-3	
610	Land Adjacent to the designer Outlet	Fulford & Heslington Ward	Yes	Historic Site	Historic Site	14.524	14.517	0.007	0	0.007	0	0.007	0.007	No	No	No	0.007	Failed Criteria 1-3	
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Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport																Total score				Notes
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Open Space Number	Open Space Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Score	Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017	
536	8 Dodsworth Avenue	Heworth Ward	2	0	0	3	4	5	5	6	5	3	5	5	0	3	0	3	24	19	43	Under Threshold	
537	The Old Vicarage Main Street Askham Richard	Rural West York Ward	5	5	0	0	0	0	0	2	4	0	0	0	0	0	5	0	14	5	19	Under Threshold	
538	Grantchester Stripe Lane Skelton	Rural West York Ward	0	0	0	0	2	2	0	2	4	3	0	0	0	0	5	1	8	9	17	Fail Criteria 4	
539	33 Penleys Grove Street	Guildhall Ward	5	5	0	5	5	5	5	5	5	3	5	3	0	3	5	1	35	20	55	Under Threshold	
540	580 Huntington Road	Huntington & New Earswick Ward	2	5	4	5	4	5	5	4	4	3	5	0	0	0	0	3	34	11	45	Under Threshold	
541	Greenwoods Menswear Ltd 2 Coppergate	Guildhall Ward	5	0	1	3	5	5	3	5	5	3	5	5	1	5	5	1	27	25	52	Under Threshold	
542	110 Curzon Terrace	Micklegate Ward	5	5	4	3	5	5	3	5	5	3	3	0	0	3	5	3	35	17	52	Under Threshold	
543	Associated Insurance Services 208 Burton Stone Lane	Clifton Ward	5	5	0	3	5	5	3	6	5	3	5	3	0	3	5	3	31	22	53	Under Threshold	
544	18 The Horseshoe	Dringhouses & Woodthorpe Ward	4	4	0	3	5	5	0	4	4	3	5	3	0	1	5	1	25	18	43	Stage 1 pass	
545	Grannies Piece 27 Croft Court	Bishopthorpe Ward	0	5	0	0	5	5	5	3	4	3	0	0	0	0	5	1	24	9	33	Under Threshold	
546	Floral Elegance 49 Front Street	Westfield Ward	0	3	4	0	5	5	5	6	5	3	5	0	0	1	5	1	27	15	42	Under Threshold	
547	18 The Village Earswick	Strensall Ward	0	0	0	0	0	0	0	5	5	0	5	0	0	0	5	1	5	11	16	Under Threshold	
548	Church Hall Main Street Deighton	Wheldrake Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	1	0	9	9	Under Threshold	
549	First Floor Offices 12 Church Street	Guildhall Ward	5	0	0	3	5	5	5	5	5	3	5	5	1	5	0	3	28	22	50	Under Threshold	
550	Boots 86 Clifton	Clifton Ward	5	5	0	0	5	5	5	5	5	3	5	5	0	3	5	3	30	24	54	Under Threshold	
551	Selby & York PCT 37 Monkgate	Guildhall Ward	5	5	0	5	5	5	5	7	5	3	5	4	0	3	5	3	35	23	58	Under Threshold	
552	1 Station Road Upper Poppleton	Rural West York Ward	4	3	0	0	5	5	5	3	4	3	3	0	5	5	5	0	26	21	47	Under Threshold	
553	20 Middlecroft Grove Strensall	Strensall Ward	5	5	0	0	4	5	3	5	5	0	5	0	0	0	5	0	27	10	37	Under Threshold	
554	Minster View 2 Grosvenor Terrace	Clifton Ward	4	3	0	5	4	4	5	4	4	3	5	5	1	5	5	1	29	25	54	Under Threshold	
555	Fir Tree Farm Common Lane Dunnington	Osbaldwick & Derwent Ward	2	0	0	0	2	0	0	1	2	3	0	0	0	0	0	0	6	3	9	Fail Criteria 4	
556	Former Citroen Garage 32 Lawrence Street	Fishergate Ward	5	5	0	3	5	5	0	7	5	3	5	5	0	3	5	3	28	24	52	Stage 1 pass	
557	2 Mill Lane Wigginton	Haxby & Wigginton Ward	5	5	0	0	5	5	3	5	5	3	5	0	0	0	5	0	28	13	41	Under Threshold	
558	Fox Inn, 90 The Village, S-o-t-F	Strensall Ward	5	5	0	0	4	5	3	2	4	0	0	0	0	0	5	0	26	5	31	Under Threshold	
559	YWCA, Water lane, Clifton	Clifton Ward	5	5	4	0	5	5	5	5	5	3	5	5	0	3	0	3	34	19	53	Stage 1 pass	
560	Brecks Lane, Huntington	Huntington & New Earswick Ward	2	4	4	5	4	4	4	5	5	3	5	0	0	0	5	1	32	14	46	Stage 1 pass	
561	Blue Coat Farm, Murlon Lane	Osbaldwick & Derwent Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	3	0	11	11	Fail Criteria 4	
562	The Tannery, Strensall	Strensall Ward	1	0	0	0	2	2	0	4	4	0	5	0	0	0	5	5	9	15	24	Stage 1 pass	
563	Land at Sandy lane, Stockton-on-the-forest	Strensall Ward	0	0	0	0	0	2	0	0	0	0	0	0	0	0	5	0	2	5	7	Fail Criteria 4	
564	North Carlton Farm, Stockton-on-the-forest	Strensall Ward	0	0	0	0	0	2	0	0	0	0	0	0	0	0	5	0	2	5	7	Over 35ha	
565	Land at the Mews, Strensall	Strensall Ward	4	0	0	0	4	4	0	4	4	0	5	0	0	0	0	0	16	5	21	Fail Criteria 4	
566	Rear of Netherwoods and the Village Strensall	Strensall Ward	4	3	0	0	5	5	5	5	5	0	5	0	0	0	0	1	27	6	33	Stage 2 pass	
567	Land RO Terrington Close / Jaywick Close	Strensall Ward	0	0	0	0	4	5	3	5	5	0	5	0	0	0	0	1	17	6	23	Stage 2 pass	
568	Land between Moor Lane and Usher Lane	Haxby & Wigginton Ward	2	1	0	0	2	4	4	6	5	3	5	0	0	0	5	0	18	13	31	Stage 1 pass	
569	Foss Bank Farm	Strensall Ward	0	0	0	0	1	0	0	5	5	2	5	0	0	0	5	0	6	12	18	Fail Criteria 4	
570	Park Avenue New Earswick 164e	Huntington & New Earswick Ward	5	3	4	5	4	4	0	4	4	3	5	0	0	0	0	1	29	9	38	Under Threshold	
571	Earswick Grange Moor Lane Earswick	Strensall Ward	0	0	0	0	0	0	0	1	2	0	5	0	0	0	0	0	2	5	7	Fail Criteria 4	
572	Land at Holyrood Drive, Rawcliffe	Rawcliffe & Clifton Without Ward	4	3	0	0	4	5	0	4	4	2	3	3	0	1	5	3	20	17	37	Stage 1 pass	
573	Land off Landalewood Road	Rawcliffe & Clifton Without Ward	4	5	0	0	5	5	4	5	5	3	5	0	0	0	5	3	28	16	44	Stage 1 pass	
574	Playing field / pumping station adj Library, Rawcliffe Lane	Rawcliffe & Clifton Without Ward	4	3	4	0	5	5	3	7	5	3	5	5	0	1	5	3	29	22	51	Stage 1 pass	
575	Tennis Court, Water lane	Rawcliffe & Clifton Without Ward	5	3	5	0	4	4	5	6	5	3	5	3	0	1	5	1	31	18	49	Stage 1 pass	
576	Land North of Ring Road Clifton Moor	Rural West York Ward	4	1	0	0	2	2	0	5	5	3	5	0	0	1	5	3	14	17	31	Stage 1 pass	
577	South of Great North Way, York Business Park	Rural West York Ward	5	0	3	0	5	5	0	5	5	3	3	0	0	3	5	5	23	19	42	Stage 1 pass	
578	Ring Rd Embankment Millfield Lane A1237	Rural West York Ward	5	0	3	0	5	5	0	4	4	3	3	0	1	5	5	3	22	20	42	Stage 1 pass	
579	Land adj. 131 Long Ridge Lane	Rural West York Ward	4	3	1	0	5	5	4	2	4	3	3	0	3	5	0	1	26	15	41	Stage 1 pass	
580	Land at Blairowerie House, Main Street	Rural West York Ward	5	5	0	0	5	5	5	5	5	3	0	0	3	5	0	0	30	11	41	Stage 1 pass	
581	Land at Pansy Field, West of Station Road, Upper Poppleton	Rural West York Ward	0	0	1	0	4	1	0	2	4	3	5	0	5	5	5	3	10	26	36	Stage 1 pass	
582	Land at Knapton Moor/E of Northminster Business Park	Rural West York Ward	0	0	0	0	0	0	0	2	4	0	3	0	0	3	5	3	4	14	18	Fail Criteria 4	
583	Land at Knapton Moor/Adj Northminster Business park	Rural West York Ward	0	0	0	0	1	0	0	2	4	0	3	0	1	5	5	3	5	17	22	Stage 2 pass	
584	Land North of Northminster BusinessPark	Rural West York Ward	0	0	1	0	2	1	0	2	4	3	5	4	3	5	0	3	8	23	31	Stage 1 pass	
585	Wheatlands	Rural West York Ward	0	0	1	0	2	0	0	3	4	3	5	4	3	5	5	3	7	28	35	Stage 1 pass	
586	Land Northwest of Northminster Business Park	Rural West York Ward	0	0	0	0	0	0	0	2	4	3	3	0	1	5	5	3	4	20	24	Stage 1 pass	
587	Land at York RI Rugby Ground	Holgate Ward	4	4	3	0	4	4	2	6	5	3	5	0	0	3	5	3	26	19	45	Stage 1 pass	
588	Land West of Chapelfields	Rural West York Ward	4	4	0	0	4	4	0	4	4	3	5	0	0	1	5	0	20	14	34	Stage 1 pass	
589	The Paddock Acomb Grange	Rural West York Ward	4	5	3	0	4	4	2	4	4	3	5	0	0	1	5	0	26	14	40	Stage 1 pass	
590	Land at end of Osprey Close,	Dringhouses & Woodthorpe Ward	4	4	0	0	5	5	3	4	4	3	5	0	0	0	5	5	25	18	43	Stage 1 pass	
591	Bellhouse Way	Westfield Ward	4	3	0	0	5	5	0	4	4	3	5	0	0	0	0	1	21	9	30	Stage 2 pass	
592	Acomb Wood drive, adj. to Acomb Shops and wood	Dringhouses & Woodthorpe Ward	5	5	0	0	5	5	3	4	4	3	3	0	0	0	0	3	27	9	36	Stage 2 pass	
593	Acomb wood drive, opp.Quaker Wood pub	Dringhouses & Woodthorpe Ward	4	4	0	0	5	5	2	4	4	3	3	0	0	0	5	3	24	14	38	Under Threshold	
594	Land between Ainess Drive / Acomb Wood Drive	Dringhouses & Woodthorpe Ward	4	4	0	0	5	5	2	3	4	3	3	0	0	0	5	1	24	12	36	Stage 1 pass	
595	Land off Acomb Wood drive	Dringhouses & Woodthorpe Ward	4	3	0	0	5	5	0	3	4	3	3	0	0	0	5	1	21	12	33	Stage 1 pass	
596	Land adj. 26 & 38 Church lane	Bishopthorpe Ward	0	5	0	3	5	5	5	2	4	3	0	0	0	0	5	1	27	9	36	Stage 2 pass	
597	Builders Yard, Church Lane	Bishopthorpe Ward	0	5	0	3	5	5	5	2	4	3	0	0	0	0	0	0	27	3	30	Stage 2 pass	
598	South of Moor Lane	Bishopthorpe Ward	0	4	0	0	2	4	2	3	4	3	0	0	0	0	5	5	16	13	29	Stage 1 pass	
599	Wheldrake Industrial Estate	Wheldrake Ward	0	0	0	0	2	2	2	0	0	3	0	0	0	0	0	0	6	3	9	Fail Criteria 4	
600	Wheldrake Industrial Estate	Wheldrake Ward	0	0	0	0	2	2	2	0	0	3	0	0	0	0	5	0	6	8	14	Fail Criteria 4	
601	Elvington Park	Wheldrake Ward	2	1	0	0	0	0	4	2	4	3	0	0	0	0	5	0	11	8	19	Fail Criteria 4	
602	Elvington Industrial Estate	Wheldrake Ward	4	3	0	0	0	0	4	2	4	3	0	0	0	0	0	0	15	3	18	Fail Criteria 4	
603	Land at Airfield Business Park, Elvington	Wheldrake Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Fail Criteria 4	
604	Land to west of Elvington Airfield Business Park	Wheldrake Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Fail Criteria 4	
605	Site E, Airfield Industrial Estate, Elvington	Wheldrake Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Fail Criteria 4	
606	Elvington Airfield Inset	Wheldrake Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Fail Criteria 4	
607	Elvington Airfield	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Fail Criteria 4	
608	Pool Bridge Farm	Wheldrake Ward																					

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		Criteria 1-3: Environmental assets, openspace and flood risk													OUTCOME of Criteria 1-3
				Source of Site	Availability note at submission	SITE SIZE: Overall Parcel	Within C1 Site	Remaining After C1 Size	Within C2 Site	Remaining After C2 Size	Within C3 Site	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)		
630	Land east of Metcalfe Lane	Osballdwick & Denwent Ward	Yes	Historic Site	Historic Site	2.865	0.003	2.862	0	2.862	0.022	2.84	2.84	Yes	No	Yes	2.84	Passed Criteria 1-3	
631	Burnholme WMC, Burnholme Drive	Heworth Ward	Yes	Historic Site	Historic Site	0.432	0	0.432	0	0.432	0	0.432	0.432	Yes	No	Yes	0.432	Passed Criteria 1-3	
632	Site North of Monks Cross	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	10.49	0.14	10.35	0	10.35	0	10.35	10.35	Yes	No	Yes	10.35	Passed Criteria 1-3	
633	North of Monks Cross	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.696	0	0.696	0	0.696	0	0.696	0.696	Yes	No	Yes	0.696	Passed Criteria 1-3	
634	Cement Works, Monks Cross	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	1.044	0	1.044	0	1.044	0	1.044	1.044	Yes	No	Yes	1.044	Passed Criteria 1-3	
635	Land north of Monks Cross Drive	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.643	0	0.643	0	0.643	0	0.643	0.643	Yes	No	Yes	0.643	Passed Criteria 1-3	
636	South of Monks Cross	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	13.38	0.015	13.365	0	13.365	0	13.365	13.228	Yes	No	Yes	13.228	Passed Criteria 1-3	
637	Monks Cross Stadium, Kathryn Avenue	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	3.99	0	3.99	1.43	2.56	0	2.56	2.56	Yes	No	Yes	2.56	Passed Criteria 1-3	
638	New Lane Monks Cross	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	4.415	0.008	4.407	0	4.407	0	4.407	4.407	Yes	No	Yes	4.407	Passed Criteria 1-3	
639	Annamine Nurseries	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	1.038	0	1.038	0	1.038	0	1.038	1.038	Yes	No	Yes	1.038	Passed Criteria 1-3	
640	Land off Jockey Lane, Huntington	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.262	0	0.262	0.262	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
641	Land at White Rose Grove, Westfield	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.23	0	0.23	0.23	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
642	Elm Tree Garage Car Park	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.385	0	0.385	0	0.385	0	0.385	0.316	Yes	No	Yes	0.316	Passed Criteria 1-3	
643	Land off Alder Way, westfield	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.207	0	0.207	0.207	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
644	Sessions of York	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.327	0.327	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
645	Land west of Haxby Road	Rawcliffe & Clifton Without Ward	Yes	Historic Site	Historic Site	2.039	0.058	1.981	0.758	1.223	0	1.223	1.223	Yes	No	Yes	1.223	Passed Criteria 1-3	
646	Land to Rear of 283/285 Huntington Road	Huntington & New Earswick Ward	Yes	Historic Site	Historic Site	0.073	0.073	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
647	Land Ro Electricity Sub Station, Haxby Rd	Heworth Ward	Yes	Historic Site	Historic Site	1.061	1.061	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
648	Carparks at Nuffield Hospital	Heworth Ward	Yes	Historic Site	Historic Site	0.632	0	0.632	0	0.632	0	0.632	0.632	Yes	No	Yes	0.632	Passed Criteria 1-3	
649	Car park, High Newbiggin Street	Guildhall Ward	Yes	Historic Site	Historic Site	0.605	0	0.605	0	0.605	0	0.605	0.605	Yes	No	Yes	0.605	Passed Criteria 1-3	
650	Brigadier Gerard Pub Car Park	Guildhall Ward	Yes	Historic Site	Historic Site	0.112	0.112	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
651	Heworth Green North (Forum Site)	Guildhall Ward	Yes	Historic Site	Historic Site	0.216	0	0.216	0	0.216	0	0.216	0.209	Yes	No	Yes	0.209	Passed Criteria 1-3	
652	Prospect and Oliver House, Bishophill Junior	Micklegate Ward	Yes	Historic Site	Historic Site	0.18	0.18	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
653	Carpark off Bishopthorpe Road	Micklegate Ward	Yes	Historic Site	Historic Site	0.201	0	0.201	0	0.201	0	0.201	0.201	Yes	No	Yes	0.201	Passed Criteria 1-3	
654	Land at Mill Mount	Micklegate Ward	Yes	Historic Site	Historic Site	0.363	0	0.363	0	0.363	0	0.363	0.363	Yes	No	Yes	0.363	Passed Criteria 1-3	
655	Land at Albermarle rd York	Micklegate Ward	Yes	Historic Site	Historic Site	0.096	0.096	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
656	Barbican Centre	Fishergate Ward	Yes	Historic Site	Historic Site	0.787	0	0.787	0	0.787	0	0.787	0.787	Yes	No	Yes	0.963	Passed Criteria 1-3	
657	Peel St/ Margret St	Guildhall Ward	Yes	Historic Site	Historic Site	0.408	0	0.408	0	0.408	0	0.408	0.408	Yes	No	Yes	0.408	Passed Criteria 1-3	
658	10-18 Hull Road	Fishergate Ward	Yes	Historic Site	Historic Site	0.57	0	0.57	0	0.57	0	0.57	0.57	Yes	No	Yes	0.57	Passed Criteria 1-3	
659	1 - 9 St Leonard's Place	Guildhall Ward	Yes	Historic Site	Historic Site	0.431	0	0.431	0	0.431	0	0.431	0.431	Yes	No	Yes	0.431	Passed Criteria 1-3	
660	Land at Marygate	Guildhall Ward	Yes	Historic Site	Historic Site	0.506	0	0.506	0	0.506	0	0.506	0.506	Yes	No	Yes	0.506	Passed Criteria 1-3	
661	Marygate Car Park, access from Hetherton's Street	Guildhall Ward	Yes	Historic Site	Historic Site	0.815	0.02	0.795	0	0.795	0	0.795	0	No	No	No	0	Failed Criteria 1-3	
662	York Enterprise Academy St Maunces Road	Guildhall Ward	Yes	Historic Site	Historic Site	0.19	0.19	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
663	Monk Bar Garage	Guildhall Ward	Yes	Historic Site	Historic Site	0.084	0.084	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
664	Government Offices Hilary House Spen Lane	Guildhall Ward	Yes	Historic Site	Historic Site	0.092	0.092	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
665	White Swan, Piccadilly	Guildhall Ward	Yes	Historic Site	Historic Site	0.066	0.066	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
666	Coppergate 2	Guildhall Ward	Yes	Historic Site	Historic Site	1.629	1.217	0.412	0	0.412	0	0.412	0.412	Yes	No	Yes	0.412	Passed Criteria 1-3	
667	Reynard's Garage	Guildhall Ward	Yes	Historic Site	Historic Site	0.133	0.133	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
668	Cliffords Tower Car Park	Guildhall Ward	Yes	Historic Site	Historic Site	0.142	0.062	0.08	0	0.08	0	0.08	0.08	UT	No	Under Threshold	0.08	Under Threshold	
669	Site at Jame Street	Guildhall Ward	Yes	Historic Site	Historic Site	0.442	0	0.442	0	0.442	0	0.442	0.165	No	No	No	0.165	Failed Criteria 1-3	
670	Carpark adj. Homestead Park (off Shipton Road)	Rawcliffe & Clifton Without Ward	Yes	Historic Site	Historic Site	0.227	0	0.227	0.227	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
671	Park off Balfour Street, Leeman Road area.	Holgate Ward	Yes	Historic Site	Historic Site	0.103	0.103	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
672	Land at Water End, Clifton	Holgate Ward	Yes	Historic Site	Historic Site	0.683	0.001	0.682	0.681	0.001	0	0.001	0.001	No	No	No	0.001	Failed Criteria 1-3	
673	Land at Water End, Clifton	Holgate Ward	Yes	Historic Site	Historic Site	0.308	0.001	0.307	0.307	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	Holgate Ward	Yes	Historic Site	Historic Site	0.441	0	0.441	0.441	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
675	York Central	Holgate Ward	Yes	Historic Site	Historic Site	62.341	0	62.341	0.968	61.373	0	61.373	60.89	Yes	No	Yes	60.89	Passed Criteria 1-3	
676	Rufforth Airfield – South of Southfield Close	Rural West York Ward	Yes	Historic Site	Historic Site	4.173	0	4.173	0	4.173	0	4.173	4.173	Yes	No	Yes	4.173	Passed Criteria 1-3	
677	Land RO Rufforth Primary School	Rural West York Ward	Yes	Historic Site	Historic Site	0.988	0	0.988	0	0.988	0	0.988	0.988	Yes	No	Yes	0.988	Passed Criteria 1-3	
678	Land at Leven Road, Woodthorpe	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	0.236	0	0.236	0.236	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
679	Wains Road/Moor Lane adj Youth Centre	Dringhouses & Woodthorpe Ward	Yes	Historic Site	Historic Site	0.104	0.104	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
680	Station Road/ Calf Close Haxby	Haxby & Wigginton Ward	Yes	Historic Site	Historic Site	0.025	0.025	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
681	Eighth Avenue Allotments	Heworth Ward	Yes	Historic Site	Historic Site	0.122	0.122	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold	
682	Land Adjacent to the designer Outlet	Fulford & Heslington Ward	Yes	Historic Site	Historic Site	28.895	18.524	10.371	0	10.371	0	10.371	10.371	Yes	No	Yes	10.371	Passed Criteria 1-3	
683	Norht of Great North Way, York Business Park	Rural West York Ward	Yes	Historic Site	Historic Site	3.517	0.027	3.49	0.028	3.462	0.008	3.454	3.454	Yes	No	Yes	3.454	Passed Criteria 1-3	
684	York Business Park	Rural West York Ward	Yes	Historic Site	Historic Site	0.935	0.086	0.849	0	0.849	0.013	0.836	0.836	Yes	No	Yes	0.836	Passed Criteria 1-3	
685	End of Great North Way, York Business park	Acomb Ward	Yes	Historic Site	Historic Site	2.978	0	2.978	0	2.978	0	2.978	2.978	Yes	No	Yes	2.978	Passed Criteria 1-3	
686	Site to south in York Business park	Rural West York Ward	Yes	Historic Site	Historic Site	0.205	0	0.205	0	0.205	0	0.205	0.205	Yes	No	Yes	0.205	Passed Criteria 1-3	
687	East of Northminster Business Park	Rural West York Ward	Yes	Historic Site	Historic Site	2.402	0.003	2.399	0	2.399	0	2.399	2.399	Yes	No	Yes	2.399	Passed Criteria 1-3	
688	Land to the West of Knapton	Rural West York Ward	Yes	Historic Site	Historic Site	7.874	0	7.874	2.274	5.6	0	5.6	5.6	Yes	No	Yes	5.6	Passed Criteria 1-3	
690	Amalagated North of Haxby	Haxby & Wigginton Ward	Yes	Amalgamated site	Potential multiple parcel ownership	24.906	0	24.906	0	24.906	0	24.906	24.906	Yes	No	Yes	24.906	Passed Criteria 1-3	
691	Amalgamated East of Monks Cross	Huntington & New Earswick Ward	Yes	Amalgamated site	Potential multiple parcel ownership	49.491	31.333	18.158	0	18.158	0	18.158	18.158	Yes	No	Yes	18.158	Passed Criteria 1-3	
692	Amalgamated sites at New Lane Huntington	Huntington & New Earswick Ward	Yes	Amalgamated site	Potential multiple parcel ownership	23.975	4.982	18.993	0.002	18.991	0	18.991	18.991	Yes	No	Yes	18.991	Passed Criteria 1-3	
693	Amalgamated Sites East of Metcalfe Lane	Osballdwick & Denwent Ward	Yes	Amalgamated site	Potential multiple parcel ownership	7.658	0.003	7.655	0	7.655	0.022	7.633	7.633	Yes	No	Yes	7.633	Passed Criteria 1-3	
694	Amalgamated sites adj Designer Outlet	Fulford & Heslington Ward	Yes	Amalgamated site	Potential multiple parcel ownership	48.689	33.041	15.648	0	15.648	0.541	15.107	15.107	Yes	No	Yes	15.107	Passed Criteria 1-3	
696	Amalgamated sites off Tadcaster Road	Dringhouses & Woodthorpe Ward	Yes	Amalgamated site	Potential multiple parcel ownership	4.906	1.282	3.624	0.138	3.486	0	3.486	3.486	Yes	No	Yes	3.486	Passed Criteria 1-3	
697	Amalgamated Sites off Common Lane Dunnington	Osballdwick & Denwent Ward	Yes	Amalgamated site	Potential multiple parcel ownership	8.237	0.449	7.788	0.992	6.796	4.208	2.588	2.588	Yes	No	Yes	2.588	Passed Criteria 1-3	
698	Amalgomated Sites at Clifton Moor	Rural West York Ward	Yes	Amalgamated site	Potential multiple parcel ownership	210.063	107.665	102.398	0	102.398	0	102.398	102.398	Yes	No	Yes	102.398	Passed Criteria 1-3	
699	Amalgomated Development Sites East of metcalf Lane	Osballdwick & Denwent Ward	Yes	Amalgamated site	Potential multiple parcel ownership	114.44	16.611	97.829	0	97.829	0.971	96.858	96.858	Yes	No	Yes	96.858	Passed Criteria 1-3	
720	Land to the east of Terrys	Micklegate Ward	Yes	Call for Sites 2012	Willing landowner	9.438	9.438	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
721	Land south of Bad Bargain lane	Osballdwick & Denwent Ward	Yes	Call for Sites 2012	Willing landowner	11.677	0	11.677	0	11.677	0	11.677	11.677	Yes	No	Yes	11.677	Passed Criteria 1-3	
722	Land east of Cottage road stables	Osballdwick & Denwent Ward	Yes	Call for Sites 2012	Willing landowner	12.064	0	12.064	0	12.064	0	12.064	12.064	Yes	No	Yes	12.064	Passed Criteria 1-3	
723	Amalgamated Land at Manor Heath Road, Copmanthorpe	Copmanthorpe Ward	Yes	Amalgamated site	Potential multiple parcel ownership	29.137	0	29.137	0	29.137	0	29.137	29.137	Yes	No	Yes	29.137	Passed Criteria 1-3	
724	Amalgamated sites North Monks Cross Inc Cement Works	Huntington & New Earswick Ward	Yes	Amalgamated site	Potential multiple parcel ownership	20.563	0	20.563	0	20.563	0	20.563	20.563	Yes	No	Yes	20.563	Passed Criteria 1-3	
725	Castle Piccadilly	Guildhall Ward	Yes	Amalgamated site	Potential multiple parcel ownership	2.271	1.78												

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes	
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Open Space Number	Open Space Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017		
630	Land east of Metcalfe Lane	Osbaldwick & Denwent Ward	4	4	0	3	4	4	2	7	5	3	5	0	0	0	5	3	26	16	42	Stage 1 pass	
631	Burnholme WMC, Burnholme Drive	Heworth Ward	5	4	0	0	5	5	0	7	5	3	3	0	0	1	5	1	24	13	37	Stage 1 pass	
632	Site North of Monks Cross	Huntington & New Earswick Ward	0	0	0	0	4	4	0	2	4	3	5	4	0	0	5	1	12	18	30	Stage 2 pass	
633	North of Monks Cross	Huntington & New Earswick Ward	0	0	0	0	4	5	0	2	4	3	5	4	0	0	5	1	13	18	31	Stage 2 pass	
634	Cement Works, Monks Cross	Huntington & New Earswick Ward	0	0	0	0	5	5	0	2	4	3	5	5	0	0	5	1	14	19	33	Stage 1 pass	
635	Land north of Monks Cross Drive	Huntington & New Earswick Ward	0	0	0	0	5	5	0	2	4	3	5	5	0	0	5	1	14	19	33	Stage 1 pass	
636	South of Monks Cross	Huntington & New Earswick Ward	2	1	0	3	4	5	0	2	4	3	5	4	0	0	5	5	19	22	41	Stage 1 pass	
637	Monks Cross Stadium, Kathryn Avenue	Huntington & New Earswick Ward	2	1	0	3	5	5	2	3	4	3	5	4	0	0	5	5	22	22	44	Stage 1 pass	
638	New Lane Monks Cross	Huntington & New Earswick Ward	4	4	0	0	4	4	4	4	4	3	5	4	0	0	5	3	24	20	44	Stage 1 pass	
639	Annamine Nurseries	Huntington & New Earswick Ward	4	1	4	5	4	5	0	6	5	3	3	3	0	0	5	3	28	17	45	Stage 1 pass	
640	Land off Jockey Lane, Huntington	Huntington & New Earswick Ward	4	3	4	3	4	5	0	3	4	3	5	3	0	0	5	3	27	19	46	Stage 1 pass	
641	Land at White Rose Grove, Westfield	Huntington & New Earswick Ward	4	3	1	3	5	5	5	6	5	3	5	0	0	0	5	3	31	16	47	Stage 1 pass	
642	Elm Tree Garage Car Park	Huntington & New Earswick Ward	4	4	1	3	5	5	5	6	5	3	5	0	0	0	5	3	32	16	48	Stage 1 pass	
643	Land off Alder Way, westfield	Huntington & New Earswick Ward	4	3	1	3	4	4	5	6	5	3	5	0	0	1	5	3	29	17	46	Stage 1 pass	
644	Sessions of York	Huntington & New Earswick Ward	5	1	4	5	5	4	0	6	5	3	5	0	0	1	5	3	29	17	46	Stage 1 pass	
645	Land west of Haxby Road	Rawcliffe & Clifton Without Ward	2	1	0	0	2	2	0	5	5	3	5	0	0	1	5	1	12	15	27	Stage 2 pass	
646	Land to Rear of 283/285 Huntington Road	Huntington & New Earswick Ward	5	5	0	0	4	5	3	5	5	3	5	0	0	1	0	3	27	12	39	Under Threshold	
647	Land Ro Electricity Sub Station, Haxby Rd	Heworth Ward	4	4	0	0	4	4	0	7	5	3	5	0	0	3	5	3	21	19	40	Stage 1 pass	
648	Carparks at Nuffield Hospital	Heworth Ward	5	5	0	0	5	5	0	7	5	3	5	0	0	3	5	3	25	19	44	Stage 1 pass	
649	Car park, High Newbiggin Street	Guildhall Ward	5	5	0	5	5	5	5	4	4	3	5	3	0	3	5	3	34	22	56	Stage 1 pass	
650	Brigadier Gerard Pub Car Park	Guildhall Ward	5	0	0	5	5	5	3	7	5	3	5	4	0	3	5	3	28	23	51	Under Threshold	
651	Heworth Green North (Forum Site)	Guildhall Ward	5	3	0	3	5	5	5	6	5	3	5	4	0	3	5	3	31	23	54	Stage 1 pass	
652	Prospect and Oliver House, Bishophill Junior	Micklegate Ward	5	0	3	3	5	5	0	7	5	3	5	5	3	5	5	3	26	29	55	Under Threshold	
653	Carpark off Bishopthorpe Road	Micklegate Ward	5	5	4	3	5	5	0	8	5	3	5	3	1	5	5	5	32	27	59	Stage 1 pass	
654	Land at Mill Mount	Micklegate Ward	2	0	5	5	4	4	3	6	5	3	5	5	3	5	5	1	28	27	55	Stage 1 pass	
655	Land at Albermarle rd York	Micklegate Ward	4	3	5	5	4	4	3	6	5	3	5	3	1	5	5	3	33	25	58	Under Threshold	
656	Barbican Centre	Fishergate Ward	5	5	0	0	4	5	0	8	5	3	5	5	0	3	5	5	24	26	50	Stage 1 pass	
657	Peel St/ Margret St	Guildhall Ward	5	0	0	0	5	5	0	6	5	3	5	5	0	3	5	3	20	24	44	Stage 1 pass	
658	10-18 Hull Road	Fishergate Ward	5	5	0	5	5	5	0	6	5	3	5	3	0	3	5	3	30	22	52	Stage 1 pass	
659	1 - 9 St Leonard's Place	Guildhall Ward	2	0	1	5	2	5	0	4	4	3	5	5	3	5	5	3	19	29	48	Stage 1 pass	
660	Land at Marygate	Guildhall Ward	2	0	0	5	2	5	0	4	4	3	5	5	3	5	5	3	18	29	47	Stage 1 pass	
661	Marygate Car Park, access from Hetherton's Street	Guildhall Ward	2	0	1	5	2	5	0	4	4	3	5	4	3	5	5	3	19	28	47	Stage 1 pass	
662	York Enterprise Academy St Maunces Road	Guildhall Ward	5	0	0	5	5	5	5	5	5	3	5	5	0	3	5	3	30	24	54	Under Threshold	
663	Monk Bar Garage	Guildhall Ward	5	0	0	5	5	5	4	4	4	3	5	5	0	3	5	3	28	24	52	Under Threshold	
664	Government Offices Hilary House Spen Lane	Guildhall Ward	5	0	0	3	5	5	5	6	5	3	5	5	0	3	5	3	28	24	52	Under Threshold	
665	White Swan, Piccadilly	Guildhall Ward	5	0	1	3	5	5	5	5	5	3	5	5	1	5	5	3	29	27	56	Under Threshold	
666	Coppergate 2	Guildhall Ward	4	0	1	3	4	4	4	6	5	3	5	4	1	5	5	3	25	26	51	Stage 1 pass	
667	Reynard's Garage	Guildhall Ward	5	0	0	3	5	5	0	6	5	3	5	5	1	5	5	3	23	27	50	Under Threshold	
668	Cliffords Tower Car Park	Guildhall Ward	4	0	1	3	4	4	4	6	5	3	5	4	1	5	5	3	25	26	51	Under Threshold	
669	Site at Jame Street	Guildhall Ward	4	3	0	0	5	5	2	7	5	3	5	5	0	3	5	5	24	26	50	Under Threshold	
670	Carpark adj. Homestead Park (off Shipton Road)	Rawcliffe & Clifton Without Ward	2	0	1	0	1	4	0	4	4	3	5	5	0	3	0	1	12	17	29	Stage 2 pass	
671	Park off Balfour Street, Leeman Road area.	Holgate Ward	1	5	0	0	5	5	0	6	5	3	5	0	0	3	5	3	21	19	40	Under Threshold	
672	Land at Water End, Clifton	Holgate Ward	0	3	0	0	5	5	0	6	5	3	5	0	0	3	5	3	18	19	37	Stage 1 pass	
673	Land at Water End, Clifton	Holgate Ward	0	3	0	0	5	5	0	6	5	3	5	0	0	3	5	1	18	17	35	Stage 1 pass	
674	RO Cavender Grove / Adj Ouse Acres allotment gardens	Holgate Ward	1	5	0	0	4	5	5	6	5	3	5	0	0	3	0	1	25	12	37	Stage 1 pass	
675	York Central	Holgate Ward	4	4	3	5	4	4	4	7	5	3	5	4	5	5	5	5	33	32	65	Stage 1 pass	
676	Rufforth Airfield – South of Southfield Close	Rural West York Ward	0	1	0	0	0	4	0	2	4	3	0	0	0	0	0	1	13	4	17	Fail Criteria 4	
677	Land RO Rufforth Primary School	Rural West York Ward	0	5	0	0	4	5	0	3	4	3	0	0	0	0	5	0	18	8	26	Stage 2 pass	
678	Land at Leven Road, Woodthorpe	Dringhouses & Woodthorpe Ward	4	3	0	0	5	5	4	5	5	3	5	0	0	1	5	1	26	15	41	Stage 1 pass	
679	Wains Road/Moor Lane adj Youth Centre	Dringhouses & Woodthorpe Ward	4	3	0	0	5	5	5	4	4	3	5	0	0	1	5	1	26	15	41	Under Threshold	
680	Station Road/ Calf Close Haxby	Haxby & Wigginton Ward	5	5	0	0	5	5	0	5	5	3	5	0	0	0	5	0	25	13	38	Under Threshold	
681	Eighth Avenue Allotments	Heworth Ward	5	5	0	0	5	5	3	6	5	3	5	3	0	1	0	1	28	13	41	Under Threshold	
682	Land Adjacent to the designer Outlet	Fulford & Heslington Ward	0	0	0	0	0	1	0	2	4	3	5	4	0	0	5	5	5	22	27	Stage 2 pass	
683	Norht of Great North Way, York Business Park	Rural West York Ward	4	0	1	0	5	5	0	6	5	3	3	0	0	3	5	5	20	19	39	Stage 1 pass	
684	York Business Park	Rural West York Ward	5	0	1	0	5	5	0	4	4	3	3	0	0	3	5	5	20	19	39	Stage 1 pass	
685	End of Great North Way, York Business park	Acomb Ward	2	0	1	0	2	4	0	6	5	2	3	0	0	3	0	3	14	11	25	Stage 1 pass	
686	Site to south in York Business park	Rural West York Ward	4	0	1	0	4	5	0	4	4	3	3	0	0	3	0	3	18	12	30	Stage 1 pass	
687	East of Northminster Business Park	Rural West York Ward	0	0	0	0	1	0	0	3	4	2	3	0	1	5	5	3	5	19	24	Stage 2 pass	
688	Land to the West of Knapton	Rural West York Ward	0	0	0	0	2	2	0	4	4	3	3	0	0	3	5	3	8	17	25	Stage 2 pass	
690	Amalagamated North of Haxby	Haxby & Wigginton Ward	2	1	0	0	2	4	4	6	5	3	5	0	0	0	5	0	18	13	31	Stage 1 pass	
691	Amalagamated East of Monks Cross	Huntington & New Earswick Ward	0	0	0	0	4	4	0	2	4	3	5	4	0	0	5	3	12	20	32	Stage 2 pass	
692	Amalagamated sites at New Lane Huntington	Huntington & New Earswick Ward	4	4	3	3	4	4	4	6	5	3	5	4	0	0	5	5	31	22	53	Stage 1 pass	
693	Amalagamated Sites East of Metcalfe Lane	Osbaldwick & Denwent Ward	4	4	0	3	4	4	2	7	5	3	5	0	0	0	5	3	26	16	42	Stage 1 pass	
694	Amalagamated sites adj Designer Outlet	Fulford & Heslington Ward	0	0	0	0	0	1	0	2	4	3	5	4	0	0	5	5	5	22	27	Stage 2 pass	
696	Amalagamated sites off Tadcaster Road	Dringhouses & Woodthorpe Ward	2	0	0	0	4	5	0	4	4	3	5	0	0	3	5	3	15	19	34	Stage 1 pass	
697	Amalagamated Sites off Common Lane Dunnington	Osbaldwick & Denwent Ward	2	1	0	0	4	4	4	5	5	3	0	0	0	0	5	1	20	9	29	Stage 2 pass	
698	Amalgomated Sites at Clifton Moor	Rural West York Ward	4	4	0	0	4	4	2	5	5	3	5	0	0	1	5	3	23	17	40	Stage 1 pass	
699	Amalgomated Development Sites East of metcalf Lane	Osbaldwick & Denwent Ward	4	4	0	3	4	4	2	7	5	3	5	0	0	0	5	3	26	16	42	Stage 1 pass	
720	Land to the east of Terrys	Micklegate Ward	4	4	0	3	2	2	4	6	5	3	3	0	0	3	5	3	24	17	41	Stage 1 pass	
721	Land south of Bad Bargain lane	Osbaldwick & Denwent Ward	2	4	0	0	4	4	0	6	5	3	3	0	0	0	5	3	19	14	33	Stage 1 pass	
722	Land east of Cottage road stables	Osbaldwick & Denwent Ward	2	0	0	0	0	0	0	0	0	0	3	0	0	0	5	1	2	9	11	Fail Criteria 4	
723	Amalagamated Land at Manor Heath Road, Copmanthorpe	Copmanthorpe Ward	2	1	0	0	4	4	4	4	4	3	0	0	0	0	5						

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		SITE SIZE: Overall Parcel	Criteria 1-3: Environmental assets, openspace and flood risk										OUTCOME of Criteria 1-3	
				Source of Site	Availability note at submission		Within C1 Size Site	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)	
746	Temple Garth Hughes land copmanthorpe	Copmanthorpe Ward	Yes	PO Consultation 2013	Willing landowner	0.183	0.183	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
747	Elm Tree Farm Elvington	Wheldrake Ward	Yes	PO Consultation 2013	Willing landowner	0.615	0.615	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
748	Adjacent Stamford Bridge Road Dunnington	Osballdwick & Derwent Ward	yes	PO Consultation 2013	Willing landowner	0.926	0	0.926	0	0.926	0	0.926	0.926	Yes	No	Yes	0.926	Passed Criteria 1-3
749	North of Riverside Gardens	Wheldrake Ward	Yes	PO Consultation 2013	Willing landowner	1.472	0	1.472	0	1.472	0	1.472	1.472	Yes	No	Yes	1.472	Passed Criteria 1-3
751	Off Fordlands Road Fulford	Fulford & Heslington Ward	yes	PO Consultation 2013	Willing landowner	12.001	12.001	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
752	Wheldrake East Field	Wheldrake Ward	yes	PO Consultation 2013	Willing landowner	4.902	0	4.902	0	4.902	0	4.902	4.902	Yes	No	Yes	4.902	Passed Criteria 1-3
753	Behind Manor Farm Rufforth	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	5.145	0	5.145	0	5.145	0	5.145	5.145	Yes	No	Yes	5.145	Passed Criteria 1-3
754	Land to the West of Strensall Rd Earswick	Strensall Ward	yes	PO Consultation 2013	Willing landowner	0.729	0	0.729	0.26	0.469	0	0.469	0.469	Yes	No	Yes	0.469	Passed Criteria 1-3
755	Land to the East Strensall Rd Earswick	Strensall Ward	yes	PO Consultation 2013	Willing landowner	13.7	0	13.7	1.319	12.381	0	12.381	12.381	Yes	No	Yes	12.381	Passed Criteria 1-3
757	Haxby Hall EPH	Haxby & Wigginton Ward	yes	PO Consultation 2013	Willing landowner	0.423	0	0.423	0	0.423	0	0.423	0.423	Yes	No	Yes	0.423	Passed Criteria 1-3
758	Broad Highway Wheldrake	Wheldrake Ward	yes	PO Consultation 2013	Willing landowner	0.668	0	0.668	0	0.668	0	0.668	0.668	Yes	No	Yes	0.668	Passed Criteria 1-3
759	Niorth of Vicarage Lane Naburn	Wheldrake Ward	yes	PO Consultation 2013	Willing landowner	3.061	3.061	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
760	Rear of the Walled Garden Naburn	Wheldrake Ward	yes	PO Consultation 2013	Willing landowner	0.579	0.579	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
761	Temple Lane Copmanthorpe	Copmanthorpe Ward	yes	PO Consultation 2013	Willing landowner	0.575	0.575	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
762	Sycamore Barn and Fir Tree Farm	Fulford & Heslington Ward	yes	PO Consultation 2013	Willing landowner	6.425	1.871	4.554	0	4.554	0.068	4.486	4.486	Yes	No	Yes	4.486	Passed Criteria 1-3
763	Land West of Upper Poppleton	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	68.014	57.383	10.631	0	10.631	0	10.631	10.631	Yes	No	Yes	10.631	Passed Criteria 1-3
764	Poppleton South	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	123.147	0	123.147	0	123.147	6.108	117.039	117.039	Yes	No	Yes	117.039	Passed Criteria 1-3
765	Placepot Comer Sandy Lane	Strensall Ward	yes	PO Consultation 2013	Willing landowner	1.865	1.865	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
766	112 Strensall Road, Earswick	Strensall Ward	yes	PO Consultation 2013	Willing landowner	1.096	0.97	0.126	0	0.126	0	0.126	0.126	No	No	No	0.126	Failed Criteria 1-3
767	Land East of A19 (Selby Road) Fulford	Fulford & Heslington Ward	yes	PO Consultation 2013	Willing landowner	2.043	2.043	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
768	Land to the West of Moor Lane, Copmanthorpe	Copmanthorpe Ward	yes	PO Consultation 2013	Willing landowner	15.339	0	15.339	0	15.339	0	15.339	15.339	Yes	No	Yes	15.339	Passed Criteria 1-3
769	Oaktree Nursery, Upper Poppleton	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	2.845	2.845	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
770	Land at Deighton, York	Wheldrake Ward	yes	PO Consultation 2013	Willing landowner	1.064	0	1.064	0	1.064	0	1.064	1.064	Yes	No	Yes	1.064	Passed Criteria 1-3
771	South of Colton Lane, Copmanthorpe	Copmanthorpe Ward	yes	PO Consultation 2013	Willing landowner	9.585	0	9.585	0	9.585	0	9.585	9.585	Yes	No	Yes	9.585	Passed Criteria 1-3
774	Land West of Millfield Lane, Poppleton	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	4.013	4.013	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
775	East of Station Road, Poppleton	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	5.157	4.925	0.232	0	0.232	0	0.232	0.232	Yes	No	Yes	0.232	Passed Criteria 1-3
777	East of Earswick Village Fabrick consortium	Strensall Ward	yes	PO Consultation 2013	Willing landowner	50.261	0.969	49.292	0	49.292	0	49.292	49.292	Yes	No	Yes	49.292	Passed Criteria 1-3
778	West of Chapelfields, Broad Lane	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	12.938	12.938	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
779	South of Boroughbridge Road	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	5.755	5.755	0	0	0	0	0	0	No	yes - C1	yes	5.755	Passed Criteria 1-3
780	Site South of Knapton Openspace	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	4.083	0	4.083	0	4.083	0	4.083	4.083	Yes	No	Yes	4.083	Passed Criteria 1-3
781	Land to the west of strensall road	Strensall Ward	yes	PO Consultation 2013	Willing landowner	1.967	1.306	0.661	0	0.661	0	0.661	0.661	Yes	No	Yes	0.661	Passed Criteria 1-3
782	Foss Bank Farm Resubmitted	Strensall Ward	yes	PO Consultation 2013	Willing landowner	3.237	2.552	0.685	0.003	0.682	0	0.682	0.682	Yes	No	Yes	0.682	Passed Criteria 1-3
783	Land at Compton farm	Huntington & New Earswick Ward	yes	PO Consultation 2013	Willing landowner	8.529	8.526	0.003	0	0.003	0	0.003	0.003	No	No	No	0.003	Failed Criteria 1-3
784	Land Between York Road and Railway haxby	Huntington & New Earswick Ward	yes	PO Consultation 2013	Willing landowner	2.168	2.168	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
787	Land Off Stockton lane	Heworth Without Ward	yes	PO Consultation 2013	Willing landowner	3.265	3.265	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
788	Land between Wigginton and westfield Lane	Haxby & Wigginton Ward	yes	PO Consultation 2013	Willing landowner	12.731	12.731	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
789	Land to the West of Beckside Elvington	Wheldrake Ward	yes	PO Consultation 2013	Willing landowner	5.754	0	5.754	0	5.754	0	5.754	5.754	Yes	No	Yes	5.754	Passed Criteria 1-3
790	Northern Site between Northfields Estate and the ring road	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	43.557	43.557	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
791	East and West of Askham lane Acomb	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	33.09	31.735	1.355	0	1.355	0	1.355	1.355	Yes	No	Yes	1.355	Passed Criteria 1-3
792	Land off Askham Lane	Westfield Ward	yes	PO Consultation 2013	Willing landowner	4.531	3.241	1.29	0	1.29	0	1.29	1.29	Yes	No	Yes	1.29	Passed Criteria 1-3
796	Outskirt of Knapton Village	Rural West York Ward	yes	PO Consultation 2013	Willing landowner	0.809	0	0.809	0	0.809	0	0.809	0.809	Yes	No	Yes	0.809	Passed Criteria 1-3
797	Linear field off Outgang Lane Osballdwick	Osballdwick & Derwent Ward	yes	Further Sites Consultation 2014	Willing landowner	1.668	0	1.668	0	1.668	0	1.668	1.668	Yes	No	Yes	1.668	Passed Criteria 1-3
802	Land at Elvington Village	Wheldrake Ward	yes	SF10 / Further Sites Consultation 2014	Willing landowner	4.04	0	4.04	0	4.04	0.003	4.037	4.037	Yes	No	Yes	4.037	Passed Criteria 1-3
809	Wilberforce Home	Dringhouses & Woodthorpe Ward	yes	Further Sites Consultation 2014	Willing landowner	0.534	0.013	0.521	0	0.521	0	0.521	0.521	Yes	No	Yes	0.521	Passed Criteria 1-3
811	Dunnington Extension	Osballdwick & Derwent Ward	yes	SF9 / Further Sites Consultation 2014	Willing landowner	5.141	0	5.141	0	5.141	0	5.141	5.141	Yes	No	Yes	5.141	Passed Criteria 1-3
812	Land to RO 40 Fordlands Road	Fulford & Heslington Ward	yes	Letter Nov 2015	Willing landowner	0.223	0	0.223	0	0.223	0.1	0.123	0.123	No	No	No	0.123	Failed Criteria 1-3
813	Whinthorpe	Fulford & Heslington Ward	yes	SF3. Safeguarded Further Sites Consultation.	Willing landowner	140.588	0	140.588	0	140.588	17.403	123.185	123.185	Yes	No	Yes	123.185	Passed Criteria 1-3
814	North of Haxby	Haxby & Wigginton Ward	yes	SF4. Safeguarded Further Sites Consultation.	Willing landowner	30.28	0	30.28	0	30.28	0	30.28	30.28	Yes	No	Yes	30.28	Passed Criteria 1-3
817	Buffet Depot/Wheldrake Station (Alternate Boundary)	Wheldrake Ward	yes	Further Sites Consultation	Willing landowner	4.783	0	4.783	0	4.783	0	4.783	4.783	Yes	No	Yes	4.783	Passed Criteria 1-3
820	Between Poppleton and A1237	Rural West York Ward	yes	amalgamated	Potential multiple parcel ownership	39.43	39.172	0.258	0	0.258	0	0.258	0.258	Yes	No	Yes	0.258	Passed Criteria 1-3
821	Whinthorpe New Settlement	Fulford & Heslington Ward	yes	Further Sites Consultation	Potential multiple parcel ownership	392.583	0.137	392.446	0	392.446	64.643	327.803	327.803	Yes	Yes - C1/C3	Yes	327.803	Passed Criteria 1-3
822	North of Clifton Moor	Rural West York Ward	yes	Further Sites Consultation	Willing landowner	156.466	21.088	135.378	0	135.378	0	135.378	135.378	Yes	No	Yes	135.378	Passed Criteria 1-3
823	North of Haxby	Haxby & Wigginton Ward	yes	Further Sites Consultation	Willing landowner	33.476	0	33.476	0	33.476	0	33.476	33.476	Yes	No	Yes	35.158	Passed Criteria 1-3
824	Terrys Chocolate Factory	Micklegate Ward	yes	Planning Application	With planning permission	11.114	0.923	10.191	0.748	9.443	0	9.443	9.443	Yes	No	Yes	9.443	Passed Criteria 1-3
825	South of strensall village (safeguarded)	Strensall Ward	yes	SF1	Willing landowner	29.099	1.684	27.415	0	27.415	0	27.415	27.415	Yes	No	Yes	27.415	Passed Criteria 1-3
826	Companthorpe (safeguarded)	Copmanthorpe Ward	yes	SF5	Willing landowner	22.216	0	22.216	0	22.216	0	22.216	22.216	Yes	No	Yes	22.216	Passed Criteria 1-3
827	Water Tower, Dunnington	Osballdwick & Derwent Ward	yes	Further Sites Consultation 2014	Willing landowner	1.658	0	1.658	0	1.658	0	1.658	1.658	Yes	No	Yes	1.658	Passed Criteria 1-3
828	Land at Hull Road	Hull Road Ward	Yes	Further Sites Consultation 2014	Willing landowner	3.985	0	3.985	0	3.985	0	3.985	3.985	Yes	No	Yes	3.985	Passed Criteria 1-3
829	Hungate	Guidhall Ward	Yes	Further Sites Consultation 2014	Willing landowner	4.819	1.585	3.234	0.139	3.095	2.979	0.116	0.116	No	Yes	Yes	4.819	Passed Criteria 1-3
830	Land at Cottage Farm (within ST7)	Osballdwick & Derwent Ward	yes	Further Sites Consultation 2014	Willing landowner	0.78	0	0.78	0	0.78	0	0.78	0.78	Yes	No	Yes	0.78	Passed Criteria 1-3
831	West of Chapelfields, Broad Lane	Rural West York Ward	Yes	Further Sites Consultation 2014	Willing landowner	5.887	5.887	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
832	RO the square Tadcaster Road	Dringhouses & Woodthorpe Ward	yes	Officer Discussion	Willing landowner	1.527	0.011	1.516	0	1.516	0	1.516	1.516	Yes	No	Yes	1.52	Passed Criteria 1-3
833	Skelton Garden Centre	Rural West York Ward	yes	Further Sites Consultation 2014	Willing landowner	2.925	2.925	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
834	Land adjacent to Buttare lane	Rural West York Ward	yes	Further Sites Consultation 2014	Willing landowner	1.271	1.271	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
837	Adj 2 Dike Ray Close, Haxby	Haxby & Wigginton Ward	yes	PO consultation	Willing landowner	0.039	0.039	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
838	Land to the South of Moor Lane (Alternate boundary)	Dringhouses & Woodthorpe Ward	yes	Further Sites Consultation	Willing landowner	76.696	59.859	16.837	0	16.837	0	16.837	16.837	Yes	No	Yes	16.837	Passed Criteria 1-3
839	South of Moor Lane	Rural West York Ward	yes	PO Consultation	Willing landowner	50.211	33.767	16.444	0	16.444	0	16.444	16.444	Yes	No	Yes	16.444	Passed Criteria 1-3
840	South of the Designer Outlet, West of the A19	Wheldrake Ward	yes	Further Sites Consultation consultation	Willing landowner	177.938	89.926	88.012	0	88.012	0.541	87.471	87.471	Yes	No	Yes	87.471	Passed Criteria 1-3
841	North of Wigginton	Haxby & Wigginton Ward	yes	PO Consultation	Willing landowner	21.624	21.624	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3
842	Land North of Monks Cross	Huntington & New Earswick Ward	yes	PO Consultation	Willing landowner	0.442	0	0.442	0	0.442	0	0.442	0.442	Yes	No	Yes	0.442	Passed Criteria 1-3
843	Land at Bad Bargain lane, Cottage Farm Stables	Osballdwick & Derwent Ward	yes	PO consultation	Willing landowner	32.565	0	32.565	0	32.565	0	32.565	32.565	Yes	No	Yes	32.565	Passed Criteria 1-3
844	Acaster lane, Bishopthorpe	Bishopthorpe Ward</																

