

Ryedale District Council STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APPENDICES VOLUME



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October 2009

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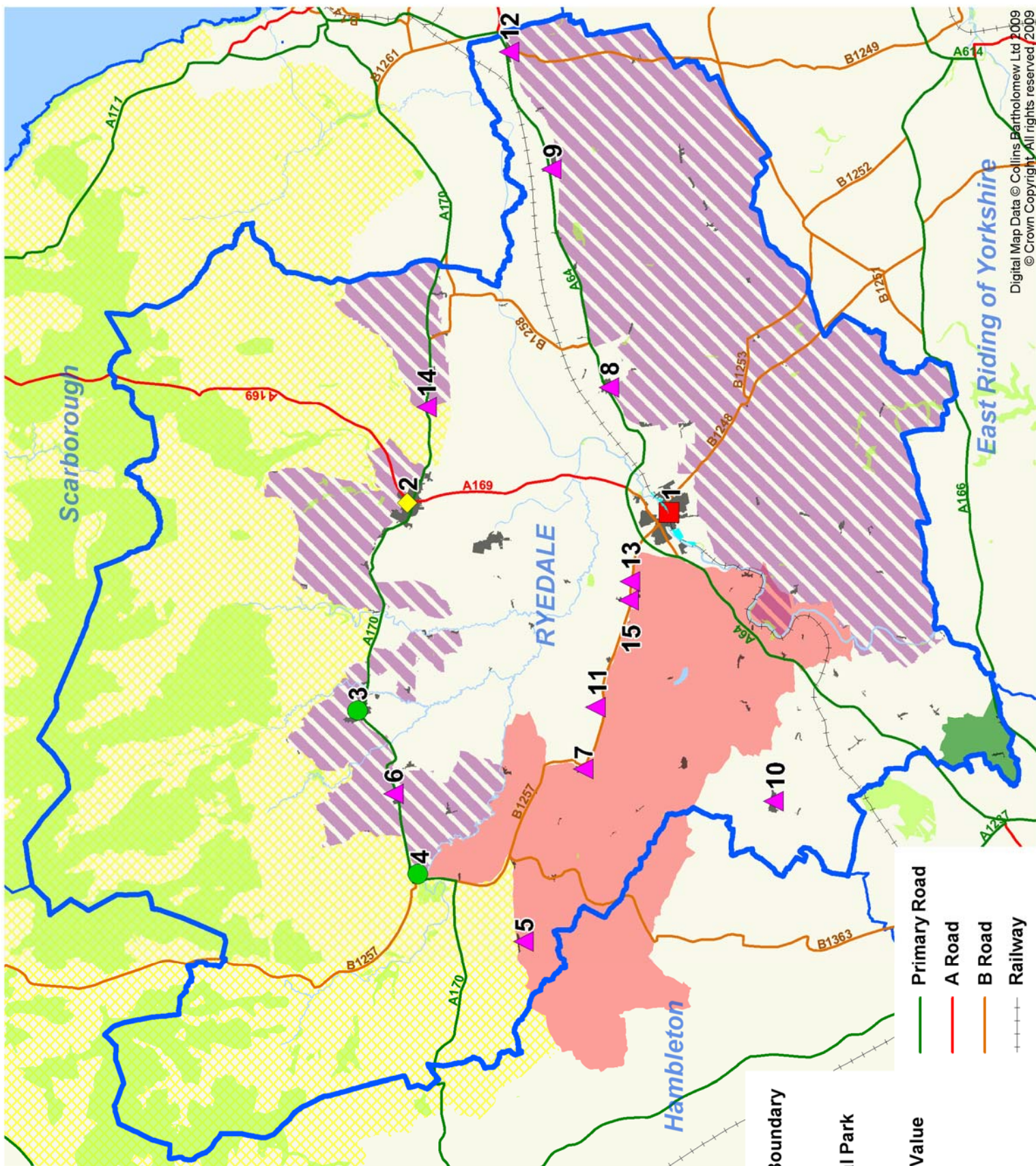
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APPENDIX 1

Study Area Map

Settlement Hierarchy

- **Principal Service Centre**
- 1 Malton & Norton
- ◆ **Local Service Centre**
- 2 Pickering
- **Other Local Service Centres**
- 3 Kirkbymoorside
- 4 Helmsley
- ▲ **Service Villages**
- 5 Ampleforth
- 6 Beadlam & Nawton
- 7 Hovingham
- 8 Rillington
- 9 Sherburn
- 10 Sheriff Hutton
- 11 Slingsby
- 12 Staxton & Willerby
- 13 Swinton
- 14 Thornton-le-Dale
- 15 Amotherby



- Ryedale District Council Boundary**
- SSSI**
- North York Moors National Park**
- AONB**
- Areas of High Landscape Value**
- Green Belt**
- Urban Areas**
- Flood Risk 3B**
- Primary Road**
- A Road**
- B Road**
- Railway**

APPENDIX 2

Criteria Note

Ryedale District Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APPENDIX 2



ROGER TYM & PARTNERS
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FACTORS AND CRITERIA USED TO ASSESS SITES' HOUSING POTENTIAL

July 2009

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1 'SUITABILITY' CRITERIA

Note: Criteria marked by asterisks (*) are considered particularly important. If a site fares poorly against any criteria marked by an asterisk, the site's overall suitability rating will be capped accordingly (as described in more detail below).

Note on Policy Restrictions or Limitations

At the request the Council, in assessing the 'suitability' of sites through the SHLAA we have not taken account of considerations such as Green Belt, Areas of Outstanding Natural Beauty, Areas of High Landscape Value, Visually Important Undeveloped Areas, Sites of Importance for Nature Conservation, Regionally Important Geological/Geomorphological Sites, and so on. The District Council will take account of these important policy considerations when it is deciding which sites to allocate in the Facilitating Development DPD.

Accordingly, the only policy-related 'suitability' consideration that we have taken account of in the SHLAA is Sites of Special Scientific Interest (SSSIs). However, we have treated SSSIs as 'absolute constraints', meaning that any sites which are covered by a SSSI designation were excluded early in the study and do not feature in our sites database.

There is, therefore, no need to assess sites in relation to any existing policy designations through the SHLAA. Furthermore, we do not automatically give precedence to sites within the existing Development Limits (as defined in the Ryedale Local Plan). Instead, as required by the study brief and agreed with the Council, we have built a reporting functionality into our database to identify the theoretical dwelling supply under the following five scenarios:

- **Scenario 1a** - Supply from sites within the existing Development Limits of those settlements proposed in the emerging Core Strategy Settlement Hierarchy (i.e. the Principal Service Centre of Malton/Norton; the Local Service Centres of Pickering, Kirkbymoorside and Helmsley; and approximately 10 Service Villages).
- **Scenario 1b** - Supply from sites adjoining the existing Development Limits of the settlements proposed in the emerging Core Strategy Settlement Hierarchy.
- **Scenario 2a** - Supply from sites within the existing Development Limits of the other Villages listed at the rear of the Ryedale Local Plan (i.e. the 99 Villages with Development Limits, minus the Service Villages which are covered by Scenarios 1a and 1b).
- **Scenario 2b** - Supply from sites adjoining the existing Development Limits of the other Villages listed at the rear of the Ryedale Local Plan (i.e. the 99 Villages with Development Limits, minus the Service Villages which are covered by Scenarios 1a and 1b).
- **Scenario 3** - Supply from sites elsewhere in the study area.

1a. Physical Problems or Limitations

It is outside the scope of a strategic study of this nature to assess physical constraints in depth. Thus, the following criteria focus on obvious constraints. Sites are assessed on the basis of available knowledge (e.g. if a large, undeveloped site is cut off from the existing urban area, we assume that significant new drainage etc will be required; conversely if a small site is located in a primarily residential area,

we assume that it can be linked to existing road infrastructure and service provision)¹.

Access Infrastructure Constraints

- Existing road access to the site is adequate A
- Existing road access to the site requires upgrading (e.g. to accommodate increased volumes of traffic, etc) C
- No existing road access to the site F

Drainage Infrastructure Constraints

- Limited new drainage infrastructure is likely to be required A
- Site is adjacent to the existing urban area, but is of significant scale, and is likely to require some new drainage infrastructure C
- Site is separate from the existing urban area, and of significant scale, and is likely to require extensive new drainage infrastructure F

Ground Condition Constraints

- Treatment not expected to be required (sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) A
- Treatment expected to be required on part of the site (e.g. sites where an existing industrial use occupies only a small proportion of the overall site area) C
- Treatment expected to be required on the majority of the site (e.g. sites within employment areas, which would potentially require contamination treatment) F

*Impact on Flood Risk Areas (as defined by the Northeast Yorkshire SFRA Flood Maps)**

- Within Flood Zone 1 A
- 10% - 50% of site area is within Flood Zone 2 B
- Over 50% of site area is within Flood Zone 2 C
- 10% - 25% of site area is within Flood Zone 3a D
- 25% - 50% of site area is within Flood Zone 3a E
- Over 50% of site area is within Flood Zone 3a F

There is a clear sequential approach in PPS25 regarding flood risk. Flood Risk Zones 1 and 2 are both acceptable locations for housing², but under the sequential approach, Zone 1 is preferable to Zone 2. Housing development can be acceptable in Flood Zone 3a, provided a PPS25 'Exception Test' is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and any sites within Flood Zone 3a will be given a Priority 3 rating (if more than 25 per cent of the site is covered by Flood Zone 3a).

Flood Risk Zone 3b comprises 'functional floodplain', and as such is unsuitable for residential development. Any site (or part of a site) located within Flood Zone 3b has not been assessed as part of this SHLAA study.

¹ We acknowledge that, cumulatively, the development of a large number of small sites might exert significant pressure on existing infrastructure and/or require the provision of new facilities. However, this will have to be assessed by other, more specialist studies.

² See Table D.3 of PPS25.

1b. Environmental Conditions (re prospective residents)

*'Bad Neighbour' Constraints (e.g. hazard/nuisance)**

- None A
- Yes, but potential for mitigation (sites within residential areas with bad neighbours that could be screened, e.g. heavy industry along one boundary of the site only) C
- Yes, major constraint with limited potential for mitigation (e.g. sites enclosed on all or most sides by heavy industry/employment areas, or with another known bad neighbour which is difficult to mitigate against, e.g. sewage works) F

Overall Assessment of 'Suitability'

- Criteria marked by asterisks (*) are particularly important. If a site is rated as E or F against any of these criteria, the site can only achieve a maximum overall 'suitability' categorisation of E. If a site is categorised as C or D against any of these asterisked criteria, the site can only achieve a maximum 'suitability' categorisation of C overall.
- If a site is rated as A or B for the core criteria, the 'average' of all suitability criteria is identified.
- In this way, an overall suitability 'category' of between A and F will be arrived at.
- In exceptional circumstances availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully.

2 'AVAILABILITY' CRITERIA

It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, sites will be assessed on the basis of available information as follows:

- Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed for residential), and sites where it is known that pre-application discussions are underway A
- Vacant land and buildings B
- Low intensity land uses (e.g. agriculture, informal car parking) C
- Established single use (e.g. business, sports club, school) D
- Established multiple uses (e.g. industrial estate, retail parade) E
- Thought to be in particularly complex/multiple ownership, or apparently subject to ransom strip) F

Note: Where a site is known to be held by a developer, willing owner or public sector body then it should be categorised 'A' even if one of the other conditions is also fulfilled - so, for example, an established business where the site is being promoted for housing by the landowner would be categorised as A.

Overall Assessment of 'Availability'

- The above key criterion directly determines the 'availability' of each site.
- The 'availability' categorisation for each site can range from A to F.
- In exceptional circumstances availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully.

3 'ACHIEVABILITY' CRITERIA

Note: The criterion marked by an asterisk (*) is considered particularly important. If a site fares poorly against this criterion, the site's overall achievability category will be capped accordingly (as described in more detail below).

3a. Market Factors

Desirability of the Wider Area Surrounding the Site

Assessed on the basis of postcode sector-level house prices as illustrated in the Ryedale 2006 Housing Needs Assessment (see map in Annex 2):

- Excellent desirability (indicated by house prices in the postcode sector being amongst the highest in the UK) A
- Very good desirability B
- Good desirability C
- Moderate desirability D
- Poor desirability (indicated by house prices in the postcode sector being amongst the lowest in the UK) E

Desirability of the Area Immediately Surrounding the Site

Taking into account the character of the immediate area, adjacent uses and attractiveness of the locality, based on information collected from site visits and from consultations with local estate agents.

- Excellent desirability A
- Very good desirability B
- Good desirability C
- Moderate desirability D
- Poor desirability E

3b. Cost / Delivery Factors

*'Deliverability' of the site**

Taking into account known physical constraints (including the shape of the site's footprint) and anything affecting costs (for instance, expected clearance and remediation), based on information gathered from site visits.

- No known physical constraints or expected exceptional costs A
- Some minor constraints or exceptional costs B
- Moderate constraints or exceptional costs D
- Severe constraints or exceptional costs F

Overall Assessment of 'Achievability'

- Criteria marked by asterisks (*) are particularly important. If a site is categorised as E or F against any of these criteria, the site can only achieve a maximum overall 'achievability' categorisation of E. If a site is categorised as C or D against any of these asterisked criteria, the site can only achieve a maximum 'achievability' categorisation of C overall.

- If a site is categorised as A or B for the core criteria, an 'average' across all of the achievability criteria is identified.
- In this way, an overall achievability categorisation between A and F will be arrived at.

4 OVERALL SITE CATEGORISATION

Each site thus achieves three separate categorisations, as follows:

- an overall 'suitability category' - ranging between A and F;
- an overall 'availability category' - ranging between A and F; and
- an overall 'achievability category' - ranging between A and F.

The sites are placed into one of three overall deliverability/developability bands on the basis of their performance against the suitability, availability and achievability criteria. Our approach is set out in Table 4.1 below.

In sum, if a site is to form part of the Council's five-year housing land supply, it must be 'deliverable'; that is, the site should be '*available now, offer a suitable location for housing now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan*'³. Sites in the first 'band' must, therefore, perform well against each of the suitability and availability criteria, and moderately or strongly overall against the achievability criteria.

Sites assigned to the middle band are those likely to be 'developable' over the next 10 years, but which are not deliverable within the first 5 years. Paragraph 33 of the CLG Practice Guidance states that such sites should be, '*in a suitable location for housing development, and there should be a reasonable prospect that [they] will be available for and could be developed at a specific point in time*'. 'Developable' sites must, therefore, perform strongly against the 'suitability' criteria, and they must perform reasonably overall against the 'availability' and 'achievability' criteria.

Sites in the third band are those which can be regarded as 'not currently developable'. These sites are not likely to be appropriate for residential development in their current form, or are unlikely to come forward for development in the next 10 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome/mitigated. The 'not currently developable' sites, therefore, perform poorly against any or all of the 'suitability', 'availability' and 'achievability' criteria.

Table 4.1 - Summary of Site Categorisation Methodology

	Permutation of Categories	Overall Category (A to F)		
		Suitability Criteria	Availability Criteria	Achievability Criteria
Deliverable Sites	1	A or B	A or B	A, B or C
Developable Sites	1	C or D	A, B, C or D	A, B, C or D
	2	A, B or C	C or D	A, B, C or D
	3	A, B or C	A, B, C or D	D
Not Currently Developable Sites	1	E or F	A - F	A - F
	2	A - F	E or F	A - F
	3	A - F	A - F	E or F

*Note: Categories which are highlighted in **bold** in each row are definitive in determining the overall deliverability/developability 'band' that a site is assigned to (as long as the site also performs within the defined range for each of the other two criteria)*

There are three possible permutations of categories for sites in the 'developable' and 'not currently developable' bands. The three different permutations have been labelled 1, 2 and 3.

³ CLG, *Strategic Housing Land Availability Assessments: Practice Guidance* (July 2007), paragraph 33

Thus Table 4.1 shows that:

- 'Deliverable' sites must achieve A or B overall against the suitability and availability criteria, **and** A to C overall against the achievability criteria;
- 'Developable' sites perform moderately (but not poorly) against one, two or all three of the criteria. Thus, if a site achieves an overall categorisation of C or D against the suitability criteria, **or** C or D against the availability criteria, **or** D against the achievability criteria, it is designated as 'developable'; and
- 'Not currently developable' sites perform poorly against one, two or all three of the criteria. Thus, if a site achieves an overall categorisation of E or F against the suitability criteria, **or** E or F against the availability criteria, **or** E or F against the achievability criteria, it is designated as 'not currently developable'.

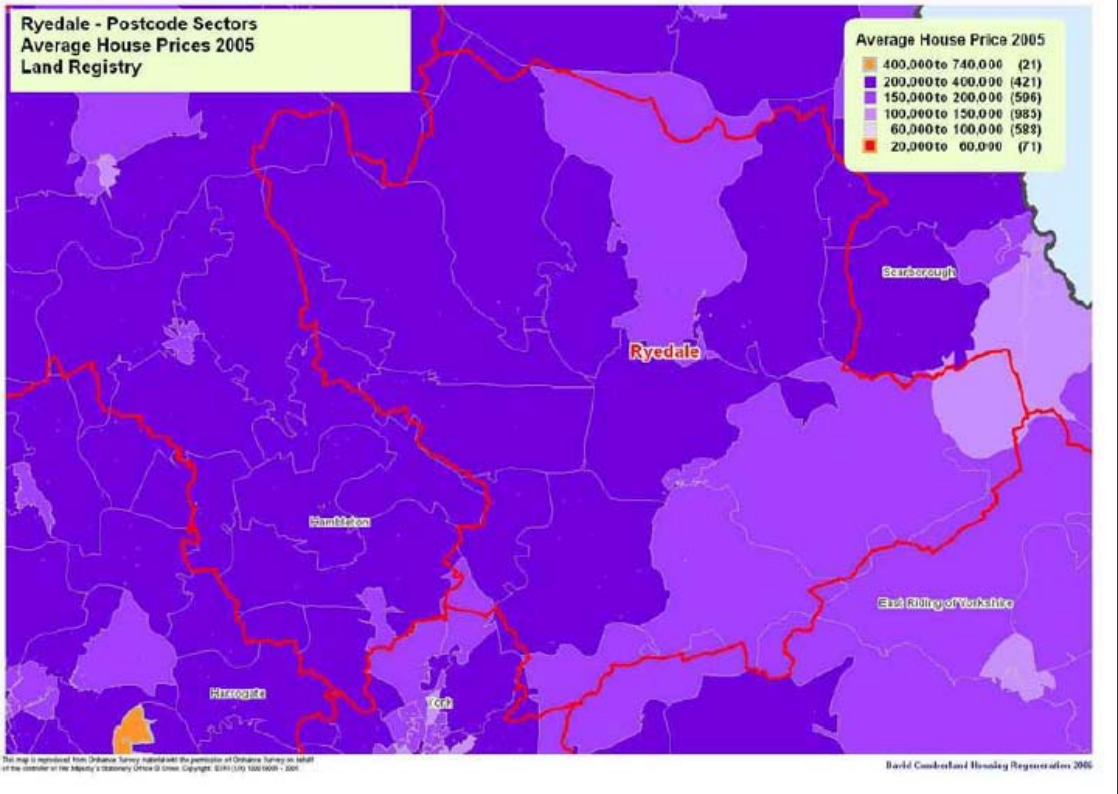
ANNEX 1

Map of Postcode Sector-level House Prices as Illustrated in the Ryedale 2006 Housing Needs Assessment

**Ryedale - Postcode Sectors
Average House Prices 2005
Land Registry**

Average House Price 2005

400,000 to 740,000	(21)
200,000 to 400,000	(421)
150,000 to 200,000	(596)
100,000 to 150,000	(983)
60,000 to 100,000	(588)
20,000 to 60,000	(71)



This map is reproduced from Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. 000011/03 100010000 - 2005

David Cookson and Housing Registrations 2005

APPENDIX 3

Residential Market Commentary Paper

Ryedale District Council STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT



ROGER TYM & PARTNERS
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Residential Market Commentary Paper
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INTRODUCTION

- 1 Roger Tym & Partners has been commissioned by Ryedale District Council to undertake a Strategic Housing Land Availability Assessment (SHLAA) across the District. The purpose of the study is to establish whether there are sufficient suitable sites that are currently available (or likely to become available in the foreseeable future), which could meet the District Council's dwelling targets as prescribed by the approved Yorkshire and Humber Regional Spatial Strategy (RSS).
- 2 We will assess all potential sites in terms of their 'suitability', 'availability' and 'achievability' for housing development, in accordance with the CLG's SHLAA Practice Guidance of July 2007. Accordingly, we have prepared this summary Residential Market Commentary Paper, in which we provide an initial review of the local housing market, so as to set the context for the assessment of sites' achievability later in the study. It is important to emphasise that this paper does not constitute a formal housing market assessment, but draws instead upon key themes arising from existing, valuable data sources.
- 3 Indeed, our paper draws upon data collected from the Ryedale District Housing Needs Assessment (2007), our own primary research, and information on the local property market obtained through consultations with estate agents. The paper is intended to provide a broad overview of past, current and emerging residential trends in the District, and it includes commentary on house prices, areas of high and low demand, affordable housing, mix of housing stock. We also consider the factors that will be important locally in delivering and developing housing sites over the forthcoming years.

CONTEXT - THE STUDY AREA

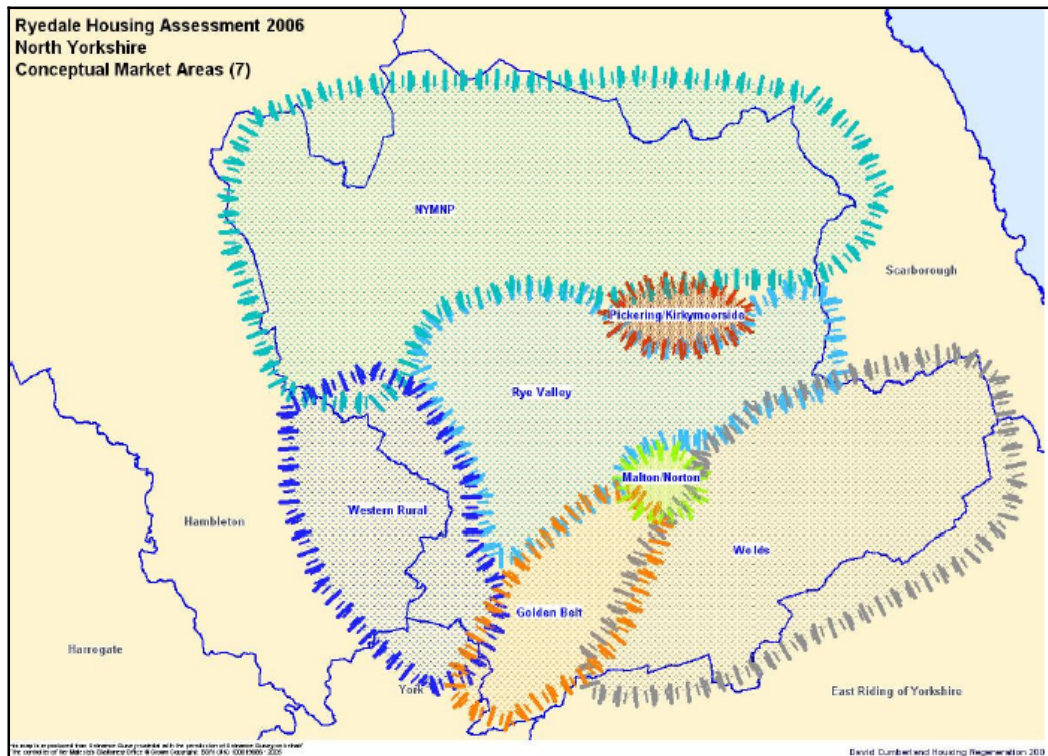
- 4 Ryedale is the largest District in North Yorkshire, covering 582 square miles. The District has a total resident population of approximately 54,000 people, and is bounded to the west by Hambleton, to the south by York and East Riding of Yorkshire, and to the west and north by Scarborough. The District lies within the York sub-area (as defined in the approved RSS), and the northern third of the District is located within the North York Moors National Park. There are 23,228 dwellings within Ryedale District, of which 22,147 are occupied (95 per cent)¹.
- 5 Population density in Ryedale (at 0.3 persons per hectare) is well below the average for Yorkshire and Humber as a whole (3.2 persons per hectare). Indeed, Ryedale has the lowest population density in the Region, despite having experienced the highest level of population growth in Yorkshire and the Humber since 1991 (according to the 2001 Census). The rural nature of Ryedale has implications in terms of access to services, with 57 per cent of the population living in villages, hamlets and isolated dwellings².
- 6 We have run a query using our in-house MapInfo GIS system, and have identified approximately 170 settlements within the District. Malton and Norton are clearly the largest settlements, with a combined resident population of around 12,000 people. Pickering, Kirkbymoorside and Helmsley are the next largest settlements, although they are significantly smaller than Malton and Norton. All of the other settlements in the District have a resident population of below 1,000.

¹ David Cumberland Housing Regeneration Ltd, *Ryedale District 2006 Housing Needs Assessment* (November 2007)

² Ecotec, *Strategic Housing Market Assessments for Yorkshire and the Humber - Ryedale Housing Market Area* (June 2008)

- 7 Many of the towns, villages and hamlets in Ryedale are areas of considerable environmental character and architectural or historic interest. Each of the market towns has a conservation area at its heart. The main transport links in Ryedale include the A64 and A170, which radiate from Scarborough in the direction of Malton/Norton and Pickering, respectively. The A64 is a particularly key route, as it provides access to York city centre and the national motorway network. The York-Scarborough railway line also runs through the southern part of the District.
- 8 The District-wide Housing Needs Assessment completed by David Cumberland Housing Regeneration Ltd in 2007, identifies seven distinct housing market sub-areas within Ryedale, namely:
- Malton / Norton;
 - Pickering / Kirkbymoorside;
 - 'Golden Belt';
 - Western Rural;
 - Wolds;
 - North York Moors National Park Area; and
 - Rye Valley
- 9 The seven housing market sub-areas were distinguished based on their geography, migration and commuting patterns, and are defined in Figure 1 below.

