

Selby District Council

Strategic Housing Land Availability  
Assessment

SHLAA 2011 Report

Published March 2012



Contents	Page
1.0 Introduction	1
2.0 Aims and Objectives	2
3.0 Scope of SHLAA	2
4.0 Stakeholder Engagement	3
5.0 Methodology	4
6.0 Stage 1 – Planning Assessment	7
7.0 Stage 2 – Determining Sources to be included	11
8.0 Stage 3 – Desktop review of existing information	11
9.0 Stage 4 – Determining sites for survey	11
10.0 Stage 5 – Carrying out the survey	12
11.0 Stage 6 – Estimating Housing Potential	12
12.0 Stage 7 – Assessing developability and deliverability	13
13.0 Stage 8 – Review of the Assessment	15
14.0 Stage 9 – Housing within broad locations or Strategic sites	15
15.0 Stage 10 – Windfalls	15
16.0 Results	15
17.0 Conclusions	22
Appendix 1 Site assessment	24
Appendix 2 Officer Assessment sheet	32
Appendix 3 Flood risk Methodology	35
Appendix 4 Highways Methodology	41
Appendix 5 Yorkshire Water Methodology	46
Appendix 6 January 2012 SHLAA Consultation General Comments	49
Appendix 7 Stakeholder Working Group members list	58
Appendix 8 SHLAA results detailed figures	61

## 1.0 Introduction

- 1.1 Throughout 2008 the Council developed the Strategic Housing Land Availability Assessment (SHLAA) methodology and undertook the assessment, this was published in a final report in 2009. SHLAA 2011/12 has reviewed this work to ensure the evidence base for the Local Development Framework is up to date to inform the Core Strategy and preparation of the Site Allocations DPD.
- 1.2 Planning Policy Statement 3 (Housing) requires Local Planning Authorities to identify enough land to ensure the continuous delivery of new homes in their area over the next 15-year plan period. In the case of Selby District Council this equates to 15 years from 2012 – 2027.
- 1.3 Selby has already undertaken a SHLAA in 2008 and at the time assessed the availability of land over a 17 year period and timeframe. As such sites were assessed against a timeframe of 0-7 years, 8-17 years and 17+. This timeframe was agreed by the Stakeholder Working Group to assess sites from 2008 to the predicted date of adoption of the Core Strategy planned for 2010.

As the date of adoption of the Core Strategy is timetabled for 2012 and in line with national guidance, the following timeframes have been used;

- Specific deliverable sites which are ready for development within 5 years
- Specific deliverable sites which can be developed during years 6 - 10 and 11-15, and which can be drawn upon to top up the five year supply
- Broad locations for development or strategic sites, such as possible urban extensions, which are needed to meet the housing targets established in the RSS.
- Sites which will be delivered beyond the plan period in 16+ years will also be assessed but will be considered in abeyance.

- 1.4 It has been prepared in accordance with published National<sup>1</sup> and Regional practice guidance<sup>2</sup>, and other advice published by the Planning Advisory Service<sup>3</sup>.

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<sup>1</sup> Department of Communities and Local Government Strategic Housing Land Availability Assessment Practice Guidance.

<sup>2</sup> Yorkshire & Humber Assembly, Understanding Yorkshire & Humber's Strategic Housing Land Availability Regional Practice Guide, April 2008.

<sup>3</sup> Strategic Housing Land Availability Assessment & Development Plan Document Preparation, Planning Officers Society, July 2008.

- 1.5 It will be updated and reviewed as part of the annual monitoring process.
- 1.6 The SHLAA is a technical exercise intended to inform the LDF. **It does not allocate land for development**, but examines the extent to which possible sites, including those suggested by developers, landowners and other parties are suitable, available and achievable over a given timeframe. The inclusion of sites within the SHLAA should not be taken to imply that the sites will be allocated for housing or looked upon favourably when determining planning applications. The decision to allocate will be made through the emerging Site Allocations DPD.

## 2.0 Aims and objectives

- 2.1 The SHLAA is a key tool in the development of housing policies and proposals.

The primary role of the SHLAA is to: -

- Identify sites with potential for housing
- Assess their housing potential, and
- Assess when they are likely to be developed

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

## 3.0 Scope of the SHLAA

- 3.1 The Core Strategy covers a 15 year period from 2012-2027 and the housing target for Selby District over this period is 6750 which equates to an average of 450 units per annum.
- 3.2 The practice guidance advises that the SHLAA should ideally be carried out for housing market areas which cross local authority boundaries and therefore would require collaborative working between local authorities. The Council considers this to be not practical for this round of SHLAA because different authorities are at different stages of LDF preparation.

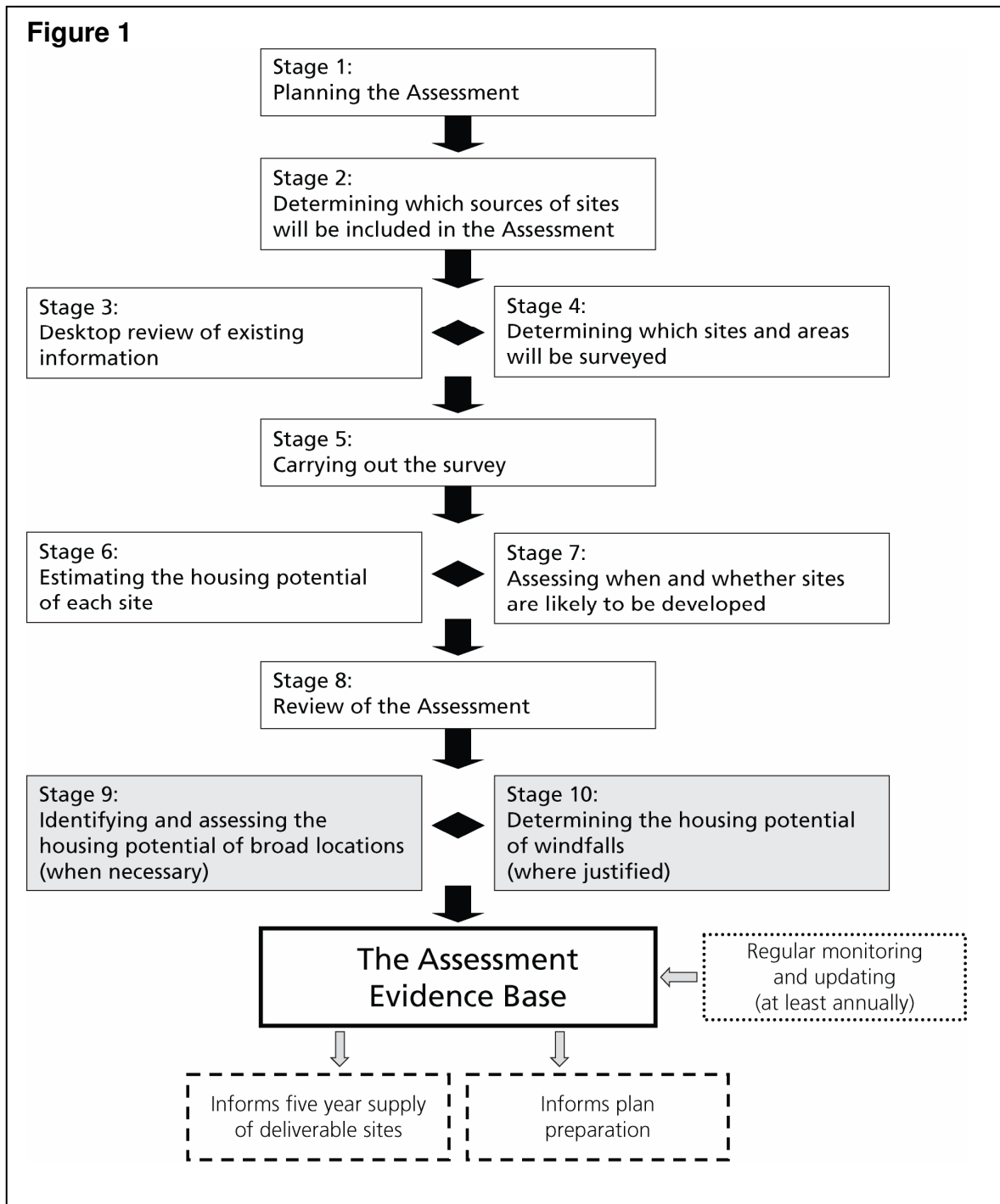
### 3.3 The scope of the SHLAA is to:

- Cover all settlements i.e. principal service centres, local service centres, designated service villages and other settlements with designated development limits
- Can extend beyond existing settlement limits i.e. there is no sequential testing (this will help identify exception sites)
- Include Previously Developed Land and Greenfield sites
- There is no allowance for windfalls in the first ten years unless robust evidence of genuine local circumstances
- Identify specific sites which could be delivered in the five years between 2012 and 2017.
- Identify sites which could be developed for years 6-10 (2017-2022) and 11-15 (2023-2027) and which would enable the 5 year supply to be topped up.
- Identify broad locations where future growth could take place if needed.
- Provide an evidence base that will inform the allocation of sites in the emerging Site Allocations DPD.

## 4.0 Stakeholder Engagement

- 4.1 In line with the guidance the Council already has a SHLAA Working Group established as part of the SHLAA 2008 and more recent call for sites in March 2010.
- 4.2 The Stakeholder Working Group met on the 31st of October 2011 to agree the methodology and the approach in assessing sites.

5.0 Methodology



5.1 The Selby District SHLAA follows 10 stages set out in the national and regional guidance, which is reproduced in Figure 1 above.

5.2 A number of lessons have emerged from SHLAA 2008 that the Council has considered as part of SHLAA 2011. These are summarised below:

- It is apparent from the individual site responses from utility providers that the development of individual sites will often require investment to be made in order for development to be accommodated. What wasn't clear however was the cumulative impact that would result from several sites coming forward at the same time, and the scenarios that would result from different delivery patterns that may emerge in the future.
- In the case of the highway network, modelling work has been undertaken as part of LDF development in the Selby area, and has informed the SHLAA 2011. The Council has also contacted other utility providers to gather information on the cumulative impact and need for investment, in order to better inform the SHLAA 2011.

### Progress Since 2008...

5.3 In March 2010 a call for sites exercise took place and the SHLAA Working Group reconvened to discuss the methodology. The SWG also discussed these further as part of the 2011 work. Below is a summary of the points raised.

**Site Density** – The following densities were discussed to consider when refreshing the SHLAA:

SHLAA 2008	Proposed SHLAA 2010	SHLAA 2011
Selby Urban Area 45 dph	Selby Town = 45 dph	Selby Urban Area 45 dph
The rest of the District 35 dph	Sherburn, Tadcaster and Primary <sup>4</sup> Villages = 35dph	The rest of the District 35 dph
Strategic sites and any individual sites contained within any strategic site boundary which are in or around Selby 35 dph	Secondary Villages = 25 dph	

<sup>4</sup> Please note Primary Villages are now referred to as Designated Service Villages (DSVs) in the Core Strategy.

However, discussions with the Stakeholder Working Group in 2011 suggest that the 2008 figures remain up to date and no changes were proposed to SHLAA density.

- 5.4 **Delivery** –The working group discussed likely delivery rates per year, for larger sites and suggested the following assumptions when refreshing sites in the SHLAA:-

SHLAA 2008	Proposed SHLAA 2010	Agreed SHLAA 2011
100 dwellings per year, based on experience at the time.	Strategic sites (500 dwelling or more capacity) = 100 dw per year	
	100-500 dwelling sites (without multiple developers) = 50 dw per year	Larger sites (>100) a rate of 50 dwellings per year.
	50-100 dwelling sites = 30 dw per year	Smaller sites (<100) a rate of 30 dwellings per year.
	Less than 50 dwelling sites = up to 25 dw per year	

- 5.5 At the SWG meeting it was agreed that on larger sites the delivery or yield estimates will be adapted to spread delivery over the time periods, taking into account economic trends.

- 5.6 On smaller sites, approach of spreading the development over more than one time period renders the need to consider a rate of dwelling delivery per year an unnecessary one. To reduce delivery on smaller sites would have no impact upon the delivery of dwellings within each time period, i.e. a site of less than <100 would be deliverable within its five year time period irrespective of yearly delivery. A site of <100 dwellings would be completed, in assessment terms, within its 5 year time frame if either 30 or 50 dwellings were built per year. When the SHLAA is reviewed again delivery rates will be adapted accordingly.



- 5.7 **Lead in time** – In 2010 it was suggested that the SHLAA assessment should include an allowance of 18 months lead in time for sites of 100 dwellings or more, and a year for sites of less than 100 dwellings. Sites of a strategic size (more than 500 dwellings) to be assessed on a case by case basis.
- 5.8 Lead in times were not used in the 2008 SHLAA assessment and have not been used in the SHLAA 2011. However they have been considered on a site by site basis within the 5 year supply and trajectory work in a separate exercise. This is available on the website on the Annual Monitoring Report webpage's.
- 5.9 In the 2008 SHLAA, smaller sites that had been put forward over-lapped with the large strategic development sites around Selby town. To avoid double counting, the figures were discounted which proved to be quite complex. To avoid confusion, double counting has been eliminated through ensuring that all sites are mutually exclusive prior to any further assessment.
- 6.0 **Stage 1 – Planning Assessment**
- 6.1 The purpose of a SHLAA is a database record of sites with potential for housing development over the next 15 years from the anticipated Core Strategy date. The starting point for the SHLAA is the SHLAA 2008 database, this is supplemented by site intelligence gathered by the Policy Team and the yearly monitoring of sites with planning permission, and the follow on analysis work associated with the housing trajectory. The call for sites exercise recently undertaken through the SADPD was also considered.
- 6.2 As part of the SHLAA 2011 work, a further call for sites exercise has been undertaken. Details were available on the website, a press release was published, all existing known landowners contacted and members of the LDF database informed.
- 6.3 In addition several other sources of information have been identified as set out in Stage 2, which means that although knowledge can be gained from external sources and key stakeholders, this process starts with a good base of sites with which to begin the analysis.
- 6.4 Further sites will continue to be considered through the process as the SHLAA will be regularly reviewed and updated. These regular updates of deliverable and developable sites will inform the Annual Monitoring Report (AMR) and the five year land supply.

