

Selby District Council

**Strategic Housing Land Availability
Assessment (SHLAA) 2008**

Final Report July 2009

Contents

	Page
Introduction	2
Aims and Objectives	2
Scope of the SHLAA	3
Stakeholder Consultation	3
Methodology	5
Stage 1 - Planning the assessment	6
Stage 2 - Determining the sources to be included	11
Stage 3 - Desktop review of existing information	11
Stage 4 - Determining sites for survey	11
Stage 5 - Carrying out the survey	11
Stage 6 - Estimating housing potential	12
Stage 7 - Assessing developability and deliverability	12
Summary results	15
Stage 8 - Review	18
Stage 9 - Housing within broad locations/Strategic sites	19
Stage 10 - Windfalls	20
Conclusions	21
Appendix 1 – Schedule of Information Collected	22
Appendix 2 – Assessment Results	28

Introduction

- 1.0 Planning Policy Statement 3 (Housing) requires Local Planning Authorities to identify enough land to ensure the continuous delivery of new homes in their area over the next 15-year plan period. In the Case of Selby District Council this equates to 17 years (15 years from the predicted date of Core Strategy adoption), including: -
 - Specific deliverable sites which are ready for development within 7 years
 - Specific deliverable sites which can be developed during years 8-17, and which can be drawn upon to top up the five year supply
 - Strategic sites, such as possible urban extensions, which are needed to meet the housing targets established in regional spatial strategies
- 1.1 The SHLAA forms part of the evidence base for the Local Development Framework to inform the preparation of the Core Strategy, the Selby Area Action Plan, and future allocations documents. It provides more robust evidence, which is wider in scope than previous capacity studies such as the Selby Housing Potential Study – November 2003.
- 1.2 It has been prepared in accordance with published National and Regional practice guidance, and other advice published by the Planning Advisory Service.
- 1.3 It will be updated and reviewed as part of the annual monitoring process.
- 1.4 The SHLAA is a technical document that examines the extent to which land and sites are available, developable and deliverable over time (without taking into account local policy consideration). It is not a policy document.
- 1.5 **The inclusion of specific sites in the SHLAA should not be taken to imply those sites will be allocated for housing, or that planning applications will be considered favourably.**

Aims and objectives

- 2.0 The SHLAA is a key tool in the development of housing policies and proposals.
- 2.1 The primary role of the SHLAA is to: -
 - Identify sites with potential for housing
 - Assess their housing potential, and
 - Assess when they are likely to be developed

- 2.2 The Assessment provides evidence to demonstrate whether or not there is a five year supply of deliverable land for housing by identifying as many potential housing sites as possible and assessing their deliverability over a 15 year time horizon (from the predicted date of Core Strategy adoption), in partnership with housebuilders and land agents. It will help in assessing whether there are sufficient developable sites to deliver the Core Strategy, the Selby Area Action Plan and allocations DPDs.
- 2.3 It will also assist the process of identifying opportunities for planned change within existing settlements through infilling, redevelopment and regeneration as well as the justification for promoting strategic sites to satisfy RSS policy and targets.

Scope of the SHLAA

- 3.0 National and Regional guidance suggests the following range of considerations to be addressed in preparing the SHLAA;
- District wide (Ideally should be related to housing market areas which cross Local Authority boundaries requiring collaborative working between local authorities – not practical for the first round of SHLAAs because different local authorities are at different stages of LDF preparation)
 - Covers all settlements i.e. principal service centres, local service centres, service villages and other settlements with designated development limits
 - Can extend beyond existing settlement limits i.e. there is no sequential testing (this will help identify exception sites)
 - Includes Previously Developed Land and Greenfield sites
 - Identifies specific sites but also broad locations for growth
 - There is no allowance for windfalls in the first ten years unless robust evidence of genuine local circumstances

Stakeholder consultation

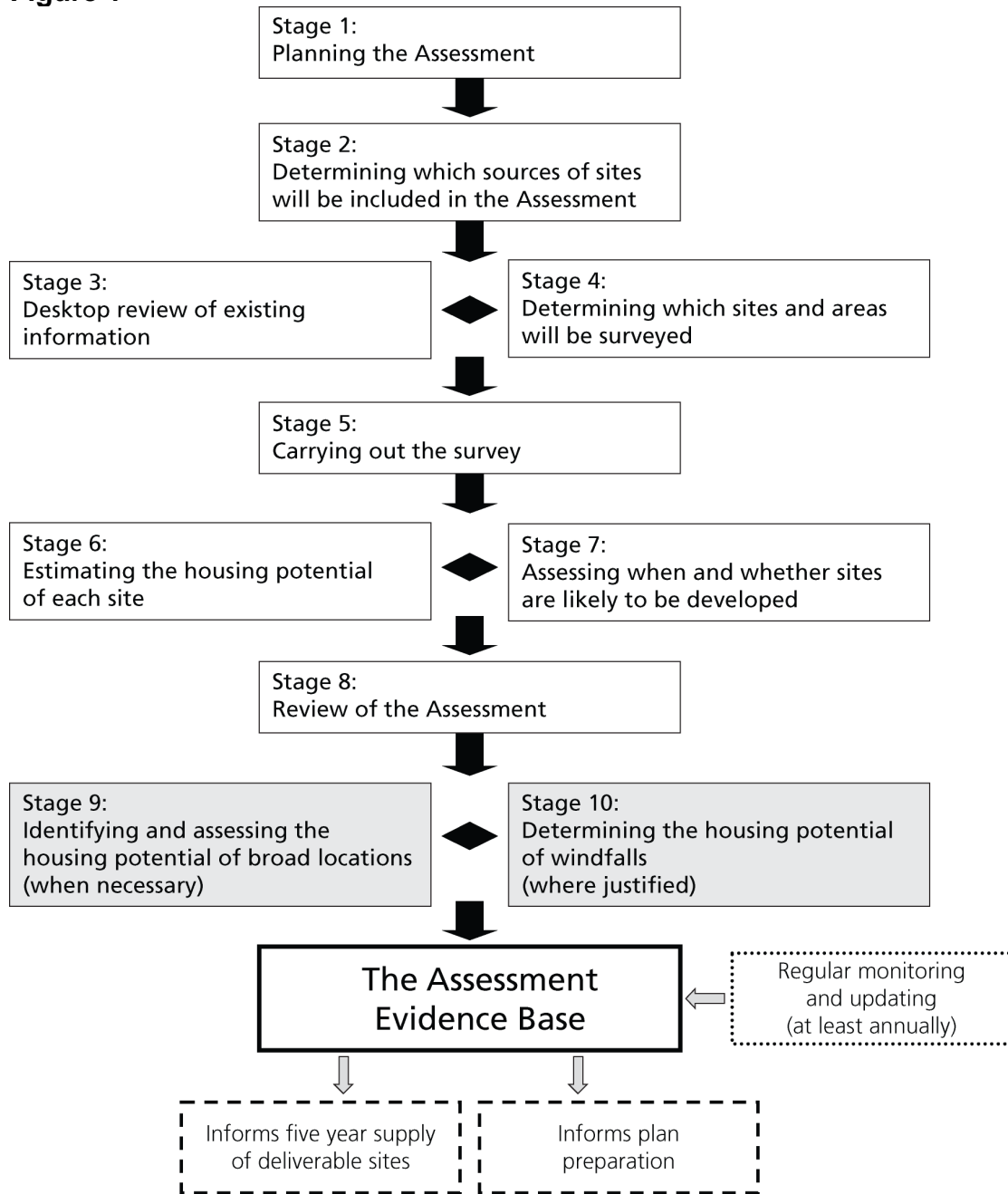
- 4.0 In line with Regional Practice Guidance a Working Group was established, with invitations extended to local Land Agents, Registered Social Landlords that operate in the District and known Housing Developers active in the District.
- 4.1 An initial working group meeting was held to explain the SHLAA, agree the methodology to be used and establish an overall picture of the groups collective housing land knowledge.
- 4.2 A further meeting was held later in the process, to discuss results of the SHLAA, together with any issues relating to assessment in general, or

queries on individual sites, and seeking views on the draft document. In the intervening period there has been contact with Working Group members via e-mail to consider particular issues as and when necessary.