Figure 1 - The Seven Housing Market Sub-Areas in Ryedale



Source - David Cumberland Housing Regeneration Ltd, *Ryedale District Housing Needs Assessment* (November 2007)

DISTRICT-WIDE HOUSING MARKET TRENDS

Population Profile and Growth

- 10 The population of Ryedale District has increased steadily since 1981. Furthermore, the latest ONS Sub-National Population Projections (which are 2006-based, and were published in June 2008) indicate that the resident population across the entire District is likely to increase further from 54,400 in 2009, to 64,000 by 2026. This equates to a significant total population increase of 17.6 per cent by the end of the RSS Plan period, or an additional 9,600 persons.
- 11 The ONS Population Projections show that there will be a substantial increase in the number of residents aged 60 and over within Ryedale. Table 1 compares the age structure of the population in Ryedale District to the national average, both in 2009 and as projected in 2026. Table 1 indicates that Ryedale currently has a lower proportion of children and young people than nationally (age 0 - 24 years). Conversely, Ryedale has a higher proportion of residents in the older age bands than England as a whole (age 60 + years).
- 12 This trend is set to continue, and Table 1 demonstrates that over the period to 2026, there will be a 4.6 percentage point increase in the proportion of residents aged 75 years and above in Ryedale, which will have long-term implications for the provision of appropriate forms of accommodation and support for older people.

Table 1 - Age Structure of the Population in 2009 and 2026 (Ryedale and England)

Age Group	Ryedale		England	
	2009	2026	2009	2026
0 - 14	15.3%	15.0%	17.5%	17.5%
15 - 24	11.2%	9.2%	13.3%	11.5%
25 - 39	14.5%	15.0%	20.3%	20.2%
40 - 59	29.1%	25.2%	26.7%	24.5%
60 - 74	19.5%	20.7%	14.4%	15.6%
75 +	10.3%	14.9%	7.8%	10.7%
TOTAL	100.0%	100.0%	100.0%	100.0%

Source - ONS, *2006-based Sub-National Population Projections* (June 2008)

- 13 Ryedale has a low proportion of minority ethnic households, with 99.3 per cent of the population classed as white at the 2001 Census, compared to 93.5 per cent for Yorkshire and Humberside as a whole.

Housing Stock and Condition

- 14 There is a reasonable variety of housing stock in Ryedale District, from traditional farm houses, and Victorian terraces, through to modern, large detached properties and apartments. Table 2 below provides a breakdown of the residential stock in Ryedale in 2001, and compares this to the breakdown at the national level.

- 15 Table 2 shows that the proportion of residents living in detached properties in Ryedale is very high (41 per cent) compared to the national average (23 per cent). Conversely, in Ryedale a smaller proportion of the local population live in terraced property (19 per cent) and apartments (7 per cent), compared to the national average (26 per cent and 19 per cent, respectively).

Table 2 - Housing Stock, 2001

Property Type	% of Households Living in Property Type	
	Ryedale	England
Detached	41%	23%
Semi-Detached	32%	32%
Terraced	19%	26%
Apartment	7%	19%
Other	1%	1%
TOTAL	100%	100%

Source - Census, 2001

- 16 The data correspond with anecdotal evidence collated through consultations with local estate agents, who confirmed that there is a proliferation of detached dwellings within Ryedale, of different ages and styles. However, the agents noted that the detached housing stock is popular, with high demand for these properties from families, people looking for second homes within the District, and those seeking retirement bungalows. People relocating to Ryedale from outside the District are generally attracted to the older detached properties, which often offer original period features and open aspects; whilst families relocating within the District often seek out the new-build properties located on modern residential estates.
- 17 Local estate agents do not, therefore, consider there to be an oversupply of detached housing within the District. Indeed, some local agents suggested that there is a requirement for further detached property, particularly bungalows, to meet the specific needs of the ageing population in Ryedale.
- 18 Similarly, local estate agents do not consider that there is an acute under-supply of any particular type of property within Ryedale. However, as we explain later, there is a shortage of affordable housing within Ryedale for the first-time buyer market, which is exacerbated by the lack of smaller, and thus cheaper, properties within the District. Indeed, around three-quarters of the owner-occupied stock in Ryedale has three or more bedrooms³, whilst there is a relatively limited supply of apartments and terraced property.
- 19 In its 2006 District-wide Housing Needs Assessment, David Cumberland Housing Regeneration Ltd examined how market demand from existing and newly-forming households is reconciled with likely supply, based on property turnover rates over a five year period. The research, presented in Figure 2 below, helps to identify areas where there are imbalances in the provision of general market accommodation for residents. Figure 2 shows that the housing market across Ryedale is generally well-balanced. However, the research does identify some shortfalls, namely:
- there is particular demand for the provision of flats/apartments and bungalows across many wards in the District;
 - there is particular demand for smaller properties, with one or two bedrooms, for newly-forming households; and

³ David Cumberland Housing Regeneration Ltd, *Ryedale District 2006 Housing Needs Assessment* (November 2007), paragraph 3.9

- there is particular market pressure for residential property (of all types) in the market town wards (Malton, Pickering and Kirkbymoorside), and in some of the rural wards (Derwent and Thornton le Dale).

Figure 2 - Review of Market Supply and Demand in Ryedale

Property Details		Ward										
		Amotherby	Ampleforth	Cropton	Dales	Derwent	Helmsley	Hovingham	Kirkbymoorside	Malton	Norton East	Norton West
Total												
Tenure	Owner Occupied											
	Private Rented											
Property Size	One											
	Two											
	Three											
	Four or more											
Property Type	Detached House											
	Semi-Det House											
	Terraced House											
	Flat (inc bedsits)											
	Bungalow											

Property Details		Ward									
		Pickering East	Pickering West	Rillington	Ryedale South West	Sherburn	Sheriff Hutton	Sinnington	Thornton Dale	Wolds	Total
Total											
Tenure	Owner Occupied										
	Private Rented										
Property Size	One										
	Two										
	Three										
	Four or more										
Property Type	Detached House										
	Semi-Det House										
	Terraced House										
	Flat (inc bedsits)										
	Bungalow										

Key:

	Demand exceeds supply and particular pressure on stock
	Demand exceeds supply and some pressure on stock
	Demand generally balanced with supply

Source - David Cumberland Housing Regeneration Ltd, *Ryedale 2006 Housing Needs Assessment* (November 2007)

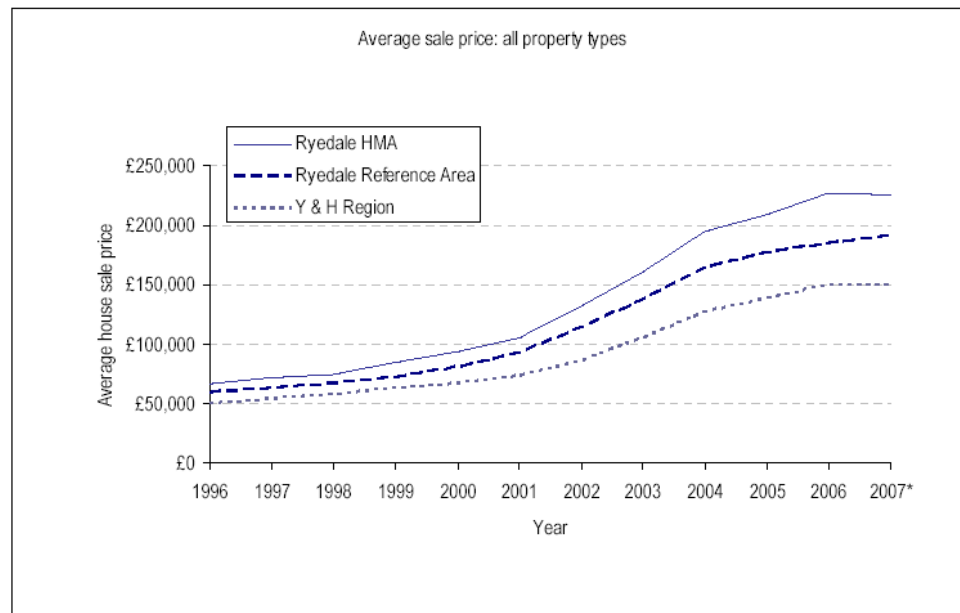
- 20 There is also a notable 'second home' market within Ryedale. The 2006 Council Tax register identifies 640 second homes across Ryedale, which represents 2.7 per cent of the District's total housing stock.

Residential Property Prices

Ryedale District

- 21 Across the District as a whole, house prices have been relatively buoyant over the last ten years. Local estate agents reported that average property prices have risen considerably since 1999, with prices stabilising in 2004, before rising again and peaking in mid-2007. Indeed, in the last five years, properties at the higher end of the market in Ryedale have - for the first time - reached values exceeding £1m.
- 22 The anecdotal evidence from local estate agents corresponds with local house price data collected by Ecotec, which we reproduce in Figure 3 below. Figure 3 shows that average residential property sale prices in Ryedale increased significantly from around £70,000 in 1996, to £190,000 by 2005, peaking at £225,000 in 2006/07, which equates to a rise of over 200 per cent during the ten-year period.
- 23 Figure 3 also shows that whilst the average sale price of a residential property in Ryedale stood at around £225,000 in 2007, prices in the wider Ryedale housing market area (which encompasses Scarborough and York) were around £25,000 lower on average, although this is still much higher than the regional average of around £150,000.

Figure 3 - Average Sale Price, All Residential Property Sales, 1996 - 2007



Source - Ecotec, *Strategic Housing Market Assessments for Yorkshire and the Humber: Ryedale Housing Market Area* (June 2008)

- 24 Local estate agents indicated, however, that property prices have declined since 2007, following the onset of the nationwide 'credit crunch' and the associated credit liquidity crisis. Whilst declining property sales and price slippages are not unique to Ryedale, the trend still has an important impact on the local housing market and must be taken into account when considering housing delivery across the District in the short-term.
- 25 Local estate agents explained that residential property sales in Ryedale are currently at a much lower level than they were at in mid-2007. Property prices have also fallen significantly, and by around 15 per cent in some cases. Land values are similarly slipping (and in many cases have halved), as developers lose confidence in the residential market. However, local estate agents stressed that Ryedale has been affected no worse than other areas of the country by the national contraction of the housing market.
- 26 Indeed, Figure 4 below shows average property prices in Ryedale and surrounding local authority administrative areas, in the period October to December 2008. Figure 4 indicates that the average property price in Ryedale in 2008 (£235,132) was still higher than in many surrounding authorities, such as York (£185,801) and Scarborough (£172,663). Figure 4 also illustrates that whilst property prices across Ryedale have fallen by 3.2 per cent on average over the last year, in general the District is withstanding the current economic downturn better than neighbouring authorities where property prices have fallen more dramatically (for example, in Richmondshire average property prices have dropped by 19.8 per cent).

Figure 4 - Average Property Prices, October to December 2008

NAME	AV PRICE (£)	QUARTER	ANNUAL	SALES
Hambleton	£257,429	6.6%	7.9%	197
Harrogate	£249,863	-10.0%	-10.8%	325
Ryedale	£235,132	-3.4%	-3.2%	141
Craven	£210,345	-1.0%	0.5%	149
Richmondshire	£187,758	-17.6%	-19.8%	90
York	£185,801	-8.1%	-14.7%	470
Scarborough	£172,663	2.2%	0.1%	335
Selby	£170,158	-16.0%	-16.3%	201
Darlington	£144,601	-1.3%	3.2%	268
Redcar And Cleveland	£125,609	-1.8%	-4.3%	292
Middlesbrough	£110,873	3.6%	-7.3%	245

Source - BBC News and Land Registry

Main Settlements

- 27 We asked local estate agents to provide data on current prices for different types of residential property in different parts of the District, in order to obtain a more detailed breakdown of property prices across the main settlements of Ryedale. The data are summarised in Table 3 below.
- 28 Table 3 shows that prices for all types of property are relatively high in all five of the main settlements within Ryedale. Property prices are highest in Helmsley - reflecting its location on the edge of the National Park - closely followed by Malton and Pickering, where property prices are very similar to each other. Conversely, prices for all types of property are lowest, marginally, in Norton. Prices in Kirkbymoorside are towards the middle of the spectrum.
- 29 Local estate agents also provided a broad indication of current property prices within the rural villages of Ryedale. The agents reported that property within the villages located towards the west of Ryedale is generally more expensive (and on a similar level to property prices in Helmsley), whilst property within villages towards the east of the District is generally cheaper (and is similarly priced to property in Pickering/Kirkbymoorside). However, this of course just provides a broad overview, and property prices vary in practice between, and within, each individual village.

Table 3 - Property Prices in Ryedale's Main Settlements in 2009 (in £)

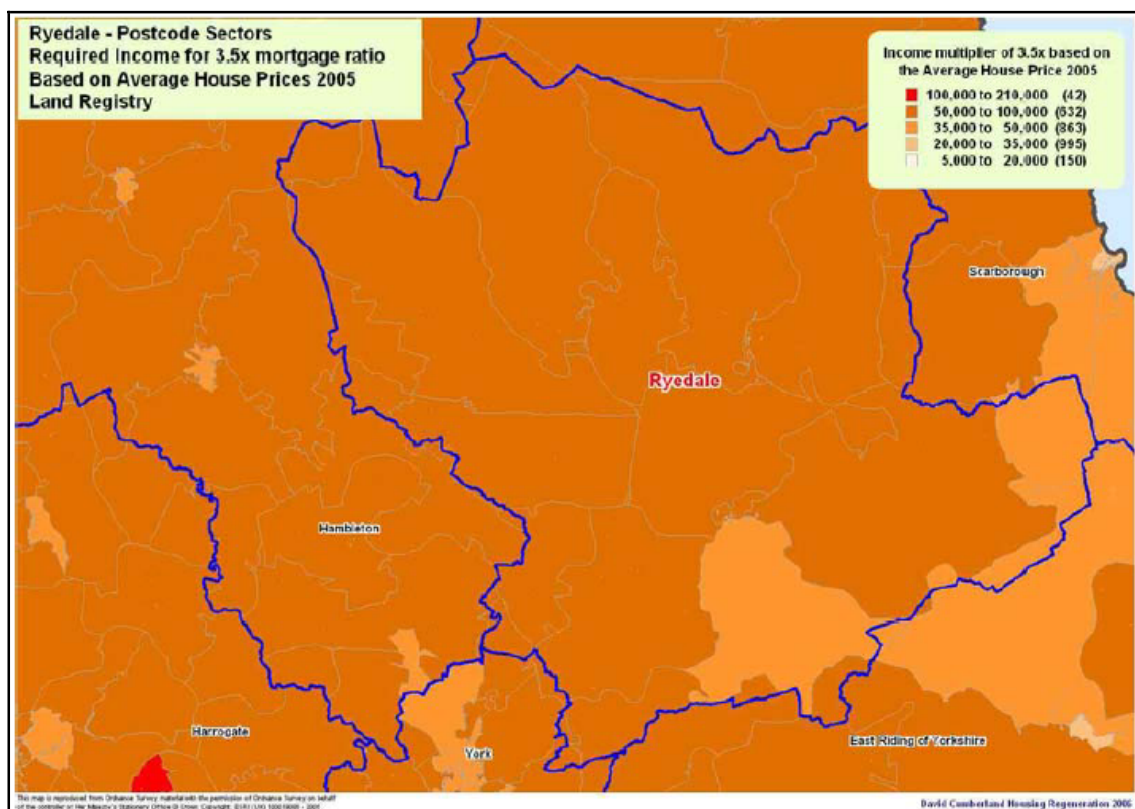
	Detached (3-4 bed)	Semi-Detached (3 bed)	Terraced (2 bed)	Apartment (2 bed)	Average
Malton	250,000	180,000	150,000	115,000	175,000
Norton	210,000	160,000	125,000	100,000	150,000
Pickering	250,000	180,000	150,000	115,000	175,000
Kirkbymoorside	225,000	175,000	140,000	105,000	160,000
Helmsley	275,000	200,000	165,000	125,000	190,000

Source - Data provided by local estate agents

Affordable Housing

- 30 As we explain above, house prices across Ryedale have risen significantly over the last ten years, with the average property price reaching £235,000 by 2008. Property prices are even higher in areas such as the A64 'Golden Belt', and in the higher demand rural settlements, such as those located adjacent to the North York Moors National Park.
- 31 The house price increases have had an impact on the first-time buyer market, and local estate agents reported that house prices have become unaffordable to many newly-forming households. Indeed, around 1,250 residents have left Ryedale District in the past five years, as they have had difficulties finding a suitable home locally⁴.
- 32 An owner-occupied property is considered unaffordable if it costs more than 3.5 times a single, or 2.9 times a joint, gross household income. Households entering owner-occupation are assumed to have at least a 5 per cent deposit. On this basis, Figure 5 below demonstrates the household income that would be required to afford a residential property in Ryedale (based on 2005 prices). Figure 5 shows that across the majority of the District, an income of at least £50,000 is required to ensure that a property is affordable. In contrast, only 10.9 per cent of households in Ryedale receive this level of income⁵.

Figure 5 - Household Income Required to Support a Mortgage, Based on 3.5 x Income Multiple



Source: David Cumberland Housing Regeneration Ltd, *Ryedale 2006 Housing Needs Assessment* (November 2007)

⁴ David Cumberland Housing Regeneration Ltd, *Ryedale District 2006 Housing Needs Assessment* (November 2007), paragraph 4.30

⁵ *Ibid*, paragraph 2.28

- 33 Affordability is a key issue in Ryedale, because house prices are high across the District, but average household earnings are relatively low. Local estate agents explained that the employment market is limited in Ryedale, with few opportunities in the higher-earning professions. Table 4 below shows that in 2008 a low proportion of residents in Ryedale were employed in professional and managerial jobs, compared to the national average. Conversely, a high proportion of the Ryedale workforce is employed in routine or elementary occupations.
- 34 The characteristics of the Ryedale labour force have a direct effect on local earnings and incomes. Indeed, Ryedale employees' gross weekly pay of £394 is almost 20 per cent less than the national average weekly earnings (£484)⁶.

Table 4 - Employment by Occupation in 2008

Occupation	England	Yorkshire and the Humber	Ryedale
Managers and senior officials	15.8	14.2	13.9
Professional occupations	13.0	11.1	11.7
Associate prof & tech occupations	14.6	12.9	-
Administrative and secretarial occupations	11.6	11.7	8.1
Skilled trades occupations	10.7	11.5	20.1
Personal service occupations	8.0	8.2	11.8
Sales and customer service occupations	7.5	8.6	9.2
Process, plant and machine operatives	7.0	8.9	6.4
Elementary occupations	11.5	12.8	14.7
TOTAL	99.7	99.9	95.9

Source: ONS, *Annual Population Survey* (June 2008)

- 35 The 2006 district-wide Housing Need Assessment concluded that there is a requirement for 292 affordable homes, per annum, to meet identified needs. However, the Yorkshire and Humber Plan, which was approved in May 2008, only makes provision for a total of 200 new dwellings, per annum (including open market housing), in the period between 2008 and 2026. The level of development across the District, permitted by the RSS, is not therefore sufficient for the Council to address its affordable housing needs, even if all new homes developed are affordable.
- 36 The 2006 Housing Needs Assessment concludes that the result of this trend will be increasing divergence of the housing market within the District. The high house prices are generally being sustained through in-migration of higher income groups, including retirement migrants. However, *'existing residents are simply priced out of the market, resulting in significant out-migration leading to an increasingly unbalanced population in terms of socio-economic and demographic factors'*⁷.
- 37 There are thus some widespread affordability issues within Ryedale, which will need to be addressed through housing provision over the forthcoming years.

⁶ Nomis, *Annual Survey of Hours and Earnings (Resident Analysis, Full-time Workers)*, 2008

⁷ David Cumberland Housing Regeneration Ltd, *Ryedale District 2006 Housing Needs Assessment* (November 2007), paragraph 7.14

LOCAL HOUSING MARKETS WITHIN RYEDALE - AREAS OF HIGH AND LOW DEMAND

Areas of Interest to Developers

- 38 In order to gain an insight into the areas of the District that are attractive to developers and house-builders, we have analysed permissions granted for residential development since 2003. Map 1 in Appendix 1 pinpoints the sites granted planning permission for housing between 2003 and 2008, and differentiates between small-scale housing sites (with permission for 1 - 14 dwellings), medium-sized sites (15 - 29 dwellings), and the more strategic sites (with permission for 30 dwellings and above).
- 39 Map 1 shows that planning consent for residential development has been granted at locations throughout the District (except within the National Park). However, there has been a particular concentration of developer interest in sites located around Malton/Norton, Pickering and Kirkbymoorside; sites located along the main radial routes (especially the A64); and sites located in the 'golden belt' to the north-east of York. The Map shows in broad terms that the majority of residential consents have been on sites located in the western half of the District (to the west of Malton/Norton and Pickering). Indeed, there has been noticeably less developer interest in sites located within the Wolds villages, and in the area towards the south-east of the District. Map 1 also highlights that the majority of sites granted residential planning permission in Ryedale have consent for small-scale development, of less than 15 dwellings.
- 40 Map 2, also in Appendix 1, identifies the medium-sized and more strategic housing sites within the District, which have planning consent for 15 or more dwellings. These sites provide an indication of the locations that are attractive to volume house-builders/developers. Map 2 shows that there have only been six consents for medium-sized housing development and four consents for strategic residential development over the five year period between 2003 and 2008. Three of the strategic consents have been on sites in Malton/Norton, and one strategic consent was on a site in Pickering.
- 41 The most strategic residential planning permission granted over the last five years was for 218 dwellings on a 5.6 ha site at Scarborough Road, Norton. The second largest consent was also granted on a site in Norton; for 67 dwellings on land at Furlongs Avenue. However, as we discuss in more detail below, although the larger housing developments have been in Norton in recent years, this is reflective of the availability of large sites around the settlement, rather than particular market interest in the area from prospective purchasers.

Areas of Interest to Prospective Purchasers

- 42 Local estate agents reported strong demand for housing in locations across Ryedale. No settlements within the District are characterised as areas of 'low demand', although the local estate agents did distinguish between areas of 'high demand' and more 'moderate demand', and we outline these broad locations below.

High Demand

- 43 Local estate agents identified the following locations within Ryedale as areas of high demand, which are considered particularly 'attractive' locations by prospective home-buyers and the rental market:

Helmsley

- 44 Local estate agents were unanimous in explaining that Helmsley is the most sought-after residential location within Ryedale, closely followed by the villages that surround it, such as Harome. Residential property within Helmsley is consequently the most expensive in the District, as confirmed in Table 3 above. Helmsley is an attractive market town, which is considered desirable due to its location on the border of the North York Moors National Park.

Malton

- 45 Local estate agents explained that Malton is also a popular location with home-buyers. Malton benefits from close proximity and easy access to the A64, which makes this part of Ryedale an attractive location for residents who commute outside the District, especially to York. Malton is also the largest market town within the District, and as such benefits from a good array of local amenities, with a reasonable range of shops and services.

Pickering

- 46 Pickering is considered a desirable residential location, being in close proximity to the North York Moors. Pickering itself is a bustling market town, with an attractive town centre and a number of tourist attractions, such as its castle and steam railway. Lady Lumley's school, which has a good reputation and is the only school in Ryedale with its own sixth-form, is also located in Pickering.

Kirkbymoorside

- 47 Local estate agents explained that Kirkbymoorside is a quiet market town, and this is the main source of its attraction. The older part of the town is particularly popular, and Kirkbymoorside benefits from some good quality detached housing.

Terrington and Ampleforth

- 48 Terrington Hall, a well-regarded private school, attracts some families to Terrington village. Similarly, property in Ampleforth is in high demand (particularly for second homes) due to the location within the village of a Catholic boys' school, which is the leading school of its type in England.

Villages situated along the A170

- 49 There is high demand for residential property in many of the villages that are located along the A170 (between Helmsley and Scarborough). Local estate agents explained that these villages are popular due to their proximity to the North York Moors, and the rural character of the settlements, many of which are quite picturesque. Thornton le Dale is particularly popular because it is a larger service village, offering a range of amenities.

Villages situated towards the west of Ryedale

- 50 Local estate agents reported that villages located towards the west of the District - particularly along the A64 corridor - are generally popular, because of the access provided to the national road network, and thus employment opportunities in York and Leeds. The villages in this part of the District also benefit from close proximity to the Howardian Hills.

Moderate Demand

- 51 Local estate agents identified the following locations within Ryedale as areas of moderate demand, which are considered 'reasonably attractive' locations by prospective home-buyers and the rental market:

Norton

- 52 Although Norton borders the built-up area of Malton and benefits from reasonable demand, local estate agents indicated that Norton is generally not as desirable as Malton. Norton town centre is not as attractive as Malton town centre, and offers a more limited range of local shops and services. Access to the A64 (in the direction of York) is also difficult from Norton, as residents generally have to travel through Malton town centre, which is often congested. Table 3 above indicates that residential property prices in Norton are marginally lower than in the other market towns within the District.

Villages situated in the Wolds

- 53 Local estate agents reported that there is only moderate demand for residential property situated in villages within and adjacent to The Wolds, particularly villages located along the A64 to the east of Rillington. The estate agents indicated that this is because the Wolds villages are generally not regarded as being quite as picturesque as the villages located towards the west of the District, and those adjacent to the North York Moors National Park. The Wolds villages, which are located towards the east of the District, are also unpopular with residents who require easy access to York and Leeds, although they are more popular with commuters to Scarborough. One local estate agent estimated that property prices in this part of Ryedale are 10 to 15 per cent lower than elsewhere in the District.

Summary of Housing Market Demand

- 54 Overall, demand for residential property is relatively high across the District, both in the market towns and the rural villages and hamlets. Although we have identified broad areas of 'higher' demand, and areas of more 'moderate' demand, it is evident that no settlement within Ryedale suffers from particularly 'low' demand. We have no major concerns, therefore, regarding the buoyancy of the housing market in Ryedale.

