

Selby District Council

Strategic Housing Land Availability  
Assessment

SHLAA 2011  
Assessment Summaries

Published March 2012



### Individual Site Final Assessment Summary

Site Reference: PHS/09/002

Site Name: Land off Escrick Road  
Stillingfleet

Current Land Use: Uncultivated grassland

Site Size: 0.52 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Would require a change to development limits.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.52

dph used for Yield Estimate: 35

Yield estimate (dw): 18

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/10/001

Site Name: Land West of Escrick

Current Land Use: Agricultural - In use

Site Size: 16.78 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Complex highway access issues to resolve - road widening etc. Would require change to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 6-10 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

Reduce yield by 30% - site above 500+

Developable Area (ha): 11.75

dph used for Yield Estimate: 35

Yield estimate (dw): 411

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference** PHS/10/002

**Site Name** Land at Skipwith Road, Escrick

**Current Land Use:** Agricultural - in use

**Site Size:** 1.9 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Adjacent outside

**Land Type:** Greenfield

**Landowner's Intentions Known?** Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

High flood risk - FZ3.  
Would require amendment to Green Belt designation.

**Greenbelt:** Yes

**Strategic Countryside Gap:** No

**Availability** Yes 0-5 years

**Achievability** Yes 11-15 years

**Issues affecting Yield:**

N/A

**Developable Area (ha)** 1.9

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 66

**FINAL TIME PERIOD:** Yes 11-15 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/11/001
<b>Site Name</b>	Park Farm Skipwith
<b>Current Land Use:</b>	Residential / Agricultural / Paddocks
<b>Site Size:</b>	0.66 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Part in, part outside development limits of secondary village

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.66

dph used for Yield Estimate 35

**Yield estimate (dw)** 23

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/11/002

Site Name: Red House Farm  
Skipwith

Current Land Use: Residential / agricultural

Site Size: 0.59 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Part in, part outside development limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: Yes

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.59

dph used for Yield Estimate: 35

Yield estimate (dw): 20

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/12/002
Site Name	Land adjacent to Ings View Farm, Main Street, Thorganby
Current Land Use:	Garden & Farm Yard Paddocks
Site Size:	0.43 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Part in, part outside dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.43

dph used for Yield Estimate 35

Yield estimate (dw) 15

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/13/002

Site Name: Land rear of Tall Timbers, Menthorpe Lane, North Duffield

Current Land Use: Grassed Paddock

Site Size: 0.6 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Improvement works required to North Duffield WWTW.  
Outside dev. limits of DSV

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.6

dph used for Yield Estimate: 35

Yield estimate (dw): 21

FINAL TIME PERIOD: Yes 0-5 years



**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Access to Beech Grove would require complex/high cost works to improve road to an adoptable standard. Improvements works required to North Duffield WWTW. Outside dev. limits of DSV

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/13/004

Site Name: Land North of Kapuni, Green Lane, North Duffield

Current Land Use: Agricultural field - active

Site Size: 1.05 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Improvement works to North Duffield WWTW required.  
Outside dev. limits of DSV

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.05

dph used for Yield Estimate: 35

Yield estimate (dw): 37

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside dev. limits of DSV  
Highway investment required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/13/006

Site Name: Land North of A163  
North Duffield

Current Land Use: Agricultural

Site Size: 1.76 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.76

dph used for Yield Estimate: 35

Yield estimate (dw): 62

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Outside dev. limits of DSV  
Promoted as part of SADPD within  
10/11 - Landowners intentions  
unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/13/008

Site Name: Land South of A163  
East of Menthorpe Lane  
North Duffield

Current Land Use: Agricultural

Site Size: 3.58 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside dev. limits of DSV

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 3.58

dph used for Yield Estimate: 35

Yield estimate (dw): 125

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/13/009
<b>Site Name</b>	Land at Chapel Farm North Duffield
<b>Current Land Use:</b>	Farmstead/agricultural/paddock
<b>Site Size:</b>	2.4 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of DSV  
Promoted as part of SADPD within  
10/11 - Landowners intentions  
unknown.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

Reduced yield by 21 dwellings  
due to double counting of  
PHS/13/002 (0.6 ha removed)

**Developable Area (ha)** 1.8

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 63

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/13/010

Site Name: Land South of A163  
North Duffield

Current Land Use: Agriculture

Site Size: 14.38 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of DSV  
Promoted as part of SADPD within  
10/11 - Landowners intentions  
unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 14.38

dph used for Yield Estimate: 35

Yield estimate (dw): 503

FINAL TIME PERIOD: Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference: PHS/13/011

Site Name: Land West of York Road  
North Duffield

Current Land Use: Agricultural

Site Size: 2.03 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of DSV  
Landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.03

dph used for Yield Estimate: 35

Yield estimate (dw): 71

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/13/014

Site Name: Land west of The Green and York Road North Duffield

Current Land Use: Garden / Paddock

Site Size: 2.32 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Outside dev. limits of DSV

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.32

dph used for Yield Estimate: 35

Yield estimate (dw): 81

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside development limits of DSV.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/13/016

Site Name: Land north of Back Lane  
North Duffield

Current Land Use: Agricultural

Site Size: 0.58 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside development limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.58

dph used for Yield Estimate: 35

Yield estimate (dw): 20

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Complex/high investment highway works required - land required from neighbouring properties to provide required level of visibility. Part in, part outside secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/14/002
Site Name	Land At Kelfield Road, Kelfield
Current Land Use:	Agricultural - Unused field
Site Size:	1.05 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.05

dph used for Yield Estimate 35

Yield estimate (dw) 37

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/15/002

Site Name: Land between A19 and York Road, Riccall

Current Land Use: Kilmartin Plot: Paddock  
Nicholas/Horton Plot: Garden/Domestic