- 4.3 A vital element of the involvement of the working group is the ongoing knowledge that may be gained relating to individual sites and ownership issues.
- 4.4 Information relating to the SHLAA has been and is available on the Council's website¹.

¹ <http://www.selby.gov.uk/>

Figure 1



Methodology

5.0 The Selby District SHLAA follows the 10 stages set out in the national² and regional³ guidance, which is reproduced in Figure 1 above.

² 'Strategic Housing Land Availability Assessments', Communities and Local Government. (www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment)

³ 'Understanding Yorkshire and Humber's Strategic Housing Land Availability', Yorkshire and Humber Assembly. (<http://www.yhassembly.gov.uk/Our%20Work/Regional%20Planning/Regional%20Spatial%20Strategy%20Partial%20Review/Evidence/Locations%20of%20Growth/Strategic%20Housing%20Land%20Availability%20Assessments/>)

Stage 1 – Planning the assessment

- 6.0 The purpose of a SHLAA is a database record of sites with potential for housing development over the next 17 years (15 years from the anticipated Core Strategy date of adoption – assuming 2010). The method begins the planning process for the SHLAA by gathering together the high level of site knowledge that is held by the planning department. The most substantial sources relate to the yearly monitoring of sites with planning permission, and the follow on analysis work associated with the housing trajectory.
- 6.1 In addition several other sources of information have been identified – as set out at Stage 2, which means that although knowledge can be gained from external sources and stakeholders, the process starts with a good base of sites with which to begin the analysis.

The database (see Appendix 1 for a list of data collected)

- 6.2 The database for recording site information establishes the range of information required and guides the questionnaire to be completed by respondents, the scope of involvement to be sought from the working group, and the methodology to be used in assessing sites.
- **Criteria for initial site sift**
- 6.3 Regional Guidance advises that sites should not be included unless they can make a substantial contribution, with a minimum size of 0.4 hectares (or 10 dwellings) being suitable minimum criteria to use. The Working Group agreed this minimum to be appropriate for Selby, therefore sites under this threshold were excluded from the assessment and were not analysed in any way for the 2008 SHLAA.
- 6.4 The SHLAA puts into ‘abeyance’ sites that are located in the open countryside, that don’t share a boundary with Development Limits (unless the site formed a significant brownfield site in the countryside).
- 6.5 To be ‘held in abeyance’ means that the site is excluded from further assessment at this time, but will remain in the store of known potential sites, and will be reconsidered when the SHLAA is next updated, as criteria of search and market circumstances may well have altered.
- **Site details**
- 6.6 The first section of the record includes all the necessary details about the site in order for it to be recorded on a GIS plan, and to establish its basic attributes. It also identifies where the site sits within the established Regional Policy Framework.

- **Search of existing data**

- 6.7 A desktop study of existing sources of data for potential sites was undertaken; these are listed in Section 2 of Appendix 1.
- 6.8 These sources were chosen as they involve either recent work on similar site searches, contain relevant data collected on an annual basis, or take the form of records held by partners.

- **Planning History**

- 6.9 The planning status of each site was recorded. If a site has permission for housing, it will be known to be suitable at this time, and if development has commenced, it will be apparent if a site has 10 or more plots to build remaining. Guidance recommends sites with planning permission to be assessed as part of the SHLAA.

- **Primary constraints**

- 6.10 This category is designed to identify if the site has any constraints that will prevent housing development from taking place, indicating that the site would have zero potential and should be held in abeyance until the next assessment takes place. As previously mentioned, to be held in abeyance simply means that the site will be kept on a list of known sites with potential, that will be reassessed in the following year's review, at which time the circumstances relating to a primary constraint may have altered.
- 6.11 In line with published guidance very few constraints (see section 4 of Appendix 1) are classified as 'primary', taking sites into abeyance. Sites of Special Scientific Interest and high-risk flood zones for example, have been judged to have this impact on potential. Although the SHLAA needs to make judgement calls about constraints on individual sites, it does not assess constraints to the level of detail that the planning application process does.

- **Secondary constraints**

- 6.12 This category has the function of identifying a range of constraints that may affect a site and its potential to deliver housing. The factors include designations, and physical and technical constraints. This is not a stage to identify constraints that would prevent development, rather that the information gathered will assist in assessing at what stage a site may come forward, whether the site yield is likely to be impacted upon, and what special requirements may need to be taken into account in its development.

- **Ownership**

6.13 Wherever possible, information is gathered on the details of site ownership and the landowners' intentions of when they may seek development of the site. Any further ownership and legal issues connected with the land, that give vital guidance on the availability of a site, complexities that could impact on its release and where it may fall in the chain of land release, is identified where known. The SHLAA Working Group has a participative role to play in providing valuable knowledge for a number of sites.

- **Utilities capacity**

6.14 The assessment considers the level of utilities service capacity available to a settlement, in order to have the potential of accommodating additional growth. For example, Yorkshire Water were asked to comment on individual sites, giving information on constraints, and the level and complexity of work necessary to enable a site to become developable. This may affect the timescale for delivery.

- **Infrastructure capacity**

6.15 *Accessibility, highways access and network capacity:*
The North Yorkshire County Council Highways Authority was consulted on all individual sites. This gives an indication of the constraints that impact in terms of time and cost, without going down to the level required at planning application stage.

6.16 *Education:*
The proximity of a Primary School and its capacity to accommodate additional pupils is also investigated, in order to gain sustainability information. Input from County Education was obtained. This has been used, as an informative for the 2008 SHLAA as, in the final analysis the availability of school places does not affect the achievability or availability of any of the sites.

- **Economic viability and market conditions**

Economic viability

6.17 Following debate at an early working group meeting, the consensus of all stakeholders was that it is impractical at this stage to try to make detailed cost estimates for site preparation, overcoming any constraints or necessary additional infrastructure works. However, when making a generalised assessment of achievability, account is taken wherever

particular issues have been identified, which may involve additional costs to those normally expected. For example major highways investment or re-routing overhead powerlines.

Marketability

- 6.18 Market factors operate at three levels: national, local area and site levels.
- National market demand
- 6.19 Current economic circumstances mean that national market demand will influence the likely timing of development across the District, however site achievability has been assessed using a 'normal' outlook, and updated annually.
- Local Area and Site Marketability
- 6.20 Following discussion with the SHLAA Working Group, it was agreed that any difference that may exist in the relative strength of the housing market across the District was limited, and unlikely to affect the relative achievability of sites. It is therefore considered unnecessary to attempt to build in consideration of this factor.
- **Site assessment**
- 6.21 Based on regional guidance, each site is assessed in terms of its suitability, availability and achievability, using a traffic light system (red, amber, green), to assess when the site is likely to come forward, within which time period – further details at stage 7 below.
- 6.22 In the absence of guidance in the Regional Spatial Strategy, the Working Group agreed that the potential yield from each site is calculated using a density of 45 dph for sites within the Selby Urban Area and 35 dph in the rest of the District. The only exception to this is that 35dph is used for all strategic sites, and individual sites contained within any strategic site boundary, which are all in and around Selby. This is based on an analysis of the previous 3 years average. (The figure for Selby has been reduced from 71dph to 45 dph to allow for the fact that a high proportion of flats were built over the previous 3 years, which is not expected to be repeated).
- 6.23 These figures represent a realistic increase on density assumptions in the Selby District Local Plan, which are now considered to be out of date.
- 6.24 Although 45/35dph is used as the yield for average site conditions, individual site circumstances may impact upon the yield that can be expected. For example, several constraints may have to be

accommodated to allow a site to come forward, resulting in a reduced potential yield of dwellings from the site. Assessments for each site highlight the assumptions made if the yield is discounted for any reason. In any case, discounts have only been made for areas of high flood risk and high voltage OHP lines. Further discounts for other constraints such as sewers crossing sites or TPO's etc have not been made as it was considered these are DC issues and too detailed for this high level analysis at this stage. See also Section 6 below.