SUMMARY - DELIVERY OF FUTURE HOUSING IN RYEDALE

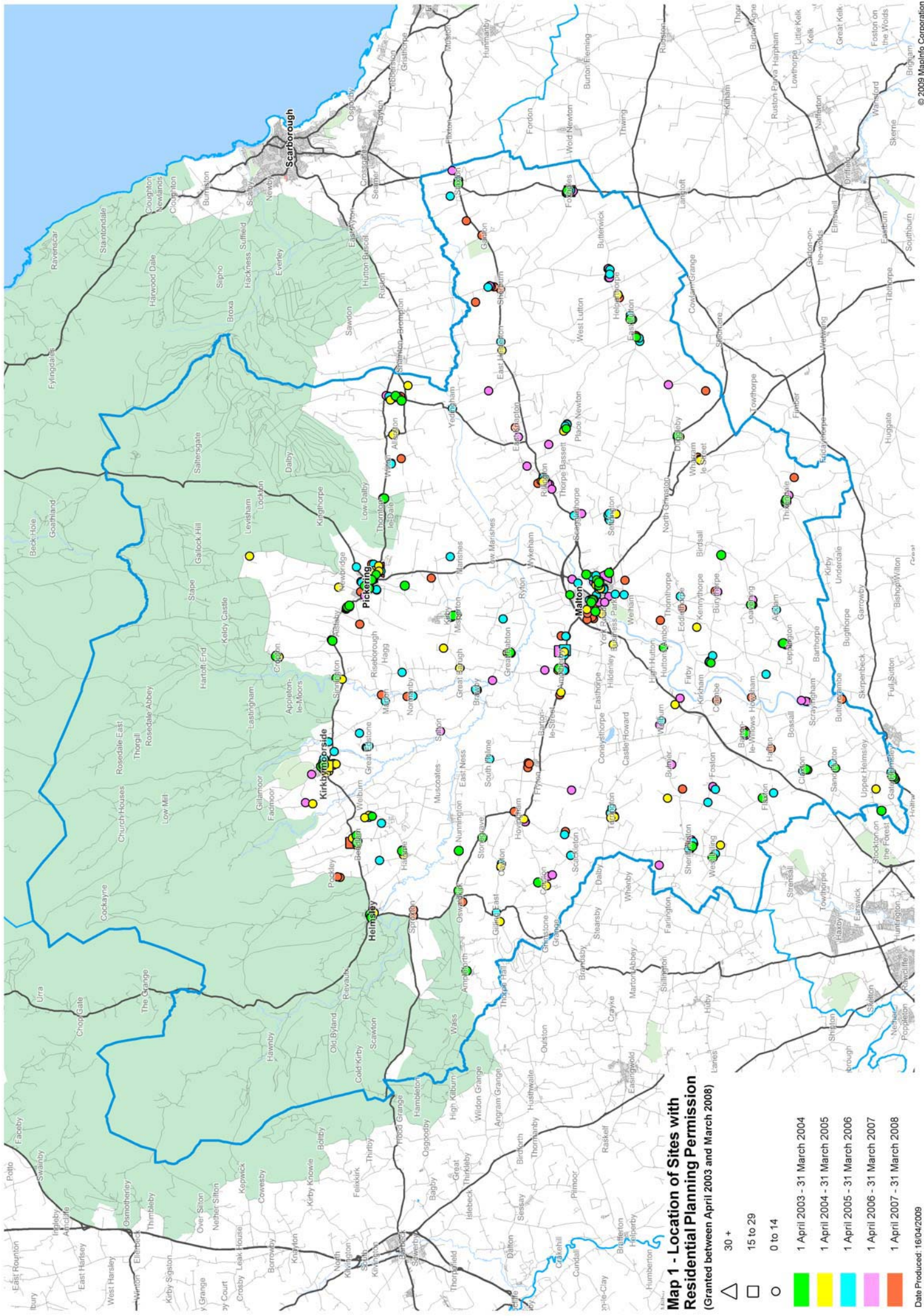
- 55 Table 12.1 of the Yorkshire and Humber Plan (YHRSS), published in May 2008, shows that between 2004 and 2008 Ryedale District should seek to accommodate 230 net additional dwellings, falling to 200 dwellings per annum between 2008 and 2026. However, the YHRSS is currently under partial review (the 2009 Update), and consultation on revised Spatial Strategic Options took place between November 2008 and January 2009. The 2009 Update Project Plan explains that in light of the Housing Green Paper (*Homes for the Future: More Affordable, More Sustainable*, July 2007), it is likely that the RSS will have to put in place arrangements for increased levels of house building. The YHRSS Update, once published, will have clear implications for the amount of land that will need to be identified for housing in the Council's emerging Local Development Framework.
- 56 As we explain above, residential development is currently constricted in Ryedale - as it is throughout the country - as a result of the nationwide 'credit crunch' and credit liquidity crisis. However, we consider that residential development in the District will pick up again once market conditions improve. Indeed, local estate agents explained that there is no shortage of land available for residential development in Ryedale, and our paper has found that the housing market is relatively buoyant throughout the District, with no areas suffering from particularly low demand.

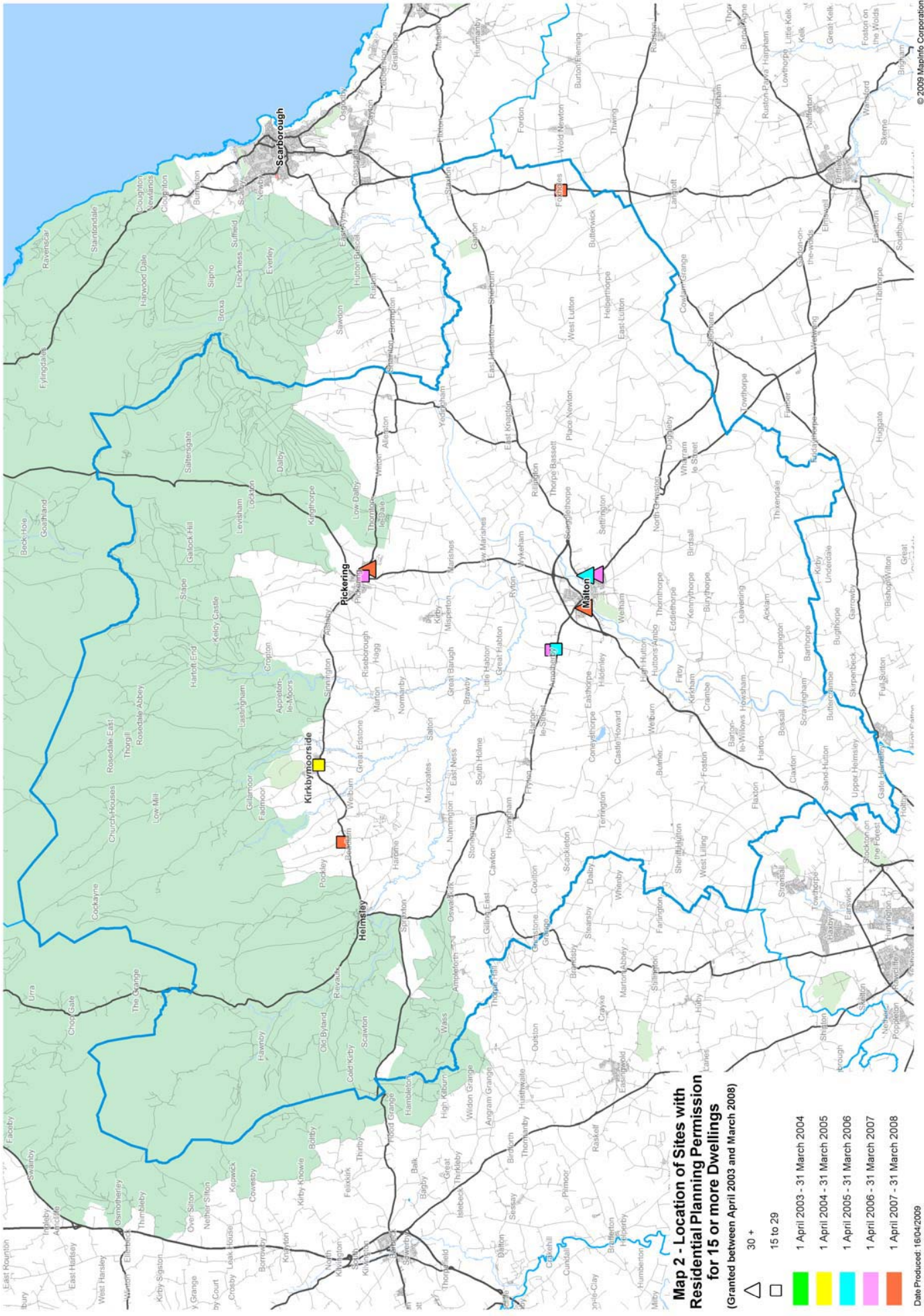
- 57 The key issue for Ryedale over the next 5, 10 and 15 years will instead be ensuring that the 'right type' of residential development takes place (i.e. providing residential property that meets identified needs). In particular, our paper has demonstrated that there is a specific demand in Ryedale for:
- starter homes and small-sized property (1- and 2-bed), for the first-time buyer market;
 - bungalows and specialist accommodation to support the ageing population;
 - residential property in the main market towns, and villages located towards the west of the District;
 - additional detached family homes, to support continued migration into and within Ryedale; and, most importantly,
 - affordable housing.
- 58 There is a significant gap between average house prices and average income in Ryedale, representing a ratio of 10.0. The 2006 district-wide Housing Need Assessment concluded that there is a requirement for 292 affordable homes, per annum, to meet identified needs. The level of residential development across the District, permitted by RSS (200 dwellings per annum), is not therefore sufficient for the Council to address its affordable housing needs, even if all new homes developed are affordable.
- 59 It is thus important to ensure that all opportunities to deliver affordable housing are maximised. In particular, the Council should consider setting affordable housing targets for different types of sites. However, the Council should carefully consider any thresholds used, to ensure that they are appropriate and flexible, and not so restrictive as to actually make residential development unviable.
- 60 Additionally, the Council should seek to ensure that sufficient employment land is allocated in its LDF, and that it is delivered. Attracting new employers into the District and securing new and varied employment opportunities for local residents could deliver beneficial improvements to residents' incomes, which will be important for reducing the affordability crisis over the longer-term.

APPENDIX 1

MAP 1 - Location of Sites Granted Residential Planning
Permission between April 2003 and March 2008

Map 2 - Location of Sites Granted Planning Permission for
15 or more Dwellings between April 2003 and
March 2008





APPENDIX 4

Density Assumptions Note

Ryedale District Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT



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Stage 3(b) Density Assumptions

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1 POLICY GUIDANCE

- 1.1 Paragraph 46 of PPS3 states that Local Planning Authorities (LPAs) should develop housing density policies having regard to:
- the spatial vision and strategy for housing development in their area, including the level of housing demand and need and the availability of suitable land in the area;
 - the current and future level and capacity of infrastructure, services and facilities such as public and private amenity space, in particular green and open space;
 - the desirability of using land efficiently and reducing, and adapting to, the impacts of climate change;
 - the current and future levels of accessibility, particularly public transport accessibility;
 - the characteristics of the area, including the current and proposed mix of uses; and
 - the desirability of achieving high quality, well-designed housing.
- 1.2 Paragraph 47 of PPS3 states that while LPAs may wish to set out a range of densities across the plan area, 30 dwellings per hectare (dph) net should be taken as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. Densities below this minimum will need to be justified according to such factors as those listed above.
- 1.3 The RSS for Yorkshire and Humber contains no guidance regarding the density of housing across the region; however throughout the sub-region a strategy of appropriate and managed growth is promoted, to support the roles of market towns as service centres and meet local housing needs. Providing affordable housing is also a critical aspect of both regional and local strategies; all North Yorkshire Districts, including Ryedale, are in areas of high demand and require higher rates of affordable housing provision.
- 1.4 The Ryedale Local Plan was adopted in March 2002 and a number of the Plan policies have been 'saved' pending the adoption of the new LDF. With regard to density, the Plan states that *'it is particularly important that new development on sites of 0.3ha or above occurs at a net site density of at least 30 dwellings per hectare.'* The Plan acknowledges that whilst Government guidance states that densities of 30-50 dph should be encouraged, it is likely that in Ryedale this will only be achievable within the market towns where there is better accessibility to local jobs, shops and services by modes of transport other than the car.
- 1.5 The Council is currently preparing a revised Core Strategy, and in July 2007 published a new consultation document entitled 'Accommodating Growth and Managing Change'. In this document, the Council sets out a variety of options for the quantity, location and distribution of new housing in the District. In particular we note that the distribution and density of new housing development must follow the settlement hierarchy¹.
- 1.6 The Council's Annual Monitoring Report 2007-2008 acknowledges that the District's high quality built environment often necessitates lower density development, particularly in the villages, in order to protect the form and character of these settlements. Nevertheless, it is felt that the allocation of new sites in the market towns should produce higher density housing development.

¹ The settlement hierarchy is as follows: Malton and Norton is the Principal Service Centre; Pickering is the Local Service Centre; Kirkbymoorside and Helmsley are Other Local Service Centres; and the 10 Service Villages are Amotherby & Swinton, Ampleforth, Beadlam & Nawton, Hovingham, Rillington, Sherburn, Sheriff Hutton, Slingsby, Staxton & Willerby and Thornton-le-Dale.

2 PAST AND CURRENT TRENDS, AND OUR ASSUMPTIONS FOR THE SHLAA STUDY

Past and Current Trends

- 2.1 Completions data provided by the Council demonstrate the densities that have been achieved in housing schemes implemented between 2003 and 2008 inclusive, for all sites of 0.1 hectares or greater². This six-year timeframe is sufficiently long not to be skewed by events in any particular year.
- 2.2 Table 2.1 specifies the number of dwellings that were completed between 2003 and 2008 in various parts of the District, and in Table 2.2 the figures are converted to percentages.

Table 2.1 Number of Completions by Density Band, 2003-2008

Location	Number of Dwelling Completions by Density Band			Total Dwgs Completed
	<30 dph	30-49 dph	≥50 dph	
Principal Service Centre	14	259	9	282
Local Service Centre	12	87	25	124
Other Local Service Centres	27	0	31	58
Service Villages	62	26	0	88
Rest of District	134	53	0	187
	249	425	65	739

Table 2.2 Percentage of Completions by Density Band, 2003-2008

Location	% of Dwelling Completions by Density Band		
	<30 dph	30-49 dph	≥50 dph
Principal Service Centre	5	92	3
Local Service Centre	10	70	20
Other Local Service Centres	47	0	53
Service Villages	70	30	0
Rest of District	72	28	0

- 2.3 Analysis of the data in Tables 2.1 and 2.2 appears to show that the vast majority of completions in the Principal Service Centre (Malton/Norton), and the Local Service Centre (Pickering), were at densities in excess of 30 dph. However, more detailed analysis of the raw data shows that of the 282 dwelling completions in Malton/Norton, 218 were accounted for by one scheme (Scarborough Road, Norton) and another development (also at Scarborough Road in Norton) accounted for a further 37 dwellings, these schemes both being within the 30-49 dph density band. All of the remaining schemes in Malton/Norton between 2003 and 2008 involved considerably fewer dwellings and were at densities of below 30 dph.
- 2.4 Similarly, some 87 of the 125 dwellings completed in Pickering between 2003 and 2008 were accounted for in a single scheme - within the 30-49 dph density band - whereas most of the other residential schemes that took place in that period were at densities of below 30 dph.
- 2.5 Tables 2.1 and 2.2 also indicate that more than half of the dwelling completions in Other Local Service Centres between 2003 and 2008 were at densities in excess of

² Sites of less than 0.1 ha have been excluded from our analysis in order to prevent the figures being skewed by development on very small sites.

50 dph. Again, however, inspection of the detailed completions data shows that of the seven schemes that took place in this category of settlement, only one was in the higher density band - accounting for 31 of the 59 dwellings - whereas the remaining six schemes were all at densities below 30 dph.

- 2.6 The tables confirm that, in the Service Villages and Rest of District, the proportion of completions taking place at densities of less than 30 dph is high, at over 70 per cent. This reflects the more rural nature of these areas and the more limited range of services on offer in these villages. Even in these parts of the District, however, the apparently significant number of dwellings that were completed at densities of 30 dph and above is accounted for by a minority of schemes. For instance, of the 66 schemes that were completed between 2003 and 2008 in Rest of District, only six were at densities within the 30-49 dph band - accounting for 53 of 187 dwelling completions - with the remaining 60 schemes being at densities below 30 dph.
- 2.7 Table 2.3 confirms that between 2003 and 2008, the vast majority of residential developments in all parts of the District were at densities of less than 30 dph. Indeed, of the 102 completed housing schemes over the analysis period, only 12 were within the 30-49 dph density band and just four schemes were at densities of 50 dph or above.

Table 2.3 Number of Completed Schemes by Density Band, 2003-2008

Location	Density Band			Total Schemes Completed
	<30 dph	30-49 dph	≥50 dph	
Principal Service Centre	7	3	1	11
Local Service Centre	4	1	2	7
Other Local Service Centres	6	0	1	7
Service Villages	9	2	0	11
Rest of District	60	6	0	66
	86	12	4	102

- 2.8 Whilst there has been a low proportion of completions taking place at densities of between 30 and 49 dph and an even lower proportion in excess of 50 dph, Table 2.3 shows that such densities are still achievable, particularly in the larger towns. Analysis of the completions data indicates that the highest densities on sites of 0.1 hectares or greater were achieved in Norton and Pickering, reflecting the larger nature of these settlements and the wider range of services on offer. The four highest densities achieved were 81 dph (Pickering, in 2007), 60 dph (Norton, 2007), 59 dph (Kirkbymoorside, 2004) and 50 dph (Pickering, 2007).
- 2.9 Table 2.4 presents an analysis of the proportion of dwellings completed annually by density band. The data confirm that densities of ≥ 50 dph were achieved in only two years (2004 and 2007). Furthermore, although the table indicates that around two thirds of completions in 2003, 2004 and 2007 were within the 30-49 dph density band, no scheme in 2003 and only one scheme in 2004, and four in 2007, were developed at a density in excess of 40 dph.

Table 2.4 Proportion of Dwellings Completed Annually by Density Band

Year	Total Dwellings	% of Dwelling Completions 2003-2008 by Density Band		
		<30 dph	30-49 dph	>50 dph
2003	70	37	63	0
2004	152	17	63	20
2005	36	89	11	0
2006	84	71	29	0
2007	353	22	68	10
2008	44	59	41	0
TOTALS	739	33.7	57.5	8.8

- 2.10 Summary Table 2.5 is perhaps of most utility in illustrating the mean development densities that have been achieved in various parts of the District in recent years. Even allowing for the higher-density schemes in Norton and Pickering, the mean development density in the District's two largest settlements is only just over the national minimum target density of 30 dph. The average density achieved in the District's two other main towns - Kirkbymoorside and Helmsley - is below 30 dph, and in the remaining parts of Ryedale the achieved densities are very low, at less than 10 dph.

Table 2.5 Summary of Dwelling Completions, 2003-2008

	Completions 2003-2008		
	Total dwgs	Total net land area (ha)	Mean dph
Principal Service Centre	282	8.80	32.05
Local Service Centre	124	3.92	31.65
Other Local Service Centres	58	2.18	26.61
Service Villages	88	10.25	8.58
Rest of District	187	19.77	9.46
	739	44.92	16.45

- 2.11 The trend of low density completions across the District reflects the need to preserve the historic character of Ryedale's towns and villages. The low density of housing completions across the District is also symptomatic of the fact that many housing developments have tended to take place on smaller infill sites, where it is not possible to develop housing at higher densities.

Assumptions for the SHLAA Study

- 2.12 The Council's supplied data indicate that schemes completed in the District in the last six years have been at relatively low densities. We therefore acknowledge that, in practice, achieving densities significantly higher than 30 dph at more rural sites and in the smaller villages might prove challenging. Nevertheless, the aspiration should still be to meet the minimum density recommended by PPS3 in all parts of the study area.
- 2.13 Our analysis of the data indicates that the current density range across the District is generally in the order of <30 dph with a smaller proportion taking place at between 30 and 49 dph and relatively few completions at 50 dph or above. As we have demonstrated, however, there are some exceptions, in Malton/Norton and Pickering, where actual schemes have demonstrated that densities above 50 dph are achievable.
- 2.14 Furthermore, whereas in recent years a significant proportion of development has taken place on smaller infill sites - where achievable densities will be restricted by

the need for compatibility with the surrounding area - if any larger sites were released then this would provide the potential for slightly higher-density schemes. Most of the sites we have considered - all of which are above the minimum site size threshold of 0.4ha - are on the edge of existing settlements.

- 2.15 Thus, it is our view that for those towns located in the upper levels of the settlement hierarchy - namely Malton, Norton and Pickering - an appropriate target density is 45 dph. We will therefore apply this density rate to any sites within and adjacent to the existing settlement boundaries of Malton, Norton and Pickering³.
- 2.16 In Kirkbymoorside and Helmsley, 30 dph is a more achievable target. Achieving the national minimum target of 30 dph as an average in the ten Service Villages and elsewhere in the District will be more challenging, although given that we are considering sites over 0.4ha which are mainly on the edge of existing settlements, we consider that 30 dph should be the target even in these more rural areas.

³ For the purposes of this study, we will treat any site within 100 metres of the existing settlement boundaries as 'adjacent to'.

APPENDIX 5

Schedule of Category 1 Sites

Yield Totals For Category 1 Sites

Date 15 October 2009

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Settlement: All Settlements

Include sensitive landscape areas

Location Type: All

Include Green Belt sites

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address		Town	Designations		Percentage of site covered by greenfield	Yield for specified land type
								Green Belt	Sensitive Landscape		
32	32	1	0.91	1	Pasture Lane Housing	Main Street	Hovingham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	24
58	58	1	0.44	1	Land North of Wains Field	Wains Field	Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	12
249	259	1	4.12	1	Land East of West Lund Lane and North of Gawtersike Lane	West Lund Lane and Gawtersike Lane	Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	93
386		1	0.50	1	Feversham Drive		Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	15
234	244	1	1.23	1	Barton Cottage	York Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	60%	40
198	208	1	0.67	1	Thackray's Yard	North of Town Street	Old Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	18
512	350	1	0.76	1	Coronation Farm and Former Highways Depot	Westgate	Old Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	20
122	130	1	0.70	1	The Lodge	Middleton Road	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	25
133	142	1	0.48	1	Land South of Outgang Road	North of Crossgates Lane	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	0%	19
387		1	1.44	1	Whitfield Avenue		Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	61
223	233	1	0.69	1	Church Farm	Westgate	Rillington	<input type="checkbox"/>	<input type="checkbox"/>	0%	17
442		1	0.68	1	Richardsons Haulage Yard	Malton Road	Slingsby	<input type="checkbox"/>	<input type="checkbox"/>	0%	26

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
103	111	2	1.28	1	Land West of Brookfields Main Street	Ampleforth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	35
151	160	2	1.00	1	Land East of Station Road Station Road	Ampleforth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	27
214	224	2	4.34	1	Land West of Station Road Station Road	Ampleforth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	98
278	288	2	2.43	1	Land East of Station Road and South of St Hildas Walk Station Road	Ampleforth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	55
55	55	2	0.55	1	Land adjacent to Station Road, Nawton	Beadlam & Nawton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	15
97	105	2	1.93	1	Land South of A170 and North of Station Road Station Road	Beadlam & Nawton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	52
138	147	2	3.13	1	Land North of High Lane High Lane	Beadlam & Nawton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	70
145	154	2	0.58	1	Valley View Lodges Station Road,	Beadlam & Nawton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	16
163	173	2	0.99	1	Land to the West of Beckett Close, Nawton	Beadlam & Nawton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	27
257	267	2	4.81	1	Land South of High Lane High Lane	Beadlam & Nawton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	108
535	374	2	2.83	1	Land North of Mowbray Crescent and East of Main Mowbray Crescent and Main Street	Hovingham	<input type="checkbox"/>	<input type="checkbox"/>	80%	32
10	10	2	2.35	1	Land North of Village Street Village Street	Keldholme	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	53
56	56	2	3.87	1	Land North of Village Street Village Street	Keldholme	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	87
124	132	2	0.84	1	Sunnycroft Village Street	Keldholme	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	16
94	102	2	11.67	1	Site north of West Fields	Kirkbymoorside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	175

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type	
147	156	2	1.46	1	Land South of Swineherd Lane and East of Springfield Lane	Swineherd Lane and Springfield Lane	Kirkbymoorside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	39
191	201	2	0.88	1	Land North of Keld Head Close and East of Wayvale Close	Keld Head Close and Wayvale Close	Kirkbymoorside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	24
507	345	2	2.94	1	Land North of Waydale Close and East of Gillamoor Road		Kirkbymoorside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	66
208	218	2	21.14	1	Land North of Castle Howard Road, West of Castle Howard		Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	476
239	249	2	11.26	1	Land South of Castle Howard Road	Castle Howard Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	253
438		2	0.58	1	Land Adj Police Station	Old Malton Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	26
549	388	2	15.93	1	Land East of	Broughton Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	358
95	103	2	4.52	1	Land behind 139 to 189 Welham Road	Welham Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	152
111	119	2	5.74	1	Westfield Nurseries	Scarborough Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	50%	194
184	194	2	9.46	1	Land to the West of 72-126	Welham Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	319
277	287	2	2.94	1	Cheesecake Farm	Beverley Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	90%	99
287	297	2	0.42	1	Land North of Sutton Farm,	Langton Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	12
484	322	2	7.42	1	Land East of 101-139 Welham Road and North of Belle Vue		Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	250
38	38	2	11.60	1	Whitby Road Nurseries	Whitby Road	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	261
102	110	2	2.70	1	Land North of Ruffa Lane	Ruffa Lane	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	91