## 6.5 Broad Assessment Criteria &amp; Process

Criteria	Process & considerations followed 2011
<b>Criteria for initial site sift</b>	<p>Regional Guidance advises that sites should not be included unless they can make a substantial contribution, with a minimum size of 0.4 hectares (or 10 dwellings) being suitable minimum criteria to use. In 2008 the Working Group agreed this minimum to be appropriate for Selby, therefore sites under this threshold were excluded from the assessment and were not analysed in any way for the 2008 SHLAA. This remains unchanged for 2011. No maximum site threshold has been used, although larger sites have been phased in accordance with the agreed delivery rates set out in section 5.4.</p> <p>The SHLAA puts into 'abeyance' sites that are located in the open countryside, that don't share a boundary with Development Limits (unless the site formed a significant brownfield site in the countryside).</p> <p>To be 'held in abeyance' means that the site is excluded from further assessment at this time, but will remain in the store of known potential sites, and will be reconsidered when the SHLAA is next updated, as criteria of search and market circumstances may well have altered.</p> <p>Previous 'In Abeyance' Sites will be re - assessed as part of SHLAA 2011.</p>
<b>Site details</b>	The first section of the assessment requests the necessary details about the site in order for it to be recorded on a GIS plan, and to establish its basic attributes.
<b>Search of existing data</b>	See stage 2.
<b>Planning History</b>	The planning status of each site is analysed. If a site has permission for housing, it will be known to be suitable at this time, and if development has commenced, it will be apparent if a site has 10 or more plots to build remaining. Guidance recommends sites with planning permission to be assessed as part of the SHLAA.
<b>Primary constraints</b>	<p>This category is designed to identify if the site has any constraints that will prevent housing development from taking place, indicating that the site would have zero potential and should be held in abeyance until the next assessment takes place. As previously mentioned, to be held in abeyance simply means that the site will be kept on a list of known sites with potential, that will be reassessed in the following year's review, at which time the circumstances relating to a primary constraint may have altered.</p> <p>In line with published guidance very few constraints are classified as 'primary', taking sites into abeyance. Sites of Special Scientific Interest and high-risk flood zones for example, will impact on potential. See Appendix 3 for a more detailed Floodrisk Methodology)</p> <p>Although the SHLAA needs to make judgement calls about constraints on individual sites, it does not assess constraints to the level of detail that the planning application process does.</p>
<b>Secondary constraints</b>	This category has the function of identifying a range of constraints that may affect a site and its potential to deliver housing. The factors include designations, and physical and technical constraints. This is not a stage to identify constraints that would prevent development, or 'show stoppers' but rather supplementary information is gathered which will assist in assessing at what stage a site may come forward, whether the site yield is likely to be impacted upon, and what special requirements may need to be taken into account in its development. (See Appendix 4 and 5 for further details on the approach the Highways and Waste Water Treatment Works)
<b>Ownership</b>	Information is gathered on the details of site ownership and the landowners' intentions of when they may seek development of the site. Any further ownership and legal

	<p>issues connected with the land, that give vital guidance on the availability of a site, complexities that could impact on its release and where it may fall in the chain of land release, are identified where known. Where ownership details or intentions are unknown sites are considered to be available beyond the plan period (16+) or in abeyance. For example a site may have been put forward prior to 2008 but the developer has not promoted recently, until further information is provided these sites have not been considered available within the plan period.</p>
<b>Utilities capacity</b>	<p>The assessment considers the level of utilities service capacity available to a settlement, in order to have the potential of accommodating additional growth.</p>
<b>Infrastructure capacity</b>	<p><i>Accessibility, highways access and network capacity:</i></p> <p>The North Yorkshire County Council Highways Authority has been consulted on all individual sites and has given an indication of constraints that impact in terms of time and cost, without going down to the level required at planning application stage.</p> <p><i>Waste Water Treatment Works</i></p> <p>Yorkshire Water has been consulted and given an indication of constraints on a settlement by settlement basis and current capacity at waste water treatment works. The impact has been considered without the going down to the level required at detailed planning application stage.</p>
<b>Cumulative Infrastructure Impact on Settlements</b>	<p>In reviewing the work undertaken on the SHLAA 2008 it was suggested that the impact of sites should be assessed at a settlement level by infrastructure providers to give an indication of deliverability overall as well as an assessment on a site by site basis. As part of Core Strategy work, infrastructure providers were asked to consider the cumulative impact of strategic housing growth as part of the Infrastructure Delivery Plan. No major constraints have been identified. This is available on the Council's website.</p>
<b>Economic viability and market conditions</b>	<p>In 2008 the SWG agreed that it was considered impractical to make detailed cost estimates for site preparation, overcoming any constraints or necessary additional infrastructure works. However, when making a generalised assessment of achievability, account is taken wherever particular issues have been identified, which may involve abnormal costs.</p>
<b>Marketability</b>	<p>Market factors operate at three levels: national, local area and site levels.</p> <p>National market demand - Current economic circumstances mean that national market demand will influence the likely timing of development across the District, however site achievability has been assessed using a 'normal' outlook, and updated annually.</p> <p>Local Area and Site Marketability - Following discussion with the SHLAA Working Group, it was agreed that any difference that may exist in the relative strength of the housing market across the District was limited, and unlikely to affect the relative achievability of sites. It is therefore considered unnecessary to attempt to build in consideration of this factor.</p>
<b>Site Assessment</b>	<p>Each site is assessed in terms of its suitability, availability and achievability, using a traffic light system (green 0-5, amber 6-10, red 11-15 and 16+ in abeyance), to assess when the site is likely to come forward, within which time period – further details at stage 7 below.</p> <p>In 2008 the working group agreed the potential yield from each site should be calculated using a density of 45 dph for sites within the Selby Urban Area and 35 dph in the rest of the District. The only exception to this is that 35dph was used for all strategic sites, and individual sites contained within any strategic site boundary, which are all in and around Selby. This was based on an analysis of the previous 3 years average 2005-08. (The figure for Selby has been reduced from 71dph to 45 dph to allow for the fact that a high proportion of flats were built over the previous 3 years, which is not expected to be repeated).</p> <p>Large sites- In order to ensure consistency in the approach to large sites a 30%</p>

	<p>reduction has been made for strategic sites and those sites with a potential yield of 500 or more dwellings, to allow for the provision of strategic greenspace, infrastructure, landscaping and services such as schools and community facilities. Any other yield reductions are in relation to individual site circumstances.</p> <p>In 2008, when calculating the number of dwellings that may be built within a given period of time, an assumption of 100 dwelling per year build rate was made, based on market conditions in a good economic climate. Due the downturn in the market this is has changed and through discussions with the SWG a rate of 50 on larger sites (100 dwellings +) and 30 dwellings a year on sites below 100 have been used in the SHLAA 2011 assessment.</p>
	<b>Further additions and changes to SHLAA 2011 Methodology</b>
<b>PPS3</b>	All sites have been reassessed take into consideration the revised PPS3 changes to the definition of garden land. Many sites within the existing SHLAA database were assessed on the previous PPS3 definition and have been checked against the policy change.
<b>Floodrisk</b>	As a result of a comprehensive review by the Environment Agency on the River Ouse catchment in 2010, flood maps changed considerably within the District. Each site has been re assessed against the more recent flood maps. In addition, further changes have been made in the approach to flood risk since 2008. This is explained in detail in Appendix 3. In summary, sites which are within Flood zone 3 are now considered within the SHLAA and no delineation is made between 3a and 3b, with the exception of sites within Selby Urban Area where a Level 2 Strategic Flood Assessment has been made.
<b>Highways</b>	Through assessing the sites and discussions with the Highways Authority the approach to highways constraints have been reviewed. In essence, any technical highways constraints can be dealt with at development management stage and strategically there are no highways issues within the District which would stop development taking place.

## 7.0 Stage 2 – Determining Sources to be included

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

<b><i>Sites in the planning process</i></b>
<ul style="list-style-type: none"> <li>• Land allocated, or with permission for employment or other land uses</li> </ul>
<ul style="list-style-type: none"> <li>• Existing housing allocations</li> </ul>
<ul style="list-style-type: none"> <li>• Unimplemented/outstanding planning permissions for housing (note lapsed permissions have not been included in the assessment)</li> </ul>
<ul style="list-style-type: none"> <li>• Planning consents for housing that are under construction (on sites of 10 dwellings or more outstanding up to 31<sup>st</sup> March 2011)</li> </ul>

<b><i>Sites not in the planning process</i></b>
<ul style="list-style-type: none"> <li>• Vacant and underused derelict land and buildings</li> </ul>
<ul style="list-style-type: none"> <li>• Surplus public sector land</li> </ul>
<ul style="list-style-type: none"> <li>• Re-development of land in non-residential and commercial use</li> </ul>
<ul style="list-style-type: none"> <li>• Additional opportunities in established residential areas</li> </ul>
<ul style="list-style-type: none"> <li>• Redevelopment of existing housing</li> </ul>
<ul style="list-style-type: none"> <li>• Sustainable urban extensions</li> </ul>

## 8.0 Stage 3 – Desktop review of existing information

- 8.1 As noted at Stage 1 – ‘planning the assessment’, a desk top survey of existing sources of data for potential sites has been undertaken. The site assessment sheet used for this process is outlined in Appendix 1.

## 9.0 Stage 4 – Determining sites for survey

- 9.1 Sites have already been identified through the SHLAA 2008 database. The 2008 assessment is the base date for the SHLAA. In addition there has been a recent SHLAA update in 2010 and a call for sites exercise as part of the Site Allocations work in July 2010. These sites have been assessed and included in the process.

9.2 Together with sites identified through existing data sources, a four-week consultation exercise (the 'call for sites') has been undertaken (in October/November 2011) to gather information on potential sites from partners, stakeholders within and outside of the working group, and the wider community.

## 10.0 Stage 5 – Carrying out the survey

10.1 As with previous SHLAA assessments the site survey has been undertaken by policy staff. Staff members likely to deal with enquiries on the subject of the SHLAA were briefed appropriately. Additionally, information on the subject is featured on the Council website.

10.2 All sites have been assessed against the site assessment sheet set out in Appendix 1 and then recorded within the database.

## 11.0 Stage 6 – Estimating Housing Potential

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

- 45 dph in Selby Urban area.
- 35 dph in all other areas and all strategic sites, and individual sites contained within any strategic site boundary.
- Large sites – with a potential for 500 dwellings or more – an assumption is made for a reduction of 30% in yield – this allows for a normal amount of additional infrastructure associated with large sites.
- Flood Zone 3b (functional floodplain)<sup>5</sup> – Where a site contains a known element of flood zone 3b, but sufficient area remains in a lesser flood zone to still be considered as a potential site, the yield is reduced by the amount of area covered by 3b. Flood maps available are not always precise, so a level of estimation has been necessary in some cases.
- Significant site constraints – Where a site is significantly constrained for example by pylons crossing the site, an appropriate deduction to the developable area is made. 'Normal' site constraints, which can be dealt with at application stage, have not been taken into account as part of this SHLAA process.

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<sup>5</sup> Area of land that borders a watercourse, an estuary or the sea, over which water flows in time of flood, or would flow but for the presence of flood defences where they exist.

- 12.0 Stage 7 – Assessing developability and deliverability
- 12.1 This is a key stage of the assessment, where all the information previously gathered feeds into the judgements that need to be made about whether a site is suitable, available and achievable.
- 12.2 In order to judge if and when a site may come forward for development, many factors need to be investigated, judged and balanced, and ultimately a complete picture of the level of housing land availability over the 15-year period emerges. See Appendix 1.
- 12.3 As with the SHLAA 2008, a green (0-5 years), amber (6-10 years), and red (11-15 years) traffic light system of assessment is used in assessing development potential for a site. Below are the basic assumptions that were made when assessing a site. Inevitably, specific site issues, location and availability of information are all factors that help determine the potential of a site – but the basic protocol ensures a good level of assessment consistency.
- 12.4 **Suitable** - (National and Regional Policy only) - A site is considered to be **potentially** suitable for development if it is in a sustainable location e.g. within or immediately adjacent to existing settlements (see Appendix 2 for further explanation). Note is taken of the relative sustainability of the location, the land type and the planning history and development plan status - however none of these factors would cause a site to be considered unsuitable. (Note that all 'unsuitable' sites in policy terms were placed in 'abeyance' and no further assessment undertaken i.e. those sites not in or adjacent to settlements so are considered to be in open countryside).
- 12.5 **Available** – (Ownership, Landowners intentions, specific land type constraints)

<b>Green 0-5 years</b>	A site is known to be available in the short term; is being actively promoted by a landowner or agent, is allocated for housing in the adopted Local Plan, or as Safeguarded Land with the potential for housing development. That is, there is unlikely to be a hold up in planning control terms. This could include land adjacent to settlements, which although contrary to current policy, could be released as an exception to policy, particularly in the event of a less than 5-year land supply.
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<b>Amber 6-10 years</b>	Sites known to be currently available, but with a realistic chance of coming forward in the medium term due to a constraints. For example would require a change in development plan status. Only Green Belt or Strategic Countryside Gap is considered in this category. That is, the release of the site could be dependant on a future change of policy, and is unlikely to be released as an exception to policy, without demonstrating very special circumstances.
<b>Red 11-15 years</b>	Sites unlikely to become available until latter part of plan period 11-15 years – due to issues such as being in an active use.
<b>16 years + Abeyance</b>	Sites which are unlikely to become available within the plan period will be considered to be in abeyance and reassessed when the SHLAA is updated. Sites may have been promoted previously but landowner intentions may not have been put forward in the recent assessment.