□ Large sites

- 6.25 In order to ensure consistency in the approach to large sites a 30% reduction has been made for strategic sites and those sites with a potential yield of 500 or more dwellings, to allow for the provision of strategic greenspace, infrastructure, landscaping and services such as schools and community facilities. Any other yield reductions are in relation to individual site circumstances. (See above)
- 6.26 In addition, when calculating the number of dwellings that may be built within a given period of time, an assumption of 100 dwelling per year build rate is made, based on recent experience. For example a site capable of a total yield of 1000 dwellings is reduced to 700 if it falls in the 0-7 year (Green) time period.

Stage 2 – Determining the sources to be included

7.0 In accordance with guidance, the sources of information to be used in the assessment are split into two categories – ‘sites in the planning process’ and ‘sites not currently in the planning process’ as shown in the table below.

Sites in the planning process
• Land allocated, or with permission for employment or other land uses
• Existing housing allocations
• Unimplemented/outstanding planning permissions for housing
• Planning consents for housing that are under construction
Sites not in the planning process
• Vacant and underused derelict land and buildings
• Surplus public sector land
• Re-development of land in non-residential and commercial use
• Additional opportunities in established residential areas
• Redevelopment of existing housing
• Sustainable urban extensions

Stage 3 – Desktop review of existing information

8.0 As noted at Stage 1 – ‘planning the assessment’, a desk top survey of existing sources of data for potential sites was undertaken as shown in Appendix 1.

Stage 4 – Determining sites for survey

9.0 Together with sites identified through a search of existing data sources, a six-week consultation exercise (the ‘call for sites’) was also carried out to gather information on potential sites from partners, stakeholders within and outside of the working group, and the wider community.

Stage 5 – Carrying out the survey

10.0 The site survey was undertaken by planning staff. Staff members likely to deal with enquiries on the subject of the SHLAA were briefed appropriately. Additionally, information on the subject is featured on the Council website.

10.1 Site information is recorded using a set of pre-determined questions, as outlined in Appendix 1. The Council required that submitted sites from

'the call for sites' were accompanied by a site plan and a number of pieces of information, to enable the database to be populated.

Stage 6 – Estimating housing potential

11.0 The assessment of estimated density to be employed, and how various constraints affect the yield of a site was undertaken on the following basis:

- 45 dph in Selby Urban area.
- 35 dph in all other areas and all strategic sites, and individual sites contained within any strategic site boundary.
- Large sites – with a potential for 500 dwellings or more – an assumption is made for a reduction of 30% in yield – this allows for a normal amount of Recreation Open Space provision, strategic landscaping, spine roads, utility requirements etc occurring on a site of a significant size.
- Flood Zone 3b (functional floodplain)⁴ – Where a site contains an element of flood zone 3b, but sufficient area remains in a lesser flood zone to still be considered as a potential site, the yield is reduced by the amount of area covered by 3b. Flood maps available are not always precise, so a level of estimation has been necessary in some cases.
- Significant site constraints – Where a site is significantly constrained for example by pylons crossing the site, an appropriate deduction to the developable area is made. 'Normal' site constraints, which can be dealt with at application stage, have not been taken into account as part of this SHLAA process. A more rigorous approach to these matters is planned in the 2009 review – see 'lessons learnt' at Stage 8.

Stage 7 – Assessing developability and deliverability

12.0 This is a key stage of the assessment, where all the information previously gathered feeds into the judgements that need to be made about whether a site is suitable, available and achievable.

12.1 In order to judge if and when a site may come forward for development, many factors need to be investigated, judged and balanced, and ultimately a complete picture of the level of housing land availability over the 15-year period emerges.

12.2 See Appendix 1, section 6 for summary table.

⁴ Area of land that borders a watercourse, an estuary or the sea, over which water flows in time of flood, or would flow but for the presence of flood defences where they exist.

12.3 A red (18+ years), amber (8-17 years), and green (0-7 years) traffic light system of assessment is used in assessing development potential for a site. Below are the basic assumptions that were made when assessing a site. Inevitably, specific site issues, location and availability of information are all factors that help determine the potential of a site – but the basic protocol ensures a good level of assessment consistency.

Suitable - (National and Regional Policy only)

12.4 A site is considered to be **potentially** suitable for development if it is in a relatively sustainable location e.g. within or immediately adjacent to existing settlements. Note is taken of the relative sustainability of the location, the land type and the planning history and development plan status - however none of these factors would cause a site to be considered unsuitable. (Note that all 'unsuitable' sites in policy terms were placed in 'abeyance' and no further assessment undertaken)

Available - (Ownership, Landowners intentions, specific land type constraints)

12.5 Green – A site is known to be available in the short term; is being actively promoted by a landowner or agent, is allocated for housing in the adopted Local Plan, or as Safeguarded Land with the potential for housing development. That is, there is unlikely to be a hold up in planning control terms. This could include land adjacent to settlements, which although contrary to current policy, could be released as an exception to policy, particularly in the event of a less than 5-year land supply.

12.6 Amber – Sites not known to be currently available, but with a realistic chance of coming forward in the medium term – such as, vacant, agricultural and land not in active use. Also included are sites that may be released, but due to their current designation/allocation, would require a change in development plan status. Only Green Belt or Strategic Countryside Gap is considered in this category. That is, the release of the site could be dependant on a future change of policy, and is unlikely to be released as an exception to policy, without demonstrating very special circumstances.

12.7 Red – Sites unlikely to become available within 17 years – due to issues such as being in an active use with no indication from the landowner that there is planned redevelopment. Also, any known resistance to development from the landowner.

Achievable - (any identified constraints which would affect the time period)

- 12.8 Green – site judged to be commercially and physically viable, and deliverable in the short term.
- 12.9 Amber – Overall judgement that the site is likely to be deliverable in the medium term, due to a combination of constraints or one major issue that would need to be resolved. In addition, a large site may be impacted for example by the capacity of a developer, phasing etc.
- 12.10 Red – Judged to be unlikely to become commercially viable within the plan period, due to extreme constraints and/or high infrastructure investment required to bring a site forward. Secondary constraints may also delay achievability – for example an archaeological designation or nature conservation site.

Results

13.0 The main results of the 2008 SHLAA are provided in table form overleaf. More detailed findings are provided at Appendix 2.

13.1 In summary key findings are as follows:

- Almost half of the potential supply (excluding strategic site options) is located outside the 3 main settlements
- Land for almost 4000 dwellings (17%) has been identified on strategic site options (deliverable before 2026), although only one or two strategic housing sites are likely to be promoted.
- Land for about 3000 dwellings (12%) has been identified in Selby and a further 4000 dwellings (17%) in the rest of the Selby Area Action Plan area (SAAP).
- A significant proportion of land identified through the SHLAA is outside Development Limits, or within sites allocated for different uses, such as employment. Therefore, before the LDF is adopted, such sites are unlikely to come forward.
- Sites that may be promoted for other uses such as employment are also unlikely to add to housing provision.
- The sequential test for the Core Strategy Level 2 SFRA indicates that the amount of low flood risk land in the most sustainable locations is very limited, signifying the need to identify possible strategic sites within or adjacent to the main settlement of Selby.

Supplementary Results

13.2 Following publication of the SHLAA the Council will publish some additional analysis of the results to draw out more detailed conclusions about future land supply for the District. These will be published alongside the 2008 SHLAA on the Selby Council website.

Selby District Council - 2008 SHLAA Results

Potential 0-7 years Supply (Green)	Selby Urban Area	1109
	Remainder of SAAP	891
	Sherburn	1447
	Tadcaster	0
	Rest of the District	2621
	Sub Total	6068
	Strategic Sites	0
	Total	6068

This result indicates a potential land supply of 13.8 years at a rate of 440 dwellings per year

Potential 8-17 years Supply (Amber)	Selby Urban Area	1973
	Remainder of SAAP	1733
	Sherburn	1117
	Tadcaster	1500
	Rest of the District	6523
	Sub Total	12846
	Strategic Sites	3404
	Total	16250

This result indicates a potential land supply of 29.2 years at a rate of 440 dwellings per year (excluding strategic sites), and 37 years including strategic sites

Potential Supply up to 2026 (Green and Amber combined)	Selby Urban Area	3082
	Remainder of SAAP	2624
	Sherburn	2564
	Tadcaster	1500
	Rest of the District	9144
	Sub Total	18914
	Strategic Sites	3404
	Total	22318

The results indicate a potential land supply of **43** years at a rate of 440 dwellings per year (excluding strategic sites) and **51** years including strategic sites

Potential Supply after 2026 (Red sites)	Selby Urban Area	1057
	Remainder of SAAP	0
	Sherburn	60
	Tadcaster	549
	Rest of the District	461
	Sub Total	2127
	Strategic Sites	2619
	Total	4746

Stage 8 – Review

14.0 The assessment was reviewed at the end of the process with the Working Group, to ensure that the method used and results achieved, meet the intended purpose of identifying a continuous supply of housing land for the District over the next 17 years and beyond.