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
108	116	2	5.53	1	Land North of Middleton Road East of Crook Lane	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	187
109	117	2	9.90	1	Land at Mickle Hill South of Crossgate Lane and Outgang Road	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	379
141	150	2	4.45	1	Land South of Thornton Road East of Outgang Lane	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	150
142	151	2	4.05	1	Land South of West Pasture and West of Goslipgate West Pasture	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	137
190	200	2	5.11	1	Land West of Malton Road Haygate Lane	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	173
509	347	2	8.55	1	Land East of Whitby Road and North of Corbie Way/ Marshall	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	289
517	355	2	2.54	1	Land South and East of Keld Head Hall Middleton Road	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	86
547	386	2	7.23	1	Land North of 117-119 Ruffa Lane	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	244
548	387	2	12.70	1	Land South of Firthlands Road and West of Greenlands Road	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	383
531	370	2	4.70	1	Land South of 1-10 Eastfield, Scarborough Road, and East of	Rillington	<input type="checkbox"/>	<input type="checkbox"/>	100%	106
573	412	2	0.48	1	Land West of 27-31 Low Moorgate	Rillington	<input type="checkbox"/>	<input type="checkbox"/>	100%	13
65	71	2	3.53	1	Manor Farm, High Street	Sherburn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80%	79
68	74	2	0.56	1	Land Rear of 54 St Hilda's Street St Hilda's Street	Sherburn	<input type="checkbox"/>	<input type="checkbox"/>	100%	15
71	77	2	0.50	1	Corner House Farm High Street	Sherburn	<input type="checkbox"/>	<input type="checkbox"/>	0%	14
248	258	2	1.77	1	Land North of Mill Field Mill Field	Sherburn	<input type="checkbox"/>	<input type="checkbox"/>	100%	48

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address		Town	Designations		Percentage of site covered by greenfield	Yield for specified land type
								Green Belt	Sensitive Landscape		
51	51	2	0.71	1	Peckett's Yard	Church End	Sheriff Hutton	<input type="checkbox"/>	<input type="checkbox"/>	0%	19
66	72	2	5.42	1	Land North of Carr View & Meadow Court		Staxton & Willerby	<input type="checkbox"/>	<input type="checkbox"/>	100%	122
167	177	2	0.97	1	Land West of Church Walk	Church Walk	Staxton & Willerby	<input type="checkbox"/>	<input type="checkbox"/>	100%	26
207	217	2	1.25	1	Land West of Grange Avenue	Grange Avenue	Staxton & Willerby	<input type="checkbox"/>	<input type="checkbox"/>	100%	34
152	161	2	1.27	1	Land West of 11-19 West Street		Swinton	<input type="checkbox"/>	<input type="checkbox"/>	100%	34
101	109	2	2.90	1	Land North of High Street	High Street	Thornton-le-Dale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	65
563	402	3	0.45	1	Manor Farm	Main Street	Scagglethorpe	<input type="checkbox"/>	<input type="checkbox"/>	100%	12
4	4	4	0.49	1	Land adjacent to Old Barn Cottage, Middle Farm	Main Street	Allerston	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	13
260	270	4	0.75	1	Newlands Farm	Main Street	Allerston	<input type="checkbox"/>	<input checked="" type="checkbox"/>	50%	20
270	280	4	1.32	1	Land South of Sunnyside	Main Street	Allerston	<input type="checkbox"/>	<input type="checkbox"/>	100%	36
9	9	4	0.44	1	Highfield Farm holdings	Appleton Lane	Appleton-le-Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	12
14	14	4	0.74	1	Low Farm		Barton-le-Street	<input type="checkbox"/>	<input type="checkbox"/>	0%	16
449		4	0.40	1	Land Adj Glebe House	Steelmoor Lane	Barton-Le-Willows, Ryedale South East	<input type="checkbox"/>	<input type="checkbox"/>	0%	11
16	16	4	0.77	1	Land West of Beech Crescent and North of Beachcroft Lane		Broughton	<input type="checkbox"/>	<input type="checkbox"/>	100%	21
205	215	4	0.85	1	Land at Manor Farm	Moor Lane	Broughton	<input type="checkbox"/>	<input type="checkbox"/>	80%	23

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
584	422	4	1.52	1	Land West of Moor Lane and South of Manor Park	Broughton	<input type="checkbox"/>	<input type="checkbox"/>	100%	41
15	15	4	0.80	1	Mount Farm	Burythorpe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	50%	22
571	410	4	0.45	1	Land North West of Ryders Corner	Main Street Crambe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	6
562	401	4	0.96	1	Highbury Farm	Back Side Duggleby	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20%	25
518	356	4	2.16	1	Land South of Ashdale Farm	Carr Lane East Heslerton	<input type="checkbox"/>	<input type="checkbox"/>	100%	49
537	376	4	0.81	1	Land and Buildings at Holme Farm	Main Street East Lutton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	22
558	397	4	2.91	1	Land South of York Lane	York Lane Flaxton	<input type="checkbox"/>	<input type="checkbox"/>	80%	59
523	361	4	0.91	1	Land West of 2-28 Main Street	Ganton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	25
543	382	4	1.71	1	Land South and West of Stone Lea	The Lane Gate Helmsley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90%	46
544	383	4	3.18	1	Land North of the Lane and East of Springfield Farm and	Gate Helmsley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100%	71
36	36	4	0.50	1	Land rear of the Hive	Cawton Road Gilling East	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	9
479	317	4	0.55	1	Land North of The Cottage, Cawton Road	Gilling East	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80%	15
480	318	4	1.03	1	Land East of Church Lane and South of Cawton Lane	Church Lane & Cawton Lane Gilling East	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	28
27	27	4	0.59	1	Land to the rear of Beech view	Beech View Great Habton	<input type="checkbox"/>	<input type="checkbox"/>	100%	16
34	34	4	0.50	1	Land at Manor Farm, Off Kirby Misperton Lane	Kirby Misperton Lane Great Habton	<input type="checkbox"/>	<input type="checkbox"/>	0%	14

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address		Town	Designations		Percentage of site covered by greenfield	Yield for specified land type
								Green Belt	Sensitive Landscape		
57	57	4	0.54	1	Home Farm	Main Street	Harome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60%	14
24	24	4	0.87	1	Land South of Main Street	Main Street	Harton	<input type="checkbox"/>	<input type="checkbox"/>	100%	23
578	416	4	0.53	1	Land and Buildings at Grange Farm	Main Street	Harton	<input type="checkbox"/>	<input type="checkbox"/>	0%	14
39	39	4	0.53	1	Land at Town Farm		Howsham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	13
41	41	4	0.67	1	Land at Manor Field	Kirby Misperton Road	Kirby Misperton	<input type="checkbox"/>	<input type="checkbox"/>	100%	18
42	42	4	3.60	1	Land West of Duck Farm, Habton Road		Kirby Misperton	<input type="checkbox"/>	<input type="checkbox"/>	100%	81
161	171	4	0.85	1	Land at Ashfield Caravan Park		Kirby Misperton	<input type="checkbox"/>	<input type="checkbox"/>	50%	23
160	170	4	0.77	1	Land attached to Smithy Cottage	Chapel Lane	Kirkby Grindalythe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	17
47	47	4	0.50	1	Land South of Oakleigh	Marton Road	Marton	<input type="checkbox"/>	<input type="checkbox"/>	100%	13
49	49	4	9.35	1	Land at Marton Bridge		Marton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	189
516	354	4	1.98	1	Land North of Firtree Farm	Main Street	Middleton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	53
162	172	4	0.93	1	Land to the South of Chapel Farm	High Street	Newton-on-Rawcliffe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	25
75	81	4	3.55	1	Water Meadows		Sand Hutton	<input type="checkbox"/>	<input type="checkbox"/>	0%	32
67	73	4	0.40	1	Land West of Conker Corner	Village Street	Scagglethorpe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	11
564	403	4	0.70	1	Land South of Manor Farm	Main Street	Scagglethorpe	<input type="checkbox"/>	<input type="checkbox"/>	100%	19

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
70	76	4	0.51	1	Rectory Farm	Scrayingham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	14
580	418	4	3.21	1	Land East of Becksides and West of Church Lane	Settrington	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	72
283	293	4	0.57	1	Land South of Sproxton Cottage	Sproxton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	15
515	353	4	0.83	1	Land East of White Swan Public House	Low Street Thornton-le-Clay	<input type="checkbox"/>	<input type="checkbox"/>	100%	20
476	314	4	0.53	1	Land North of the Old Post Office and East of Thorpe	Thorpe Bassett	<input type="checkbox"/>	<input type="checkbox"/>	100%	14
29	29	4	0.71	1	Intensive poultry unit at next to transport depot	Main Road Weaverthorpe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	19
285	295	4	2.71	1	Land South of Scarborough Road	Scarborough Road West Heslerton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	61
210	220	4	1.07	1	Land East of Malton Lane	Malton Lane West Lutton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	29
570	409	4	0.53	1	Land and Buildings North of Red House Farm	Main Street Wharrah-Le-Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	14
120	128	4	0.62	1	Home Farm	Wilton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	17
229	239	4	0.76	1	Thorndale Farm	Main Street Wintringham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	16
230	240	4	1.32	1	Manor House Farm	Main Street Wintringham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80%	28
468	306	4	0.68	1	Land West of Thorndale Farm and North of Forge House	Main Street Wintringham	<input type="checkbox"/>	<input type="checkbox"/>	100%	18
471	309	4	0.63	1	Land East of the Old School,	Main Street Wintringham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	17
121	129	4	1.09	1	Land East of Main Street and North of Hungers Lane	Main Street & Hungers Lane Wombledon	<input type="checkbox"/>	<input type="checkbox"/>	100%	29

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
266	276	4	0.48	1	Land at Vinery Farm, north of Old Road	Wrelton	<input type="checkbox"/>	<input type="checkbox"/>	0%	13
521	359	4	1.16	1	Land North of Cropton Lane and West of Cawthorne Lane	Wrelton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	31
197	207	5	1.26	1	Highfield Farm Pasture Hill	Acklam	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	34
559	398	5	1.21	1	Land and Buildings at Hall Farm Main Street	Aislaby	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	29
209	219	5	0.48	1	Land South of High Street and West of Hope Cottage	Barton-le-Street	<input type="checkbox"/>	<input type="checkbox"/>	0%	12
569	408	5	0.62	1	Home Farm Salents Lane	Birdsall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	17
553	392	5	0.80	1	Birk House	Buttercrambe	<input type="checkbox"/>	<input type="checkbox"/>	0%	22
568	407	5	1.63	1	Land and Buildings at Manor Farm, East of Water Lane &	Duggleby	<input type="checkbox"/>	<input checked="" type="checkbox"/>	90%	44
18	18	5	1.65	1	The Snooty Fox Public House A64	East Heslerton	<input type="checkbox"/>	<input type="checkbox"/>	70%	31
81	87	5	1.65	1	Old Brickworks North of Swineherd Lane	Kirkbymoorside	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	27
148	157	5	4.43	1	Land South of Dunromin A170	Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	100
572	411	5	0.83	1	Land South of 1-2 Swineherd Lane	Swineherd Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	22
115	123	5	0.61	1	35 York Road	York Road	<input type="checkbox"/>	<input type="checkbox"/>	0%	10
275	285	5	0.41	1	Malton School	Middlecave Road	<input type="checkbox"/>	<input type="checkbox"/>	100%	17
279	289	5	0.60	1	Land East of Common Lane	Marton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	16

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
185	195	5	0.93	1	Land to the West of Langton Road and East of Sutton Farm	Norton	<input type="checkbox"/>	<input type="checkbox"/>	70%	23
90	98	5	0.59	1	Land between the Old Vicarage and the Church	Norton Grimston	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	1
575	414	5	0.47	1	Sunquest Whitby Road	Pickering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	19
132	141	5	1.91	1	Land South of Sands Lane and North of A64	Rillington	<input type="checkbox"/>	<input type="checkbox"/>	100%	36
581	419	5	2.93	1	Land East of Church Lane and North of All Saints Church	Settrington	<input type="checkbox"/>	<input checked="" type="checkbox"/>	70%	66
241	251	5	0.80	1	Land North of Sand Lane	Sherburn	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	22
76	82	5	2.41	1	Land West of Thornton Lane Thornton Lane	Thornton-le-Dale	<input type="checkbox"/>	<input type="checkbox"/>	100%	54
232	242	5	0.52	1	Land North of Holmes Crescent	Welburn (Malton)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	14
466	304	5	0.61	1	Land North of the Village Hall Main Street	Wintringham	<input type="checkbox"/>	<input type="checkbox"/>	100%	16
469	307	5	0.71	1	Land North West of Thorndale Farmhouse Main Street	Wintringham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	19
Site Area Total		334.32		Number of Sites:		142		Yield Total		8694

APPENDIX 6

Schedule of Category 2 Sites

Yield Totals For Category 2 Sites

Date 15 October 2009

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Settlement: All Settlements

Include sensitive landscape areas

Location Type: All

Include Green Belt sites

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address		Town	Designations		Percentage of site covered by greenfield	Yield for specified land type
								Green Belt	Sensitive Landscape		
460	61	1	0.43	2	Bentley's Garage	South of B1257	Amotherby	<input type="checkbox"/>	<input type="checkbox"/>	0%	6
532	371	1	6.08	2	Westler Foods Ltd		Amotherby	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	137
401		1	1.51	2	MICRO METALSMITHS LTD	INGS LANE	KIRKBYMOORSIDE	<input type="checkbox"/>	<input type="checkbox"/>	0%	49
550	389	1	1.05	2	Russells, New Road, Kirkbymoorside		Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	0%	28
235	245	1	1.66	2	Land South of Highfield Road	Highfield Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	67
240	250	1	0.79	2	Cattle Market		Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	16
457		1	1.14	2	Wentworth Street Car Park	Wentworth Street	Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	12
259	269	1	0.52	2	The Hawthorns	Beverley Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	0%	21
261	271	1	0.49	2	5 Whitby Road		Pickering	<input type="checkbox"/>	<input type="checkbox"/>	0%	20
8	8	2	1.76	2	Land of east of housing fronting Main Street	Main Street	Amotherby	<input type="checkbox"/>	<input type="checkbox"/>	100%	47
139	148	2	2.82	2	Land North of B1257 and South of Amotherby Primary School		Amotherby	<input type="checkbox"/>	<input type="checkbox"/>	100%	63
536	375	2	0.66	2	Land East of Hall Farmhouse	Main Street	Hovingham	<input type="checkbox"/>	<input type="checkbox"/>	100%	18

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address		Town	Designations		Percentage of site covered by greenfield	Yield for specified land type
								Green Belt	Sensitive Landscape		
396		2	0.83	2	LAND AT MANOR VALE LANE	MANOR VALE LANE	KIRKBYMOORSIDE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	23
546	385	2	4.38	2	Land South of Carter Lane and East of Ings Lane	Carter Lane & Ings Lane	Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	39
92	100	2	1.06	2	Ryedale House	Old Malton Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	30
236	246	2	1.44	2	Malton Tennis Club	Old Maltongate	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	58
485	323	2	2.37	2	Land North of Dickens Road	Dickens Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	72
486	324	2	11.45	2	Land South of Westgate Lane and North of Green Lane		Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	258
587	388	2	10.90	2	Land North of	Pasture Lane	Malton	<input type="checkbox"/>	<input type="checkbox"/>	100%	123
96	104	2	26.37	2	Land at Norton Grange		Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	593
128	137	2	89.51	2	Land East of Westfield Way	Westfield Way	Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	1530
140	149	2	0.73	2	Land West of Outgang Lane		Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	29
143	152	2	0.93	2	Land East of Outgang Lane		Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	34
219	229	2	2.16	2	Land West of Goslipgate		Pickering	<input type="checkbox"/>	<input type="checkbox"/>	100%	73
541	380	2	0.78	2	Keld Head Waste Water Treatment Works	Westgate Carr Road	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	0%	22
166	176	2	1.28	2	Land North of Manor View		Rillington	<input type="checkbox"/>	<input type="checkbox"/>	40%	35
222	232	2	12.77	2	Land North of Rectory Farm	Low Moor Lane	Rillington	<input type="checkbox"/>	<input type="checkbox"/>	100%	172

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type	
168	178	2	1.86	2	Land East of East Street	East Street	Swinton	<input type="checkbox"/>	<input type="checkbox"/>	100%	50
503	341	2	1.53	2	Land North of Meadowfield Close and West of Low Lane		Swinton	<input type="checkbox"/>	<input type="checkbox"/>	100%	41
400		3	1.51	2	LAND AT ROPERY LANE	ROPERY LANE	WEAVERTHORPE	<input type="checkbox"/>	<input type="checkbox"/>	0%	45
17	17	4	5.23	2	Land South of 120-144 Main Street		Ebberston	<input type="checkbox"/>	<input type="checkbox"/>	100%	118
35	35	4	3.39	2	Field bordering east side of Station Road	Station Road	Gilling East	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	76
525	363	4	33.65	2	Land North of Back Lane and East of Owmen Field Lane		Harome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	505
487	325	4	1.15	2	Land West of Hunters Hall and South of West Fold	Old Malton	Malton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	31
502	340	4	0.45	2	Land East of 1 North End	Outgang Road	Scampston	<input type="checkbox"/>	<input type="checkbox"/>	100%	12
215	225	4	0.49	2	Land West of Ropery Lane	Ropery Lane	Weaverthorpe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	13
60	54	5	0.79	2	Land At Yorkshire Parcels	Old York Road	Barton Hill	<input type="checkbox"/>	<input type="checkbox"/>	0%	21
505	343	5	0.44	2	Land and Buildings at El Paso		Barton Hill	<input type="checkbox"/>	<input type="checkbox"/>	0%	12
436		5	0.80	2	Harome Heads	Harome Heads Lane	Harome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0%	1
526	364	5	3.46	2	OS Field No. 0013	South of Harome to Helmsley Road	Harome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	78
527	365	5	9.86	2	OS Field No. 6837	North of Common Lane	Harome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	222
528	366	5	2.79	2	Part OS Field No. 0072,	North of Common Lane (between Far End	Harome	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	63

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type	
28	28	5	0.64	2	Land South of New Road	New Road	Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	17
284	294	5	5.50	2	Land South of A170		Kirkbymoorside	<input type="checkbox"/>	<input type="checkbox"/>	100%	124
263	273	5	0.65	2	Ashfield House	Old Malton Road	Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	13
221	231	5	60.74	2	Land North of Malton Road and East of West Moor Lane		Rillington	<input type="checkbox"/>	<input type="checkbox"/>	100%	456
247	257	5	1.06	2	Land West of Chestnut Farm		Sand Hutton	<input type="checkbox"/>	<input type="checkbox"/>	100%	26
582	420	5	2.79	2	Land South and West of Back Lane	Back Lane	Settrington	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	63
64	70	5	0.45	2	Land east of Cottage Farm		Sheriff Hutton	<input type="checkbox"/>	<input type="checkbox"/>	100%	12
89	97	5	25.94	2	Land adjacent to Thornton le Dale		Thornton-le-Dale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	389
554	393	5	0.67	2	Grange Farm	Grange Lane	Upper Helmsley	<input type="checkbox"/>	<input type="checkbox"/>	0%	16
529	367	5	6.60	2	OS Field No.1500 (West of Wombledon Aerodrome)	South of Sykehead Lane, Nawton	Wombledon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	149
530	368	5	1.35	2	OS Field No. 4247	East of Hungerhill Lane and North of Wash	Wombledon	<input type="checkbox"/>	<input type="checkbox"/>	100%	36
Site Area Total		359.69		Number of Sites:		53		Yield Total		6164	

APPENDIX 7

Schedule of Category 3 Sites

Yield Totals For Category 3 Sites

Date 15 October 2009

Size: All site sizes

Land type: Greenfield sites and Previously Developed Land

Settlement: All Settlements

Include sensitive landscape areas

Location Type: All

Include Green Belt sites

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address		Town	Designations		Percentage of site covered by greenfield	Yield for specified land type
								Green Belt	Sensitive Landscape		
2	2	1	0.88	3	Former Gas Works	Sheepfoot Hill	Malton	<input type="checkbox"/>	<input type="checkbox"/>	0%	36
113	121	1	9.67	3	Woolgrowers site	Park Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	50%	326
430		1	0.72	3	Former Dewhirsts Factory	Welham Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	0%	29
431		1	0.74	3	ATS (car workshop)	North of Commercial Street	Norton	<input type="checkbox"/>	<input type="checkbox"/>	0%	30
433		1	1.11	3	Interchange	Norton Road	Norton	<input type="checkbox"/>	<input type="checkbox"/>	0%	45
395		1	1.86	3	Taylor's Joiners and Adjacent Land	Off Hungate and Vivis Walk	Pickering	<input type="checkbox"/>	<input type="checkbox"/>	0%	59
171	181	2	1.10	3	Land West of Amotherby Lane	Amotherby Lane	Amotherby	<input type="checkbox"/>	<input type="checkbox"/>	100%	30
435		2	6.60	3	Helmsley SE	South of Helmsley Sawmill Lane/ Station	Helmsley	<input type="checkbox"/>	<input type="checkbox"/>	100%	119
586		2	2.10	3	Land North of Helmsley	Ashwood Close	Helmsley	<input type="checkbox"/>	<input type="checkbox"/>	100%	47
579	417	2	4.28	3	Land East of Beechwood Road and Hunters Way	Beechwood Road & Hunters Way	Norton	<input type="checkbox"/>	<input type="checkbox"/>	100%	58
59	59	5	2.50	3	Poultry Houses	Old York Road	Barton Hill	<input type="checkbox"/>	<input type="checkbox"/>	0%	56
585		5	9.26	3	Land North East of Helmsley	Carlton Road	Helmsley	<input type="checkbox"/>	<input type="checkbox"/>	100%	208

SHLAA Reference	Call for Sites Reference	Location Type	Gross Site Area (ha)	Site Category	Site Name and Address	Town	Designations Green Belt	Sensitive Landscape	Percentage of site covered by greenfield	Yield for specified land type
508	346	5	0.78	3	Land East of Low Lane and North Of Lowfield Lane	Swinton	<input type="checkbox"/>	<input type="checkbox"/>	100%	21
389		5	109.81	3	DISUSED AIRFIELD, SOUTH OF WOMBLETON	Wombleton	<input type="checkbox"/>	<input type="checkbox"/>	0%	1647
Site Area Total			151.41	Number of Sites:		14	Yield Total			2711

APPENDIX 8

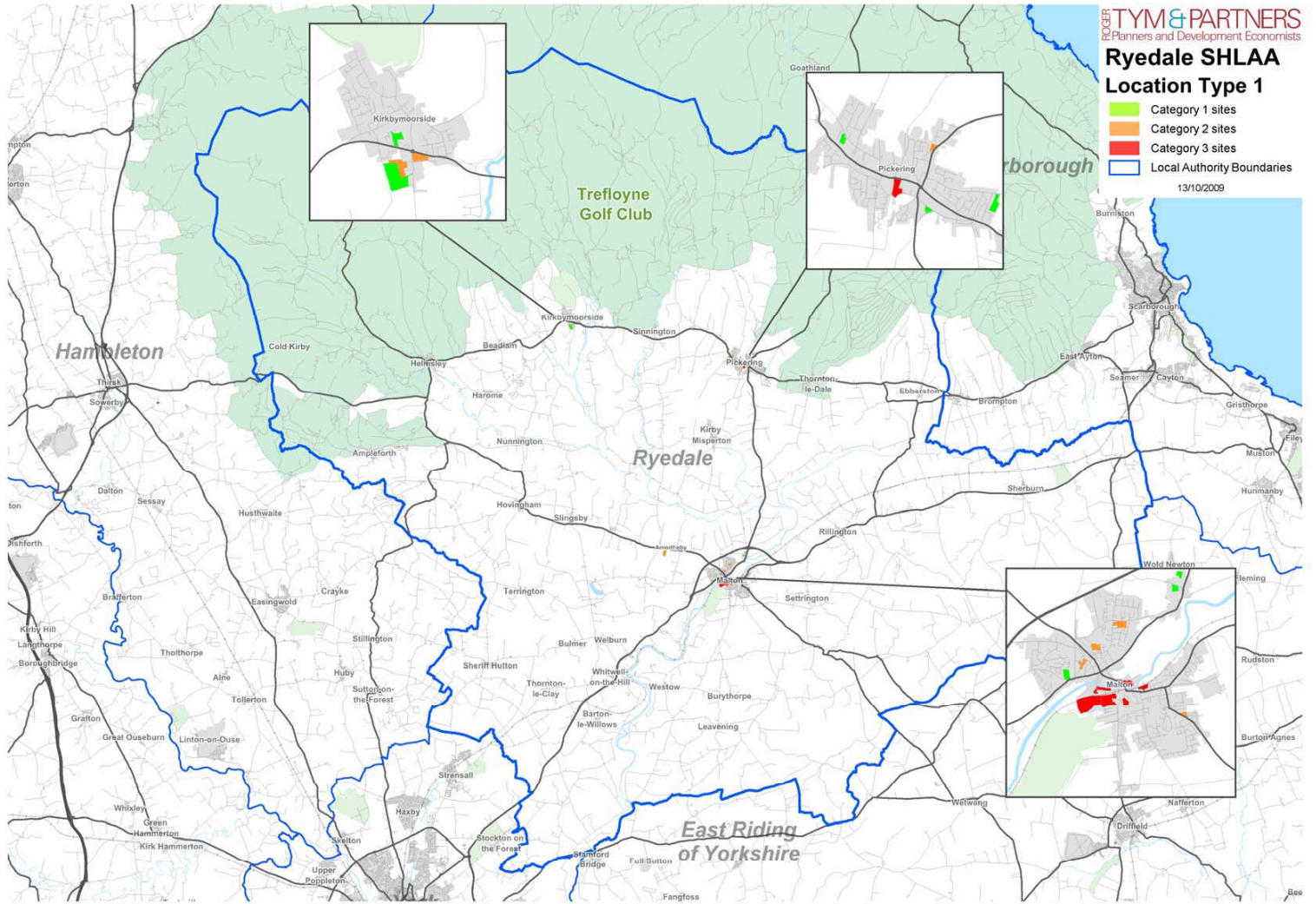
Spatial Distribution of Category 1, Category 2 & Category 3 Sites

Ryedale SHLAA

Location Type 1

- Category 1 sites
- Category 2 sites
- Category 3 sites
- Local Authority Boundaries