Site Size: 0.42 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.42

dph used for Yield Estimate: 35

Yield estimate (dw): 15

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/15/003

Site Name: Land Rear of 31 York Road, Riccall

Current Land Use: Nursery & Gardens

Site Size: 0.85 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.85

dph used for Yield Estimate: 35

Yield estimate (dw): 30

FINAL TIME PERIOD: Yes 0-5 years



### Individual Site Final Assessment Summary

Site Reference	PHS/15/004
Site Name	Land North of Riccall
Current Land Use:	Agricultural - Farmland still in use.
Site Size:	6.3 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Complex highways issues - additional land required.  
Outside dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 6.3

dph used for Yield Estimate 35

Yield estimate (dw) 220

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference	PHS/15/005
Site Name	Dunelm Farm Riccall
Current Land Use:	Farmstead
Site Size:	0.51 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Planning application currently pending on the site for 13 dwellings, submitted by Linden Homes.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.51

dph used for Yield Estimate 35

Yield estimate (dw) 18

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Linked to other land with access issues over railway line. Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area due to double counting - within PHS/16/007.

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/16/004
<b>Site Name</b>	Olympia Mills, Barlby Road, Barlby
<b>Current Land Use:</b>	Production of Animal Feed
<b>Site Size:</b>	4.27 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Linked to need to provide access over railway to land to south in same ownership.  
Industrial site with associated clearance costs and potential for contamination.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting from PHS/16/007 and PHS/16/008.

**Developable Area (ha)** 0

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/16/005

Site Name: Olympia Mills, Barlby Road, Barlby

Current Land Use: Formerly used in connection with BOCM Pauls animal feedstuffs production.

Site Size: 0.87 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Linked to need to provide land for access road over railway to south in same ownership. Industrial site with associated clearance costs and potential for contamination.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

No developable due to double counting - Within PHS/16/008.

Developable Area (ha): 0

dph used for Yield Estimate: 45

Yield estimate (dw): 0

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:**

**Land Type:**

**Landowner's Intentions Known?**

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Linked to need to provide access over railway to land to south in same ownership.  
Industrial site with associated clearance costs and potential for contamination.

**Greenbelt:**

**Strategic Countryside Gap:**

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable area reduced by 0.5 ha due to double counting with PHS/16/007.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Planning Performance Agreement signed January 2012.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Discount by 30% as large site of >500 dwellings.

Reduction of 5.46 ha due to double counting of PHS/16/002 (0-5 years)

Reduction of phs/16/003 1.33 ha (6-10)

Reduction of part of

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/16/008
<b>Site Name</b>	Strategic Site D - Olympia Mills and Land to South, Barlby Road, Barlby
<b>Current Land Use:</b>	Animal Feed Stuffs Mills - Ancillary buildings
<b>Site Size:</b>	43.97 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Part R.O.S.  
 Large site - requires phasing.  
 Major infrastructure issues (eg access over railway, WWTW capacity required).  
 Part industrial site with associated clearance costs and potential for contamination.  
 Planning Performance Agreement signed January 2012.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Discounted by 30% as large site of >500 dwellings.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/16/009
<b>Site Name</b>	BAR/1A - Land South of Railway, Barlby Road, Selby
<b>Current Land Use:</b>	Agricultural - arable
<b>Site Size:</b>	10.94 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Road bridge required over railway to A19 in north.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

No developable area due to double counting - within phs/16/008

**Developable Area (ha)** 0

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/16/010
Site Name	SDC Depot, Barlby Road, Barlby
Current Land Use:	SDC Depot/Tree Nursery.
Site Size:	0.74 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

SDC Declared surplus; closed depot. Industrial site with associated clearance costs and potential for contamination.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.74

dph used for Yield Estimate 45

Yield estimate (dw) 33

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/16/011
Site Name	Tindall's Farm, Sand Lane, Osgodby
Current Land Use:	Agricultural land with buildings belonging to Tindall's Farm.
Site Size:	1.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Phase 2 SDLP housing allocation release 2011.  
Site owner promoting site.  
No major physical constraints.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.5

dph used for Yield Estimate 35

Yield estimate (dw) 52

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Are
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Active use.  
Landowner's intentions not known.  
No major physical constraints.  
Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/16/014

Site Name: Land to West side of Barlby Road, Barlby

Current Land Use: Currently in agricultural use.

Site Size: 1.85 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Relies on amended SDLP designation (Strategic Countryside Gap).

Greenbelt: No

Strategic Countryside Gap: Yes

Availability: Yes 6-10 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.85

dph used for Yield Estimate: 35

Yield estimate (dw): 65

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/16/015

Site Name: Turnhead Farm, York Road, Barlby

Current Land Use: Agricultural - In arable use.

Site Size: 3.4 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 3.4

dph used for Yield Estimate: 35

Yield estimate (dw): 119

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/16/016
<b>Site Name</b>	Land to West side of Barlby Road, Barlby
<b>Current Land Use:</b>	Agricultural - Currently in arable use.
<b>Site Size:</b>	1.2 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Relies upon amendment to protected designation in SDLP (Strategic Countryside Gap).