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes	
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017		
746	Temple Garth Hughes land copmanthorpe	Copmanthorpe Ward	1	0	0	0	0	0	0	2	4	2	0	0	0	0	0	5	2	7	Under Threshold		
747	Elm Tree Farm Elvington	Wheldrake Ward	4	4	0	0	0	2	5	2	4	3	0	0	0	0	5	19	8	27	Stage 2 pass		
748	Adjacent Stamford Bridge Road Dunnington	Osballdwick & Derwent Ward	4	4	0	0	4	4	2	2	4	3	0	0	0	0	5	1	22	9	31	Stage 2 pass	
749	North of Riverside Gardens	Wheldrake Ward	4	3	0	0	5	5	2	2	4	3	0	0	0	0	5	0	23	8	31	Stage 2 pass	
751	Off Fordlands Road Fulford	Fulford & Heslington Ward	0	0	0	3	0	0	0	1	2	3	5	0	0	0	5	1	5	14	19	Fail Criteria 4	
752	Wheldrake East Field	Wheldrake Ward	0	4	0	0	2	4	2	3	4	3	0	0	0	0	0	0	16	3	19	Fail Criteria 4	
753	Behind Manor Farm Rufforth	Rural West York Ward	0	4	0	0	4	4	0	3	4	3	0	0	0	0	0	1	16	4	20	Fail Criteria 4	
754	Land to the West of Strensall Rd Earswick	Strensall Ward	0	0	0	0	0	0	0	4	4	0	5	0	0	0	5	0	4	10	14	Fail Criteria 4	
755	Land to the East Strensall Rd Earswick	Strensall Ward	0	0	0	0	0	0	0	4	4	0	5	0	0	0	5	1	4	11	15	Fail Criteria 4	
757	Haxby Hall EPH	Haxby & Wigginton Ward	5	5	0	0	5	5	2	6	5	3	5	0	0	0	5	0	27	13	40	Stage 1 pass	
758	Broad Highway Wheldrake	Wheldrake Ward	0	5	0	0	4	4	4	2	4	3	0	0	0	0	0	0	21	3	24	Stage 2 pass	
759	Niorth of Vicarage Lane Naburn	Wheldrake Ward	0	4	0	0	0	0	0	2	4	3	0	0	0	0	5	3	8	11	19	Fail Criteria 4	
760	Rear of the Walled Garden Naburn	Wheldrake Ward	0	5	0	0	0	0	0	2	4	3	0	0	0	0	0	1	9	4	13	Fail Criteria 4	
761	Temple Lane Copmanthorpe	Copmanthorpe Ward	0	0	0	0	0	0	0	1	2	0	0	0	0	0	5	0	2	5	7	Fail Criteria 4	
762	Sycamore Barn and Fir Tree Farm	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	Fail Criteria 4	
763	Land West of Upper Poppleton	Rural West York Ward	4	4	1	0	4	4	4	5	5	3	5	0	5	5	5	1	26	24	50	Stage 1 pass	
764	Poppleton South	Rural West York Ward	0	0	1	0	2	1	0	3	4	3	5	4	3	5	5	3	8	28	36	Stage 2 pass	
765	Placepot Comer Sandy Lane	Strensall Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	Fail Criteria 4	
766	112 Strensall Road, Earswick	Strensall Ward	0	0	0	0	0	1	0	4	4	0	5	0	0	0	0	3	5	8	13	Under Threshold	
767	Land East of A19 (Selby Road) Fulford	Fulford & Heslington Ward	0	0	0	3	1	2	0	4	4	3	5	4	0	0	5	3	10	20	30	Stage 2 pass	
768	Land to the West of Moor Lane, Copmanthorpe	Copmanthorpe Ward	2	1	0	0	2	2	2	3	4	3	0	0	0	0	5	0	13	8	21	Fail Criteria 4	
769	Oaktree Nursery, Upper Poppleton	Rural West York Ward	1	0	3	0	2	1	0	2	4	3	5	0	3	5	5	3	11	24	35	Stage 2 pass	
770	Land at Deighton, York	Wheldrake Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	1	0	9	9	Fail Criteria 4	
771	South of Colton Lane, Copmanthorpe	Copmanthorpe Ward	0	0	0	0	2	2	2	0	0	3	0	0	0	0	5	1	6	9	15	Fail Criteria 4	
774	Land West of Millfield Lane, Poppleton	Rural West York Ward	2	0	1	0	2	4	2	4	4	3	3	0	3	5	0	3	15	17	32	Stage 1 pass	
775	East of Station Road, Poppleton	Rural West York Ward	1	0	3	0	2	1	0	2	4	3	5	0	5	5	0	1	11	19	30	Stage 2 pass	
777	East of Earswick Village Fabrick consortium	Strensall Ward	0	0	0	0	1	1	0	5	5	0	5	0	0	0	5	3	7	13	20	Over 35ha	Site withdrawn
778	West of Chapelfields, Broad Lane	Rural West York Ward	4	4	3	0	4	4	2	4	4	3	5	0	0	1	5	0	25	14	39	Stage 1 pass	
779	South of Boroughbridge Road	Rural West York Ward	2	1	3	0	4	2	0	3	4	3	5	0	1	5	5	3	16	22	38	Stage 1 pass	
780	Site South of Knapton Openspace	Rural West York Ward	0	0	0	0	2	2	0	3	4	3	3	0	0	3	5	1	8	15	23	Stage 2 pass	
781	Land to the west of strensall road	Strensall Ward	1	0	0	0	1	0	0	5	5	3	5	0	0	0	5	0	7	13	20	Fail Criteria 4	
782	Foss Bank Farm Resubmitted	Strensall Ward	1	0	0	0	1	0	0	5	5	2	5	0	0	0	5	0	7	12	19	Fail Criteria 4	
783	Land at Compton farm	Huntington & New Earswick Ward	2	1	1	5	2	2	0	3	4	3	5	0	0	0	5	3	17	16	33	Stage 1 pass	
784	Land Between York Road and Railway haxby	Huntington & New Earswick Ward	1	0	1	5	1	1	0	2	4	3	5	0	0	0	5	3	13	16	29	Stage 2 pass	
787	Land Off Stockton lane	Heworth Without Ward	0	0	0	0	0	1	0	2	4	0	3	0	0	0	5	0	5	8	13	Fail Criteria 4	
788	Land between Wigginton and westfield Lane	Haxby & Wigginton Ward	4	4	0	0	4	4	2	5	5	3	5	0	0	0	5	1	23	14	37	Stage 1 pass	
789	Land to the West of Becksides Elvington	Wheldrake Ward	4	4	0	0	4	5	2	2	4	3	0	0	0	0	5	0	23	8	31	Stage 2 pass	
790	Northern Site between Northfields Estate and the ring road	Rural West York Ward	2	1	3	0	4	4	0	5	5	3	5	0	3	5	5	3	19	24	43	Stage 1 pass	
791	East and West of Askham lane Acomb	Rural West York Ward	4	1	3	0	4	4	2	4	4	3	5	0	0	1	5	1	22	15	37	Stage 1 pass	
792	Land off Askham Lane	Westfield Ward	2	1	3	0	4	4	0	4	4	3	5	0	0	0	5	1	18	14	32	Stage 1 pass	
796	Outskirt of Knapton Village	Rural West York Ward	0	0	0	0	0	2	0	4	4	3	0	0	0	3	5	3	6	14	20	Fail Criteria 4	
797	Linear field off Outgang Lane Osballdwick	Osballdwick & Derwent Ward	4	0	0	0	0	2	0	1	2	2	3	0	0	0	0	1	8	6	14	Fail Criteria 4	
802	Land at Elvington Village	Wheldrake Ward	4	4	0	0	5	5	2	2	4	3	0	0	0	0	5	0	24	8	32	Stage 2 pass	
809	Wilberforce Home	Dringhouses & Woodthorpe Ward	2	0	0	5	4	4	0	5	5	3	5	5	0	1	0	3	20	17	37	Stage 1 pass	
811	Dunnington Extention	Osballdwick & Derwent Ward	0	0	0	0	2	4	3	3	4	3	0	0	0	0	5	1	13	9	22	Stage 2 pass	
812	Land to RO 40 Fordlands Road	Fulford & Heslington Ward	0	0	3	3	1	4	0	4	4	3	5	5	0	0	5	1	15	19	34	Under Threshold	
813	Whinthorpe	Fulford & Heslington Ward	0	0	0	5	0	0	0	3	4	3	5	0	0	0	5	1	9	14	23	Stage 2 pass	
814	North of Haxby	Haxby & Wigginton Ward	2	1	0	0	2	2	2	4	4	3	3	0	0	0	5	0	13	11	24	Stage 2 pass	
817	Buffer Depot/Wheldrake Station (Alternate Boundary)	Wheldrake Ward	0	1	0	0	2	4	3	1	2	3	0	0	0	0	5	0	12	8	20	Fail Criteria 4	
820	Between Poppleton and A1237	Rural West York Ward	2	1	3	0	4	4	4	5	5	3	5	0	5	5	5	3	23	26	49	Stage 1 pass	
821	Whinthorpe New Settlement	Fulford & Heslington Ward	0	0	0	5	0	0	0	3	4	3	5	0	0	0	5	1	9	14	23	Stage 2 pass	
822	North of Clifton Moor	Rural West York Ward	4	1	0	0	2	2	0	4	4	3	5	0	0	1	5	3	13	17	30	Stage 2 pass	
823	North of Haxby	Haxby & Wigginton Ward	4	1	0	0	2	4	4	6	5	3	5	0	0	0	5	0	20	13	33	Stage 1 pass	
824	Terrys Chocolate Factory	Micklegate Ward	4	4	3	0	4	4	4	7	5	3	3	0	0	3	5	5	28	19	47	Stage 1 pass	
825	South of strensall village (safeguarded)	Strensall Ward	2	0	0	0	2	4	0	5	5	0	5	0	0	0	0	1	13	6	19	Fail Criteria 4	
826	Companthorpe (safeguarded)	Copmanthorpe Ward	2	1	0	0	4	4	4	3	4	3	0	0	0	0	5	0	19	8	27	Stage 2 pass	
827	Water Tower, Dunnington	Osballdwick & Derwent Ward	4	4	0	0	4	4	4	2	4	3	0	0	0	0	5	1	24	9	33	Stage 2 pass	
828	Land at Hull Road	Hull Road Ward	5	4	4	5	4	4	2	5	5	3	5	3	0	1	5	5	33	22	55	Stage 1 pass	
829	Hungate	Guildhall Ward	4	0	0	3	4	4	4	7	5	3	5	4	0	5	5	5	24	27	51	Stage 1 pass	
830	Land at Cottage Farm (within ST7)	Osballdwick & Derwent Ward	0	1	0	0	2	2	0	1	2	2	0	0	0	0	5	1	7	8	15	Fail Criteria 4	
831	West of Chapelfields, Broad Lane	Rural West York Ward	4	4	3	0	4	4	2	4	4	3	5	0	0	1	5	0	25	14	39	Stage 1 pass	
832	RO the square Tadcaster Road	Dringhouses & Woodthorpe Ward	2	0	0	5	4	4	0	5	5	3	5	5	0	1	5	1	20	20	40	Stage 1 pass	
833	Skelton Garden Centre	Rural West York Ward	0	0	0	0	2	2	0	3	4	3	0	0	0	1	5	1	8	10	18	Fail Criteria 4	
834	Land adjacent to Buttacre lane	Rural West York Ward	4	4	0	0	0	0	0	2	4	0	0	0	0	0	5	0	12	5	17	Fail Criteria 4	
837	Adj 2 Dike Ray Close, Haxby	Haxby & Wigginton Ward	4	3	0	0	5	5	0	4	4	3	5	0	0	0	5	0	21	13	34	Under Threshold	
838	Land to the South of Moor Lane (Alternate boundary)	Dringhouses & Woodthorpe Ward	4	4	0	5	4	4	4	5	5	3	5	0	0	1	5	3	30	17	47	Stage 1 pass	
839	South of Moor Lane	Rural West York Ward	4	4	0	3	4	4	4	4	4	3	3	0	0	0	5	3	27	14	41	Stage 1 pass	
840	South of the Designer Outlet, West of the A19	Wheldrake Ward	0	1	0	0	0	1	0	2	4	3	5	4	0	0	5	3	6	20	26	Stage 2 pass	
841	North of Wigginton	Haxby & Wigginton Ward	4	4	0	0	4	4	4	5	5	3	5	0	0	0	5	1	25	14	39	Stage 1 pass	
842	Land North of Monks Cross	Huntington & New Earswick Ward	0	3	0	0	4	4	3	2	4	2	3	3	0	0	0	1	18	9	27	Stage 2 pass	
843	Land at Bad Bargain lane, Cottage Farm Stables	Osballdwick & Derwent Ward	4	4	0	0	4	4	0	7	5	3	5	0	0	0	5	3	21	16	37	Stage 1 pass	
844	Acaster lane, Bishopthorpe	Bishopthorpe Ward	0	1	0	0	2	4	2	3	4	3	3	0	0	0	5	1	13	12	25	Stage 2 pass	
845	Land to the South																						

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Residential Use	Initial availability		Criteria 1-3: Environmental assets, openspace and flood risk													OUTCOME of Criteria 1-3
				Source of Site	Availability note at submission	SITE SIZE: Overall Parcel	Within C1 Size Site	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)		
871	Land at North Field York	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	48.05	48.048	0.002	0	0.002	0	0.002	0.002	No	No	No	0.002	Failed Criteria 1-3	
872	ST12 alternative boundary	Copmanthorpe Ward	yes	Officer Discussion	Willing landowner	14.693	0	14.693	0	14.693	0	14.693	14.693	Yes	No	Yes	14.693	Passed Criteria 1-3	
874	Riverside Gardens Elvington	Wheldrake Ward	yes	Preferred Sites Consultation	Willing landowner	4.244	0	4.244	0	4.244	0.014	4.23	4.23	Yes	No	Yes	4.23	Passed Criteria 1-3	
875	Land beyond Riverside Gardens	Wheldrake Ward	yes	Preferred Sites Consultation	Willing landowner	12.813	0.143	12.67	0	12.67	1.199	11.471	11.471	Yes	No	Yes	11.471	Passed Criteria 1-3	
876	ST7 South	Osballdwick & Derwent Ward	yes	Preferred Sites Consultation	Willing landowner	40.943	1.053	39.89	0	39.89	0.047	39.843	39.843	Yes	No	Yes	39.843	Passed Criteria 1-3	
877	ST15 alternative	Fulford & Heslington Ward	yes	Preferred Sites Consultation	Willing landowner	269.327	46	223.327	0	223.327	37.03	186.297	186.297	Yes	No	Yes	186.297	Passed Criteria 1-3	
878	Land at Victoria Farm Close Ruffoth	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	0.953	0	0.953	0	0.953	0	0.953	0.953	Yes	No	Yes	0.953	Passed Criteria 1-3	
879	Land off Maythorpe Ruffoth	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	0.666	0	0.666	0	0.666	0	0.666	0.666	Yes	No	Yes	0.666	Passed Criteria 1-3	
880	ST10 Alternative Boundary	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	104.896	88.057	16.839	0	16.839	0	16.839	16.839	Yes	No	Yes	16.839	Passed Criteria 1-3	
881	Land to the North of Escrick with additional Biodiversity Area	Wheldrake Ward	yes	Preferred Sites Consultation	Willing landowner	11.421	0	11.421	0	11.421	0	11.421	11.421	Yes	No	Yes	11.421	Passed Criteria 1-3	
882	Land to the East and West of Askham Lane	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	29.105	29.044	0.061	0	0.061	0	0.061	0.061	No	No	No	0.061	Failed Criteria 1-3	
883	Wheatlands Woodland	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	2.19	2.118	0.072	0	0.072	0	0.072	0.072	No	No	No	0.072	Failed Criteria 1-3	
884	Southwest of A1237 and A59 Junction	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	0.421	0.406	0.015	0	0.015	0	0.015	0.015	No	No	No	0.015	Failed Criteria 1-3	
885	Minster Equine Veterinary Clinic	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	0.385	0	0.385	0	0.385	0	0.385	0.385	Yes	No	Yes	0.385	Passed Criteria 1-3	
886	South of Wyevale garden Centre	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	6.174	1.73	4.444	0.022	4.422	0	4.422	4.422	Yes	No	Yes	4.422	Passed Criteria 1-3	
887	Land East of Northfield Lane	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	14.38	2.2	12.18	0.067	12.113	0	12.113	12.113	Yes	No	Yes	12.113	Passed Criteria 1-3	
888	Land North of Langwith Lakes	Fulford & Heslington Ward	yes	Preferred Sites Consultation	Willing landowner	173.751	45.975	127.776	0	127.776	9.421	118.355	118.355	Yes	No	Yes	118.355	Passed Criteria 1-3	
889	Heworth Green North Remaining Land	Guildhall Ward	yes	Preferred Sites Consultation	Willing landowner	0.197	0.004	0.193	0	0.193	0	0.193	0.193	UT	No	Under Threshold	0.193	Under Threshold	
890	Luigs	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	0.207	0	0.207	0	0.207	0	0.207	0.207	Yes	No	Yes	0.207	Passed Criteria 1-3	
891	Galtres Garden Village	Huntington & New Earswick Ward	yes	Preferred Sites Consultation	Willing landowner	34.305	2.82	31.485	0	31.485	0	31.485	31.485	Yes	No	Yes	31.485	Passed Criteria 1-3	
892	Field 2439 Strensall Rd Towthorpe	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	15.648	15.648	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
893	Sun and Moon Cottage Field 99 and Land adjacent to Bad Bargain Lane Access	Osballdwick & Derwent Ward	yes	Preferred Sites Consultation	Willing landowner	1.004	0	1.004	0	1.004	0	1.004	1.004	Yes	No	Yes	1.004	Passed Criteria 1-3	
894	Field 354 Crossmoor Lane and Usher Lane Haxby	Haxby & Wigginton Ward	yes	Preferred Sites Consultation	Willing landowner	7.283	0	7.283	0	7.283	0	7.283	7.283	Yes	No	Yes	7.283	Passed Criteria 1-3	
895	Meadow Farm Haxby	Haxby & Wigginton Ward	yes	Preferred Sites Consultation	Willing landowner	1.289	0	1.289	0	1.289	0	1.289	1.289	Yes	No	Yes	1.289	Passed Criteria 1-3	
896	Land at Intake Lane Dunnington	Osballdwick & Derwent Ward	yes	Preferred Sites Consultation	Willing landowner	1.96	0	1.96	0	1.96	0	1.96	1.96	Yes	No	Yes	1.96	Passed Criteria 1-3	
897	Land Adjacent to Landing Lane Haxby	Haxby & Wigginton Ward	yes	Preferred Sites Consultation	Willing landowner	3.336	3.336	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
898	Site of Former Slip Inn Malton Road	Heworth Without Ward	yes	Preferred Sites Consultation	Willing landowner	0.666	0.666	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
899	York Road Dunnington Reduced Boundary	Osballdwick & Derwent Ward	yes	Preferred Sites Consultation	Willing landowner	0.743	0	0.743	0	0.743	0	0.743	0.743	Yes	No	Yes	0.743	Passed Criteria 1-3	
900	Tregarth Stables and Haxby Road Farm	Huntington & New Earswick Ward	yes	Preferred Sites Consultation	Willing landowner	0.629	0.629	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
901	Land between The Village and the railway line Strensall	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	1.655	0	1.655	0	1.655	0	1.655	1.655	Yes	No	Yes	1.655	Passed Criteria 1-3	
902	South of Strensall Village Revised	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	28.097	1.683	26.414	0	26.414	0	26.414	26.414	Yes	No	Yes	26.414	Passed Criteria 1-3	
903	North Lane Skelton	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	1.655	0	1.655	0	1.655	0	1.655	1.655	Yes	No	Yes	1.655	Passed Criteria 1-3	
905	ST8 Alternative boundary	Huntington & New Earswick Ward	yes	Preferred Sites Consultation	Willing landowner	49.674	0	49.674	0	49.674	0	49.674	49.674	Yes	No	Yes	49.674	Passed Criteria 1-3	
906	York Central PSC Boundary	Holgate Ward	yes	Preferred Sites Consultation	Willing landowner	72.464	4.276	68.188	2.108	66.08	0	66.08	63.743	Yes	Yes - C2/C3	Yes	72.464	Passed Criteria 1-3	
908	Extended Land to the Rear of Rufforth Primary	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	2.412	0	2.412	0	2.412	0	2.412	2.412	Yes	No	Yes	2.412	Passed Criteria 1-3	
909	British Sugar Manor School PSC Submission	Acomb Ward	yes	Preferred Sites Consultation	Willing landowner	39.611	0.592	39.019	3.582	35.437	0	35.437	35.437	Yes	Yes - C1/C2	Yes	40.697	Passed Criteria 1-3	
910	Civil Service Sports Ground	Rural West York Ward	yes	Officer Discussion	Willing landowner	10.433	0	10.433	0	10.433	0	10.433	10.433	Yes	No	Yes	10.433	Passed Criteria 1-3	
911	ST7 Alternative	Osballdwick & Derwent Ward	yes	Preferred Sites Consultation	Willing landowner	49.855	0.206	49.649	0	49.649	0	49.649	49.649	Yes	No	Yes	49.649	Passed Criteria 1-3	
912	ST7 Alt Stockton Lane to Bad Bargain Lane	Heworth Without Ward	yes	Preferred Sites Consultation	Willing landowner	45.92	15.075	30.845	0	30.845	0.962	29.883	29.883	Yes	No	Yes	29.883	Passed Criteria 1-3	
913	ST8 Alt with nature reserve to east and sports to west	Huntington & New Earswick Ward	yes	Preferred Sites Consultation	Willing landowner	59.632	0.161	59.471	0	59.471	0	59.471	59.471	Yes	No	Yes	59.471	Passed Criteria 1-3	
914	ST8 Alt with Land to North and nature Reserve to east	Huntington & New Earswick Ward	yes	Preferred Sites Consultation	Willing landowner	72.051	0.163	71.888	0	71.888	0	71.888	71.888	Yes	No	Yes	71.888	Passed Criteria 1-3	
915	ST14 Alt Option 1 1350 Homes	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	66.89	0	66.89	0	66.89	0	66.89	66.89	Yes	No	Yes	66.89	Passed Criteria 1-3	
916	ST14 Alt Option 2 1725 Homes	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	74.935	0	74.935	0	74.935	0	74.935	74.935	Yes	No	Yes	74.935	Passed Criteria 1-3	
917	Graham Newcombe Queen Elizabeth Barracks Strensall Area 1	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	1.136	0	1.136	0.989	0.147	0	0.147	0.147	No	No	No	0.147	Failed Criteria 1-3	
918	Graham Newcombe Queen Elizabeth Barracks Strensall Area 2	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	0.291	0	0.291	0	0.291	0	0.291	0.291	Yes	No	Yes	0.291	Passed Criteria 1-3	
919	Graham Newcombe Queen Elizabeth Barracks Strensall Area 3	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	0.338	0	0.338	0	0.338	0	0.338	0.338	Yes	No	Yes	0.338	Passed Criteria 1-3	
920	Graham Newcombe Queen Elizabeth Barracks Strensall Area 4	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	0.174	0.002	0.172	0	0.172	0	0.172	0.172	UT	No	Under Threshold	0.172	Under Threshold	
921	Graham Newcombe Queen Elizabeth Barracks Strensall Area 5	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	0.161	0.039	0.122	0	0.122	0	0.122	0.122	UT	No	Under Threshold	0.122	Under Threshold	
922	Extended Galtres Village	Huntington & New Earswick Ward	yes	Preferred Sites Consultation	Willing landowner	80.556	4.539	76.017	0	76.017	0	76.017	76.017	Yes	No	Yes	76.017	Passed Criteria 1-3	
923	Phase 1 Land East of Station Road South of Railway Poppleton	Rural West York Ward	yes	Preferred Sites Consultation	Willing landowner	13.192	12.677	0.515	0	0.515	0	0.515	0.515	Yes	No	Yes	0.515	Passed Criteria 1-3	
924	ST15 Langwith and Elvington Airfield PSC Submission	Fulford & Heslington Ward	yes	Preferred Sites Consultation	Willing landowner	254.082	91.962	162.12	0	162.12	28.838	133.282	133.282	Yes	No	Yes	133.282	Passed Criteria 1-3	
925	Towthorpe Lines Red Line	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	4.636	0.289	4.347	0	4.347	0	4.347	4.347	Yes	Yes - C1	Yes	4.636	Passed Criteria 1-3	
926	Land to north of North Lane, Wheldrake	Wheldrake Ward	yes	Preferred Sites Consultation	Willing landowner	2.675	0	2.675	0	2.675	0	2.675	2.675	Yes	No	Yes	2.675	Passed Criteria 1-3	
927	Land to the South of Terrys	Micklegate Ward	yes	Preferred Sites Consultation	Willing landowner	1.183	0.02	1.163	0	1.163	0	1.163	1.163	Yes	Yes - C1	Yes	1.183	Passed Criteria 1-3	
928	Land surrounding Terrys Car Park	Micklegate Ward	yes	Preferred Sites Consultation	Willing landowner	2.435	2.435	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
929	Revised Hungate Boundary	Guildhall Ward	yes	Preferred Sites Consultation	Willing landowner	4.288	1.559	2.729	0.139	2.59	0	2.59	0.02	No	Yes - C1/C2	Yes	4.288	Passed Criteria 1-3	
930	Revised Eastfield Lane Dunnington	Osballdwick & Derwent Ward	yes	Preferred Sites Consultation	Willing landowner	2.365	0	2.365	0	2.365	0	2.365	2.365	Yes	No	Yes	2.365	Passed Criteria 1-3	
931	Former Almond and Cream blocks ST17a	Guildhall Ward	yes	Planning Application	Willing landowner	2.352	0	2.352	0	2.352	0	2.352	2.352	No	No	Yes	2.352	Passed Criteria 1-3	
932	Nestle South ST17b	Guildhall Ward	yes	Officer Discussion	Willing landowner	4.744	0.036	4.708	0	4.708	0	4.708	4.708	Yes	Yes - C1	Yes	4.744	Passed Criteria 1-3	
933	ST7 Alt boundary	Osballdwick & Derwent Ward	yes	Further Sites Consultation boundary	Willing landowner	113.263	18.23	95.033	0	95.033	1.121	93.912	93.912	Yes	No	Yes	93.912	Passed Criteria 1-3	
934	Queen Elizabeth Barracks Strensall Red Line 1	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	28.572	0.087	28.485	3.181	25.304	0	25.304	25.304	Yes	Yes - C1/C2	Yes	29.911	Passed Criteria 1-3	
935	Queen Elizabeth Barracks Strensall Red Line 2	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	0.959	0	0.959	0.204	0.755	0	0.755	0.755	Yes	No	Yes	0.755	Passed Criteria 1-3	
936	Queen Elizabeth Barracks Strensall Red Line 3	Strensall Ward	yes	Preferred Sites Consultation	Willing landowner	1.339	0	1.339	1.133	0.206	0	0.206	0.206	Yes	No	Yes	0.206	Passed Criteria 1-3	
937	Main Imphal Barracks 1	Fishergate Ward	yes	Preferred Sites Consultation	Willing landowner	26.762	6.875	19.887	0	19.887	0	19.887	19.887	Yes	No	Yes	19.887	Passed Criteria 1-3	
938	Clifton Without Primary School	Rawcliffe & Clifton Without Ward	yes	Officer Discussion	Willing landowner	0.712	0	0.712	0	0.712	0	0.712	0.712	Yes	No	Yes	0.712	Passed Criteria 1-3	
939	Imphal Red Line Yellow fill 2	Fishergate Ward	yes	Preferred Sites Consultation	Willing landowner	0.591	0	0.591	0	0.591	0	0.591	0.591	Yes	No	Yes	0.591	Passed Criteria 1-3	
941	Land West of Elm Tree Farm, Elvington	Wheldrake Ward	yes	Preferred Sites Consultation	Willing landowner	0.397	0.397	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
942	Chaplefields PSC Submission	Rural West York Ward	yes	Preferred Sites Submission	Willing landowner	4.487	4.487	0	0	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
943	MOD Imphal Barracks Playground To the South of Broadway	Fulford & Heslington Ward	yes	Preferred Sites Consultation	Willing landowner	0.27	0	0.27	0.27	0	0	0	0	No	No	No	0	Failed Criteria 1-3	
944	ST12 alternative boundary	Copmanthorpe Ward	yes	Preferred Sites Consultation	Willing landowner	17.612	0	17.612	0	17.612	0	17.612	17.612	Yes	No	Yes	17.612	Passed Criteria 1-3	
945	Willow House EPH PSC boundary	Guildhall Ward	yes	Preferred Sites boundary</															

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport															Total score				Notes	
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	Neighbourhood Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway Cycle Route Score	Total Service s Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017		
871	Land at North Field York	Rural West York Ward	2	1	1	0	4	4	0	5	5	3	5	0	3	5	5	3	17	24	41	Stage 1 pass	
872	ST12 alternative boundary	Copmanthorpe Ward	2	1	0	0	4	4	4	4	4	3	0	0	0	0	5	3	19	11	30	Stage 1 pass	
874	Riverside Gardens Elvington	Wheldrake Ward	4	4	0	0	5	5	2	2	4	3	0	0	0	0	5	0	24	8	32	Stage 2 pass	
875	Land beyond Riverside Gardens	Wheldrake Ward	4	4	0	0	4	4	2	2	4	3	0	0	0	0	0	22	3	25	Stage 2 pass		
876	ST7 South	Osballdwick & Derwent Ward	4	1	0	3	2	4	2	6	5	3	5	0	0	0	0	3	21	11	32	Stage 1 pass	
877	ST15 alternative	Fulford & Heslington Ward	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Over 35ha	
878	Land at Victoria Farm Close Ruffoth	Rural West York Ward	0	4	0	0	5	5	0	3	4	3	0	0	0	0	5	1	18	9	27	Stage 2 pass	
879	Land off Maythorpe Ruffoth	Rural West York Ward	0	5	0	0	4	5	0	3	4	3	0	0	0	0	0	18	3	21	Fail Criteria 4		
880	ST10 Alternative Boundary	Rural West York Ward	4	4	0	5	4	4	4	5	5	3	5	0	0	1	5	3	30	17	47	Stage 1 pass	
881	Land to the North of Escrick with additional Biodiversity Area	Wheldrake Ward	0	0	0	0	0	0	2	0	0	3	0	0	0	0	5	3	2	11	13	Fail Criteria 4	
882	Land to the East and West of Askham Lane	Rural West York Ward	4	1	3	0	4	4	2	4	4	3	5	0	0	1	5	1	22	15	37	Stage 1 pass	
883	Wheatlands Woodland	Rural West York Ward	1	0	1	0	2	0	0	3	4	3	5	4	3	5	5	1	8	26	34	Stage 2 pass	
884	Southwest of A1237 and A59 Junction	Rural West York Ward	1	0	1	0	2	0	0	2	4	3	5	5	3	5	5	1	8	27	35	Stage 2 pass	
885	Minster Equine Veterinary Clinic	Rural West York Ward	0	0	1	0	2	1	0	2	4	3	5	5	3	5	5	5	8	31	39	Stage 2 pass	
886	South of Wyevale garden Centre	Rural West York Ward	1	0	1	0	2	0	0	3	4	3	5	4	3	5	5	3	8	28	36	Stage 2 pass	
887	Land East of Northfield Lane	Rural West York Ward	1	0	1	0	2	1	0	3	4	3	5	4	3	5	5	5	9	30	39	Stage 2 pass	
888	Land North of Langwith Lakes	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Over 35ha	
889	Heworth Green North Remaining Land	Guildhall Ward	5	3	0	3	5	5	5	6	5	3	5	4	0	3	5	3	31	23	54	Under Threshold	
890	Luigs	Rural West York Ward	0	0	1	0	2	1	0	2	4	3	5	5	3	5	5	5	8	31	39	Stage 2 pass	
891	Gaitres Garden Village	Huntington & New Earswick Ward	0	0	0	0	1	1	0	4	4	0	5	0	0	0	5	1	6	11	17	Fail Criteria 4	
892	Field 2439 Strensall Rd Towthorpe	Strensall Ward	0	0	0	0	1	0	0	4	4	3	5	0	0	0	0	5	8	13	Fail Criteria 4		
893	Sun and Moon Cottage Field 99 and Land adjacent to Bad Bargain Lane Access	Osballdwick & Derwent Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Fail Criteria 4	
894	Field 354 Crossmoor Lane and Usher Lane Haxby	Haxby & Wigginton Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	Fail Criteria 4	
895	Meadow Farm Haxby	Haxby & Wigginton Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	Fail Criteria 4	
896	Land at Intake Lane Dunnington	Osballdwick & Derwent Ward	0	0	0	0	2	4	3	4	4	2	0	0	0	0	0	1	13	3	16	Fail Criteria 4	
897	Land Adjacent to Landing Lane Haxby	Haxby & Wigginton Ward	2	0	0	0	2	1	0	6	5	3	3	0	0	0	0	0	10	6	16	Fail Criteria 4	
898	Site of Former Slip Inn Malton Road	Heworth Without Ward	0	0	0	0	4	5	0	2	4	3	5	4	0	0	5	3	13	20	33	Stage 2 pass	
899	York Road Dunnington Reduced Boundary	Osballdwick & Derwent Ward	4	4	0	0	4	4	0	2	4	3	0	0	0	0	0	3	20	6	26	Stage 2 pass	
900	Tregarth Stables and Haxby Road Farm	Huntington & New Earswick Ward	4	1	4	5	2	2	0	3	4	3	5	0	0	0	5	3	22	16	38	Stage 1 pass	
901	Land between The Village and the railway line Strensall	Strensall Ward	2	1	0	0	5	5	5	5	5	0	5	0	0	0	0	1	23	6	29	Stage 2 pass	
902	South of Strensall Village Revised	Strensall Ward	2	0	0	0	2	4	0	5	5	0	5	0	0	0	0	1	13	6	19	Fail Criteria 4	
903	North Lane Skelton	Rural West York Ward	0	3	0	0	4	4	5	3	4	3	0	0	0	0	5	1	20	9	29	Stage 2 pass	
905	ST8 Alternative boundary	Huntington & New Earswick Ward	0	4	3	3	4	4	4	3	4	3	5	4	0	0	5	3	26	20	46	Stage 1 pass	
906	York Central PSC Boundary	Holgate Ward	4	4	3	5	4	4	4	8	5	3	5	4	5	5	5	5	33	32	65	Stage 1 pass	
908	Extended Land to the Rear of Rufforth Primary	Rural West York Ward	0	5	0	0	4	5	0	3	4	3	0	0	0	0	0	1	18	4	22	Stage 2 pass	
909	British Sugar Manor School PSC Submission	Acomb Ward	4	1	4	0	4	4	2	6	5	3	5	0	0	3	5	5	24	21	45	Stage 1 pass	
910	Civil Service Sports Ground	Rural West York Ward	4	0	4	0	2	2	0	4	4	3	5	0	1	5	5	3	16	22	38	Stage 1 pass	
911	ST7 Alternative	Osballdwick & Derwent Ward	2	1	0	0	2	2	0	4	4	3	3	0	0	0	0	1	11	7	18	Over 35ha	
912	ST7 Alt Stockton Lane to Bad Bargain Lane	Heworth Without Ward	2	4	0	0	4	4	0	4	4	3	3	0	0	0	5	1	18	12	30	Stage 1 pass	
913	ST8 Alt with nature reserve to east and sports to west	Huntington & New Earswick Ward	0	4	0	3	4	4	4	3	4	3	5	4	0	0	5	3	23	20	43	Stage 1 pass	
914	ST8 Alt with Land to North and nature Reserve to east	Huntington & New Earswick Ward	0	4	0	3	4	4	4	5	5	3	5	4	0	0	5	3	24	20	44	Stage 1 pass	
915	ST14 Alt Option 1 1350 Homes	Rural West York Ward	2	0	0	0	1	1	0	1	2	0	3	0	0	0	0	1	6	4	10	Over 35ha	
916	ST14 Alt Option 2 1725 Homes	Rural West York Ward	2	0	0	0	1	2	0	1	2	0	3	0	0	0	0	1	7	4	11	Over 35ha	
917	Graham Newcombe Queen Elizabeth Barracks Strensall Area 1	Strensall Ward	5	0	0	0	4	4	0	4	4	0	5	0	0	0	0	0	17	5	22	Under Threshold	
918	Graham Newcombe Queen Elizabeth Barracks Strensall Area 2	Strensall Ward	5	0	0	0	5	4	0	4	4	0	5	0	0	0	0	0	18	5	23	Stage 2 pass	
919	Graham Newcombe Queen Elizabeth Barracks Strensall Area 3	Strensall Ward	5	0	0	0	5	4	0	4	4	0	5	0	0	0	0	0	18	5	23	Stage 2 pass	
920	Graham Newcombe Queen Elizabeth Barracks Strensall Area 4	Strensall Ward	5	0	0	0	5	4	0	4	4	0	5	0	0	0	0	0	18	5	23	Under Threshold	
921	Graham Newcombe Queen Elizabeth Barracks Strensall Area 5	Strensall Ward	5	0	0	0	5	4	0	4	4	0	5	0	0	0	0	0	18	5	23	Under Threshold	
922	Extended Gaitres Village	Huntington & New Earswick Ward	0	0	0	0	1	1	0	4	4	0	5	0	0	0	5	1	6	11	17	Over 35ha	
923	Phase 1 Land East of Station Road South of Railway Poppleton	Rural West York Ward	2	0	3	0	2	2	0	3	4	3	5	0	5	5	5	3	13	26	39	Stage 2 pass	
924	ST15 Langwith and Elvington Airfield PSC Submission	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Over 35ha	
925	Towthorpe Lines Red Line	Strensall Ward	0	0	0	0	0	0	0	2	4	0	3	0	0	0	5	0	4	8	12	Fail Criteria 4	
926	Land to north of North Lane, Wheldrake	Wheldrake Ward	0	4	0	0	4	4	4	2	4	3	0	0	0	0	5	0	20	8	28	Stage 2 pass	
927	Land to the South of Terrys	Micklegate Ward	4	3	0	0	4	4	3	6	5	3	0	0	0	3	0	3	23	9	32	Stage 2 pass	
928	Land surrounding Terrys Car Park	Micklegate Ward	4	4	0	0	4	4	4	6	5	3	3	0	0	3	5	3	25	17	42	Stage 1 pass	
929	Revised Hungate Boundary	Guildhall Ward	4	0	0	3	4	4	4	7	5	3	5	4	0	5	0	5	24	22	46	Stage 1 pass	
930	Revised Eastfield Lane Dunnington	Osballdwick & Derwent Ward	2	1	0	0	4	4	4	4	4	3	0	0	0	0	5	1	19	9	28	Stage 2 pass	
931	Former Almond and Cream blocks ST17a	Guildhall Ward	5	5	0	3	5	5	0	7	5	3	5	0	0	3	5	3	28	19	47	Stage 1 pass	
932	Nestle South ST17b	Guildhall Ward	4	4	0	3	4	4	0	7	5	3	5	0	0	3	5	3	24	19	43	Stage 1 pass	
933	ST7 Alt boundary	Osballdwick & Derwent Ward	4	4	0	3	4	4	2	7	5	3	5	0	0	0	5	3	26	16	42	Stage 1 pass	
934	Queen Elizabeth Barracks Strensall Red Line 1	Strensall Ward	4	0	0	0	4	2	0	4	4	0	5	0	0	0	5	0	14	10	24	Stage 1 pass	
935	Queen Elizabeth Barracks Strensall Red Line 2	Strensall Ward	5	0	0	0	5	4	0	4	4	0	5	0	0	0	5	0	18	10	28	Stage 1 pass	
936	Queen Elizabeth Barracks Strensall Red Line 3	Strensall Ward	5	0	0	0	4	4	0	4	4	0	5	0	0	0	0	0	17	5	22	Stage 2 pass	
937	Main Imphal Barracks 1	Fishergate Ward	2	1	3	5	4	4	2	7	5	3	5	4	0	3	5	5	26	25	51	Stage 1 pass	
938	Clifton Without Primary School	Rawcliffe & Clifton Without Ward	5	3	5	0	4	4	5	6	5	3	5	3	0	3	0	3	31	17	48	Stage 1 pass	
939	Imphal Red Line Yellow fill 2	Fishergate Ward	5	0	1	3	5	5	3	6	5	3	5	5	0	3	5	3	27	24	51	Stage 1 pass	
941	Land West of Elm Tree Farm, Elvington	Wheldrake Ward	4	4	0	0	0	0	5	2	4	3	0	0	0	0	5	0	17	8	25	Stage 2 pass	
942	Chaplefields PSC Submission	Rural West York Ward	4	4	3	0	4	4	2	4	4	3	5	0	0	1	0	0	25	9	34	Stage 2 pass	
943	MOD Imphal Barracks Playground To the South of Broadway	Fulford & Heslington Ward	0	3	4	5	4	4	0	5	5	3	3	0	0	1	0	1	25	8	33	Stage 2 pass	
944	ST12 alternative boundary	Copmanthorpe Ward	2	1	0	0	4	4	4	4	4	3	0	0	0	0	5	3	19	11	30	Stage 1 pass	
945	Willow House EPH PSC boundary	Guildhall Ward	4	0	0	0	5	5	0	7	5	3	5	5	0	3	5	3	19	24	43	Stage 1 pass	
946	Willow House EPH Post PSC	Guildhall Ward	4	0	0	0	5	5	0	7	5	3	5	5	0	3	5	3	19	24	43		

Annex 2a: Suitability Scoring

		Ward	Residential Use	Initial availability		Criteria 1-3: Environmental assets, openspace and flood risk												
Received Ref	Site Name			Source of Site	Availability note at submission	SITE SIZE: Overall Parcel	Within C1 Size Site	Remaining After C1 Size	Within C2 Site Size	Remaining After C2 Size	Within C3 Site Size	Remaining After C3 Size	Developable Area	Passed 123	Overridden 123 due to evidence?	UPDATED 123 (using override outcomes)	Revised Developable Site Size (with updated 123 outcomes)	OUTCOME of Criteria 1-3
975	Alt PPC ST14 Option 2200 Homes	Rural West York Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	93.361	0	93.361	0	93.361	0	93.361	93.361	Yes	No	Yes	93.361	Passed Criteria 1-3
976	Site to the West of H39	Wheldrake Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	1.693	0	1.693	0	1.693	0	1.693	1.693	Yes	No	Yes	1.693	Passed Criteria 1-3
977	Land to the North of ST15	Fulford & Heslington Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	24.386	0	24.386	0	24.386	3.729	3.73	3.73	Yes	No	No	3.73	Failed Criteria 1-3
978	Queen Elizabeth Barracks Strensall	Strensall Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	28.572	0.108	28.81	3.181	25.637	0	25.638	25.638	Yes	Yes - C1/C2	Yes	28.926	Passed Criteria 1-3
979	ST15 Langwith PPC Submission	Fulford & Heslington Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	242.957	82.36	160.59	0	160.59	28.838	131.754	131.754	Yes	Yes - C1 Only	Yes	214.119	Passed Criteria 1-3
980	North of Haxby excluding Cemetery expansion land	Haxby & Wigginton Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	29.656	0	29.656	0	29.656	0	29.656	29.656	Yes	No	No	29.656	Failed Criteria 1-3
981	ST7 PPC Alternative Boundary for 1225 Homes	Osballdwick & Derwent Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	55.792	0	55.792	0	55.792	0.133	55.658	55.658	Yes	No	Yes	55.658	Passed Criteria 1-3
982	Racecourse Greenhouses	Bishophorpe Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	0.17	0.17	0	0	0	0	0	0	UT	No	Under Threshold	0	Under Threshold
983	Land at Blairgowerie House Building footprint	Rural West York Ward	yes	Poppleton Neighbourhood Plan	Confirmed through NP process	0.034	0	0.034	0	0.034	0	0.034	0.034	UT	No	Under Threshold	0.034	Under Threshold
984	ST15 Post PPD consultation alternative	Fulford & Heslington Ward	yes	Post Pre Publication Officer Discussion	Willing landowner	200.869	82.36	118.5	0	118.5	7.844	110.661	110.661	Yes	Yes - C1 Only	Yes	193.025	Passed Criteria 1-3
985	ST15 Alternative PPC submission	Fulford & Heslington Ward	yes	Pre-Publication Consultation Site Submission	Willing landowner	236.168	46	190.16	0	190.16	25.58	163.402	163.402	Yes	No	Yes	163.402	Passed Criteria 1-3
986	ST7 Post PPC Officer Recommendation	Osballdwick & Derwent Ward	yes	Post Pre Publication Officer Discussion	Willing landowner	48.212	0	48.212	0	48.212	0.575	47.637	47.637	Yes	No	Yes	47.637	Passed Criteria 1-3
987	ST5 York Central Team 2017 Submission	Holgate Ward	yes	Post Pre-Publication consultation	Willing landowner	45.498	1.702	43.79	2.601	41.19	0	41.194	41.194	Yes	Yes - C1/C2/C	Yes	45.498	Passed Criteria 1-3
988	H2a potential allocation	Dringhouses & Woodthorpe Ward	yes	Post Pre-Publication consultation	Willing landowner	2.427	0	2.427	0.138	2.289	0	2.289	2.289	Yes	No	No	2.289	Failed Criteria 1-3
989	ST5 York Central Team 2017 Submission 2	Holgate Ward	yes	Post Pre-Publication consultation	Willing landowner	82.833	6.052	76.781	3.511	73.27	0	73.27	73.27	Yes	Yes - C1/C2/C	Yes	82.833	Passed Criteria 1-3

Annex 2a: Suitability Scoring

Received Ref	Site Name	Ward	Criteria 4: Access to Services and Transport																Total score				Notes
			Nursery Score	Primary School Score	Secondary School Score	Higher Education	Convenience Score	NeighParade Score	Doctors Score	Openspace Number	Openspace Score	Non Frequent Bus Score	Frequent Bus Score	PR Bus Stop Score	Railway walking Score	Railway Cycling Score	Adopted Highway	Cycle Route Score	Total Services Score 2017	Total Transport Score 2017	HOUSIN G Total Score 2017	Passed Criteria 4 2017	
975	Alt PPC ST14 Option 2200 Homes	Rural West York Ward	2	0	0	0	2	2	0	1	2	3	5	0	0	0	0	1	8	9	17	Over 35ha	
976	Site to the West of H39	Wheldrake Ward	4	3	0	0	4	5	2	2	4	3	0	0	0	0	5	0	22	8	30	Stage 2 Pass	
977	Land to the North of ST15	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Fail Criteria 4	
978	Queen Elizabeth Barracks Strensall	Strensall Ward	4	0	0	0	4	2	0	4	4	0	5	0	0	0	5	0	14	10	24	Stage 1 Pass	
979	ST15 Langwith PPC Submission	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Over 35ha	
980	North of Haxby excluding Cemetery expansion land	Haxby & Wigginton Ward	4	1	0	0	2	4	4	6	5	3	5	0	0	0	5	0	20	13	33	Stage 1 Pass	
981	ST7 PPC Alternative Boundary for 1225 Homes	Osbaldwick & Derwent Ward	2	1	0	0	2	2	0	5	5	3	3	0	0	0	5	1	12	12	24	Stage 2 Pass	
982	Racecourse Greenhouses	Bishophorpe Ward	0	0	0	0	0	0	0	3	4	3	0	0	0	1	0	1	4	5	9	Under Threshold	
983	Land at Blairgowrie House Building footprint	Rural West York Ward	5	5	0	0	5	5	5	5	5	3	0	0	3	5	5	0	30	13	43	Under Threshold	
984	ST15 Post PPD consultation alternative	Fulford & Heslington Ward	0	0	0	0	0	0	0	0	0	3	0	0	0	0	5	0	0	8	8	Over 35ha	
985	ST15 Alternative PPC submission	Fulford & Heslington Ward	0	0	0	3	0	0	0	0	0	0	0	0	0	0	5	0	3	5	8	Over 35ha	
986	ST7 Post PPC Officer Recommendation	Osbaldwick & Derwent Ward	2	1	0	0	2	2	0	4	4	3	3	0	0	0	5	1	11	12	23	Stage 2 Pass	
987	ST5 York Central Team 2017 Submission	Holgate Ward	4	4	3	5	4	4	4	8	5	3	5	4	5	5	5	5	33	27	60	Stage 1 Pass	
988	H2a potential allocation	Dringhouses & Woodthorpe Ward	4	0	0	0	4	5	0	4	4	3	5	2	0	3	5	3	17	21	38	Stage 1 Pass	
989	ST5 York Central Team 2017 Submission 2	Holgate Ward	4	4	3	5	4	4	4	8	5	3	5	4	5	5	5	5	33	27	60	Stage 1 Pass	

Housing Monitoring Update for Monitoring Year 2016/17¹

Housing Completions – Summary

Between 1st April 2016 and 31st March 2017 there were a total of **977 net completions**:

Some of the main features of the completions records for 2016/17 were;

- 571 homes (58.4%) were completed on traditional (use Class C3) housing sites
- 152 homes (15.6%) were a result of off campus privately managed student accommodation schemes,
- 252 homes (25.8%) were from sites benefitting from relaxed permitted development rights to allow conversion to residential use,
- Changes of use of existing buildings to residential use and conversions to existing residential properties accounted for 564 (57.7%) of all completions, by far the greatest total for at least 20 years, and
- Development sites including Former Terry's Factory site (174), Derwenthorpe (76), Our Lady's RC School (55) Former Grain Stores Water Lane (50), and Windy Ridge/Brecks Lane, Huntington (40) all contributed much needed new housing stock over the monitoring period.