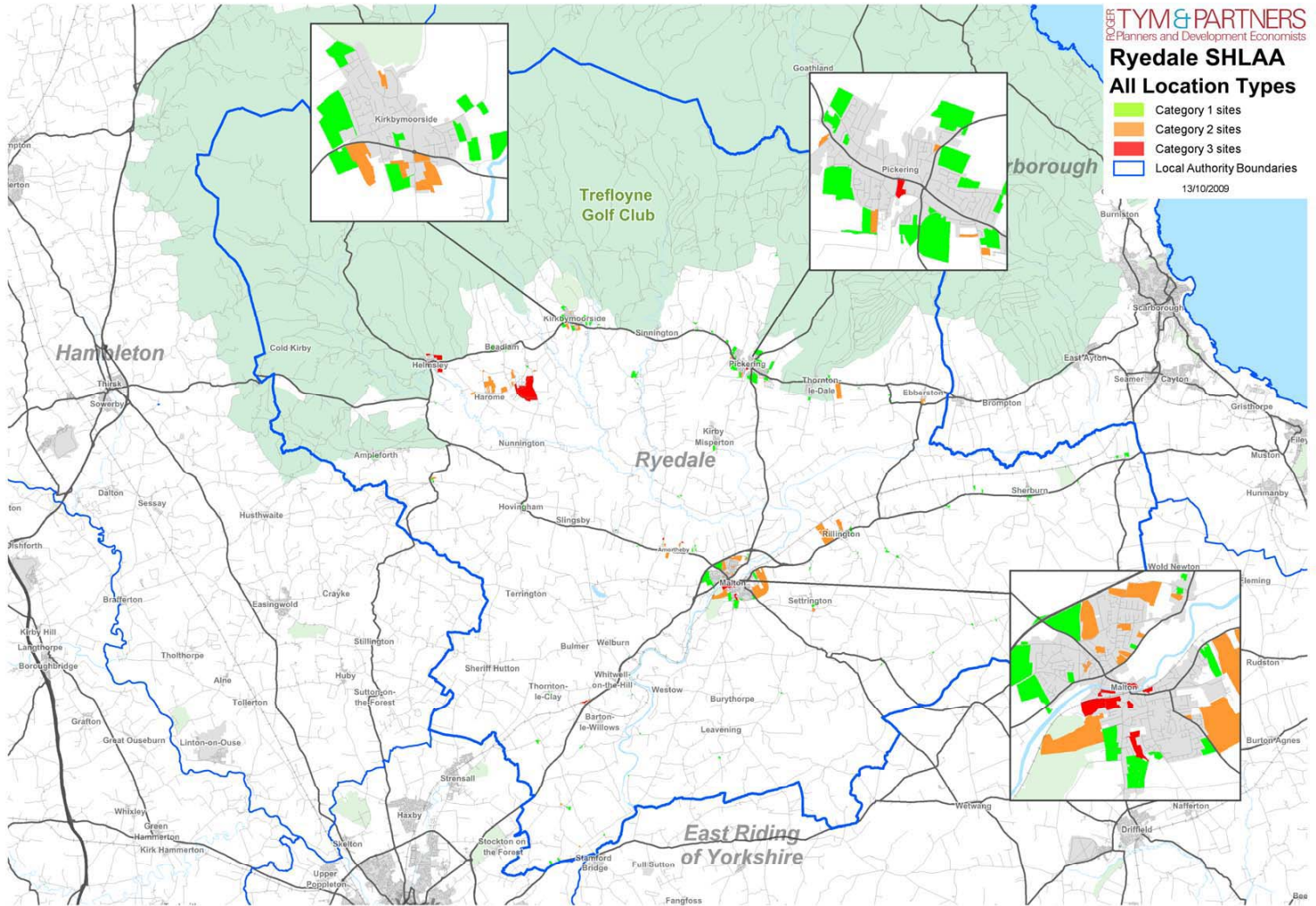
13/10/2009

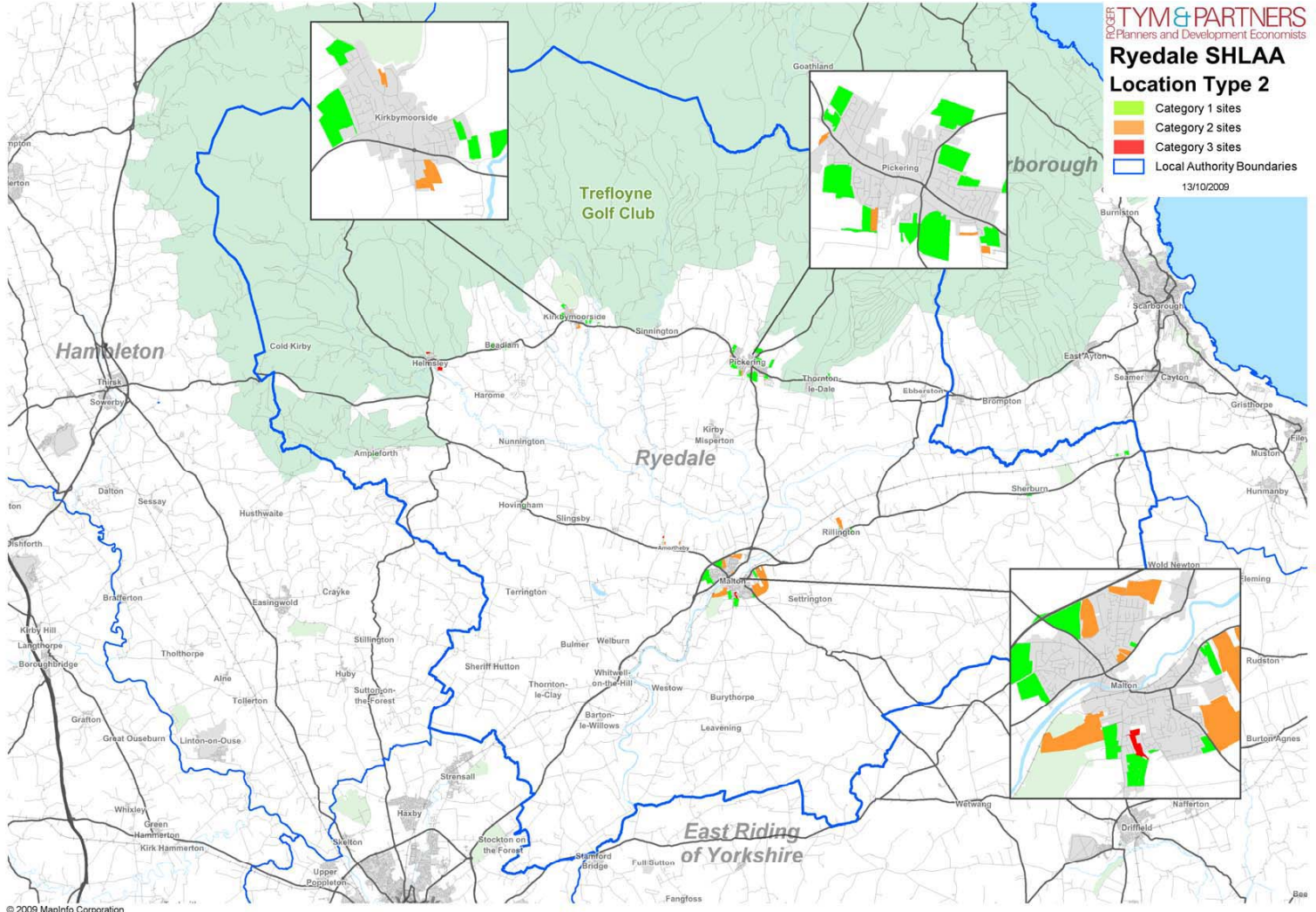


Ryedale SHLAA All Location Types

- Category 1 sites
- Category 2 sites
- Category 3 sites
- Local Authority Boundaries

13/10/2009



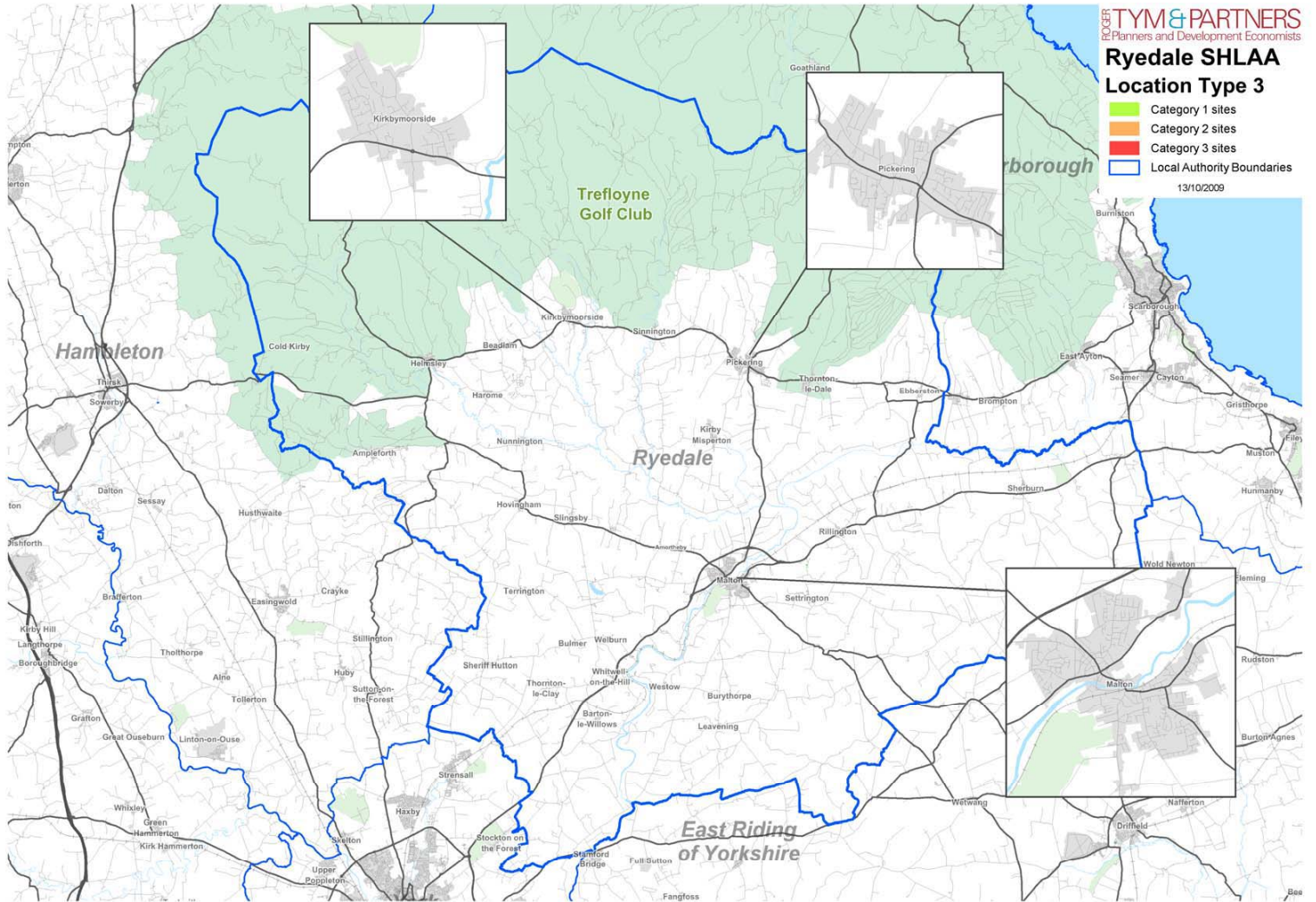


Ryedale SHLAA

Location Type 3

- Category 1 sites
- Category 2 sites
- Category 3 sites
- Local Authority Boundaries

13/10/2009

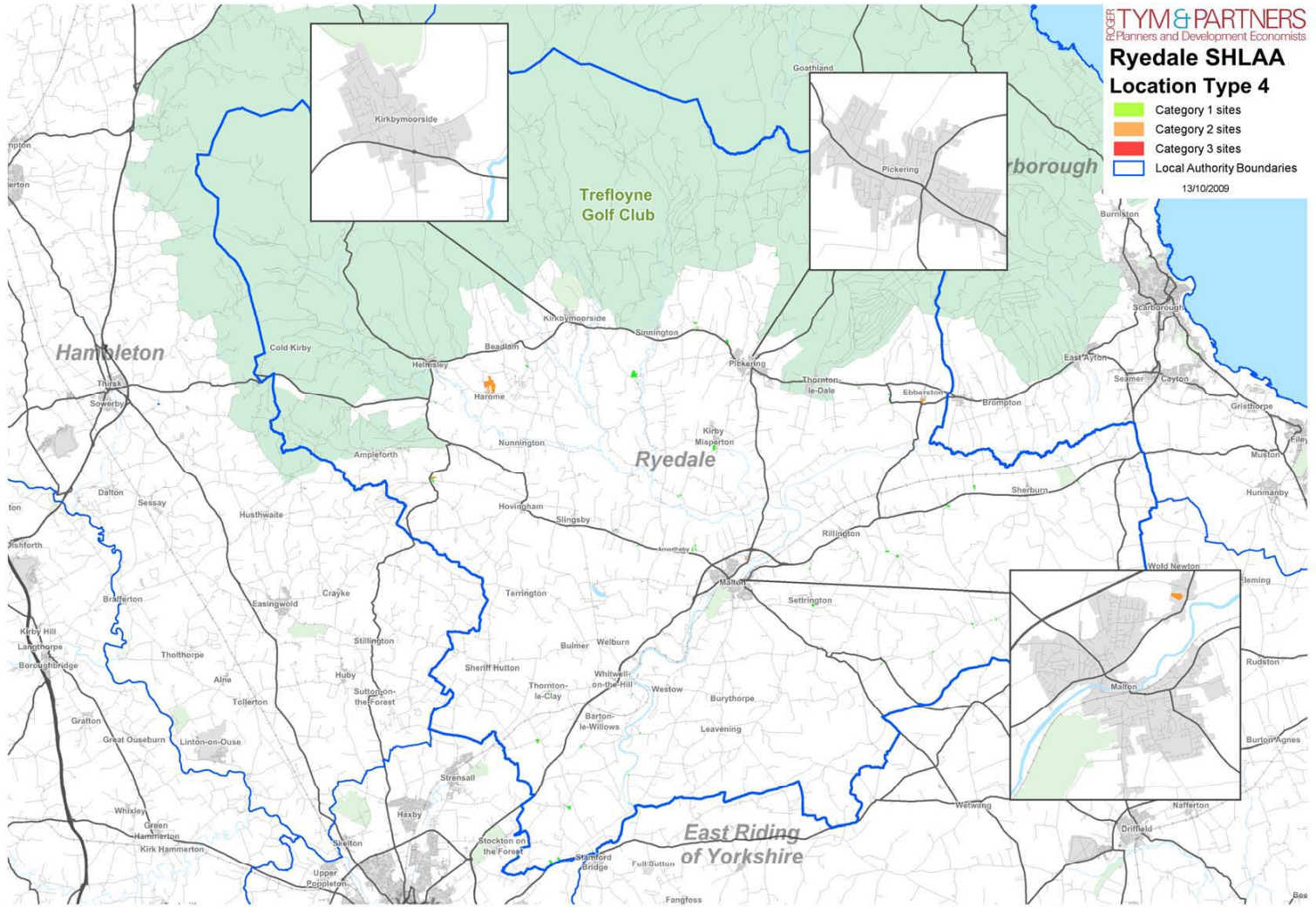


Ryedale SHLAA

Location Type 4

- Category 1 sites
- Category 2 sites
- Category 3 sites
- Local Authority Boundaries

13/10/2009

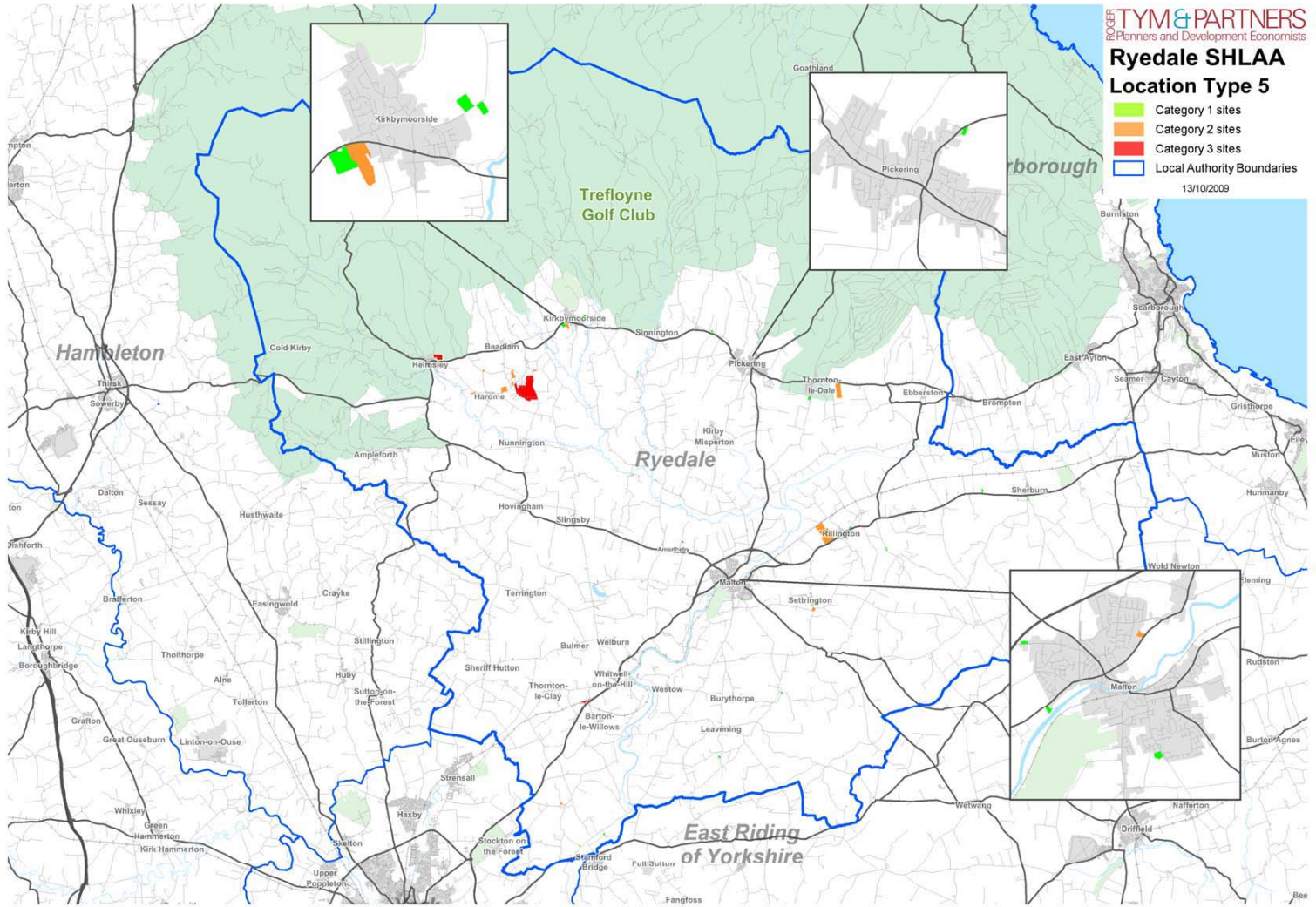


Ryedale SHLAA

Location Type 5

- Category 1 sites
- Category 2 sites
- Category 3 sites
- Local Authority Boundaries

13/10/2009



APPENDIX 9

Tables Showing the Composition of Potential Housing Supply from the Five Location Types

Table 1 Adequacy of Cumulative Housing Potential in the Ryedale Study Area, Forthcoming 5, 10, 15 and 20 Year Periods (Location Type 1)

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	592	0	592	0
	PP+C1a	962	12	733	7
	PP+C1a+C1b	962	12	733	7
	PP+C1a+C2a	1,318	21	1,022	15
	PP+C1+C2+C3	1,843	27	1,384	21
	Dwelling Target (iii)	1,175		1,175	
First 10 years	PP	592	0	592	0
	PP+C1+C2+C3	1,843	27	1,384	21
	Dwelling Target (iii)	2,350		2,350	
First 15 years	PP	592	0	592	0
	PP+C1+C2+C3	1,843	27	1,384	21
	Dwelling Target (iii)	3,386		3,386	
First 20 years	PP	592	0	592	0
	PP+C1+C2+C3	1,843	27	1,384	21
	Dwelling Target (iii)	4,422		4,422	

Notes:

(i) "Additional" = sites additional to those with planning permission

(ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the dwelling supply even if all other future development was to be on PDL sites.

(iii) The 'Dwelling Target' figure incorporates an allowance for under-provision against the RSS targets which arose between the base date of the RSS (1 April 2004) and the SHLAA study base date (1 April 2008) - please refer to Table 5.1 for further details.

'a' = sites with a gross area of up to 10 ha.

'b' = sites with a gross area over 10 ha.

Table 2 Adequacy of Cumulative Housing Potential in the Ryedale Study Area, Forthcoming 5, 10, 15 and 20 Year Periods (Location Type 2)

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	592	0	592	0
	PP+C1a	4,775	45	770	7
	PP+C1a+C1b	6,681	51	770	7
	PP+C1a+C2a	5,409	60	866	11
	PP+C1a+C1b+C2a	7,315	66	866	11
	PP+C1a+C1b+C2a+C2b	9,991	71	866	11
	PP+C1+C2+C3	10,245	75	866	11
	Dwelling Target (iii)	1,175		1,175	
First 10 years	PP	592	0	592	0
	PP+C1a	4,775	45	770	7
	PP+C1a+C1b	6,681	51	770	7
	PP+C1a+C2a	5,409	60	866	11
	PP+C1a+C1b+C2a	7,315	66	866	11
	PP+C1a+C1b+C2a+C2b	9,991	71	866	11
	PP+C1+C2+C3	10,245	75	866	11
	Dwelling Target (iii)	2,350		2,350	
First 15 years	PP	592	0	592	0
	PP+C1a	4,775	45	770	7
	PP+C1a+C1b	6,681	51	770	7
	PP+C1a+C2a	5,409	60	866	11
	PP+C1a+C1b+C2a	7,315	66	866	11
	PP+C1a+C1b+C2a+C2b	9,991	71	866	11
	PP+C1+C2+C3	10,245	75	866	11
	Dwelling Target (iii)	3,386		3,386	
First 20 years	PP	592	0	592	0
	PP+C1a	4,775	45	770	7
	PP+C1a+C1b	6,681	51	770	7
	PP+C1a+C2a	5,409	60	866	11
	PP+C1a+C1b+C2a	7,315	66	866	11
	PP+C1a+C1b+C2a+C2b	9,991	71	866	11
	PP+C1+C2+C3	10,245	75	866	11
	Dwelling Target (iii)	4,422		4,422	

Notes:

(i) "Additional" = sites additional to those with planning permission

(ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the dwelling supply even if all other future development was to be on PDL sites.

(iii) The 'Dwelling Target' figure incorporates an allowance for under-provision against the RSS targets which arose between the base date of the RSS (1 April 2004) and the SHLAA study base date (1 April 2008) - please refer to Table 5.1 for further details.

'a' = sites with a gross area of up to 10 ha.

'b' = sites with a gross area over 10 ha.

Table 3 Composition of Cumulative Housing Potential in the Ryedale Study Area, Forthcoming 5, 10, 15 and 20 Year Periods (Location Type 3)

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	592	0	592	0
	PP+C1+C2+C3	649	2	592	0
	Dwelling Target (iii)	1,175		1,175	
First 10 years	PP	592	0	592	0
	PP+C1+C2+C3	649	2	592	0
	Dwelling Target (iii)	2,350		2,350	
First 15 years	PP	592	0	592	0
	PP+C1+C2+C3	649	2	592	0
	Dwelling Target (iii)	3,386		3,386	
First 20 years	PP	592	0	592	0
	PP+C1+C2+C3	649	2	592	0
	Dwelling Target (iii)	4,422		4,422	

Notes:

(i) "Additional" = sites additional to those with planning permission

(ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the dwelling supply even if all other future development was to be on PDL sites.

(iii) The 'Dwelling Target' figure incorporates an allowance for under-provision against the RSS targets which arose between the base date of the RSS (1 April 2004) and the SHLAA study base date (1 April 2008) - please refer to Table 5.1 for further details.

'a' = sites with a gross area of up to 10 ha.

'b' = sites with a gross area over 10 ha.

Table 4 Adequacy of Cumulative Housing Potential in the Ryedale Study Area, Forthcoming 5, 10, 15 and 20 Year Periods (Location Type 4)

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	592	0	592	0
	PP+C1a	2,165	55	998	27
	PP+C1+C2+C3	2,920	61	998	27
	Dwelling Target (iii)	1,175		1,175	
First 10 years	PP	592	0	592	0
	PP+C1a	2,165	55	998	27
	PP+C1a+C1b	2,165	55	998	27
	PP+C1a+C2a	2,415	60	998	27
	PP+C1+C2+C3	2,920	61	998	27
	Dwelling Target (iii)	2,350		2,350	
First 15 years	PP	592	0	592	0
	PP+C1a	2,165	55	998	27
	PP+C1a+C1b	2,165	55	998	27
	PP+C1a+C2a	2,415	60	998	27
	PP+C1+C2+C3	2,920	61	998	27
	Dwelling Target (iii)	3,386		3,386	
First 20 years	PP	592	0	592	0
	PP+C1a	2,165	55	998	27
	PP+C1+C2+C3	2,920	61	998	27
	Dwelling Target (iii)	4,422		4,422	

Notes:

(i) "Additional" = sites additional to those with planning permission

(ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the dwelling supply even if all other future development was to be on PDL sites.

(iii) The 'Dwelling Target' figure incorporates an allowance for under-provision against the RSS targets which arose between the base date of the RSS (1 April 2004) and the SHLAA study base date (1 April 2008) - please refer to Table 5.1 for further details.

'a' = sites with a gross area of up to 10 ha.

'b' = sites with a gross area over 10 ha.