Greenbelt: No

Strategic Countryside Gap: Yes

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.2

dph used for Yield Estimate 35

**Yield estimate (dw)** 42

**FINAL TIME PERIOD:** Yes 6-10 years



**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/16/017
<b>Site Name</b>	Corner Farm, South Duffield Road, Osgodby
<b>Current Land Use:</b>	Agricultural/Residential
<b>Site Size:</b>	0.4 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

N/A
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Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Planning permission for 4 dwellings - 8/16/650C/PA - ABEYANCE
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**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/16/018

Site Name: Selby Garden Centre, Hull Road, Osgodby

Current Land Use: Garden Centre - still active

Site Size: 0.6 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside development limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.6

dph used for Yield Estimate: 35

Yield estimate (dw): 21

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/16/019

Site Name: Land north of Northfield, Barlby

Current Land Use: Agriculture

Site Size: 1.91 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.91

dph used for Yield Estimate: 35

Yield estimate (dw): 67

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/16/020
Site Name	Rear of Barlby Hall/The Laurels Barlby
Current Land Use:	Agricultural / Paddocks / agricultural sheds?
Site Size:	1.1 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.1

dph used for Yield Estimate 35

Yield estimate (dw) 38

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/16/021
<b>Site Name</b>	Greencore Grocery Barlby Road Barlby
<b>Current Land Use:</b>	Factory / woodland/openspace.
<b>Site Size:</b>	16.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 11-15 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Part within Strategic Gap.  
Active use still present on site.

Greenbelt: No

Strategic Countryside Gap: Yes

**Availability** Yes 11-15 years

**Achievability** Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 16.5

dph used for Yield Estimate 35

**Yield estimate (dw)** 578

**FINAL TIME PERIOD:** Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference	PHS/16/022
Site Name	Hull Road Nursery Hull Road Osgodby
Current Land Use:	Nursery
Site Size:	0.89 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.89

dph used for Yield Estimate 35

Yield estimate (dw) 31

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/16/024
Site Name	East of The Hollies Osgodby
Current Land Use:	Agricultural / paddocks
Site Size:	4.78 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 6-10 years

#### Issues affecting Yield:

Developable Area (ha) 4.78

dph used for Yield Estimate 35

Yield estimate (dw) 167

FINAL TIME PERIOD: Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference	PHS/16/025
Site Name	Land south of Hull Road Osgodby
Current Land Use:	Builders merchant / residential / agricultural
Site Size:	1.2 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.2

dph used for Yield Estimate 35

Yield estimate (dw) 42

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/16/027

Site Name: Land north of The Laurels  
Barlby

Current Land Use: Agricultural

Site Size: 1.14 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

Reduced by 0.54 ha due to double counting with PHS/16/020

Developable Area (ha): 0.6

dph used for Yield Estimate: 35

Yield estimate (dw): 21

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/16/028
<b>Site Name</b>	Land north of Barlby Hall Barlby
<b>Current Land Use:</b>	Agricultural
<b>Site Size:</b>	1.45 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

Reduced by 0.42 ha due to double counting with PHS/16/020

**Developable Area (ha)** 1.03

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 36

**FINAL TIME PERIOD:** Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/16/029
Site Name	Turnhead Farm Barlby
Current Land Use:	Agricultural
Site Size:	1.54 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - Within PHS/16/019.

Developable Area (ha) 0

dph used for Yield Estimate 35

Yield estimate (dw) 0

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Adjacent land required from neighbouring properties to provide acceptable highway visibility. Improvements required at Hemingbrough WWTW.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Additional land required to allow widened/improved highway access along Station Road.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent land required to provide satisfactory level of visibility to be achieved at the site.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Highway improvement/widening works required to access (TA required to establish extent of the works).  
Improvement works required to Hemingbrough WWTW.  
Potentially multiple developers.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference	PHS/17/006
Site Name	Land at Oxon Lane Cliffe
Current Land Use:	Amenity/ROS
Site Size:	0.88 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of secondary village.  
Promoted through SADPD - landowner intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.88

dph used for Yield Estimate 35

Yield estimate (dw) 31

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Outside dev. limits of secondary village.  
Promoted through SADPD - landowner intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/17/008
Site Name	Bon Accord Farm Farmstead
Current Land Use:	Farmstead
Site Size:	0.81 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Inside dev. limits of secondary village. Promoted through SADPD - landowner intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.81

dph used for Yield Estimate 35

Yield estimate (dw) 28

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Outside dev. limits of secondary village.  
Promoted through SADPD - landowner intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/17/012

Site Name: Land east of York Road Cliffe

Current Land Use: Agricultural

Site Size: 2.86 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.86

dph used for Yield Estimate: 35

Yield estimate (dw): 100

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/18/001

Site Name: North of Hull Road, Hemingbrough

Current Land Use: Scrapyard - Spares yard

Site Size: 0.6 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Outside dev. limits of DSV.  
Complex highway capacity works required.  
Improvements required to WWTW.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.6

dph used for Yield Estimate: 35

Yield estimate (dw): 21

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/18/002
Site Name	The Old Brickworks, Hull Road, Hemingbrough
Current Land Use:	Disused site.
Site Size:	1.63 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Site not known to be currently available - landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.63

dph used for Yield Estimate 35

Yield estimate (dw) 57

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/18/003
Site Name	Land East of Hemingbrough Primary School, School Road, Hemingbrough
Current Land Use:	Warehouse looks to be in use.
Site Size:	0.8 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.8