Housing Consents – Summary

Net housing consents over the same period totalled **451 net additional homes**. This total represents a marked decrease in residential approvals compared to those experienced during the previous three full monitoring years. However, housing consents are still higher compared to those achieved during the recessionary period preceding 2013/14

The main features of the consents approved during the full 2016/17 monitoring period were;

- 243 of all net homes consented (53.8%) were granted on traditional (Use Class C3) housing sites.
- 73 off campus privately managed student accommodation units (16%) were consented, and
- A further 177 net new homes (39.2%) were permitted a result of relaxed permitted development rights.

¹ Monitoring year runs from 1st April to 31st March each year.

Housing Monitoring Update – May 2017

1. Housing Completions 2016/17

- 1.1. A total of **977 net housing completions**² took place during the full 2016/17 monitoring year³ (see Table 1 below).
- 1.2. This figure is the result of compiling data from a number of sources comprising:-
- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
 - Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
 - Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
 - Monitoring of extant consents, new permissions and inclusion of development through certificates of lawful development previously not included within housing returns

Table 1: Housing Completions 2016-17 (1st April 2016 to 31st March 2017)

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 st April 2016 – 30 th September 2016	641	285	7	343	6	629
1 st October 2016 – 31 st March 2017	355	135	14	200	1	348
2016-2017	996	420	21	543	7	977

- 1.3. Table 2, below, highlights the more significant developments that resulted in housing completions on traditional housing sites (Use Class C3) over the full monitoring period.
- 1.4. Notably the Former Terry's Factory Site provided a total of 174 completions, whilst 76 new homes were delivered at the Derwenthorpe (Metcalf Lane) site and all 55 homes at Our Lady's RC School, Windsor

² Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

³ Each monitoring year starts on 1st April and ends the following year on 31st March

Drive were completed during the last 12 months. Further notable completions were experienced at the Windy Ridge/Brecks Lane, Huntington (50), Former Grain Stores, Water Lane (40) and 1-9 St Leonards Place (34) sites within the monitoring period.

Table 2: Traditional (Use Class C3) Housing Completion Sites

Site Name	Net Completions (1 st April 2016 to 30 th Sept 2016)	Net Completions (1 st October 2016 to 31 st March 2017)	Net Completions 2016/17
Holgate WMC 6 New Lane	6	0	6
The Malt House Lower Darnborough Street	0	6	6
Land to South of 26 Pottery Lane	0	6	6
Olgas Guest House 12 Wenlock Terrace	0	7	7
Former Terrys Factory Bishopthorpe Road Phase II	0	11	11
Shepherd Group Social Club 131 Holgate Road	0	12	12
1-9 St Leonards Place	0	31	31
Former Terrys Factory Bishopthorpe Road Phase I	15	16	31
Land West of Metcalfe Lane Osbaldwick (Phase II)	34	0	34
Former Grain Stores Water Lane	7	33	40
Land West of Metcalfe Lane Osbaldwick (Phase III & IV)	32	10	42
Land Adj to & R/O Windy Ridge & Brecks Lane Huntington	30	20	50
Our Ladys RC School Windsor Drive	40	15	55
Terrys Former Factory Bishopthorpe Road (Phase III)	41	91	132
Sites providing 5 dwellings or less during the year	56	52	108
All Sites	261	310	571

- 1.5. Table 3, below, provides a breakdown of the categories making up the overall housing completions for the 6 month monitoring period. These categories are analysed further and Tables 4, 5 & 6 reference significant individual sites and their associated completion numbers.

Table 3: Components of Housing Completion Sites

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 st April 2016 – 30 th September 2016	Residential (Use Class 3) ⁴ Approval	50	273	261
	Sites Granted Certificates of Lawful Use/Development	2	2	2
	Sites Benefiting from the Relaxation of Permitted Development Rights	7	214	214
	Privately Managed Off Campus Student Accommodation	2	152	152
1 st October 2016 – 31 st March 2017	Residential (Use Class 3) ⁵ Approval	50	316	310
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	Sites Benefiting from the Relaxation of Permitted Development Rights	5	39	38
	Privately Managed Off Campus Student Accommodation	0	0	0
2016/17			996	977

1.6. By way of background information regulations came into force on 30th May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need to apply for full planning permission⁶. This was to be a temporary arrangement for 3 years until 30th May 2016. However, on 13th October 2015 Housing and Planning Minister Brandon Lewis announced new measures proposed in the Housing and Planning Bill that the then temporary relaxation of permitted development rights allowing for office to residential conversions (ORCs) together with certain retail, financial services and existing agricultural buildings were to become permanent.

1.7. Table 4, below, provides details of the sites where completions took place within this category during the full monitoring period. The most significant site providing homes was the changed use development at United House, Piccadilly that resulted in 119 units. Other significant

⁴ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30th May 2013

⁵ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30th May 2013

⁶ subject to prior approval covering flooding, highways and transport issues and contamination

completions falling into this category included the changes of use to Castle Chambers, 7-13 Clifford Street (25), the William Birch & Sons Ltd former offices in Foss Place, Foss Islands Road (24) together with several office conversions that have taken place within the Clifton Moor area of York.

- 1.8. With a total of 252 net completions resulting from this type of development over the 12 month period, and with the knowledge that further similar developments are in the pipeline (see Table 12) this source of supply would appear to be providing an increasing amount of housing for the York market.

Table 4: Housing Completions Resulting from Relaxed Permitted Development Rights

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 st April 2016 – 30 th September 2016	Tec House 7 Pioneer Business Park	13	13
	The Childrens Society George House 18 George Street	14	14
	Azlan Ltd Lion House 4 Pioneer Business Park Amy Johnson Way	18	18
	William Birch & Sons Ltd Foss Place Foss Islands Road	24	24
	Castle Chambers 7-13 Clifford Street	25	25
	Crown Prosecution Service United House Piccadilly	119	119
	OS Field 4470 Elvington Lane Dunnington	1	1
1 st October 2016 – 31 st March 2017	Units A & E Aviator Court	18	18
	Ryethorpe Grange Stockton Lane	1	1
	Darlington News 216 Shipton Road	1	0
	J&S Business Services GF Clifton Technology Centre Kettlestring Lane	16	16
	Huntsham Farm Burlands Lane Upper Poppleton	3	3
		253	252

- 1.9. During 2016/17 two privately managed off campus student accommodation developments at Hallfield Road and 2-14 George Hudson Street sites provided a combined total of 152 homes. (Please see paragraphs 1.10 and 1.11 and the note at the end of this update that explains how student accommodation is assessed in terms of housing completions).

Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 st April 2016 – 30 th September 2016	2-14 George Hudson Street	61	61
	Student Accommodation Hallfield Road	91	91
1 st October 2016 – 31 st March 2017	None	0	0
		152	152

1.10. In line with DCLG dwelling definitions, student accommodation ‘*can be included towards the housing provision in local development plans*’ (see link - <https://www.gov.uk/definitions-of-general-housing-terms> which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

1.11. The National Planning Practice Guidance (NPPG) provides further information on how local planning authorities should deal with student housing in their housing supply in the section on housing and economic land availability assessment methodology - Paragraph: 038 Reference ID: 3-038-20140306 (See link – <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

which states that “*All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.*”

1.12. Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in Table 5 above. This table indicates sites within this category that have provided completions during the 2016/17 monitoring year.

Table 6: Housing Completed on Sites Granted Certificates of Lawful Use/Development

	Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 st April 2016 – 30 th September 2016	The Granary 106 Haxby Road	1	1
	The Coach House 106 Haxby Road	1	1
1 st October 2016 – 31 st March 2017	None	0	0
		2	2

1.13. Certificates of Lawful Use (CLUs) together with Certificates of Lawful Development (CLDs) are included within our completions returns at the point of consent when they add or decrease to the net housing supply during the monitoring period. Checks are carried out to ensure that no double counting takes place.

1.14. Whilst no specific advice is provided within the National Planning Policy Framework (NPPF) or NPPG for the inclusion of additional housing through CLU/CLDs, contact with neighbouring Local Authorities reveals that it is standard practice for net completions from this source to be included within the year consent is granted.

1.15. By way of context Table 7, below, provides details of net housing completions for the previous 10 monitoring years.

Table 7: Dwelling completions and Demolitions by Year, 1st April 2007 to 31st March 2017

Year	Completions	New Build	Net Conversions / COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2007-2008	557	442	87	19	68	6	523
2008-2009	502	391	73	23	50	13	451
2009-2010	606	513	64	-2	66	70	507
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
2015-2016	1171	908	219	1	218	6	1121
2016-2017	996	420	564	21	543	7	977
2007-2017	6194	4563	1383	95	1288	198	5748

1.16. Figures reveal that York experienced a mean average⁷ of **574.8** annual completions over the last 10 monitoring years (2007 to 2017). This

⁷ See note at end of this report that explains the difference between both a mean and median average

compares to a median average of **507** over the same period. For the last 5 years a mean average of **686.4** additional homes per year have been built (2012 to 2017), this compares to a median average of **507** for the same time period.

2. Housing Consents 2016/17

- 2.1. Over the three previous full monitoring years (2013/14 to 2015/16), York has experienced a total of 3,475 net residential consents, with an average of 1158 consents per annum. For the full 2016/17 monitoring year (1st April 2016 to 31st March 2017) a further **451 net additional homes** have been granted approval. (see Table 8 for a breakdown of types of consents granted over this time).

Table 8: Housing Consents (1st April 2016 to 31st March 2017)

Year	Consents (Gross)	Proposed New Build	Proposed Net Conversions	Proposed Net Change of Use	Proposed Demolitions	Potential Net Dwelling Gain
1 st April 2016 – 30 th September 2016	216	121	16	66	-6	197
1 st October 2016 – 31 st March 2017	271	97	8	150	-1	254
2016-2017	487	218	24	216	-7	451

- 2.2. This total represents a marked decrease in residential approvals compared to those experienced during the previous three full monitoring years. However, housing consents are still notably higher compared to those achieved during the recessionary period preceding 2013/14.
- 2.3. By far the largest proportion of housing consents making up a total of 451 net additional homes granted approval over the monitoring period were a result of 243 net homes approved on traditional Use Class C3 sites. Whilst Table 9 below provides details of the largest contributors within this total it should be noted that 120 homes (49%) resulted from approval of small sites providing 5 or less homes.

Table 9: Traditional (Use Class C3) Housing Consents

	Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 st April 2016 – 30 th September 2016	Flat 1 8 Wenlock Terrace	9	4
	Melbourne Hotel 6 Cemetery Road	6	6
	Catering Support Services St Maurices Road	7	7
	Newington Hotel 147 Mount Vale	7	7
	Former Londons 31a Hawthorne Grove	8	8
	Colin Hicks Motors Garage & Yard to R/O 33 Bootham	9	9
	Fire Station 18 Clifford Street	14	14
	Groves Chapel Union Terrace	16	16
	Sites Granted Consent for <5 Homes	72	59
1 st October 2016 – 31 st March 2017	26-30 Swinegate	8	8
	128 Acomb Road	10	10
	Rowntree Wharf Navigation Road	34	34
	Sites Granted Consent for <5 Homes	74	61
		274	243

- 2.4. Table 10, below, provides a breakdown of the various categories of housing approval that make up the consented totals, this being a combination of traditional (Use Class 3) residential approvals, sites granted consent through lawful use or lawful development, sites allowed through relaxed permitted development rights, sites providing over 55's accommodation together with schemes providing off campus privately managed student accommodation. Tables 9, 11 and 12 respectively provide more specific details of the types of site where permission has been granted during the monitoring period.

Table 10: Components of Housing Consents (1st April 2016 to 31st March 2017)

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 st April 2016 – 30 th September 2016	Residential (use Class 3) ⁸ Approval	61	148	130
	Sites Granted Certificates of Lawful Use/Development ⁹	2	2	2
	Sites benefiting from the relaxation of permitted development rights	4	25	24
	Privately managed off campus student accommodation ¹⁰	2	41	41
1 st October 2016 – 31 st March 2017	Residential (use Class 3) Approval	49	126	113
	Sites Granted Certificates of Lawful Use/Development	0	0	0
	Sites benefiting from the relaxation of permitted development rights	10	153	153
	Development of Over 55s accommodation/Elderly Homes with limited care	1	34	34
	Privately managed off campus student accommodation	1	32	32
	Sites with reductions in housing numbers due to amendments to original approval	3	-74	-78
2016/17			487	451

⁸ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30th May 2013

⁹ See completions section for full details

¹⁰ In line with DCLG dwelling definitions <https://www.gov.uk/definitions-of-general-housing-terms>
‘student accommodation ... can be included towards the housing provision in local development plans’

- 2.5. Table 11, below, provides details of the privately managed off campus student accommodation schemes approved during the monitoring period. These accounted for 41 of the proposed net additional homes at both the Herbert Todd & Son, Percy Lane site (38) and the increase to original consent at 2-14 George Hudson Street site (3).

Table 11: Consents Granted for Off Campus Privately Managed Student Accommodation Sites

Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
2-14 George Hudson Street ¹¹	3	3
Herbert Todd & Son Percy Lane	38	38
	41	41

- 2.6. On a total of fourteen sites allowed through the relaxation of permitted development rights via Office-Residential Conversions (ORCs), Agricultural Buildings to Residential (ABC) and Retail or Financial to Residential (RFPRES) a further 177 net additional homes have been allowed (see Table 12 below).

Table 12: Sites Consented as a Result of Relaxed Permitted Development Rights

Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
1 st April 2016 – 30 th September 2016	Stonebow House The Stonebow	20
	Darlington News 216 Shipton Road	1
	People Energies Ltd 106 Heworth Green	1
	Unidec Systems Ltd Manor Chambers 26a Marygate	3
1 st October 2016 – 31 st March 2017	Partners in Training Ltd 4 Marsden Park	2
	York Associates St Christopher House George Cayley Drive	6
	9 Marsden Park	2
	Buildmark House George Cayley Drive	16
	Aviva Yorkshire House 2 Rougier Street	24
	Ryedale House 58-60 Piccadilly	73
	Cockerill & Sons 107 Millfield Lane	1
	James House James Street	2
	The Diocese of York Diocese House Aviator Court	25
	Sandburn Farm Malton Road Stockton on Forest	2
		178
		177

- 2.7. By way of context Table 13, below, provides details of housing consents for the previous 10 monitoring years. The figures highlight a decline in consents over the period 2007/08 to 2012/13 monitoring years whilst a significant increase has been experienced over the previous three full monitoring years prior to 2016/17. To a large extent this increase has occurred at a time when off campus student accommodation, which can

¹¹ This represents an increase to the original consent for 58 privately managed off campus student cluster flats.

be counted within the housing supply, has added significantly to consents. This together with a relaxation of the permitted development rules has brought about significant numbers of potential office to residential conversion schemes. Future monitoring years will reveal if this is the start of an upward trend or merely a peak in market trends for this type of accommodation.

Table 13: Housing Consents Granted Between 1st April 2007 and 31st March 2017

Year	Gross Housing Permissions	Net Housing Permissions
2007/2008	1700	1629
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
2015/2016	710	680
2016/2017	487	451
2007 to 2017	7411	6980

2.9. Figures reveal that York experienced a mean average of **698** annual consents granted over the last 10 monitoring years (2007 to 2017). This compares to a median average of **492.5** annual consents over the same period. For the last 5 years a mean average of **852.6** annual consents have been granted (2012 to 2017), this compares to a median average of **680** for the same time period.

Note Re: Calculation of Student Accommodation Units within the Housing Figures

DCLG produced a "Definition of "General Housing Terms" in November 2012 (see link below)
<https://www.gov.uk/definitions-of-general-housing-terms>

which states that "*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*".

The NPPG provides guidance covering how local planning authorities should deal with student housing in their housing supply (Paragraph: 038 Reference ID: 3-038-20140306 – see link below)

<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#methodology--stage-5-final-evidence-base>

which states that "*All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting.*"

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprises 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and has been calculated as **91** housing units when the DCLG definition is applied. Whereas, St Josephs Convent, Lawrence Street will include 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equates to **542** housing units when the DCLG definition is applied.

Note Re: Averages used within this document

For clarity;

A mean average results from adding up all the numbers and then dividing by the number of numbers – this is the usual way of displaying an average and takes account of all figures.

The median average is the "middle" value in the list of numbers. To find the median the numbers need to be listed in numerical order from smallest to largest and the mid point is taken. The potential advantage of using a median average is that very large and very small values don't affect it.

SHLAA Annex 4:

Windfall Paper Update May 2017

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1 Introduction

- 1.1 Following the Windfall Allowance Technical Paper produced in July 2016 as part of the evidence base to support the City of York Local Plan Preferred Sites Consultation, this paper updates our evidence base to 1st April 2017 to assist in the current consultation process.
- 1.2 This update has been prepared to aid discussion as to whether the City of York Council has sufficient reliable evidence to justify the inclusion of a qualified windfall allowance within the calculation of the five-year housing land supply, and over the longer Plan period up to 2033.
- 1.3 A summary of comments made to the Windfall Technical Paper produced for the Preferred Sites Consultation of 2016 has been included in Annex 3 and a considered response to the issues raised relating to our previous approach to a windfall allowance has been provided.
- 1.4 Where appropriate reference is made to our previous Technical Paper relating to national policy and guidance to ensure this update is made as concise as possible.

2 Policy Context

NPPF Windfall Definition

- 2.1 The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) both provide direction as to what constitutes a windfall and when it is appropriate to include an allowance within the future housing supply trajectory.
- 2.2 Paragraph 48 of the NPPF and revision note to the NPPG of March 2014 provides clarity on the appropriateness in the use of windfalls, whilst paragraphs 2.1 to 2.5 of the City of York Council Local Plan Windfall Allowance Technical Paper (July 2016) (WATP) expands on these details.

City of York Windfall Definition

- 2.3 Consistent with our WATP 2016 windfall definition we have excluded all previously identified sites from our analysis and removed all historic garden infill sites. We have included changes of use brought about through relaxed permitted development rights (now made permanent) along with completions resulting from un-allocated off-campus privately managed student accommodation completions. Both Brownfield and Greenfield unidentified windfall sites are included within our calculations. A full explanation of this definition is included in paragraphs 2.7 to 2.12 of our earlier Technical Paper.

3 Analysis of Windfalls in the City of York

Historic Windfall Delivery and Trends Experienced in York's Housing Market

- 3.1 Analysis of our housing completion figures indicates that, historically, a considerable element of York's housing supply has been provided through un-identified windfall sites.
- 3.2 Table 1, below, shows that of 5,748 net additional homes built in York during the last 10 years (2007-2017), a total of 2,918 units have resulted from completions on windfall sites. This represents more than half of all completions over that period.
- 3.3 During years 2011/12 to 2014/15 the proportion of windfall housing supply fell to levels below the average of 292 per annum, however, during both the 2015/16 and 2016/17 monitoring years the largest numbers of windfall completions were experienced. The smallest proportion of windfalls completed (25.1%) were during 2012/13, whilst the greatest proportion (76.72%) was experienced in 2008/09.

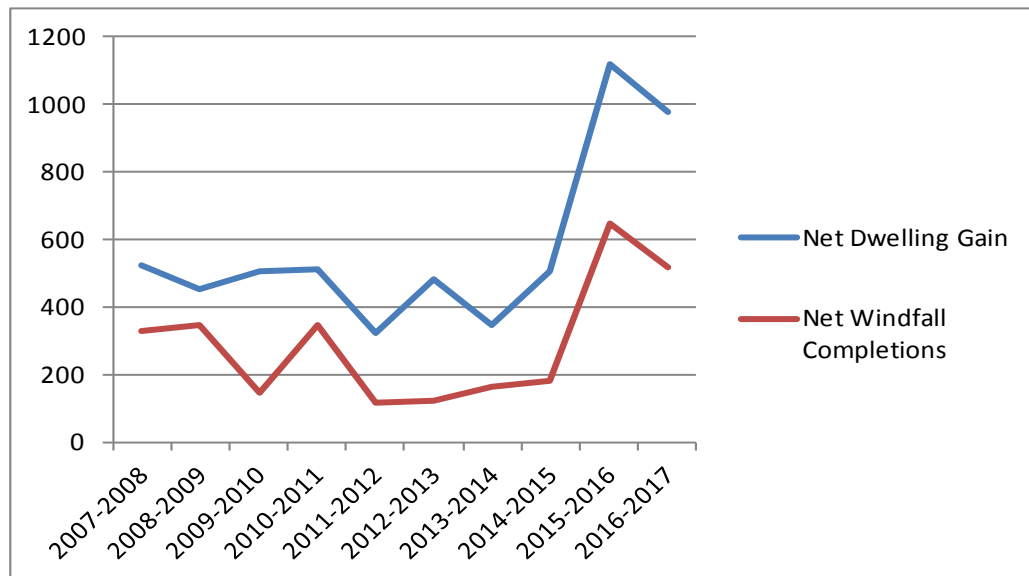
Table 1: Historic Annual Windfall Completions

Year	Net Dwelling Gain	Net Windfall Completions	Proportion of Windfalls as a % of Overall Completions
2007-2008	523	330	63.10%
2008-2009	451	346	76.72%
2009-2010	507	147	28.99%
2010-2011	514	344	66.93%
2011-2012	321	117	36.45%
2012-2013	482	121	25.10%
2013-2014	345	164	47.54%
2014-2015	507	183	36.09%
2015-2016	1121	650	57.98%
2016-2017	977	516	52.81%
2007-2017	5748	2918	50.77%

- 3.4 Graph 1 below shows how windfalls have generally mirrored overall trends of housing completions over the last ten years reflecting both periods of growth and recession.
- 3.5 It should be noted, however, that York did not have an adopted plan for this period or an identified housing supply. Similar results are

unlikely to continue in the future if sites are identified early in the planning process resulting in their allocation. This uncertainty element needs to be reflected in any qualified windfall projections.

Graph 1: Historic Housing Completions Compared to Windfall Completions



- 3.6 This is especially true in the case of **sites above 0.2 ha**, the threshold used to assess for the allocation of sites. This threshold has been used in both the 'call for sites' and Strategic Housing Land Availability Assessments (SHLAAs) that have assisted in identifying suitable draft housing allocations.
- 3.7 Generally other Local Authorities use a threshold of 0.4 ha for site identification within their urban capacity studies. City of York Council has adopted 0.2 ha as its threshold, which recognises that the supply of housing from this type of site has provided a significant contribution to past housing completions. Using a lower threshold will help to capture more significant sites as allocations and should reduce the number of unidentified windfall sites coming forward in the future housing supply.
- 3.8 Using the last ten year monitoring period to estimate the future supply of windfall delivery should ensure that neither an overly optimistic or pessimistic projection for windfalls will be applied. As this document updates our previous technical paper with the inclusion of our 2016/17 completions it reflects the most recent market trends to ensure the most robust evidence base has been used.
- 3.9 Historic housing windfall rates for the entirety of City of York Council area have been recorded for a number of years and form a subset of

the housing completions figures that have appeared within our previous Annual Monitoring Reports. The tables provided below show evidence of historic windfall completions based on size of site and type, and have been compared against overall housing completion figures for context.

3.10 All past completions that appear in the tables have been based on;

- Development Management housing consents – a record of decisions on planning applications is updated monthly
- Completions returns provided by our Building Control team
- Site visits carried out on a 6 monthly basis to check completions
- Contact with applicants, developers and agents at regular intervals to confirm both completion and predicted completion levels, and
- Monitoring of extant consents, new permissions and inclusion of development given lawful use through certificates of lawful development (previously not included within housing returns).

3.11 Table 2 below provides details of the number of housing windfall completions over the ten year period from April 2007 to March 2017, split by size and type. It should be noted that two of the main contributors to net additions to the housing windfall supply over that period came from conversions (inclusive of changes of use) with 1177, and from sites below 0.2 hectares (very small windfall sites) with 506. These totals are significant in as much as they fall outside the threshold used to identify potential housing sites in our emerging Local Plan and will not be identified in future years.

3.12 This analysis of previous windfalls is carried out using the following categories;-

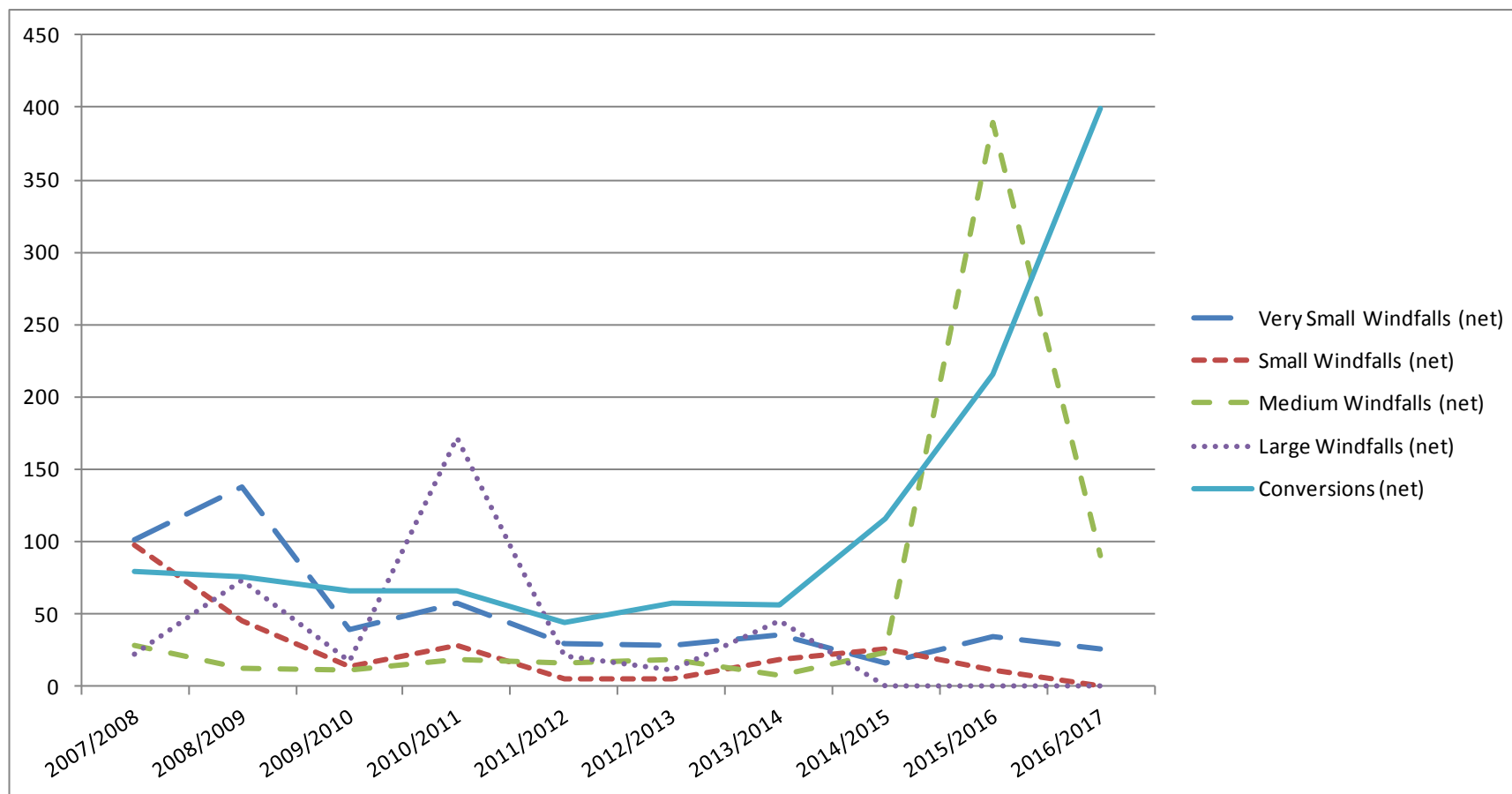
- **Very small windfalls** – on sites less than 0.2 hectares
- **Small windfalls** – on sites between 0.2 and 0.4 hectares
- **Medium windfalls** – on sites between 0.4 and 1.0 hectares
- **Large windfalls** – on sites over 1.0 hectares
- **Windfalls resulting from changes of use to residential properties and conversions to existing residential units**

Table 2: Historic Annual Windfall Completions Separated into Size and Type

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions (net)	Total (net)
2007/2008	101	98	28	23	80	330
2008/2009	138	45	13	74	76	346
2009/2010	39	14	11	17	66	147
2010/2011	58	29	19	172	66	344
2011/2012	30	6	16	21	44	117
2012/2013	28	5	19	12	58	122
2013/2014	36	19	8	45	56	164
2014/2015	16	26	24	0	116	182
2015/2016	34	11	389	0	216	650
2016/2017	26	0	91	0	399	516
Totals 07-17	506	253	618	364	1177	2918

3.13 Both Table 2 and Graph 2 provide a complete picture of the overall levels of windfall completions over the last ten years.

3.14 Graph 2 displays the fluctuations experienced in past windfall supply. It shows that on sites over 0.2 ha significant variations have taken place. Sites below 0.2 ha and completions resulting from changes of use and conversions to existing homes vary less in their extremes and have provided a relatively constant source of new homes over the monitoring period by comparison.



Graph 2: Illustration of Historic Annual Windfall Completions by Size and Type

3.15 Some of the more significant completions making up these variations were carried out within the windfall categories resulted from the following:

- 98 net completions in 2007/08 on small sites were a result of developments including Green Belt Garage (New Lane Huntington) (18), Engineering Works (To the Rear of Dixons Yard, Walmgate) (38) and Magnet Ltd (Avenue Road) (21) that accounted for 77 net completions out of this total.
- During 2010/11 of the 172 completions on large sites, all were a result of the development on the previously developed land to the Rear of the Letter Delivery Office (Birch Park).
- In 2015/16 a total of 389 homes were provided on medium sized sites, these arising from the student accommodation completed at the Old Yorkshire Evening Press Site, 76-86 Walmgate (361 homes) and the retirement homes completed on the former Fox & Hounds, Copmanthorpe (28 homes).
- 2015/16 also experienced significant levels of windfall completions through changes of use. Holgate Villa (50) 3 Pioneer Business Park (19) and Matmer House, Hull Road (14) being the three largest contributors in this category.
- In 2016/17 a total of 399 net new homes resulted from conversions or changes of use and of this number 252 homes came about through sites benefitting from relaxed permitted development rights to allow conversion to residential use. United House, Piccadilly (119) Castle Chambers, 7-13 Clifford Street (25), the William Birch & Sons Ltd former offices in Foss Place, Foss Islands Road (24) were the largest contributors within this category.
- During 2016/17 61 student accommodation units resulted from the change of use to 2-14 George Hudson Street.

3.16 Sites over 0.2 ha are shown to display more significant and varied levels of annual completions and greater ranges within the totals making any future trends more difficult to predict. As explained earlier these types of site are more likely to be identified in future

years and, therefore, assessed as potential allocations. If a site, following full assessment is deemed appropriate for housing development and subsequently allocated it then falls outside the definition of windfalls.

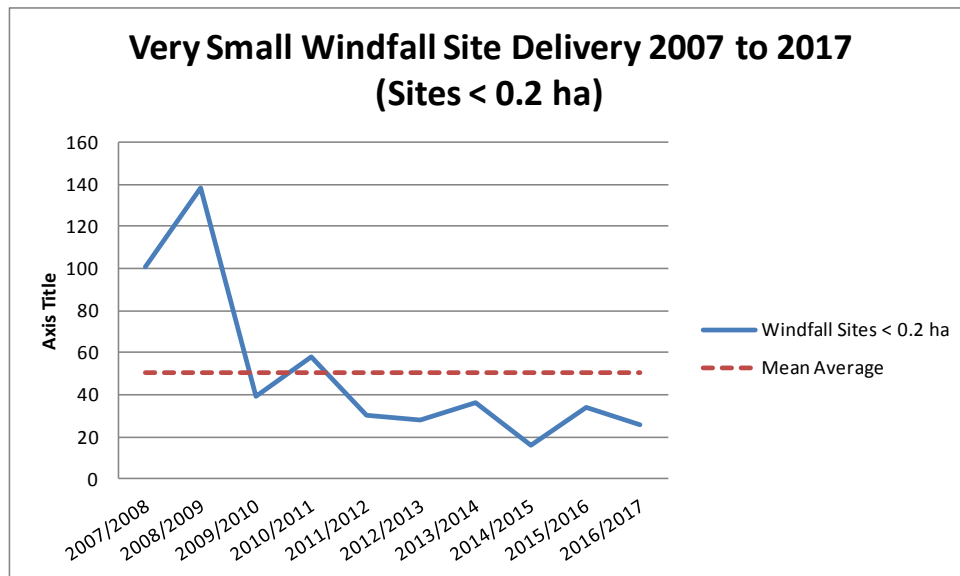
- 3.17 A further breakdown of the windfall completion figures, as displayed in Table 3 below, highlights that almost 58% of all windfall completions during the past 10 years took place either on very small sites below 0.2 ha or through changes of use to residential properties and conversion of existing homes. Neither of this type of site is likely to be picked up in housing land assessments and is, therefore, more appropriate for use in potential future windfall projections.

Table 3: Breakdown of Windfall Completions by Size and Type

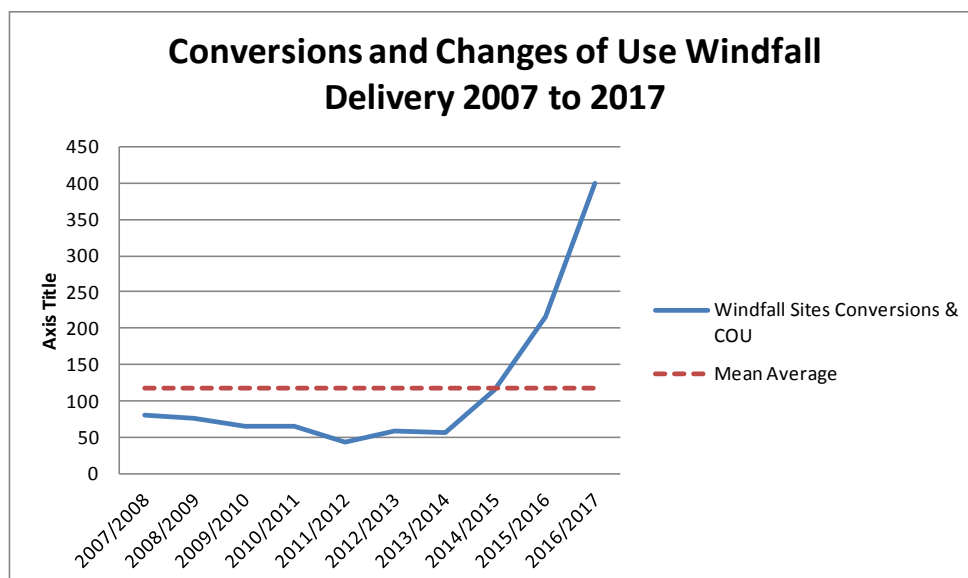
Size/Type of Windfall	Ten Year Total	Ten Year Mean Average	Windfall Types Represented as a Proportion of Total Windfalls (%)
Very Small Windfalls (Less than 0.2 ha)	506	50.6	17.34%
Small Windfalls (0.2 - 0.4 ha)	253	25.3	8.67%
Medium Windfalls (0.4 - 1.0 ha)	618	61.8	21.18%
Large Windfalls (> 1.0 ha)	364	36.4	12.47%
Conversions/COU	1177	117.7	40.34%
Totals	2918	291.8	100.00%

- 3.18 Graphs 3 and 4 below show a representation of the last 10 years of windfall sites of less than 0.2 ha and conversions and changes of use. Both graphs display the range between the highest and lowest completion years.
- 3.19 For sites below 0.2ha levels peaked in the early years of the monitoring period during more favourable market conditions and fell/stabilised in more recent years reflecting more adverse housing market conditions.
- 3.20 Completions through change of use and conversions of existing properties have increased significantly in more recent times, with over 200 new homes being created in 2015/16 and almost 400 homes coming from this category in 2016/17.

Graph 3: Very Small Windfall Site Completions



Graph 4: Conversion & Changes of Use Windfall Site Completions



4 Future Windfall Approach in the Local Plan

Calculating an Appropriate Windfall Allowance

- 4.1 A number of factors need to be considered before determining a realistic housing windfall allowance. The following issues are discussed within this part of the paper before setting our proposed approach to windfalls. These include;
- An appropriate timescale for historic windfall evidence;
 - The threshold and type of windfall to be included;
 - Trend analysis and the appropriate trend timescale to be used to ensure market conditions are reflected appropriately;
 - When windfalls should appear in the housing trajectory;
 - What level of windfalls should be applied to future housing projections;
 - Should discount rates be applied to future windfall allowances; and
 - What risks are there in including windfalls within a future housing land supply?

Timescale Used to Provide Historic Windfall Evidence

- 4.2 The timescale for analysing historic windfall completions has been considered. Following a review of other local authority windfall papers, the use of the last ten years' figures is considered to be most appropriate, particularly as this period includes a wide range of market conditions.
- 4.3 Longer periods of historic completions records have been used in some authority windfall completions analysis whilst some reference shorter historic records. The advantage of using a 10 year trend ensures that the full cycle of market conditions that have taken place during that time will ensure that neither an overly optimistic or pessimistic projection for windfalls will be applied. A rolling 10 year windfall trend incorporated annually within the housing trajectory will ensure that any upturn or decrease in supply will be taken into account within future windfall allowances. By using a longer historic record this fluctuation could be lost within a larger dataset.

Threshold and Type of Windfall to be Included

- 4.4 Research reveals that other planning authorities have set varying thresholds when considering what type of windfall site should be included within any allowance in future years. These have broadly been based on either capacity (potential number of homes that have been developed on individual sites, often set at 10 or more dwellings) or simply a size of site threshold.
- 4.5 City of York Council does not view a capacity threshold as providing the most meaningful approach to identifying sites. Site location tends to influence the number of acceptable homes appropriate for each site, and individual site constraints may affect capacity of each site. Over time this could result in similar sites being included within the figures or excluded elsewhere dependant on the location and changing market circumstances. These characteristics are difficult to monitor and can provide unbalanced evidence.
- 4.6 A size threshold, often of around 0.4 ha, has been used by a number of authority areas in analysing past windfall performance. This aligns with their SHLAA thresholds used in identifying potential future allocations.
- 4.7 Preference in York is a size threshold of 0.2 ha throughout the authority area in our analysis of windfalls, and this accords with that set within the 'call for sites' to support the Local Plan. Use of this size threshold should help to capture more sizeable sites for potential housing allocations compared to a greater size threshold, and decrease the number of unidentified windfall sites coming forward in the future housing supply. Therefore, it is reasonable to assume that a qualified allowance for this type of development can be made in the future housing land supply.
- 4.8 Although we have recorded windfalls above the 0.2 ha threshold we do not intend to project forward an allowance for this type of site within the future housing supply for a number of reasons:
- The monitoring period covers a time in which we did not have a formally adopted development plan in place. Therefore, sites of this nature have not previously been identified as allocations. With a comprehensive Local Plan that includes identified site allocations for a full 15 year trajectory and regular SHLAAs planned over the future years we expect to capture these sites as allocations rather than windfall sites.

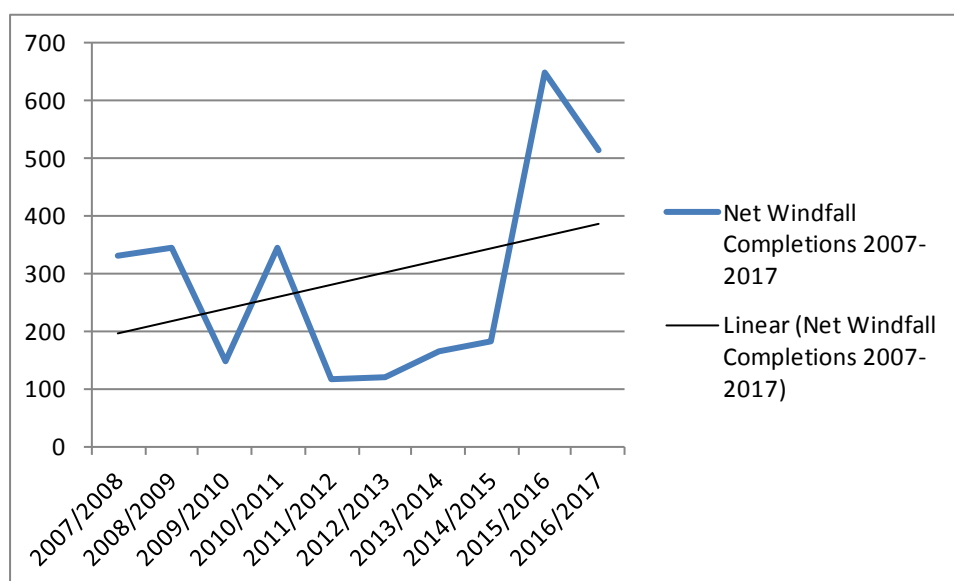
- As can be seen from the graphs showing past delivery of this type of site, evidence reveals that the supply of housing from these sites is less predictable in the delivery of housing and projecting forward these rates could prove to be unreliable.

4.9 Changes of use and conversions of existing residential dwellings have delivered a steady and reliable source of housing in York throughout the monitoring period, even during recessionary times. This supply is likely to continue and may even increase in the short term as a result of the announcement that the temporary measures introduced in 2013 to relax the permitted development right, relating to the conversion of offices to residential use, have now been made permanent. As consented conversions of this type are already included within the unimplemented housing permissions and therefore accounted for within the housing trajectory, no increase in the rate of this type of windfall is proposed. However, future monitoring will take account of any variations and appropriate allowances will be made accordingly throughout the plan period.