Table 5 Adequacy of Cumulative Housing Potential in the Ryedale Study Area, Forthcoming 5, 10, 15 and 20 Year Periods (Location Type 5)

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	592	0	592	0
	PP+C1a	1,243	23	793	13
	PP+C1+C2+C3	4,873	44	2,559	20
	Dwelling Target (iii)	1,175		1,175	
First 10 years	PP	592	0	592	0
	PP+C1a	1,243	23	793	13
	PP+C1a+C2a	2,096	38	856	18
	PP+C1a+C1b+C2a+C2b	2,941	40	856	18
	PP+C1+C2+C3	4,873	44	2,559	20
	Dwelling Target (iii)	2,350		2,350	
First 15 years	PP	592	0	592	0
	PP+C1a	1,243	23	793	13
	PP+C1a+C2a	2,096	38	856	18
	PP+C1a+C1b+C2a+C2b	2,941	40	856	18
	PP+C1+C2+C3	4,873	44	2,559	20
	Dwelling Target (iii)	3,386		3,386	
First 20 years	PP	592	0	592	0
	PP+C1a+C1b+C2a+C2b	2,941	40	856	18
	PP+C1+C2+C3	4,873	44	2,559	20
	Dwelling Target (iii)	4,422		4,422	

Notes:

(i) 'Additional' = sites additional to those with planning permission

(ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the dwelling supply even if all other future development was to be on PDL sites.

(iii) The 'Dwelling Target' figure incorporates an allowance for under-provision against the RSS targets which arose between the base date of the RSS (1 April 2004) and the SHLAA study base date (1 April 2008) - please refer to Table 5.1 for further details.

'a' = sites with a gross area of up to 10 ha.

'b' = sites with a gross area over 10 ha.

APPENDIX 10

Description of Database

Ryedale District Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APPENDIX 10



ROGER TYM & PARTNERS
Planners and Development Economists

DESCRIPTION OF THE SITES DATABASE AND OUR APPROACH TO THE CALCULATION OF THEORETICAL YIELDS

July 2009

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1 SITES DATABASE

- 1.1 The Microsoft Access Sites Database contains details of all 213 sites in the study. The information stored in the database is detailed below.

Database Reference Fields

- 1.2 For each site, basic reference details and other factual information are always visible at the top of the database, whether Part 1, 2, 3, 4, or 5 of the database is selected. The standard reference fields are specified in Table 1.1 below.

Table 1.1 Sites Database - Reference Fields

Data Field	Form of Data/Possible Options
RTP Unique Ref.	Sequential site numbering system, providing each site with a unique reference.
Source Ref. (if available)	Taken direct from Council or other sources.
Source Type	Options are: Call For Sites; Helmsley Masterplan; Local Plan sites; Malton Norton River-Rail Study; Malton Town Centre Strategy; National Park sites; NLUD; Refused Planning Applications; Urban Capacity Study 2005; Withdrawn Planning Applications; and Other [if 'Other' is selected, details of the current land use are provided in a free-text box].
Other Source Types (if available)	Other source(s) of site, only applicable if the site was identified through multiple sources. Same options as for 'Source Type'.
Grid Reference	Easting and northing of the site centroid, generated by GIS.
Site Name & Address	Site name (where applicable) and approximate address, based on the site's geographic location. Generated from GIS or entered manually if a Call for Sites submission.
General Information/Other Comments	Free-text box which contains other relevant information and findings from site visits.

- 1.3 This part of the database also contains our 'Overall Site Category' rating for each site (1, 2 or 3), together with a summary of the reasons for the site's Category rating. Details of how we categorised sites are provided in Section 6 of our report and in Appendix 2, which specifies all of the assessment factors and criteria that we applied.

Database Part 1 - Site Details

- 1.4 The first main part of the database contains a range of contextual and factual information about the sites (gross site area, land type, and so on), much of which was collected as a desk-based exercise and using GIS. Our assessment of the effect that any permanent features would have on the proportion of the site available for housing development is provided in the first part of the database.

Table 1.2 Information Contained in Part 1 of the Sites Database

Topic	Data Field	Form of Data/Possible Responses
Site Details	Site area in hectares (gross)	Automatically created using GIS by measuring the area of land within the site polygon.
	Percentage of site that is greenfield	From 100% to 0% based on the surveyor's on-site observations.
	Current land use	Options are: agriculture & related incl. forestry; community services; industry & business; minerals; mixed-use; open space; recreation & leisure; residential; retail; transport; and utilities & infrastructure; vacant; and other [if 'other' is selected, details of the current land use are provided in a free-text box].
	Surrounding land use	Options are the same as under 'current land use'.
	Physical limitations	Assessment of permanent features at the site, and the effect on the proportion of the site available for development after allowing for the feature(s).
	Green Belt and AONB flags	Indicate whether the site lies within the Green Belt or within the AONB.

Database Part 2 - 'Suitability' Information

- 1.5 The second part of the database provides details of any physical or bad neighbour constraints which might affect the site's potential for housing development.

Table 1.3 Information Contained in Part 2 of the Sites Database

Data Field	Form of Data/Possible Options
Access infrastructure	On-site assessment of whether new access infrastructure would be required in order to facilitate housing development
Drainage infrastructure	On-site assessment of whether new drainage infrastructure would be required in order to facilitate housing development
Ground condition constraints	On-site assessment of whether ground treatment is likely to be required in order to facilitate housing development
Bad neighbour constraints	As assessed on site. Possible responses are 'none'; potential for 'mitigation'; or 'major constraints'
Flood risk	Records whether the site is within Flood Risk Zone 1, 2 or 3a, as measured using GIS.

Database Part 3 - 'Availability' Information

- 1.6 In Part 3 of the database, we provide details of the current occupation of the land, together with any other details which we consider might affect availability, reflecting our observations from the site visits.

Database Part 4 - 'Achievability' Assessment

- 1.7 In assessing the achievability of sites we have taken account of the desirability of the 'wider' area and the more 'immediate' area in market terms, reflecting the findings from our Housing Market Commentary Paper. Based on observations from our site visits and any other available information, we have also considered cost and delivery factors - that is, whether there are any physical constraints or expected exceptional costs that may have a bearing on the site's likelihood of being delivered for housing. All of this information is contained in part 4 of the database.

Database Part 5 - Yield Assessment

- 1.8 Part 5 of the database displays the information needed to calculate a theoretical yield for the site. Site area and permanent features (which are entered in Part 1 of the database) are displayed, and data on site characteristics (which will have implications for the site's density), site density, gross:net ratios and mixed use factors are stored. These are used to come up with a figure for the number of dwellings the site could be expected to yield. This process is described in more detail below.
- 1.9 This section of the database also allows a figure to be entered manually for the yield. The main examples of this approach relate to call for sites submissions, which often specify the number of dwellings that the developer intends to provide at the site. With these sites, if the number of dwellings proposed would result in a development density that is appropriate in the local context, then we have inserted the yield figure manually.

2 CALCULATION OF THEORETICAL YIELDS

2.1 The following factors are taken into account when calculating theoretical yields:

(i) Gross site area

2.2 Where two or more sites contain areas that overlap, the common area of land is only considered as part of one site and is discounted from any others to avoid double counting. The gross site area specified in the database is the area within the digitised site polygon after this process was completed, measured using GIS.

(ii) Permanent features factor

2.3 A factor was then applied to represent the percentage of the gross site area likely to be available for housing after account has been taken of any special site specific capacity constraints relating (for example) to site shape, topography and permanent obstructions to development such as substations or water bodies. Permanent features and site constraints, and the appropriate percentage reduction, were assessed on a site by site basis for all 213 sites.

(iii) Gross to net factor

2.4 A gross to net factor was applied to the residual site area following application of the permanent features factor. The gross to net factor takes account of any requirements to provide supporting facilities on the site. We have adopted the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

'...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.'

2.5 For the largest sites (above 10ha), the gross to net factor that we applied was 50 per cent, to allow for significant additional infrastructure such as schools, community facilities and so on. For sites of between 0.4ha and 10ha, the amount of additional infrastructure required will be much less, and so a greater proportion of the site can be allocated to housing. Consequently, we have applied a less severe ratio for sites with a gross area of between 0.4ha and 10ha. For sites up to 0.4ha, the amount of additional infrastructure that is required is assumed to be negligible. This is because these sites should be capable of utilising existing infrastructure, and also because smaller sites will not generate a need for significant new supporting infrastructure. For sites with a gross area up to 0.4ha, we have therefore applied a gross to net factor of 100 per cent. Table 2.1 below sets out the specific gross to net ratios that we used.

2.6 It should be noted that, in reality, each site would be considered individually as and when it is taken forward for allocation or proposed for development. Nevertheless, the gross to net ratios that we applied for the purposes of our yield assessment are as set out in Table 2.1.

Table 2.1 Gross to Net Ratios

Gross Site Area (ha)	Percentage Net
Up to 0.4ha	100%
0.4ha to 2ha	90%
2ha to 10ha	75%
Over 10ha	50%

Source: 'Tapping the Potential', DETR (2000), adapted by RTP to reflect our experience around the country.

(iv) Mixed use factor

- 2.7 A mixed use factor was applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site's total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. Such sites are typically located within Malton Town Centre, though other examples exist in smaller settlements where the circumstances would be favourable to mixed use development.
- 2.8 The mixed use factor that we applied was 50 per cent. It is also possible, through the database, to apply other mixed use factors (25 per cent, 75 per cent and 90 per cent). Whilst we have not applied these factors to any of the 213 sites in the database, the Council might prefer to apply one of these alternative factors to specific sites in future updates of the study, which is why we have incorporated this functionality into the database.
- 2.9 Again, each site would need to be considered in more detail on a case-by-case basis as and when it came forward for development. These sites will need a mixed use policy rather than a housing allocation and a separate employment allocation. In any event, as we indicated above, most of the sites in the database have been treated as pure housing sites.

(v) Density assumptions

- 2.10 In order to identify appropriate density bands to apply to sites in the Ryedale SHLAA, we have undertaken analysis of density trends in different parts of the study area over the past six years. Our detailed findings are set out in Appendix 4 and are summarised below.

Policy guidance

- 2.11 Paragraph 46 of PPS3 states that LPAs should develop housing density policies having regard to:
- the spatial vision and strategy for housing development in their area, including the level of housing demand and need and the availability of suitable land in the area;
 - the current and future level and capacity of infrastructure, services and facilities such as public and private amenity space, in particular green and open space;
 - the desirability of using land efficiently and reducing, and adapting to, the impacts of climate change;
 - the current and future levels of accessibility, particularly public transport accessibility;
 - the characteristics of the area, including the current and proposed mix of uses; and
 - the desirability of achieving high quality, well-designed housing.

- 2.12 Paragraph 47 of PPS3 states that while LPAs may wish to set out a range of densities across the plan area, 30 dwellings per hectare (dph) net should be taken as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. Densities below this minimum will need to be justified according to such factors as those listed above.
- 2.13 The RSS contains no guidance regarding the density of housing across the region. However, paragraph 5.5.4.2 of the saved Ryedale Local Plan states: *'It is particularly important that new development on sites of 0.3ha or above occurs at a net site density of at least 30 dwellings per hectare.'* The Plan acknowledges that whilst Government guidance states that densities of 30-50 dph should be encouraged, it is likely that in Ryedale this will only be achievable within the market towns where there is better accessibility to local jobs, shops and services by modes of transport other than the car.
- 2.14 In the consultation version of the emerging Core Strategy, the Council sets out a variety of options for the quantity, location and distribution of new housing in the District. In particular we note that the distribution and density of new housing development must follow the settlement hierarchy¹.
- 2.15 The Council's Annual Monitoring Report 2007-2008 acknowledges that the District's high quality built environment often necessitates lower density development, particularly in the villages, in order to protect the form and character of these settlements. Nevertheless, it is felt that the allocation of new sites in the market towns should produce higher density housing development.

Analysis of density trends and assumptions for the SHLAA study

- 2.16 Data supplied by the Council indicate that schemes completed in the District in the last six years have been at relatively low densities. We therefore acknowledge that, in practice, achieving densities significantly higher than 30 dph at more rural sites and in the smaller villages might prove challenging. Nevertheless, the aspiration should still be to meet the minimum density recommended by PPS3 in all parts of the study area.
- 2.17 Our analysis of the data indicates that the current density range across the District is generally in the order of <30 dph with a smaller proportion taking place at between 30 and 49 dph and relatively few completions at 50 dph or above. However, there are some exceptions, in Malton/Norton and Pickering, where actual schemes have demonstrated that densities above 50 dph are achievable.
- 2.18 Furthermore, whereas in recent years a significant proportion of development has taken place on smaller infill sites - where achievable densities will be restricted by the need for compatibility with the surrounding area - if any larger sites were released then this would provide the potential for slightly higher-density schemes. Most of the sites we have considered - all of which are above the minimum site size threshold of 0.4ha - are on the edge of existing settlements.
- 2.19 Thus, it is our view that for those towns located in the upper levels of the settlement hierarchy - namely Malton, Norton and Pickering - an appropriate target density is 45 dph. We therefore applied this density rate to any sites within and adjacent to the existing Development Limits of Malton, Norton and Pickering².
- 2.20 In Kirkbymoorside and Helmsley, 30 dph is a more achievable target. Achieving the national minimum target of 30 dph as an average in the ten Service Villages and

¹ The settlement hierarchy is as follows: Malton/Norton is the Principal Service Centre; Pickering is the Local Service Centre; Kirkbymoorside and Helmsley are Other Local Service Centres; and the 10 Service Villages are Amotherby & Swinton, Ampleforth, Beadlam & Nawton, Hovingham, Rillington, Sherburn, Sheriff Hutton, Slingsby, Staxton & Willerby and Thornton-le-Dale.

² For the purposes of this study, we will treat any site within 100 metres of the existing Development Limits boundary as 'adjacent to'.

elsewhere in the District will be more challenging, although given that we are considering sites over 0.4ha which are mainly on the edge of existing settlements, we consider that 30 dph should be the target even in these more rural areas.

- 2.21 Apart from the small number of sites for which we entered a yield figure manually, the housing capacity of the sites in our database was calculated thus:

$$\frac{\text{Gross site area} \times \text{permanent features factor} \times \text{gross to net factor} \times \text{mixed use factor} \times \text{density}}$$

- 2.22 At the bottom of the fifth part of the sites database are two fields entitled 'Net residual site area available for housing (ha)' and 'yield'; these figures are the residual area and theoretical housing yield after the factors described above have been applied.

- 2.23 In practice, the Council will have to undertake more detailed work on the densities that are achievable at any given site, as and when it is brought forward for development. Furthermore, our guideline capacities for large sites must be treated with caution as we can not foresee the mix of uses that these sites might be called upon to accommodate. Nevertheless we consider that the consistent approach described above is appropriate for the purposes of this strategic assessment.

APPENDIX 11

Statement of Stakeholder Engagement

Ryedale District Council

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APPENDIX 11



ROGER TYM & PARTNERS
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STATEMENT OF STAKEHOLDER INVOLVEMENT

July 2009

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Introduction

- 1.1 Reflecting advice in the Guidance that stakeholders should be engaged in the SHLAA process from the outset, we undertook a wide range of consultation exercises to inform the study, as detailed below.

Stakeholder Seminar

- 1.2 A stakeholder event was held on Monday 20 April 2009 at the District Council's offices in Malton, attended by officers from the Council and a range of external stakeholders including developers, housebuilders, planning consultants and agents. At the event we:
- briefed stakeholders on the study objectives and described/discussed our approach to the study and technical inputs/assumptions, in order to ensure that the study procedure/outputs are consistent with other SHLAA studies that are being undertaken elsewhere in the sub-region; and we
 - shared and pooled information and intelligence on housing delivery and achievability issues.
- 1.3 In drafting our report we took on board the various useful comments and suggestions that were made at the seminar.

Consultation with Strategic Public Sector Bodies and Utilities Providers

- 1.4 Early in the study we consulted with a range of strategic public sector bodies such as Natural England and the Homes and Communities Agency (HCA) in order to identify any particular constraints that may have a bearing on the delivery of housing in Ryedale. We also consulted utilities providers such as Yorkshire Water, National Grid and United Utilities, to establish whether there are any significant utilities capacity issues in the District that we should be aware of.
- 1.5 Most of the responses that we received were general in nature. For instance, United Utilities did not have any specific comments to make, and the comments from the HCA included the recommendation to consult with a wide range of stakeholders. Similarly, the response from Natural England did not raise any site-specific or settlement-related issues.
- 1.6 In relation to electricity and gas, National Grid advised that '*...development in Ryedale will not have a significant effect upon National Grid's infrastructure, both gas and electricity transmission. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of [our] gas and electricity transmission networks. The existing network should be able to cope with additional demands.*'
- 1.7 Yorkshire Water provided more detailed initial comments regarding water supply and the capacity of the local sewerage infrastructure and wastewater treatment works. Whilst no insurmountable constraints were brought to our attention, the following issues were identified by Yorkshire Water:
- **Water supply** - the main 'trunk' infrastructure is thought to be sufficient to cover the needs of all brownfield development in Ryedale, albeit some local reinforcement might be required, which would be assessed on a site-by-site basis. Extension of the trunk infrastructure may be required to support any extensions of the existing urban area. Again, the extent of the work would depend on the needs of the site as and when development was proposed; generally, the further a new site is from an existing urban centre the more extensive the infrastructure needed to support it.

- **Sewage treatment works capacity** - Yorkshire Water does not have any short-term concerns in relation to sewage treatment works capacity. The following specific information was provided in terms of the capacity for foul flows in the sewerage infrastructure in and around the District's four main settlements¹:
 - Malton/Norton: capacity is thought to be sufficient to cover the foul flows from sites to the north of the river, but there is insufficient capacity to take all of the potential foul flows from the identified sites to the south and east of the river, i.e. Norton. The existing sewage pumping stations will therefore need upgrading; Yorkshire Water would expect developer contributions for any necessary work.
 - Pickering: There should be capacity in the sewer network to accommodate those sites identified in the north of Pickering, west of the A169 and north of the A170. There is insufficient capacity to cover the potential foul flows from sites in the east of Pickering, east of the A169, and so upgrades to the local sewers would be required. Furthermore, the pumping stations will not be able to service the sites in the south of Pickering, south of the A170 and west of the A169; flows from sites in the south of Pickering will require pumping to the public sewer network due to the lie of the land. Yorkshire Water would expect developer contributions for any upgrades to the sewers and new pumping stations or rising mains in Pickering.
 - Helmsley - there is thought to be sufficient within the public sewer network to cover the likely level of development in Helmsley.
 - Kirkbymoorside - those areas to the east of Kirkbymoorside should connect straight into the Waste Water Treatment Works. However, there is insufficient capacity to take all of the potential foul flows from sites in the north of Kirkbymoorside, and there is only limited capacity to take foul flows from the large areas to the west and south of Kirkbymoorside.

1.8 Given the strategic role of the SHLAA study, we did not rule out any sites in the settlements listed above on the basis of the sewerage capacity issues identified by Yorkshire Water. It is possible that development in areas which have capacity issues could stimulate an upgrade of the sewerage infrastructure. Therefore, at this stage we have highlighted the settlement-level capacity issues in our sites database. The Council will, however, need to take account of infrastructure capacity issues in greater detail when it decides which sites it proposes to allocate for housing and other uses.

1.9 Yorkshire Water also identified various specific sites in Malton/Norton, Pickering and Kirkbymoorside, and raised concerns about their suitability for housing on the basis that they are quite close to existing sewage works. Two of the three sites highlighted in Kirkbymoorside, and all of the identified sites in Malton/Norton, have not been assessed in the SHLAA. The two remaining sites highlighted by Yorkshire Water do feature in our database, namely site ref. 546 to the south of Kirkbymoorside and site ref. 548 to the south west of Pickering. We took on board Yorkshire Water's concerns and reduced the area of these two sites on the assumption that no residential development will be permitted within the water industry standard threshold of 400 metres from a sewage works.

Consultation with Local Estate Agents

1.10 We consulted with a range of local estate agents early in the study with a view to identifying any particular, locally specific housing-related issues in any parts of the study area. We then used the intelligence gained from these consultations when

¹ The preliminary information provided by Yorkshire Water was based on a desk top study, without any network modelling having been undertaken.

we assessed the 'achievability' of sites. It is important to emphasise at the outset that our achievability assessments, and the study generally, have been undertaken as if we are operating in normal market conditions.

Call for Sites

- 1.11 We often undertake a 'call for sites' (CFS) exercise as part of SHLAA studies. However, the District Council has conducted its own CFS exercises over the last couple of years, and we therefore considered the sites submitted through that process.

Summary

- 1.12 All of the very useful and informative dialogue described above - as well as close liaison with Council officers throughout the study - has informed our work and has helped to ensure that the study outputs are as robust as possible.

APPENDIX 12

Explanation of Categorisation for All Sites

Site Assessment Details

SHLAA Reference	2	Site Name	Former Gas Works
Category	3	Address	Sheepfoot Hill
		Town	Malton
Call for Sites Reference (where applicable)	2		Site faces significant suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	F: Treatment expected to be required on the majority of the site
Bad Neighbour Constraints*	C: Major bad neighbour constraint
Flood Risk Constraints*	E: Over 50% of site area is within Flood Zone 3a
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	F: Severe constraints or exceptional costs
Ground works/gas works	
Desirability of Immediate Area	D: Moderate desirability
Busy road junction but overlooking river close to town	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	CFS submission demonstrates developer intentions to implement scheme.
	Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	4	Site Name	Land adjacent to Old Barn Cottage, Middle Farm
		Address	Main Street
Category	1	Town	Allerston
Call for Sites Reference (where applicable)	4		Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Attractive village	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	8	Site Name	Land of east of housing fronting Main Street
		Address	Main Street
Category	2	Town	Amotherby
Call for Sites Reference (where applicable)	8		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
	Attractive site, although warehouse uses nearby make the site less attractive than it might otherwise be.
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	9	Site Name	Highfield Farm holdings
Category	1	Address	Appleton Lane
		Town	Appleton-le-Street
Call for Sites Reference (where applicable)	9	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	10	Site Name	Land North of Village Street
		Address	Village Street
Category	1	Town	Keldholme
Call for Sites Reference (where applicable)	10	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Access to main road would need improving

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Site relatively large in relation to neighbouring development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Edge of pleasant village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	14	Site Name	Low Farm
Category	1	Address	
		Town	Barton-le-Street
Call for Sites Reference (where applicable)	14	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Attractive village	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	15	Site Name	Mount Farm
		Address	
Category	1	Town	Burythorpe
Call for Sites Reference (where applicable)	15	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	16	Site Name	Land West of Beech Crescent and North of Beachcroft Lane
		Address	
Category	1	Town	Broughton
Call for Sites Reference (where applicable)	16	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	17	Site Name	Land South of 120-144 Main Street
		Address	
Category	2	Town	Ebberston
Call for Sites Reference (where applicable)	17		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Large site in relation to adjacent settlement	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Edge of village location	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	18	Site Name	The Snooty Fox Public House
		Address	A64
Category	1	Town	East Heselton
Call for Sites Reference (where applicable)	18	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Site is off A64
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector Site appears to be split between pub, caravan park and house.
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability Edge of village on open countryside
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	24	Site Name	Land South of Main Street
		Address	Main Street
Category	1	Town	Harton
Call for Sites Reference (where applicable)	24	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	27	Site Name	Land to the rear of Beech view
		Address	Beech View
Category	1	Town	Great Habton
Call for Sites Reference (where applicable)	27	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	28	Site Name	Land South of New Road
		Address	New Road
Category	2	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	28		Site performs well against suitability criteria
			Site performs well against availability criteria
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Detached from existing development	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Heavily wooded	D: Moderate constraints or exceptional costs
Desirability of Immediate Area Edge of open countryside	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	29	Site Name	Intensive poultry unit at next to transport depot
		Address	Main Road
Category	1	Town	Weaverthorpe
Call for Sites Reference (where applicable)	29	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Hillside location	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	32	Site Name	Pasture Lane Housing
		Address	Main Street
Category	1	Town	Hovingham
Call for Sites Reference (where applicable)	32	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	PP granted after site base date indicates that development control have deemed this a suitable site Site is highly suitable

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site brought forward through Call for Sites; site is also allocated in Local Plan for housing.	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	PP granted since base date indicates market interest in the site. Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	34	Site Name	Land at Manor Farm, Off Kirby Misperton Lane
		Address	Kirby Misperton Lane
Category	1	Town	Great Habton
Call for Sites Reference (where applicable)	34	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints Previous industrial uses.	C: Treatment expected to be required on part of the site
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site being actively marketed	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Adjacent residential in village	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	35	Site Name	Field bordering east side of Station Road
Category	2	Address	Station Road
Call for Sites Reference (where applicable)	35	Town	Gilling East
			Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	36	Site Name	Land rear of the Hive
		Address	Cawton Road
Category	1	Town	Gilling East
Call for Sites Reference (where applicable)	36	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	38	Site Name	Whitby Road Nurseries
		Address	Whitby Road
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	38	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Existing access from Whitby Road requires upgrading.

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site on edge of built-up area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
Improvements to vehicular access required

Desirability of Immediate Area B: Very good desirability
Open aspect

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	39	Site Name	Land at Town Farm
		Address	
Category	1	Town	Howsham
Call for Sites Reference (where applicable)	39	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	41	Site Name	Land at Manor Field
		Address	Kirby Misperton Road
Category	1	Town	Kirby Misperton
Call for Sites Reference (where applicable)	41	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Pleasant small village	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	42	Site Name	Land West of Duck Farm, Habton Road
		Address	
Category	1	Town	Kirby Misperton
Call for Sites Reference (where applicable)	42	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Site is large in relation to adjacent development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Pleasant small village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	47	Site Name	Land South of Oakleigh
		Address	Marion Road
Category	1	Town	Marion
Call for Sites Reference (where applicable)	47	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints On edge of small settlement	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Small, quiet village, open aspect. Detached houses	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	49	Site Name	Land at Marton Bridge
		Address	
Category	1	Town	Marton
Call for Sites Reference (where applicable)	49	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Existing access via farm track will need to be upgraded.