dph used for Yield Estimate 35

Yield estimate (dw) 28

FINAL TIME PERIOD: Yes 0-5 years



### Individual Site Final Assessment Summary

Site Reference: PHS/18/004

Site Name: Land at Hull Road, Hemingbrough

Current Land Use: Arable - Agricultural field

Site Size: 1.89 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.89

dph used for Yield Estimate: 35

Yield estimate (dw): 66

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/18/006

Site Name: Land At Northfield Road, Hemingbrough

Current Land Use: Agriculture/Field

Site Size: 2.45 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.45

dph used for Yield Estimate: 35

Yield estimate (dw): 86

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/18/008

Site Name: Land North of Villa Close Hemingbrough

Current Land Use: Agriculture

Site Size: 1.61 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.61

dph used for Yield Estimate: 35

Yield estimate (dw): 56

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD - landowners intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/18/011

Site Name: Hemingbrough Hall School Road

Current Land Use: Garden land and residential

Site Size: 2.14 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD - landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.14

dph used for Yield Estimate: 35

Yield estimate (dw): 75

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference	PHS/18/013
Site Name	Land known as Old Rudding Hemingbrough
Current Land Use:	Agricultural
Site Size:	4.9 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD - landowners intentions are unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 4.9

dph used for Yield Estimate 35

Yield estimate (dw) 172

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.  
Current outline planning permission for employment uses.  
Requires new roundabout on A1041 for access.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Active retail use.  
Recent planning permission to extend.  
No major physical constraints.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/19/005
<b>Site Name</b>	Selby Boat Yard, Bawtry Road, Selby
<b>Current Land Use:</b>	Selby Boat Yard Still in use
<b>Site Size:</b>	0.78 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Previous planning application (refused) indicates willingness to re-develop; but active use. Constrained by existing Hazardous Substance licence at former Clariant site to the west.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.78

dph used for Yield Estimate 45

**Yield estimate (dw)** 35

**FINAL TIME PERIOD:** Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

SDC Relocated.  
Tesco's own land for redevelopment -  
Planning Permission approved for  
replacement store.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable area reduced by  
0.33 ha due to double  
counting - within PHS/19/038.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Although owners previously keen to develop, unlikely to want to proceed due to flood risk issues and availability of an alternative site.  
 Access issues.  
 Complex S.106 issues in 2005 pending application (2005/0553/FUL - 8/19/167L/PA): EA floodrisk objections and Sport England objections.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/19/008
Site Name	Prospect Centre/Gas Holders, Prospect Way, Selby
Current Land Use:	Industrial - Various companies using units. Still active
Site Size:	2.3 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Prospect Centre and SDC Depot expected long term active use. Prohibitive contamination known.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Active uses with no known positive plans to redevelop.  
 Multiple ownership.  
 High cost highway improvements and sewers.  
 Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/19/010
<b>Site Name</b>	Rigid Paper, Denison Road, Selby
<b>Current Land Use:</b>	Ridgid Paper Industrial Site - Still in use
<b>Site Size:</b>	6.44 hectares

**Suitability:**

- Within or adj. to Selby Urban Are
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Recently closed - cleared site. No active promotion but no reason to believe not available. Major highway improvements required. Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/19/011
<b>Site Name</b>	Former Shipyard, Carr Street, Selby
<b>Current Land Use:</b>	Industrial - Theatre & Dance Academy - Still active
<b>Site Size:</b>	3.92 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Active uses.  
No knowledge of multiple owners intentions.  
Access issues.  
Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Closed retail use.  
Landowner's intentions not known.  
No major physical constraints.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/19/014
Site Name	Selby Rugby Union FC, Sandhill Lane, Selby
Current Land Use:	Recreation - Sports ground
Site Size:	5.6 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner indicated active use to continue in medium term.  
Major access issues.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/19/015

Site Name: Roose House, Union Lane, Selby

Current Land Use: Currently being redeveloped.

Site Size: 0.67 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Site cleared.  
Recent planning approval for 74 bed care home - 2008/1165/FUL

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.67

dph used for Yield Estimate: 110

Yield estimate (dw): 74

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/19/016

Site Name: The Holmes, Holme Lane, Selby

Current Land Use: Former industrial area (cleared/vacant) and residential/orchard.

Site Size: 7.03 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Existing outline planning permission for residential.  
Developer owned.  
No major physical constraints.  
Site cleared.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

Planning permission approved for 301 dwellings - September 2011.

Developable Area (ha): 7.03

dph used for Yield Estimate: 43

Yield estimate (dw): 301

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/19/017
<b>Site Name</b>	Long Mann Hills Farm, Long Mann Hills Road, Selby
<b>Current Land Use:</b>	Farm Land - Groundwork Selby. Active use.
<b>Site Size:</b>	1.37 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 16+ years

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Active use.  
Leased for 20 years.  
Long term plans for cemetery extension by landowner (Selby Town Council).  
Access impossible.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 16+ years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.37

dph used for Yield Estimate 45

**Yield estimate (dw)** 62

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Housing allocation.  
Planning permission for residential.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

30% discount to developable area as large site.  
Yield estimate is taken from outstanding dwellings on Planning Permission.