Windfall Trend Analysis

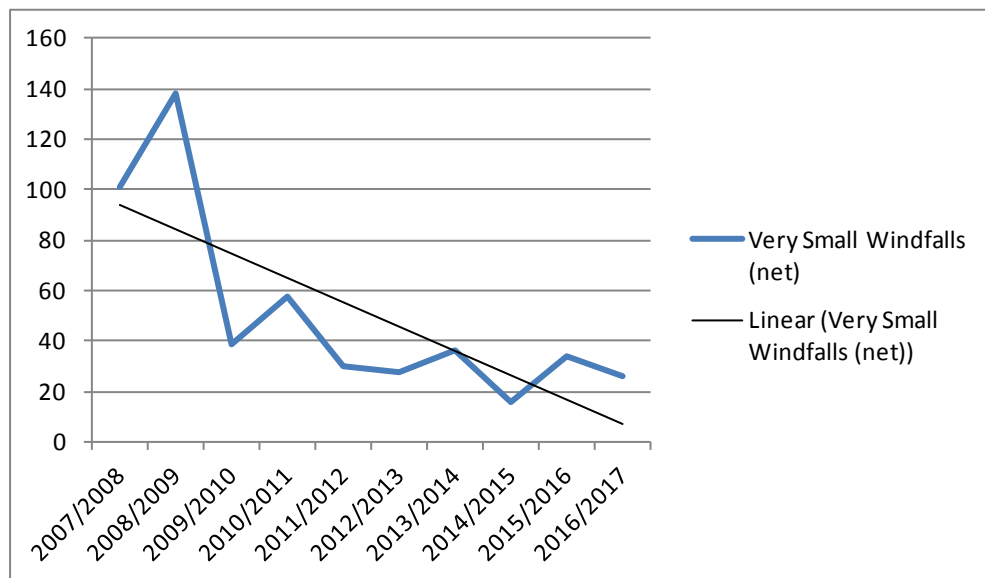
- 4.10 A relatively simple method for estimating a general trend in a set of data is to add a linear trend line to a chart. A trend line is similar to the line used to show results within a chart, but it doesn't connect each data point precisely as a line chart does. A trend line takes account of all the data meaning that minor exceptions or statistical anomalies will not distort the output. In some circumstances the use of a trend line is an aid in forecasting future figures.
- 4.11 When applying a trend line to overall windfall completions carried out between 2007 and 2017 the overall linear trend shows an increasing level over the monitoring period (see Graph 5 below).

Graph 5: Net Windfall Completions 2007-2017

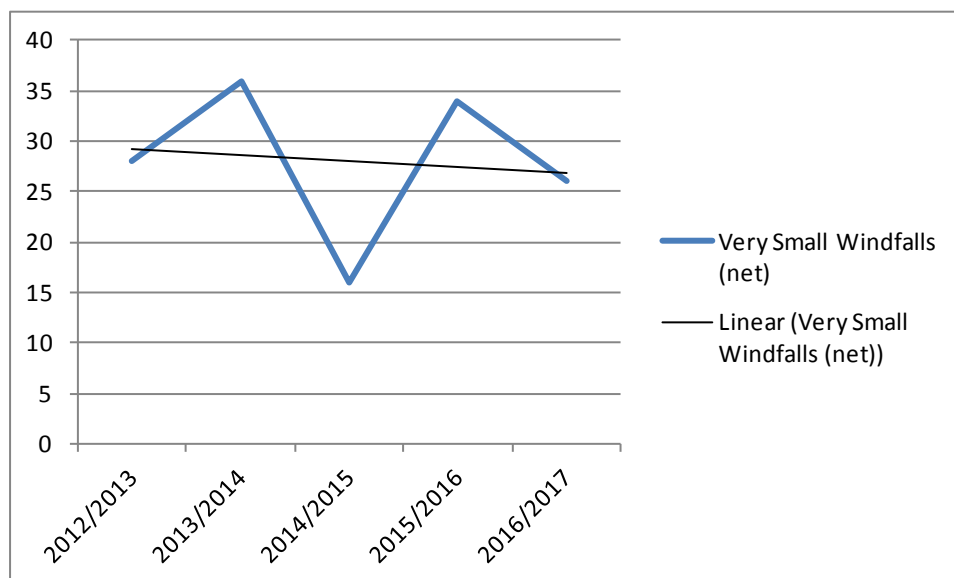


- 4.12 When we consider trend analysis of specific windfall rates we have included records for both the whole ten year monitoring period together with trends over the shorter term i.e. the last five years. In so doing we hope to pick up on any recovery or continued decline being experienced within the housing market to confirm that appropriate estimations are being applied to projected windfall delivery.
- 4.13 Further evidence shows that, for the two windfall types we deem appropriate for inclusion within our projected future housing supply, the following characteristics are apparent.
- 4.14 Graphs 6 and 7 reveal that in terms of very small windfalls (sites below 0.2 ha) the ten year trend is one of declining numbers whilst the 5 year trend is one of stabilisation with a levelling out of completions associated with more recent years.
- 4.15 Conversions and changes of use completions (see Graphs 8 and 9) indicate increasing trends over both the longer and shorter term, suggesting this source of housing supply is likely to maintain good returns for housing over the Plan period. In light of relaxed permitted development rights relating to office conversions being made permanent and evidence of substantial numbers of unimplemented consents from this source of housing supply there is a qualified anticipation that this upward trend could well continue.

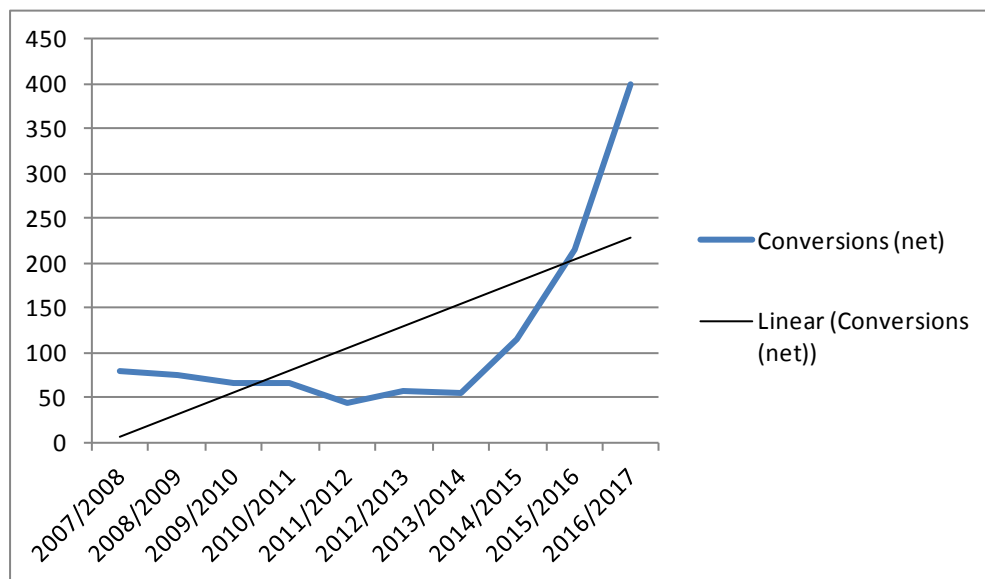
Graph 6: Net Very Small Windfall Completions 2007-2017 (Sites <0.2ha)



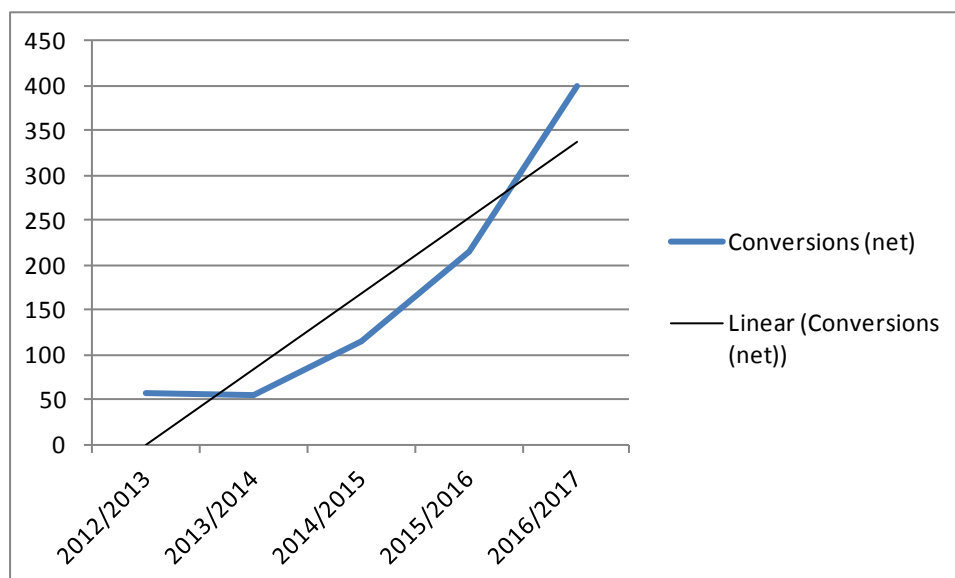
Graph 7: Net Very Small Windfall Completions 2012-2017 (Sites <0.2ha)



Graph 8: Net Conversions and Changes of Use Windfall Completions 2007-2017



Graph 9: Net Conversions and Changes of Use Windfall Completions 2012-2017



4.16 The following tables provide details of the trends associated with the different types of windfall over both the longer ten year and shorter five year historic monitoring periods.

Table 4: Combined Brownfield & Greenfield Windfall Completion Trends

Combined Brownfield and Greenfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↓	↔
Small Sites (0.2 to 0.4 ha)	↓	↓
Medium Sites (0.4 to 1.0 ha)	↑	↑
Large Sites (>1.0 ha)	↓	↓
Conversions and Changes of Use	↑	↑
All Brownfield/Greenfield Windfalls	↔	↑

Key

Decrease	↓
No Significant Change	↔
Increase	↑

4.15 The following tables (5 and 6) provide a breakdown of the preceeding table's trends according to their type, either Greenfield or brownfield.

Table 5: Brownfield Windfall Completion Trends

Brownfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↓	↔
Small Sites (0.2 to 0.4 ha)	↓	↓
Medium Sites (0.4 to 1.0 ha)	↑	↑
Large Sites (>1.0 ha)	↓	↓
Conversions and Changes of Use	↑	↑
All Brownfield Windfalls	↑	↑

Table 6: Greenfield Windfall Completion Trends

Greenfield Windfall Sites		
Type of Windfall	10 Year Trend	5 Year Trend
Very Small Sites (<0.2 ha)	↓	↑
Small Sites (0.2 to 0.4 ha)	↓	↔
Medium Sites (0.4 to 1.0 ha)	↔	↓
Large Sites (>1.0 ha)	N/A	N/A
Conversions and Changes of Use	↔	↔
All Greenfield Windfalls	↔	↔

- 4.16 This trend monitoring shows that the majority of categories have experienced either a levelling out or show an upward trend in housing delivery. This provides the confidence needed to project forward at least a mean average of past performance within the future housing trajectory. The exception to this trend (large sites) will not in any case form part of our evidence to inform future windfall projections.
- 4.17 For a complete record of windfall trends separated into Greenfield and Brownfield sites and the full range of categories analysed over the last five and ten year periods see Annex 2 of this document.

When should Windfalls appear in the Housing Trajectory?

4.18 Paragraph 48 of the National Planning Policy Framework now advises that a Planning Authority may include a windfall allowance within the first five years of its housing trajectory provided that evidence supports their inclusion (see paragraphs 2.1 and 2.2 within this paper for full reference) and this can be extended to years 6-15 where an allowance can be made based on broad geographical areas. The following paragraphs describe our intended approach.

Windfall Allowance in Years 1-5 of the Housing Trajectory

4.19 Our unimplemented housing consents records reveal that from a total of almost 3,600 homes with consent there were 1,044 net additional homes with extant consent at 1st April 2017 on sites regarded as windfalls (see Table 7). Of this total 950 had gained consent on sites of less than 0.2 ha or could result from changes of use or conversions to existing dwellings. Further scrutiny of the data shows that within this number 369 net homes have approval as a result of the relaxation of permitted development rights in terms of office to residential conversions (ORCs), whilst a further 178 are student cluster units that have gained approval on previously unidentified sites. All this evidence indicates that a continued return of homes built on windfall sites should be maintained within the short term.

Table 7: Potential Windfall Sites with Extant Consent at 1st April 2017

Size/Type of Windfall	BF Sites	GF Sites	Total BF + GF	Windfall Types Represented as a Proportion of Total Windfalls (%)
Very Small Windfalls (Less than 0.2 ha)	242	23	265	25.38%
Small Windfalls (0.2 - 0.4 ha)	15	14	29	2.78%
Medium Windfalls (0.4 - 1.0 ha)	1	0	1	0.10%
Large Windfalls (> 1.0 ha)	60	4	64	6.13%
Conversions/COU	652	33	685	65.61%
Totals	970	74	1044	100.00%

4.20 We do not consider it to be appropriate to include a windfall allowance within the first three years of the housing trajectory. This will provide an appropriate time scale for any applications on sites which would ultimately result in windfall completions to go through the development process. This timescale also allows for completions of windfalls with extant consent to be built out at reasonable build rates and, therefore, avoid double counting. Double counting of SHLAA sites and extant windfall consents within the allowance needs be avoided otherwise an

over estimation of supply from this source may be deemed unsupportable during inspection of the plan at a later date.

- 4.21 Phasing in a windfall allowance will provide more certainty in the early part of the trajectory and will avoid double counting. The estimation of housing supply will, therefore, be based on known consented development and anticipated delivery schedules provided by applicants/developers rather than relying on unidentified windfall sites providing homes in the early part of the plan.
- 4.22 Consideration has also been given to an approach whereby windfalls were only to be accounted for beyond the first 5 years of the trajectory. Whilst this method would avoid any potential double counting and only rely on extant consents and identified draft allocations for completions in the 5 year housing supply, it would represent a very cautious view of windfall projections. Trend analysis shows that an increase in windfall completions within the categories to be projected forward has been evidenced in more recent years. As the relaxed permitted development rights have recently been made permanent, and the consent analysis shows that this type of development continues to come forward, it is highly likely that windfalls will continue to contribute significant levels of new housing in future years.

Windfall Allowance in Years 6-15 of the Housing Trajectory

- 4.23 The revision note to the NPPG of 6th March 2014 states;
- “Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)”*
- 4.24 In terms of geographical area we have included all land contained within the City of York local authority boundary. This aligns with the assessment of housing market sub areas undertaken as part of our previous Strategic Housing Market Assessment (SHMA) together with our current SHMA (2016).
- 4.25 As with years 4 and 5, a windfall allowance based on historic mean average completions of sites <0.2 ha together with conversions of existing dwellings and homes resulting from changes of use is to be used from year 6 of the housing trajectory. This total is deemed justified and appropriate, though will continue to be monitored annually to reflect any market fluctuations and to ensure that a realistic

projection of future housing windfall supply is maintained throughout the Plan period.

The Level of Windfalls to be included in Future Housing Projections

- 4.26 In taking a proportionate approach to identifying land for development in the emerging Local Plan only sites above 0.2ha have been identified as draft allocations. To ensure that we properly understand the potential for development on very small sites below this allocation threshold an assessment of the trends in the historic rate of windfall delivery along with changes of use and conversions has been carried out. It should be noted that this covers a period of time in which York had no adopted development plan in place and therefore continued high levels of windfall supply are unlikely to be maintained over the plan period, especially in the case of larger windfall sites above 0.2 ha (the threshold used for the allocation of sites). This is important to note because the NPPF requires not just compelling evidence of historic windfall rates but also evidence of expected future trends in order to justify using a windfall allowance within housing supply.
- 4.27 During the last 10 years of total net windfalls the largest proportion comes from conversions and from very small windfalls (sites below 0.2ha). These totals are significant in as much as they fall outside the threshold used to identify potential housing sites in the Local Plan and therefore will not otherwise be identified in future years. By including a qualified allowance for this type of windfall within the housing supply this would ensure that an appropriate estimate of future windfall supply is included within the housing trajectory. The figure for windfalls proposed to be projected forward is **169** dwellings per annum which is effectively a mean average for these two categories of windfalls calculated over a 10 year period. (See Table 8, below, for details)

Table 8: Projection of Windfall Sites <0.2 ha and Change of Use and Conversions

Mean Average	
Average windfall completions on sites <0.2 ha	51
Average windfall completions on COU & Convs	118
Mean Average Projected Annual Windfall Rate	169

Applying Discount Rates to the Future Windfall Allowance

- 4.28 A discount rate can be applied to both the delivery of identified consented sites and housing allocations to allow for uncertainty within the market. This discount rate is usually around 10% based on evidence of past housing delivery of consented sites and comparison with other local authority non-delivery rates. Alternatively, an additional allowance in housing supply can be made.
- 4.29 A discount rate for the future supply of housing from windfall sites (i.e. as yet unidentified windfalls without the benefit of consent) has been considered especially in the case of small sites below 0.2 ha. This acknowledges that the capacity of unidentified sites to accommodate future windfall development is finite within a constrained urban area.
- 4.30 An increase in the delivery of homes resulting from changes of use from offices is currently being experienced largely a result of relaxed permitted development rights. Whilst this source of supply is finite and may reduce over time it is too early to predict such an outcome bearing in mind that we are only now experiencing completions resulting from this legislative change.
- 4.31 However, as a result of our analysis of more recent trends (see Section 3) indicating increasing levels of changes of use of existing properties and maintained levels of housing resulting from sites below 0.2 hectares, the discounting of projected windfalls for these reasons is not deemed appropriate at this time.
- 4.32 Should planning policy change in future years this approach may be reconsidered and potentially a discount rate applied at that time.

Risks Involved in Including a Windfall Projection

- 4.33 Recognition is made of the fact that there are no circumstances in which the inclusion of any category of windfall carries no risk at all. However, at the same time by not including a windfall allowance this also carries implied risks, especially in light of NPPF direction and associated guidance that this may result in significant underestimates of future housing land supply.
- 4.34 Annex 1 of this paper carries out an appraisal of risks associated with the inclusion of various elements that fall within each windfall category. Whilst this approach can result in a subjective analysis we have

endeavoured to evaluate all potential risks involved in any windfall inclusion.

- 4.35 The tables highlight that the lowest risk options for inclusion within a windfall projection are associated with sites of less than 0.2 ha (both brownfield and Greenfield) together with conversions and changes of use.

5 Conclusions

5.1 A number of factors have been considered in determining a realistic housing windfall allowance. The following sets out our intended approach:

- Timescale for historic windfall evidence
Use of selected completions from the last 10 years ensures that the full cycle of market conditions that have taken place during that time are taken into account. See paragraphs 4.2 and 4.3.
- Threshold and type of windfall to be included
Very small sites (below 0.2ha) and change of use/conversions will be monitored as the basis for our projections. See paras 4.4 to 4.9.
- When to introduce windfalls into the housing trajectory
To avoid double counting and allow time for sites to continue through the development process, windfalls will be included from year 4. See paras 4.18 to 4.25.
- What level of windfalls should be included in the housing trajectory
A figure of 169 dwellings per annum provides an appropriate level reflecting past development trends. See paras 4.26 and 4.27.
- Discounts
We do not intend to apply a discount to windfall projections. See para 4.28 to 4.32.

Annex 1

Risk Analysis

The following tables provide a risk analysis for all potential windfall categories and each type has been designated a level of risk associated with their inclusion within a future windfall projection.

Whilst there are no circumstances in which the inclusion of any category of windfall carries no risk at all, there has also be a recognition that by not including a windfall allowance this also carries with it implied risks, especially in light of NPPF direction and associated guidance that may seriously underestimate the future housing land supply.

Assigning risk to the elements making up a potential windfall allowance can be seen as a subjective exercise. In adopting a system that classifies potential windfall types into seven levels of risk we have endeavoured to designate each one appropriately and have only considered low and moderate risk categories for potential inclusion within a windfall allowance.

Type of Windfall	Component	Potential net Annual Completion Rate	Risk Analysis	Risk Level
Unallocated Brownfield Land	Very Small Site (<0.2 ha)	46.9	Historically this type of site has provided a significant level of housing completions within the York Authority Area. Whilst there has been a downward trend associated with this type of site providing housing over the last 10 years due to adverse market conditions, a return to a more stable position has been evidenced over the last 5 years as the market has corrected itself (see the trend analysis section). This type/size of site will not be picked up in any future capacity study (SHLAA, 'call for site') as it falls below the minimum site size capacity. Should a downward trend be experienced in future years, this will be reflected in future windfall projections and will need to take account of any trend analysis associated with developments within this category of windfall.	+
	Small Site (0.2 to 0.4 ha)	21.5	Sites ranging from 0.2 to 1.0 ha should be picked up in our housing capacity studies as they fall above the minimum size thresholds we currently apply for site assessment. It should be stressed that historically sites of this nature are unlikely to have been allocated over the last ten year monitoring period (a time over which York did not have an adopted development plan) and, therefore, the total completions resulting on them reflect this and are undoubtedly inflated as a consequence.	
	Medium Site (0.4 to 1.0 ha)	55.8	Over the previous 10 years the trend is moderately upward in the number of houses resulting from these sizes of site. However, more recently there has been an upturn in housing completions from these categories that reflects the possible return of more favourable market conditions.	
	Large Site (>1.0 ha)	36.4	Whilst it could be argued that this type of site may not necessarily be picked up in a SHLAA, or similar urban capacity study, and that market conditions tends to bring about the availability of this type of site at irregular intervals and the possibility of Government incentives that may take place over time, the random nature in which this type of site is made available is very hard to predict. For this reason we do not consider it wise to include a future windfall allowance for this type of site. A steady downward trend in both the long and shorter term of housing completions from this type of site has been experienced, with no new homes provided during the last three years.	
	Changes of Use & conversions	111.8	An increased supply of housing has been provided from this source over the last ten year monitoring period. Upward trends in the supply of homes from conversions and changes of use have taken place over the last ten years, and have shown significant increases in more recent years as Government incentives, through the relaxation of permitted development rights, have aided in an increased supply of new homes and are likely to increase anticipated supply further, especially over the shorter term. It is most unlikely that this type of development will be identified through a housing capacity study. Therefore, we consider that the inclusion of a justified projection of this type of housing windfall should be made as they have consistently become available in York and are likely to continue to provide a reliable source of housing supply. Whist evidence reveals that upward trends in the supply of homes from this source could justify a higher projection for future years the use of a mean average based on the last ten years is deemed appropriate as it provides more certainty and justification for the inclusion windfalls within the housing trajectory. Should upward trends continue, this will be reflected in a projection of a higher average for future years within windfall figures	+

Type of Windfall	Component	Potential net Annual Completion Rate	Risk Analysis	
Unallocated Greenfield Land	Very Small Site (<0.2 ha)	3.7	Historically this type of site has provided a relatively low level of housing completions within the York Authority Area, although in only one year (2013/14) were no housing completions experienced from this source. A downward trend associated with this type of site providing housing has been experienced over the last ten years which is likely to be due to the adverse market conditions experienced during the same period of time. However, an increased trend in housing supply from this source has been experienced over the last five years as the market shows signs of improvement. As with unallocated Brownfield sites of the same size, this type of site will not be identified in any future capacity study (SHLAA, 'call for site') as it falls below the minimum site size threshold. There is the possibility of future plan policies protecting small urban Greenfield sites from development which adds to the risk potential for inclusion of this type of site in windfalls. Previously Greenfield sites were excluded from any future windfall projections, however, since the issue of NPPF (March 2012) which defines windfall sites as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'. Greenfield sites have not specifically been excluded from potential future projections.	+
	Small Site (0.2 to 0.4 ha)	3.8	Similar to brownfield sites ranging from 0.2 to 1.0 ha these sites should be picked up in our housing capacity studies as they fall above the minimum size thresholds we currently apply for site assessment. It should be stressed that historically sites of this type are unlikely to have been allocated over the last ten year monitoring period (a time over which York did not have an adopted development plan) and, therefore, the total completions resulting on them reflect this and are undoubtedly inflated as a consequence. Sequentially brownfield sites are prioritised for development over Greenfield sites – the future projection of delivery from Greenfield sites of this size is deemed too risky and not recommended. A downward trend in the supply of homes from these types of sites has been experienced over the last 10 years, whilst evidence shows that this trend has continued over the shorter term (last 5 years).	
	Medium Site (0.4 to 1.0 ha)	6.0		
	Large Site (>1.0 ha)	0.0	Sites of this type have not provided any homes over the last ten years and other than being identified through the allocations process are unlikely to come forward in future years. Sequentially brownfield sites are prioritised for development over Greenfield sites – the future projection of delivery from Greenfield sites of this size is deemed too risky and not recommended.	+
	Changes of Use & conversions	5.9	Over the last ten years, every year has provided housing completions from this source – the majority of which are agricultural building/barn conversions. As York is a combined urban/rural authority area this type of development is likely to continue if not increase as a result of the relaxation of permitted development rights currently being experienced and likely to continue as latest announcement that the relaxed permitted development rights have become permanent. A slight upward trend associated with this type of windfall type is evidenced over the last 10 monitoring years. However, a slight downward trend has been experienced over the shorter last 5 year period.	+
	Garden Infill Developments	54.7	NPPF (March 2012) specifically excludes garden infill developments from windfall allowances with paragraph 48 stating windfalls 'should not include residential gardens'	+

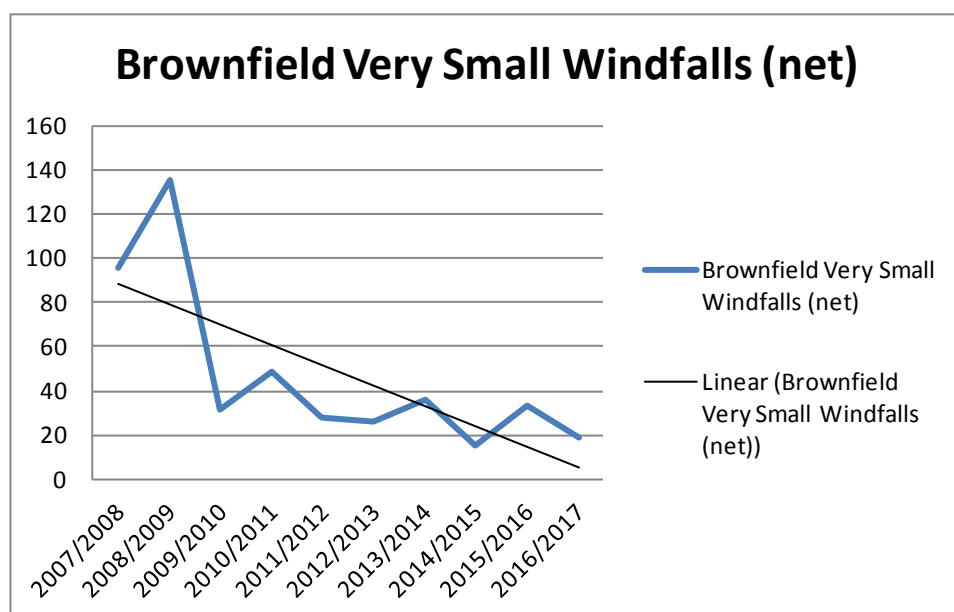
Symbol	Risk Level if Included Within Windfall
	No Risk – this position holds no significant risk for inclusion
	Very Low Risk – an extremely low risk is associated with the inclusion of this windfall type - our position should easily be defended if challenged
+	Low Risk – a low risk is associated with the inclusion of this windfall type. However, our position should be defensible if challenged
	Low to Medium Risk – the inclusion of this potential windfall holds a low/medium risk with a defensible reason for inclusion
+	Medium Risk – A balanced risk is associated with the inclusion of this type of windfall. It is probable that the inclusion is sound, however, there is no guarantee that under inspection this would be the case.
	High Risk – The inclusion of this windfall type carries a great risk and difficult to defend if under scrutiny
+	Very High Risk- significant risk is associated with the inclusion of this windfall type and extremely difficult to defend

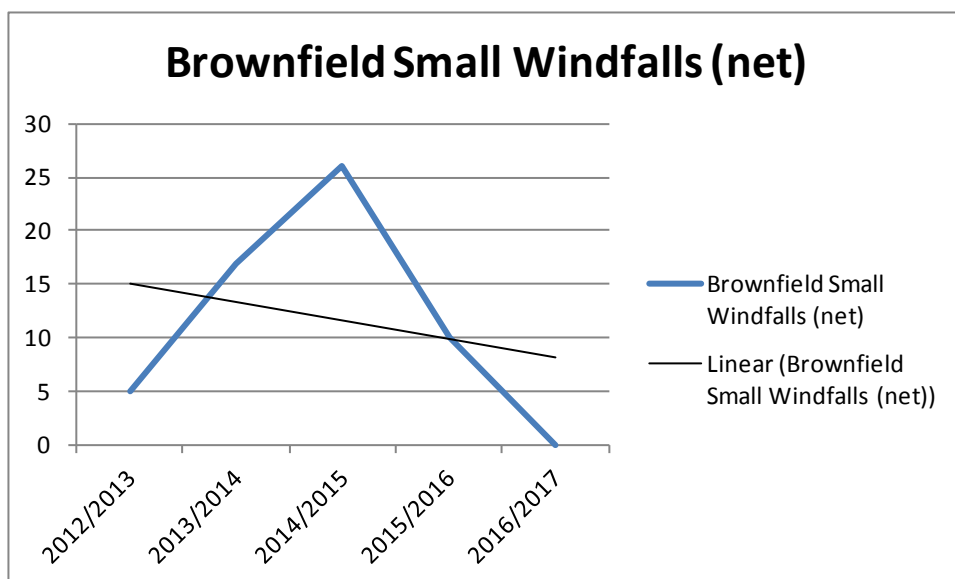
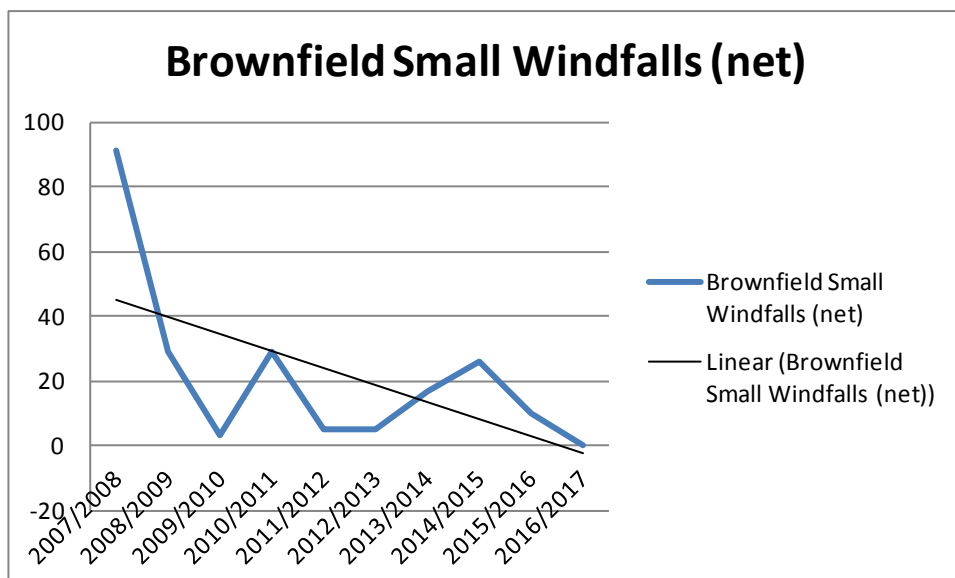
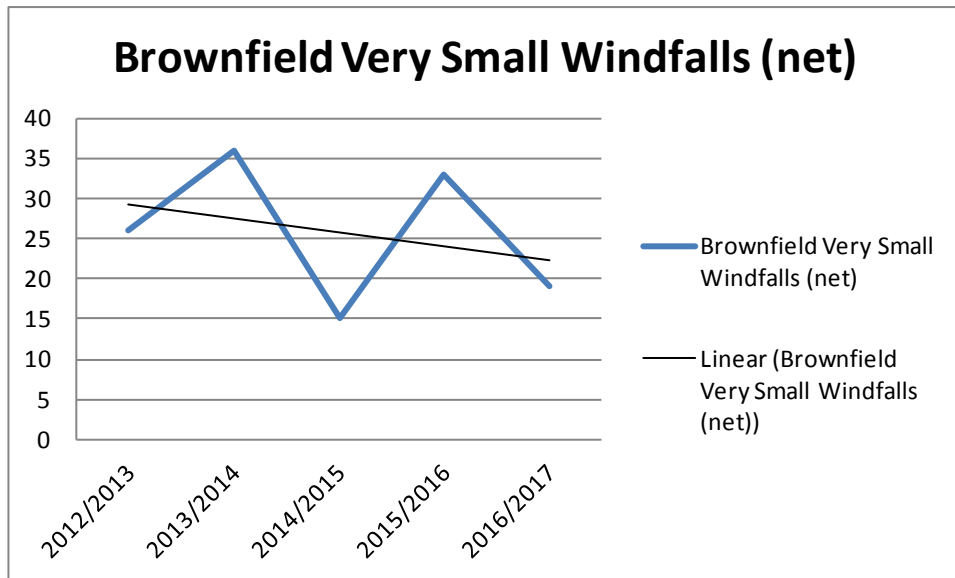
Annex 2

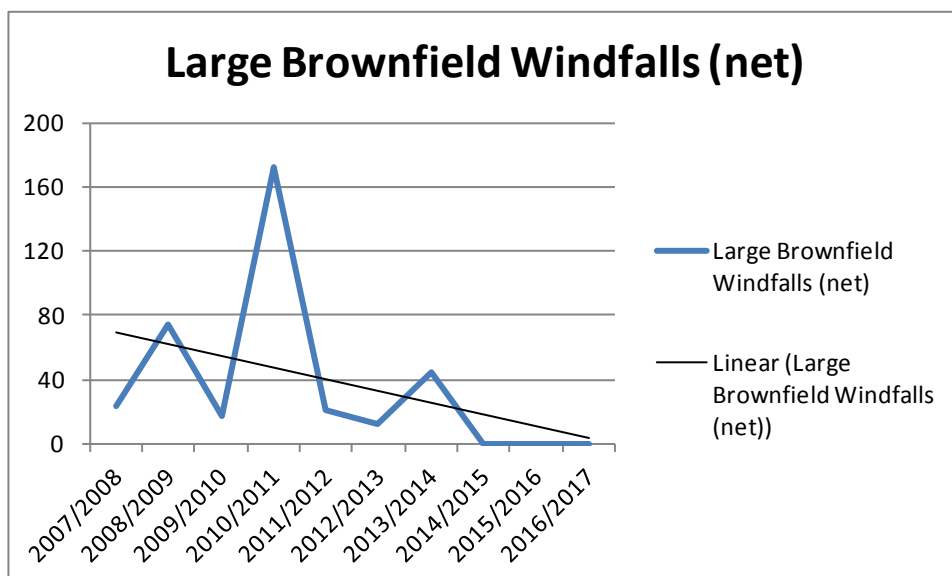
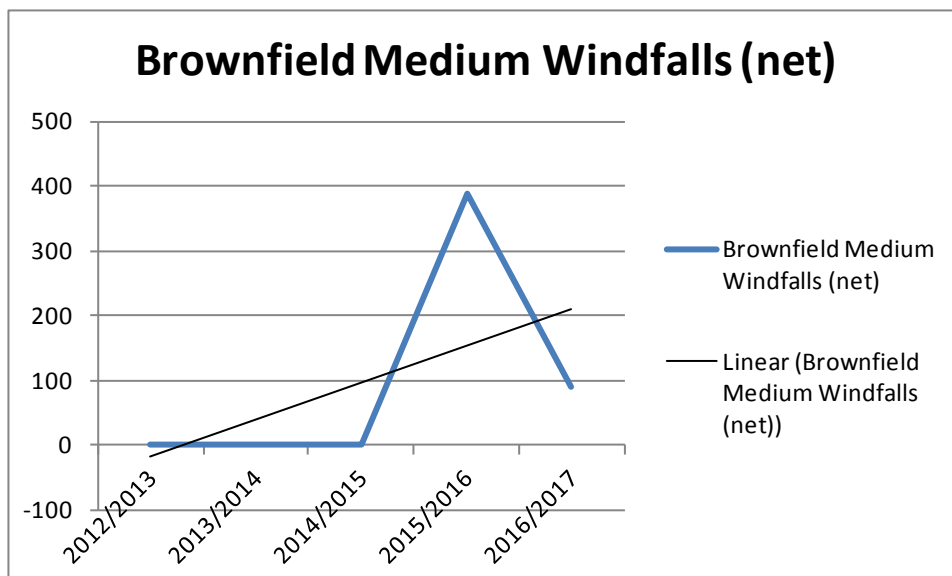
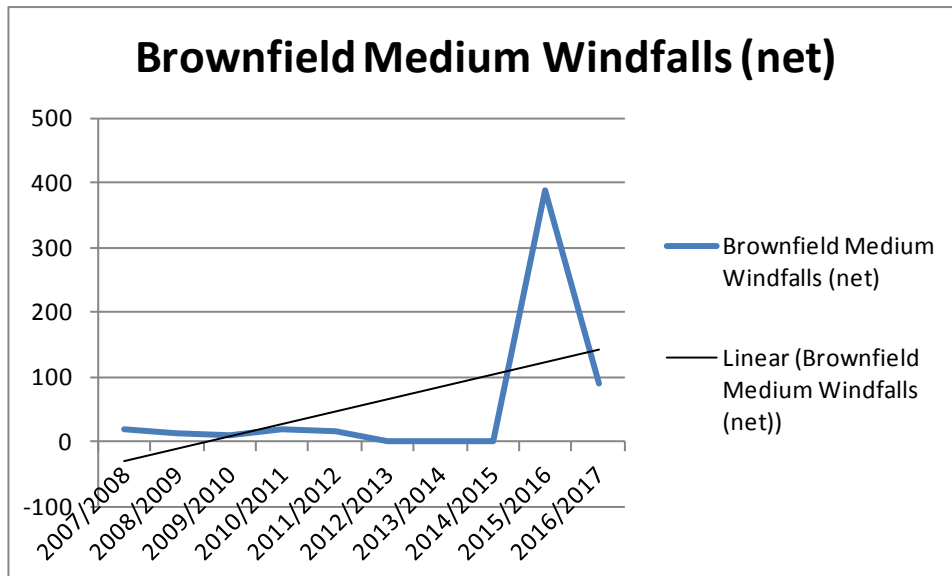
Full Windfall Trend Analysis

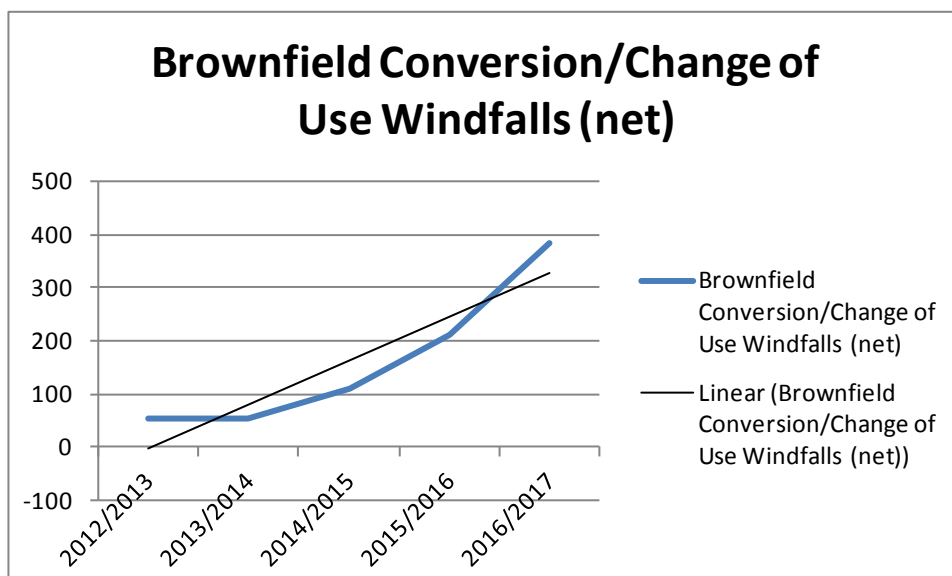
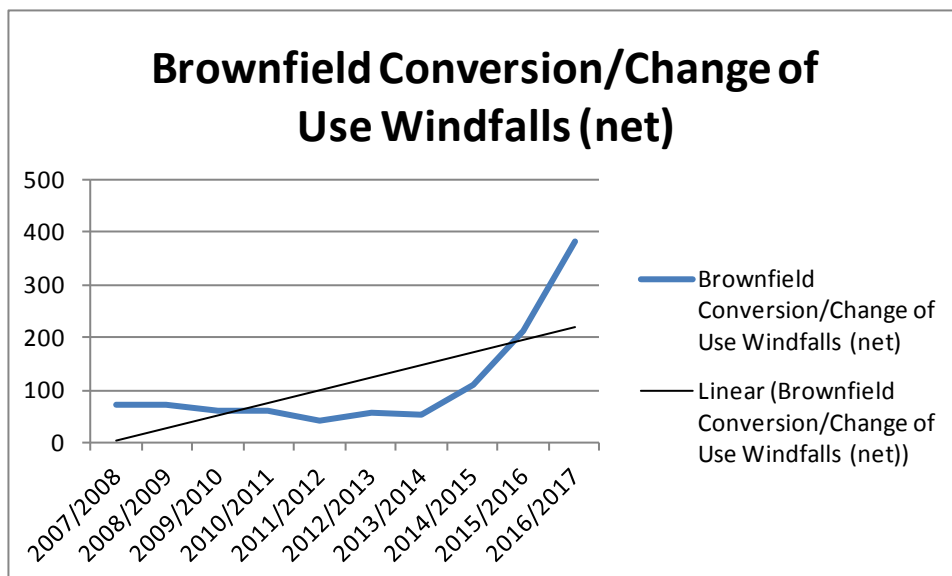
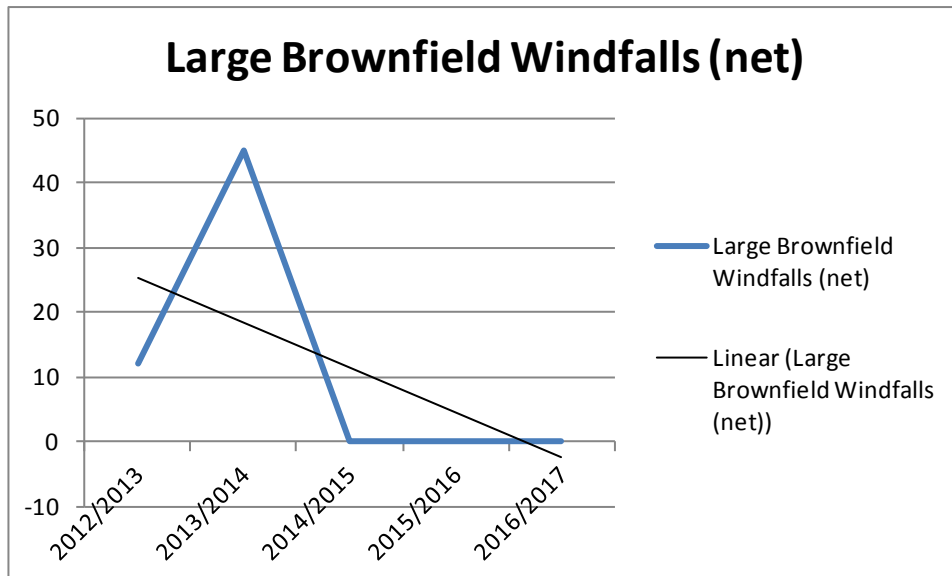
Brownfield Land Windfalls (2007-2017)

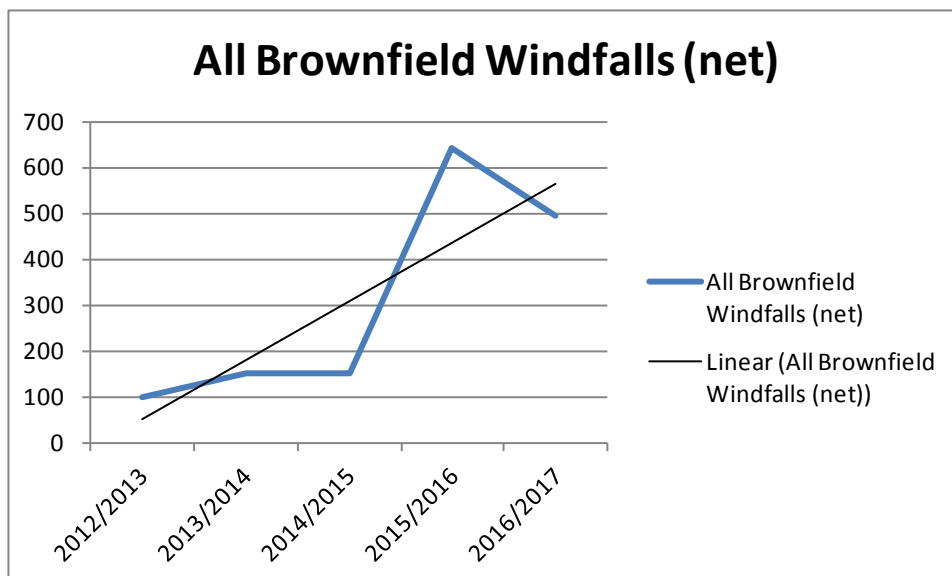
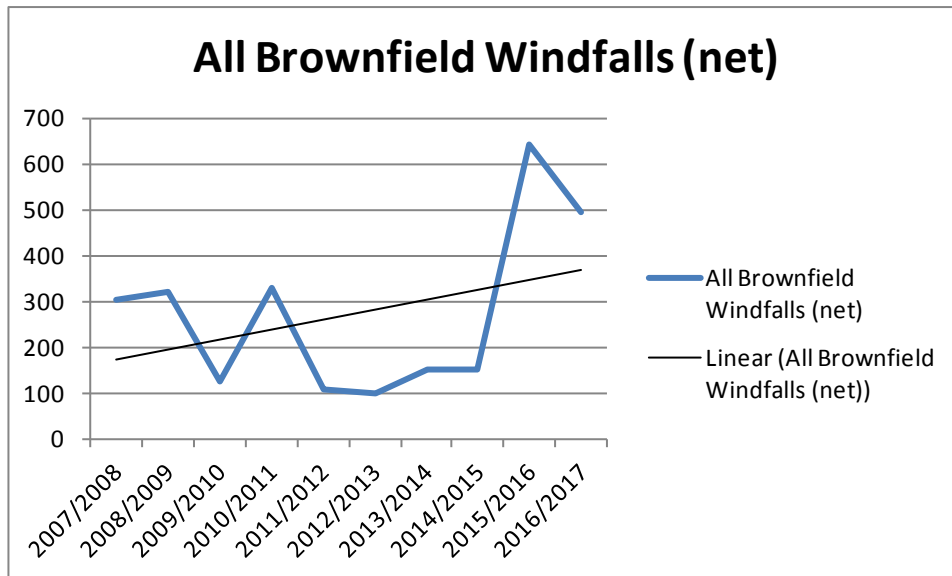
Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/ Changes of Use (net)	Total (net)
2007/2008	96	91	21	23	72	303
2008/2009	135	29	13	74	71	322
2009/2010	32	3	10	17	62	124
2010/2011	49	29	19	172	60	329
2011/2012	28	5	15	21	41	110
2012/2013	26	5	0	12	55	98
2013/2014	36	17	0	45	52	150
2014/2015	15	26	0	0	110	151
2015/2016	33	10	389	0	212	644
2016/2017	19	0	91	0	383	493
Totals	469	215	558	364	1118	2724