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Very large site, on edge of small settlement

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
Need to provide upgraded access

Desirability of Immediate Area A: Excellent desirability
Pleasant village, open aspect

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	51	Site Name	Peckett's Yard
		Address	Church End
Category	1	Town	Sheriff Hutton
Call for Sites Reference (where applicable)	51	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Area fenced - asbestos warning - survey taken place	
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	55	Site Name	Land adjacent to Station Road, Nawton
		Address	
Category	1	Town	Beadlam & Nawton
Call for Sites Reference (where applicable)	55	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Attractive village	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	56	Site Name	Land North of Village Street
		Address	Village Street
Category	1	Town	Keldholme
Call for Sites Reference (where applicable)	56	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required Site is large and separated from existing development
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability Pleasant village on edge of open countryside
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	57	Site Name	Home Farm
		Address	Main Street
Category	1	Town	Harome
Call for Sites Reference (where applicable)	57	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Minor clearance costs	B: Some minor constraints or exceptional costs
Desirability of Immediate Area Centre of attractive quiet village	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	58	Site Name	Land North of Wains Field
		Address	Wains Field
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	58	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Adjacent to good quality recently constructed housing, and close to town centre	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	59	Site Name	Poultry Houses
		Address	Old York Road
Category	3	Town	Barton Hill
Call for Sites Reference (where applicable)	59		Site faces significant suitability constraints
			Site performs well against availability criteria
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints Previous industrial use	C: Treatment expected to be required on part of the site
Bad Neighbour Constraints*	B: Bad neighbour with potential for mitigation
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	Industrial site, close to A64 and distant from local services Site faces significant suitability constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
CFS - identifies three options regarding uses:	Proposal 1 - Residential; Proposal 2 - Mix employment and residential; Proposal 3 - Either of the fir
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	D: Moderate desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	Position adjacent to A64 implies site would be more achievable for employment. Site is potentially achievable but faces some constraints

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	60	Site Name	Land At Yorkshire Parcels
		Address	Old York Road
Category	2	Town	Barton Hill
Call for Sites Reference (where applicable)	54		Site faces some suitability constraints
			Site performs well against availability criteria
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	F: Treatment expected to be required on the majority of the site
Previous industrial uses	
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	Industrial site, close to A64 and distant from local services
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	E: Poor desirability
Noise from A64 - very close to road junction and remote from village	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	Position adjacent to A64 implies site would be more achievable for employment.
	Site is potentially achievable but faces some constraints

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	64	Site Name	Land east of Cottage Farm
		Address	
Category	2	Town	Sheriff Hutton
Call for Sites Reference (where applicable)	70		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Edge of village, adjacent to main road	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	65	Site Name	Manor Farm, High Street
		Address	
Category	1	Town	Sherburn
Call for Sites Reference (where applicable)	71	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Site is adjacent to A64

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Site is large in relation to existing settlement

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Pleasant village

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	66	Site Name	Land North of Carr View & Meadow Court
		Address	
Category	1	Town	Staxton & Willerby
Call for Sites Reference (where applicable)	72	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
Site probably best accessed off Ings Lane

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Site is large in relation to adjacent settlement

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
Edge of village adjacent to 1960s semi's

Desirability of Wider Area C: Good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	67	Site Name	Land West of Conker Corner
		Address	Village Street
Category	1	Town	Scagglethorpe
Call for Sites Reference (where applicable)	73	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Slip road alongside A64
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability Road noise.
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	68	Site Name	Land Rear of 54 St Hilda's Street
		Address	St Hilda's Street
Category	1	Town	Sherburn
Call for Sites Reference (where applicable)	74	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Access off Eastbeck Close	
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site is apparently vacant land	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Site is at end of cul-de-sac of good quality	modern stone bungalows in pleasant small village
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	70	Site Name	Rectory Farm
		Address	
Category	1	Town	Scrayingham
Call for Sites Reference (where applicable)	76	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Call for sites, vacant barn structures	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	71	Site Name	Corner House Farm
		Address	High Street
Category	1	Town	Sherburn
Call for Sites Reference (where applicable)	77	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Site is adjacent to A64
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site cleared and ready for development	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Cleared PDL site	
Desirability of Immediate Area	D: Moderate desirability
Site adjacent to busy road and industrial estate but also some residential	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	75	Site Name	Water Meadows
		Address	
Category	1	Town	Sand Hutton
Call for Sites Reference (where applicable)	81	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Exceptional costs if site to be assembled as a whole	
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	76	Site Name	Land West of Thornton Lane
		Address	Thornton Lane
Category	1	Town	Thornton-le-Dale
Call for Sites Reference (where applicable)	82	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Site is large in relation to existing development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
 Highly attractive village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	81	Site Name	Old Brickworks
		Address	North of Swineherd Lane
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	87	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Site is large in comparison to existing	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Small amount of clearance needed; minor challenge posed by slopes.	
Desirability of Immediate Area	A: Excellent desirability
Site on edge of open countryside with good views	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	89	Site Name	Land adjacent to Thornton le Dale
		Address	
Category	2	Town	Thornton-le-Dale
Call for Sites Reference (where applicable)	97		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Site is remote from existing settlement	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site physically separated from existing settlement; would need considerable new infrastructure to support development on this scale. Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Open countryside	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	90	Site Name	Land between the Old Vicarage and the Church
		Address	
Category	1	Town	Norton Grimston
Call for Sites Reference (where applicable)	98	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
CFS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	Owner has a buyer lined up. Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	92	Site Name	Ryedale House
		Address	Old Malton Road
Category	2	Town	Malton
Call for Sites Reference (where applicable)	100		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
	Site in use as Council offices - would require new premises and relocation, so not currently available.
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	CFS submission demonstrates developer intentions to implement scheme. Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **94** **Site Name** Site north of West Fields
Address
Category **1** **Town** Kirkbymoorside

Call for Sites Reference (where applicable) **102** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Good access to main road

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Large site but could tie in easily to existing drainage.

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
 Edge of town location next top modern stone-built bungalows

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	95	Site Name	Land behind 139 to 189 Welham Road
		Address	Welham Road
Category	1	Town	Norton
Call for Sites Reference (where applicable)	103	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	96	Site Name	Land at Norton Grange
		Address	
Category	2	Town	Norton
Call for Sites Reference (where applicable)	104		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Low level possible flooding risk	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	D: Moderate desirability
Some of site adjacent to industry; other parts remote from town.	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	97	Site Name	Land South of A170 and North of Station Road
		Address	Station Road
Category	1	Town	Beadlam & Nawton
Call for Sites Reference (where applicable)	105	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Attractive village	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	101	Site Name	Land North of High Street
		Address	High Street
Category	1	Town	Thornton-le-Dale
Call for Sites Reference (where applicable)	109	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Site is large in comparison to adjacent development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Assuming CFS indicates willing developer; otherwise 3

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability

Attractive site to north of pleasant village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	102	Site Name	Land North of Ruffa Lane
		Address	Ruffa Lane
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	110	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Existing access only from Whistler Drive - a private road	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Large site, on edge of built-up area	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Access improvements required	
Desirability of Immediate Area	A: Excellent desirability
Adjacent to detached houses with open aspect	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	CFS submission demonstrates developer intentions to implement scheme.
Site is highly achievable	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	103	Site Name	Land West of Brookfields
		Address	Main Street
Category	1	Town	Ampleforth
Call for Sites Reference (where applicable)	111	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Pleasant small village	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	108	Site Name	Land North of Middleton Road
		Address	East of Crook Lane
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	116	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints Access from Middleton Road	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Large site, adjacent to built-up area	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Open aspect to North. Adjacent to bungalows & semi-detached property	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **109** **Site Name** Land at Mickle Hill
Address South of Crossgate Lane and Outgang Road
Category **1** **Town** Pickering

Call for Sites Reference (where applicable) **117** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access can be provided from the A169

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Large site on boundary of Pickering urban area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	111	Site Name	Westfield Nurseries
		Address	Scarborough Road
Category	1	Town	Norton
Call for Sites Reference (where applicable)	119	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Very poor access	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	CFS submission demonstrates developer intentions to implement scheme. Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	113	Site Name	Woolgrowers site
		Address	Park Road
Category	3	Town	Norton
Call for Sites Reference (where applicable)	121		Site faces significant suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	E: Over 50% of site area is within Flood Zone 3a
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Potential contamination/treatment of site required	
Desirability of Immediate Area	D: Moderate desirability
Elongated site. East of site is quite attractive, western end has former industrial uses and is adjacent to other former industrial land and is less de	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	115	Site Name	35 York Road
		Address	York Road
Category	1	Town	Malton
Call for Sites Reference (where applicable)	123	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints Existing residential drive off busy road	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **120** **Site Name** Home Farm
Address
Category **1** **Town** Wilton

Call for Sites Reference (where applicable) **128** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Willing owner

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs

Desirability of Immediate Area A: Excellent desirability

Attractive village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	121	Site Name	Land East of Main Street and North of Hungers Lane
		Address	Main Street & Hungers Lane
Category	1	Town	Wembleton
Call for Sites Reference (where applicable)	129	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Attractive village of stone built houses	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	122	Site Name	The Lodge
		Address	Middleton Road
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	130	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Site clearance required	
Desirability of Immediate Area	B: Very good desirability
Adjacent to detached houses	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	124	Site Name	Sunnycroft
		Address	Village Street
Category	1	Town	Keldholme
Call for Sites Reference (where applicable)	132	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
See details from CFS; otherwise 3 (backgardens / agriculture)	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Minor costs associated with developing around existing house	
Desirability of Immediate Area	A: Excellent desirability
Bungalows in pleasant village	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	128	Site Name	Land East of Westfield Way
		Address	Westfield Way
Category	2	Town	Norton
Call for Sites Reference (where applicable)	137		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Extensive site with two access points	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	Large greenfield expansion out of urban area. New link road could improve potential
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	CFS submission reveals developer interest from Persimmon and George Wimpey
	Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	132	Site Name	Land South of Sands Lane and North of A64
		Address	
Category	1	Town	Rillington
Call for Sites Reference (where applicable)	141	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	133	Site Name	Land South of Outgang Road
		Address	North of Crossgates Lane
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	142	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site in active use	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Site would need to be cleared	
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **138** **Site Name** Land North of High Lane
Address High Lane
Category **1** **Town** Beadlam & Nawton

Call for Sites Reference (where applicable) **147** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints F: Significant drainage infrastructure likely to be required
 New drainage infrastructure would be needed

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
 Picturesque village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	139	Site Name	Land North of B1257 and South of Amotherby Primary School
		Address	
Category	2	Town	Amotherby
Call for Sites Reference (where applicable)	148		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site No clear access from main road
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	140	Site Name	Land West of Outgang Lane
		Address	
Category	2	Town	Pickering
Call for Sites Reference (where applicable)	149		Site performs well against suitability criteria
			Site performs well against availability criteria
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site submitted in CFS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	D: Moderate constraints or exceptional costs
	Site would need to be cleared. Long, narrow site.
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	141	Site Name	Land South of Thornton Road
		Address	East of Outgang Lane
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	150	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
Site can be accessed fro Outgang Lane or Thonton Road

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site, on edge of urban area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector
Submitted in CFS. Planning permission for residential development currently pending.

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations* Barrett Homes have demonstrated a clear intention to develop

Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **142** **Site Name** Land South of West Pasture and West of Goslipgate
Address West Pasture
Category **1** **Town** Pickering

Call for Sites Reference (where applicable) **151** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access from Ingsгарth

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Large site adjacent to built-up area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* B: 10% - 50% of site area is within Flood Zone 2

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area C: Good desirability
 Adjacent to bungalows and retirement flats; open aspect.

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **143** **Site Name** Land East of Outgang Lane
Address
Category **2** **Town** Pickering

Call for Sites Reference (where applicable) **152** Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access Possible from Outgang Lane

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required
 Small site adjacent to existing industry

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* B: Bad neighbour with potential for mitigation
 Adjacent to two warehouses (industry) and opposite a depot.

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector
 Submitted in CFS

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
 Existing pond on site - will need to be incorporated into the development

Desirability of Immediate Area D: Moderate desirability
 Directly adjacent to industry and a depot.

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	145	Site Name	Valley View Lodges
Category	1	Address	Station Road,
		Town	Beadlam & Nawton
Call for Sites Reference (where applicable)	154	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Edge of attractive village; immediately beyond carpet warehouse	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	147	Site Name	Land South of Swineherd Lane and East of Springfield Lane
		Address	Swineherd Lane and Springfield Lane
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	156	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Pleasant edge of town location	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	148	Site Name	Land South of Dunromin
		Address	A170
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	157	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Site fronts main road
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required New drainage infrastructure would be needed
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability Site on edge of open fields; slightly detached from town
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	151	Site Name	Land East of Station Road
		Address	Station Road
Category	1	Town	Ampleforth
Call for Sites Reference (where applicable)	160	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Pleasant village	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	152	Site Name	Land West of 11-19 West Street
		Address	
Category	1	Town	Swinton
Call for Sites Reference (where applicable)	161	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	160	Site Name	Land attached to Smithy Cottage
		Address	Chapel Lane
Category	1	Town	Kirkby Grindalythe
Call for Sites Reference (where applicable)	170	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **161** **Site Name** Land at Ashfield Caravan Park
Address
Category **1** **Town** Kirby Misperton

Call for Sites Reference (where applicable) **171** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs

Desirability of Immediate Area C: Good desirability
 Small village adjacent to Caravan park and theme park

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	162	Site Name	Land to the South of Chapel Farm
		Address	High Street
Category	1	Town	Newton-on-Rawcliffe
Call for Sites Reference (where applicable)	172	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Relatively large site, adjacent to small village

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Submitted in CFS

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability

Quiet, picturesque village - open aspect.

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	163	Site Name	Land to the West of Beckett Close, Nawton
		Address	
Category	1	Town	Beadlam & Nawton
Call for Sites Reference (where applicable)	173	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Small, attractive village on fringes of countryside	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	166	Site Name	Land North of Manor View
		Address	
Category	2	Town	Rillington
Call for Sites Reference (where applicable)	176		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	167	Site Name	Land West of Church Walk
		Address	Church Walk
Category	1	Town	Staxton & Willerby
Call for Sites Reference (where applicable)	177	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Edge of village location; adjacent to social housing	
Desirability of Wider Area	C: Good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	168	Site Name	Land East of East Street
		Address	East Street
Category	2	Town	Swinton
Call for Sites Reference (where applicable)	178		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints* Noise from scrapyard audible	B: Bad neighbour with potential for mitigation
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Noise from scrapyard	D: Moderate desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	171	Site Name	Land West of Amotherby Lane
		Address	Amotherby Lane
Category	3	Town	Amotherby
Call for Sites Reference (where applicable)	181		Site faces significant suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints* Unpleasant odours	C: Major bad neighbour constraint
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Site in small village with open fields behind but industry opposite	D: Moderate desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	184	Site Name	Land to the West of 72-126
		Address	Welham Road
Category	1	Town	Norton
Call for Sites Reference (where applicable)	194	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Pleasant residential area with large detached properties/golf club.

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **185** **Site Name** Land to the West of Langton Road and East of Sutton Farm
Address
Category **1** **Town** Norton

Call for Sites Reference (where applicable) **195** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area C: Good desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	190	Site Name	Land West of Malton Road
		Address	Haygate Lane
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	200	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Access can be achieved from the A169 or Haygate Lane
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required Large site, but adjacent to Pickering built-up area
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site put forward in CFS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	191	Site Name	Land North of Keld Head Close and East of Wayvale Close
		Address	Keld Head Close and Wayvale Close
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	201	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability Pleasant edge of town location next to modern semi-detached housing.
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	197	Site Name	Highfield Farm
		Address	Pasture Hill
Category	1	Town	Acklam
Call for Sites Reference (where applicable)	207	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
 Level issues may increase costs

Desirability of Immediate Area B: Very good desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	198	Site Name	Thackray's Yard
		Address	North of Town Street
Category	1	Town	Old Malton
Call for Sites Reference (where applicable)	208	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Narrow track between housing. However, applicant confirms that the issue has been resolved through discussion with the County Council.
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site Previous industrial uses.
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs Contamination/access improvements
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	205	Site Name	Land at Manor Farm
		Address	Moor Lane
Category	1	Town	Broughton
Call for Sites Reference (where applicable)	215	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	207	Site Name	Land West of Grange Avenue
		Address	Grange Avenue
Category	1	Town	Staxton & Willerby
Call for Sites Reference (where applicable)	217	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Edge of village location adjacent to social (or ex-social) housing	
Desirability of Wider Area	C: Good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **208** **Site Name** Land North of Castle Howard Road, West of Castle Howard Drive and East of A64.

Address

Category **1** **Town** Malton

Call for Sites Reference (where applicable) **218** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area C: Good desirability

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	209	Site Name	Land South of High Street and West of Hope Cottage
		Address	
Category	1	Town	Barton-le-Street
Call for Sites Reference (where applicable)	219	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
'For Sale' sign on site - actively marketed	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Elevations, quarry, very narrow site.	
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	210	Site Name	Land East of Malton Lane
		Address	Malton Lane
Category	1	Town	West Lutton
Call for Sites Reference (where applicable)	220	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	214	Site Name	Land West of Station Road
		Address	Station Road
Category	1	Town	Ampleforth
Call for Sites Reference (where applicable)	224	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
Access from Station Road

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Site is large in relation to existing development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Site in pleasant small village with views to the south

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	215	Site Name	Land West of Roper Lane
		Address	Roper Lane
Category	2	Town	Weaverthorpe
Call for Sites Reference (where applicable)	225		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	B: Bad neighbour with potential for mitigation
Flood Risk Constraints*	C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	219	Site Name	Land West of Goslipgate
		Address	
Category	2	Town	Pickering
Call for Sites Reference (where applicable)	229		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints Site can be accessed from Goslipgate	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Large site, adjacent to built-up area	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details Submitted in CFS	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Adjacent to bungalow and retirement flats, open aspect.	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	221	Site Name	Land North of Malton Road and East of West Moor Lane
		Address	
Category	2	Town	Rillington
Call for Sites Reference (where applicable)	231		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
No visible access from A64	
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Sewage works to north east of site	
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	222	Site Name	Land North of Rectory Farm
		Address	Low Moor Lane
Category	2	Town	Rillington
Call for Sites Reference (where applicable)	232		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	223	Site Name	Church Farm
		Address	Westgate
Category	1	Town	Rillington
Call for Sites Reference (where applicable)	233	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	229	Site Name	Thorndale Farm
		Address	Main Street
Category	1	Town	Wintringham
Call for Sites Reference (where applicable)	239	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	230	Site Name	Manor House Farm
		Address	Main Street
Category	1	Town	Wintringham
Call for Sites Reference (where applicable)	240	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	232	Site Name	Land North of Holmes Crescent
		Address	
Category	1	Town	Welburn (Malton)
Call for Sites Reference (where applicable)	242	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	234	Site Name	Barton Cottage
		Address	York Road
Category	1	Town	Malton
Call for Sites Reference (where applicable)	244	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	235	Site Name	Land South of Highfield Road
		Address	Highfield Road
Category	2	Town	Malton
Call for Sites Reference (where applicable)	245		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Unstable land and contamination.	
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site requires significant remedial work to overcome contamination and instability.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	236	Site Name	Malton Tennis Club
		Address	Old Maltongate
Category	2	Town	Malton
Call for Sites Reference (where applicable)	246		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading Existing access would require widening
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	Sports facilities would need relocating Site is potentially available but not within 5 years

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	239	Site Name	Land South of Castle Howard Road
		Address	Castle Howard Road
Category	1	Town	Malton
Call for Sites Reference (where applicable)	249	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
No access from York Road, but adjacent residential has cul-de-sac access

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
Edge of urban area and adjacent housing estate

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	240	Site Name	Cattle Market
		Address	
Category	2	Town	Malton
Call for Sites Reference (where applicable)	250		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	241	Site Name	Land North of Sand Lane
		Address	
Category	1	Town	Sherburn
Call for Sites Reference (where applicable)	251	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
	Site is separated from existing development
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
	Pleasant village location
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	247	Site Name	Land West of Chestnut Farm
		Address	
Category	2	Town	Sand Hutton
Call for Sites Reference (where applicable)	257		Site faces some suitability constraints
			Site performs well against availability criteria
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	There is no access to the site unless the polygon is extended
	Site is potentially achievable but faces some constraints

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	248	Site Name	Land North of Mill Field
		Address	Mill Field
Category	1	Town	Sherburn
Call for Sites Reference (where applicable)	258	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading Site accessed via single carriageway road - may need upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Pleasant village	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	249	Site Name	Land East of West Lund Lane and North of Gawtersike Lane
		Address	West Lund Lane and Gawtersike Lane
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	259	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site in relation to adjacent capacity

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Large desirable houses on edge of town

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	257	Site Name	Land South of High Lane
		Address	High Lane
Category	1	Town	Beadlam & Nawton
Call for Sites Reference (where applicable)	267	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Site is large in comparison to adjacent settlement

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Beautiful village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	259	Site Name	The Hawthorns
		Address	Beverley Road
Category	2	Town	Norton
Call for Sites Reference (where applicable)	269		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
Care/nursing home - not currently available as would require provision of replacement facility.	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	260	Site Name	Newlands Farm
		Address	Main Street
Category	1	Town	Allerston
Call for Sites Reference (where applicable)	270	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Attractive village	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	261	Site Name	5 Whitby Road
		Address	
Category	2	Town	Pickering
Call for Sites Reference (where applicable)	271		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
Submitted in CFS, although the site is currently in active use as a nursing home.	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Site clearance required	
Desirability of Immediate Area	C: Good desirability
Adjacent to terraced property and low rise bungalows	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	263	Site Name	Ashfield House
		Address	Old Malton Road
Category	2	Town	Malton
Call for Sites Reference (where applicable)	273		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details D: Established single uses

Site currently in active use as elderly persons home - not currently available, as would require provision of new facility.

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area C: Good desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	266	Site Name	Land at Vinery Farm, north of
		Address	Old Road
Category	1	Town	Wrelton
Call for Sites Reference (where applicable)	276	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Submitted in CFS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Site clearance required	
Desirability of Immediate Area	B: Very good desirability
Quiet village	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	270	Site Name	Land South of Sunnyside
		Address	Main Street
Category	1	Town	Allerston
Call for Sites Reference (where applicable)	280	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Site is large in relation to adjacent development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Large, pleasant stone built houses on edge of village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	275	Site Name	Malton School
		Address	Middlecave Road
Category	1	Town	Malton
Call for Sites Reference (where applicable)	285	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	277	Site Name	Cheesecake Farm
		Address	Beverley Road
Category	1	Town	Norton
Call for Sites Reference (where applicable)	287	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Main road in quite busy area, but traffic calmed	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	278	Site Name	Land East of Station Road and South of St Hildas Walk
		Address	Station Road
Category	1	Town	Ampleforth
Call for Sites Reference (where applicable)	288	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Site is large in comparison to adjacent residential development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Pleasant small village

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	279	Site Name	Land East of Common Lane
		Address	
Category	1	Town	Marton
Call for Sites Reference (where applicable)	289	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading Existing access via farm track requires improvement
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required Adjacent to existing settlement
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site submitted in CFS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs Access improvements required
Desirability of Immediate Area	A: Excellent desirability On edge of Marton - pleasant, quiet village.
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	283	Site Name	Land South of Sproxton Cottage
		Address	
Category	1	Town	Sproxton
Call for Sites Reference (where applicable)	293	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Pleasant small village	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	284	Site Name	Land South of A170
		Address	
Category	2	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	294		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Separate from existing development	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Site on edge of open fields but detached from town by main road.	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	285	Site Name	Land South of Scarborough Road
		Address	Scarborough Road
Category	1	Town	West Heslerton
Call for Sites Reference (where applicable)	295	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints Adjacent to A64	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Site is large in comparison to size of village	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Greenfield site	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Pleasant small village on edge of open countryside	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	287	Site Name	Land North of Sutton Farm,
		Address	Langton Road
Category	1	Town	Norton
Call for Sites Reference (where applicable)	297	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Access off Langton Road - also potential from residential cul de sac	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Levels	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **386** **Site Name** Feversham Drive
Address
Category **1** **Town** Kirkbymoorside

Call for Sites Reference (where applicable) Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* B: 10% - 50% of site area is within Flood Zone 2

Other Suitability Considerations*

Availability Criteria

Availability Details B: Vacant land and buildings

Vacant land

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Modern detached housing

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **387** **Site Name** Whitfield Avenue
Address
Category **1** **Town** Pickering

Call for Sites Reference (where applicable) Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Existing access from Ruffa lane (a track) would need upgrading

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details B: Vacant land and buildings
Field, not in use at time of survey

Other Availability Considerations* PP granted since base date shows site is available for residential; development.
Site is available

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
Site is gently sloping

Desirability of Immediate Area A: Excellent desirability
Open aspect

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations* Redrow are interested in developing the site
Site is highly achievable

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **389** **Site Name** DISUSED AIRFIELD, SOUTH OF WOMBLETON
Address
Category **3** **Town** Wombleton

Call for Sites Reference (where applicable) Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
 Existing roads would need upgrading

Drainage Infrastructure Constraints F: Significant drainage infrastructure likely to be required
 Site remote from other development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations* Site would effectively be a new town - would have to be subject to much wider considerations.
 Site faces significant suitability constraints

Availability Criteria

Availability Details B: Vacant land and buildings
 Vacant airfield

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
 Some clearance needed

Desirability of Immediate Area C: Good desirability
 Open countryside; distant from existing settlement

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **395** **Site Name** Taylors Joiners and Adjacent Land
Address Off Hungate and Vivis Walk
Category **3** **Town** Pickering

Call for Sites Reference (where applicable) Site faces some suitability constraints
 Site faces some availability constraints
 Site face significant achievability constraints

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access from Hungate
Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints F: Treatment expected to be required on the majority of the site
 Site currently in industrial use and may require remediation.
Bad Neighbour Constraints* A: None
Flood Risk Constraints* C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*

Availability Criteria

Availability Details D: Established single uses
 Site in active industrial use, although adjacent land has been cleared for development
Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* F: Severe constraints or exceptional costs
 Site clearance and remediation required. Flood issues
Desirability of Immediate Area C: Good desirability
 Close to Pickering town centre
Desirability of Wider Area A: Excellent desirability
Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **396** **Site Name** LAND AT MANOR VALE LANE
Address MANOR VALE LANE
Category **2** **Town** KIRKBYMOORSIDE

Call for Sites Reference (where applicable) Site performs well against suitability criteria
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* B: 10% - 50% of site area is within Flood Zone 2

Other Suitability Considerations*

Availability Criteria

Availability Details C: Low intensity land uses
 Underused highways depot - could be relocated to more suitable location.
 Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
 Some clearance needed

Desirability of Immediate Area A: Excellent desirability
 Residential street in pleasant area, within walking distance of town centre

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	400	Site Name	LAND AT ROPERY LANE
		Address	ROPERY LANE
Category	2	Town	WEAVERTHORPE
Call for Sites Reference (where applicable)			Site faces some suitability constraints
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Previous industrial use	
Bad Neighbour Constraints*	B: Bad neighbour with potential for mitigation
Noisy kennels opposite	
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
NLUD in industrial use	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **401** **Site Name** MICRO METALSMITHS LTD
Address INGS LANE
Category **2** **Town** KIRKBYMOORSIDE

Call for Sites Reference (where applicable) Site performs well against suitability criteria
 Site performs well against availability criteria
 Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints C: Treatment expected to be required on part of the site
 May be some treatment needed in association with previous use

Bad Neighbour Constraints* A: None
 Light industrial uses- little impact on future residential development

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* D: Moderate constraints or exceptional costs
 Some clearance and ground treatment expected to be needed

Desirability of Immediate Area C: Good desirability
 Some adjacent light industry but overall an attractive site close to the town centre

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **430** **Site Name** Former Dewhirsts Factory
Address Welham Road
Category **3** **Town** Norton

Call for Sites Reference (where applicable) Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints C: Treatment expected to be required on part of the site

Bad Neighbour Constraints* A: None

Flood Risk Constraints* E: Over 50% of site area is within Flood Zone 3a

Other Suitability Considerations*

Availability Criteria

Availability Details B: Vacant land and buildings

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability

Residential terraced dwellings opposite - new build to south

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	431	Site Name	ATS (car workshop)
		Address	North of Commercial Street
Category	3	Town	Norton
Call for Sites Reference (where applicable)			Site faces significant suitability constraints
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	E: Over 50% of site area is within Flood Zone 3a
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
Occupied by ATS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	433	Site Name	Interchange
		Address	Norton Road
Category	3	Town	Norton
Call for Sites Reference (where applicable)			Site faces significant suitability constraints
			Site faces significant availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Multiple access points	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Unknown industrial/commercial use - electric depot	
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	E: Over 50% of site area is within Flood Zone 3a
Other Suitability Considerations*	

Availability Criteria

Availability Details	E: Established multiple uses
Multiple commercial uses	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	D: Moderate desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	435	Site Name	Helmsley SE
Category	3	Address	South of Helmsley Sawmill Lane/ Station Road/ Riccall Drive
		Town	Helmsley
Call for Sites Reference (where applicable)			Site performs well against suitability criteria
			Site faces significant availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Large site in relation to existing settlement	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	F: In complex/multiple ownership or subject to ransom strip
Vacant land/agricultural land although we understand that the northern part of the site is subject to a covenant restricting the land use to light indu	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Modern semi's and industrial estate adjacent countryside to the east and south. Popular market town	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	436	Site Name	Harome Heads
		Address	Harome Heads Lane
Category	2	Town	Harome
Call for Sites Reference (where applicable)			Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	C: Low intensity land uses
Caravan site	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Open countryside; remote from facilities	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **438** **Site Name** Land Adj Police Station
Address Old Malton Road
Category **1** **Town** Malton

Call for Sites Reference (where applicable) Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access from Quarry Bank garage court at rear.