12.6 **Achievable** – (any identified constraints which would affect the time period)

<b>Green 0-5 years</b>	Site is judged to be commercially and physically viable, and deliverable in the short term.
<b>Amber 6-10 years</b>	Overall judgement that the site is likely to be deliverable in the medium term, due to a combination of constraints or one major issue that would need to be resolved. In addition, a large site may be impacted for example by the capacity of a developer, phasing etc.
<b>Red 11-15 years</b>	Overall judgement that the site is likely to be deliverable in the longer term, towards the end of the plan period, due to a number of issues that would need to be resolved.
<b>16 years + Abeyance</b>	Judged to be unlikely to become commercially viable within the plan period, due to extreme physical problems and/or other secondary constraints which may cumulatively also delay achievability. (moved from Red SHLAA 2008)

12.7 Attached in Appendix 2 is the summary table used by officers to consistently assess sites whilst undertaking the 2011 SHLAA. Notes on decisions are then summarised in the individual site assessment sheets.



### 13.0 Stage 8 – Review of the Assessment

- 13.1 Lessons learnt from SHLAA 2008 have been highlighted in the proposed SHLAA 2011 methodology and were discussed further with the Working Group at the 31<sup>st</sup> October meeting.
- 13.2 The 2011 assessment was also reviewed by the Working Group, to ensure that the method used and results achieved, meet the intended purpose of identifying a continuous supply of housing land for the District over the next 15 years and beyond.

### 14.0 Stage 9 – Housing within broad locations or Strategic sites

- 14.1 National Guidance<sup>6</sup> indicates that where insufficient sites have been identified to meet the housing requirements for the District, that an option to investigate meeting this shortfall is through the identification of broad locations for future housing growth – either, within or adjoining settlements, or outside settlements. Strategic sites may be identified where necessary, rather than broad locations.
- 14.2 The Core Strategy requires sustainable development in the District to be centred on the main settlement of Selby Town, and identifies the need for a strategic site allocation at Olympia Park. This site is included as part of the SHLAA 2011 assessment.

### 15.0 Stage 10 – Windfalls

- 15.1 In line with national guidance, it is considered that the methods used to carry out the SHLAA have identified sufficient specific and strategic sites to provide for future housing development in the District, therefore it will not be necessary to make an allowance for windfalls in the SHLAA 2011.

### 16.0 Results

- 16.1 The main results of the 2011 SHLAA are provided in table form at the end of this section. More detailed information for each site is provided in the supporting Parish Map Book and Site Assessment Book available on the SHLAA webpage. Further analysis is provided in a separate spreadsheet (Appendix 8) which shows the contribution of sites within each timeframe.
- 16.2 Following the “call for sites” consultation throughout October/November 2011 a total of approximately 50 new sites were submitted and 130 updates received.
- 16.3 In January 2012 the Draft Final SHLAA was consulted on further for 4 weeks to obtain comments on the methodology and provide an opportunity for further information to be provided by landowners on Policy Officers sites assessments. In total there were 56 responses. The

majority concerned individual sites and the assessments amended accordingly. There were 6 comments on the general approach undertaken. A summary of these responses are provided in Appendix 6 along with Policy Officers' response and action taken.

16.5 The SHLAA 2008 database contained 240 sites; following the recent consultation the database now contains 451 sites, an increase of 211 sites. Approximately 160 of these sites have come forward as part of the SADPD process. In total there are now 327 sites which are now included within the final SHLAA 2011 results and are considered to be available within the plan period. The remaining 124 sites in the database are considered to be in abeyance, have not been recently promoted or have been built/complete since the last SHLAA assessment in 2008.

16.6 In summary key findings are as follows:

- Land for about 3000 dwellings (10%) has been identified on the range of strategic site options originally considered in the 2008 SHLAA (deliverable before 2027).
- Land for about 3000 dwellings (10%) is available within and around Selby town within the plan period.
- Land for about 1500 dwellings (5%) is available within and around Tadcaster within the plan period.
- Land for about 3000 dwellings (10%) is available within and around Sherburn in Elmet within the plan period.
- Throughout the rest of the District land for approximately 18,500 dwellings (65%) is available within the plan period.

## Selby District Council – 2011 SHLAA Results

Table 1

Potential 0-5 years Supply (Green)		dwellings
	Selby	639
	Sherburn	813
	Tadcaster	396
	Rest of the District	7431
	<i>Sub Total</i>	<b>9279</b>
	Strategic Sites	500*
	<i>Total</i>	<b>9779</b>

\*500 deliverable within the 0-5 year period based on 50 dwellings per annum

This result indicates a potential land supply of **21.7** years at a rate of 450 dwellings per year in the 0-5 year period

Table 2

Potential 6-10 years Supply (Amber)		dwellings
	Selby	1333
	Sherburn	1328
	Tadcaster	904
	Rest of the District	6032
	<i>Sub Total</i>	<b>9597</b>
	Strategic Sites	1250
	<i>Total</i>	<b>10847</b>

This result indicates a potential land supply of **24.1** years at a rate of 450 dwellings per year. In the 6-10 year period

Table 3

Potential 11-15 years Supply (Red)		dwellings
	Selby	819
	Sherburn	760
	Tadcaster	201
	Rest of the District	5187
	<i>Sub Total</i>	<b>6,967</b>
	Strategic Sites	1250
	<i>Total</i>	<b>8217</b>

The result indicate a potential land supply of **18.3** years at a rate of 450 dwellings per year in the 11-15 year period  
It is worth noting that a number of sites included in the assessment of sites for the Site Allocations document, where ownership intentions are unclear, were included within this time period in the Draft SHLAA published January 2012. Where ownership intentions are still unknown these are included within the 16+ timeframe and subsequently the figures have been reduced within the plan period.

Table 4

Potential Supply up to 2027 (Green, Amber Red combined for the Plan Period)		dwellings
	Selby	2791
	Sherburn	2901
	Tadcaster	1501
	Rest of the District	18650
	<i>Sub Total</i>	<b>25843</b>
	Strategic Sites	3000
	<i>Total</i>	<b>28843</b>

The combined results (within plan period 0 -15 Years) indicate a potential land supply of **64.1** years at a rate of 450 dwellings per year over the plan period.

Table 5

Potential Supply after 2027 (16+ Abeyance Blue sites)		dwellings
	Selby	3958
	Sherburn	1054
	Tadcaster	1997
	Rest of the District	12119
	Sub Total	<b>19128</b>
	Strategic Sites	4085
	<i>Total</i>	<b>23213</b>

The results indicate a potential land supply of **51.6** years at a rate of 450 dwellings per year after the plan period (16+ years).

This time period contains all sites which have been promoted, however owners intentions are unknown and the sites are not known to be available within the plan period

## 17.0 Conclusions

- 17.1 SHLAA 2011 has been undertaken in a timely manner to inform the progression of the Core Strategy through the Examination in Public. Over the past 5 months the SHLAA 2008 has been reviewed, updated and undergone two separate consultation exercises to ensure the Council has undertaken a robust assessment of its current land supply.
- 17.2 The approach undertaken in 2011/12 has been different to the approach undertaken in 2008 in the following areas;
- Emphasis has been placed on landowner intentions to develop sites. Only sites whereby the landowner has provided a detailed response to the SHLAA have been considered available within the plan period. Any sites where this information has not been provided have been considered within the 16+ abeyance and will be reviewed as part of the next SHLAA.
  - Land registry searches have been undertaken on sites within Tadcaster and all Phase 2 sites to ensure we have the correct site owner details to inform Policy Officer Assessments.
  - Constraints have been identified with the relevant infrastructure providers and the methodology revised to be more realistic in the detail of our assessments without going to the level of a detailed planning permission. Where constraints have been identified, the Assessment considers what action would be needed to remove them. Actions that might be required could include for example, the need for investment in new infrastructure, dealing with fragmented land ownership or environmental improvement. In some cases planning policy (the designation) which may currently be preventing housing development coming forward i.e. Green Belt or outside development limits would require changing to allow development. This is more aligned to CLG 2007 SHLAA Guidance (July 2007).
  - Where sites have planning permission the actual housing numbers approved have formed the yield. Previously site density assumptions had been used.
  - The delivery rate has been reduced from 100 dpa (SHLAA 2008) to 50 dpa to reflect the economic climate, to make realistic assumptions of sites coming forward over the plan period.
- 17.3 Overall SHLAA 2011/12 has been more cautious in assessing sites delivery potential in order to support delivery of the revised Core Strategy housing target. Policy Officers have ensured that the most up to date evidence has been used in assessing sites, ownership details are known and constraints identified through working with the relevant infrastructure providers to inform the final conclusions.



## 18.0 Review & Monitoring

- 18.1 The base date for the SHLAA database is the 2008 SHLAA. The SHLAA has been thoroughly updated in 2011 and as part of the annual monitoring process sites within the database will be reviewed.
- 18.2 The Council monitors all residential and employment planning permissions as at 31<sup>st</sup> March each year to gather data on completions and what remains to be built within the District (outstanding commitments). Each site with planning permission is surveyed and the figures are then used to assess the planning status of the sites within the SHLAA database and to inform the Council's 5 year supply.
- 18.3 Whilst sites in the database will be reviewed annually as part of the 5 Year Supply (and landowners contacted to check for intentions), these will be added to the SHLAA database on a rolling basis. Updating the SHLAA more widely (i.e. contacting land owners and a call for sites exercise) will be undertaken at regular intervals in order to maintain a robust evidence base.

# Appendix 1

## Site Assessment

**Schedule of Information to be collected in the SHLAA Database 2011**

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

**Section 1. Site Details**

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

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

**Section 2. Source of Data**

Choose all that apply

Submitted through call for sites 2008
SHLAA Update call for sites March 2010
SHLAA 2011 call for sites
SADPD
Employment Land Study 2007
ELR10
NRP 2011
Sites and Premises Register (Evolutive)
NLUD 2010
PARS/AMR 2011
SFRA/VISUM 2008
Town Centre Survey 2004/2008
Other SDC Department

**Section 3 Planning History**

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

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

<b>Within the following designations</b>	
Flood Zone 3b – where identified by SFRA Level 2	Tick all that apply
HSE Inner Zone	
International Wildlife site	
National Wildlife Site SSSI	

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

**4B. Secondary Constraints**

*(do not affect suitability only possibly timescale or yield)*

**i) Statutory Designations**

<b><i>Within or affecting the following designations</i></b>	
International Wildlife site	Yes/No
National Wildlife Site / SSSI	Yes/No
SINC	Yes/No
On Ancient Woodland Inventory	Yes/No
Other Flood Zone	1, 2, 3a, 3b
Scheduled Ancient Monument	Yes/No
National or Local Historic Park and Garden	Yes/No
Protected ROS including allotments	Yes/No
Local Amenity Space	Yes/No
Strategic Countryside Gap	Yes/No
Mineral safeguarded area	Yes/No
Green Belt	Yes/No

<b><i>Within or affecting the following designations</i></b>	
Archaeological site	Yes/No
Conservation Area	Yes / No / Affect setting of
Listed Building	Grade I / II* / II / Affect setting of No
Landscape	LILA / Historic Battlefield / No
Protected Road Schemes	Yes/No

## ii) Physical/Technical Constraints

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

**Section 5. AVAILABILITY AND ACHIEVABILITY TESTS****a. Ownership**

Type	Private individual Private organisation Public LA Other public body Multiple owners	Or Not known
Landowner's intentions known?	Yes 0-5 yrs (2012-2017) Yes 6-10 yrs (2018-2022) Yes 11-15 yrs (2023-2027) Yes 16+ yrs (2027 or later)	Or Not known
Ownership/Legal/Covenant Issues	Yes Council disposal notice for the land Yes Other	Or Not known

**b. Is there Utilities Capacity?**

WWTW	At capacity Site can be accommodated Works required for capacity to be made available Any further information
Summary of cumulative impact of sites.	Settlement by settlement basis (See Appendix 5)

**c. Is there Infrastructure capacity?**

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



**Section 6. FINAL OVERALL ASSESSMENT**

Site suitable	Yes / No	
Site available	Green Amber Red Abeyance	Yes 0-5 yrs Yes 6-10 yrs Yes 11- 15 yrs 16 +
Site achievable	Green Amber Red Abeyance	Yes 0-5 yrs Yes 6-10 yrs Yes 11 -15 yrs 16 +

FINAL TIME PERIOD		
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Developable area (ha)	Discounted only on sites of 500 dw or more or sites containing part of area as Flood Zone 3b as defined in the Selby Level 2 Strategic Flood Risk Assessment.	
DPH used for calculation	45 dph in Selby Urban Area 35 dph in rest of District	

FINAL YIELD ESTIMATE	
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# Appendix 2