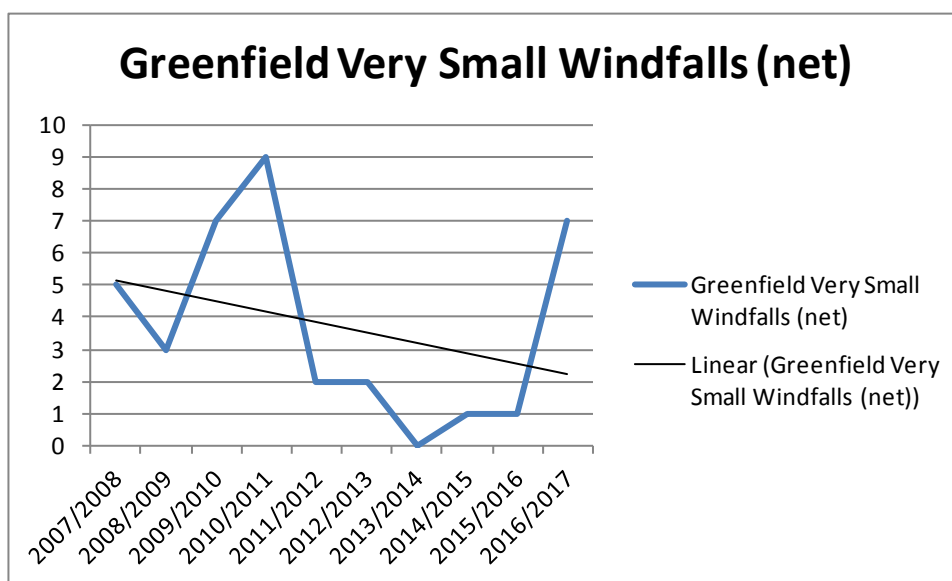


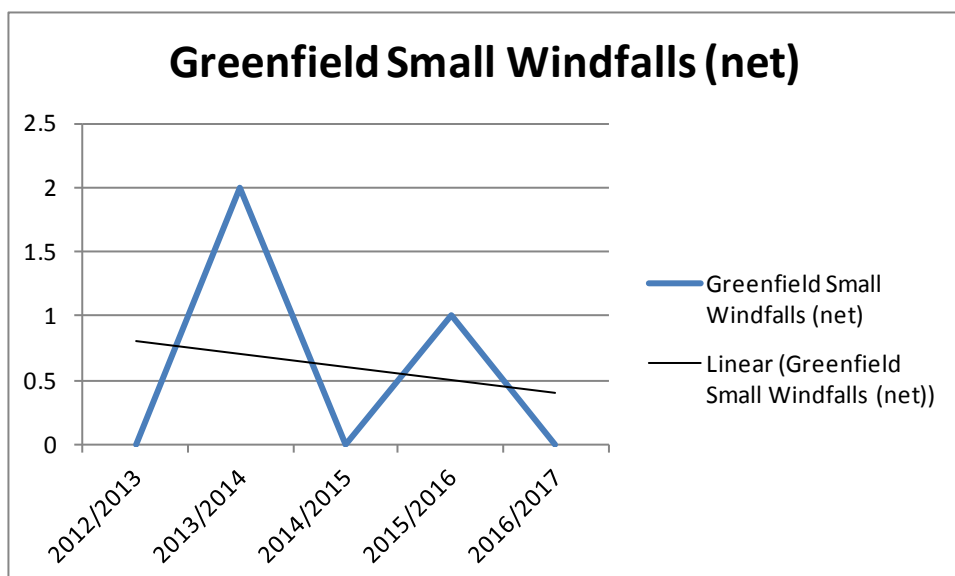
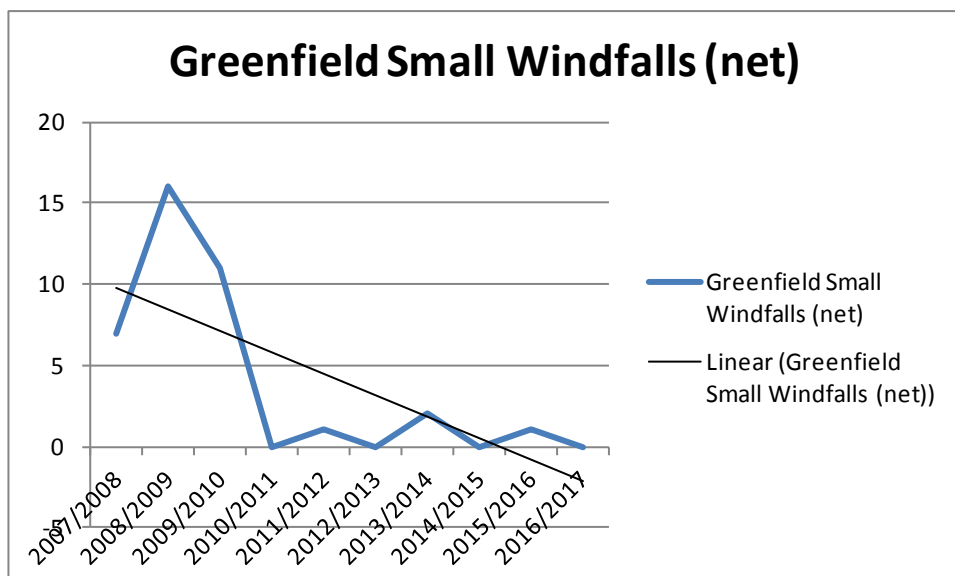
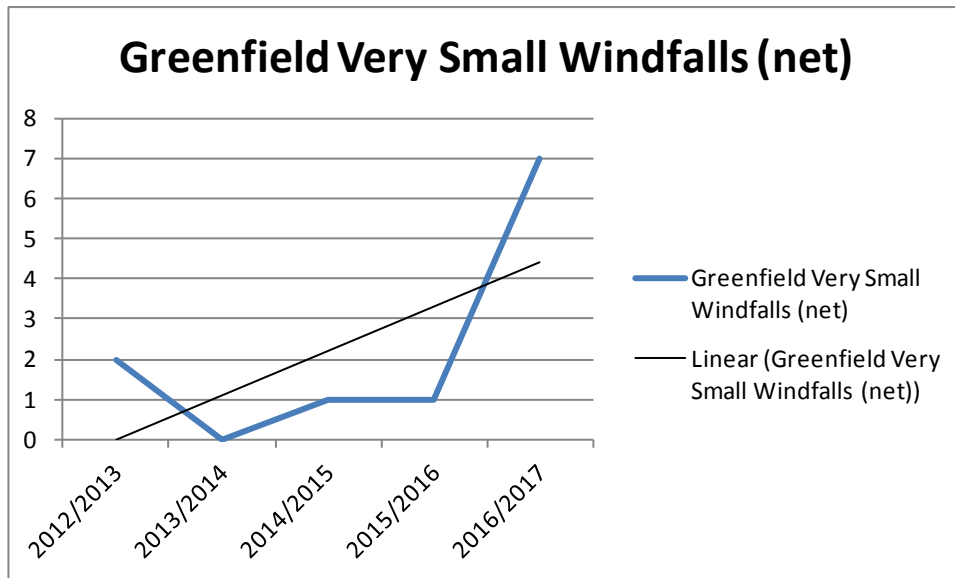


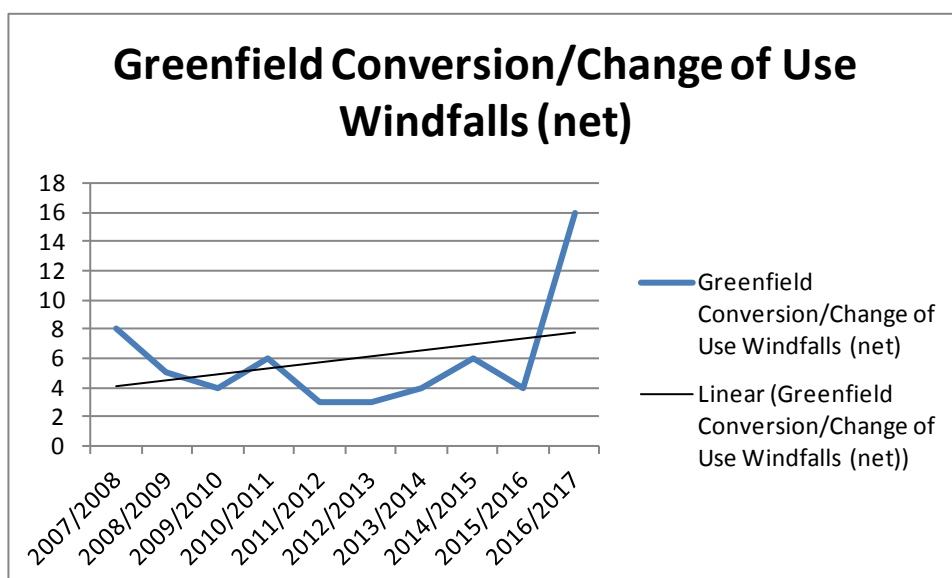
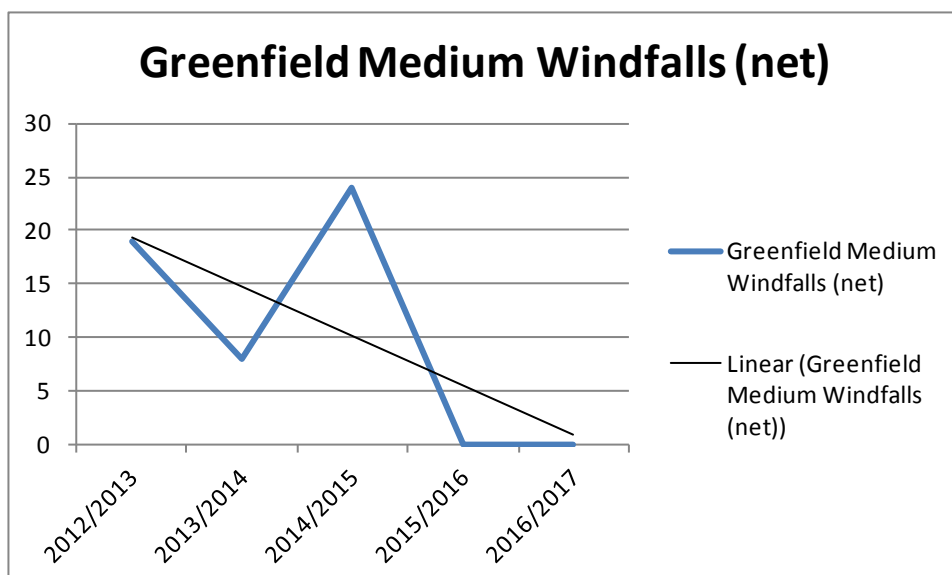
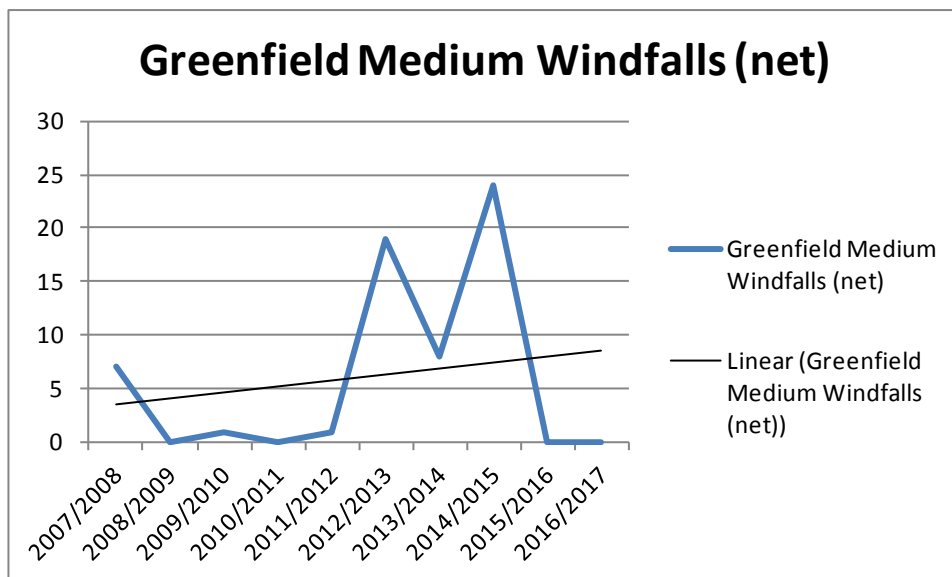


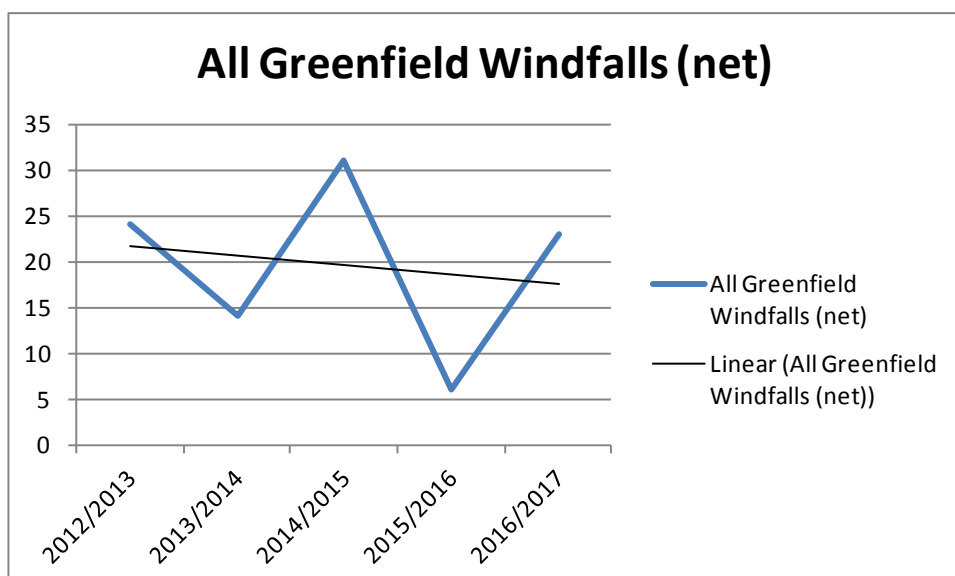
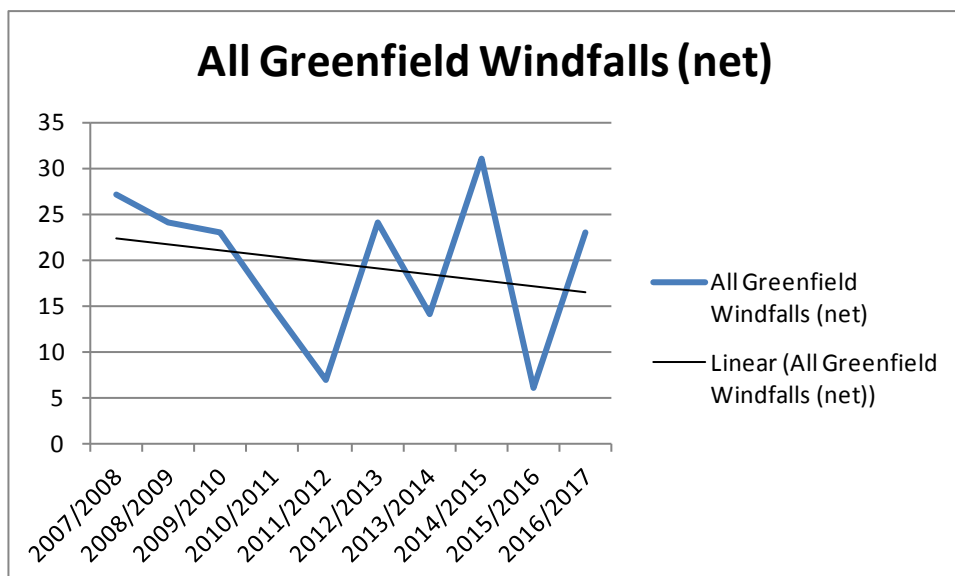
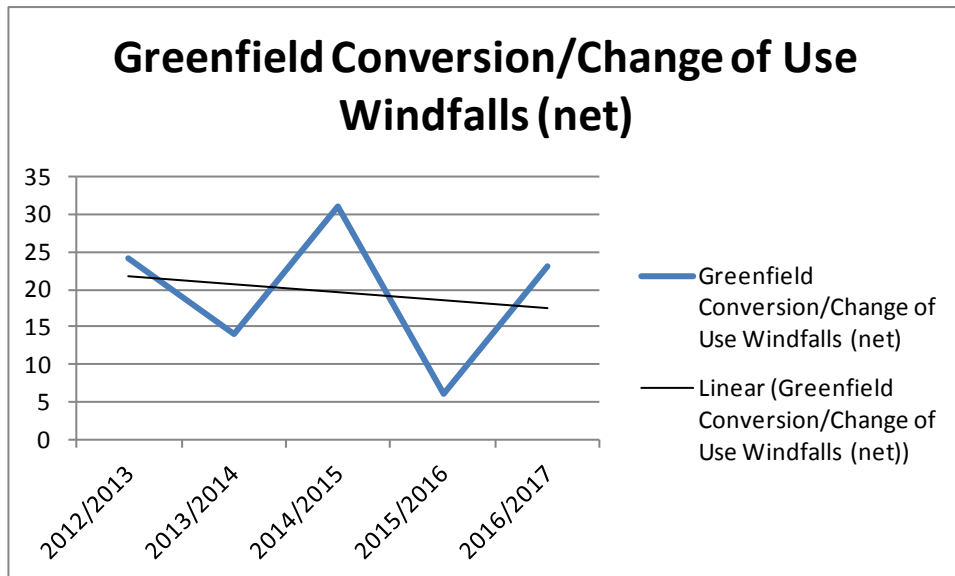
Greenfield Land Windfalls (2007-2017)

Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/ Change of Use (net)	Total (net)
2007/2008	5	7	7	0	8	27
2008/2009	3	16	0	0	5	24
2009/2010	7	11	1	0	4	23
2010/2011	9	0	0	0	6	15
2011/2012	2	1	1	0	3	7
2012/2013	2	0	19	0	3	24
2013/2014	0	2	8	0	4	14
2014/2015	1	0	24	0	6	31
2015/2016	1	1	0	0	4	6
2016/2017	7	0	0	0	16	23
Totals	37	38	60	0	59	194



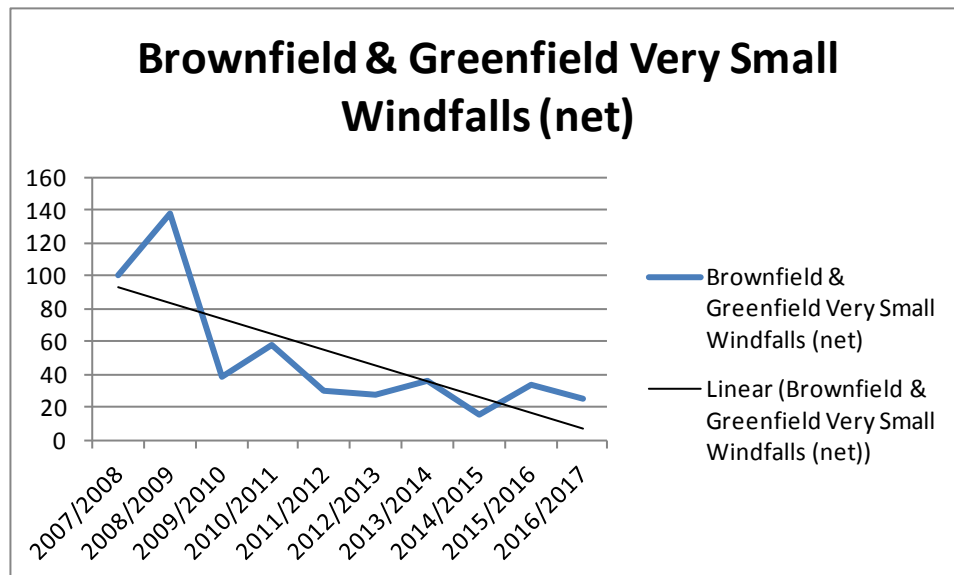




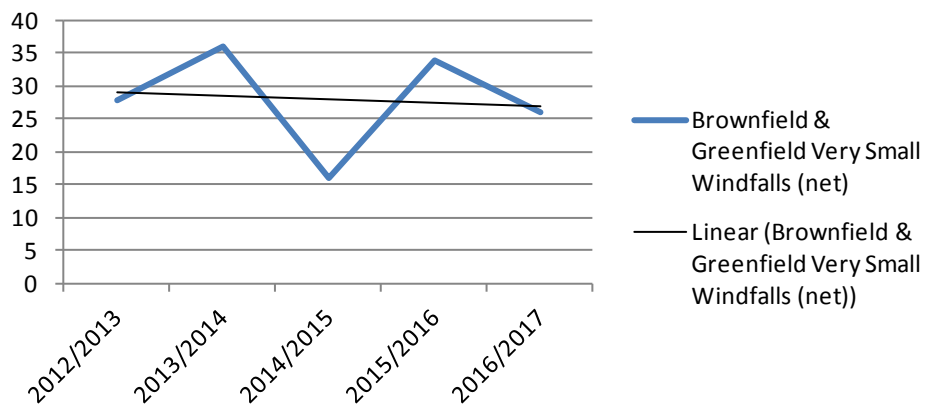


Combined Brownfield and Greenfield Windfalls (2007-2017)

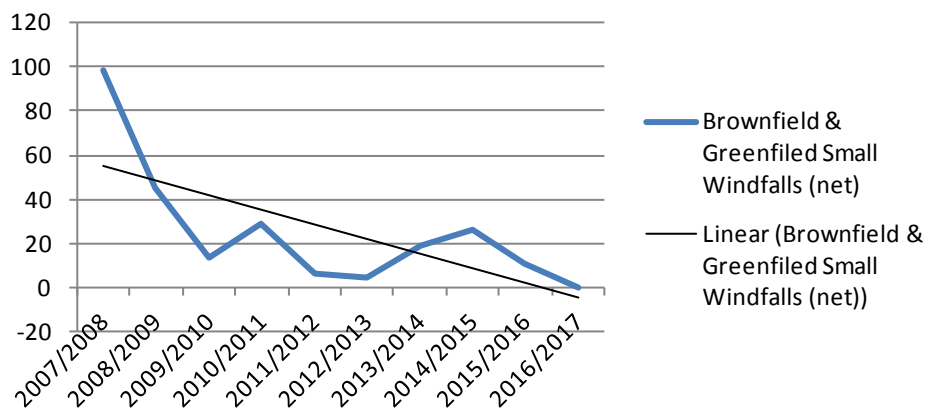
Year	Very Small Windfalls (net)	Small Windfalls (net)	Medium Windfalls (net)	Large Windfalls (net)	Conversions/Changes of Use (net)	Total (net)
2007/2008	101	98	28	23	80	330
2008/2009	138	45	13	74	76	346
2009/2010	39	14	11	17	66	147
2010/2011	58	29	19	172	66	344
2011/2012	30	6	16	21	44	117
2012/2013	28	5	19	12	58	122
2013/2014	36	19	8	45	56	164
2014/2015	16	26	24	0	116	182
2015/2016	34	11	389	0	216	650
2016/2017	26	0	91	0	399	516
Totals	506	253	618	364	1177	2918

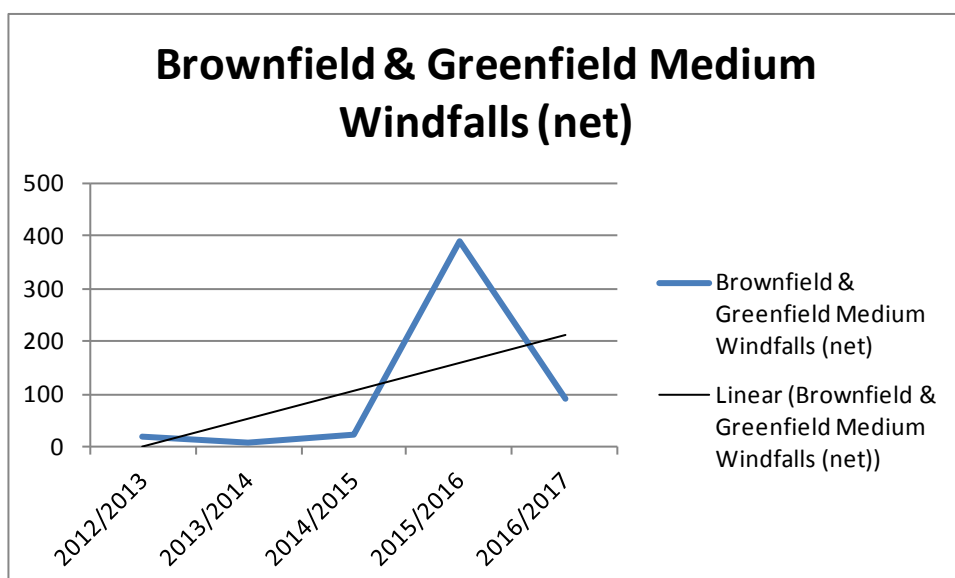
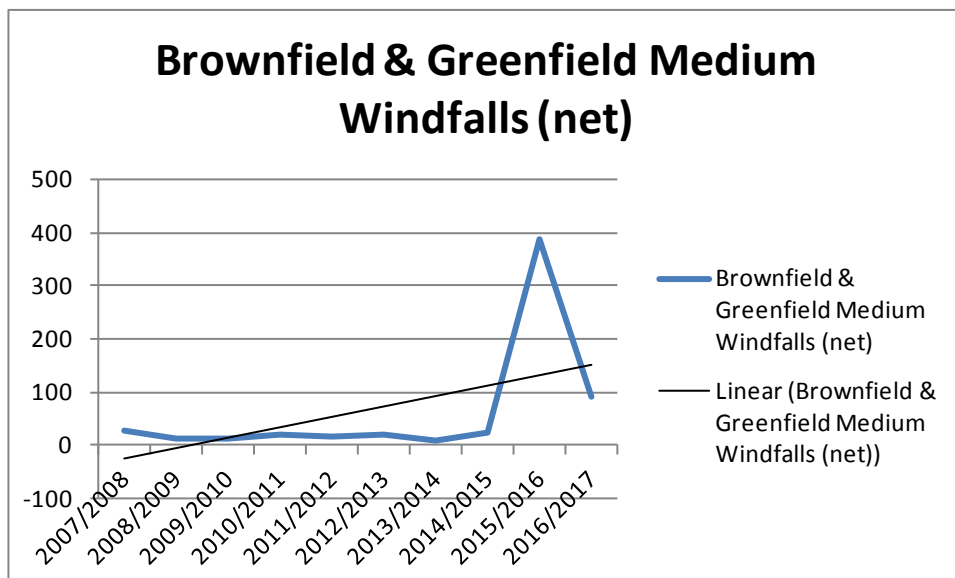
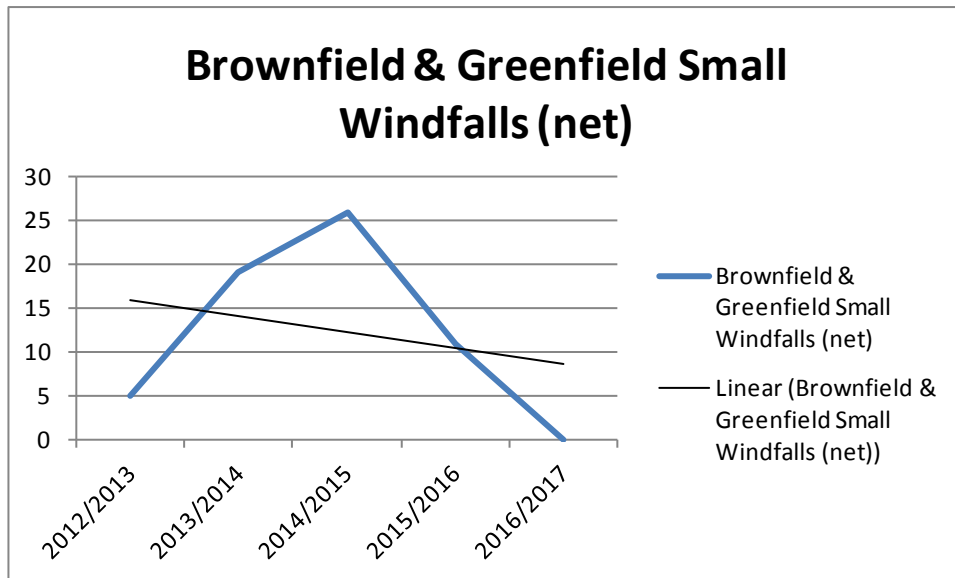


Brownfield & Greenfield Very Small Windfalls (net)

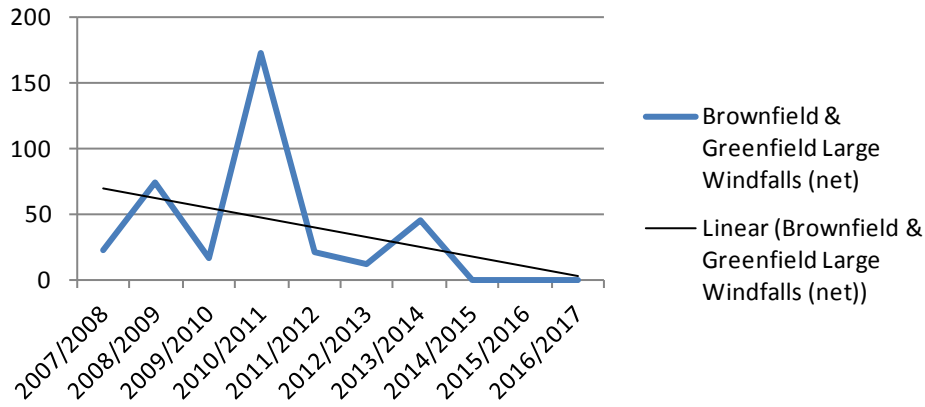


Brownfield & Greenfield Small Windfalls (net)

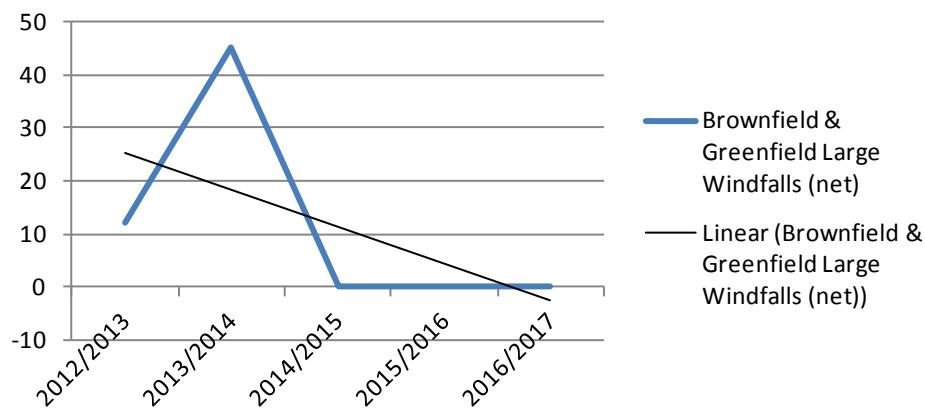




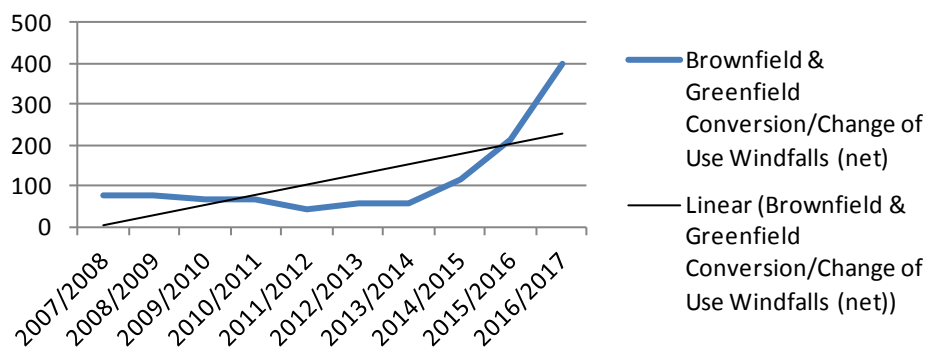
Brownfield & Greenfield Large Windfalls (net)



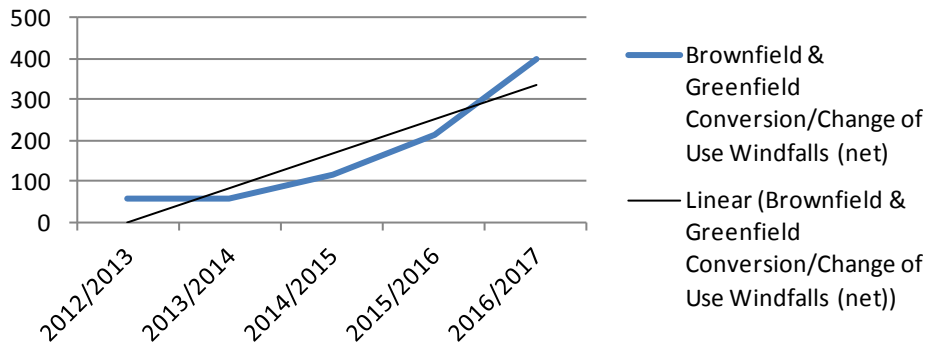
Brownfield & Greenfield Large Windfalls (net)



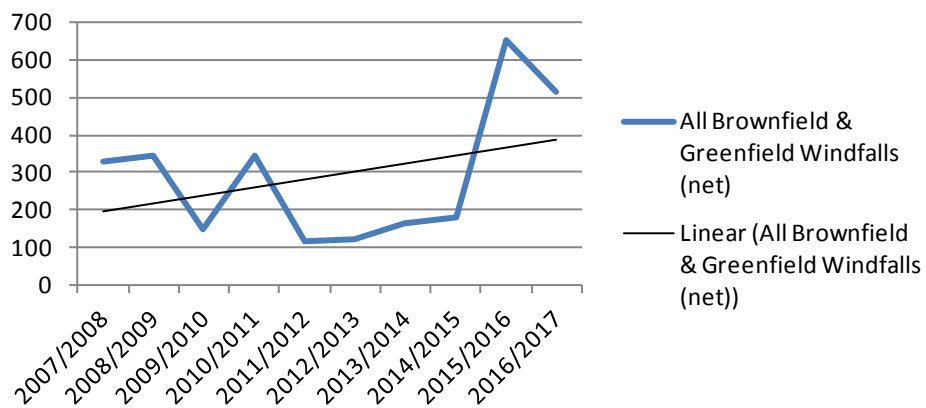
Brownfield & Greenfield Conversion/Change of Use Windfalls (net)



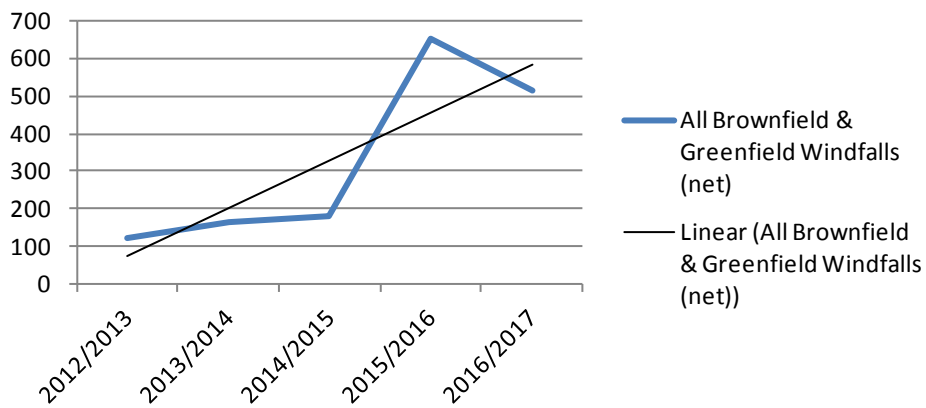
Brownfield & Greenfield Conversion/Change of Use Windfalls (net)



All Brownfield & Greenfield Windfalls (net)



All Brownfield & Greenfield Windfalls (net)



Annex 3

Preferred Sites Consultation Comments and Responses

Support Comments	Response
• Windfalls accurately reflect what actually happens within the City • Agree with the inclusion of windfalls – their omission in previous draft local plan artificially inflated housing need • The inclusion of windfalls is in line with the NPPF. • Support the overall strategy that includes windfall sites • Support windfall inclusion after 5 years • Agree sites over 0.2 should not be included within windfall projections • Agree windfalls should not be included within the first 3 years of the Plan	Our approach to a windfall allowance broadly follows that of the 2016 document. As previously explained housing windfalls other than sites of less than 0.2 ha or conversions and changes of use will not be picked up in any 'call for sites' or allocations exercise as they either fall outside the thresholds currently set or in the case of conversions are extremely difficult to allocate on a site specific basis. The approach we support matches that detailed within the NPPF and NPPG (see paragraphs 2.1 to 2.5 of the 2016 technical paper) We intend to include a windfall allowance after year three to allow unimplemented consents and potential approvals time to progress through the planning system – this should ensure that double counting does not take place. Based on the historic housing completions figures for York, to not include a windfall allowance (based on past delivery on sites below 0.2 ha and conversions compared to overall housing completions) would under estimate and future housing supply by as much as 29% based on the last 10 years housing completions figures. This will obviously change in proportion to the target set for York in future years though it does demonstrate the importance windfalls have made to past housing delivery in York during a period in which a development plan was not in place.

Objections & General Comments	Response
• Inclusion of 152 windfalls per annum is a significant risk to the plan delivery • More detailed evidence base is require • Projections are based on past delivery not based on certainty of the capacity of sources of windfall supply going forward • Phasing should be from year five not year three to avoid double counting • A 10% lapse rate should be considered • Object to a mechanism that provides uncertainty in housing delivery • A historic 10 year period used to calculate future supply should not be used – a less generic approach should be implemented • An allowance of 152 windfalls pa equates to 18% of future housing requirement which is too high. • The lack of an adopted plan has resulted in past high levels of windfall completions. • More housing should be planned for on allocated sites where they are needed. • Windfall sites should be viewed as a bonus not a component of supply	Whilst responding to the objection comments to our windfall paper it is worth considering the following; Windfall sites, as defined in the National Planning Policy Framework (NPPF) (March 2012) are: “Sites which have not been specifically identified as available in the Local Plan process – they normally comprise previously developed sites that have unexpectedly become available.” To include a qualified windfall allowance we have to accept that there is no definitive guidance provided to direct a methodology for calculating future windfalls. Effectively, we have provided evidence showing that historically windfalls have consistently become available within York and have provided a reliable source of housing supply. Our SHLAA does not pick up sites below 0.2 ha due to the threshold set and conversions are extremely unlikely to be picked up in any urban capacity study. Our trend analysis shows in the case of very small windfalls that a levelling out of supply has been experienced over the last 5 years following a steep decline during a recessionary period. Conversions and changes of use have increased in both the long and short term and it could be argued that a greater allowance should be included within the future trajectory. We have projected a cautious level in future windfall supply compared to more recent trends, especially in terms of conversions, and we will adjust any future potential supply annually to reflect market changes that will no doubt take place during the Plan period.

• Appreciate windfalls have provided a consistent level of housing supply in the past, however, their inclusion reduces flexibility in supply if allocations do not deliver as anticipated • A more flexible approach should be taken throughout the plan period. A 10% reduction to windfalls should be considered especially given the high levels of conversions of office space in recent years that is a finite resource. • Previous high rate of windfall delivery is questionable and this uncertainty should be reflected. • Accept that windfalls should be included after 5 years of the plan. However, the evidence does not justify such high levels projected forward. Levels should relate to the average since 2009/10 of 31 per annum. • CYC do not adequately justify a windfall allowance of 152 dwellings pa. The windfall allowance should be based upon a reconsideration of delivery, particularly from changes of use and conversions. • Projections of very small site windfalls below 0.2 ha are understandable. Changes of use and conversions are less predictable and viewed with caution. • Other authorities use alternative methods of incorporating a windfall allowance across the plan period.	Whilst considering our methodology we have looked at other approaches taken by local authorities nationwide and we are confident that our approach is robust by comparison. Our projections have been based on past delivery rates not on unimplemented consents. This should ensure our projections are based on actual events not on the promise of development that may change over time. We have used a rolling ten year evidence base that covers a full cycle of market conditions. A longer period would reflect more buoyant market conditions, whilst a shorter period may only reflect adverse or aggressive market condition over that shorter period of time. The methodology within our earlier paper considered a lapse rate to be applied to the windfall projection. However, due to current increasing trends within the windfall categories we intend to project forward a reduced rate does not appear to be appropriate at this time. Whilst the 10 year period used to evidence our windfall completion rates covered a time in which York had no adopted development plan (and hence limited allocation land) the categories we proposed to use to support a qualified windfall allowance would not have been picked up in a SHLAA or call for sites exercise due to threshold levels and difficulty in picking up specific conversions.
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	When we allocate housing development we plan to build in flexibility within this supply to ensure no shortfall takes place at the end of the Plan period.
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Annex 5: SHLAA Assumptions Evidence Base

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1. Non- Implementation Rates in the Future Housing Land Supply

1.1. Introduction

It is considered usual that not all housing consents will result in completions over a specific period of time. Potential causes of non-implementation or significant delay to residential development can include the following;

- speculative applications (e.g. selling property with the benefit of planning permission to increase property value on the open market)
- market conditions e.g. the landowner cannot achieve the value of the land that will justify the disposal of the asset
- Conditions sign off/legal agreement delays
- land ownership disputes
- appeals/judicial reviews
- personal health
- a developer cannot secure finance or meet the terms of an option
- reduced capacity following full site appraisal
- engineering/access issues
- materials shortages

Whilst this list is not exhaustive, it highlights a number of reasons why potential housing delivery may not match exactly the levels of permissions granted. It is, therefore, justifiable and reasonable to make an allowance to take account of this uncertainty.

The application of a non-implementation to the housing trajectory should help to understand delivery across the plan period.

1.2. Context

National Context

At the national level, the Department for Communities and Local Government identified¹ a 30–40% gap between planning permissions granted for housing and housing starts on site. They suggest that 10–20% of permissions do not materialise into a start on site at all and, in addition, an estimated 15–20% of permissions are re-engineered with a permission re-sought. Changes to planning permissions can have the effect of delaying completions and increasing the overall lead in time of the scheme as well as potentially altering the total number of dwellings delivered.

However, this national position is undoubtedly skewed by the very high lapse rates which occur in London.

Planning Advisory Service (PAS)

¹ DCLG Presentations to the HBF Planning Conference (September 2015)

Whilst neither the National Planning Policy Framework or National Planning Policy Guidance makes specific reference to this characteristic within the housing supply it has become established practice to apply a 'lapse rate' to housing consents to account for this uncertainty.

In an effort to clarify certain issues related to producing a 5 Year Land Supply following events held in Autumn 2014, PAS produced a set of 'Frequently Asked Questions', one of which considered lapse rates, as follows.

Q: Is there any common practice for applying a lapse rate or discount for non-delivery and if so to what extent? For example on all units or only those that have yet to commence?

A: There are examples of cases and Inspectors supporting the need for an allowance but also recognising that one is not necessary. The contradictory appeals are due to different circumstances. The issue of an appropriate discount on the delivery of sites has been discussed at length in the Bloor Homes East Midlands Ltd v SoS and Hinckley and Bosworth BC 2014] EWHC 754 (Admin) 19 March 2014 High Court decision where it was found that the Inspector failed to deal with the need to make a 10% discount from the notional delivery on larger sites and which might have led the supply to be less than five years' worth. More recently in November 2014 an appeal in Stratford on Avon (APP/J3720/A/14/2215757) considered the issue of lapse rates and the 5% versus 10% rate. The need for this type of allowance will depend on the robustness of your evidence about the sites relied upon to deliver housing. The decision about whether to include an allowance for non-implementation depends on how robust the delivery information is considered to be, and is only necessary where there is uncertainty about whether some of the sites are going to come forward. If you have a good evidence base including from developers that confirm sites will come forward there may not be a need for a lapse rate. However, if you have significant number of small sites which you don't have reliable information about then a non-implementation rate based on past data might be useful. It is suggested that as part of the risk review advocated by the Practice Guidance an assessment of the evidence and need for any allowance is considered. If a rate is going to be applied it is suggested that this is based not on a standard approach but on historic data which sets out the number of permissions compared with completions on similar sized sites.²

As can be seen from the answer provided above, PAS consider that there is no definitive approach to applying a non-implementation rate on extant housing consents other than to ensure that the approach is robustly evidenced. To ensure a robust approach, planning authorities should make an informed decision that is based on historic local permission and completion analysis.

Evidence of Inspectors Decisions

² <https://www.local.gov.uk/pas/pas-topics/local-plans/five-year-land-supply-faq#20>. Is there any common practice for applying a lapse rate or discount for non-delivery and if so, to what extent? For example on all units or only those that have yet to commence?

The application of appropriate non-implementation rates has been tested through a number of decisions made by Inspectors in cases examining the future housing supply, including:

- **Land at Stanbury House, Basingstoke Road, Spencers Wood, Reading RG7 1AJ, Appeal Ref: APP/X0360/W/15/3097721, 20 June 2016**

“Although the potential application of a lapse rate was discussed during the Inquiry and referred to in the evidence, one is not included in the SHLAA and nor does the appellant request the application of one. I also note that Beech Hill Road Inspector did not apply a lapse rate at that appeal. Nonetheless, for the reasons set out throughout this subsection I consider that a lapse rate of 10% is warranted on the evidence before me”.

- **Land off Stratford Road, Hampton Lucy CV35 8BH, Appeal Ref: APP/J3720/A/14/2215757, 3 November 2014**

“The Council considers that a 5% deduction (to sites with planning permission) reflects local circumstances and the buoyant housing market within the District. The appellants, on the other hand, refer to other appeal Decisions where Inspectors and the Secretary of State have accepted a lapse rate of 10% to ensure a robust 5 year supply figure. There is no evidence before me relating to past take up rates. As such, I consider that the more cautious approach should be used in this case with a 10% deduction applied in order to ensure that the housing land supply figures are robust and boost significantly the supply of housing in the District”.

“In terms of supply, I consider that the Council’s figure of total supply should be adjusted to reflect the removal of the windfall allowance and the use of the appellants’ figures for dwellings with full and outline planning permission (684 and 849 dwellings respectively) which incorporate a 10% deduction for non-implementation and a smaller increase in the number of dwellings expected to come forward on the site on land to the west of Shottery.”

- **Land at Todenham Road, Moreton in Marsh, Gloucestershire GL54 9NL, APP/F1610/A/10/2130320, 12 April 2011**

“In terms of the supply of housing land, there are some key differences between the parties. I agree with the appellant that a 10% deduction should be made in respect of rural exception sites and large sites with planning permission, as has been done for small sites with planning permission, to allow for some non-delivery [104]. Other than this, I see no real reason to doubt the Council’s contention that the figures for building out these large permissions can be regarded as reasonably robust; development need not be limited to 50 dpa, particularly where there is more than one developer involved, or the provision of an element of affordable housing [64].”

- **Land known as Moat House Farm, Elmdon Road, Marston Green, Reference APP/Q4625/A/11/2157515, 21 February 2012**

“It is common ground that there are sites with planning permission for a total of 1,222 dwellings. The Council’s position is that while in previous calculations of housing land provision it has applied a discount, to allow for the likelihood that not all of the permissions would be implemented, it no longer believes that approach to be appropriate. Given the current economic climate, I consider the assumption that

every one of the 1,222 dwellings will be built is somewhat optimistic. The appellant submitted evidence that local planning authorities generally deliver substantially fewer dwellings than they anticipate in their land supply calculations, such that a sizeable discount might be justified. Predicting the number of planning permissions that will be implemented can never be done with any certainty, but I consider the application of a 10% discount, an approach widely practised when undertaking calculations of this kind, to be fair and reasonable.”

- **Land between Station Road and Dudley Road, Honeybourne, Worcestershire, APP/H1840/A/12/2171339, 24 August 2012**

“In terms of housing supply calculations and the need to identify a supply of specific and developable sites, I am aware that the Appellant’s approach was not to argue for exclusion of any site. The Appellant simply referred to the circumstances of each and concluded that a 10% reduction was justified overall and reasonable having regard to lapses, delays and reduced delivery. The comparison of the 2006 AMR forecasts with actual deliveries showed this was justified and conservative. Moreover, this approach is supported by “Housing Land Availability” DOE, Planning and Research Programme Paper, Roger Tym and Partners 1995 and it was accepted in planning appeal decisions at Moreton in Marsh and Marston Green. I recognise from the table included in the Appendix to APP16 that delivery is often less than expected. Overall I consider it is reasonable to allow for a 10% discount on sites with planning permission.”

1.3. Other Local Authority Examples of non-implementation rates

The issue on non-implementation rates has been explored by different local authorities. Authorities have approached the subject differently with some acknowledging that the rate should only reduce some elements of the potential supply which demonstrate a high lapse rate, whilst others have applied a blanket approach to their extant consents and allocations. Examples of other authority percentages used in their housing trajectories are:

- Lichfield District Council – 5% non-implementation rate
(Lichfield District Council Five Year Housing Land Supply Paper 2017)
- Selby District Council – 8% non-implementation rate
NB: This is not applied to allocations identified in the five year supply as lapses mostly comprise of small windfall sites.
(Selby District Council 5 Year Housing Land Supply Report, 2017)
- Cheltenham Borough Council – 10% non-implementation rate
NB: This is conveyed as a 90% implementation rate for small sites up to 5 dwellings should be applied to the trajectory
(Cheltenham Borough Council Five Year Housing Land Supply Paper, 2017)

- Maldon District Council – 5% slippage and non-implementation rate. (Maldon District Council Five Year Housing Land Supply Paper, 2017).

1.4. City of York Authority Evidence of Non-Implementation Rates

Evidence base

We have conducted research on historic housing consents and completions dating back over a 10 year period (from 1st April 2004 to 31st March 2014). It should be noted that sites consented within the last 3 years are not included within the calculation as they have not had an appropriate time for development to lapse given the attached planning condition:

“The development shall be begun not later than the expiration of three years from the date of this permission”.

A total of 7,957 net housing permissions were granted over the monitoring period³. The table below provides a breakdown of how sites had progressed to a base date of 1st April 2014 in terms of their development status.

	Net Number of Homes Approved	Adjustment from original consents	Net Homes Following Adjustment
Expired Sites	572	-572	0
Complete/Complete through reserved matters applications or more recent approvals	4548	-11	4537
No start to original consent, however, new approval granted/pending consideration	271	-50	221
Sites under construction or awaiting next phase of originally consented scheme	2566	73	2639
Totals	7957	-560	7397

Reductions/Increases to original consents	12
Expired Sites	-572
Total	-560

For clarity, the table detailing the status of consents shows:

- A total of 572 homes granted consent have now ‘expired’.
- From an original total of 4,548 homes granted consent, 4537 homes have now been completed following amendments to original approvals.
- Of 271 net new homes granted approval more recent amendments to the schemes has resulted in a reduction in this number by 50 homes to a total of 221 net new homes (These sites have yet to commence but are not expired)
- From an original 2566 homes granted consent, this figure has risen to 2639 following amendments, all of which are in schemes under construction or awaiting phasing on ongoing sites.
- The net total of homes following amendments to the original consent has been reduced by 560

Resulting non implementation rate

³ From 1st April 2004 to 31st March 2014

Based upon the information collected over a 10 year period (2004-2014), the non-implementation rate in York equates to **7%**. This is based upon our analysis of all original consents data on sites that have resulted in completions, ongoing construction, amendments to original capacity approvals and expired sites. It should be noted, however, that further amendments could take place on sites still awaiting a start to development or subject to further approval which may alter the original capacities. In addition, there is limited evidence for the larger sites of strategic size for which very little local comparable evidence of delivery rates is available.