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area  
 Within Sherburn or Tadcaster  
 Adjacent Sherburn or Tadcaster  
 Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

No major physical constraints. Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Although owners intentions not explicit - recent applications for residential indicate desire to redevelop. No major physical constraints. Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

In active use but recent change of owner - intentions not known.  
Major sewer versus small site.  
Highway improvements required.  
Part industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Not all owners identified.  
Multiple ownership.  
Major highways works required.  
Sewer crosses site.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Discount large site of >500 dwellings by 30%.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Multiple owners - not all intentions known.  
Major highway constraints.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable area reduced by 5.63 ha - site falls within Flood Zone 3b (Level 2 SFRA).  
Developable area also reduced by 6.9 ha due to double counting of PHS/19/031 and PHS/19/030.  
Site discounted by 30% because >500 dwellings.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/19/025
<b>Site Name</b>	Strategic Site C - Monk Lane/Bondgate, Selby
<b>Current Land Use:</b>	Agricultural - Arable
<b>Site Size:</b>	46.62 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Main landowner indicates available in 0-5 years.  
Major highway constraints.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

Discount 30% as large site >500 dwellings.

**Developable Area (ha)** 32.6

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 1467

**FINAL TIME PERIOD:** Yes 6-10 years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/19/028
<b>Site Name</b>	West Mill Foods, The Quay, Selby
<b>Current Land Use:</b>	Westmill Foods Still in use.
<b>Site Size:</b>	0.63 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Active use.  
Recent investment.  
Landowner intend current use into long term.  
Highway widening required.  
Industrial site with associated clearance costs and potential for contamination.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference** PHS/19/029

**Site Name** Warehouse to Rear of 98-116 Ousegate, Selby

**Current Land Use:** Riverside Motors Selby Warehouse - Looks to still be in use.

**Site Size:** 0.49 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Within

**Land Type:** PDL

**Landowner's Intentions Known?** Not Known

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Active use.  
Physical problems.  
Grade 2 listed warehouse.  
Industrial site with associated clearance costs and potential contamination.

**Greenbelt:** No

**Strategic Countryside Gap:** No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

**Issues affecting Yield:**

N/A

**Developable Area (ha)** 0.49

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 22

**FINAL TIME PERIOD:** Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference: PHS/19/030

Site Name: Land South of Robin Close, Wistow Road, Selby

Current Land Use: Agricultural/vacant

Site Size: 1.45 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Access problems - need for third party land.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

Developable area reduced by 0.34 ha - approx size of flood risk zone 3b on site (Level 2 SFRA).

Developable Area (ha): 1.11

dph used for Yield Estimate: 45

Yield estimate (dw): 50

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/19/031
<b>Site Name</b>	Land South of Wistow Road, Selby
<b>Current Land Use:</b>	Agricultural and residential properties
<b>Site Size:</b>	6.19 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Third party land potentially required to achieve highway visibility.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

Developable area reduced by 1.65 ha - approx size of flood risk 3b on site (Level 2 SFRA).

**Developable Area (ha)** 4.54

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 204

**FINAL TIME PERIOD:** Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference** PHS/19/032

**Site Name** Land to North of Meadway, Selby

**Current Land Use:** Agricultural and vacant land.

**Site Size:** 0.62 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Within

**Land Type:** Greenfield

**Landowner's Intentions Known?** Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Access - land required for bridge over Selby Dam for SDLP allocation SEL/1. Third party land required.

**Greenbelt:** No

**Strategic Countryside Gap:** No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

**Issues affecting Yield:**

N/A.

**Developable Area (ha)** 0.62

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 28

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/19/033
<b>Site Name</b>	Land at Bondgate/Monk Lane Selby
<b>Current Land Use:</b>	Agricultural Land
<b>Site Size:</b>	6.73 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner unknown.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double contouring - within PHS/19/025.

**Developable Area (ha)** 0

**dph used for Yield Estimate** 45

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/19/034
<b>Site Name</b>	Land off Denison Road Selby
<b>Current Land Use:</b>	Scrub land former paper land.
<b>Site Size:</b>	0.49 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD -  
landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.49

dph used for Yield Estimate 45

**Yield estimate (dw)** 22

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/19/035

Site Name: Bus Station  
Station Road  
Selby

Current Land Use: Bus Station and social club

Site Size: 0.81 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD -  
landowners intentions not known  
Active use - bus station.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 16+ years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.81

dph used for Yield Estimate: 45

Yield estimate (dw): 36

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/19/036
Site Name	North Carparks Selby
Current Land Use:	car parks
Site Size:	1.97 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Submitted through SADPD - landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 16+ years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.97

dph used for Yield Estimate 45

Yield estimate (dw) 89

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/19/037
<b>Site Name</b>	Morrisons, Selby Abbey Primary School and land at Market Cross Selby
<b>Current Land Use:</b>	Shop / School / carpark / Public House
<b>Site Size:</b>	2.66 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Submitted through SADPD - landowners intentions unknown. Active use .

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference	PHS/19/038
Site Name	East of former Civic Centre, Porthoilme Road, Selby
Current Land Use:	Former civic centre land
Site Size:	0.89 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Land currently been marketed for development.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.89

dph used for Yield Estimate 45

Yield estimate (dw) 40

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/20/001

Site Name: Land North East of A63 Bypass/A19 Junction, Brayton

Current Land Use: Agricultural - Grass

Site Size: 6.85 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Agricultural use.  
Landowner not known.  
Complex highway works required.  
Utilities affect site.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 6.85

dph used for Yield Estimate: 35

Yield estimate (dw): 240

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/20/002

Site Name: Land South East of Brayton

Current Land Use: Agricultural

Site Size: 20.88 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Agricultural land.  
Landowners intentions not known.  
Major highway works required.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

Discount by 30% as large site >500 dwellings.