Lessons learnt

14.0 In reviewing the first SHLAA undertaken, a number of lessons have emerged that the Council intend to resolve in time for the next review in order to improve the accuracy of the results.

- It is apparent from the individual site responses from utility providers that the development of individual sites will often require investment to be made in order for development to be accommodated. What is not clear however, is the cumulative impact that would result from several sites coming forward at the same site, and the scenarios that would result from different delivery patterns that may emerge in the future.
- In the case of the highway network, modelling work planned as part of LDF development in the Selby area, will inform the next SHLAA. The Council also intend to contact other utility providers to gather information on the cumulative impact and need for investment, in order to better inform the next SHLAA.
- A more rigorous approach to assessing significant site constraints will be adopted in future reviews of the SHLAA to help identify a more accurate picture of potentially sterilised land.

14.1 These and other issues will be discussed with the Working Group prior to commencing the 2009 update, in order to provide an agreed and consistent approach to building on the results of the initial SHLAA.

Stage 9 – Housing within broad locations or Strategic sites

- 15.0 National Guidance⁵ indicates that where insufficient sites have been identified to meet the housing requirements for the District, that an option to investigate meeting this shortfall is through the identification of broad locations for future housing growth – either, within or adjoining settlements, or outside settlements. Strategic sites may be identified where necessary, rather than broad locations.
- 15.1 As the RSS requires sustainable development in the District to be centred on the main settlement of Selby Town, the Council's emerging Core Strategy identifies the need for at least one strategic site allocation, considering the scale of housing that is required to be delivered, and the limited development opportunities that exist in Selby, due to its compact and built up nature and flood risk constraint. Accordingly, the sequential test for the Core Strategy Level 2 SFRA indicates that the amount of low flood risk land in Selby is very limited, signifying the need to identify possible strategic sites within or adjacent the main settlement of Selby.
- 15.2 As the Council considered at the start of SHLAA preparation that strategic housing site(s) would be required to accommodate the Selby housing requirement over the plan period, in line with PAS⁶ guidance, the sites are assessed alongside brownfield and greenfield sites from the beginning of the process, rather than waiting until the review stage to identify such sites.
- Nature and scale of potential opportunities
- 15.3 Sites identified in or around Selby Town are very large and provide the flexibility to deliver either an urban extension, or, one or more smaller contributions. (It is recognised that employment sites may come forward for future redevelopment in the coming years, however these cannot be planned for and may not necessarily come forward within the plan period.)
- Market conditions
- 15.4 Until the recent downturn, the market, particularly in Selby Town, has been very buoyant. This includes delivering a major, long term, edge of settlement housing scheme, together with waterfront regeneration schemes.

⁵ Strategic Housing Land Availability Assessments?, Communities and Local Government. (www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment)

⁶<http://www.pas.gov.uk/pas/core/page.do?pageId=54317>

- 15.5 The Working Group debated the merits of taking into account the current downturn, and decided against making allowances to evidence that is reviewed yearly, inevitably reflecting the market, as site information is updated.
- 15.6 The existence of a common level of marketability across Selby District is also corroborated by work now undertaken on the Strategic Housing Market Assessment (SHMA). The SHMA 2009 is now available on the Council's website.
- Assessment of Strategic Sites
- 15.7 Sites identified for potential future housing growth are assessed using the same method as for all other large non-strategic sites. Due to the scale, an assumption has been made of a reduction to yield of 30%, with any other yield reductions being in relation to individual site circumstances – see also earlier stages 2, 6 & 7 above. Site yields are assessed using a density of 35dph.
- 15.8 In addition, when calculating the number of dwellings that may be built within a period of time, using the example of build rate restriction in existing Section 106 agreements on large sites in the District, an assumption of 100 dwelling per year build rate is made.
- 15.9 **It is important to note once again, that strategic sites are being identified as potential locations to cater for the shortfall in housing delivery through the Local Development Framework process; they are not being promoted or encouraged for development.**
- 15.10 **Further, in order not to distort the results (i.e. it is envisaged only 1 or 2 large sites will be required) the results for suggested Strategic site options are reported separately.**

Stage 10 – Windfalls

- 16.0 In line with national guidance, it is considered that the methods used to carry out the SHLAA have identified sufficient specific and strategic sites to provide for future housing development in the District, therefore it will not be necessary to ask for a windfall allowance.

Conclusions

- 17.0 The published 2008 SHLAA comprises a final report, Parish/Town maps, individual site assessment summaries and location maps.
- 17.1 It has been produced and completed in line with the 10-stage methodology specified in the National Guidance, and using the explanatory Regional Practice Guidance, with the support of the Working Group.
- 17.2 The results of the SHLAA form part of the evidence base for the Local Development Framework, and will also inform the production of the Councils Housing Trajectory within the AMR.
- 17.3 A deliverable supply of potential housing sites up to the end of the plan period (2026) is demonstrated. Sites are suitable under current National and Regional Policy, and split into two time periods for likely delivery (0-7 and 8-17 years).

Next steps

- 17.4 The 2008 SHLAA is now published with an invitation to stakeholders and interested parties to inform the Council of any suggested changes, updates and comments, that will be taken on board in the preparation of the 2009 SHLAA update.
- 17.5 The Council intends to update the SHLAA during 2009, and will commence the process by convening a meeting with the Working Group.

- End -

Appendix 1

Schedule of Information Collected in the SHLAA Database 2008

- *Include all submitted sites of 0.4 ha or more*
- *'Yes/No' fields would have default as blank so know if filled in*
- *Drop down list – choose only one*
- *Tick list – choose as many as appropriate*

Section 1. Site Details

Description	Input Type	Field Type
Site Reference	PHS/Parish Number/Site Number	Text
Date updated	dd/mm/yyyy	Date
Site name	Text	Text
Grid Ref	000000 000000	Number
Address	Description	Text
Site size (hectares)	Numeric/decimals	To two decimal places
Current Land use	Description (e.g. Vacant)	Text
Land Type	PDL Greenfield Mixed	Choose one
GIS Plan Created?	Tick	

Site Categorisation		
Where does site fit in Regional Spatial Strategy and/or Core Strategy settlement hierarchy?	Within Selby Urban Area Within remainder of Selby Area Action Plan area Within Sherburn or Tadcaster Adjacent Sherburn or Tadcaster Within or adjacent other village None of the above	Choose all that apply
Development Limits	Within. Adjacent outside. Countryside.	Choose one
Selby District Local Plan Allocation (or other designation identifying the site positively for possible development - i.e. not constraints – see Section 4B below)	Employment allocation Housing Allocation Other	Drop down list

Section 2. Source of Data

Choose all that apply

Submitted through call for sites 2008
Employment Land Review 2008
NRP 2008
Sites and Premises Register
NLUD 2007
PARS/AMR 2008
SFRA/VISUM 2008
Town Centre Survey 2004/2008
Other SDC Department

Section 3 Planning History

Planning status	Yes/None	
Permission Type	Residential Employment Retail Mixed Other	Tick all that apply
Application ref no(s)	Text	

Section 4. SUITABILITY

4A. Primary Constraints – zero potential - NOT SUITABLE – in abeyance

<i>Within the following designations</i>	
Flood Zone 3b	Tick all that apply
HSE Inner Zone	
International Wildlife site	
National Wildlife Site SSSI	

If any of the Primary constraint ticked – no potential	Zero Potential - Not suitable – put in abeyance – No more work	Tick box
If No primary constraints identified	No primary constraints – Please Complete rest of form	Tick box