City of York Council Housing Implementation Survey

During the period 9th November to 15th December 2015, CYC conducted an on-line housing implementation survey.

The survey was aimed at professionals working within or on behalf of the house building industry. Whilst targeting relevant contacts within the Local Plan data-base, the details of the survey were also forwarded to representatives of the local Home Builders Federation (HBF), National House Builders Federation (NHBC) and York Chamber of Commerce to inform their members of the survey.

The survey presented questions on all aspects of site development to gain an understanding from the industry in relation to assumptions that should inform the emerging Local Plan evidence base.

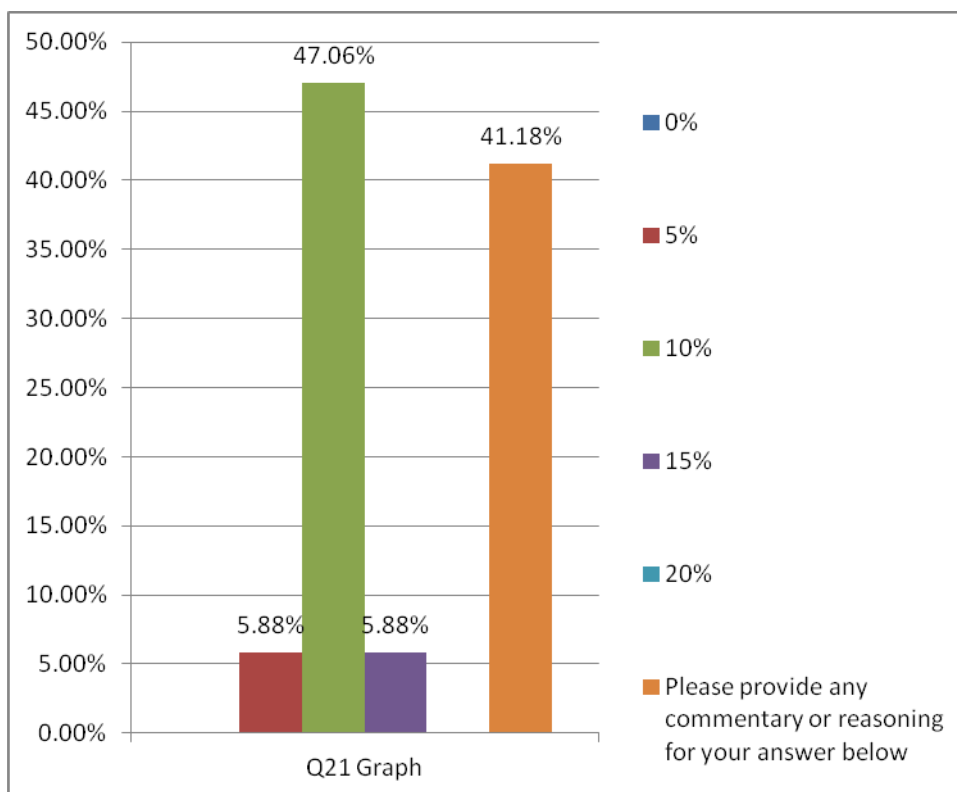
The Survey presented the following questions in relation to applying a non-implementation rate to housing consents and allocations within the housing trajectory.

Q21 *Non-implementation of planning consents is a factor influencing annual completions and therefore housing trajectory. Non-implementation rates vary over time, and an average of 10% of consents in the York area have remained unimplemented. Using the options below, please indicate what you feel would be a reasonable estimate for non implementation of housing consents and allocations.*

17 responses were made to this question with the following results :

- 47% of all respondents considered that applying a 10% non-implementation rate to housing consents in York was reasonable
- No support of lower than a 5% or higher than a 15% non-implementation rate was made
- A summary of comments made to this question are as follows
 - o As 10% is the historic non-implementation rate in York this is an appropriate measure;
 - o 20% has been used where there is evidence to back this figure up. 10% is usually seen as the appropriate amount;
 - o Costs/market conditions affect delivery rates;

- o Outline consent is granted on sites without developers involved. Once developers purchase a site they will not sit on it long if at all possible as they will wish to recoup their costs as quickly as they can;
- o a large elderly housing provider has completed all approved consents for housing;
- o Stop land banking! Let people who want to build to create a home build.



1.5. Windfall Technical Paper (2017)

A Windfall Technical Paper has been produced ([Annex XX to this SHLAA](#)). In determining a justified windfall figure to include in the plan, it was deemed appropriate to include a non-delivery rate specifically to windfalls. Further information on how this was determined should be sought from the technical paper.

Given that windfalls are already discounted, a further reduction should not be applied to avoid double counting.

1.6. Conclusions for non implementation rates

It is apparent that when considering the application of a non-implementation rate, a balance is required to ensure the most appropriate figure is applied, where demonstrated necessary.

The local evidence base collated demonstrates that it seems reasonable to apply a non-implementation rate in York. Whilst analysis of the planning consents identified a lapse rate of 7%, it is reasonable to allow some flexibility for the larger sites wherein there is limited evidence of delivery. Furthermore, responses received through the housing implementation survey generally suggest that it seems reasonable to apply a rate of 10%. A figure of 10% also aligns with similar rates used in inspectors decisions used nationally and examples from other Local Authorities.

For this reason, York consider it justified to apply a 10% non-implementation rate to extant planning permissions and site allocations identified for housing development.

2. Lead in Times and Housing Delivery Rates

2.1. Introduction

The approach to lead-in times and build out rates has been influenced by the information and evidence received through developer submissions to consultations as well as the Housing Implementation survey. The outcomes of this support the housing trajectory assumptions.

2.2. Developer evidence

Submissions from agents received during the Preferred Sites and Pre-Publication Draft Regulation 18 Consultation (September 2018) on strategic sites (over 5 ha) presented a varied response. Responses are summarised below.

ST2: Former Civil Service Sports Ground, Millfield Lane

Evidence submitted on behalf of the developer agreed with the suggested capacity of the site of approximately 266 that reflects the current planning application. The estimated phasing for this site should see an immediate delivery that should contribute to the first 5 years of the Plan. No further information on annual delivery rate was provided.

ST4: Land adj. Hull Road and Grimston Bar

A technical report on housing issues produced on behalf Developer stated that in their experience sites with a capacity of less than 250 units tend to be built out by one housebuilder using one outlet. As such a reasonable average annual delivery rate in York is 40 dpa for sites with a capacity of less than 250 units. On sites of less than 100 units it was assumed that a lower delivery rate of 25 dpa as these sites are likely to be built by smaller housebuilders.

The report goes on to state that on sites with a capacity of between 250 and 500 units there is often a second developer delivering units simultaneously. As such

annual delivery rates increase but not exponentially to the number of housebuilders or delivery outlets. Based on previous experience, sites with 2 outlets deliver approximately 65 dpa.

On large-scale sites with a capacity of greater than 500 homes the report concludes that there are often up to 3 housebuilders/outlets operating simultaneously. This would not necessarily increase delivery exponentially, however, it could be expected that 3 outlets would deliver approximately 90dpa.

Lichfields considers that it would be appropriate to apply the following delivery rates identified:

	0-100 units	100-250 units	250-500 units	500+ units
Annual Delivery	25 dpa	40 dpa	65 dpa	90 dpa

The report recognises that there will be a number of sites in York that may well exceed the levels indicated within the table, whilst there will also be some that fall short of these numbers subject to local market conditions, general economic conditions, proximity to a competing site, housing market area, type and quality of homes provided and the size of the development.

ST7: Land East of Metcalfe Lane

For this site the agent envisaged that a planning application would be submitted in 2019, following the adoption of the Local Plan (2019), with the first completions on site being carried out in 2019/20 following the submission of a hybrid planning application and initial site infrastructure works.

The site offers the potential for three builders to develop the scheme simultaneously with the potential for at least 90 homes pa with the potential to deliver up to 120 homes pa. A further option of 4 builders on a site of more than 1000 homes could be possible. However, it was considered sensible to base the delivery trajectory for this site on three builders delivering at least 90 homes pa.

The proposed community infrastructure and areas of open space will be delivered commensurate with the progression of the development and made available for use as required.

ST8: Land North of Monks Cross

Similar to ST7 the agent envisages a planning application will be submitted in 2019, following the adoption of the Local Plan, with the first completions on site being carried out in 2019/20 following the submission of a hybrid planning application and initial site infrastructure works.

The site offers the potential for three builders to develop the scheme simultaneously with the potential for at least 90 homes pa with the potential to deliver up to 120 homes pa. It was considered sensible to base the delivery trajectory for this site on three builders delivering at least 90 homes pa.

The proposed community infrastructure and areas of open space will be delivered commensurate with the progression of the development and made available for use as required.

ST9: Land North of Haxby

The agents support the estimated development capacity of the site of 735 homes and confirm that this can be delivered in the Plan period.

ST14: Land West of Wigginton Road

The agent envisages a planning application will be submitted in 2019, following the adoption of the Local Plan, with the first completions on site being carried out in 2019/20 following the submission of a hybrid planning application and initial site infrastructure works.

The site offers the potential for three to four house builders to develop the scheme simultaneously with the potential for at least 120 homes pa with the potential to deliver up to 150 homes pa.

ST15: Land West of Elvington Lane

Agents on behalf of the site owner submitted draft housing delivery trajectories for ST15 with versions indicating up to 257 new homes pa commencing in 2021. Additional submissions for alternative boundaries for this location also considered that the site offers the potential for three to four house builders to develop the scheme simultaneously with the potential for at least 120 homes pa with the potential to deliver up to 150 homes pa.

It was also confirmed that the proposed community infrastructure and areas of open space will be delivered commensurate with the progression of the development and made available for use as required.

2.3. City of York Council Housing Implementation Survey

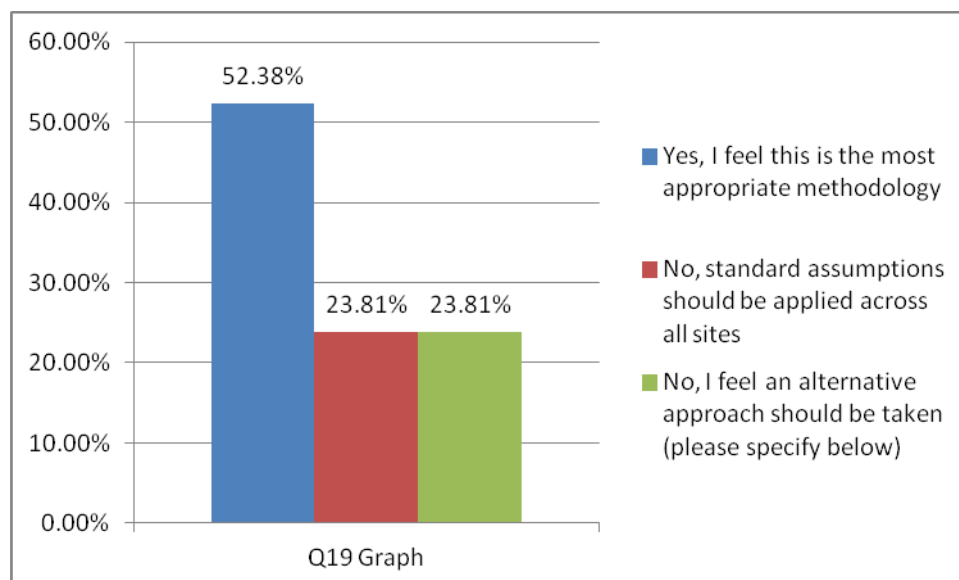
During the period 9th November to 15th December 2015, CYC conducted an on-line housing implementation survey. The survey was aimed at professionals working within or on behalf of the house building industry. Whilst targeting relevant contacts within the Local Plan data-base, the details of the survey were also forwarded to representatives of the local Home Builders Federation (HBF), National House Builders Federation (NHBC) and York Chamber of Commerce to inform their members of the survey.

Below are extracts from the Survey relating to housing delivery rates and lead in times for sites

Q19 *The Local Plan will need to make assumptions around the lead-in times and annual completion rates of it's allocations, in order to produce a 'housing trajectory', which charts overall delivery through the plan period. As part of the land assessment process to date, data has been received from individual site promoters on their potential lead-in times and annual completion rates. This data responds to site specific circumstances, and consequently varies site by site. Do you think this data should be used as the basis for developing a Local Plan housing trajectory, or should standard assumptions or an alternative approach be taken?*

21 responses were made to this question with the following results:

- Over 52% believed that the methodology proposed was appropriate
- 23.81% preferred that industry standard lead in times should be applied, whilst
- A further 23.81% believed an alternative approach should be taken



Where respondents indicated that they believed an alternative approach should be taken their comments are summarised below:

- If a house builder/developer have provided information on a scheme they are involved in this information should be used as they have the experience and knowledge to accurately predict delivery rates as they will be aware of the site and local market.
- Where non-developers, such as land owners or promoters, are proposing build rates then these should be verified by the development industry, such as the HBF.
- In agreement with the methodology being used
- A site by site appraisal is appropriate with the council needing to apply its own judgement on information provided by developers tempered with their own evidence. To rely on one without the other could distort and undermine the accuracy of the approach.

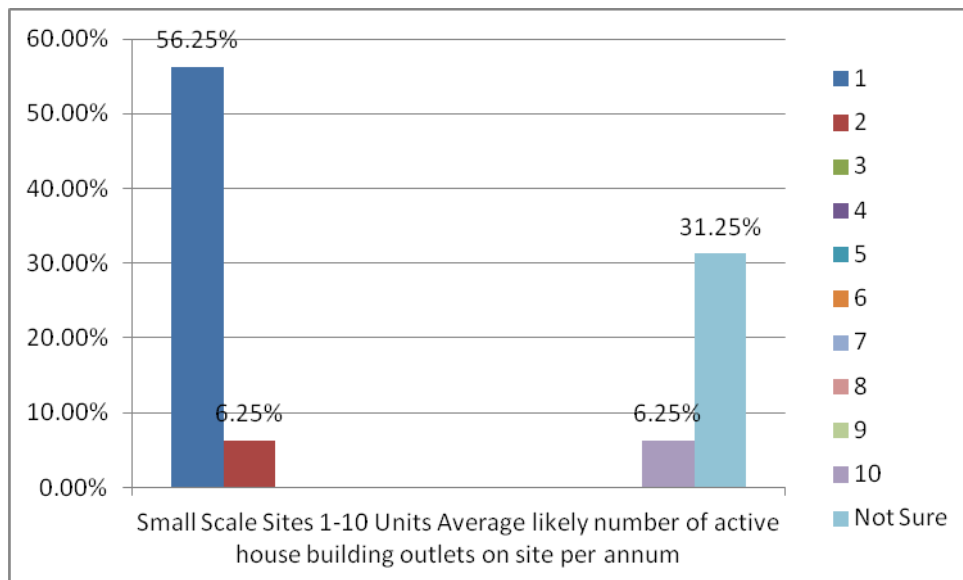
Q20 Lead in times to first completion will vary across different sites, with the rough arbiter of scale of site generally correlating to length of lead in time. Please indicate using the drop down boxes below, what you feel would be reasonable minimum lead-in times for the categories of site size indicated. Annual completion rates will also vary across sites, with number of active house-building companies (or 'outlets') per site, again linked broadly to scale of site, being a key factor. Using options in the second column below, please indicate what you feel would be the maximum number of outlets for each of the site sizes give. Finally, the number of annual completions per developer will also be a factor in site delivery, the third column below contains options for you to indicate number of site completions (including affordable housing) per house-builder per annum, across the range of site sizes.

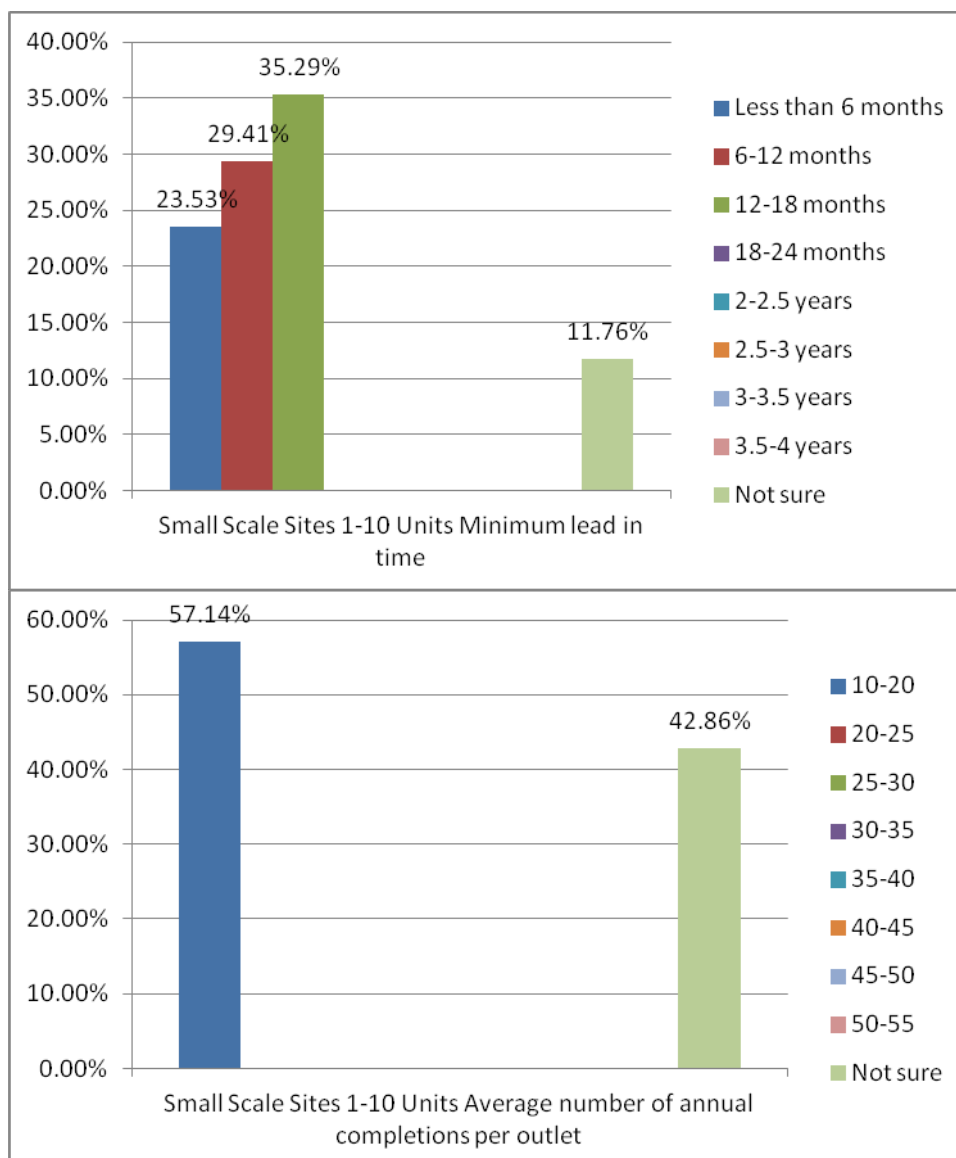
18 responses were made to this question with the following results:

The following general conclusions can be made from the responses made for each category of site based on size/capacity.

Small Scale Sites of 1-10 Homes

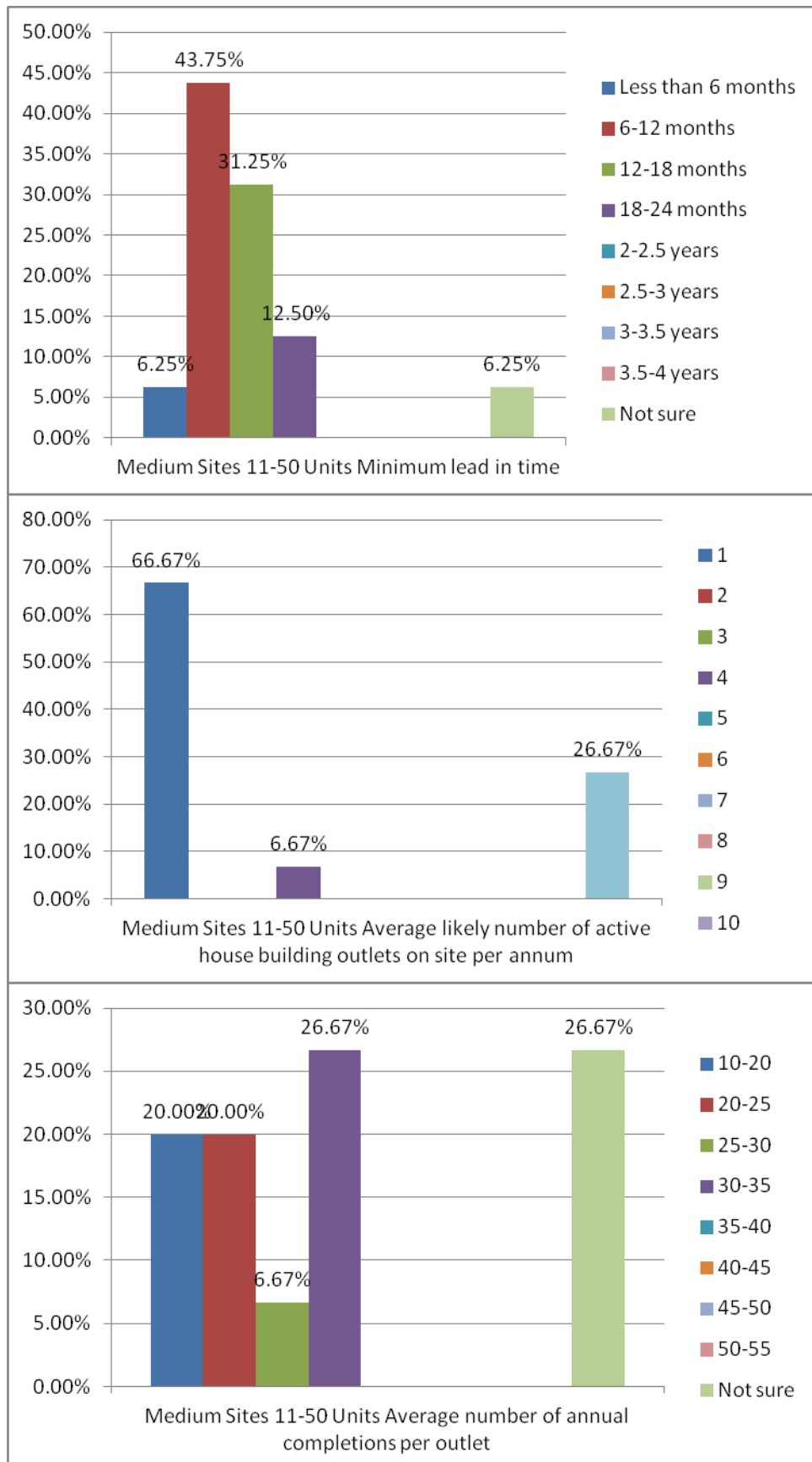
- Almost **65%** of the responses to this query believed that this type of site should provide the first completion within a lead in period of **6-18 months** with a further **23.5%** believing this would take **less than 6 months**.
- Just over **56%** thought that just one house builder would operate on site (**31.5% were unsure**).
- In terms of completions **57%** thought that full completion would be **within one year** (although almost **43% were unsure**).





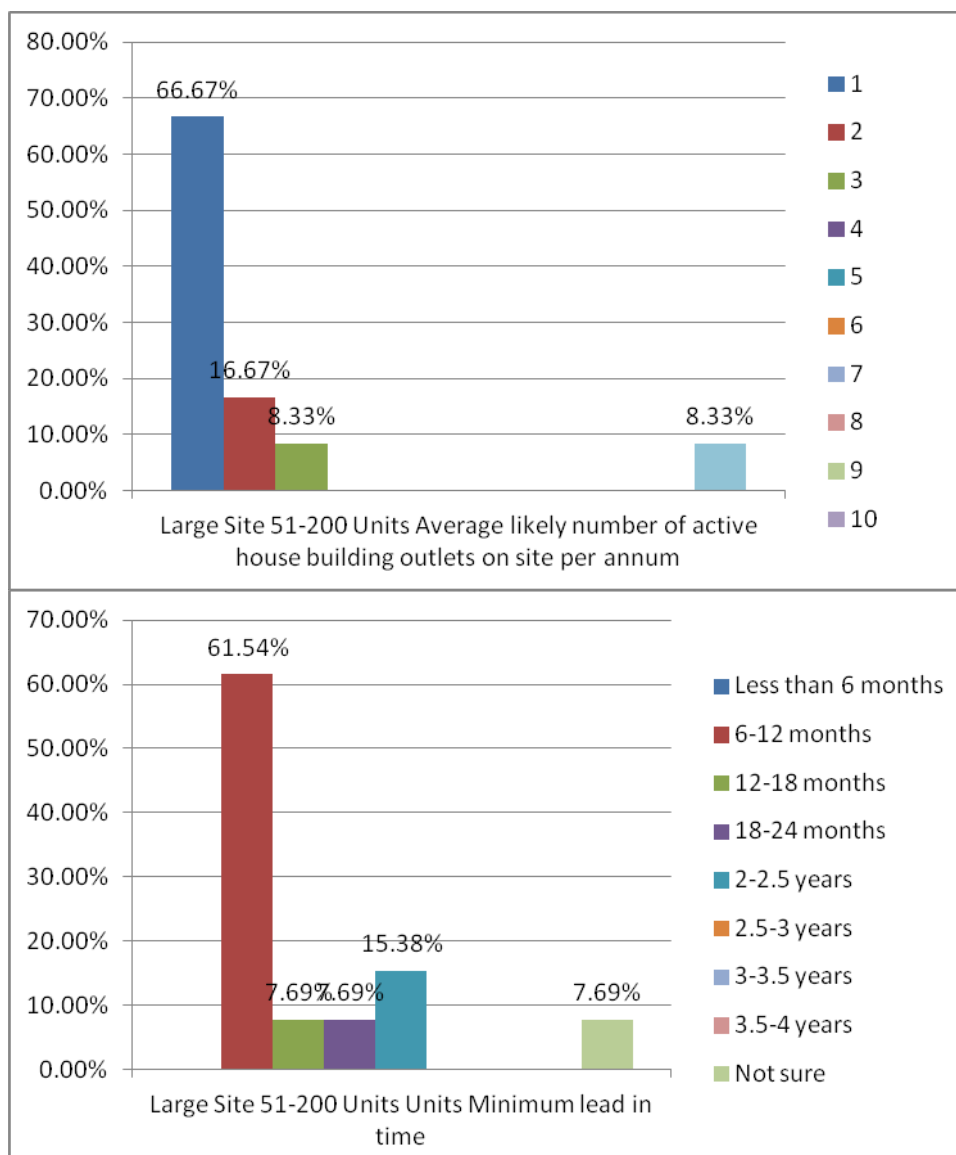
Medium Sites of 11-50 Homes

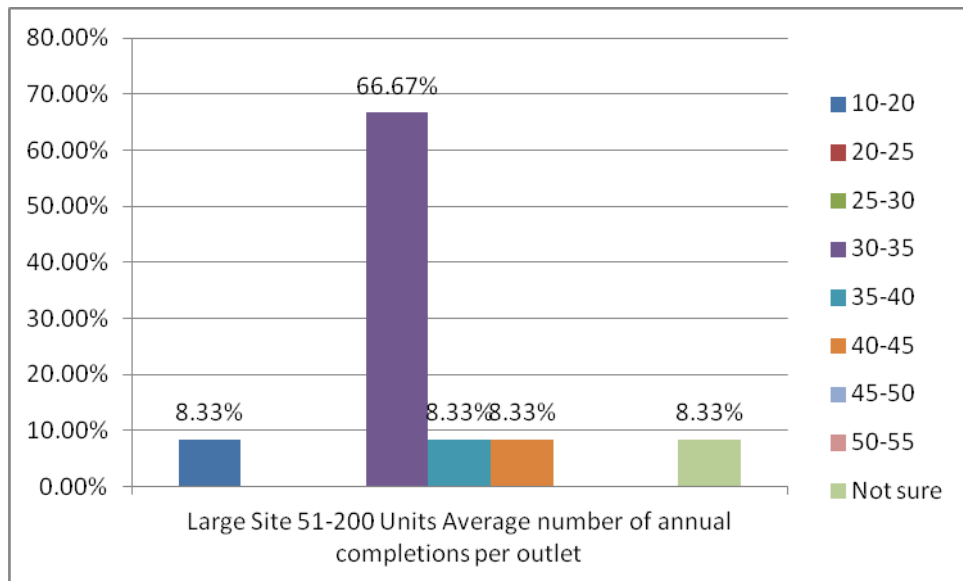
- Exactly **75%** of all respondents indicated that they believed that the minimum lead in times on this type site would be from **6 to 18 months**.
- **66.7%** of the respondents believed that just one active house builder would operate on site. Whilst,
- the responses to the anticipated annual delivery rate per developer varied between **10-20 per annum (20%)**, **20-25 per annum (20%)** **30-35 per annum (26.7%)** and a further **26.7%** were unsure.



Large Sites of 51-200 Homes

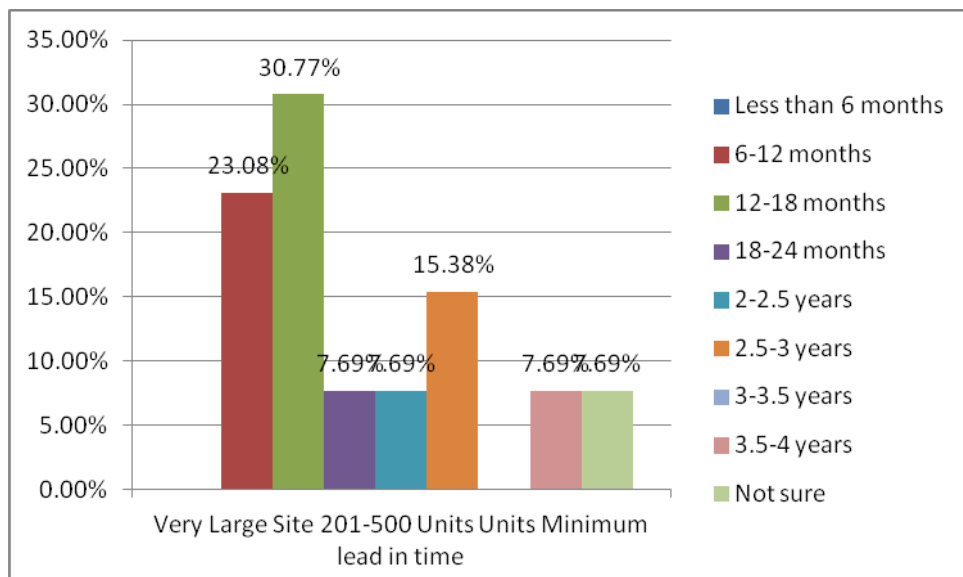
- By far the largest proportion of respondents (**61.5%**) believed that there would be a lead in time of **6 to 12 months** for this type of site before the first completion could take place.
- **66.7%** of responses indicated that a sole builder was likely to develop the site,
- the same proportion of responses (**66.7%**) fell into the **30-35 completions per annum per developer** category.

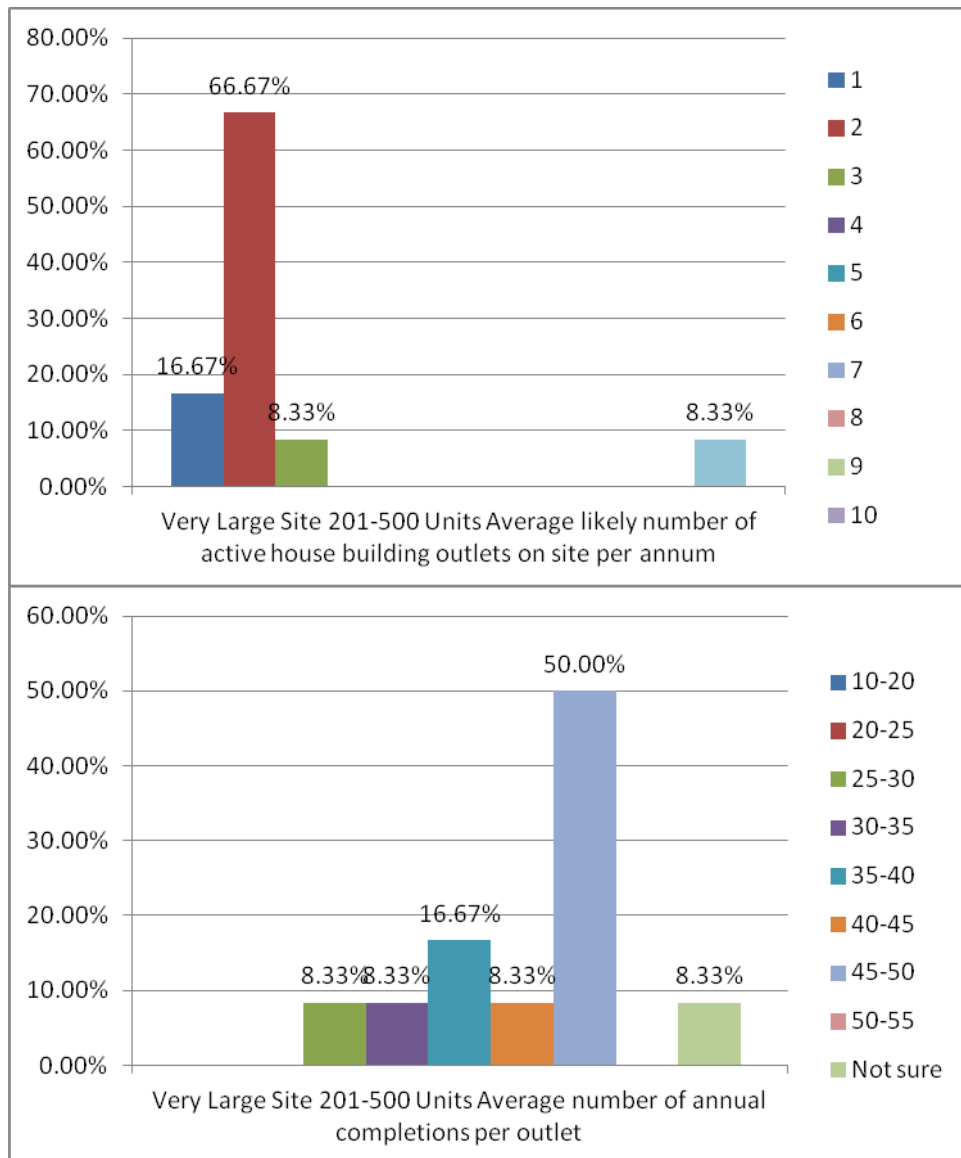




Very Large Sites of 201 to 500 Homes

- In response to the question on lead in times for this site type answers varied from **6 to 12 months (23%)** to **2.5 to 3 years (15.4%)**, however the largest amount of responses fell within the **12-18 months category (30.8%)**.
- **66.7 %** of respondents believed that the likely number of building companies developing on site was **2**.
- A wide range of responses was made to the annual completions rate per developer anticipated for this type of site from **25-30 homes per annum (8.3%)** up to the most common return of **45-50 homes per annum (50%)**



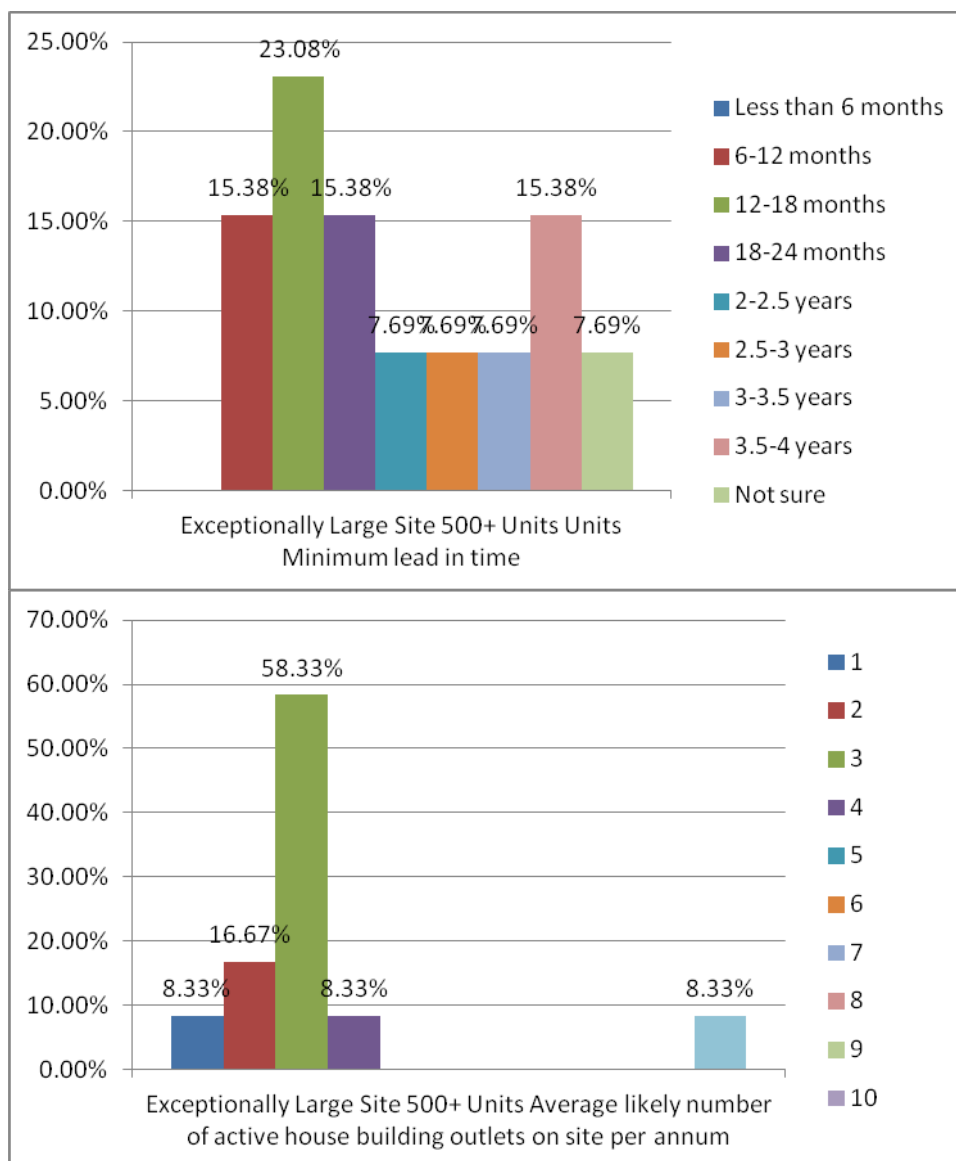


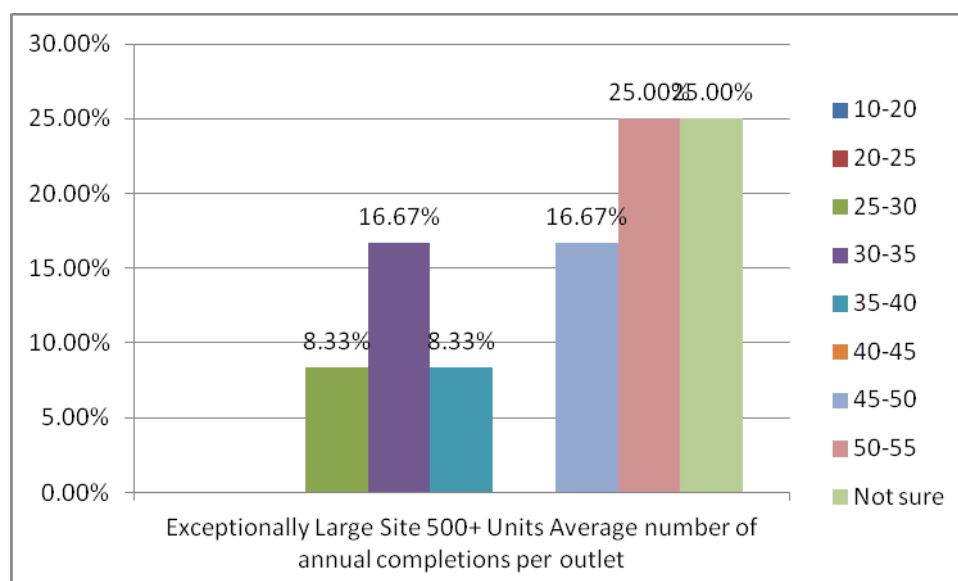
Exceptionally Large Sites of 500+ Homes

A diverse range of responses to the question relating to lead in times to this type of site produced the following results

- o 6-12 months (15.4%)
- o 12-18 months (23%)
- o 18-24 months (15.4%)
- o 2-2.5years (7.7%)
- o 2.5 – 3 years (7.7%)
- o 3 – 3.5 years (7.7%)
- o 3.5 – 4 years (15.4%)
- o The remainder were unsure
- The largest response to the likely number of building companies developing on site was 3 (58.3%), however, suggestions of 2 builders at 16.7% and both 1 and 4 builders had equally 8.3% of the proportion of responses.

- Further diversity of responses was experienced with the number of annual completions question in this site type per developer. Responses ranged from 25-30 annual completions (8.3%) to the joint common response of 25% with 50-55 annual completions. A further 25% were unsure.





Other comments

A number of further comments were made to this question and are summarised below

- Output on exceptionally large sites would be around 100 per year, however, information on site specifics should take preference.
- Site specific information should override any generalisations
- Specialist accommodation cannot be phased and are brought to the market complete. Lead in time from acquisition of site to planning consent is 12-18 months with construction taking a further 12-18 months
- Site specifics should be taken into account. New settlements will have a longer lead in time (5+ years) depending on infrastructure requirements
- Most development sites need to allow a period for land acquisition and technical approvals obtained
- Even small sites take at least 12 months

2.4. Local Evidence of Historic Delivery Rates on Larger Residential Sites

The following table provides details of delivery rates achieved on a selection of larger residential sites within the York Local Authority Area that have provided a mix of housing types suitable for 'family' homes.

The following factors are considered to have influenced delivery::

- The following sites were brought forward during the economic downturn.
- Only one site (Derwenthorpe/Land West of Metcalfe Lane, Osbaldwick) was a Greenfield site. Therefore, delays generally associated with the remediation of brownfield sites need to be factored into the resulting housing delivery experienced on these sites.

The data reveals that delivery rates ranged from 29 dwellings per annum to over 85 dwellings per annum. This range reflects a combination of factors including number of developers involved within the site, sales outlets, size and capacity, access and engineering requirements together with market conditions.

Site Name/Address	Original Planning Ref:	Greenfield (GF)/ Brownfield (BF)	Capacity of Site (number of homes)	Housing Mix (completed)	Years Development has Taken Place	Housing Units Built Per Annum
Derwenthorpe/Land to West of Metcalfe Lane, Osbaldwick	03/02709/OUT	GF	520	48 Detached Houses, 100 Semi-detached Houses, 180 Town Houses	2012/13 to 2016/17 - site ongoing	65.6
Tenneco Automotive, Manor Lane, Rawcliffe	01/02205/OUT	BF	277	6 Detached Houses, 18 Semi-detached Houses, 2 Semi-detached Bungalows, 174 Town Houses, 77 Flats	2003/04 to 2006/07	69.25
Former R R Donnelley Ltd, Boroughbridge Road	01/03293/OUT	BF	257	4 Detached Houses, 54 Semi-detached Houses 116 Town Houses, 83 Flats	2004/05 to 2006/07	85.67
York College Of Further And Higher Education, Tadcaster Road	04/00777/OUT	BF	360	123 Detached Houses 50 Semi-detached Houses 53 Town Houses 134 Flats	2008/09 to 2014/15	51.43
Properties At Slessor Road, Salmond Road And Tedder Road	02/01722/FUL	BF	128	87 Semi-detached Houses, 41 Town Houses	2003/04 to 2006/07	32
Heworth Croft, 19 Heworth Green	04/01208/FUL	BF	145	17 Town Houses, 128 Flats	2007/08 to 2011/12	29

2.5. Independent Commentary on Housing Delivery Rates

A report compiled by Nathaniel Lichfield & Partners produced in January 2017⁴ covers a wide variety of issues affecting the housing market including levels of housing permissions needed to meet national targets, land banking, lapse rates and policy implications.

The report provides a comparison of the housing market in 2009 to 2016 to highlight changes in the market. In 2009 during the housing crisis, stating that in England planning permission was granted for just 162,204 new homes and net completions were 128,680 (of which just 124,000 were new build⁵. In 2016 the picture was more healthy with permissions granted for 261,644 new homes granted in 2015⁶, and net completions for 2015/16 amounting to 189,650 (of which 163,940 were new build).

NLP's research revealed that it took on average 3.9 years from first identification of the site in a draft local planning document to get to a submission of an initial planning application. The research also revealed that, on average, sites of between 100 and 499 units took just under 2.5 years between application submission and permission, while sites of over 2,000 units needed around six years. For smaller sites delivery was found to be quicker but there was still a lead-in time from permission being granted to the first completion on site. Essentially, once applications are submitted, the bigger the site, the longer it takes to secure permission.

When concentrating on large scale housing site delivery rates the research found that build rates were based on assumptions around market absorption rates and then influenced by numerous site related factors including;

- Recognition that site size is positively correlated with annual delivery – larger sites deliver more homes per year than smaller sites. Each sales outlet on a development will typically generate 30–40 sales per annum, depending on the market, so the more outlets (with differential brands and types of product) on a site, the greater the number of sales, although this is not a 'straight line' relationship: the research found that sites of 2,000 units will deliver two and a half times as many completions as a site of 500 units, rather than four times the number.
- Sites with higher rates of affordable housing (or potentially other types of tenure) are associated with greater build rates
- Markets Matter – places outside of London that have higher land values have, on average, higher annual delivery. Relatively weaker areas may not be able generate the higher build-out rates.

⁴ NLP Stock and Flow Planning Permissions and Housing Output Report January 2017

⁵ DCLG Net Additional Dwelling Statistics

⁶ Home Builders Federation – New Housing Pipeline – July 2016

The issue of developer 'land banking' was considered and following a series of studies of national factors it was concluded that there was no deliberate decision by developers to land bank in anticipation of land rising in value over time. However there were found to be undoubtedly some circumstances in which permissions are sought without the intention to develop that specific permission including:

- Where a landowner applies for a planning permission for residential development to increase the 'book value' of their land or premises to use this as security for a loan to invest in their own business, and,
- Where a landowner secures a planning permission in order to establish the principle of residential development on a site but the intention of trading this site to a developer with the expectation that they will re-engineer the scheme to increase its value – for example, by adopting a different design or increasing densities. Research by the Mayor of London suggests higher lapse rates in the capital may be explained by this factor.

NLP concluded that the time required to plan and deliver homes depends on a variety of factors – site size; site location; planning policy; planning obligations; market cycles; investment appetite; and political priorities, to name a few. As there are so many factors, it is important to recognise the difference between the stock and flow of planning permissions and starts on site.

2.6. Conclusion for Build-out rates and lead-in times

Build outs rates

Taking the data included in sections 2-5 it is clear that developers use similar rates depending on the number of outlets. It is therefore considered appropriate to standardise the rates applied to sites allocations to 35 dwellings per outlet and apply this in multiples as the number of outlets are likely to increase. It is envisaged that the largest schemes may have up to 4 outlets after the initial infrastructure has been completed. The number of outlets is also assumed to incrementally increase as significant infrastructure is completed.

Lead-in times

Although the Housing Implementation Study results reveal differing support for lead-in times, on average, it can be established that smaller to medium sites are more likely to come forward within 12 months, where as larger and exceptionally large sites are more likely to be 12-18 at a minimum. It therefore seems appropriate that larger schemes have a longer lead-in time, particularly if the significant infrastructure is required on site.

Annex 6 : All Sites Audit Trail

All of the sites which passed criteria 1 to 4 in the site selection process were considered reasonable but some were not chosen as allocations. Between Pre-Publication consultation 2017 and Publication 2018 the list of reasonable sites has been subject to further technical officer analysis which included updates to availability and deliverability, analysis of further evidence in relation to show stoppers and technical officer comments. The following table summarises this information.

NB: This table is also presented as Appendix K (part 3) to the Publication draft Sustainability Appraisal.