Developable Area (ha): 14.62

dph used for Yield Estimate: 35

Yield estimate (dw): 511

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/20/003

Site Name: Land North West of A63 Bypass/A19 Junction, Brayton

Current Land Use: Agricultural/residential curtilage

Site Size: 6.2 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner intentions not known.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 6.2

dph used for Yield Estimate: 35

Yield estimate (dw): 217

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/20/008

Site Name: Selby Livestock Auction Mart, Bawtry Road, Selby (Brayton Parish)

Current Land Use: Current livestock market

Site Size: 2.4 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Active use.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.4

dph used for Yield Estimate: 45

Yield estimate (dw): 108

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Agricultural use.  
Landowner on part of site promoted site through SHLAA and SDLP (developer).  
Straight forward access.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/20/010

Site Name: Land West of St Wilfrid's Church, Doncaster Road, Doncaster Road, Brayton

Current Land Use: Agricultural Land

Site Size: 2.61 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Although promoted by landowner, requires designation change (Strategic Countryside Gap).

Greenbelt: No

Strategic Countryside Gap: Yes

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.61

dph used for Yield Estimate: 35

Yield estimate (dw): 91

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/20/011
Site Name	Land East of St Wilfrid's Church, Doncaster Road, Brayton
Current Land Use:	Grazing Land/Paddock
Site Size:	1.02 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Although landowner promoting site, requires designation change (Strategic Countryside Gap). Major highway issues re: visibility.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference	PHS/20/012
Site Name	Land at Foxhill Lane, Brayton
Current Land Use:	Agricultural Land - arable
Site Size:	6.85 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Landowner/developer promoting site, however Strategic Countryside Gap designation requires amendment. Major highway works required.

Greenbelt: No

Strategic Countryside Gap: Yes

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

No developable area - Within PHS/20/015

Developable Area (ha) 0

dph used for Yield Estimate 35

Yield estimate (dw) 0

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Although landowner promoting site; requires designation change (Strategic Countryside Gap). Major highway works required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area - 18.65 Ha within PHS/20/015

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/20/014
<b>Site Name</b>	Strategic Site E - Baffam Lane, Brayton
<b>Current Land Use:</b>	Agricultural - Mainly arable
<b>Site Size:</b>	26.22 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Owners intentions not known. Relies on SDLP protected designation to be amended (Strategic Countryside Gap).

Greenbelt: No

Strategic Countryside Gap: Yes

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

Developable area reduced by 17.22 ha due to double counting with PHS/20/020, PHS/20/021 and PHS/20/022. Discounted by 30% because large site >500 dwellings.

**Developable Area (ha)** 6.3

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 221

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/20/015
<b>Site Name</b>	Strategic Site F - Brackenhill Lane, Brayton
<b>Current Land Use:</b>	Agricultural
<b>Site Size:</b>	31 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Requires change in protected designation from SDLP (Strategic Countryside Gap). Considerable highway infrastructure investment required.

Greenbelt: No

Strategic Countryside Gap: Yes

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

Discount by 30% as large site >500 dwellings.

**Developable Area (ha)** 21.7

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 760

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/20/018
Site Name	Land North of Barff Lane Brayton
Current Land Use:	Agriculture
Site Size:	1.74 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.74

dph used for Yield Estimate 35

Yield estimate (dw) 61

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/20/019

Site Name: Land South Brackenhill Lane  
Brayton

Current Land Use: Agricultural

Site Size: 13.85 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 13.85

dph used for Yield Estimate: 35

Yield estimate (dw): 485

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Requires Strategic Countryside Gap designation amendment.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference: PHS/20/021

Site Name: Land off Doncaster Road  
Brayton

Current Land Use: Agricultural

Site Size: 1.17 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 6-10 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Strategic Countryside Gap designation requires amendment.

Greenbelt: No

Strategic Countryside Gap: Yes

Availability: Yes 6-10 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.17

dph used for Yield Estimate: 35

Yield estimate (dw): 41

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/20/022
Site Name	Land to east of Baffam Lane, Brayton
Current Land Use:	Agricultural
Site Size:	6.2 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Within Strategic Countryside Gap, would require change to designation within development plan. Approx. 50% of site within FZ3.

Greenbelt: No

Strategic Countryside Gap: Yes

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 6.2

dph used for Yield Estimate 35

Yield estimate (dw) 217

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/22/003

Site Name: Land at School Farm, Mill Lane, Barlow

Current Land Use: Grazing Horses  
Grassland/Paddock

Site Size: 2.24 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.24

dph used for Yield Estimate: 35

Yield estimate (dw): 78

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/22/004
Site Name	Land at Barlow Common Road/Mill Lane, Barlow
Current Land Use:	Arable Farm Land - Agricultural
Site Size:	5.14 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

TA required to establish extent of works.  
Improvements required to Barlow WWTW.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 5.14

dph used for Yield Estimate 35

Yield estimate (dw) 180

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/23/001
Site Name	CAM/1 - Land Adjacent to Drax Road (A645), Camblesforth
Current Land Use:	Trees/Paddock Public footpath.
Site Size:	1.68 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Phase 2 site release - September 2011. Landowner marketing site.
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Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area - within PHS/23/008
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Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/23/002
Site Name	Land at Camela Lane, Camblesforth
Current Land Use:	Agricultural
Site Size:	3.1 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highways issues need to be proven to have the potential to be resolved - access.  
Outside dev. limits to Secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 3.1

dph used for Yield Estimate 35

Yield estimate (dw) 108

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference: PHS/23/004

Site Name: Land North of Camblesforth Hall, Camblesforth

Current Land Use: Agriculture/Paddock

Site Size: 2.16 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Potential costly and complex highways issues to resolve - need to know access is achievable.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.16

dph used for Yield Estimate: 35

Yield estimate (dw): 76

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/23/005

Site Name: Land at Camblesforth Hall, Adjacent to A1041, Camblesforth

Current Land Use: Vacant Buildings. Paddock still in use.