4B. Secondary Constraints

(do not affect suitability only possibly timescale or yield)

i) Statutory Designations

<i>Within or affecting the following designations</i>	
International Wildlife site	Yes/No
National Wildlife Site / SSSI	Yes/No
SINC	Yes/No
On Ancient Woodland Inventory	Yes/No
Other Flood Zone	1, 2, 3a, 3b
Scheduled Ancient Monument	Yes/No
National or Local Historic Park and Garden	Yes/No
Protected ROS including allotments	Yes/No
Local Amenity Space	Yes/No
Strategic Countryside Gap	Yes/No
Mineral safeguarded area	Yes/No
Green Belt	Yes/No
Archaeological site	Yes/No
Conservation Area	Yes / No / Affect setting of
Listed Building	Grade I / II* / II / Affect setting of No
Landscape	LILA / Historic Battlefield / No
Protected Road Schemes	Yes/No

ii) Physical/Technical Constraints

HSE Zone	Middle / Outer / No
Air Quality Zone	Yes/No
Any constraining features (e.g. topography, landform, dykes)	Yes / No / Not known
Poor Ground conditions	Yes / No / Possibly / Not known
Contamination/pollution	Yes / No / Possibly / Not known
Underground services	Yes / No – Water Main (<i>from consultation</i>) Yes / No – Rising Main (sewer) (<i>ditto</i>) Yes – Gas (<i>all not known</i>) Yes – Electric (<i>all not known</i>) Yes – Other No Not known
Overhead Power Lines	Yes / No / Not known
Bad neighbour uses	Yes (description) / No / Not known
Potential Noise Nuisance?	Rail / Road / Other (description)
Other	Yes/No (description)

Section 5. AVAILABILITY AND ACHIEVABILITY TESTS

a. Ownership

Type	Private individual Private organisation Public LA Other public body Multiple owners	Or Not known
Landowner's intentions known?	Yes 0-7 yrs (2008-2015) Yes 8-12 yrs (2016-2020) Yes 13-16 yrs (2021-2024) Yes 16+ yrs (2025 or later)	Or Not known
Ownership/Legal/Covenant Issues	Yes Council disposal notice for the land Yes Other	Or Not known

b. Is there Utilities Capacity?

WWTW	At capacity Site can be accommodated Works required for capacity to be made available Any further information
------	------------------------------------------------------------------------------------------------------------------------

c. Is there Infrastructure capacity?

Highways 1a	Does the site abut an adopted highway?	Yes/No
Highways 1b	If NO can the site be connected to the highway network to NYCC standards?	Yes – easily/low cost in Short Term Yes – Intermediate costs in Medium Term Yes – Complex/high cost in Long Term
Highways 2	Is it likely that additional highway safety/capacity works will be needed?	No Yes – Small scale/low cost ST solution Yes – Intermediate scale/cost MT solution Yes – Complex or high investment required in LT Yes – Likely to be Prohibitive
Highways 3	Would a scheme require a TA to determine extent of major works (all schemes >1 ha or 80dw require a TA)	Yes/No
Further information		

Primary School 1	Do the local primary schools within 20 minutes walking distance or 1 mile have capacity NOW?	Yes/No
Primary School 2	If YES will there still be capacity over the next 10 years?	Yes/No
Further information	<i>List of schools within distance threshold</i>	

Section 6. FINAL OVERALL ASSESSMENT

Site suitable	Yes / No	
Site available	Red Amber Green	Yes 0-7 yrs Yes 8-17 yrs Yes 18+ yrs
Site achievable	Red Amber Green	Yes 0-7 yrs Yes 8-17 yrs Yes 18+ yrs

FINAL TIME PERIOD		
-------------------	--	--

Developable area (ha)	Discounted only on sites of 500 dw or more or sites containing part of area as Flood Zone 3b	
DPH used for calculation	45 dph in Selby Urban Area 35 dph in rest of District	

FINAL YIELD ESTIMATE		
----------------------	--	--

Appendix 2

Within Selby Urban Area

Site Reference	Within Selby Urban Area	FINAL TIME PERIOD	Site Name	Site Size (ha)	Yield estimate
PHS/19/006	Yes	Yes 0-7 years	Civic Centre, Portholme Road, Selby	1.41	63
PHS/19/015	Yes	Yes 0-7 years	Roose House, Union Lane, Selby	0.67	30
PHS/19/016	Yes	Yes 0-7 years	The Holmes, Holme Lane, Selby	7.03	316
PHS/19/018	Yes	Yes 0-7 years	SEL/1 - Staynor Hall, Selby	45.3	700
				Total	1109

PHS/19/002	Yes	Yes 8-17 years	BRAY/2 - East of Bawtry Road (A1041), Selby	1.59	72
PHS/16/005	Yes	Yes 8-17 years	Olympia Mills, Barlby Road, Barlby	0.87	30
PHS/19/022	Yes	Yes 8-17 years	Former Tate & Lyle Premises, East Common Lane, Selby	1.85	83
PHS/16/004	Yes	Yes 8-17 years	Olympia Mills, Barlby Road, Barlby	4.27	149
PHS/16/003	Yes	Yes 8-17 years	Olympia Mills, Barlby Road, Barlby	1.33	47
PHS/16/002	Yes	Yes 8-17 years	Land at Magazine Road, Barlby	5.46	191
PHS/16/006	Yes	Yes 8-17 years	Olympia Mills, Barlby Road, Barlby	1.29	58
PHS/19/001	Yes	Yes 8-17 years	Tate and Lyle, Denison Road/East Common Lane, Selby	17.89	563
PHS/16/010	Yes	Yes 8-17 years	SDC Depot, Barlby Road, Barlby	0.74	33
PHS/19/004	Yes	Yes 8-17 years	Clariant, Bawtry Road, Selby	16.19	510
PHS/19/005	Yes	Yes 8-17 years	Selby Boat Yard, Bawtry Road, Selby	0.78	35
PHS/19/021	Yes	Yes 8-17 years	Former Depot, New Millgate, Selby	0.53	24
PHS/19/010	Yes	Yes 8-17 years	Rigid Paper, Denison Road, Selby	6.44	290

PHS/19/014	Yes	Yes 8-17 years	Selby Rugby Union FC, Sandhill Lane, Selby	5.6	252
PHS/19/032	Yes	Yes 8-17 years	Land to North of Meadway, Selby	0.62	28
PHS/16/009	Yes	Yes 8-17 years	BAR/1A - Land South of Railway, Barlby Road, Selby	10.94	383
PHS/19/020	Yes	Yes 8-17 years	Former Wood Yard, Station Road, Selby	0.55	25
				Total	2773
800 dwellings removed to prevent double counting, as also included within strategic sites				Total	1973

PHS/19/017	Yes	Yes 18+ years	Long Mann Hills Farm, Long Mann Hills Road, Selby	1.37	62
PHS/19/028	Yes	Yes 18+ years	West Mill Foods, The Quay, Selby	0.63	28
PHS/19/003	Yes	Yes 18+ years	Tesco, Portholme Road, Selby	2.51	113
PHS/16/013	Yes	Yes 18+ years	Rank Hovis, Barlby Road, Barlby	1.1	50
PHS/20/008	Yes	Yes 18+ years	Selby Livestock Auction Mart, Bawtry Road, Selby (Brayton Parish)	2.4	108
PHS/19/029	Yes	Yes 18+ years	Warehouse to Rear of 98-116 Ousegate, Selby	0.49	22
PHS/19/007	Yes	Yes 18+ years	Selby Town FC, Richard Street, Selby	1.48	67
PHS/19/008	Yes	Yes 18+ years	Prospect Centre/Gas Holders, Prospect Way, Selby	2.3	103
PHS/19/009	Yes	Yes 18+ years	Vivars Way, Canal Road, Selby	5.9	266
PHS/19/011	Yes	Yes 18+ years	Former Shipyard, Carr Street, Selby	3.92	176
PHS/19/012	Yes	Yes 18+ years	Focus and Car Park, Prospect Way, Selby	1.38	62
				Total	1057