Table K.3.1 General Housing Alternatives passing Criteria 1 to 4

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
6	Land adjacent to Greystone Court, Haxby, York	3.486	Yes	Reasonable - Previous allocation H37		Site was not taken forward by members at executive committee in July 2017 or Jan 2018.
8	Land North of Church Lane	1.744	No	Unreasonable - Superseded by 903 - Previous allocation H34		N/A
11	Land to north of North Lane, Wheldrake	3.145	Yes	Reasonable - Previous allocation H28		Site was not taken forward by members at executive committee or Jan 2018
13	Buffet Depot/Wheldrake Station and SE6744 ID sheet OS6247	4.786	Yes	Reasonable - Previous allocation H49 now reasonable alt to ST33	ST33	Rejected – The Site was rejected due to an alternative boundary being selected – See Appendix K Part 2
22	The Stables Elvington	1.58	Yes	Reasonable - Allocated As SP1	SP1	Selected - The passed the CYC site selection criteria and represents a suitable site for the Gypsy and Traveller use.
25	Sessions of York	0.466	No	Unreasonable - Development Completed		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
30	Land at Intake Lane Dunnington	0.749	Yes	Reasonable		Rejected – Site was rejected at technical officer comments as it is an isolated site separated from Dunningtons main urban area.
35	Land Adj Hull Road - Grimston Bar	7.54	Yes	Reasonable - Allocated As ST4	ST4	Selected - The passed the CYC site selection criteria and represents a suitable site for the use allocated for. See Appendix k Part 2.
37	Ford Garage Jockey Lane	1.665	No	Unreasonable - Landowner willing for Retail only		N/A
45	Grain Stores	7.727	No	Unreasonable - Under Construction	ST3	See aneex K Part 2
49	Land at Brecks Lane, Strensall	3.94	Yes	Reasonable - Previous allocation H27		Rejected - The site was rejected due to impacts on landscape.
55	Land at Dauby Lane, Elvington, York	4.055	Yes	Reasonable - Previous allocation H26		Rejected - The site was rejected due to landscape and cultural heritage impacts.
58	Askham Bar Park and Ride Site	1.574	Yes	Reasonable - Housing Allocation H8	H8	Selected - The site passed the CYC site selection criteria and is a brownfield site in a sustainable location for housing development.
59	Heworth Lighthouse	0.29	Yes	Reasonable - Housing Allocation H22 - with Permission	H22	Selected - The site passed the CYC site selection criteria and represents a suitable site for housing in a sustainable location.
64	Land at Layerthorpe and James St	0.228	Yes	Reasonable - Previous allocation E4 - Housing Allocation H55	H55	Selected - The site passed the CYC site selection criteria and represents a brownfield for housing site in a sustainable location.
69	62 Mill lane Wigginton	0.393	Yes	Reasonable		Rejected - Site was rejected as under threshold
72	Water Tower Land Dunnington	4.585	Yes	Reasonable - Alternative boundary to Previous allocation H33		Rejected – The Site was rejected due to impacts on the landscape and cultural heritage.
74	York Road, Dunnington	6	No	Unreasonable –Isolated from Village		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
76	Duncombe Farm, Strensall	34.35	No	Unreasonable - to protect the regional green corridor any development would be separated from the main urban area by over 250m		N/A
80	Land north of Woodland Chase, York	0.367	No	Unreasonable - Development Completed		N/A
83	Land at Main Street, Knapton	0.329	Yes	Reasonable - Housing Allocation H53	H53	Selected - The passed the CYC site selection criteria and represents a suitable and sustainable site for housing in Knapton.
95	North of Church lane Elvinton	0.917	Yes	Reasonable - Housing Allocation H39	H39	Selected - The site passed the CYC site selection criteria and represents a suitable site for housing as a natural extension to the village and in a sustainable location close to local facilities.
98	Grove House EPH	0.246	Yes	Reasonable - Housing Allocation H23	H23	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site in a sustainable location.
99	Woolnough House EPH	0.293	Yes	Reasonable - Previously allocated As H21		Rejected - The site was rejected due to concerns over availability.
120	Beckfield Lane former HWS	0.487	No	Unreasonable - Development Completed		N/A
121	Burnholme School	2.476	No	Unreasonable - Superseded by Site 853 - Alternative boundary to H3		N/A
124	Oakhaven EPH	0.333	Yes	Reasonable - Housing Allocation H20	H20	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site in a sustainable location
125	Morrell House EPH	0.232	No	Reasonable - Previously allocated As H51		Rejected - The site was rejected due to concerns over availability.
127	Lowfields former school site	3.64	Yes	Reasonable - Allocated As H5	H5	Selected - The Site passed the CYC site selection criteria and represents a suitable site for housing with Brownfield redevelopment opportunities in a sustainable location.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
130	Land at Acomb Waterworks	1.076	Yes	Reasonable		Rejected – Site was rejected due to unsuitable adjacent uses and flood risk concerns
131	Land at Moor Lane, Copmanthorpe	5.498	Yes	Reasonable - Previous allocation ST13		Rejected - The site was rejected due to adverse impacts of achieving suitable access to the site. See appendix K part 2
132	Land at Cherry Lane	0.902	No	Unreasonable - to protect nature conservation the issues the remaining developable area is covered by site 947 - Alt boundary to Previous allocation H2b		N/A
137	Land at Heworth Croft	1.69	Yes	Reasonable - Housing Allocation SH1	SH1	Selected - The Site passed the CYC site selection criteria and represents a suitable site for specialist housing.
138	York St John University playing field	4.75	Yes	Unreasonable - Alternative boundary to H56		Rejected – Alternative boundary taken forward
148	The Moor Lane 'Zero Carbon' Partnership	16.865	Yes	Reasonable - Previous allocation ST10 –		Rejected - land pending further investigations into impacts on Askham Bogg SSSI – See Appendix K Part 2
163	Hudson House	0.676	Yes	Reasonable - With Permission		Rejected – Preferred Used would have been employment – however site now has planning permission for office to residential conversion
166	Land at Moor Lane	2.648	Yes	Reasonable - Housing Allocations H29	H29	Selected - The site passed the CYC site selection criteria and represents a suitable and sustainable site for housing.
170	Pond Field	5.706	Yes	Reasonable		Rejected - The site was rejected primarily due to the landscape and visual impacts – See Appendix K part 2
171	Lime tree Farm	0.755	No	Unreasonable - to protect openspace the only remaining developable area contains existing structures		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
172	Bootham Crescent Football Stadium	1.721	Yes	Reasonable - Housing Allocation H7	H7	Selected - The site passed the CYC site selection criteria and represents a suitable site for redevelopment for housing.
179	Whiteland Field	1.386	Yes	Reasonable - Previous allocation H54		Rejected - The site was rejected due to concerns around deliverability in light of electricity lines crossing the site buffer required to railway line.
180	Malton Road site, york	1.938	Yes	Reasonable - Previous allocation H50		Rejected - The site was rejected due to landscape and visual impacts.
181	Land East of Grimston Bar	5.7	No	Unreasonable - remaining area same as 847 – Alternative boundary to ST6		See Appendix K Part 2
182	Old School Playing Field	2.74	Yes	Reasonable - Allocated As H46	H46	Selected - The site passed the CYC site selection criteria and represents a well contained site in the landscape in a sustainable location.
183	Land to the North of Escrick	9.66	No	Unreasonable – Superseded by 859		See appendix K part 2
185	Land to the South of Tadcaster Road	7.578	Yes	Reasonable - Allocated As ST31	ST31	The passed the CYC site selection criteria and represents a suitable site for the use allocated for – See appendix K part 2
187	Open Pasture Land North of Stockton Lane	5.91	Yes	Reasonable - Previous allocation ST30		Rejected - The site was rejected due to landscape and visual impacts See appendix K Part 2
189	Monks Cross North	18.821	No	Unreasonable - Superceeded by		N/A
191	Land North of Avon Drive		No	Unreasonable – Superseded by site 968		N/A
192	Land RO Stockton lane off Greenfield Park Drive	0.767	Yes	Reasonable - Previous allocation H12		Rejected – Site was rejected due to access concerns however site now has planning consent.
193	West Fields Copmanthorpe	0.82	Yes	Reasonable - Previous allocation H40		Rejected – Site was rejected due to concerns regarding the impact on the greenbelt and ability to establish robust boundaries

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
194	Manor Farm Yard	0.254	No	Unreasonable - No Willing Landowner - Previous allocation H43		N/A
197	Bristows Garage	0.217	No	Unreasonable - Landowner willing for Retail only		N/A
200	Severus Hill	1.126	No	Unreasonable- Sinc in the middle of the site does not allow logical parcel for development.		N/A
202	St Joseph's Monastery	2.615	No	Unreasonable - Development Completed		N/A
220	Land at Wetherby Road, Knapton	9.535	Yes	Reasonable		Rejected - The site was rejected due to not having sustainable access to services or public transport and development would compromise setting of York and Knapton village – See appendix K part 2
226	Site A Land off Main Street Nether Poppleton	3.147	No	Unreasonable - to protect the historic character and setting of York the remaining developable are awould be over 350m away from the urban edge		N/A
227	Site B - land off Ouse Moor Lane Nether Poppleton	0.701	No	Unreasonable - to protect the historci character and setting of York the remaining land would be a thin 20m wide undevelopable strip separated from the urban edge by over 250m		N/A
229	Land west of Beckside, elvington and land parcel SE6947 6854 & 70	4.439	Yes	Reasonable		Rejected – Site was rejected as failed technical officer comments, overlaps with site 789 and has the same landscape and visual impact concerns

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
247	Land at Wilberforce Home	2.052	Yes	Reasonable – Alternative boundary to H6		Rejected – Site was rejected as alternative boundary was selected to protect the amenity and views of residents of the existing care adjacent care facility
271	Land alongside A64	0.592	No	Unreasonable – Superseded by 786		N/A
293	York Central	67.955	No	Unreasonable - Superseded by 989 - Alternative Boundary to ST5		See Appendix K Part 2
295	Amalgomated Sites at British Sugar	40.697	Yes	Reasonable - Allocated As ST1	ST1	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
297	Amalgomated Sites off main Street Elvington	8.21	No	Unreasonable – Superseded by 874 and 875		See Appendix K part 2
298	Amalgomated Sites at Connaught Court Care Home	2.174	Yes	Reasonable - Previous allocation H47 - With Permission		Rejected – Site rejected as now has planning consent
300	Amalgomated sites Eastfield Lane, Dunnington	2.512	No	Unreasonable - Superseded by Site 930 - Alternative Boundary to H31		N/A
303	Amalgomated sites off Stockton Lane	2.384	No	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 250m away from the urban edge		N/A
305	Amalgomated sites South of Haxby	3.486	No	Unreasonable - Developable area covered by site 6?Alternative Boundary previous allocation H37		N/A
307	Amalgomated sites at James Street	0.225	Yes	Reasonable - Previously allocated E5 – Part with Permission	E5	Rejected - Site rejected as part of site now has consent for 102 student units and remainder is under threshold.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
308	Amalgomated sites RO Wilberforce Home/York College	2.052	No	Unreasonable - to protect the historic character and setting of York the remaining developable area is considered entirely by Ste 247 - Alternative Boundary to H6		N/A
317	Amalgomated Sites North of Moor Lane Woodthorpe	1.35	No	Unreasonable – remaining developable area covered by site 791 - Part previous allocation H9		N/A
318	Amalgomated Sites at Layerthorpe	0.638	No	Unreasonable - Development Completed		N/A
320	Amalgomated Sites at New Lane Huntingdon	13.757	Yes	Reasonable - Alternative Boundary to previous allocation ST11		Rejected - The site was rejected due to impacts on landscape and cultural heritage - See Appendix K part 2
321	Amalgomated sites at Millfield lane/A59	11	No	Unreasonable – part built out - Superseded by Site 910 – Alternative boundary to ST2		See Appendix K Part 2
322	Amalgomated sites South of Strensall	2.532	Yes	Reasonable - Previous allocation H30		Rejected - The site was rejected due to access concerns.
327	Amalgomated sites between Knapton and Westfield	0.324	No	Unreasonable - remaining area same as site 779		N/A
329	Amalgomated sites North of Monks Cross	70.682	No	Unreasonable - Amalgomated Boudnary - no willing landowner for whole site - Alternative Boundary to ST8		See Appendix K Part 2
456	Hungate	2.43	No	Unreasonable – Superceeded by site 829 – Alternative boundary to ST32		See Appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
470	Terrys Chocolate Factory	9.454	No	Unreasonable - Superseded by 824 - Alternative Boundary to ST16		See Appendix K part 2
472	Former Gas Site 24 Heworth Green	3.536	Yes	Reasonable - Housing Allocations H1	H1	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site for housing with good access to services and facilities.
485	Nestle South	7.129	No	Unreasonable - Superceeded by 931 and 932 - Alternative Boundary to ST17		See Appendix K part 2
560	Brecks Lane, Huntington	5.25	No	Unreasonable - Development Completed. Previously Allocated as ST28		See Appendix K part 2
579	Land adj. 131 Long Ridge Lane	0.202	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H45		N/A
580	Land at Blairgowrie House, Main Street	1.499	No	Unreasonable - superseded by Poppleton Neighbourhood Plan		N/A
587	Land at York RI Rugby Ground	0.412	No	Unreasonable - remaining land is the club house servicing the adjacent openspace		N/A
596	Land adj. 26 & 38 Church lane	0.547	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H41		N/A
597	Builders Yard, Church Lane	0.335	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H42		N/A
598	South of Moor Lane	2.671	No	Unreasonable - remaining land consists of an operational garden nursey and a thin strip of land. Historic site - no longer a willing landowner		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
618	Land RO Surgery & 2a/2b Petercroft Lane	0.233	No	Unreasonable - Historical Site - No willing Landowner - Previous Allocation H44		N/A
623	Land Adjacent to Grimston Bar and A1079	13.293	No	Unreasonable		N/A
624	MOD Land Fulford	0.221	No	Unreasonable - Not Currently available		N/A
626	Land at Breary Close	0.323	No	Unreasonable - Historical Site - No willing Landowner		N/A
627	Land at frederick House East of Fulford	0.777	Yes	Reasonable - Previous allocation H11		Rejected - the site was rejected due to heritage and access concerns.
629	The Retreat, Heslington Road	6.098	Yes	Reasonable		Rejected - the site was rejected due to the significant constraints of the site and the importance of the whole site to the character setting of the City. It is considered that any future development of the site needs to be assessed through Planning application processes - See Appendix K Part 2
631	Burnholme WMC, Burnholme Drive	0.432	No	Unreasonable - Development Completed		N/A
642	Elm Tree Garage Car Park	0.316	No	Unreasonable - Historic Site - No willing landowner		N/A
645	Land west of Haxby Road	1.223	No	Unreasonable - Historic Site - No willing landowner		N/A
649	Car park, High Newbiggin Street	0.605	No	Unreasonable - historical Site - no willing landowner		N/A
651	Heworth Green North (Forum Site)	0.209	No	Unreasonable - Part with permission and access. Remaining land under threshold		N/A
654	Land at Mill Mount	0.363	Yes	Reasonable - Previous allocation H19		Rejected - The site was rejected due to the access and design concerns.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
656	Barbican Centre	0.963	Yes	Reasonable - Housing Allocations H10	H10	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use for housing. The site is Brownfield in a sustainable location.
657	Peel St/ Margret St	0.408	No	Unreasonable - Historic Site - No willing landowner		N/A
660	Land at Marygate	0.506	No	Unreasonable - Development Completed		N/A
677	Land RO Rufforth Primary School	0.988	Yes	Reasonable - Housing Allocation H38	H38	Selected - The site passed the CYC site selection criteria and represents a well contained site in a sustainable location.
685	End of Great North Way, York Business park	2.978	No	Unreasonable - Under Construction		N/A
688	Land to the West of Knapton	5.6	No	Unreasonable – Superceeded by 780 and 796		N/A
690	Amalgamated North of Haxby	24.906	No	Unreasonable - Superceeded by 823 and 846 - Alternative Boundary to ST9		See Appendix K Part 2
692	Amalgamated sites at New Lane Huntington	18.991	No	Reasonable - Alternative Boundary to previous allocation ST11		See Appendix K Part 2
696	Amalgamated sites off Tadcaster Road	3.486	No	Unreasonable - Superseded by 947 and 988 - Alternative Boundary to Previous Site H2		N/A
697	Amalgamated Sites off Common Lane Dunnington	2.588	No	Unreasonable - Amalgamated Site no willing landowner for combined site – site split by primary constraints leaving isolated parcels of land.		N/A
698	Amalgomated Sites at Clifton Moor		No	Unreasonable – Superceeded by further evidence and later submissions. See Site 948. Alternative boundary to ST14		See Appendix K part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
699	Amalgomated Development Sites East of metcalf Lane	96.858	No	Unreasonable - Amalgamated site without willing landowner for whole areas - Alternative Boundary to ST7		See Appendix K part 2
700	Amalgamated Site Monks Cross Shopping Park	0.649	No	Unreasonable - willing landowner for retail only		N/A
719	Terrys Carpark	0.862	Yes	Reasonable - Alternative Boundary to ST16	ST16a	Selected - The site represents a Brownfield opportunity for redevelopment in a sustainable location if sensitively designed. See Appendix K Part 2
723	Amalgamated Land at Manor Heath Road, Copmanthorpe	29.137	Yes	Reasonable - Alternative Boundary to previous allocation ST12		Rejected - The site was rejected due to the impacts on landscape and intrusion into the countryside – See appendix K Part 2
724	Amalgamated sites North Monks Cross Inc Cement Works	20.563	No	Unreasonable - superceeded by ST8 submissions – Previously allocated as ST18		See Appendix K part 2
725	Castle Piccadilly	0.491	No	Unreasonable - Superseded by Site 955 - Alternative Boundary to ST20		See Appendix K part 2
726	Wheatlands	6.785	Yes	Reasonable		Reacted – The sites was rejected due to impact on landscape, cultural heritage and access constraints – See Appendix K Part 2
727	South of A64		No	Unreasonable – Superceeded by further evidence and later submissions. See site 851. Alternative boundary to ST15		See Appendix K part 2
737	Stockhill Field	1.857	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
738	Land on South side of Intake Lane, Dunnington	0.829	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts.
742	Upper Poppleton Garden Centre	2.759	Yes	Reasonable - Allocated As E16 (Former H57)		Selected - The site represents a Brownfield opportunity for employment redevelopment in a sustainable location
744	Bull Balks	1.593	Yes	Reasonable		Rejected – The site was rejected due to heritage/landscape and sustainable transport concerns
748	Adjacent Stamford Bridge Road Dunnington	0.926	Yes	Reasonable		Rejected – The site was rejected due to heritage/landscape and sustainable transport concerns
749	North of Riverside Gardens	1.472	No	Unreasonable – Superseded by 874		N/A
757	Haxby Hall EPH	0.423	Yes	Reasonable - Previous allocation H48		Rejected - The site was rejected due to concerns over availability.
758	Broad Highway Wheldrake	0.668	Yes	Reasonable		Rejected – The site was rejected due to potential impact on the greenbelt boundary
763	Land West of Upper Poppleton	10.631	No	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 200m away from the urban edge		N/A
764	Poppleton South	117.039	No	Unreasonable – mostly covered by land submitted for Northminster business park		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
773	Land North of Skelton Village	31.057	No	Unreasonable - to protect the historic character and setting of York the remaining developable are would be over 350m away from the urban edge		N/A
775	East of Station Road, Poppleton	0.232	No	Unreasonable - remaining area is the same as assessed through Site 923 - duplicate		N/A
779	South of Boroughbridge Road	5.75	Yes	Reasonable - Previous allocation ST29		Rejected - The site was rejected due to concerns over landscape and visual impacts – See Appendix K Part 2
786	London Bridge Site 1B	6.796	No	Unreasonable - Inaccessible for housing		N/A
789	Land to the West of Beckside Elvington	5.754	Yes	Reasonable		Rejected - The site was rejected due to landscape and visual impacts – See Appendix K Part 2
791	East and West of Askham lane Acomb	1.355	Yes	Reasonable - Part previous allocation H9		Rejected - Site was rejected due to defendable boundary and greenbelt concerns
792	Land off Askham Lane	1.29	No	Unreasonable – Remaining developable area completely covered by site 791 - Part previous allocation H9		N/A
799	Designer Outlet	18.32	No	Unreasonable - Landowner willing for retail only		N/A
800	Safeguarded Land SF7 Land South of Designer Outlet	14.501	Yes	Reasonable - Previous allocation ST25		Rejected – The site was rejected due to concerns regarding the potential impact on the greenbelt – See Appendix K Part 2
802	Land at Elvington Village	4.037	No	Unreasonable – Superceeded by Site 874		See Appendix K part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
804	Water Lane Caravan Park, Clifton, York	2.011	No	Unreasonable - Existing traveller site		N/A
806	Osbalwick Caravan Site, Outgang Lane, Osbalwick	0.641	No	Unreasonable - Existing traveller site		N/A
809	Wilberforce Home	0.521	No	Unreasonable - Landowner willing for openspace and landscaping only		N/A
810	East of Earswick	97.24	No	Unreasonable - No Longer a Willing Landowner site withdrawn		N/A
811	Dunnington Extention	5.141	No	Unreasonable – Officer defined boundary - No willing landowner		N/A
814	North of Haxby	30.28	No	Unreasonable – Officer defined boundary - No willing landowner		N/A
819	Acres Farm, Naburn	3.838	No	Unreasonable – Developable area covered entirely by site 800		N/A
820	Between Poppleton and A1237	0.258	No	Unreasonable - remaining area is the same as assessed through Site 923 - duplicate		N/A
821	Whinthorpe New Settlement	327.8	No	Unreasonable - Superceeded by Further Evidence - Alternative boundary to ST15		N/A
822	North of Clifton Moor	135.378	No	Unreasonable - Superceeded by Further Evidence - Alternative Boundary to ST14		N/A
823	North of Haxby	35.158	Yes	Reasonable - Allocated as ST9	ST9	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – Appendix K Part 2

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
824	Terrys Chocolate Factory	9.443	Yes	Reasonable - Mostly developed out but part remaining relates to planning application - Allocated as ST16	ST16	Selected – The site passes CYC site selection criteria and represents a suitable site for the use allocated – This boundary has been chosen to depict the allocation on the proposals map but see also sites 719 and 927 for and b parcels. See appendix K Part 2
826	Companthorpe (safeguarded)	22.216	No	Unreasonable – without the development of site 131 (former ST13) this site would be isolated from the urban development of Copmanthorpe		N/A
827	Water Tower, Dunnington	1.658	Yes	Reasonable - Previous allocation H33		Rejected - Due to impacts on the landscape and cultural heritage.
828	Land at Hull Road	3.985	Yes	Reasonable - Allocated As H56	H56	Selected - The site passed the CYC site selection criteria and represents a suitable for housing in a sustainable location with Brownfield redevelopment opportunities.
829	Hungate	3.094	No	Unreasonable - Superseded by 929 - Previously allocated as E1 and MU1 now Alternative Boundary to ST32		See Appendix K Part 2
832	RO the square Tadcaster Road	1.52	Yes	Reasonable - Housing Allocation H6	H6	Selected- The site passed the CYC site selection criteria and represents a suitable and sustainable site for specialised housing.
835	Harewood Whin (for Solar)	99.957	No	Unreasonable - Unreasonable - built out for alternative purposes		N/A
840	South of the Designer Outlet, West of the A19	87.471	Yes	Reasonable		Rejected – Site was rejected as failed technical officer comments – See appendix K Part 2
842	Land North of Monks Cross	0.442	No	Unreasonable - Entirely considered within 849 - Alternative Boundary to ST8		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
845	Land to the South of Graystone Court	3.488	No	Unreasonable - to protect the historic character and setting of York the remaining developable area is the same as for site 6 - Alternative Boundary to previous allocation H37		N/A
846	North of Haxby PO submitted boundary (amending 690)	26.094	No	Unreasonable - Developable area already covered by site 823 - Alternative Boundary to ST9		See Appendix K Part 2
847	Safeguarded Land North of Grimston Bar SF13 Officer agreed boundary (amending 181)	5.536	No	Unreasonable - Updated evidence shows access to site is a showstopper - Previous allocation ST6		See Appendix K Part 2
848	Land to the West of Wigginton Road	55.57	Yes	Reasonable - Allocated as ST14	ST14	The site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K part 2
849	Revised north of Monks Cross	39.307	Yes	Reasonable - Allocated as ST8	ST8	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
850	Amalgamated east of Metcalfe lane	34.475	Yes	Reasonable - Allocated as ST7	ST7	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K Part 2
851	Land to the west of Elvington lane	159.159	Yes	Reasonable - Allocated as ST15	ST15	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for - See Appendix K Part 2
853	Revised Burnholme School	4.021	Yes	Reasonable - Housing Allocation H3	H3	Selected - The site passed the CYC site selection criteria and represents a suitable site for housing in a sustainable location.
854	Revised Lowfields School	2.232	Yes	Reasonable - Alternative Boundary to H5		Rejected - The site was rejected in preference of the larger site boundary

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
855	Amalagamated sites at Wheldrake	5.813	Yes	Reasonable - Allocated As ST33	ST33	The passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
856	Amalgamated sites south of Tadcaster Road	8.154	No	Unreasonable - Amalgamated site – no response from landowner on area to the south – therefore superceeded by site 185 - Alternative Boundary to ST31		See Appendix K part 2
859	FSC Proposed Housing Allocation North of Escrick	6.08	Yes	Reasonable		Rejected - suggested as an allocation for the post plan period (2033-2038) to reflect the current uncertainty around the position of the emerging Plan Selby however was not taken forward for allocation by Members in July 2017.
861	The Retreat South	3.323	Yes	Unreasonable – to protect the historic character and setting of York the remaining area is covered by site 629		Rejected - The site was rejected due to the significant constraints of the site and the importance of the whole site to the character setting of the City. It is considered that any future development of the site needs to be assessed through Planning application processes - See Appendix K Part 2
862	The Retreat North	2.613	Yes	Unreasonable – to protect the historic character and setting of York the remaining area is covered by site 629		Rejected - The site was rejected due to the significant constraints of the site and the importance of the whole site to the character setting of the City. It is considered that any future development of the site needs to be assessed through Planning application processes - See Appendix K Part 2
867	The Derwent Arms Osbalwick	0.994	Yes	Reasonable		Rejected - The site was rejected due to cultural heritage impacts and ecological and landscape concerns.
872	ST12 alternative boundary	14.693	Yes	Reasonable - Alternative Boundary to previous allocation ST12		Rejected - The site was rejected due to the impacts on landscape and intrusion into the countryside

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
874	Riverside Gardens Elvington	4.23	Yes	Reasonable		site was not taken forward as an allocation following Executive in July 2017 or Jan 2018 - See Appendix K part 2
875	Land beyond Riverside Gardens	11.471	No	Unreasonable – Separated from the urban area – reliant on 874 being developed before could be considered		N/A
877	ST15 alternative	186.297	Yes	Reasonable - Alternative Boundary to ST15		Rejected – Alternative boundary taken forward
878	Land at Victoria Farm Close Ruffoth	0.953	Yes	Reasonable		site was not taken forward as an allocation following Executive in July 2017.
879	Land off Maythorpe Ruffoth	0.666	Yes	Reasonable		
880	ST10 Alternative Boundary	16.839	No	Unreasonable - remaining boundary same as Site 148 - duplicate		N/A
881	Land to the North of Escrick with additional Biodiversity Area	11.421	No	Unreasonable – remaining developable area entirely considered under site 859		N/A
885	Minster Equine Veterinary Clinic	0.385	Yes	Reasonable		Rejected - The rejected for housing and considered as employment reasonable alternative.
886	South of Wyevale garden Centre	4.422	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts and distance from services and facilities.
887	Land East of Northfield Lane	12.113	No	Unreasonable – Remaining developable area is considered entirely within site 779		N/A
888	Land North of Langwith Lakes	118.355	Yes	Reasonable - Alternative Boundary to ST15		

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
890	Luigis	0.207	No	Unreasonable – Considered under wider boundary of 953		N/A
891	Galtres Garden Village	31.485	No	Unreasonable – Superseded by 922		See Appendix K part 2
899	York Road Dunnington Reduced Boundary	0.743	Yes	Reasonable		Rejected - The site was rejected due to landscape impacts.
901	Land between The Village and the railway line Strensall	1.655	Yes	Reasonable - Alternative Boundary to previously allocated site H30		Rejected – Failed Technical Officer Comments
903	North Lane Skelton	1.655	Yes	Reasonable - Alternative Boundary to Previous Allocation H34		Rejected – Due to heritage and access concerns
905	ST8 Alternative boundary	49.674	Yes	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
906	York Central PSC Boundary	72.464	Yes	Reasonable - Superseded by Site 989 - Alternative Boundary to ST5		Rejected – The site was rejected in preference for an alternative boundary - See Appendix K Part 2
908	Extended Land to the Rear of Rufforth Primary	2.412	Yes	Reasonable - Alternative Boundary to H38		Rejected - Rejected Alternative boundary taken forward
910	Civil Service Sports Ground	10.433	Yes	Reasonable - Allocated As ST2	ST2	Selected – The site passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
911	ST7 Alternative	49.649	No	Unreasonable - Superseded by 986 – Alternative boundary to ST7		N/A
913	ST8 Alt with nature reserve to east and sports to west	59.471	Yes	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
914	ST8 Alt with Land to North and nature Reserve to east	71.888	Yes	Reasonable - Alternative Boundary to ST8		Rejected - Rejected Alternative boundary taken forward
915	ST14 Alt Option 1 1350 Homes	66.89	Yes	Reasonable - Alternative Boundary to ST14		Rejected - Rejected Alternative boundary taken forward
916	ST14 Alt Option 2 1725 Homes	74.935	No	Unreasonable - Superceeded by 974 - Alternative Boundary to ST14		N/A
918	Graham Newcombe Queen Elizabeth Barracks Strensall Area 2	0.291	No	Unreasonable - Superceeded by later boundary submission from MOD		N/A
919	Graham Newcombe Queen Elizabeth Barracks Strensall Area 3	0.338	No	Unreasonable - Superceeded by later boundary submission from MOD		N/A
922	Extended Galtres Village	76.017	No	Unreasonable – Superseded by 964		See Appendix K part 2
923	Phase 1 Land East of Station Road South of Railway Poppleton	0.515	Yes	Reasonable		Rejected - The site was rejected due to landscape and cultural heritage concerns.
924	ST15 Langwith and Elvington Airfield PSC Submission	133.282	No	Unreasonable - Superceeded by 979 - Alternative Boundary to ST15		N/A
926	Land to north of North Lane, Wheldrake	2.675	Yes	Reasonable - Alternative Boundary to previously allocated site H28		Site was not taken forward by members at executive committee in Jan 2018

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
927	Land to the South of Terrys	1.183	Yes	Reasonable - Alternative Boundary to ST16	ST16b	Selected - The site represents a Brownfield opportunity for employment redevelopment in a sustainable location See Appendix K Part 2
929	Revised Hungate Boundary	2.58	Yes	Reasonable - Housing Allocation ST32	ST32	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location - See Appendix K Part 2
930	Revised Eastfield Lane Dunnington	2.365	Yes	Reasonable - Housing Allocation H31	H31	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for.
931	Former Almond and Cream blocks ST17a	2.352	Yes	Reasonable - Housing Allocation ST17a	ST17a	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location - See Appendix K part 2
932	Nestle SOutH ST17b	4.744	Yes	Reasonable - Housing Allocation ST17b	ST17b	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location - See Appendix K part 2
933	ST7 Alt boundary	93.912	No	Unreasonable - Superseded by 986 - Alternative Boundary to ST7		N/A
934	Queen Elizabeth Barracks Strensall Red Line 1	29.911	Yes	Reasonable - Allocated As ST35	ST35	Selected - The site passed the CYC site selection criteria and represents a suitable site for allocation as a strategic housing site. The site offers partial Brownfield - See Appendix K Part 2
935	Queen Elizabeth Barracks Strensall Red Line 2	0.755	Yes	Reasonable		Rejected – Failed Technical Officer comments given site is dominated by existing church structure
936	Queen Elizabeth Barracks Strensall Red Line 3	0.206	Yes	Reasonable - Housing Allocation H59	H59	Selected - The Site passed the CYC site selection criteria and represents a suitable site for the use allocated for.

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
937	Main Imphal Barracks 1	19.887	Yes	Reasonable - Alternative Boundary to ST36		Rejected - Rejected Alternative boundary taken forward
938	Clifton Without Primary School	0.712	Yes	Reasonable - Housing Allocation H58	H58	Selected - The site passed the CYC site selection criteria and represents a suitable Brownfield site for housing in a sustainable location.
939	Imphal Red Line Yellow fill 2	0.591	Yes	Reasonable		Rejected – Alternative boundary taken forward
944	ST12 alternative boundary	17.612	Yes	Reasonable - Alternative Boundary to previous allocation ST12		Rejected - The site was rejected due to the impacts on landscape and intrusion into the countryside
945	Willow House EPH PSC boundary	0.209	No	Unreasonable - Superseded by 946 - Alternative Boundary to H52		N/A
946	Willow House EPH Post PSC	0.303	Yes	Reasonable - Housing Allocation H52	H52	Selected - The site passed the CYC site selection criteria and represents a suitable partly Brownfield site for housing.
947	H2b Land at Cherry Lane	0.441	Yes	Reasonable - Previous allocation H2b		Site was not taken forward by members at executive committee July 2017 or Jan 2018
949	Land West of Wigginton Road Post PSC Officer Proposal	68.261	Yes	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
950	Land West of Elvington Lane Post PSC Officer Proposal	211.997	No	Unreasonable - Superceeded by boundary 924 which excludes land needed by air museum		N/A
951	Main Imphal Barracks Officer Discussion	17.952	Yes	Reasonable - Housing Allocation ST36	ST36	The passed the CYC site selection criteria and represents a suitable site for the use allocated for – See Appendix K Part 2
953	Poppleton Garden Centre Expanded	3.326	Yes	Reasonable - Alternative Boundary to E16 (Previous H57)		Site was not taken forward by members at executive committee July 2017 or Jan 2018

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
955	Castle Gateway	21.477	Yes	Reasonable - Housing Allocation ST20	ST20	Selected - This site was selected as it passes CYC site selection criteria and represents an area of opportunity for masterplanning a new gateway to the city - See Appendix K part 2
956	Milstone Avenue Rufforth	0.39	Yes	Reasonable		Rejected as was not taken forward by members at executive committee or Jan 2018
959	Land at Kettlestring Way	3.248	Yes	Reasonable		Site was not taken forward by members at executive committee or Jan 2018
964	Galtres Garden Village	82.47	Yes	Reasonable		site was not taken forward by Members at Executive January 2018 – See appendix K Part 2
965	Land South of Rufforth Airfield	1.585	Yes	Reasonable		Rejected as failed technical officer comments
967	Land to the North of North Lane Wheldrake	3.067	Yes	Reasonable - Alternative boundary to Previous allocation H28		Site was not taken forward by members at executive committee or Jan 2018
968	Land to the North of Avon Drive	2.763	Yes	Reasonable		Rejected – Site rejected at technical officer comments - Landscape/setting concerns regarding the impact on openness and bringing development directly adjacent to the A1237.
969	Land East of Northfield Lane South of Wyevale	1.83	No	Unreasonable – Site considered as part of wider site 726		See appendix K part 2
971	Land to the South of Southfields Road Strensall	0.309	Yes	Reasonable - Alternative boundary to Previous allocation H30		Rejected – Site was rejected as fails technical officer comments
974	Alt PPC ST14 Option 1725 Homes	79.582	Yes	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward
975	Alt PPC ST14 Option 2200 Homes	93.361	Yes	Reasonable - Alternative Boundary to ST14		Rejected – Alternative boundary taken forward

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
976	Site to the West of H39	1.693	Yes	Reasonable		Rejected – Site was rejected as fails technical officer comments
978	Queen Elizabeth Barracks Strensall	28.926	No	Unreasonable - Site considered under ref 934 - Alternative boundary to ST35		N/A
979	ST15 Langwith PPC Submission	214.119	Yes	Reasonable - Alternative Boundary to ST15		Rejected – Alternative boundary taken forward
980	North of Haxby excluding Cemetery expansion land	29.656	Yes	Reasonable - Alternative boundary to ST9		Rejected – Alternative boundary taken forward
981	ST7 PPC Alternative Boundary for 1225 Homes	55.658	Yes	Reasonable - Alternative boundary to ST7		Rejected – Alternative boundary taken forward
984	ST15 Post PPD consultation alternative	193.025	Yes	Reasonable - Post Pub Draft Alt		Rejected – Alternative boundary taken forward
985	ST15 Alternative PPC submission	163.402	No	Unreasonable - Area already covered by site 877 - no new developable area		N/A
986	ST7 Post PPC Officer Recommendation	47.637	Yes	Reasonable - Alternative boundary to ST7		Rejected – Alternative boundary taken forward
987	ST5 York Central Team 2017 Submission	45.498	Yes	Reasonable - Alternative boundary to ST5		Rejected – Alternative boundary taken forward
988	H2a potential allocation	2.289	Yes	Reasonable - Previous allocation H2a		Site as was not taken forward by members at executive committee or Jan 2018
989	ST5 York Central Team 2017 Submission 2	82.833	Yes	Reasonable - Housing Allocation ST5	ST5	Selected - The site passed the CYC site selection criteria and represents a strategic opportunity to develop a Brownfield site in a sustainable location – See Appendix K Part 2

Table H.3 General Employment Reasonable Alternatives

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
6	Land adjacent to Greystone Court, Haxby, York	3.486	No	Reasonable - Landowner is only willing for housing - Previous allocation H37		N/A
8	Land North of Church Lane	1.744	No	Unreasonable - Superseded by 903 - Previous allocation H34		N/A
35	Land Adj Hull Road - Grimston Bar	7.540	No	Unreasonable - Land owner is only willing for housing	ST4	N/A
37	Ford Garage Jockey Lane	1.665	No	Unreasonable – land owner is only willing for retail – previously allocated as E3		N/A
45	Grain Stores	7.727	No	Unreasonable – Under Construction	ST3	N/A
58	Askham Bar Park and Ride Site	1.574	No	Unreasonable - Land owner is only willing for housing	H8	N/A
59	Heworth Lighthouse	0.290	No	Unreasonable - Site has planning consent for Assisted living accommodation	H22	N/A
64	Land at Layerthorpe and James St	0.228	Yes	Reasonable	H55 Previous E4	Selected - The site passed the CYC site selection criteria and represents a brownfield site but is no longer needed for employment uses following further work on demand and supply and has a preferred use for housing – allocated as site H55

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
72	Water Tower Land Dunnington	4.585	No	Unreasonable - Land owner is only willing for housing		N/A
74			NO			
76	Duncombe Farm, Strensall	34.350	No	Unreasonable - Land owner is only willing for housing		N/A
80	Land north of Woodland Chase, York	0.367	No	Unreasonable - Development Completed		N/A
91	Land south of Hackness Road	2.570	No	Unreasonable – Previously E17 - Now Considered Under ST19		See Appendix K part 2
97	South of Airfield Business Park	15.100	Yes	Reasonable –See also Site 948 – Alternative boundary to ST26		Rejected - Site was rejected in favour of an alternative boundary - see appendix K Part 2
98	Grove House EPH	0.246	No	Unreasonable - Land owner is only willing for housing	H23	N/A
99	Woolnough House EPH	0.293	No	Unreasonable - Land owner is only willing for housing		N/A
101	Land at Earswick	3.076	No	Superceeded by site 966		N/A
111	Back Lane Wetherby Road Knapton	Yes	No			N/A
120	Beckfield Lane former HWS	0.487	No	Unreasonable - Development Completed		N/A
121	Burnholme School	2.476	No	Unreasonable - Site already has masterplan for housing and social functions		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
124	Oakhaven EPH	0.333	No	Unreasonable - Land owner is only willing for housing	H20	N/A
127	Lowfields former school site	5.551	No		H5	N/A
130	Land at Acomb Waterworks	1.076	No			N/A
138	York St John University playing field	4.750	No	Unreasonable – Superceeded by site 828 – Previously allocated as E16. Now allocated as H56		N/A
148	The Moor Lane 'Zero Carbon' Partnership	0.000	No	Unreasonable – Land Owner only willing for residential – Employment proposals only covered wider site submissions not within the developable area. Previously Allocated as ST10		N/A
160	Land at Grimston Bar	4.713	Yes	Reasonable –		Rejected - The site was rejected due to landscape and visual impacts as well as concerns over ability to access the site
161	Land at Murton Lane Industrial Estate	5.043	Yes	Reasonable –		Rejected - The site was rejected due to landscape and visual impacts as well as concerns over impact of access to the site and lack of sustainable transport modes
163	Hudson House	0.676	Yes	Unreasonable – The site has planning consent 14/02579/ORC 5/01256/FULM15/02965/ORC17 /00576/FULM		N/A
170	Pond Field	5.706	No	Unreasonable - Land owner is only willing for housing		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
172	Bootham Crescent Football Stadium	1.721	No	Unreasonable - Land owner is only willing for housing	H7	N/A
180	Malton Road site, York	1.938	No			N/A
185	Land to the South of Tadcaster Road	7.578	No	Unreasonable - Land owner is only willing for housing	ST31	N/A
192	Land RO Stockton lane off Greenfield Park Drive	0.767	No	Unreasonable - Land owner is only willing for housing	H12	N/A
200	Severus Hill	1.126	No	Unreasonable- Sinc in the middle of the site does not allow logical parcel for development		N/A
202	St Joseph's Monastery	2.615	No	Unreasonable - Development Completed		N/A
226	Site A Land off Main Street Nether Poppleton	3.147	No	Unreasonable - Land owner is only willing for housing		N/A
227	Site B - land off Ouse Moor Lane Nether Poppleton	0.701	No	Unreasonable - Land owner is only willing for housing		N/A
244	Heslington West and East, University of York	57.393	No	Unreasonable – Most of site developed out - Landowner is only willing for Educational related purposes.		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
246	Whitehall Grange	10.246	Yes	Reasonable – with permission – Allocated as ST37	ST37	Selected – See appendix K Part 2
247	RO Wilberforce Home/York College	2.052	Yes	Unreasonable – Land Owner only willing for housing	H6	N/A
289	Heslington West and East, University of York	38.560	No	Unreasonable – Superceded by 816/794/904/954		N/A
293	York Central	67.955	No	Unreasonable – Superceded by site 989 – Alternative boundary to ST5		N/A
295	Amalgomated Sites at British Sugar	40.697	No	Unreasonable - Land owner is only willing for housing	ST1	N/A
298	Amalgomated Sites at Connaught Court Care Home	2.174	No	Unreasonable - Land owner is only willing for housing – with permission		N/A
300	Amalgomated sites Eastfield Lane, Dunnington	2.512	No	Unreasonable - Superceded by site 910		N/A
302	Amalgomated site west of Chapelfields 1	0.000	No			N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
305	Amalgomated sites South of Haxby	3.486	No	Unreasonable – to protect the historic character and setting of York the remaining developable area is considered within site 6 – Previously allocated as H34		N/A
307	Amalgomated sites at James Street	0.077	Yes	Unreasonable – Part with permission for 102 student units and remainder under threshold – Previously E5		N/A
308	Amalgomated sites RO Wilberforce Home/York College	2.052	No			N/A
311	Amalgomated Sites South of Heslington	1.457	No	Unreasonable – Superseded by 904/954		N/A
317	Amalgomated Sites North of Moor Lane Woodthorpe	1.350	No	Unreasonable - to protect the historic character and setting of York any remaining developable area is completely covered by site 791 – Part previously allocated as H9		N/A
318	Amalgomated Sites at Layerthorpe	0.638	No	Unreasonable - Development Completed		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
320	Amalgomated Sites at New Lane Huntington	13.757	No	Unreasonable – Landowner is only willing for Housing		N/A
322	Amalgomated sites South of Strensall	2.532	No	Unreasonable – Landowner is only willing for Housing – Previously allocated as H30		N/A
329	Amalgomated sites North of Monks Cross	70.682	No	Unreasonable – Landowner is only willing for Housing		N/A
456	Hungate	2.43	No	Unreasonable – Superceeded by site 829 – Alternative boundary to ST32		See Appendix K Part 2
457	(Remaining) Land West of Metcalfe Lane	34.59	No	Unreasonable – Site has existing planning consent. Previously allocated ST23		See Appendix K part 2
458	Germany Beck Site East of Fordlands Road	21.90	No	Unreasonable – Site has existing planning consent. Previously allocated ST22		See Appendix K part 2
461	York College Tadcaster road	10.32	No	Unreasonable – Development Completed. Previously allocated ST24		See Appendix K part 2
472	Former Gas Site 24 Heworth Green	3.536	No	Unreasonable – Landowner is only willing for Housing – Allocated as H1	H1	N/A
485	Nestle South	7.129	No	Unreasonable - Superceeded by 931 and 932 - Alternative Boundary to ST17		N/A
565	Land at the Mews, Strensall	0.996	No	Unreasonable – Landowner is only willing for Housing		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
577	South of Great North Way, York Business Park	0.571	No	Unreasonable - Already developed		N/A
579	Land adj. 131 Long Ridge Lane	0.202	No	Unreasonable – Historic Site – No willing landowner		N/A
580	Land at Blairgowrie House, Main St	1.499	No	Unreasonable – Landowner is only willing for Housing		N/A
588	Land West of Chapelfields	0.000	No			N/A
589	The Paddock Acomb Grange	0.000	No	Unreasonable – Landowner is only willing for Housing		N/A
596	Land adj. 26 & 38 Church lane	0.547	No	Unreasonable – Historic Site – No willing landowner		N/A
598	South of Moor Lane	2.671	No			N/A
599	Wheldrake Industrial Estate	1.183	No	Unreasonable – Historic Site – No willing landowner – Previously E7	ST33	N/A
600	Wheldrake Industrial Estate	0.449	Yes	Reasonable – Allocated as E8	E8	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use.
601	Elvington Park	0.809	No	Unreasonable – Historic Site – No willing landowner		N/A
602	Elvington Industrial Estate	0.997	No	Reasonable – Allocated As E9	E9	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use
603	Land at Airfield Business Park, Elvington	0.295	No	Unreasonable – Historic Site – No willing landowner		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
604	Land to west of Elvington Airfield Business Park	1.377	No	Unreasonable – Historic Site – No willing landowner		N/A
605	Site E, Airfield Industrial Estate, Elvington	0.394	No	Unreasonable – Historic Site – No willing landowner		N/A
618	Land RO Surgery & 2a/2b Petercroft Lane	0.233	No	Unreasonable – Historic Site – No willing Landowner – Previous Allocation -		N/A
624	MOD Land Fulford	0.221	No			N/A
626	Land at Breary Close	0.323	No	Unreasonable – historic Site – No willing Landowner		N/A
627	Land at Frederick House East of Fulford	0.777	No			N/A
629	The Retreat, Heslington Road	6.098	No	Unreasonable – Landowner only willing for housing		N/A
631	Burnholme WMC, Burnholme Drive	0.432	No	Unreasonable – Site already developed		N/A
634	Cement Works, Monks Cross	1.044	No	Unreasonable – Already developed		N/A
635	Land north of Monks Cross Drive		No	Unreasonable – Development Complete – Previously E2		

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
638	New Lane Monks Cross	4.407	No	Unreasonable – Historic Site – No willing landowner		N/A
639	Annamine Nurseries	1.038	Yes	Reasonable – Allocated as E11	E11	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use
649	Car park, High Newbiggin Street	0.605	No	Unreasonable - Historic Site - No willing landowner		N/A
651	Heworth Green North (Forum Site)	0.209	No	Unreasonable - Part with permission and access. Remaining land under threshold		N/A
654	Land at Mill Mount	0.363	No	Unreasonable – Landowner is only willing for Housing		N/A
656	Barbican Centre	0.963	No	Unreasonable – Landowner is only willing for Housing	H10	N/A
657	Peel St/ Margret St	0.408	No	Unreasonable - Historic Site - No willing landowner		N/A
660	Land at Marygate	0.506	No	Unreasonable - Development Completed		N/A
661	Marygate Car Park, access from Hetherton's Street	0.000	No	Unreasonable - Historic Site - No willing landowner		N/A
669	Site at James Street	0.165	No	Unreasonable - Historic Site – Development Complete		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
682	Land Adjacent to the designer Outlet	28.9		Unreasonable – To protect the historic Character and Setting of York remaining developable area is covered by Site 800		See Appendix K Part 2
684	York Business Park		No	Unreasonable – Development Complete Previously E12		N/A
685	End of Great North Way, York Business park	2.978	No	Unreasonable – Under Construction – Previously E13	E13	N/A
686	Site to south in York Business park	0.205	Yes	Reasonable -		Rejected site passed the CYC site selection criteria but is the only opportunity to provide safeguarded land for a future rail station to support ST1 should it be required.
689	Amalgamated Land around Northminster Business park	55.276	No	Unreasonable – Amalgamated Site no willing landowner for while site – superseded by later submissions. Previously allocated as SF8/St19		See Appendix K part 2
692	Amalgamated sites at New Lane Huntington	18.991	No	Unreasonable – superseded by Site 320 and landowner only willing for housing		N/A
694	Amalgamated sites adj Designer Outlet	15.107	No	Unreasonable – to protect the historic character and setting of York the remaining developable area is the same as site 800		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
695	Amalgamated extension sites to York Designer Outlet Centre	2.811	No	Unreasonable – Superceeded by site 799		N/A
700	Amalgamated Site Monks Cross Shopping Park	0.649	No	Unreasonable - this is an amalgamation of smaller parcels all of which individually are under threshold		N/A
706	Chessingham Park remaining land	0.233	Yes	Reasonable – Allocated as E10	E10	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use
723	Amalgamated Land at Manor Heath Road, Copmanthorpe	29.137	No	Unreasonable – Landowner is only willing for Housing		N/A
724	Amalgamated sites North Monks Cross Inc Cement Works	20.563	No	Unreasonable – Superseeded by further work on ST8 – Previously Allocated as ST18		See Appendix K part 2
725	Castle Piccadilly	0.491	No	Superceeded by site 955 – Alternative boundary for ST20		N/A
726	Wheatlands	6.785	Yes	Reasonable		Rejected – The sites was rejected due to impact on landscape, cultural heritage and access constraints – See Appendix K Part 2
742	Upper Poppleton Garden Centre	2.759	Yes	Reasonable – Allocated as E16	E16	Selected - The site passed the CYC site selection criteria and represents a suitable site for the use

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
794	Revised University Expansion	66.63	No	Unreasonable - Superceeded by 852 - Alternative boundary to ST27		See Appendix K Part 2
795	Greenacres	1.353	Yes	Reasonable		site was not taken forward by executive in July 2018 or Jan 2018
799	Designer Outlet	18.320	No	Unreasonable – site is existing retail use. Previously ST21		See Appendix K part 2
800	Safeguarded Land SF7 Land South of Designer Outlet	14.501	Yes	Reasonable	ST25	Rejected – The site was rejected subject Concerns about impact on the greenbelt – See Appendix K Part 2
810	East of Earswick	97.240	No			N/A
816	Heslington East University Campus and new extension	32.844	No	Unreasonable - Superceeded by 852 - Alternative boundary to ST27		See Appendix K Part 2
824	Terrys Chocolate Factory	9.443	No	Unreasonable – Landowner is only willing for Housing	ST16	N/A
829	Hungate	3.09	No	Unreasonable – Superseded by Site 929 – employment portion already developed out Previously allocated as E1/MU2 – Alternative boundary to ST32		See Appendix K Part 2
840	South of the Designer Outlet, West of the A19	87.471	Yes	Reasonable		Rejected - The site was rejected as it failed technical officer comments

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
847	Safeguarded Land North of Grimston Bar SF13 Officer agreed boundary (amending 181)	5.536	No	Unreasonable – Transport access now understood to be a showstopper – Previously allocated at St6		N/A
852	Revised University Expansion	21.277	Yes	Reasonable – Allocated as ST27	ST27	Selected - Selected - This site was selected as it passes CYC site selection criteria and represents suitable site for the use allocated for.
857	Northminster Business Park (South)	15.163	Yes	Reasonable – allocated as ST19	ST19	Selected - This site was selected as it passes CYC site selection criteria and represents suitable site for the use allocated for - See Appendix K part 2
864	Extention to Elvington Industrial Estate	5.467	Yes	Reasonable -		Rejected - Site was not taken forward by Members in July 2017 or Jan 2018 – See appendix K part 2
885	Minster Equine Veterinary Clinic	0.385	No	Unreasonable – Entire Developable area considered under Site 953 extended alternative to E16		N/A
890	Luigis	0.207	No	Unreasonable – Site considered under larger parcel of 953		
899	York Road Dunnington Reduced Boundary	0.743	No	Unreasonable -		
903	North Lane Skelton	1.655	No	Unreasonable – Landowner is only willing for housing		N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
904	ST27 PSC boundary	30.61	Yes	Reasonable – Alternative Boundary to ST27		Rejected – Alternative boundary taken forward
906	York Central PSC Boundary	72.464	Yes	Reasonable — Alternative Boundary to ST5		Rejected – Alternative boundary taken forward
907	Land North of Northminster	19.678	Yes	Reasonable – Alternative Boundary to ST19		Rejected – Alternative boundary taken forward
925	Towthorpe Lines Red Line	4.636	Yes	Reasonable – Allocated as E18	E18	Selected - This site was selected as it passes CYC site selection criteria and represents suitable site for the use allocated for.
929	Hungate	2.54	No	Unreasonable – revised area submitted excludes developed employment – Land owner only willing for residential on remainder of site	ST32	See Appendix K Part 2
940	Remaining Land at Bull Commercial Centre	2.99	Yes	Reasonable		site was not taken forward byin July 2017 or Jan 2018
948	ST26 Allocated Land at Elvington Airfield	7.588	Yes	Reasonable - Allocated as ST26	ST26	Selected - This site was selected as it passes CYC site selection criteria and represents suitable site for the use allocated for – Appendix K Part 2
952	Land North of Northminster Business Park	14.774	Yes	Reasonable Alternative Boundary to ST19		Rejected – Alternative boundary taken forward
953	Poppleton garden Centre Expanded		Yes	Reasonable – Alternative boundary to E16		site was not taken forward by executive in July 2017 or Jan 2018

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
954	University Of York Post PSC Officer Proposal	24.906	Yes	Reasonable – Alternative Boundary to ST27		Rejected – Alternative boundary taken forward
955	Castle Gateway	21.477	Yes	Reasonable - Allocated as ST20	ST20	Selected - This site was selected as it passes CYC site selection criteria and represents an area of opportunity for masterplanning a new gateway to the city.
959	Land at Kettlestring Way	3.248	No	Unreasonable – Landowner is only willing for Housing		N/A
956	Milstone Avenue Rufforth	0.390	No	Unreasonable – Landowner is only willing for Housing		N/A
964	Galtres Garden Village	82.470	No	Unreasonable – Landowner is only willing for Housing		N/A
966	East of Strensall Road	19.230	No	Unreasonable – Landowner is only willing for Housing		N/A
968	Land to the North of Avon Drive	2.763	No	Unreasonable – Landowner is only willing for Housing		N/A
969	Land East of Northfield Lane South of Wyevale	1.830	No	Unreasonable – Developable area completely considered under Site 726		N/A
975	Alt PPC ST14 Option 2200 Homes	93.361	No	Unreasonable – Landowner is only willing for Housing		N/A
976	Site to the West of H39	1.693	No	Unreasonable – Landowner is only willing for Housing		N/A
978	Queen Elizabeth Barracks Strensall	28.926	No	Unreasonable – Landowner is only willing for Housing	ST35	N/A

Site Ref	Site Name	Developable Area size	Reasonable Alternative	Reasonable Alternative reason	Current Allocation Ref	Reasoning for allocation/rejection
980	North of Haxby excluding Cemetery expansion land	29.656	No	Unreasonable – Landowner is only willing for Housing		N/A
981	ST7 PPC Alternative Boundary for 1225 Homes	55.658	No	Unreasonable – Landowner is only willing for Housing		N/A
986	ST7 Post PPC Officer Recommendation	47.637	No	Unreasonable – Landowner is only willing for Housing		N/A
987	ST5 York Central Team 2017 Submission	45.498	No	Unreasonable – Superceded by Site 989 – Alternative boundary to ST5		N/A
988	H2a potential allocation	2.289	No	Unreasonable – Landowner is only willing for Housing		N/A
989	ST5 York Central Team 2017 Submission 2	82.833	Yes New	Reasonable – Allocated as ST5	ST5	Selected - This site was selected as it passes CYC site selection criteria and represents suitable site for the use allocated for.