Site Size: 2.32 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Complex highways works required - need to know achievable in terms of carriageway width required.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.32

dph used for Yield Estimate: 35

Yield estimate (dw): 81

FINAL TIME PERIOD: Yes 6-10 years



### Individual Site Final Assessment Summary

Site Reference: PHS/23/006

Site Name: Land at Camblesforth Hall, Adjacent A1041

Current Land Use: Agriculture/Paddock

Site Size: 4.64 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highways sightlines to resolve - cannot be accommodated within site.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 4.64

dph used for Yield Estimate: 35

Yield estimate (dw): 162

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/23/008

Site Name: Meadowfield Farm  
Camblesforth

Current Land Use: Agriculture

Site Size: 2.37 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Part of Phase 2 release - September 2011.  
Landowner marketing site.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.37

dph used for Yield Estimate: 35

Yield estimate (dw): 83

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/23/009

Site Name: New Oak Farm  
Camblesforth

Current Land Use: Farmstead - house and fields

Site Size: 2.02 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions not known.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.02

dph used for Yield Estimate: 35

Yield estimate (dw): 71

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/25/001

Site Name: Mansion House, 164 Main Road, Drax

Current Land Use: Residential Care Home - Still active

Site Size: 0.47 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Planning permission approved for extension to care home. Improvements to Drax WWTW required.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A  
ABEYANCE - PP APPROVED - NOT COMING FORWARD (NOT PROMOTED BY LANDOWNER).

Developable Area (ha): 0.47

dph used for Yield Estimate: 35

Yield estimate (dw): 16

FINAL TIME PERIOD: Abeyance

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Private owner - site not currently known to be available.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/29/002

Site Name: CAR/1 - Land West of High Street, Carlton

Current Land Use: Paddock

Site Size: 2.47 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.47

dph used for Yield Estimate: 35

Yield estimate (dw): 86

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/29/003
<b>Site Name</b>	CAR/2 (North)- Land West of Low Street, Carlton
<b>Current Land Use:</b>	Unable to view site.
<b>Site Size:</b>	0.48 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

2 x site owners - intentions to develop not known. Highways access needs to be secured/available.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Site not known to be available.  
Landowner intentions not known.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/29/006
<b>Site Name</b>	South of Mill Lane Butt Hole Plantation Carlton
<b>Current Land Use:</b>	Farm buidlings and agriculture
<b>Site Size:</b>	3.33 hectares

#### Suitability:

- Within or adj. to Selby Urban Are
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD -  
landowner intentions not known.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 3.33

dph used for Yield Estimate 35

**Yield estimate (dw)** 117

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/29/007
Site Name	East of Broadacres Carlton
Current Land Use:	Agricultural
Site Size:	6.28 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD - landowners intentions not known.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 6.28

dph used for Yield Estimate 35

Yield estimate (dw) 220

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/29/008

Site Name: Land to south of Mill Lane  
Carlton

Current Land Use: Agricultural

Site Size: 1.88 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.88

dph used for Yield Estimate: 35

Yield estimate (dw): 66

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/29/009

Site Name: Land to east of Churchfields  
Carlton

Current Land Use: Agricultural.

Site Size: 0.54 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Existing play park, provided with Barratts development.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.54

dph used for Yield Estimate: 35

Yield estimate (dw): 19

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/29/010

Site Name: Land to south of Hepworth Lane  
Carlton

Current Land Use: Agricultural

Site Size: 0.63 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.63

dph used for Yield Estimate: 35

Yield estimate (dw): 22

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Improvements required to West Haddlesey WWTW.  
Requires intermediate highway costs (inc. TA).

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/32/001
Site Name	West End Farm Gateforth
Current Land Use:	Farmstead / agriculture
Site Size:	0.74 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Part in, part out dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.74

dph used for Yield Estimate 35

Yield estimate (dw) 26

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/33/001
<b>Site Name</b>	Land East of A63 Roundabout, Thorpe Willoughby
<b>Current Land Use:</b>	Pig Breeding Centre - Farm land, scrub area with bushes & trees in south western corner.
<b>Site Size:</b>	18.7 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD - landowner intentions unknown. Large site issues, multiple developers possible.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/33/016.

**Developable Area (ha)** 0

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference: PHS/33/002

Site Name: Land South of Field Lane, Thorpe Willoughby

Current Land Use: Unused fields.

Site Size: 6.9 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

Adjacent by-pass - 5% reduction for buffer.  
3x large water mains cross centre of site.