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Withdrawn application

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **442** **Site Name** Richardsons Haulage Yard
Address Malton Road
Category **1** **Town** Slingsby

Call for Sites Reference (where applicable) Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 May need some input but used for haulage

Drainage Infrastructure Constraints A: Limited new drainage infrastructure is likely to be required

Ground Condition Constraints C: Treatment expected to be required on part of the site
 May require treatment - former industrial use

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details B: Vacant land and buildings
 Vacant site

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area C: Good desirability
 edge of village - main road frontage

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	449	Site Name	Land Adj Glebe House
		Address	Steelmoor Lane
Category	1	Town	Barton-Le-Willows, Ryedale South East
Call for Sites Reference (where applicable)	Site performs well against suitability, availability and achievability criteria		

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	457	Site Name	Wentworth Street Car Park
Category	2	Address	Wentworth Street
Call for Sites Reference (where applicable)		Town	Malton
			Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
In use as pay & display car park	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	460	Site Name	Bentley's Garage
		Address	South of B1257
Category	2	Town	Amotherby
Call for Sites Reference (where applicable)	61		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Petrol/diesel tanks on site	
Bad Neighbour Constraints*	B: Bad neighbour with potential for mitigation
Adjacent large factory	
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs
Remediation from previous uses may be required	
Desirability of Immediate Area	C: Good desirability
Main road frontage, very busy	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	466	Site Name	Land North of the Village Hall
		Address	Main Street
Category	1	Town	Wintringham
Call for Sites Reference (where applicable)	304	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Open fields beyond edge of village	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	468	Site Name	Land West of Thorndale Farm and North of Forge House
		Address	Main Street
Category	1	Town	Wintringham
Call for Sites Reference (where applicable)	306	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Two access points from main road drainage ditch

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	469	Site Name	Land North West of Thorndale Farmhouse
		Address	Main Street
Category	1	Town	Wintringham
Call for Sites Reference (where applicable)	307	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Shared with Thorndale farm	
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Edge of village frontage to main street	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	471	Site Name	Land East of the Old School,
		Address	Main Street
Category	1	Town	Wintringham
Call for Sites Reference (where applicable)	309	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
No existing access at present, but could be created safely

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Fronting main street

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	476	Site Name	Land North of the Old Post Office and East of Thorpe Bassett Lane
		Address	
Category	1	Town	Thorpe Bassett
Call for Sites Reference (where applicable)	314	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Edge of settlement	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	479	Site Name	Land North of The Cottage, Cawton Road
		Address	
Category	1	Town	Gilling East
Call for Sites Reference (where applicable)	317	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading Access only agricultural track to rear, landlocked in village
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
5 - CFS, 4 - Vacant land/buildings	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	480	Site Name	Land East of Church Lane and South of Cawton Lane
		Address	Church Lane & Cawton Lane
Category	1	Town	Gilling East
Call for Sites Reference (where applicable)	318	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	484	Site Name	Land East of 101-139 Welham Road and North of Belle Vue Farm, Whitewall, Norton
		Address	
Category	1	Town	Norton
Call for Sites Reference (where applicable)	322	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area edge of urban area but pleasant	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	485	Site Name	Land North of Dickens Road
		Address	Dickens Road
Category	2	Town	Malton
Call for Sites Reference (where applicable)	323		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Access end of Rainbow Lane to farm & residential dwellings	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Bad Neighbour Constraints*	B: Bad neighbour with potential for mitigation
Road noise from A64	
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	D: Moderate desirability
Road noise	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	486	Site Name	Land South of Westgate Lane and North of Green Lane
		Address	
Category	2	Town	Malton
Call for Sites Reference (where applicable)	324		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	No access, remote greenfield. Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Major new access required	B: Some minor constraints or exceptional costs
Desirability of Immediate Area Road noise	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	487	Site Name	Land West of Hunters Hall and South of West Fold
		Address	Old Malton
Category	2	Town	Malton
Call for Sites Reference (where applicable)	325		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site Inadequate/no access
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Road noise in background	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	502	Site Name	Land East of 1 North End
		Address	Outgang Road
Category	2	Town	Scampston
Call for Sites Reference (where applicable)	340		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Remote village location	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	503	Site Name	Land North of Meadowfield Close and West of Low Lane
		Address	
Category	2	Town	Swinton
Call for Sites Reference (where applicable)	341		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
Off Low Lane

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
New build adjacent - could link

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* B: Bad neighbour with potential for mitigation
Scrap yard opposite, although quite well screened

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area D: Moderate desirability
Scrap yard nearby

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	505	Site Name	Land and Buildings at El Paso
		Address	
Category	2	Town	Barton Hill
Call for Sites Reference (where applicable)	343		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints* If adjacent industrial site remains	B: Bad neighbour with potential for mitigation
Flood Risk Constraints*	C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*	Industrial site, close to A64 and distant from local services Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Some of structures are unoccupied/derelict	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Industrial uses and A64 adjacent	E: Poor desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **507** **Site Name** Land North of Waydale Close and East of Gillamoor Road
Address
Category **1** **Town** Kirkbymoorside

Call for Sites Reference (where applicable) **345** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Large site adjacent to existing development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
 Site adjacent to modern, semi-detached housing and on edge of countryside

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	508	Site Name	Land East of Low Lane and North Of Lowfield Lane
		Address	
Category	3	Town	Swinton
Call for Sites Reference (where applicable)	346		Site faces significant suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints* Scrap yard/sewage/industrial uses	C: Major bad neighbour constraint
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Promoter proposes 50% elderly accommodation for rent managed by Yorkshire Housing and 50% market housing.	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **509** **Site Name** Land East of Whitby Road and North of Corbie Way/ Marshall Drive
Address

Category **1** **Town** Pickering

Call for Sites Reference (where applicable) **347** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access can be provided from Whitby Road

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Large site, but adjacent to existing built-up area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Open aspect, adjacent to terraced housing and larger detached houses

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	512	Site Name	Coronation Farm and Former Highways Depot
		Address	Westgate
Category	1	Town	Old Malton
Call for Sites Reference (where applicable)	350	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	515	Site Name	Land East of White Swan Public House
		Address	Low Street
Category	1	Town	Thornton-le-Clay
Call for Sites Reference (where applicable)	353	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	516	Site Name	Land North of Firtree Farm
		Address	Main Street
Category	1	Town	Middleton
Call for Sites Reference (where applicable)	354	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Existing access from High Back Side needs upgrading

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site on edge of built-up area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
Access must be improved

Desirability of Immediate Area B: Very good desirability
On the edge of a service village in close proximity to Pickering

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	517	Site Name	Land South and East of Keld Head Hall
		Address	Middleton Road
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	355	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints Access from Middleton Road	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints Existing drainage on site	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Site clearance required	B: Some minor constraints or exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	518	Site Name	Land South of Ashdale Farm
		Address	Carr Lane
Category	1	Town	East Heselton
Call for Sites Reference (where applicable)	356	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Access is adequate, although Carr Lane would be placed under some additional pressure
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required Site is much larger in scale to adjacent development.
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability Semi-detached houses on edge of open countryside
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **521** **Site Name** Land North of Cropton Lane and West of Cawthorne Lane
Address
Category **1** **Town** Wrelton

Call for Sites Reference (where applicable) **359** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Large site, adjacent to built-up area of Wrelton

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability
 Quiet village, open aspect

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	523	Site Name	Land West of 2-28 Main Street
		Address	
Category	1	Town	Ganton
Call for Sites Reference (where applicable)	361	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Site is adjacent to A64
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability Site in pleasant village
Desirability of Wider Area	C: Good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	525	Site Name	Land North of Back Lane and East of Owmen Field Lane
		Address	
Category	2	Town	Harome
Call for Sites Reference (where applicable)	363		Site faces some suitability constraints Site performs well against availability criteria Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading For a site this size existing roads would need upgrading
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required Huge site - would need new drainage infrastructure
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability Close to attractive village
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	526	Site Name	OS Field No. 0013
		Address	South of Harome to Helmsley Road
Category	2	Town	Harome
Call for Sites Reference (where applicable)	364		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
	Site is physically separate from existing settlement
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site is physically separate from existing settlement and unsuited to anything other than small scale development without considerable strategic upgrades in the area. Should be no higher than category 2 Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
	Open countryside
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	527	Site Name	OS Field No. 6837
		Address	North of Common Lane
Category	2	Town	Harome
Call for Sites Reference (where applicable)	365		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
	Site is separate from existing development
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site is physically separate from existing settlement and unsuited to anything other than small scale development without considerable strategic upgrades in the area. Should be no higher than category 2 Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
	Open countryside separate from existing development
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	528	Site Name	Part OS Field No. 0072,
		Address	North of Common Lane (between Far End Gale and The Oaks)
Category	2	Town	Harome
Call for Sites Reference (where applicable)	366		Site faces some suitability constraints Site performs well against availability criteria Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required Site is separate from existing development
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site is physically separate from existing settlement and unsuited to anything other than small scale development without considerable strategic upgrades in the area. Should be no higher than category 2 Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability Open countryside separate from development
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	529	Site Name	OS Field No.1500 (West of Wombleton Aerodrome)
		Address	South of Sykehead Lane, Nawton
Category	2	Town	Wombleton
Call for Sites Reference (where applicable)	367		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Site is at end of unpaved road	
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Site is remote from settlement	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site is physically separate from existing settlement and unsuited to anything other than small scale development without considerable strategic upgrades in the area. Should be no higher than category 2 Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Open countryside distant from settlement	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	530	Site Name	OS Field No. 4247
		Address	East of Hungerhill Lane and North of Wash Beck Lane
Category	2	Town	Wembleton
Call for Sites Reference (where applicable)	368		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
	Site is separate from existing development
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	C1: Over 50% of site area is within Flood Zone 2
Other Suitability Considerations*	Site is physically separate from existing settlement and unsuited to anything other than small scale development without considerable strategic upgrades in the area. Should be no higher than category 2 Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
	Open countryside without adjacent village/services
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	531	Site Name	Land South of 1-10 Eastfield, Scarborough Road, and East of Pine Tree Avenue
		Address	
Category	1	Town	Rillington
Call for Sites Reference (where applicable)	370	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate Off turning head in housing development
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	532	Site Name	Westler Foods Ltd
		Address	
Category	2	Town	Amotherby
Call for Sites Reference (where applicable)	371		Site performs well against suitability criteria
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
Currently in active use by Westler Foods - might become available for housing if business becomes unviable.	
Other Availability Considerations*	Potentially available for residential development in the future, if occupying business closes.
	Site is potentially available but not within 5 years

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Remote from village, but close to main road with bus route - noise/traffic	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	535	Site Name	Land North of Mowbray Crescent and East of Main Street
		Address	Mowbray Crescent and Main Street
Category	1	Town	Hovingham
Call for Sites Reference (where applicable)	374	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading Promoters have carried out a transport assessment to show that access is possible (though upgrading may still be necessary)
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **536** **Site Name** Land East of Hall Farmhouse
Address Main Street
Category **2** **Town** Hovingham

Call for Sites Reference (where applicable) **375** Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
 Promoters have carried out a transport assessment to show that access is possible (though upgrading may still be necessary)

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* C1: Over 50% of site area is within Flood Zone 2

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area B: Very good desirability

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	537	Site Name	Land and Buildings at Holme Farm
		Address	Main Street
Category	1	Town	East Lutton
Call for Sites Reference (where applicable)	376	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	541	Site Name	Keld Head Waste Water Treatment Works
		Address	Westgate Carr Road
Category	2	Town	Pickering
Call for Sites Reference (where applicable)	380		Site performs well against suitability criteria
			Site faces some availability constraints
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	C: Treatment expected to be required on part of the site
Water treatment works on site - may require some remediation	
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	D: Established single uses
Submitted in CFS, but remains in active use as a WWTW. Not immediately available.	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	D: Moderate constraints or exceptional costs
Site clearance and possible remediation	
Desirability of Immediate Area	C: Good desirability
Adhjaent to bungalow, but close proximity to industry and sewage works	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	543	Site Name	Land South and West of Stone Lea
		Address	The Lane
Category	1	Town	Gate Helmsley
Call for Sites Reference (where applicable)	382	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	544	Site Name	Land North of the Lane and East of Springfield Farm and Langford Garage
		Address	
Category	1	Town	Gate Helmsley
Call for Sites Reference (where applicable)	383	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Substandard access from village road.	
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	546	Site Name	Land South of Carter Lane and East of Ings Lane
		Address	Carter Lane & Ings Lane
Category	2	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	385		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site in relation to adjacent development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* B: Bad neighbour with potential for mitigation
Near sewage works.

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
Large houses on edge of countryside

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	547	Site Name	Land North of 117-119 Ruffa Lane
		Address	
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	386	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Access from Ruffa Lane requires improvement

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site adjacent to existing Pickering built-up area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Site submitted in CFS

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
Improvements to road access required

Desirability of Immediate Area A: Excellent desirability
Quiet location, open aspect

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **548** **Site Name** Land South of Firthlands Road and West of Greenlands Road
Address
Category **1** **Town** Pickering

Call for Sites Reference (where applicable) **387** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
Improvements required to access from Firthlands Road

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
Large site, adjacent to existing built-up area

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Sewage works and industry only have impact for the western part of the site which has been discounted. No bad neighbour constraints for remain

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Submitted in CFS

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* B: Some minor constraints or exceptional costs
Access improvements required

Desirability of Immediate Area B: Very good desirability
Open aspect, Quiet area, semi-detached houses. Near industry and sewage works; however, this part of the site will be left undeveloped.

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	549	Site Name	Land East of
		Address	Broughton Road
Category	1	Town	Malton
Call for Sites Reference (where applicable)	388	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
 No formal access, although could be achieved off Broughton Road.

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 We understand from the site's promoter that an agreement is now in place with Yorkshire Water.

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area C: Good desirability

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	550	Site Name	Russells, New Road, Kirkbymoorside
		Address	
Category	2	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	389		Site faces some suitability constraints
			Site performs well against availability criteria
			Site face some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	F: Treatment expected to be required on the majority of the site
Site has existing industrial uses	
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	D: Moderate constraints or exceptional costs
Desirability of Immediate Area	C: Good desirability
On edge of attractive town; close to other residential areas. Some industry adjacent.	
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	553	Site Name	Birk House
		Address	
Category	1	Town	Buttercrambe
Call for Sites Reference (where applicable)	392	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	D: Moderate desirability
Isolated buildings remote from other development	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	554	Site Name	Grange Farm
		Address	Grange Lane
Category	2	Town	Upper Helmsley
Call for Sites Reference (where applicable)	393		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Existing buildings but remote urban area.	
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	C: Good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	558	Site Name	Land South of York Lane
		Address	York Lane
Category	1	Town	Flaxton
Call for Sites Reference (where applicable)	397	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints Field access, York Lane	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Edge of village	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	559	Site Name	Land and Buildings at Hall Farm
		Address	Main Street
Category	1	Town	Aislaby
Call for Sites Reference (where applicable)	398	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading Existing track would need to be upgraded
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Site submitted in CFS	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	B: Some minor constraints or exceptional costs Improved access required. Site clearance
Desirability of Immediate Area	B: Very good desirability Small, quiet village
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	562	Site Name	Highbury Farm
Category	1	Address	Back Side
Call for Sites Reference (where applicable)	401	Town	Duggleby
		Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	563	Site Name	Manor Farm
		Address	Main Street
Category	1	Town	Scagglethorpe
Call for Sites Reference (where applicable)	402	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints access from lane	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	564	Site Name	Land South of Manor Farm
		Address	Main Street
Category	1	Town	Scagglethorpe
Call for Sites Reference (where applicable)	403	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	568	Site Name	Land and Buildings at Manor Farm, East of Water Lane & North of Salents Lane
		Address	
Category	1	Town	Duggleby
Call for Sites Reference (where applicable)	407	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Road junction on edge of small settlement	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	569	Site Name	Home Farm
		Address	Salents Lane
Category	1	Town	Birdsall
Call for Sites Reference (where applicable)	408	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
CFS, buildings appear vacant - Birdsall estates office opposite	
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	570	Site Name	Land and Buildings North of Red House Farm
		Address	Main Street
Category	1	Town	Wharram-Le-Street
Call for Sites Reference (where applicable)	409	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	571	Site Name	Land North West of Ryders Corner
		Address	Main Street
Category	1	Town	Crambe
Call for Sites Reference (where applicable)	410	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	572	Site Name	Land South of 1-2 Swineherd Lane
		Address	Swineherd Lane
Category	1	Town	Kirkbymoorside
Call for Sites Reference (where applicable)	411	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required
 Site large in relation to existing development

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
 Site on edge of countryside with views over Ryedale.

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	573	Site Name	Land West of 27-31 Low Moorgate
		Address	
Category	1	Town	Rillington
Call for Sites Reference (where applicable)	412	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	575	Site Name	Sunquest
		Address	Whitby Road
Category	1	Town	Pickering
Call for Sites Reference (where applicable)	414	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints From Whitby Road	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors* Site clearance required	B: Some minor constraints or exceptional costs
Desirability of Immediate Area Open aspect to rear	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	578	Site Name	Land and Buildings at Grange Farm
		Address	Main Street
Category	1	Town	Harton
Call for Sites Reference (where applicable)	416	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area Good village - linked facilities	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	579	Site Name	Land East of Beechwood Road and Hunters Way
		Address	Beechwood Road & Hunters Way
Category	3	Town	Norton
Call for Sites Reference (where applicable)	417		Site faces significant suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site
No apparent access to site	
Drainage Infrastructure Constraints	A: Limited new drainage infrastructure is likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	Site largely covered by water and mature trees.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	580	Site Name	Land East of Beckside and West of Church Lane
		Address	
Category	1	Town	Settrington
Call for Sites Reference (where applicable)	418	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	A: Existing road access to the site is adequate
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **581** **Site Name** Land East of Church Lane and North of All Saints Church
Address
Category **1** **Town** Settrington

Call for Sites Reference (where applicable) **419** Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Dead end road but tarmaced

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	582	Site Name	Land South and West of Back Lane
		Address	Back Lane
Category	2	Town	Settrington
Call for Sites Reference (where applicable)	420		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	F: Significant drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	B: 10% - 50% of site area is within Flood Zone 2
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	D: Moderate desirability
Attractive settlement, but remote	
Desirability of Wider Area	B: Very good desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	584	Site Name	Land West of Moor Lane and South of Manor Park
		Address	
Category	1	Town	Broughton
Call for Sites Reference (where applicable)	422	Site performs well against suitability, availability and achievability criteria	

Suitability Criteria

Access Infrastructure Constraints	C: Existing road access may require upgrading
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	

Availability Criteria

Availability Details	A: Held by developer / willing owner / public sector
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	B: Very good desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference **585** **Site Name** Land North East of Helmsley
Address Carlton Road
Category **3** **Town** Helmsley

Call for Sites Reference (where applicable) Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints A: Existing road access to the site is adequate
 Access from turning head Swanland Road

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* A: None

Flood Risk Constraints* B: 10% - 50% of site area is within Flood Zone 2

Other Suitability Considerations* Site is within National Park.
 Site faces significant suitability constraints

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector
 Duncombe Park Estate confirm they are the owners and keen to see the site developed.

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area A: Excellent desirability
 Residential opposite and open fields

Desirability of Wider Area A: Excellent desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	586	Site Name	Land North of Helmsley
		Address	Ashwood Close
Category	3	Town	Helmsley
Call for Sites Reference (where applicable)			Site faces significant suitability constraints
			Site faces some availability constraints
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	F: No existing road access to the site Footpath access.
Drainage Infrastructure Constraints	C: Some new drainage infrastructure likely to be required
Ground Condition Constraints	A: Treatment not expected to be required
Bad Neighbour Constraints*	A: None
Flood Risk Constraints*	A: Over 90% of site area is within flood zone 1
Other Suitability Considerations*	Site is within National Park. Site faces significant suitability constraints

Availability Criteria

Availability Details	D: Established single uses
Other Availability Considerations*	

Achievability Criteria

Cost and Delivery Factors*	A: No known physical constraints or expected exceptional costs
Desirability of Immediate Area	A: Excellent desirability
Desirability of Wider Area	A: Excellent desirability
Other Achievability Considerations*	

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

Site Assessment Details

SHLAA Reference	587	Site Name	Land North of
		Address	Pasture Lane
Category	2	Town	Malton
Call for Sites Reference (where applicable)	388		Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints C: Existing road access may require upgrading
No formal access currently exists, but one could be achieved off Pasture Lane.

Drainage Infrastructure Constraints C: Some new drainage infrastructure likely to be required

Ground Condition Constraints A: Treatment not expected to be required

Bad Neighbour Constraints* B: Bad neighbour with potential for mitigation
Industrial estate to the east, but could be mitigated through screening and sensitive site layout.

Flood Risk Constraints* A: Over 90% of site area is within flood zone 1

Other Suitability Considerations*

Availability Criteria

Availability Details A: Held by developer / willing owner / public sector

Other Availability Considerations*

Achievability Criteria

Cost and Delivery Factors* A: No known physical constraints or expected exceptional costs

Desirability of Immediate Area D: Moderate desirability
Next to industrial estate, but potential for mitigation.

Desirability of Wider Area B: Very good desirability

Other Achievability Considerations*

* Factors marked with an asterisk are deemed 'core constraints' and any issues identified here are treated with particular importance when assessing the site.

APPENDIX 13

List of Consultees

Appendix 13 - List of Consultees

The following individuals and organisations were consulted at varying stages of the SHLAA:

Table 1.1 Statutory Consultees

<i>Organisation</i>
National Grid
Yorkshire Water
North Yorkshire County Council (Highways)
Northern Gas
Environment Agency
Natural England

Table 1.2 Organisations Consulted in the Preparation of the Housing Market Commentary Paper

<i>Organisation</i>
Cundalls (Chartered Surveyors)
Rounthwaite and Woodhead (Estate Agents)
Boulton & Cooper Stephenson (Estate Agents)
Beanland Illingworth and Illingworth Wood (Estate Agents)

Table 1.3 Individuals and Organisations Consulted at the Stakeholder Seminar (20.04.09)

<i>Individual</i>	<i>Organisation</i>
Chris Patmore	Wharfedale Homes
Michael Brown	Wharfedale Homes
Simon Miller	Persimmon Homes
Peter Morris	Barratt Homes
Ian Pay	Taylor Wimpey
Michael Barry	Carter Jonas LLP
Paul Beanland	Beanland Illingworth and Illingworth Wood
Jonathan Collins	Hallam Land Management
Rod Cordingley	Boulton & Cooper Stephenson
Stuart Roe	Boulton & Cooper Stephenson and Archbishop Holgate Trust