Annex 7: Unimplemented Consents Below 0.2 Ha

SITE NAME	Application Number	Date permission Granted	Status of Site at 1/4/17	Expiry Date of Consent	Total Built	Total Capacity	Net Total Remaining	Site size (ha)	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Notes
All Saints Church North Street	05/00048/FUL	20/03/2009	Under Construction	N/A	0	3	3	0.161		1	2				
59 The Old Village Huntington	05/01581/FUL	21/04/2006	Under Construction	N/A	0	1	1	0.026					1		
Moat Hotel Nunnery Lane	08/01049/FUL	15/07/2008	Under Construction	N/A	2	4	2	0.069		2					
48 Wetherby Road	09/01338/FUL	29/10/2009	Under Construction	N/A	0	1	1	0.069		1					supercedes app: 06/02028/FUL
4 Derwent Road	10/00287/FUL	14/05/2010	Under Construction	N/A	0	2	1	0.050	1						supercedes app: 09/01202/FUL
4 Willow Grove Earswick	10/00297/FUL	10/01/2011	Under Construction	N/A	0	2	1	0.085				1			
Stockton Lodge Sandy Lane Stockton on Forest	10/00617/FUL	11/03/2013	Under Construction	N/A	0	1	1	0.035					1		
Yeomans Yard Little Hallfield Road	10/02336/REMM	11/02/2011	Under Construction	N/A	0	10	10	0.140					10		supercedes app: 07/01959/OUTM
The Grange Towthorpe Road Haxby	10/02764/FUL	02/02/2011	Under Construction	N/A	0	1	1	0.080		1					
145 Beckfield Lane	11/00454/FUL	27/05/2011	Under Construction	N/A	0	5	4	0.079		4					
4 Garbett Way Bishopthorpe	11/02587/REM	08/11/2011	Under Construction	N/A	0	1	1	0.053	1						supercedes app: 08/01743/REM
Rowes Farm Bungalow Stockton Lane	11/02928/FUL	09/08/2012	Under Construction	N/A	0	2	2	0.100				2			
Beechwood Beechwood Hopgrove	11/03113/FUL	26/04/2012	Under Construction	N/A	0	1	1	0.093		1					
Methodist Chapel The Village Stockton on Forest	12/00241/FUL	23/04/2012	Under Construction	N/A	0	1	1	0.076	1						
Chapel Farm 111 The Village Stockton on Forest	12/01216/FUL	02/07/2012	Under Construction	N/A	0	1	1	0.055	1						
15 Horseman Lane Copmanthorpe	12/03256/FUL	20/12/2012	Under Construction	N/A	0	2	1	0.058	1						
JW Frame (Plumbers) Ltd 9a Smales Street	13/00271/FUL	19/04/2013	Under Construction	N/A	0	1	1	0.006		1					
53 Heslington Road	13/00594/FUL	07/05/2013	Under Construction	N/A	0	1	1	0.003	1						
Site Adj to 2 Holyrood Drive	13/00612/FUL	08/08/2013	Under Construction	N/A	0	1	1	0.060		1					
66 Heworth Green	13/00957/FUL	09/07/2013	Under Construction	N/A	0	1	1	0.030		1					supercedes app: 07/00714/FUL and 10/01075/FUL
Stockton Lodge Sandy Lane Stockton on Forest	13/02626/FUL	17/10/2013	Under Construction	N/A	0	1	1	0.039			1				
1A Danebury Crescent	13/02665/FUL	26/11/2013	Under Construction	N/A	0	2	2	0.111		2					
Askham Bryan College Askham Fields Lane	13/02946/FULM	13/02/2014	Under Construction	N/A	0	2	2	0.050				2			
2a Mill Lane	13/03153/FUL	18/11/2013	Under Construction	N/A	0	3	3	0.024		3					supersedes app: 11/02806/FUL
Monk Bar Garage Lord Mayors Walk	13/03338/FUL	07/03/2014	Under Construction	N/A	0	3	3	0.059	3						
Manor Farm Bishopthorpe Road	13/03403/FUL	05/02/2014	Under Construction	N/A	0	1	1	0.010		1					

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Bronze Dragon 51 Huntington Road	13/03573/FUL	17/01/2014	Under Construction	N/A	0	1	1	0.015		1					
English Martyrs Church Hall Dalton Terrace	13/03595/FUL	15/05/2014	Under Construction	N/A	0	4	4	0.027		4					
Mirchiz Restaurant 98-100 Fishergate	14/00001/FUL	08/04/2014	Not yet started	08/04/2017	0	1	1	0.014				1			
QED Books 1 Straylands Grove	14/00098/FUL	12/03/2014	Under Construction	N/A	0	1	1	0.070		1					supercedes app: 05/01938/OUT and 07/00761/FUL and 10/01717/FUL and 12/00140/FUL
105 Temple Lane Copmanthorpe	14/00099/FUL	Won on appeal 22/10/2014	Not yet started	22/10/2017	0	1	1	0.170			1				
Merchant Chambers 44-46 Fossgate	14/00321/ORC	18/03/2014	Under Construction	N/A	0	6	6	0.007	6						
Laurel House The Village Stockton on Forest	14/00434/FUL	20/05/2014	Not yet started	20/05/2017	0	1	1	0.111					1		
440 Malton Road	14/00440/FUL	23/04/2014	Not yet started	23/04/2017	0	1	1	0.030			1				supersedes app: 10/00500/FUL
45 Towthorpe Road	14/00444/FUL	06/06/2014	Under Construction	N/A	0	1	0	0.049	0						
Middleton House 2 Redmayne Square Strensall	14/00480/FUL	15/05/2014	Not yet started	15/05/2017	0	1	1	0.090		1					supersedes app: 10/02854/FUL
1 Wetherby Road	14/00511/REM	10/06/2014	Under Construction	N/A	0	1	1	0.060				1			supersedes app: 10/02085/OUT
29c Walmgate	14/00590/FUL	21/07/2014	Under Construction	N/A	0	8	8	0.110	8						
Land to East of 51-57 Fenwick Street	14/00713/FUL	08/10/2014	Under Construction	N/A	0	8	8	0.172	8						
Holly Corner 52 North Lane Haxby	14/00856/FUL	04/06/2014	Under Construction	N/A	0	3	3	0.060	3						
37 Station Road Upper Poppleton	14/00929/FUL	26/08/2014	Not yet started	26/08/2017	0	1	0	0.100			0				
Naburn House Farm	14/00963/REM	17/06/2014	Under Construction	N/A	0	1	1	0.187		1					Supercedes app: 03/00188/OUT and 06/01033/REM
Mar-Stan Temple Lane Copmanthorpe	14/00974/FUL	14/07/2014	Not yet started	14/07/2017	0	1	0	0.170			0				
20 Hanover Street East	14/01008/FUL	24/06/2014	Under Construction	N/A	0	2	1	0.010	1						
Garage Court Site at Challoner Road	14/01191/FUL	08/08/2014	Not yet started	08/08/2017	0	8	8	0.120		8					
Flat 1 11 Lady Pecketts Yard	14/01576/FUL	08/09/2014	Not yet started	08/09/2017	0	1	1	0.013				1			
Countrywide Residential Lettings 37 Micklegate	14/01755/FUL	23/01/2015	Under Construction	N/A	0	4	4	0.020	1				3		
Piker Thorn Farm Bad Bargain Lane	14/01761/FUL	16/09/2014	Under Construction	N/A	0	1	0	0.026	0						
1-12 Kensal Rise	14/01857/FUL	09/01/2015	Not yet started	09/01/2018	0	6	6	0.150				6			
Cow Slip farm Lords Moor Lane Strensall	14/01936/ABC3	08/10/2014	Under Construction	N/A	0	1	1	0.027		1					
The Memorial Hall 16 The Village Haxby	14/01982/FUL	09/01/2015	Not yet started	09/01/2018	0	3	3	0.050				3			
85 York Road Haxby	14/02003/FUL	15/12/2014	Under Construction	N/A	0	1	1	0.034	1						
35 Tennent Road	14/02019/FUL	11/12/2014	Not yet started	11/12/2017	0	2	1	0.037				1			

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Site to R/O 32 Carr Lane, Rosedale Avenue	14/02067/FUL	22/12/2014	Under Construction	N/A	0	1	1	0.030	1						supersedes app: 13/03101/FUL
Outbuilding & Store to R/O 102 Walmgate	14/02070/FUL	20/05/2015	Under Construction	N/A	0	2	2	0.020		2					
306 Tadcaster Road	14/02074/FUL	15/09/2016	Not yet started	15/09/2019	0	1	1	0.040			1				
Wheldrake Hall Farm 6 Church Lane Wheldrake	14/02156/ABC3	05/11/2014	Not yet started	05/11/2019	0	1	1	0.040		1					
First Farm Main Street Askham Richard	14/02280/FUL	18/09/2015	Under Construction	N/A	0	3	3	0.150		3					
Villa Italia 69 Micklegate	14/02546/FUL	13/11/2015	Under Construction	N/A	0	4	4	0.020		4					
Manor Farm Bishopthorpe Road	14/02859/ABC3	05/02/2015	Under Construction	N/A	0	1	1	0.010			1				
The Flat 70 Fourth Avenue	14/02909/FUL	17/02/2015	Not yet started	17/02/2018	0	2	1	0.015				1			
OS Field 2424 Wisker Lane Earswick	15/00060/ABC3	04/03/2015	Not yet started	04/03/2020	0	3	3	0.100		3					
l'Anson 10A Rosslyn Street	15/00143/FUL	07/09/2015	Under Construction	N/A	0	3	3	0.020	3						
Co-op 47 York Road Acomb	15/00238/FUL	02/07/2015	Under Construction	N/A	0	1	1	0.013		1					
First Floor Flat 126 Haxby Road	15/00254/FUL	07/04/2015	Not yet started	07/04/2018	0	1	1	0.015	1						
Middleton House 2 Redmayne Square Strensall	15/00362/FUL	29/05/2015	Not yet started	29/05/2018	0	1	1	0.040			1				
Direct Workwear 158 Poppleton Road	15/00385/FUL	23/04/2015	Not yet started	23/04/2018	0	1	1	0.006				1			
12 Water End	15/00405/FUL	02/12/2016	Not yet started	02/12/2019	0	1	1	0.060			1				
OS Field 0005 Sutton Road Wigginton	15/00449/FUL	14/05/2015	Under Construction	N/A	0	1	0	0.070	0						
Orchard House 8 Hamilton Drive East	15/00561/FUL	28/05/2015	Under Construction	N/A	0	1	1	0.087		1					supercedes apps 09/01497/FUL and 12/01783/FUL
The Barn Dauby Lane Elvington	15/00638/ABC3	19/05/2015	Not yet started	19/05/2020	0	1	1	0.010			1				
Friars Rest Guest House 81 Fulford Road	15/00677/FUL	17/06/2015	Not yet started	17/06/2018	0	1	1	0.020		1					
11A Rosecroft Way	15/00708/FUL	16/09/2015	Not yet started	16/09/2018	0	1	1	0.069			1				
257 Thanet Road	15/00709/FUL	29/05/2015	Not yet started	29/05/2018	0	1	1	0.016		1					
Land to R/O 49 Osbaldwick Village	15/00808/FUL	04/11/2015	Under Construction	N/A	0	1	1	0.050		1					
Hagg House Farm Westwood Lane Askham Bryan	15/00812/ABC3	16/06/2015	Under Construction	N/A	0	1	1	0.028		1					
211 Bishopthorpe Road	15/00820/FUL	15/11/2016	Not yet started	15/11/2019	0	1	1	0.017				1			
107 Main Street Askham Bryan	15/00889/FUL	24/06/2015	Not yet started	24/06/2018	0	1	0	0.100		0					supersedes app: 12/01796/FUL
Land to South of 20 Garden Flats Lane Dunnington	15/00894/FUL	26/02/2016	Under Construction	N/A	0	1	1	0.070	1						
31 The Village Haxby	15/00918/FUL	29/07/2015	Under Construction	N/A	0	1	1	0.036		1					
Pear Tree Cottage	15/01037/FUL	22/10/2015	Under Construction	N/A	0	1	0	0.077	0						

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4 St Marys Lane	15/01072/FUL	27/10/2015	Under Construction	N/A	0	1	0	0.063	0						
7 Charlton Street	15/01083/FUL	28/07/2015	Not yet started	28/07/2018	0	1	1	0.010		1					supersedes app: 12/00696/OUT
279 Huntington Road	15/01147/FUL	14/08/2015	Under Construction	N/A	0	6	6	0.140	6						supersedes app: 08/00814/FUL and 11/01652/FUL and 14/00513/FUL
6 Willow Grove Earswick	15/01152/FUL	10/12/2015	Not yet started	10/12/2018	0	2	1	0.126			1				
68 Bootham	15/01157/FUL	16/10/2015	Not yet started	16/10/2018	0	1	1	0.040				1			supersedes app: 10/00016/FUL and 13/00055/REM
4 Scarcroft Lane	15/01160/FUL	09/09/2015	Not yet started	09/09/2018	0	1	1	0.012			1				
Huntlea 3 Intake Lane Dunnington	15/01170/FUL	23/11/2015	Not yet started	23/11/2018	0	1	1	0.090				1			
York House 62 Heworth Green	15/01196/FUL	10/08/2015	Not yet started	10/08/2018	0	3	2	0.076		2					
Trentholme Cottage 2a Trentholme Drive	15/01202/FUL	06/11/2015	Under Construction	N/A	0	1	0	0.041	0						
Former Londons 31a Hawthorne Grove	15/01323/FUL	05/07/2016	Not yet started	05/07/2019	0	8	8	0.063		8					
Land to North and West of 41 & 43 Park Avenue New Earswick	15/01390/FUL	11/02/2016	Not yet started	11/02/2019	0	1	1	0.115		1					
Vacant Land South of 39 Sandringham Close Haxby	15/01425/REM	20/08/2015	Under Construction	N/A	0	1	1	0.043	1						supersedes app: 13/00784/OUT
Wigginton Grange Farm Corban Lane Wigginton	15/01441/FUL	07/09/2015	Under Construction	N/A	0	1	0	0.013	0						supersedes app: 10/00729/FUL and 13/02922/FUL
Church Farm 84 The Village Stockton on Forest	15/01446/FUL	25/02/2016	Not yet started	25/02/2019	0	3	3	0.170		1	2				
6 Peckitt Street	15/01447/FUL	14/09/2015	Not yet started	14/09/2018	0	1	1	0.010			1				
3 The Dell Skelton	15/01473/FUL	07/12/2015	Under Construction	N/A	0	1	1	0.046	1						
6-7 Bridge Street	15/01509/FUL	05/01/2016	Under Construction	N/A	0	3	3	0.010	3						
Barry Crux 20 Castlegate	15/01522/FUL	22/01/2016	Not yet started	20/01/2019	0	2	2	0.023				2			
Coal Yard 11 Mansfield Street	15/01571/FULM	23/11/2016	Not yet started	23/11/2019	0	32	32	0.156			32				
Beau & Joli Ltd 1st & 2nd Floors 43 York Road Acomb	15/01578/RFPRES	10/09/2015	Not yet started	10/09/2020	0	1	1	0.018		1					
14 The Avenue Haxby	15/01598/FUL	06/11/2015	Not yet started	06/11/2018	0	1	1	0.026			1				
11 St Peters Grove	15/01647/FUL	12/02/2016	Under Construction	N/A	0	1	1	0.016	1						
Site to Rear of 22a Huntington Road	15/01752/FUL	02/10/2015	Not yet started	02/10/2018	0	2	2	0.020				2			supersedes app: 11/01981/FUL
Land to East of Orchard Vale Wetherby Road Rufforth	15/01808/FUL	11/12/2015	Not yet started	11/12/2018	0	1	1	0.085		1					supersedes app: 14/02258/FUL
Station Cottages Station Road Copmanthorpe	15/01886/FUL	18/05/2016	Not yet started	18/05/2019	0	1	1	0.050			1				
42 Middlecroft Drive Strensall	15/01895/FUL	08/03/2016	Not yet started	08/03/2019	0	1	1	0.012			1				
15 Park Lane	15/02148/FUL	06/11/2015	Not yet started	06/11/2018	0	1	1	0.004		1					

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Fire Station 18 Clifford Street	15/02155/FULM	02/09/2016	Under Construction	N/A	0	14	14	0.140		7	7				
Car Parking Area Holgate Road	15/02295/FUL	01/03/2016	Not yet started	01/03/2019	0	6	6	0.032				6			supersedes app: 12/03132/FUL
First York 45 Tanner Row	15/02494/ORC	11/01/2016	Under Construction	N/A	0	13	13	0.030	13						supersedes app: 12/02118/FULM and 15/00132/ORC
The Art Shack 4-6 Gillgate	15/02517/FUL	08/12/2016	Not yet started	08/12/2019	0	4	3	0.037				3			
24 Main Street Heslington	15/02532/FUL	23/05/2016	Under Construction	N/A	0	1	-1	0.057		-1					
6 Low Green Copmanthorpe	15/02542/FUL	20/01/2016	Not yet started	20/01/2019	0	1	1	0.030		1					
St Marys Hotel 16-17 Longfield Terrace	15/02544/FUL	05/01/2016	Not yet started	05/01/2019	0	2	2	0.025		2					
Green Lane Fish & Chip Shop 6 Green Lane Acomb	15/02553/FUL	21/12/2015	Not yet started	21/12/2018	0	1	1	0.008				1			
5 Cherry Hill Lane	15/02576/FUL	23/03/2016	Not yet started	23/03/2019	0	2	1	0.019			1				
2 Meadow Way Huntington	15/02617/FUL	16/02/2016	Not yet started	16/02/2019	0	1	1	0.025			1				
206 Stockton Lane	15/02624/FUL	11/03/2016	Not yet started	11/03/2019	0	4	4	0.190			4				
Oliver House Bishophill Junior	15/02645/FULM	25/11/2016	Under Construction	N/A	0	34	34	0.196		34					
15 Murton Way	15/02650/FUL	20/05/2016	Not yet started	20/05/2019	0	1	1	0.070				1			supersedes app: 09/02034/FUL and 12/03537/FUL
Melbourne Hotel 6 Cemetery Road	15/02739/FUL	01/04/2016	Not yet started	01/04/2019	0	6	6	0.036		6					
Shipton Road Stores 218 Shipton Road	15/02746/RFPR ES	22/01/2016	Not yet started	22/01/2021	0	1	0	0.034		0					
Macdonalds 19-22 Fossgate	15/02760/FUL	05/02/2016	Under Construction	N/A	0	5	5	0.116	5						
Colin Hicks Motors Garage & Yard to R/O 33 Bootham	15/02762/FUL	07/07/2016	Not yet started	07/07/2019	0	9	9	0.050		9					
8 Petercroft Lane Dunnington	15/02813/FUL	06/05/2016	Not yet started	06/05/2019	0	1	1	0.031			1				
4 Jorvik Close	15/02825/FUL	16/06/2016	Not yet started	16/06/2019	0	1	1	0.017			1				
Groves Chapel Union Terrace	15/02833/FULM	20/06/2016	Under Construction	N/A	0	16	16	0.158	16						
38 Copmanthorpe Lane Bishophorpe	15/02842/FUL	16/09/2016	Not yet started	16/09/2019	0	1	1	0.022			1				
Wall to Wall Ltd 71 East Parade	15/02878/FUL	02/03/2016	Not yet started	02/03/2019	0	1	1	0.016			1				
Site to Side of 2 Holyrood Drive fronting onto Manor Lane	15/02903/FUL	23/06/2016	Not yet started	23/06/2019	0	1	1	0.034				1			
Land Between 121 and 125 Strensall Road	15/02950/FUL	06/03/2017	Not yet started	06/03/2020	0	1	1	0.028				1			
78 Osbaldwick Lane	16/00077/FUL	30/06/2016	Not yet started	30/06/2019	0	1	1	0.040		1					
23 Nunnery Lane	16/00123/FUL	23/03/2016	Under Construction	N/A	0	1	1	0.009	1						
14 Priory Street	16/00261/FUL	17/05/2016	Under Construction	N/A	0	2	1	0.011		1					

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Skelton Social & Ex-Servicemens Club St Giles Road Skelton	16/00271/FUL	28/07/2016	Under Construction	N/A	0	4	4	0.054	4						supersedes app: 14/01237/FUL and 15/01402/FUL
Halo 7 Amy Johnson Way	16/00313/FUL	26/05/2016	Under Construction	N/A	0	4	4	0.061	4						
Thorngarth Towthorpe Road	16/00332/FUL	16/06/2016	Under Construction	N/A	0	1	1	0.032	1						
25 Garden Flats Lane Dunnington	16/00337/REM	10/10/2016	Not yet started	10/10/2020	0	1	1	0.134			1				supersedes app:15/00442/OUT
Stockhill Cottage Church Balk Dunnington	16/00463/FUL	10/06/2016	Under Construction	N/A	0	1	0	0.157	0						
6 Southlands Haxby	16/00481/FUL	06/05/2016	Under Construction	N/A	0	1	1	0.027	1						
Marygate Orthodontic Practice 64 Marygate	16/00500/FUL	03/05/2016	Not yet started	03/05/2019	0	1	1	0.016			1				
128 Acomb Road	16/00680/FUL	04/11/2016	Not yet started	04/11/2019	0	10	10	0.042	10						
18 Springwood Haxby	16/00687/FUL	27/07/2016	Under Construction	N/A	0	1	0	0.023	0						
77 Penyghent Avenue	16/00723/FUL	28/09/2016	Under Construction	N/A	0	1	1	0.014	1						
36 Clarence Street	16/00799/FUL	16/06/2016	Under Construction	N/A	0	4	4	0.011		4					supersedes app: 14/02897/FUL
26 Hob Moor Terrace	16/00828/FUL	13/06/2016	Under Construction	N/A	0	1	0	0.047	0						
Land Between 8 & 12 White House Gardens	16/00870/FUL	08/07/2016	Not yet started	08/07/2019	0	1	1	0.045		1					
Prospect Fram Mill Lane Askham Richard	16/00924/FUL	17/08/2016	Under Construction	N/A	0	1	-4	0.077	-4						supersedes app; 14/00829/FUL
47 Osbaldwick lane	16/00988/FUL	29/07/2016	Not yet started	29/07/2019	0	1	1	0.015			1				
Stonebow House The Stonebow	16/01003/FUL	10/10/2016	Not yet started	10/10/2019	0	5	5	0.173	5						supersedes app: 16/01018/ORC
2 Custance Walk	16/01011/FUL	19/09/2016	Under Construction	N/A	0	4	2	0.020	2						
Mustgetgear Ltd 43 Front Street Acomb	16/01014/FUL	21/06/2016	Not yet started	21/06/2019	0	2	2	0.016		2					
Stonebow House The Stonebow	16/01018/ORC	17/06/2016	Not yet started	17/06/2021	0	15	15	0.173	15						
20 Springwood Haxby	16/01049/FUL	26/07/2016	Under Construction	N/A	0	1	0	0.024	0						
Village Store 4 School Lane Fulford	16/01087/FUL	29/06/2016	Under Construction	N/A	0	1	1	0.005	1						
22 Springwood Haxby	16/01098/FUL	23/08/2016	Under Construction	N/A	0	1	0	0.022	0						
38 Clarence Street	16/01151/FUL	30/06/2016	Not yet started	30/06/2019	0	1	1	0.008		1					supersedes app: 15/00822/FUL
306 Stockton Lane	16/01154/FUL	26/09/2016	Not yet started	26/09/2019	0	1	1	0.025			1				
North Lodge Clifton Park Avenue	16/01173/FULM	02/12/2016	Under Construction	N/A	0	14	14	0.127		14					supersedes app: 14/01983/ORC
Crook Lodge 26 St Marys	16/01177/FUL	30/06/2016	Not yet started	30/06/2019	0	1	1	0.028		1					
134 Temple Lane Copmanthorpe	16/01185/FUL	08/07/2016	Under Construction	N/A	0	2	2	0.100		2					

SITE NAME	Application Number	Date permission Granted	Status of Site at 1/4/17	Expiry Date of Consent	Total Built	Total Capacity	Net Total Remaining	Site size (ha)	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Notes
16 Springwood Haxby	16/01186/FUL	19/07/2016	Under Construction	N/A	0	1	0	0.024	0						
Flat 1 8 Wenlock Terrace	16/01188/FUL	05/07/2016	Not yet started	05/07/2019	0	9	4	0.020		4					
Yorkab Taxis 1 Jubilee Terrace	16/01235/FUL	12/07/2016	Under Construction	N/A	0	1	1	0.009	1						
The Firs Lords Moor Lane Strensall	16/01239/REM	20/07/2016	Not yet started	08/04/2019	0	1	1	0.117			1				supersedes app: 13/03786/OUT & 15/00548/FUL
Herbert Todd & Son Percys Lane	16/01263/FULM	26/08/2016	Not yet started	26/08/2019	0	38	38	0.160		38					
13 Highmoor Road	16/01265/FUL	02/11/2016	Not yet started	02/11/2019	0	1	1	0.020			1				
Rufforth Aerodrome Bradley Lane Rufforth	16/01303/REM	02/08/2016	Not yet started	20/05/2019	0	1	1	0.010			1				supersedes app: 13/02447/OUT
14 Lendal	16/01304/FUL	22/07/2016	Not yet started	22/07/2019	0	2	2	0.010				2			
23 The Green Acomb	16/01306/FUL	03/08/2016	Not yet started	03/08/2019	0	1	1	0.050			1				supersedes app: 13/00480/FUL
Ackroyds Restaurant Meats Deighton	16/01318/FUL	12/08/2016	Not yet started	12/08/2019	0	1	1	0.150			1				
Garth Cottage 8 Church Lane Wheldrake	16/01353/FUL	01/09/2016	Not yet started	01/09/2019	0	1	1	0.019			1				
107 York Road Haxby	16/01374/FUL	06/01/2017	Not yet started	06/01/2020	0	1	0	0.100			0				
10 Derwent Road	16/01382/FUL	04/08/2016	Under Construction	N/A	0	1	1	0.038		1					
Unidec Systems Ltd Manor Chambers 26a marygate	16/01428/ORC	23/09/2016	Not yet started	23/09/2021	0	3	3	0.037		3					
140 Fourth Avenue	16/01459/FUL	17/08/2016	Not yet started	17/08/2019	0	1	1	0.027			1				
Garage Court Agar Street	16/01469/FUL	10/08/2016	Not yet started	10/08/2019	0	3	3	0.074		3					supersedes app: 15/02091/FUL
36 Danesfort Avenue	16/01496/FUL	15/11/2016	Not yet started	15/11/2019	0	1	1	0.014		1					
Acomb Jewellers 10 Acomb Court Front Street	16/01497/FUL	24/08/2016	Not yet started	24/08/2019	0	1	1	0.003				1			
26-30 Swinegate	16/01532/FUL	07/10/2016	Not yet started	07/10/2019	0	8	8	0.058		8					
Proposed Development Site at Clifton Technology Centre Kettlestring Lane	16/01533/FUL	18/01/2017	Not yet started	18/01/2020	0	3	3	0.037		3					
Mulberry House 59 Station Road Upper Poppleton	16/01559/FUL	17/08/2016	Under Construction	N/A	0	1	1	0.081	1						
Brackenhill Askham Bryan Lane Askham Bryan	16/01565/FUL	11/11/2016	Not yet started	11/11/2019	0	1	1	0.080			1				
440 Malton Road	16/01622/FUL	21/09/2016	Not yet started	21/09/2019	0	1	0	0.115				0			supersedes app:10/00474/FUL& 13/01664/FUL
People Energies Ltd 106 Heworth Green	16/01625/ORC	16/09/2016	Not yet started	16/09/2021	0	1	1	0.068		1					
Partners in Training Ltd 4 Marsden Park	16/01628/ORC	26/10/2016	Under Construction	N/A	0	2	2	0.016	2						
42 Neville Terrace	16/01634/FUL	04/10/2016	Not yet started	04/10/2019	0	1	1	0.010		1					
4 Whitby Avenue	16/01644/FUL	06/01/2017	Under Construction	N/A	0	1	1	0.041		1					

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W1 Hall Station Road Copmanthorpe	16/01662/FUL	23/09/2016	Under Construction	N/A	0	1	1	0.036	1						
Catering Support Services St Maurices Road	16/01698/FUL	14/11/2016	Under Construction	N/A	0	7	7	0.146	7						supersedes app: 15/02516/FUL
2 Farmlands Road	16/01719/FUL	13/09/2016	Under Construction	N/A	0	1	1	0.024		1					
Zest 9 Market Street	16/01736/FUL	15/11/2016	Under Construction	N/A	0	1	1	0.007		1					
9 Helmsdale	16/01761/FUL	02/11/2016	Under Construction	N/A	0	1	1	0.040		1					supersedes app: 14/01608/OUT
Highthorn Pysiotherapy Clinic 132 Lawrence Street	16/01814/FUL	21/09/2016	Under Construction	N/A	0	1	1	0.069	1						
51 Huntington Road	16/01835/FUL	04/11/2016	Not yet started	04/11/2019	0	1	1	0.018			1				
39 Park Avenue New Earswick	16/01871/FUL	07/03/2017	Not yet started	07/03/2020	0	1	1	0.032				1			
Santader 19 Market Street	16/01940/FUL	01/12/2016	Not yet started	01/12/2019	0	1	1	0.013			1				
G&G Fisheries 64 Clarence Street	16/01960/FUL	27/01/2017	Not yet started	27/01/2020	0	3	2	0.019		2					
50 Holgate Road	16/02001/FUL	20/12/2016	Under Construction	N/A	0	2	1	0.019		1					
10 Fern Street	16/02072/FUL	10/03/2017	Not yet started	10/03/2020	0	1	1	0.008			1				
Pinnacle Tuition 189 Burton Stone Lane	16/02089/FUL	14/11/2016	Under Construction	N/A	0	2	1	0.015		1					
Granville House 21 Granville Terrace	16/02152/FUL	01/12/2016	Not yet started	01/12/2019	0	3	3	0.015		3					
9 Marsden Park	16/02174/ORC	23/11/2016	Under Construction	N/A	0	2	2	0.016	2						
Glebe farm Hessay to Moor Bridge Hessay	16/02202/FUL	28/11/2016	Not yet started	28/11/2019	0	2	2	0.120		2					
71 Danebury Drive	16/02206/FUL	06/12/2016	Under Construction	N/A	0	2	1	0.033	1						
York Associates St Christopher House George Cavley Drive	16/02207/ORC	15/11/2016	Under Construction	N/A	0	6	6	0.067	6						
Sandburn Farm Malton Road Stockton on Forest	16/02305/ABC3	15/12/2016	Not yet started	16/12/2021	0	2	2	0.140			2				
Buildmark House George cavley Drive	16/02329/ORC	01/12/2016	Under Construction	N/A	0	16	16	0.169	16						
Old Joiners Cottage Main Street Askham Richard	16/02385/FUL	08/02/2017	Not yet started	08/02/2020	0	1	1	0.062			1				
Flat 2 28 Pavement	16/02492/FUL	09/12/2016	Not yet started	09/12/2019	0	1	1	0.012			1				
6 Starkey Crescent	16/02493/FUL	20/02/2017	Not yet started	20/02/2020	0	1	1	0.011		1					
The Barns Manor Farm Elvington Lane Dunnington	16/02505/FUL	20/01/2017	Not yet started	20/01/2020	0	3	3	0.150			3				
12 St Peters Grove	16/02536/FUL	11/01/2017	Under Construction	N/A	0	1	-1	0.120	-1						
Woodhouse Farm Dauby Lane Kexby	16/02558/FUL	16/01/2017	Not yet started	16/01/2020	0	1	1	0.086		1					supersedes app: 16/00931/FUL
Cockerill & Sons 107 Millfield Lane	16/02593/RFPRES	23/12/2016	Not yet started	23/12/2021	0	1	1	0.011		1					

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Bootham Gardens Guest House 47 Bootham Crescent	16/02602/FUL	29/12/2016	Not yet started	29/12/2019	0	2	1	0.062		1					
Carlton Cottage Old Carlton Farm Common Lane Warthill	16/02604/FUL	04/01/2017	Not yet started	04/01/2020	0	1	1	0.070			1				supersedes app: 16/00685/FUL
22 Malvern Avenue	16/02646/FUL	03/02/2017	Not yet started	03/02/2020	0	1	1	0.044			1				
Site Adj 33 Avond Drive Huntington	16/02657/FUL	30/01/2017	Not yet started	30/01/2020	0	1	1	0.040		1					
Fishergate County Garage 14 Heslington Lane	16/02665/FUL	16/01/2017	Not yet started	16/01/2020	0	1	1	0.022			1				
Bilash Tandoori 1 Bromley Street	16/02702/FUL	24/01/2017	Not yet started	24/01/2020	0	3	2	0.006		2					
Mack & Lawler Builders Ltd 2a Low Ousegate	16/02710/ORC	06/03/2017	Not yet started	06/03/2022	0	8	8	0.022		8					supersedes app: 13/02007/ORC
Adams House Hotel 5 main Street Fulford	16/02737/FUL	08/03/2017	Not yet started	08/03/2020	0	1	1	0.065		1					
77 Nunthorpe Road	16/02754/FUL	19/01/2017	Under Construction	N/A	0	1	1	0.019	1						
Nostalgia Publications 91-93 Nunnery Lane	16/02763/FUL	23/02/2017	Not yet started	23/02/2020	0	1	1	0.013			1				supersedes app: 16/00846/FUL & 15/02548/RFPRES
Springwell Main Street Deighton	16/02831/FUL	03/03/2017	Not yet started	03/03/2020	0	1	1	0.075			1				
95-97 Micklegate	16/02849/FUL	30/03/2017	Not yet started	30/03/2020	0	4	3	0.023		3					
84 Montague Road Bishopthorpe	16/02861/FUL	08/03/2017	Not yet started	08/03/2020	0	1	1	0.030			1				
Bulmers Selling Services 1-7 Lord Mayors Walk	16/02911/FUL	24/03/2017	Under Construction	N/A	0	3	3	0.018		3					supersedes app: 15/00721/FUL
2 Nunthorpe Avenue	17/00162/FUL	23/03/2017	Not yet started	23/03/2020	0	2	1	0.020				1			

168 255 96 45 16 0

Annex 7: Unimplemented Consents over 0.2 ha

SITE NAME	Easting	Northing	Application Number	Date permission Granted	Status of Site at 1/4/17	Expiry Date of Consent	Total Built	Total Capacity	Net Total Remaining	Site size (ha)	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Notes:
Grange Farm Hodgson Lane Upper Poppleton	455098	453725	04/00186/FUL	20/06/2005	Under Construction	N/A	0	6	6	0.22					6							
Land Adjacent to 19 St Edwards Close	458892	449626	04/01544/FUL	09/11/2004	Under Construction	N/A	0	2	2	0.30					2							
Enclosure Farm Main Street Heslington	462858	450298	07/01046/FUL	13/08/2007	Under Construction	N/A	1	3	2	0.22			1		1							
Store Adj to 45 The Village Earswick	461673	457200	08/02677/FUL	24/03/2009	Under Construction	N/A	0	1	1	0.24	1											supercedes app: 08/01176/FUL
Former Piggeries R/O Willow Court Main Street Holtby	467356	454428	11/00585/FUL	30/09/2014	Not yet started	30/09/2017	0	4	4	1.95			4									
Germany Beck Site East of Fordlands Road	461663	449121	12/00384/REMM	09/05/2013	Under Construction	N/A	0	655	655	16.60*		35	70	70	70	70	70	70	70	70	60	supercedes app; 01/01315/OUT *This is the developable area out of 34 ha for whole site
(Phase 3 & 4) Land to West of Metcalfe Lane Osbaldwick	462913	452260	12/01878/REMM	13/03/2013	Under Construction	N/A	143	299	156	14.00*	35	35	35	35	16							*Site area for all 4 phases of development
(Phase 4 - amended) Land to West of Metcalfe Lane Osbaldwick	462913	452260	16/00342/FULM	18/11/2016	Under Construction	N/A	0	36	36			36										
(Remaining) Hungate Development Site	460784	451839	12/02282/OUTM	18/07/2006	Phase 1 now Complete	N/A	0	355	355	4.10			101	196		58						supercedes original app: 02/03741/OUT
Askham Lane Nurseries Askham Bryan Lane Askham Bryan	46118	449310	12/03734/FUL	05/02/2013	Under Construction	N/A	0	1	1	1.68		1										
Church Farm 84 The Village Stockton on Forest	465681	456066	13/02755/FUL	28/03/2014	Under Construction	N/A	0	2	2	0.32		2										
(Phase 2) Hungate Development Site	460841	451783	13/03015/FULM	19/01/2012	Under Construction	N/A	0	195	195	0.55	195											supercedes app: 07/01901/REMM and 10/02534/REMM
Former Terrys Factory Bishopthorpe Road Phase I	459961	449909	13/03429/REMM	31/12/2013	Under Construction	N/A	57	85	28	10.61*	28											*This is the developable area of all 3 phases.
Former Terrys Factory Bishopthorpe Road Phase II	459961	449909	14/01716/FULM	24/02/2015	Under Construction	N/A	11	229	218			19	35	35	35	35	24					
Former Terrys Factory Bishopthorpe Road Phase III	459961	449909	15/00456/FULM	22/07/2015	Under Construction	N/A	132	173	41		41											
Royal Masonic Benevolent Institute Connaught Court St Oswalds Road	460688	449521	13/03481/FULM	13/06/2016	Not yet started	13/06/2019	0	14	14	1.10		14										
Bert Keech Bowling Club Sycamore Place	459653	452395	13/03727/FUL	07/01/2016	Not yet started	07/01/2019	0	5	5	0.22				5								
Raddon House 4 Fenwicks Lane	460846	449312	14/00613/FUL	Won on Appeal 26/11/14	Not yet started	26/11/2017	0	1	0	0.94												
Del Monte Skelton Park Trading Estate Skelton	456799	455860	14/01478/OUTM	09/03/2016	Not yet started	09/03/2019	0	60	60	2.29				35	25							
G1 Newbury Avenue	457830	450303	14/01517/GRG3	08/10/2014	Not yet started	08/10/2017	0	9	9	0.28		9										
1-9 St Leonard Place	460077	452118	14/02091/FULM	27/02/2015	Under Construction	N/A	35	40	5	0.43	5											
St Josephs Convent of Poor Clare Collatines Lawrence Street	461372	451321	14/02404/FULM	09/03/2015	Under Construction	N/A	0	542	541	2.56	541											
Site of Ferry Cottage 6 Ferry lane Bishopthorpe	459846	447665	14/02466/FUL	29/12/2014	Not yet started	29/12/2017	0	1	0	0.21												
Barn South of Greystones Church Lane Nether Poppleton	456327	454999	14/02531/FUL	08/01/2015	Under Construction	N/A	0	1	1	0.38	1											
Land Adj. 141 Broadway	461748	449840	14/02569/FUL	27/02/2015	Not yet started	27/02/2018	0	4	4	0.20				4								
The Grain Stores Water Lane	459367	454429	15/00121/REMM	12/05/2015	Under Construction	N/A	40	215	175	6.00	40	40	40	40	15							supercedes app: 07/01901/REMM and 10/02534/REMM

SITE NAME	Easting	Northin g	Application Number	Date permission Granted	Status of Site at 1/4/17	Expiry Date of Consent	Total Built	Total Capacity	Net Total Remaining	Site size (ha)	2017/1 8	2018/1 9	2019/2 0	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	Notes:
Land Adj to and R/O Windy Ridge & Brecks Lane Huntington	462047	455450	15/00473/FULM	19/06/2015	Under Construction	N/A	74	87	13	5.05	13											supersedes app: 12/02979/FULM
Ryethorpe Grange Stockton Lane	463154	454131	15/01270/ABC3	27/07/2015	Under Construction	N/A	1	3	2	0.22	2											
Site to R/O 1-9 Beckfield Lane	456912	451585	15/01301/FUL	29/01/2016	Under Construction	N/A	0	9	9	0.27	4	5										
Oak Trees Elvington Lane Elvington	468469	448239	15/01362/OUT	20/11/2015	Not yet started	20/11/2018	0	1	1	0.78					1							
Botland Farm Main Street Heslington	462885	449992	15/01638/FUL	20/01/2016	Under Construction	N/A	0	1	1	0.22	1											
Rowntree Wharf Navigation Road	460835	451729	15/01891/FULM	06/12/2016	Not yet started	06/12/2019	0	34	34	0.48		34										
St Lawrence WMC 29-33 Lawrence Street	461233	451394	15/02440/FULM	22/01/2016	Under Construction	N/A	0	110	108	0.20	108											
Hudson House Toft Green	459759	451619	15/02965/ORC	04/02/2016	Not yet started	04/02/2021	0	139	139	0.55					139							supersedes app: 12/02979/FULM
Tree Tops Nursery to Red Lion Upper Poppleton	456077	453366	16/00115/FUL	24/03/2016	Under Construction	N/A	0	1	1	0.33	1											supersedes app: 14/00362/FUL
Newington Hotel 147 Mount Vale	459252	450772	16/00833/FUL	14/06/2016	Under Construction	N/A	0	7	7	0.20	7											
Land to R/O 9-11 Tadcaster Road Copmanthorpe	456904	447499	16/01673/FUL	04/11/2016	Not yet started	04/11/2019	0	4	4	0.37			4									
Ryedale House 58-60 Piccadilly	460639	451481	16/02022/ORC	23/12/2016	Not yet started	23/12/2021	0	73	73	0.24		73										
Dutton Farm Boroughbridge Road	453611	453981	16/02381/FUL	06/12/2016	Not yet started	06/12/2019	0	1	1	0.90		1										
Land Registry James House James Street	461312	451565	16/02631/ORC	22/02/2017	Not yet started	22/02/2022	0	60	60	0.48				27	33							supersedes app: 16/00108/ORC
Fossbank Boarding Kennels Strensall Road	461850	457772	16/02792/OUT	07/02/2017	Not yet started	07/02/2020	0	4	4	0.32					4							supersedes app: 15/02843/FUL
The Diocese of York Diocese House Aviator Court	458850	455060	17/00083/ORC	17/03/2017	Not yet started	17/03/2022	0	25	25	0.35	16	9										

1039 313 290 447 347 163 105 94 70 70 60