## Policy Officer Assessment sheet

<b>SHLAA Site Assessment Table HINTS, TIPS AND GUIDE FOR COMPLETION</b>			
<b>Site Ref</b>	<b>NOT SUITABLE LOCATION</b>	<b>MAY BE SUITABLE LOCATION IF....</b>	<b>SUITABLE</b>
<p><b>Suitable</b></p> <p>Under current National and Regional Policy</p> <p><b>Not Time Related</b> →</p>	<p>Site has Primary constraints &amp; all sites in open countryside (in abeyance)</p>	<p>Existing employment allocations and planning permissions.</p> <p>GF sites within DL and GF/PDL sites adjoining DL of all settlements except Selby Sherburn and Tadcaster</p>	<p>GF/PDL within and adjoining most sustainable locations – <b>Selby, Tadcaster, Sherburn and DSV's</b></p> <p>PDL within Development Limits of all other villages.</p> <p>Also existing housing allocations and any sites with planning permission for housing anywhere in the District</p>
	<b>Red</b>	<b>Amber</b>	<b>Green</b>
<b>Time Related</b> ↓	<b>Time Period 11-15 years</b>	<b>Time Period 6 – 10 years</b>	<b>Time Period 0 - 5</b>
<p><b>Available</b></p> <p>Ownership and landowner intentions</p>	<p>Unlikely to become available within 15 years (plan period) e.g. Because for example in active use and landowner hasn't told us they intend to close or re-develop.</p>	<p>Sites may be considered for earlier release but would depend on a change of development plan status i.e. Strategic Countryside Gap and Green Belt.</p> <p>This includes Secondary Villages</p>	<p>Site is known to be currently available/short term 0-5 yrs</p> <p>Landowner/agent actively promoting the site. And/or Land allocated for housing or safeguarded land.</p>

<b>Achievable</b>	Consider to what extent any identified Secondary Constraints & Responses from consultees/utilities may push possible implementation further along the timeline conveyor belt.		
	<p>Unlikely to become commercially viable before 11-15 years</p> <p>Extreme physical problems e.g Access/infrastructure investment required</p> <p>Other secondary constraints which might delay achievability</p>	<p>Site likely to be commercially &amp; physically viable in medium 6-10 yr term</p> <p>Deliverable in planning terms but could be constrained by intermediate problems which can be overcome in medium term (6-10 yrs)</p> <p>Size of site will impact on capacity of builder, phasing, need for multiple developers</p>	<p>Currently commercially &amp; physically viable/short term 0-5 yrs</p> <p>Deliverable in planning terms</p>
<b>16+ Abeyance.</b>			
<p>Sites which have been promoted historically so in principle “known to be available” but no recent intentions to develop or recent landownership unknown/uncertain. Site known to be unavailable.</p> <p>(For the avoidance of doubt, this Appendix describes the 16+ Abeyance category which assesses issues of availability - land owners’ intentions and are included in the results tables. Some sites however are “In Abeyance” for other reasons – e.g. for primary constraints so are not assessed and therefore not included in the results tables).</p>			

# Appendix 3

## Flood risk Methodology

## **SHLAA 2011 Methodology – approach to Flood risk.**

### **1.0 Introduction**

1.1 Through starting the assessment of sites in SHLAA 2011 Officers and the Environment Agency have questioned the approach to flood zone FZ3b as a primary constraint in the SHLAA 2008 methodology. The SHLAA 2008 methodology assumes that, without detailed flood risk information, anywhere outside development limits and it flood zone 3 should be considered as FZ3b (functional floodplain) and sites in these areas should be put into abeyance. This methodology could result in the undesirable situation where sites are ruled out due to their location in FZ3b, when in fact they could be appropriate in respect to flood risk. Whilst it would be appropriate to rule sites out in locations where the degree of flood risk would challenge the deliverability of the proposed development, the level of flood risk information needed to undertake such an approach robustly, is not currently available. This note explains the review of the SHLAA 2008 methodology in light of current national and local flood risk policy on FZ3b.

### **2.0 The report**

2.1 This note has reviewed the following:

- PPS25 – Flood risk March 2010
- CLG SHLAA Practice Guidance July 2007
- Selby District Strategic Flood Risk Assessment (SFRA) Scott Wilson 2008
- Flood risk rational used in SHLAA 2008
- Overview of discussion with the Environment Agency and approach to flood risk SHLAA 2011.

2.2 Annex A provides an overview of guidance and evidence used to inform the SHLAA 2008 approach to flood risk.

### **3.0 Review of SHLAA 2008**

3.1 In agreement with the EA, the methodology of the SHLAA 2008 used the Level 1 SFRA conservative approach to flood risk and suggested that all areas considered to be within flood zone 3, in the absence of any further delineation or evidence, SHLAA 2008 presumed these areas to be FZ3b (functional floodplain) outside development limits, and FZ3a inside development limits. As a result sites outside development limits were discounted on a flood risk basis.

3.2 Suggesting that FZ3 (covering large areas of the District) should be defined as FZ3b does not reflect the definition of flood zone 3b in PPS25 2010. However, at the time we redefined this locally on the basis of the evidence and approach advised by the Scott Wilson SFRA. (See Annex A section 3)

3.3 However, in undertaking the assessments for the 2011 SHLAA it has become apparent that the method needed amending to better reflect PPS25 and SHLAA guidance (See Annex A 1 Sections 1 and 2). As such there have been detailed discussions with the EA (see below) to determine the best approach.

#### **4.0 Discussion with Environment Agency (EA) and SHLAA 2011**

4.1 Discussions with the EA about the proposed change to the SHLAA methodology highlighted the following issues:

- The EA do not normally provide guidance on SHLAA's, other than ensuring that site constraints are correctly and robustly identified.
- At present flood zone 3 is the level of constraint which can be identified by the EA flood risk maps, there is no evidence to delineate between FZ3a and FZ3b outside of Selby Urban Area, which has a Level 2 SFRA.
- The requirement for further evidence to suggest the site area is FZ3b or FZ3a should be placed on the landowner at SADPD stage to demonstrate otherwise.
- Discounting sites based on the current definition of functional floodplain does not necessarily adequately reflect the nature of a constraint. Whilst the risk apparent on some FZ3b sites may genuinely challenge the deliverability of development, others may be overcome through mitigation and may not necessarily be a showstopper for development.

4.2 Without the evidence to define areas of FZ3b, the conclusion was to therefore consider such areas simply as "FZ3" as a constraint in the methodology and comment on the implications of this constraint in other areas of the assessment sheet. Following the meeting a note of discussions and review of methodology was sent to the Stakeholder Working Group and the Environment Agency, comments were received and the SHLAA 2011 methodology has been changed accordingly.

#### **5.0 Implications of changing the methodology -**

- 5.1
- Sites which have been discounted previously due to FZ3b definition are now be considered as part of the SHLAA 2011, increasing land availability. However, a FZ3 approach may increase the number of 'unknowns' in terms of, safety, cost of infrastructure and the timeframe of development.
  - The change in the approach adds flexibility and no prejudgements are made on any site. We acknowledge a significant constraint but don't eliminate any site.
  - We don't have the evidence to say its FZ3a or FZ3b – therefore

we can only acknowledge flood risk 3 as a constraint. This is ok for SHLAA purposes and there is no need to go further at this stage.

Conversely

- If we had continued using the FZ3b definition used previously we would be in danger of applying a constraint that is inconsistent with the PPS25 definition and could potentially discount sites which could be considered within the SHLAA.

## **6.0 Summary**

- 6.1 The SHLAA 2011 methodology has been simplified with regard to flood risk in FZ3 locations. As a consequence there may be a slight increase in the amount of land available from abeyance sites which were previously considered FZ3b, however these will still be considered as highly constrained sites. This ensures we are now considering all sites as available and highlighting their constraints in line with SHLAA guidance and the definition of FZ3b in PPS25.



## Annex A

### 1.0 PPS25

- 1.1 Guidance provides the definition of FZ3b as follows '*This zone compromises land where water has to flow or be stored in times of flood*'. Local planning authorities should identify in their SFRA areas of functional floodplain and its boundaries accordingly in agreement with the EA. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters, but land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in on extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify functional floodplain.

Guidance also suggest appropriate uses – only water compatible uses and the essential infrastructure listed in Table D2 of PPS25 should be permitted in this zone. It should be designed and constructed to

- Remain operational and safe for users in times of flood.
- Result in no net loss of floodplain storage.
- Not impede water flows; and
- Not increased flood risk elsewhere.

- 1.2 Essential infrastructure in this zone should pass the Exception test.

FRA requirements – all development proposals in the zone should be accompanied by an FRA.

Policy aims;

In this zone, developers and local authorities should seek opportunities to;

- i) reduce the overall level of flood risk in the area through the layout and form of development and the appropriate application of SUDs.
- ii) Relocate existing development to land with a lower probability of flooding.

### 2.0 CLG SHLAA Practice Guidance July 2007

- 2.1 SHLAA practice guidance –

Stage 6 suggests that housing potential should be adjusted for any individual sites characteristics and physical constraints.

Stage 7 considers primary constraints to be;

- The SHLAA guidance defines physical problems or limitations as access, infrastructure, ground conditions, flood risk, hazardous risks pollution or contamination.

However, the guidance does not define what the triggers are for primary constraints should be including what level of flood risk makes a site a showstopper. Therefore local assumptions have been derived and are explained in section 3.

2.2 In terms of overcoming constraints the guidance suggests –

Where constraints have been identified, the Assessment should consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement or a need to amend planning policy which is currently constraining housing development.

### **3.0 Selby District Strategic Flood Risk Assessment Scott Wilson 2008**

3.1 The Council commissioned Scott Wilson in 2008 to undertake a Level 1 Strategic Flood risk Assessment throughout the District. Subsequently further work has been commissioned to undertake a Level 2 assessment for Selby Town to provide further evidence on flood zones 3a and FZ3b and the sequential test for development within the urban area.

3.2 The SFRA Level 1 Assessment approached flood zone 3b throughout the District by using the following assumptions –

Functional floodplain is explained on page 14 of the SFRA and states;

‘As the 5% flood outline has not yet been delineated for all the main rivers within the District boundary, the following conservative approach to delineating the functional floodplain has been agreed with the Environment Agency, until more detailed information is available

- Outside development limits in undefended areas Flood zone 3 is represented as FZ3b (functional floodplain)
- Inside development limited and in defended areas FZ3 is represented as FZ3a (High Risk), since existing built – up/defended areas are able to function as ‘natural’ floodplain.

It should be noted that the ‘assumed’ extent of functional floodplain is insufficient for development control purposes. Further detailed investigation or prospective development sites within FZ3 will be required to establish the precise extent of functional flood plain (Flood Zone 3b) and the area defended to a standard of 1 in 20 annual probability (FZ3a) This work may be incorporated in site specific FRA’s.

# Appendix 4

## North Yorkshire County Council Highways Methodology

## **SHLAA 2011 Methodology – approach to Highways.**

### **1.0 Introduction**

1.1 Through starting the assessment of sites, Policy Officers and NYCC Highways Officers have questioned the approach to assessing highways constraints. Previous highways comments had been used to determine the achievability of sites in a timeframe, not developer intentions taking precedent. This note aims to summarise recent discussions with NYCC Highways and outline the responses received.

1.2 There has been an opportunity and a desirability to simplify the SHLAA with regard to highways constraints. In agreement with NYCC Highways, 'showstoppers' have been identified and general impacts identified. SHLAA 2011 has still considered highways constraints on balance with other constraints in terms of determining the achievability and deliverability of sites, but this on its own does not impact on the timescale. Any further detailed assessment on highways issues will be assessed at planning application stage. The SHLAA highways checklist has been provided by NYCC Highways and will be used as part of the SHLAA 2011 assessment.

1.3 The difference between this approach and that undertaken in the previous SHLAA is that there may be a slight increase in the amount of land immediately available or 'green' (0-5 years) as the previous SHLAA interpreted these detailed highways comments differently.

### **2.0 Proposed change to questionnaire**

2.1 Annex B sets out the new approach to assessing highways in SHLAA 2011 in line with SHLAA guidance and best practice developed by NYCC Highways and other North Yorkshire LPAs.

### **3.0 Discussion with NYCC Highways Agency and SHLAA 2011**

3.1 Discussions with NYCC Officers about the proposed change to the SHLAA methodology highlighted the following issues:

- SHLAA 2008 was overly detailed in the questions posed to Highways; we collected unnecessary levels of information.

SHLAA 2008 originally set out to predict short/medium/long term delivery based on highways constraints – but the reality is that they will be addressed upon allocation or planning permission being granted and are not really time-bound in that way. A more balanced interpretation of constraints should be used in assessing SHLAA 2011 sites; recognise constraints don't try and slot them into timeframes on this basis.

### **4.0 Implications of changing the methodology -**

- 4.1
- Less constrained sites' and more sites which are readily available within the 0-5 year timeframe
  - Highways constraints will place a cost on developing the site,

but overcoming this constraint will be reliant on the landowner's willingness to develop the site.

- Availability will be determined on landowners' intentions and balance on the constraints.

## **5.0 Summary**

There has been an opportunity and a desirability to simplify the SHLAA 2008 with regard to highways comments and remove unnecessary time-bound evaluation on sites. These changes have been incorporated to the SHLAA 2011 assessment.

**Annex B Site Assessment form used by NYCC highways****Standard Conditions for LDF Consultations**

- 1.**
  - (i) The site has no direct connection/frontage to a highway maintainable at the public expense
  - (ii) The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway.
  
- 2.**
  - (i) Acceptable onto -----
  - (ii) Will need to be determined by a traffic assessment
  - (iii) Minor works may be required to extend existing footway/ street lighting to serve the site.
  - (iv) This site can not be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.
  - (v) Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site.
  