Within Remainder of Selby Area Action Plan Area

Site Reference	Within Remainder of SAAP area	FINAL TIME PERIOD	Site Name	Site Size (ha)	Yield estimate
PHS/16/011	Yes	Yes 0-7 years	Tindall's Farm, Sand Lane, Osgodby	1.5	52
PHS/16/017	Yes	Yes 0-7 years	Corner Farm, South Duffield Road, Osgodby	0.4	14
PHS/34/004	Yes	Yes 0-7 years	White House Farm, Leeds Road, Thorpe Willoughby	1.13	40
PHS/34/002	Yes	Yes 0-7 years	Land North of Leeds Road, Thorpe Willoughby	6.03	211
PHS/34/003	Yes	Yes 0-7 years	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby	0.41	14
PHS/20/009	Yes	Yes 0-7 years	Land North of Mill Lane, Brayton	7.1	248
PHS/16/015	Yes	Yes 0-7 years	Turnhead Farm, York Road, Barlby	3.4	119
PHS/16/018	Yes	Yes 0-7 years	Selby Garden Centre, Hull Road, Osgodby	0.6	21
PHS/34/001	Yes	Yes 0-7 years	THW/2 - Land South of Leeds Road, Thorpe Willoughby	4.9	172
					891

PHS/16/012	Yes	Yes 8-17 years	Turnhead, York Road, Barlby	5.68	173
PHS/33/001	Yes	Yes 8-17 years	Land East of A63 Roundabout, Thorpe Willoughby	18.7	393
PHS/20/002	Yes	Yes 8-17 years	Land South East of Brayton	20.88	512
PHS/20/001	Yes	Yes 8-17 years	Land North East of A63 Bypass/A19 Junction, Brayton	6.85	240
PHS/20/003	Yes	Yes 8-17 years	Land North West of A63 Bypass/A19 Junction, Brayton	6.2	217
PHS/19/030	Yes	Yes 8-17 years	Land South of Robin Close, Wistow Road, Selby	1.45	39

PHS/16/014	Yes	Yes 8-17 years	Land to West side of Barlby Road, Barlby	1.85	65
PHS/16/016	Yes	Yes 8-17 years	Land to West side of Barlby Road, Barlby	1.2	42
PHS/20/010	Yes	Yes 8-17 years	Land West of St Wilfrid's Church, Doncaster Road, Doncaster Road, Brayton	2.61	91
PHS/20/012	Yes	Yes 8-17 years	Land at Foxhill Lane, Brayton	6.85	240
PHS/19/031	Yes	Yes 8-17 years	Land South of Wistow Road, Selby	6.19	159
PHS/20/013	Yes	Yes 8-17 years	Land South of Railway, Brayton	26.64	653
				Total	2824
1091 dwellings removed to prevent double counting, as also included within strategic sites				Total	1733

Strategic Sites

Site Reference	Site Name	FINAL TIME PERIOD	Strategic site	Site Size (ha)	Yield estimate
PHS/19/023	Strategic Site A - Cross Hills Lane, Selby	Yes 8-17 years	Yes	43.74	1001
PHS/16/008	Strategic Site D - Olympia Mills and Land to South, Barlby Road, Barlby	Yes 8-17 years	Yes	43.97	1001
PHS/20/015	Strategic Site F - Brackenhill Lane, Brayton	Yes 8-17 years	Yes	31	760
PHS/20/014	Strategic Site E - Baffam Lane, Brayton	Yes 8-17 years	Yes	26.22	642
				Total	3404

PHS/19/024	Strategic Site B - Land West of Wistow Road, Selby	Yes 18+ years	Yes	25.1	477
PHS/19/025	Strategic Site C - Monk Lane/Bondgate, Selby	Yes 18+ years	Yes	46.62	1141
PHS/16/007	Strategic Site G - Olympia Park/Selby Farms, Barlby	Yes 18+ years	Yes	47.21	1001
				Total	2619

Within Sherburn Parish

Site Reference	FINAL TIME PERIOD	Site Name	Site Size (ha)	Yield estimate
PHS/58/014	Yes 0-7 years	Land at Moor Lane, Sherburn In Elmet	0.49	17
PHS/58/015	Yes 0-7 years	Land At Highfield Villas, Sherburn In Elmet	0.53	19
PHS/58/010	Yes 0-7 years	Land South of Low Street, Sherburn In Elmet	4.8	98
PHS/58/009	Yes 0-7 years	Land North of Low Street, Sherburn In Elmet	1.4	31
PHS/58/004	Yes 0-7 years	Land West of Garden Lane, Sherburn In Elmet	1.55	54
PHS/58/008	Yes 0-7 years	Land East and North of Prospect Farm, Low Street, Sherburn In Elmet	19.8	485
PHS/58/007	Yes 0-7 years	SHB/1 - Land West of A162, Sherburn In Elmet	37.75	743
			Total	1447

PHS/58/012	Yes 8-17 years	Land off Tadcaster Road/Finkle Hill, Sherburn In Elmet	2.5	88
PHS/58/013	Yes 8-17 years	Land off St John's Lane, Sherburn in Elmet	1.5	52
PHS/58/005	Yes 8-17 years	Garden Lane Nurseries, Garden Lane, Sherburn in Elmet	3.95	138
PHS/58/003	Yes 8-17 years	Land North of Moor Lane, Sherburn In Elmet	10.31	361
PHS/58/001	Yes 8-17 years	Land South of Ellarfield Lane, Sherburn in Elmet	2.63	92
PHS/58/002	Yes 8-17 years	Land West of Hodgson's Lane, Sherburn In Elmet	11.02	386
			Total	1117

PHS/58/006	Yes 18+ years	Haulage Depot, Low Street, Sherburn In Elmet	1.72	60
			Total	60

Within Tadcaster Parish

Site Reference	FINAL TIME PERIOD	Site Name	Site Size (ha)	Yield estimate
PHS/73/013	Yes 8-17 years	Land at Wetherby Road, Tadcaster	11	385
PHS/73/012	Yes 8-17 years	Land at Kelcbar Hill, Tadcaster	4.4	154
PHS/73/009	Yes 8-17 years	Council Yard, Oxton Lane, Tadcaster	0.52	18
PHS/73/010	Yes 8-17 years	Land Between River Wharfe and Mill Lane, Tadcaster	1.62	57
PHS/73/008	Yes 8-17 years	Land East of Garnet Lane, Tadcaster	8.32	291
PHS/73/007	Yes 8-17 years	TAD/3 - Land at London Road, Tadcaster	9	315
PHS/73/006	Yes 8-17 years	TAD/2 - Land at Station Road, Tadcaster	3.48	120
PHS/73/005	Yes 8-17 years	Land at Mill Lane, Tadcaster	2.11	74
PHS/73/001	Yes 8-17 years	Land at Roman Road, Tadcaster	2.46	86
			Table	1500

PHS/73/011	Yes 18+ years	Willow Farm, Doncaster Road, Tadcaster	0.79	28
PHS/73/004	Yes 18+ years	Hargarth Field, Tadcaster	7.65	268
PHS/73/003	Yes 18+ years	Sports Ground, York Road, Tadcaster	1.9	66
PHS/73/002	Yes 18+ years	Slip Inn Farm, York Road, Tadcaster	5.33	187
			Table	549