- 3.**
  - (i) To reflect desire lines through the site to the nearest service centre/village.
  - (ii) From a point within the site to reflect the most convenient desire lines to the nearest service centre / village
  - (iii) Will need to be determined by a traffic assessment and / or travel plan
  - (iv) The cumulative impact at this and adjacent sites need to be considered so that arrangements to secure funding for strategic infrastructure improvements to be developed
  
- 4.**
  - (i) None
  - (ii) May be affected by a highway authority improvement scheme

- 5.** (i) This site is not affected by a registered public right of way
- (ii) This site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order
- 6.** (i) This site is not likely to generate significant travel demand.
- (ii) Will require additional facilities / service provision as determined in a traffic assessment and / or travel plan.
- (iii) Dependant upon the proposed use, this site may require additional facilities / service provision as determined in a traffic assessment and / or travel plan.
- 7.** (i) To comply with North Yorkshire County Council's highway design standards.
- (ii) For residential development the layout shall be designed to achieve a 20 M.P.H zone for the site.
- (iii) Not applicable.
- 8.** (i) As determined in the traffic assessment / travel plan
- (ii) Extend existing foot / street lighting system for the settlement to serve this development.
- (iii) Not applicable.

# Appendix 5

## Yorkshire Water Waste Water Treatment Works (WwTW) Methodology



## **SHLAA 2011 Methodology – approach to Yorkshire Water – Waste Water Constraints.**

### **1.0 Introduction**

- 1.1 Through starting the assessment of sites in SHLAA 2011 Policy Officers and Yorkshire Water (YW) Planning Officers have questioned the approach to assessing water and waste water constraints. Previously Yorkshire Water has provided comments relating to the capacity of each Waste Water Treatment Works (WwTW), whether the site was in close proximity to a WwTW and whether there was any YW infrastructure crossing the site. These comments have been used to determine the achievability of sites in a timeframe, not developer intentions taking precedent. This note aims to summarise recent discussions with Yorkshire Water and agree on the method for SHLAA 2011.
- 1.2 There has been an opportunity and a desirability to simplify the SHLAA with regard to YW comments. In agreement with Yorkshire Water, 'showstoppers' and general impacts have been identified on a settlement by settlement basis and using a GIS layer of WwTW infrastructure, provided by Yorkshire Water. SHLAA 2011 has considered WwTW constraints on balance with other constraints in terms of determining the achievability and deliverability of sites, including the timescale. Further detailed assessment on WwTW will be assessed at the Allocations DPD stage. YW will use the information contained within the Allocations DPD to help determine where their future investment will take place.

### **2.0 Discussion with Yorkshire Water and SHLAA 2011**

- 2.1 Discussions with Yorkshire Water Planning Officers about the proposed change to the SHLAA methodology highlighted the following issues:
- SHLAA 2008 was overly detailed and considered water and waste water on a site by site basis and the Council collected unnecessary levels of information.
  - SHLAA 2008 originally set out to predict short/medium/long term delivery based on detailed constraints – but the reality is that many of the aspects identified, e.g. sewer crossing the site, will be addressed upon allocation or planning permission being granted and are not really time-bound in that way. A more balanced interpretation of the constraints should be used in assessing SHLAA 2011 sites; recognising that not all the constraints will affect the timeframes.

### **3.0 Implications of changing the methodology -**

- Less constrained sites.
- WwTW constraints will still influence the phasing of a site or place a cost on developing the site if a developer wishes to bring forward outside YW's investment plan. Overcoming this constraint through contributions may make a site unviable given the potential costs associated with WwTW asset investment..
- Availability will be determined on landowners' intentions and balance on the constraints.

### **4.0 Summary**

The SHLAA 2011 has been simplified with regard to Yorkshire Water comments and 'showstoppers' identified on a settlement by settlement basis.

# Appendix 6

## January 2012 SHLAA Consultation Comments & Officer Response

Name	Site No. / Issue	Summary	Response	Action Taken
Barton Willmore Church Commissioners (CC)	PHS/20/012			
	PHS/20/013	Comments are made solely on this site of approximately 26.05 ha.		
	Issues affecting timescale	Object to 'achievability' assessment of 11-15 years on the basis of the designation of strategic countryside gap and major highways work will affect and delay delivery.	See below	
	Strategic Countryside Gap	The LDF Core Strategy proposes development will be directed towards Brayton, being a DSV. The SADPD PO Consultation 2011 proposes the site for mixed use and 100 dwellings including open space provision to retain the boundaries of Brayton and Selby Town which is supported by the CC. On the basis the CS will be adopted in 2012 and SADPD 2013 it is considered that the new planning framework will be in place that permitted the release of part of the land within the SCG between Selby & Brayton for housing purposes. Therefore, this in itself would not delay the delivery of this site as the designation will have changed accordingly.	SADPD not yet adopted. Strategic Gap remains a policy constraint which may be reviewed in future.	No change
Highways Works	The level of highways works required to accommodate the level of development will in part be determined by the scale and location of development, and the ability for this development to be accommodated on the local strategic highway network. Initial highways advice that, subject to widening a short length of carriageway on Foxhill Lane, adequate access geometry can be achieved without any off-site highways works. In light of this advice, we do not therefore consider that the likely scale of development at the site would give rise to the need for any major off-site highways works and as such, would not delay the delivery of this site.	Highways have raised no objections.	No change	

	Issues affecting timescale	On the basis the CS is adopted in 2012 and SADPD 2013, there is a reasonable prospect that the site, which is both Available and Suitable, could secure planning permission in 2014/15. As such there would be a reasonable prospect that housing will be delivered on this site within the first 5 years from adoption of the CS (i.e 2017/18), as advised by paragraph 54 of PPS3. Depending on the scale of the proposed allocation, market conditions and annual house building rates, it is however unlikely that all housing within the site will be delivered within the first 5 years and therefore it is likely the site will continue to contribute towards the housing needs of the District during the 6-10 year period as well. We would therefore suggest that the entry for 'Achievability' is amended to read 0-5 years and/or 6-10 years, as opposed to 11-15 years.	Agree the site should be 'Achievable' within the 6-10 year period on the basis that there are no highways objections, however SCG constraint remains unchanged. The size of development and current build rates suggest that it may take time for development to be on site	Amend 'achievability' to 6-10 years.
	Issues affecting yield	A capacity of more than 100 dwellings could be accommodated on the site and in light of the possibility of the Proposed Changes to the Core Strategy may result in a higher overall housing target, additional sites or expansion of proposed allocations may need to be considered. Approximately 300 dwellings could easily be accommodated on the site, leaving a large part of the site for open space/leisure purposes which would help maintain a meaningful open break between Selby and Brayton.	SHLAA uses 35 dwellings per hectare. Capacity/design issues will be dealt with at allocation or detailed planning permission stage.	No change
Peacock & Smith obo Ibrend Estates BC	PHS/72/001	Newton Kyme site now has planning permission for 140 dwellings and should be included within the SHLAA.	Agree site should now be included within the SHLAA figures.	Amend PHS/73/001 from 'Abeyance' to available within the 0-5 year period

				and yield of 140 dwellings from planning permission.
Carter Jonas obo Grimston Park Estate	PHS/69/001	Towton Grange – The SHLAA Sheet wrongly suggests that the site is within Green Belt. The Proposals Map for the Local Plan suggests the Green Belt boundary to be the A162 road with the land to the west being within the Green Belt and that land to the east outside.	Disagree - Selby District Local Plan Proposals Map does indicate the site is within the Green Belt as it 'washes' over the Village.	No change
	PHS/64/004	Ulleskelf – an indicative layout was submitted as part of the representations to the SADPD in November 2011. This site is part in part out for the village development limit. The indicative layout suggested that the site could accommodate 27 dwellings and would avoid areas of flood risk.	The SHLAA site assessment acknowledges that 50% of the site is within flood zone 3. However, further details on the developable area will be investigated at Site Allocations or planning application stage.  The SHLAA Flood risk methodology provides further details on the process undertaken.	No change

	PHS/73/012 PHS/73/013	Capacity estimate for PHS12 is about 50 dwellings due to landscape constraints. For PHS13 we note the inclusion of additional land reference PHS/73/019. We would suggest that this additional area of land should be classified as 6-10 years as it is available and in the same unrestricted ownership of PHS13 which adjoins it.	In line with the guidance the SHLAA assessment acknowledges primary and secondary constraints.  However, further details on the developable area will be investigated at Site Allocations or detailed planning application stage.	PHS/73/019 amended to reflect 6-10 year time frame.
	PHS/73/020	. We note that the additional site registered as PHS/73/20 which is substantial, appears to have no road frontage and ownership is not logged with the Land Registry. We would therefore question the judgement that the site is available and achievable.	Agree no ownership logged with Land Registry but land owner has promoted site through the SHLAA process and confirmed this ownership. Highways have also been consulted and our judgments have been made in line with the methodology.	No change
Dacres obo landowners of Land North of Top House Farm Mews Fairburn	PHS/48/002	It is suggested by Dacres that the proposed changes to the Core Strategy and the Green belt policy, should be considered as part of the SHLAA 2011 assessment. Therefore with the potential for a Green belt review in place, the site should be considered available within the 0-5 year period.	Disagree – the Core Strategy is timetabled for adoption Summer 2012 and it would be premature to consider this as part of SHLAA 2011.  SHLAA 2011 methodology sets out	No change

			that where there are existing policy constraints are in place (such as safeguarded land and greenbelt) sites with these constraints are considered available in the medium term (6-10 years) and will be reviewed in future.	
Jennifer Hubbard	Density assumptions	<p>Concerns raised over the density assumptions being used in the 2011 SHLAA ( with the previous version) with particular reference but not confined to the smaller sites in rural settlements are too high and likely to lead in errors in assessing the 5 year supply of housing land and also to a shortfall in the amount of land identified for development in the SADPD. Two examples –</p> <p>PHS/13/004 (North Duffield) has an estimated yield in the 2008 and 2011 SHLAA of 37 dwellings but the SADPD PO requires frontage development only to maintain the character of the area, with an estimated 15 dwellings.</p> <p>PHS/14/003 (Kelfield) has an indicative SHLAA yield of 17 dwellings. Planning permission has now been granted on a larger area for 9 dwellings.</p> <p>I appreciate this is only 2 sites but when practical considerations result in a yield significantly less than half of that estimated, the density assumptions surely need to be reconsidered.</p> <p>SHLAA 2011 PHS/15/002 (Riccall) has an estimated yield of 15 dwellings and in the SADPD PO an estimated yield of 13 dwellings. It is a very narrow site with vehicular</p>	<p>Density assumptions have been agreed in line with the SWG. Various options for Local Service Centres, Designated Service Villages and Secondary Villages were consulted on and 45 dpa in Selby Urban Area and 35 dpa in the rest of District were considered appropriate for the SHLAA and are indicative.</p> <p>SADPD is the next stage of progressing SHLAA sites and takes into consideration further details (such as the design and form settlements) when proposing to allocate sites. This level of detail is not considered</p>	Some sites will be higher and some lower, this is an average which will be considered again against evidence in the next SHLAA review.



		access running north – south and a public footpath running along its length east – west. I have some preliminary sketch layouts in preparation for a planning application and doubt very much whether even the lower of these two estimated yields can be achieved,	appropriate as part of the SHLAA in line with the agreed methodology.  Density is indicative at both SHLAA and SADPD and will inevitably be determined at detailed planning application stage.	
Density		I believe 35 dph is too high for development in DSVs and smaller villages. Sites which come forward in these locations tend to be smaller - and in many cases much smaller - than in Selby, Tadcaster and Sherburn. On smaller sites, on-site constraints (e.g. access, retention of trees, distance from surrounding development and the greater requirement and reliance on producing development which is consistent with the form and character of the surrounding area) often result in a disproportionate reduction in the developable area. A density of 30 dph is a reasonable figure for statistical purposes in these settlements but it also needs to be recognised that even this may be too high in certain circumstances. A recent case concerns a potential SADPD allocation of around 35 dwellings on 1ha to be developed in a linear fashion. This is an impossibility.	Disagree – 35 dpa has been consulted on and agreed with the SWG.  35 dpa and 30 dpa are indicative figures for potential yield assessment and will inevitably be determined at detailed planning application stage.	Site densities will be considered as part of the next SHLAA review.
Delivery rate		I agree the delivery rates suggest by Stakeholders (50 dpa on larger sites/30 dpa on sites below 100 dwellings) more realistically reflects current conditions than the rates used in the SHLAA 2008 (or referred to at the EIP).	Noted	No change
Lead times		In current market conditions, there can be no guarantee that planning permissions will be implemented promptly and a cautious approach needs to be taken to placing sites which have had an extant permission for some time,	Lead in times have not been used in SHLAA 2011 assessment but will inform the trajectory work	No change

		in the first SHLAA delivery period.	as part of annual monitoring and delivery assessment.	
	Green belt	There is no overriding reason why a current green belt designation of land should unacceptably delay its development if it is otherwise found to be acceptable. The introduction of a green belt policy into the Core Strategy - indicated by the Inspector to be necessary to ensure the soundness of the Core Strategy - can be as detailed and explicit as the Council considers necessary <u>and should not be limited entirely or mainly to changes which are thought to be necessary to secure deliverable housing land at Tadcaster.</u>	Disagree – the Core Strategy is timetabled for adoption Summer 2012 and the Green Belt review would in any case be undertaken as part of the subsequent SADPD, so it would be premature to consider this as part of SHLAA 2011.  SHLAA 2011 methodology sets out that where there are existing policy constraints are in place (such as safeguarded land and green belt) sites with these constraints are considered available in the medium term (6-10 years) and will be reviewed in future.	No change
Wakefield MDC	Base date	There is no reference to a base date. Our practice in Wakefield is to use 31 March, to tie in with other monitoring, and to give a cut off point for submission of new sites. Any sites received after that date in any given year are held over to the next SHLAA update.	Agree – the base date for the SHLAA is 2008 however the base date for annual monitoring is the 31 <sup>st</sup> March.	Include section on base date and monitoring/review of the SHLAA.
	Lapsed permissions	Are you including lapsed permissions? I think it needs a comment, whether you are or not. We have done so in	Lapsed permissions have not been included.	Refer to not including

		past SHLAAs if they are over 0.4ha. This year we are writing to all applicants for such sites to try to verify their intentions.		lapsed permissions in the methodology.
	Upper size threshold	The ARUP guidance suggests an upper site size threshold; it could be worth mentioning your reasons for not having one.	A maximum threshold has not been used. The Arup paper suggests using upper thresholds (on the basis that very large sites are subdivided) may be of value to increase time and resource efficiency. The Arup paper suggests a maximum threshold may add value in more rural areas where landowners with large estates may put sites forward in a single entity and may be unsuitable, but smaller parts may be.	Refer to in the methodology that no maximum thresholds have been used, but larger sites have been phased over the time periods.

# Appendix 7

## SHLAA 2011 Stakeholder Working Group members

## SHLAA Working Group contacts

Contact	Company
Adrian Hill	AAH Planning
Andy Roberts	Taylor Wimpey
Andy Rollinson	Rollinson Planning Consultancy
Ben Smith	Bellway Homes
Brian Bartle	Bartle & Son
Brian Carr	n/a
Brian Scott	Brian Scott Designs
Andi McLoughlin	Broadacres Housing Association
Carl Bunnage	North Yorkshire County Council
Paul Leeming	Carter Jonas
Chris Clubley	Chris Clubley
Chris Dennison	P B Architects
Colin Ratcliffe Springhall	n/a
Mark Johnson	Dacres Commercial
Daniel Gath	Daniel Gath Homes
Deborah Faithful	Yorvik Homes
Doug Hann	Indigo Planning
Mark Lane	DPP
Dylan Jones	Selby District Council
Stephanie Major	East Riding Council
Giles Chaplin	Lister Haigh
Harlequin Property Services	Harlequin Property Services
Ian Clyde	Home Group

James Stevens	House Builders Federation
Jane Bryant	Snap Architects
Jennifer Hubbard	Jennifer Hubbard Planning
Joe O'Sullivan	Selby District Council
Keith Elsworth	Elsworth Design
Kelly Hamblin	Selby District Council
Melissa Madge	The Land & Development Practice
Mark Savege	Abacus Design Partnership
Simon Miller	Persimmon Homes
Nick Hare	W A Hare & Son
Paul Butler	Barratt Homes
Phil Roebuck	DTZ
Philip Johnson	n/a
Richard Letts	n/a
Rob Smith	n/a
Screecons	Screecons
Sophie Taylor	Knight Frank
M Powell	South Yorkshire Housing Association
Stephen Iannarelli	Drivers Jonas
Stephensons Estate Agents	Stephensons Estate Agents
Jacqueline Ryder	Wakefield MBC
Paul Atkins	Yorkshire Housing
Ali Zulfiqar	Environment Agency

# Appendix 8

## SHLAA results – detailed figures

**SELBY**

Site Reference	Site Name	Site Size (ha)	Yield estimate	FINAL TIME PERIOD	Potential yield for 0-5yrs	Potential yield for 6-10yrs	Potential yield for 11-15yrs	Potential yield for 16+yrs
PHS/19/002	BRAY/2 - East of Bawtry Road (A1041), Selby	1.59	72	16+ years				72
PHS/19/003	Tesco, Portholme Road, Selby	2.51	113	16+ years				113
PHS/19/005	Selby Boat Yard, Bawtry Road, Selby	0.78	35	16+ years				35
PHS/19/006	Civic Centre, Portholme Road, Selby	1.41	49	16+ years				49
PHS/19/007	Selby Town FC, Richard Street, Selby	1.48	67	16+ years				67
PHS/19/008	Prospect Centre/Gas Holders, Prospect Way, Selby	2.3	103	16+ years				103
PHS/19/009	Vivars Way, Canal Road, Selby	5.9	266	Y16+ years				266
PHS/19/010	Rigid Paper, Denison Road, Selby	6.44	289	16+ years				289
PHS/19/011	Former Shipyard, Carr Street, Selby	3.92	176	16+ years				176
PHS/19/012	Focus and Car Park, Prospect Way, Selby	1.38	62	16+ years				62
PHS/19/014	Selby Rugby Union FC, Sandhill Lane, Selby	5.6	252	6-10 years		250	2	
PHS/19/015	Roose House, Union Lane, Selby	0.67	74	0-5 years	74			
PHS/19/016	The Holmes, Holme Lane, Selby	7.03	301	0-5 years	250	51		



PHS/19/017	Long Mann Hills Farm, Long Mann Hills Road, Selby	1.37	62	16+ years				62
PHS/19/018	SEL/1 - Staynor Hall, Selby	45.3	817	0-5 years	250	250	317	
PHS/19/020	Former Wood Yard, Station Road, Selby	0.55	25	0-5 years	25			
PHS/19/021	Former Depot, New Millgate, Selby	0.53	24	16+ years				24
PHS/19/022	Former Tate & Lyle Premises, East Common Lane, Selby	1.85	83	16+ years				83
PHS/19/023	Strategic Site A - Cross Hills Lane, Selby	43.74	1377	6-10 years		250	250	877
PHS/19/024	Strategic Site B - Land West of Wistow Road, Selby	25.1	396	16+ years				396
PHS/19/025	Strategic Site C - Monk Lane/Bondgate, Selby	46.62	1467	6-10 years		250	250	967
PHS/19/028	West Mill Foods, The Quay, Selby	0.63	28	16+ years				28
PHS/19/029	Warehouse to Rear of 98-116 Ousegate, Selby	0.49	22	16+ years				22
PHS/19/030	Land South of Robin Close, Wistow Road, Selby	1.45	50	6-10 years		50		
PHS/19/031	Land South of Wistow Road, Selby	6.19	204	6-10 years		204		
PHS/19/032	Land to North of Meadway, Selby	0.62	28	6-10 years		28		
PHS/19/033	Land at Bondgate/Monk Lane Selby	6.73	0	16+ years				0

PHS/19/034	Land off Denison Road Selby	0.49	22	16+ years				22
PHS/19/035	Bus Station Station Road Selby	0.81	36	16+ years				36
PHS/19/036	North Carparks Selby	1.97	89	16+ years				89
PHS/19/037	Morrisons, Selby Abbey Primary School and land at Market Cross Selby	2.66	120	16+ years				120
PHS/19/038	East of former Civic Centre, Porthoilme Road, Selby	0.89	40	0-5 years	40			
					<b>639</b>	<b>1333</b>	<b>819</b>	<b>3958</b>
					Total within plan period		<b>2791</b>	

**SHERBURN IN ELMET**

Site Reference	Site Name	Site Size (ha)	Yield estimate	FINAL TIME PERIOD	Potential yield for 0-5yrs	Potential yield for 6-10yrs	Potential yield for 11-15yrs	Potential yield for 16+yrs
PHS/58/001	Land South of Ellarfield Lane, Sherburn in Elmet	2.63	92	16+ years				92
PHS/58/002	Land West of Hodgson's Lane, Sherburn In Elmet	11.02	386	6-10 years		250	136	
PHS/58/003	Land North of Moor Lane, Sherburn In Elmet	10.31	361	0-5 years	250	111		
PHS/58/004	Land West of Garden Lane, Sherburn In Elmet	1.55	0	16+ years				0
PHS/58/005	Garden Lane Nurseries, Garden Lane, Sherburn in Elmet	3.95	138	16+ years				138
PHS/58/006	Haulage Depot, Low Street, Sherburn In Elmet	1.72	60	16+ years				60
PHS/58/007	SHB/1 - Land West of A162, Sherburn In Elmet	37.75	924	0-5 years	250	250	250	174
PHS/58/008	Land East and North of Prospect Farm, Low Street, Sherburn In Elmet	19.8	485	0-5 years	250	235		
PHS/58/012	Land off Tadcaster Road/Finkle Hill, Sherburn In Elmet	2.5	88	6-10 years		88		

PHS/58/013	Land off St John's Lane, Sherburn in Elmet	1.5	52	6-10 years		52		
PHS/58/014	Land at Moor Lane, Sherburn In Elmet	0.49	17	0-5 years		17		
PHS/58/015	Land At Highfield Villas, Sherburn In Elmet	0.53	19	0-5 years		19		
PHS/58/016	Rear of Church Hill Sherburn In Elmet	0.76	27	0-5 years		27		
PHS/58/017	Sherburn Town Centre Sherburn In Elmet	1.73	61	16+ years				61
PHS/58/022	Land east of Milford Road South Milford (Sherburn In Elmet Parish)	3.54	124	11-15 years			124	
PHS/58/023	Land east of Hodgsons Lane Sherburn In Elmet	4.77	0	0-5 years		0		
PHS/58/025	Land to the south of Athelston CP School Sherburn In Elmet	2.63	92	6-10 years			92	
PHS/58/026	North of recreation ground South Milford	4.72	165	16+ years				165
PHS/58/028	Land east of Low Street, Sherburn In Elmet	37.3	864	6-10 years		250	250	364
					<b>813</b>	<b>1328</b>	<b>760</b>	<b>1054</b>
					Total within plan period		<b>2901</b>	

**TADCASTER**

Site Reference	Site Name	Site Size (ha)	Yield estimate	FINAL TIME PERIOD	Potential yield for 0-5yrs	Potential yield for 6-10yrs	Potential yield for 11-15yrs	Potential yield for 16+yrs
PHS/73/001	Land at Roman Road, Tadcaster	2.46	86	16+ years				86
PHS/73/002	Slip Inn Farm, York Road, Tadcaster	5.33	187	16+ years				187
PHS/73/003	Sports Ground, York Road, Tadcaster	1.9	66	16+ years				66
PHS/73/004	Hargarth Field, Tadcaster	7.65	268	16+ years				268
PHS/73/005	Land at Mill Lane, Tadcaster	2.11	104	0-5 years	146			
PHS/73/006	TAD/2 - Land at Station Road, Tadcaster	3.48	120	16+ years				120
PHS/73/007	TAD/3 - Land at London Road, Tadcaster	9	315	16+ years				315
PHS/73/008	Land East of Garnet Lane, Tadcaster	8.32	291	16+ years				291
PHS/73/009	Council Yard, Oxton Lane, Tadcaster	0.52	18	16+ years				18
PHS/73/010	Land Between River Wharfe and Mill Lane, Tadcaster	1.62	0	0-5 years	0			
PHS/73/011	Willow Farm, Doncaster Road, Tadcaster	0.79	28	16+ years				28
PHS/73/012	Land at Kelcbar Hill, Tadcaster	4.4	154	6-10 years		154		

PHS/73/013	Land at Wetherby Road, Tadcaster	11	385	6-10 years		250	135	
PHS/73/014	Central Area Car Park Tadcaster	0.52	18	16+ years				18
PHS/73/015	Bus Station Tadcaster	0.54	19	16+ years				19
PHS/73/016	Barnados Home Tadcaster	1.34	47	16+ years				47
PHS/73/017	Brickyard Ponds Tadcaster	3.73	131	16+ years				131
PHS/73/018	North of Auster Bank View (west) Tadcaster	11.51	403	16+ years				403
PHS/73/019	Land at Kelcbar Hill Wetherby Road Tadcaster	18.85	275	6-10 years		250	25	
PHS/73/020	North of Auster Bank View (east) Tadcaster	15.45	541	0-5 years	250	250	41	
						<b>904</b>	<b>201</b>	<b>1997</b>
Total within plan period							<b>1501</b>	

**DESIGNATED SERVICE VILLAGES**

Site Reference	Site Name	Site Size (ha)	Yield estimate	FINAL TIME PERIOD	Potential yield for 0-5yrs	Potential yield for 6-10yrs	Potential yield for 11-15yrs	Potential yield for 16+yrs
PHS/13/002	Land rear of Tall Timbers, Menthorpe Lane, North Duffield	0.6	21	0-5 years	21			
PHS/13/003	Land Surrounding Field View House, Beech Grove, North Duffield	1.14	40	11-15 years			40	
PHS/13/004	Land North of Kapuni, Green Lane, North Duffield	1.05	37	0-5 years	37			
PHS/13/005	Land East of York Road North Duffield	4.26	149	0-5 years	149			
PHS/13/006	Land North of A163 North Duffield	1.76	62	0-5 years	62			
PHS/13/007	Land East of Back Lane North Duffield	1.57	55	16+ years				55
PHS/13/008	Land South of A163 East of Menthorpe Lane North Duffield	3.58	125	0-5 years	125			
PHS/13/009	Land at Chapel Farm North Duffield	2.4	63	16+ years				63
PHS/13/010	Land South of A163 North Duffield	14.38	503	16+ years				503
PHS/13/011	Land West of York Road North Duffield	2.03	71	16+ years				71

PHS/13/014	Land west of The Green and York Road North Duffield	2.32	81	0-5 years	81			
PHS/13/015	Land East of York Road North Duffield	6.5	228	0-5 years	228			
PHS/13/016	Land north of Back Lane North Duffield	0.58	20	0-5 years	20			
PHS/15/002	Land between A19 and York Road, Riccall	0.42	15	0-5 years	15			
PHS/15/003	Land Rear of 31 York Road, Riccall	0.85	30	0-5 years	30			
PHS/15/004	Land North of Riccall	6.3	220	11-15 years			220	
PHS/15/005	Dunelm Farm Riccall	0.51	18	0-5 years	18			
PHS/16/003	Olympia Mills, Barlby Road, Barlby	1.33	0	0-5 years	0			
PHS/16/004	Olympia Mills, Barlby Road, Barlby	4.27	0	0-5 years	0			
PHS/16/005	Olympia Mills, Barlby Road, Barlby	0.87	0	0-5 years	0			
PHS/16/006	Olympia Mills, Barlby Road, Barlby	1.29	36	0-5 years	36			
PHS/16/007	Strategic Site G - Olympia Park/Selby Farms, Barlby	47.21	1485	0-5 years	250	250	250	735
PHS/16/008	Strategic Site D - Olympia Mills and Land to South, Barlby Road, Barlby	43.97	1385	0-5 years	250	250	250	635