Rest of the District

Site Reference	FINAL TIME PERIOD	Site Name	Site Size (ha)	Yield estimate
PHS/13/002	Yes 0-7 years	Land rear of Tall Timbers, Menthorpe Lane, North Duffield	0.6	21
PHS/64/005	Yes 0-7 years	Land at Church Fenton Lane, Ulleskelf	2.81	98
PHS/36/003	Yes 0-7 years	Land South of Manor House Farm, Long Lane, Wistow	0.84	29
PHS/36/001	Yes 0-7 years	Land South of Station Road, Wistow	4.55	143
PHS/18/004	Yes 0-7 years	Land at Hull Road, Hemingbrough	1.89	66
PHS/42/001	Yes 0-7 years	Greenlands, Selby Road, Whitley	0.54	19
PHS/55/002	Yes 0-7 years	(SL1) Land West of Main Street, Hillam	2.8	98
PHS/15/003	Yes 0-7 years	Land Rear of 31 York Road, Riccall	0.85	30
PHS/29/002	Yes 0-7 years	CAR/1 - Land West of High Street, Carlton	2.47	86
PHS/42/002	Yes 0-7 years	Whitley Lodge, Selby Road, Whitley	2.06	72
PHS/13/004	Yes 0-7 years	Land North of Kapuni, Green Lane, North Duffield	1.05	37
PHS/70/002	Yes 0-7 years	Land Off Church Lane, Stutton	6.66	105
PHS/48/001	Yes 0-7 years	Land Rear of 27 Lunnfield Lane, Fairburn	0.4	14
PHS/64/002	Yes 0-7 years	Land Adjacent Ulleskelf Railway Line, Church Fenton Lane, Ulleskelf	1.12	39
PHS/33/003	Yes 0-7 years	Land North of Station Road, Hambleton	0.6	21
PHS/15/001	Yes 0-7 years	Land off Station Road, Riccall	1.46	51
PHS/15/002	Yes 0-7 years	Land between A19 and York Road, Riccall	0.42	15
PHS/37/003	Yes 0-7 years	Land East of Selby Road, Eggborough	2.5	88
PHS/62/001	Yes 0-7 years	Land South of Common Lane, Church Fenton	1.1	38
PHS/18/003	Yes 0-7 years	Land East of Hemingbrough Primary School, School Road, Hemingbrough	0.8	28
PHS/37/001	Yes 0-7 years	EGG/2 - Land East of High Eggborough Road, Eggborough	1.44	50

PHS/18/007	Yes 0-7 years	Land at A63, Hemingbrough	6.06	212
PHS/37/005	Yes 0-7 years	EGG/3 - Land Between A19/Selby Road, Eggborough	6.79	238
PHS/53/009	Yes 0-7 years	Land At Southlands, Broach Lane, Kellington	7.94	278
PHS/31/001	Yes 0-7 years	Land to the South of Field Road, West Haddlesey	2.09	73
PHS/14/002	Yes 0-7 years	Land At Kelfield Road, Kelfield	1.05	37
PHS/57/002	Yes 0-7 years	STM/1 - Land at Lund Syke Lane, South Milford	3.8	133
PHS/18/006	Yes 0-7 years	Land At Northfield Road, Hemingbrough	2.45	86
PHS/57/006	Yes 0-7 years	Land at Common Lane, South Milford	2.67	93
PHS/22/004	Yes 0-7 years	Land at Barlow Common Road/Mill Lane, Barlow	5.14	180
PHS/22/003	Yes 0-7 years	Land at School Farm, Mill Lane, Barlow	2.24	78
PHS/35/004	Yes 0-7 years	Land between 61 and Wistowgate House, Wistowgate, Cawood	0.65	20
PHS/36/004	Yes 0-7 years	Land at Willowside, Cawood Road, Wistow	1.28	45
			Total	2621

PHS/57/001	Yes 8-17 years	Land South of Mill Lane, South Milford	1.27	44
PHS/42/007	Yes 8-17 years	Land East of Selby Road, Whitley	3.05	107
PHS/25/001	Yes 8-17 years	Mansion House, 164 Main Road, Drax	0.47	16
PHS/48/005	Yes 8-17 years	Land at Watergarth Quarry, Lunnsfield Lane, Fairburn	2.63	92
PHS/33/004	Yes 8-17 years	HAM/1 - Land East of Cherwell Croft, Hambleton	0.82	29
PHS/29/001	Yes 8-17 years	The Grange, Mill Lane, Carlton	0.4	14
PHS/57/005	Yes 8-17 years	Land at High Street, South Milford	2.6	91
PHS/42/003	Yes 8-17 years	Larth House, Selby Road, Whitley	0.47	11
PHS/42/004	Yes 8-17 years	Land off Gravel Hill Lane, Whitley	1.51	53
PHS/37/002	Yes 8-17 years	Bowmans Mill, Selby Road, Eggborough	5.29	185
PHS/29/003	Yes 8-17 years	CAR/2 (North)- Land West of Low Street, Carlton	0.48	17
PHS/33/002	Yes 8-17 years	Land South of Field Lane, Thorpe Willoughby	6.9	229

PHS/50/001	Yes 8-17 years	BYR/1 - Land at East Acres, Byram	0.65	23
PHS/23/001	Yes 8-17 years	CAM/1 - Land Adjacent to Drax Road (A645), Camblesforth	1.68	59
PHS/18/001	Yes 8-17 years	North of Hull Road, Hemingbrough	0.6	21
PHS/36/002	Yes 8-17 years	Land at Woodlands House, Long Lane, Wistow	11.73	390
PHS/48/004	Yes 8-17 years	Land adjacent The Old Vicarage, Silver Street, Fairburn	0.4	14
PHS/57/003	Yes 8-17 years	Lumby Court, Butts Lane, Lumby	0.46	16
PHS/17/001	Yes 8-17 years	Land at Haymoor House, Moor Lane, South Duffield	0.44	15
PHS/29/004	Yes 8-17 years	CAR/2 (South) - Land West of Low Street, Carlton	0.74	26
PHS/53/003	Yes 8-17 years	Land South Of Lunn Lane, Kellington	13.64	318
PHS/38/004	Yes 8-17 years	Land at Heck Lane, Hensall	2.04	71
PHS/64/004	Yes 8-17 years	Land at West Farm, West End, Ulleskelf	1.18	27
PHS/41/001	Yes 8-17 years	Land at Manor Farm, Womersley	1.4	49
PHS/69/001	Yes 8-17 years	Land at Towton Grange, Towton	1.4	49
PHS/17/005	Yes 8-17 years	Land at Willow Cottage, Mill Lane, South Duffield	2.84	99
PHS/42/006	Yes 8-17 years	The Old Nursery, Whitefield Lane, Whitley	1.5	52
PHS/10/001	Yes 8-17 years	Land West of Escrick	16.78	395
PHS/14/001	Yes 8-17 years	Land at Yew Tree Farm, Main Street, Kelfield	0.79	28
PHS/15/004	Yes 8-17 years	Land North of Riccall	6.3	220
PHS/23/005	Yes 8-17 years	Land at Camblesforth Hall, Adjacent to A1041, Camblesforth	2.32	81
PHS/53/011	Yes 8-17 years	Land At Roall Lane, Kellington	70.37	652
PHS/53/015	Yes 8-17 years	South Field, Weeland Road, Eggborough (Kellington Parish)	67.3	1001
PHS/57/004	Yes 8-17 years	Land at Hall Farm, Butts Lane, Lumby	0.46	16
PHS/69/002	Yes 8-17 years	Land at Towton Hall, Main Street (A162), Towton	0.61	21
PHS/51/001	Yes 8-17 years	Land North of Haddlesey Road, Birkin	0.86	15
PHS/36/008	Yes 8-17 years	Land Rear of Grange Garth, Garman Carr Lane, Wistow	1.2	42
PHS/36/005	Yes 8-17 years	Land at Selby Road, Wistow	13.7	432
PHS/33/006	Yes 8-17 years	Land At Gateforth Lane, Hambleton	0.42	15
PHS/64/003	Yes 8-17 years	Four Leaf Nursery, Church Fenton Lane, Ulleskelf	0.88	31