PHS/16/009	BAR/1A - Land South of Railway, Barlby Road, Selby	10.94	0	6-10 years		0		
PHS/16/010	SDC Depot, Barlby Road, Barlby	0.74	33	0-5 years	33			
PHS/16/011	Tindall's Farm, Sand Lane, Osgodby	1.5	52	0-5 years	52			
PHS/16/012	Turnhead, York Road, Barlby	5.68	173	0-5 years	173			
PHS/16/013	Rank Hovis, Barlby Road, Barlby	1.1	50	16+ years				50
PHS/16/014	Land to West side of Barlby Road, Barlby	1.85	65	6-10 years		65		
PHS/16/015	Turnhead Farm, York Road, Barlby	3.4	119	0-5 years	119			
PHS/16/016	Land to West side of Barlby Road, Barlby	1.2	42	6-10 years		42		
PHS/16/018	Selby Garden Centre, Hull Road, Osgodby	0.6	21	0-5 years	21			
PHS/16/019	Land north of Northfield, Barlby	1.91	67	0-5 years	67			
PHS/16/020	Rear of Barlby Hall/The Laurels Barlby	1.1	38	0-5 years	38			
PHS/16/021	Greencore Grocery Barlby Road Barlby	16.5	578	11-15 years			250	328
PHS/16/022	Hull Road Nursery Hull Road Osgodby	0.89	31	0-5 years	31			
PHS/16/023	Land at Mill Field Farm Hull Road Osgodby	1.6	56	16+ years				56

PHS/16/024	East of The Hollies Osgodby	4.78	167	16+ years				167
PHS/16/025	Land south of Hull Road Osgodby	1.2	42	0-5 years	42			
PHS/16/027	Land north of The Laurels Barlby	1.14	21	0-5 years	21			
PHS/16/028	Land north of Barlby Hall Barlby	1.45	36	0-5 years	36			
PHS/16/029	Turnhead Farm Barlby	1.54	0	0-5 years	0			
PHS/18/001	North of Hull Road, Hemingbrough	0.6	21	0-5 years	21			
PHS/18/002	The Old Brickworks, Hull Road, Hemingbrough	1.63	57	16+ years				57
PHS/18/003	Land East of Hemingbrough Primary School, School Road, Hemingbrough	0.8	28	0-5 years	28			
PHS/18/004	Land at Hull Road, Hemingbrough	1.89	66	0-5 years	66			
PHS/18/006	Land At Northfield Road, Hemingbrough	2.45	86	0-5 years	86			
PHS/18/007	Land at A63, Hemingbrough	6.06	212	0-5 years	212			
PHS/18/008	Land North of Villa Close Hemingbrough	1.61	56	0-5 years	56			
PHS/18/010	The Hermitage School Hemingbrough	1.04	36	16+ years				36

PHS/18/011	Hemingbrough Hall School Road	2.14	75	16+ years				75
PHS/18/012	Land at South School Road Hemingbrough	3.94	138	0-5 years	138			
PHS/18/013	Land known as Old Rudding Hemingbrough	4.9	172	16+ years				172
PHS/20/001	Land North East of A63 Bypass/A19 Junction, Brayton	6.85	240	16+ years				240
PHS/20/002	Land South East of Brayton	20.88	511	16+ years				511
PHS/20/003	Land North West of A63 Bypass/A19 Junction, Brayton	6.2	217	16+ years				217
PHS/20/008	Selby Livestock Auction Mart, Bawtry Road, Selby (Brayton Parish)	2.4	108	16+ years				108
PHS/20/009	Land North of Mill Lane, Brayton	7.1	248	0-5 years	248			
PHS/20/010	Land West of St Wilfrid's Church, Doncaster Road, Doncaster Road, Brayton	2.61	91	6-10 years		91		
PHS/20/011	Land East of St Wilfrid's Church, Doncaster Road, Brayton	1.02	36	6-10 years		36		
PHS/20/012	Land at Foxhill Lane, Brayton	6.85	0	6-10 years		0		
PHS/20/013	Land South of Railway, Brayton	26.64	0	6-10 years		0		

PHS/20/014	Strategic Site E - Baffam Lane, Brayton	26.22	221	16+ years				221
PHS/20/015	Strategic Site F - Brackenhill Lane, Brayton	31	760	6-10 years		250	250	260
PHS/20/017	Land between Mill Lane and Barff Lane	7.23	253	16+ years				253
PHS/20/018	Land North of Barff Lane Brayton	1.74	61	0-5 years	61			
PHS/20/019	Land South Brackenhill Lane Brayton	13.85	485	0-5 years	250	235		
PHS/20/020	Land off Baffam Lane Brayton	9.85	344	6-10 years		250	94	
PHS/20/021	Land off Doncaster Road Brayton	1.17	41	6-10 years		41		
PHS/20/022	Land to east of Baffam Lane, Brayton	6.2	217	6-10 years		217		
PHS/29/001	The Grange, Mill Lane, Carlton	0.4	14	16+ years				14
PHS/29/002	CAR/1 - Land West of High Street, Carlton	2.47	86	0-5 years	86			
PHS/29/003	CAR/2 (North)- Land West of Low Street, Carlton	0.48	17	16+ years				17
PHS/29/004	CAR/2 (South) - Land West of Low Street, Carlton	0.74	26	16+ years				26
PHS/29/006	South of Mill Lane Butt Hole Plantation Carlton	3.33	117	16+ years				117

PHS/29/007	East of Broadacres Carlton	6.28	220	16+ years				220
PHS/29/008	Land to south of Mill Lane Carlton	1.88	66	0-5 years	66			
PHS/29/009	Land to east of Churchfields Carlton	0.54	19	6-10 years		19		
PHS/29/010	Land to south of Hepworth Lane Carlton	0.63	22	0-5 years	22			
PHS/33/001	Land East of A63 Roundabout, Thorpe Willoughby	18.7	0	16+ years				0
PHS/33/002	Land South of Field Lane, Thorpe Willoughby	6.9	229	0-5 years	229			
PHS/33/004	HAM/1 - Land East of Cherwell Croft, Hambleton	0.82	29	0-5 years	29			
PHS/33/005	7 & 9 Main Road, Hambleton	0.83	29	16+ years				29
PHS/33/006	Land At Gateforth Lane, Hambleton	0.42	0	11-15 years			0	
PHS/33/007	White House Farm/Manor House Farm Hambleton	11.38	398	0-5 years	250	148		
PHS/33/008	South of West Cross Lane Hambleton	2.36	83	16+ years				83
PHS/33/009	West of Bar Lane Hambleton	11.79	412	16+ years				412
PHS/33/010	South East of Richardson Court	3.05	107	16+ years				107

PHS/33/011	Pig breeding farm Thorpe Willoughby	6.9	0	16+ years				0
PHS/33/013	East of Common Lane Hambleton	0.6	0	0-5 years	0			
PHS/33/015	Land off Station Road Hambleton	2.19	77	0-5 years	77			
PHS/33/016	Land to west of Thorpe Willoughby	24.1	672	0-5 years	250	250	172	
PHS/33/017	Land west of Common Road Hambleton	3.78	69	0-5 years	69			
PHS/33/018	Manor Farm Chapel Street Hambleton	5.03	24	0-5 years	24			
PHS/34/001	THW/2 - Land South of Leeds Road, Thorpe Willoughby	4.9	172	0-5 years	172			
PHS/34/002	Land North of Leeds Road, Thorpe Willoughby	6.03	211	0-5 years	211			
PHS/34/003	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby	0.41	14	0-5 years	14			
PHS/34/004	White House Farm, Leeds Road, Thorpe Willoughby	1.13	40	0-5 years	40			
PHS/34/005	Land east of Linden Way, Thorpe Willoughby	9.93	348	0-5 years	250	98		
PHS/35/001	27 Wistowgate, Cawood	0.5	18	16+ years	18			
PHS/35/003	Land between Ryther Road and the Cemetery, Cawood	0.76	27	0-5 years	27			

PHS/35/004	Land between 61 and Wistowgate House, Wistowgate, Cawood	0.65	23	0-5 years	23			
PHS/35/005	Land at Ryther Road, Cawood	0.55	19	0-5 years	19			
PHS/35/006	Grange Side Nurseries, Thorpe Lane, Cawood	0.55	19	16+ years				19
PHS/35/007	9 & 11 Wistowgate Cawood	0.45	16	0-5 years	16			
PHS/35/008	Land north of Castle Close/Bishops Close Cawood	3.44	120	0-5 years	120			
PHS/35/011	Land to east of Wistowgate Cawood	0.94	33	6-10 years		33		
PHS/37/001	EGG/2 - Land East of High Eggborough Road, Eggborough	1.44	50	0-5 years	50			
PHS/37/002	Bowmans Mill, Selby Road, Eggborough	5.29	185	6-10 years		185		
PHS/37/003	Land East of Selby Road, Eggborough	2.5	88	0-5 years	88			
PHS/37/005	EGG/3 - Land Between A19/Selby Road, Eggborough	6.79	238	0-5 years	238			
PHS/37/008	Land off Selby Road Eggborough	5.11	179	0-5 years	179			
PHS/37/011	White House Farm Low Eggborough Road Eggborough	2.57	16	0-5 years	16			
PHS/42/001	Greenlands, Selby Road, Whitley	0.54	19	16+ years				19

PHS/42/003	Larth House, Selby Road, Whitley	0.47	11	6-10 years		11		
PHS/42/004	Land off Gravel Hill Lane, Whitley	1.51	53	6-10 years		53		
PHS/42/005	Land West of Selby Road, Whitley	12.97	454	6-10 years		250	204	
PHS/42/006	The Old Nursery, Whitefield Lane, Whitley	1.5	52	6-10 years		52		
PHS/42/007	Land East of Selby Road, Whitley	3.05	107	6-10 years		107		
PHS/42/010	Poplar Farm Selby Road	1.34	47	16+ years				47
PHS/42/011	Land at Blenheim House	0.7	24	6-10 years		24		
PHS/42/012	Field 2564 Whitley	4.47	156	16+ years				156
PHS/42/013	Land north of Silver Street Whitley	10.97	384	6-10 years		250	134	
PHS/42/014	School Farm Learning Lane Whitley	1.28	45	6-10 years		45		
PHS/48/001	Land Rear of 27 Lunnfield Lane, Fairburn	0.4	14	0-5 years	14			
PHS/48/002	Land North of Top House Farm Mews, Fairburn	2.32	81	6-10 years		81		
PHS/48/003	Land at Rawfield Lane, Fairburn	1	35	16+ years				35
PHS/48/004	Land adjacent The Old Vicarage, Silver Street, Fairburn	0.4	0	6-10 years		0		



PHS/48/005	Land at Watergarth Quarry, Lunnsfield Lane, Fairburn	2.63	92	6-10 years		92	
PHS/48/006	Land rear of Pear Tree House Rawfield Lane Fairburn	1.29	45	6-10 years		45	
PHS/48/007	Land south of Silver Street Fairburn	0.75	26	6-10 years		26	
PHS/48/010	Land at Windhook and The Haven, Rawfield Lane, Fairburn	1.69	59	0-5 years	59		
PHS/49/001	Land West High Street Brotherton	1.5	52	16+ years			52
PHS/49/002	Land between Old Great North Road and A1246 Brotherton	1.22	43	16+ years			43
PHS/49/003	Land north of Queen Margarets Drive Byram	1.74	61	6-10 years		61	
PHS/49/004	Dobsons Yard Brotherton	0.86	30	6-10 years		30	
PHS/50/001	BYR/1 - Land at East Acres, Byram	0.65	23	16+ years			23
PHS/50/003	Land north of Sutton Lane Byram	2.6	91	6-10 years		91	
PHS/50/004	Land south of Byram Park Road Byram	1.1	38	6-10 years		38	

PHS/50/005	Land north of Byram Park Road Byram	3.33	117	6-10 years		117		
PHS/50/006	Land to south of Hillside Byram	5.12	179	6-10 years		179		
PHS/50/007	Land to east of Buckingham Way Byram	2.81	59	6-10 years		59		
PHS/53/003	Land South Of Lunn Lane, Kellington	13.64	477	6-10 years		250	227	
PHS/53/009	Land At Southlands, Broach Lane, Kellington	7.94	278	0-5 years	250	28		
PHS/53/011	Land At Roall Lane, Kellington	70.37	1724	11-15 years			250	1474
PHS/53/015	South Field, Weeland Road, Eggborough (Kellington Parish)	67.3	1648	11-15 years			250	1398
PHS/53/016	Teasel Hall Weeland Road Eggborough	9.79	343	16+ years				343
PHS/53/019	Land off Manor Garth Kellington	0.9	32	16+ years				32
PHS/55/004	Land at Hillam Common Lane Hillam	1.52	53	16+ years				53
PHS/55/005	Land west of Main Street Monk Fryston	2.34	82	0-5 years	82			
PHS/56/001	Land at Greenacres, Fryston Common Lane, Monk Fryston	0.94	0	11-15 years			0	
PHS/56/002	Land at Old Vicarage Lane Monk Fryston	2.39	84	6-10 years		84		

PHS/56/003	Land west of Monk Fryston Primary School Old Vicarage Lane Monk Fryston	0.68	24	6-10 years		24	
PHS/56/004	Croft Farm Monk Fryston	1.65	58	16+ years			58
PHS/56/005	Land north of Hillcrest	0.65	23	16+ years			23
PHS/56/006	South of cemetery Monk Fryston	1.58	55	11-15 years			55
PHS/56/007	Fryston Service Station and land to South Monk Fryston	0.95	33	6-10 years		33	
PHS/56/009	Old Quarry Monk Fryston	0.42	15	0-5 years	15		
PHS/56/010	North of Deer Park Monk Fryston	1.38	48	16+ years			48
PHS/56/012	Deer Park Grange Common Lane Monk Fryston	0.72	25	0-5 years	25		
PHS/56/013	Land at Common Lane Monk Fryston	1.08	38	6-10 years		38	
PHS/57/001	Land South of Mill Lane, South Milford	1.27	44	16+ years			44
PHS/57/002	STM/1 - Land at Lund Syke Lane, South Milford	3.8	133	0-5 years	133		
PHS/57/005	Land at High Street, South Milford	2.6	91	6-10 years		91	
PHS/57/006	Land at Common Lane, South Milford	2.67	93	6-10 years		93	

PHS/57/007	Land off Ingthorpe Lane Monk Fryston (South Milford Parish)	2.2	77	6-10 years		77		
PHS/57/009	Land between Nurseries and Bypass South Milford	7.83	274	16+ years				274
PHS/57/010	Land off Ingthorne Lane Monk Fryston (South Milford Parish)	0.57	0	6-10 years		0		
PHS/62/001	Land South of Common Lane, Church Fenton	1.1	0	0-5 years	0			
PHS/62/002	Field North of Gate Bridge, Church Fenton	1.56	55	0-5 years	55			
PHS/62/003	Old Forge Cottage, Main Street, Church Fenton	0.48	17	6-10 years		17		
PHS/62/005	Hall Farm, Hall Lane, Church Fenton	0.53	19	0-5 years	19			
PHS/62/006	East of The Bungalow Main Street Church Fenton	1.49	52	16+ years				52
PHS/62/007	North Lodge Church Fenton	0.49	17	16+ years			17	
PHS/62/008	East of St Marys Church Church Fenton	4.35	152	11-15 years			152	
PHS/62/009	Land north of The Laurels Main Street Church Fenton	0.97	34	0-5 years	34			

PHS/62/010	Land at Station Road Church Fenton	1.81	63	0-5 years	63			
PHS/64/002	Land Adjacent Ulleskelf Railway Line, Church Fenton Lane, Ulleskelf	1.12	39	0-5 years	39			
PHS/64/003	Four Leaf Nursery, Church Fenton Lane, Ulleskelf	0.88	31	0-5 years	31			
PHS/64/004	Land at West Farm, West End, Ulleskelf	1.18	41	0-5 years	41			
PHS/64/005	Land at Church Fenton Lane, Ulleskelf	2.81	98	0-5 years	98			
PHS/64/006	Land east of Church Fenton Lane Ulleskelf	0.42	15	16+ years				15
PHS/64/007	Land north of Boggart Lane Ulleskelf	2.67	93	0-5 years	93			
PHS/64/008	Land east of Bell Lane Ulleskelf	1.42	50	16+ years				50
PHS/64/010	Ulleskelf Station Ulleskelf	0.97	0	0-5 years	0			
PHS/79/001	Land off Orchard Close Appleton Roebuck	0.57	20	16+ years				20
PHS/79/002	Villa Farm Appleton Roebuck	1.54	54	0-5 years	54			
PHS/79/003	Land north of West End Avenue Appleton Roebuck	0.5	18	16+ years				18
PHS/79/004	Land north of Appletree House Appleton Roebuck	0.84	29	0-5 years	29			

PHS/79/005	Land off Northfield Close Appleton Roebuck	0.84	29	16+ years				29
PHS/79/006	Land south of Malt Kiln Lane Appleton Roebuck	1.65	58	16+ years				58
PHS/79/007	Land west of Paddock House Appleton Roebuck	0.8	28	0-5 years	28			
PHS/79/008	Land at Westfield House Appleton Roebuck	0.4	14	0-5 years	14			
PHS/79/011	Land west of Northfield Way Appleton Roebuck	0.7	24	16+ years				24
					<b>6880</b>	<b>4806</b>	<b>2815</b>	<b>10245</b>
					Total within plan period		<b>14501</b>	

**SECONDARY VILLAGES**

Site Reference	Site Name	Site Size (ha)	Yield estimate	FINAL TIME PERIOD	Potential yield for 0-5yrs	Potential yield for 6-10yrs	Potential yield for 11-15yrs	Potential yield for 16+yrs
PHS/09/002	Land off Escrick Road Stillingfleet	0.52	18	6-10 years		18		
PHS/10/001	Land West of Escrick	16.78	411	6-10 years		250	161	
PHS/10/002	Land at Skipwith Road, Escrick	1.9	66	11-15 years			66	
PHS/11/001	Park Farm Skipwith	0.66	23	6-10 years		23		
PHS/11/002	Red House Farm Skipwith	0.59	20	6-10 years		21		
PHS/12/002	Land adjacent to Ings View Farm, Main Street, Thorganby	0.43	15	6-10 years		15		
PHS/14/001	Land at Yew Tree Farm, Main Street, Kelfield	0.79	28	6-10 years		28		
PHS/14/002	Land At Kelfield Road, Kelfield	1.05	37	0-5 years	37			
PHS/17/001	Land at Haymoor House, Moor Lane, South Duffield	0.44	15	6-10 years		15		
PHS/17/003	Land at Station Lane, Cliffe	0.42	15	0-5 years	15			
PHS/17/004	Land adjacent White House, Hull Road, Cliffe	0.5	18	0-5 years	18			
PHS/17/005	Land at Willow Cottage, Mill Lane, South Duffield	2.84	99	6-10 years		99		

PHS/17/006	Land at Oxon Lane Cliffe	0.88	31	16+ years				31
PHS/17/007	Land Adjacent Bon Accord Farm Cliffe	3.04	106	16+ years				106
PHS/17/008	Bon Accord Farm Farmstead	0.81	28	16+ years				28
PHS/17/009	Manor House Hull Road Cliffe	1.53	54	16+ years				54
PHS/17/012	Land east of York Road Cliffe	2.86	100	6-10 years		100		
PHS/22/003	Land at School Farm, Mill Lane, Barlow	2.24	78	0-5 years	78			
PHS/22/004	Land at Barlow Common Road/Mill Lane, Barlow	5.14	180	0-5 years	180			
PHS/23/001	CAM/1 - Land Adjacent to Drax Road (A645), Camblesforth	1.68	0	0-5 years	0			
PHS/23/002	Land at Camela Lane, Camblesforth	3.1	108	11-15 years			108	
PHS/23/004	Land North of Camblesforth Hall, Camblesforth	2.16	76	6-10 years		76		
PHS/23/005	Land at Camblesforth Hall, Adjacent to A1041, Camblesforth	2.32	81	6-10 years		81		
PHS/23/006	Land at Camblesforth Hall, Adjacent A1041	4.64	162	6-10 years		162		
PHS/23/008	Meadowfield Farm Camblesforth	2.37	83	0-5 years	83			
PHS/23/009	New Oak Farm Camblesforth	2.02	71	16+ years				71



PHS/31/001	Land to the South of Field Road, West Haddlesey	2.09	73	6-10 years		73		
PHS/32/001	West End Farm Gateforth	0.74	26	6-10 years		26		
PHS/36/001	Land South of Station Road, Wistow	4.55	159	11-15 years			159	
PHS/36/002	Land at Woodlands House, Long Lane, Wistow	11.73	411	11-15 years			250	161
PHS/36/003	Land South of Manor House Farm, Long Lane, Wistow	0.84	29	11-15 years			29	
PHS/36/004	Land at Willowside, Cawood Road, Wistow	1.28	45	11-15 years			45	
PHS/36/005	Land at Selby Road, Wistow	13.7	480	11-15 years			250	230
PHS/36/006	Land at Field Lane, Wistow	5.04	176	11-15 years			176	
PHS/36/007	Land At Garman Carr Lane, Wistow	7.39	259	11-15 years			250	9
PHS/36/008	Land Rear of Grange Garth, Garman Carr Lane, Wistow	1.2	42	11-15 years			42	
PHS/36/009	Land North of Garman Carr Lane Wistow	0.63	0	16+ years				0
PHS/36/010	Land between Field Lane and Lordship Lane Wistow	3.42	0	16+ years				0
PHS/36/012	Land west of Selby Road Wistow	0.73	0	16+ years				0

PHS/38/003	Land North of Station Road, Hensall	0.94	33	11-15 years			33
PHS/38/004	Land at Heck Lane, Hensall	2.04	71	6-10 years		71	
PHS/38/005	Land at Weeland Road, Hensall	1	35	6-10 years		35	
PHS/38/006	Former Cemex site Hensall	20.8	728	16+ years			728
PHS/38/008	Land north of Myrtle Farm Main Street Hensall	0.53	19	6-10 years		19	
PHS/41/001	Land at Manor Farm, Womersley	1.4	0	11-15 years			0
PHS/41/002	Manor Farm Womersley	2.68	94	11-15 years			94
PHS/43/003	Land to south of Main Street Great Heck	0.74	26	6-10 years		26	
PHS/51/001	Land North of Haddlesey Road, Birkin	0.86	30	6-10 years		30	
PHS/51/002	Land to west of Birkin	3.8	133	11-15 years			133
PHS/52/002	Land at Ings Lane Beal	0.65	23	11-15 years			23
PHS/57/003	Lumby Court, Butts Lane, Lumby	0.46	16	11-15 years			16
PHS/57/004	Land at Hall Farm, Butts Lane, Lumby	0.46	16	11-15 years			16
PHS/64/001	Church Fenton Airbase, Busk Lane, Church Fenton (Ulleskelf Parish)	11.05	387	16+ years			387

PHS/66/001	Land at Scarthingwell Park, Barkston Ash	5.45	133	11-15 years			133	
PHS/66/002	Land at Saw Wells Lane Barkston Ash	1.26	44	11-15 years			44	
PHS/69/001	Land at Towton Grange, Towton	1.4	49	11-15 years			49	
PHS/69/002	Land at Towton Hall, Main Street (A162), Towton	0.61	21	6-10 years		21		
PHS/69/003	Land east of The Close, Towton	1.78	62	11-15 years			62	
PHS/70/002	Land Off Church Lane, Stutton	6.66	233	11-15 years			233	
PHS/70/003	Land east of Stutton Road Tadcaster (Stutton Parish)	1.98	69	16+ years				69
PHS/72/001	Papryus Works, Newton Kyme	10.35	140	0-5 years	140			
PHS/78/001	Land at Field House Bolton Percy	1.07	37	6-10 years		37		
					<b>551</b>	<b>1226</b>	<b>2372</b>	<b>1874</b>
					Total within Plan period		<b>4149</b>	

**STRATEGIC SITES**

Strategic Site	0-5 Years	6-10 Years	11-15 Years	16+ Years
A - PHS/19/023		250	250	871
B - PHS/19/024				396
C - PHS/19/025		250	250	967
D - PHS/16/008	250	250	250	635
E - PHS/20/014				221
F - PHS/20/015		250	250	260
G - PHS/16/007	250	250	250	735
<b>TOTAL</b>	<b>500</b>	<b>1250</b>	<b>1250</b>	<b>4085</b>
	Within plan period		<b>3000</b>	

**PHASING OF LARGE SITES (>250 DWELLINGS) – inc. Strategic Sites**

Site Reference	Site Size (ha)	Yield estimate	Potential yield for 0-5yrs	Potential yield for 6-10yrs	Potential yield for 11-15yrs	Potential yield for 16+yrs
PHS/10/001	16.78	411		250	161	
PHS/16/007	47.21	1485	250	250	250	735
PHS/16/008	43.97	1385	250	250	250	635
PHS/16/021	16.5	578			250	328
PHS/19/014	5.6	252		250	2	
PHS/19/016	7.03	301	250	51		
PHS/19/018	45.3	817	250	250	317	
PHS/19/023	43.74	1377		250	250	877
PHS/19/025	46.62	1467		250	250	967
PHS/20/015	31	760		250	250	260
PHS/20/019	13.85	485	250	235		
PHS/20/020	9.85	344		250	94	
PHS/33/007	11.38	398	250	148		
PHS/33/016	24.1	672	250	250	172	
PHS/34/005	9.93	348	250	98		
PHS/36/002	11.73	411			250	161
PHS/36/005	13.7	480			250	230
PHS/36/007	7.39	259			250	9
PHS/42/005	12.97	454		250	204	
PHS/42/013	10.97	384		250	134	
PHS/53/003	13.64	477		250	227	
PHS/53/009	7.94	278	250	28		
PHS/53/011	70.37	1724			250	1474
PHS/53/015	67.3	1648			250	1398
PHS/58/002	11.02	386		250	136	
PHS/58/003	10.31	361	250	111		
PHS/58/007	37.75	924	250	250	250	174
PHS/58/008	19.8	485	250	235		

PHS/58/028	37.3	864		250	250	364
PHS/73/013	11	385		250	135	
PHS/73/019	18.85	275		250	25	
PHS/73/020	15.45	541	250	250	41	
				<b>5656</b>	<b>4898</b>	<b>7612</b>
			Within plan period		<b>13804</b>	