PHS/48/002	Yes 8-17 years	Land North of Top House Farm Mews, Fairburn	2.32	81
PHS/23/002	Yes 8-17 years	Land at Camela Lane, Camblesforth	3.1	108
PHS/33/005	Yes 8-17 years	7 & 9 Main Road, Hambleton	0.83	29
PHS/13/003	Yes 8-17 years	Land Surrounding Field View House, Beech Grove, North Duffield	1.14	40
PHS/42/005	Yes 8-17 years	Land West of Selby Road, Whitley	12.97	454
PHS/56/001	Yes 8-17 years	Land at Greenacres, Fryston Common Lane, Monk Fryston	0.94	33
PHS/36/006	Yes 8-17 years	Land at Field Lane, Wistow	5.04	159
PHS/66/001	Yes 8-17 years	Land at Scarthingwell Park, Barkston Ash	5.45	133
PHS/62/005	Yes 8-17 years	Hall Farm, Hall Lane, Church Fenton	0.53	19
PHS/48/003	Yes 8-17 years	Land at Rawfield Lane, Fairburn	1	35
PHS/38/005	Yes 8-17 years	Land at Weeland Road, Hensall	1	35
PHS/12/002	Yes 8-17 years	Land adjacent to Ings View Farm, Main Street, Thorganby	0.43	15
PHS/17/003	Yes 8-17 years	Land at Station Lane, Cliffe	0.42	15
PHS/17/004	Yes 8-17 years	Land adjacent White House, Hull Road, Cliffe	0.5	18
PHS/23/004	Yes 8-17 years	Land North of Camblesforth Hall, Camblesforth	2.16	76
PHS/62/003	Yes 8-17 years	Old Forge Cottage, Main Street, Church Fenton	0.48	17
PHS/23/006	Yes 8-17 years	Land at Camblesforth Hall, Adjacent A1041	4.64	162
PHS/36/007	Yes 8-17 years	Land At Garman Carr Lane, Wistow	7.39	28
			Total	6523

PHS/18/002	Yes 18+ years	The Old Brickworks, Hull Road, Hemingbrough	1.63	57
PHS/14/003	Yes 18+ years	Land at Main Street, Kelfield	0.48	17
PHS/64/001	Yes 18+ years	Church Fenton Airbase, Busk Lane, Church Fenton (Ulleskelf Parish)	11.05	387
			Total	461

Reasons for site to be in abeyance:-

- 'Unsuitable site – in abeyance' = Primary constraint on site
- 'None of the above' = Countryside location
- 'SAAP but also countryside' = Countryside location within Selby Area Action Plan area

Sites in Abeyance

UNSUITABLE SITE - IN ABEYANCE	None of the Above	SAAP but also Countryside	Site Reference	Site Name	Site Size (ha)
No	Yes		13/001 (IN ABEYANCE - SITE ALREADY DEVELOPED)	4, The Paddocks, North Duffield	0.5
Yes	No		35/002 (in abeyance)	Stone Lodge, 39 Broad Lane, Cawood	0.5
Yes	No		PHS/10/002	Land at Skipwith Road, Escrick	1.9
No	Yes		PHS/12/001	The Engine Works, Main Street, Thorganby	0.53
No	Yes		PHS/12/003	Land adjacent West Cottingwith House, Main Street, Thorganby	1.6
No	Yes		PHS/16/001	Magazine Farm, A63 Bypass/A19 Junction, Barby	2.08
Yes	Yes		PHS/17/002	Land at Turnham Lane, Cliffe	0.84
No	Yes		PHS/18/005	Land South of Hull Road (A63), Cliffe	0.86
		Yes	PHS/20/004	Land South East of A63 Bypass/A1041 Junction, Selby (Brayton Parish)	25.5
		Yes	PHS/20/005	Land South West of A63 Bypass/A1041 Junction, Selby (Brayton Parish)	3.68
		Yes	PHS/20/006	Land South East of A63 Bypass/A19 Junction, Brayton	19.2
		Yes	PHS/20/007	Land South West of A63 Bypass/A19 Junction, Brayton	4.38
		Yes	PHS/20/011	Land East of St Wilfrid's Church, Doncaster Road, Brayton	1.02
No	Yes		PHS/21/001	Burn Airfield, Burn	140

Reasons for site to be in abeyance:-

- 'Unsuitable site – in abeyance' = Primary constraint on site
- 'None of the above' = Countryside location
- 'SAAP but also countryside' = Countryside location within Selby Area Action Plan area

No	Yes		PHS/21/002	Land Adjacent Poplar House, Main Road, Burn	0.29
No	Yes		PHS/21/003	Burn Grange Farm, Doncaster Road, Burn	6.24
No	Yes		PHS/21/004	Strategic Site H - Burn Airfield, Burn	195
Yes	Yes		PHS/22/001	Land East of Mill Lane, Barlow	1.1
No	Yes		PHS/22/002	Land at Oak Tree Nursery, Mill Lane, Barlow	0.7
No	Yes		PHS/23/003	Land at Parkwood Farm, Selby Road, Camblesforth	0.66
No	Yes		PHS/23/007	Land North of A1041, Camblesforth	5.08
Yes	Yes		PHS/24/001	Land at Woodlands, Long Drax	1.56
Yes	No		PHS/25/002	Land at 107 Main Road, Drax	0.35
Yes	No		PHS/29/005	Land at Hanger Lane, Carlton	0.35
Yes	Yes		PHS/31/002	Land At Westfield Farm, Field Road, West Haddlesey	1.1
Yes	No		PHS/35/001	27 Wistowgate, Cawood	0.5
Yes	No		PHS/35/003	Land between Ryther Road and the Cemetery, Cawood	0.76
Yes	No		PHS/35/005	Land at Ryther Road, Cawood	0.55
Yes	No		PHS/35/006	Grange Side Nurseries, Thorpe Lane, Cawood	0.55
No	Yes		PHS/37/006	Land at Weeland Road, Eggborough	18.4
Yes	Yes		PHS/38/001	Land Adjacent Milton Place, Station Road, Hensall	2.16
Yes	Yes		PHS/38/002	Land at Junction of Station Road and West Common Lane, Hensall	0.95
Yes	No		PHS/38/003	Land North of Station Road, Hensall	0.94
No	Yes		PHS/39/001	Darrington Eco Town, Stapleton	398
No	Yes		PHS/52/001	Land At Lunn Lane, Beal	1.5

Reasons for site to be in abeyance:-

- 'Unsuitable site – in abeyance' = Primary constraint on site
- 'None of the above' = Countryside location
- 'SAAP but also countryside' = Countryside location within Selby Area Action Plan area

No	Yes		PHS/53/001	Land At Lunn Lane, Kellington	11.56
No	Yes		PHS/53/002	Land At Church Lane, Kellington	15.88
No	Yes		PHS/53/004	Land North of Weeland Road, Kellington	4.68
No	Yes		PHS/53/005	Land At Kellington Windmill, Weeland Road, Kellington	18.2
No	Yes		PHS/53/006	Land At South Field, Weeland Road, Kellington	60.23
No	Yes		PHS/53/007	Land South of the Railway Line, Kellington	8.69
Yes	Yes		PHS/53/008	Land Rear of Kellington Hotel, Whales Lane, Kellington	9.03
No	Yes		PHS/53/010	Land South of Roall Lane, Kellington	3.23
Yes	Yes		PHS/53/012	Land Adjacent Smallholdings, Upper Common Lane, Kellington	0.78
No	Yes		PHS/53/013	Land South of Roall Manor, Roall Lane, Kellington	28.08
No	Yes		PHS/53/014	Land At South Field, Weeland Road, Kellington	5.7
No	Yes		PHS/55/001	Shiraz, Betteras Hill Road, Hillam	0.55
Yes	Yes		PHS/61/001	Land at Biggin Road, Biggin	1.05
Yes	No		PHS/62/002	Field North of Gate Bridge, Church Fenton	1.56
No	Yes		PHS/62/004	Land off Sandwath Lane, Church Fenton	0.5
No	Yes		PHS/63/001	Land at Kirby Wharfe	0.5
No	Yes		PHS/70/001	Refuse Tip, Weedling Gate, Stutton	0.96
Yes	Yes		PHS/72/001	Papyrus Works, Newton Kyme	10.35
No	Yes		PHS/72/002	Land South of Papyrus Villas, Newton Kyme	0.44
No	Yes		PHS/83/001	Land at Plum Tree Cottage, Moor Lane, Catterton	0.76

Reasons for site to be in abeyance:-

- 'Unsuitable site – in abeyance' = Primary constraint on site
- 'None of the above' = Countryside location
- 'SAAP but also countryside' = Countryside location within Selby Area Action Plan area

No	Yes		PHS/83/002	Land at East Garth Cottages, Moor Lane, Catterton	0.69
No	Yes		PHS/83/003	Land at North View, Moor Lane, Catterton	0.53
No	Yes		PHS/83/004	Land Rear of Sycamore House, Moor Lane, Catterton	0.68