Developable Area (ha): 6.55

dph used for Yield Estimate: 35

Yield estimate (dw): 229

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/33/004
Site Name	HAM/1 - Land East of Cherwell Croft, Hambleton
Current Land Use:	General Amenity Land Arable land with crops
Site Size:	0.82 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highway sightlines to restore - cannot be accommodated within the site.  
Third party land required to achieve highway visibility.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.82

dph used for Yield Estimate 35

Yield estimate (dw) 29

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/33/005

Site Name: 7 & 9 Main Road, Hambleton

Current Land Use: Garden curtilages of houses

Site Size: 0.83 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highways sightlines to restore - cannot be accommodated within site.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.83

dph used for Yield Estimate: 35

Yield estimate (dw): 29

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Complex highways works required - no access to highway within the site boundary.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area due to double counting - Within PHS/33/007

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008       Submitted through call for Sites 2010
- Submitted through call for Sites 2011       Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners not known.

Greenbelt:

Strategic Countryside Gap:

Availability

Achievability

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

Yield estimate (dw)

FINAL TIME PERIOD:

### Individual Site Final Assessment Summary

Site Reference: PHS/33/010

Site Name: South East of Richardson Court

Current Land Use: Agriculture

Site Size: 3.05 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Ownership unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 3.05

dph used for Yield Estimate: 35

Yield estimate (dw): 107

FINAL TIME PERIOD: Yes 16+ years



### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/33/011
<b>Site Name</b>	Pig breeding farm Thorpe Willoughby
<b>Current Land Use:</b>	Pig breeding centre and associated land
<b>Site Size:</b>	6.9 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Ownership unknown.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/33/016

**Developable Area (ha)** 0

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/33/013

Site Name: East of Common Lane Hambleton

Current Land Use: Agricultural

Site Size: 0.6 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/33/017

Developable Area (ha): 0

dph used for Yield Estimate: 35

Yield estimate (dw): 0

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/33/015

Site Name: Land off Station Road Hambleton

Current Land Use: Agricultural

Site Size: 2.19 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.19

dph used for Yield Estimate: 35

Yield estimate (dw): 77

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/33/016

Site Name: Land to west of Thorpe Willoughby

Current Land Use: Pig farm / agricultural

Site Size: 24.1 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

Encompasses sites PHS/33/001 and PHS/33/011  
Developable area reduced by 4.9 ha due to double counting in PHS/34/001

Developable Area (ha): 19.2

dph used for Yield Estimate: 35

Yield estimate (dw): 672

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/33/017

Site Name: Land west of Common Road Hambleton

Current Land Use: Agricultural

Site Size: 3.78 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

1.8 ha reduced due to double counting with PHS/33/015

Developable Area (ha): 1.98

dph used for Yield Estimate: 35

Yield estimate (dw): 69

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/33/018
<b>Site Name</b>	Manor Farm Chapel Street Hambleton
<b>Current Land Use:</b>	Farmstead and agricultural
<b>Site Size:</b>	5.03 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

Developable area reduced by 4.33 ha due to double counting with PHS/33/007.

**Developable Area (ha)** 0.7

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 24

**FINAL TIME PERIOD:** Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/34/001
Site Name	THW/2 - Land South of Leeds Road, Thorpe Willoughby
Current Land Use:	Agricultural
Site Size:	4.9 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Existing housing allocation in SDLP. Phas 2 site - released September 2011.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 4.9

dph used for Yield Estimate 35

Yield estimate (dw) 172

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/34/002

Site Name: Land North of Leeds Road, Thorpe Willoughby

Current Land Use: Agricultural Land

Site Size: 6.03 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 6.03

dph used for Yield Estimate: 35

Yield estimate (dw): 211

FINAL TIME PERIOD: Yes 0-5 years



### Individual Site Final Assessment Summary

Site Reference: PHS/34/003

Site Name: Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby

Current Land Use: Farmstead - Farm land & House - Still active.

Site Size: 0.41 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.41

dph used for Yield Estimate: 35

Yield estimate (dw): 14

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/34/004

Site Name: White House Farm, Leeds Road, Thorpe Willoughby

Current Land Use: Agricultural and residential

Site Size: 1.13 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.13

dph used for Yield Estimate: 35

Yield estimate (dw): 40

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/34/005

Site Name: Land east of Linden Way, Thorpe Willoughby

Current Land Use: Agriculture

Site Size: 9.93 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 9.93

dph used for Yield Estimate: 35

Yield estimate (dw): 348

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/35/003

Site Name: Land between Ryther Road and the Cemetery, Cawood

Current Land Use: Agricultural - Garden Centre in active use.

Site Size: 0.76 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.76

dph used for Yield Estimate: 35

Yield estimate (dw): 27

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

All site within FZ3.  
Adj. outside dev. limits of DSV.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/35/006
Site Name	Grange Side Nurseries, Thorpe Lane, Cawood
Current Land Use:	Shop, Garden Centre & Nursery
Site Size:	0.55 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Part in, Part outside dev. limits  
Owners intentions unknown.  
Approx. 50% of site within FZ3.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 6-10 years

#### Issues affecting Yield:

Developable Area (ha) 0.55

dph used for Yield Estimate 35

Yield estimate (dw) 19

FINAL TIME PERIOD: Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference	PHS/35/007
Site Name	9 & 11 Wistowgate Cawood
Current Land Use:	dwellings and curtilage
Site Size:	0.45 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Part in, Part outside dev. limits.  
Approx. 50% of site within FZ3.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.45

dph used for Yield Estimate 35

Yield estimate (dw) 16

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/35/008

Site Name: Land north of Castle Close/Bishops Close Cawood

Current Land Use: Agricultural

Site Size: 3.44 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Approx. 50% of site within FZ3.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 3.44

dph used for Yield Estimate: 35

Yield estimate (dw): 120

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/35/011

Site Name: Land to east of Wistowgate Cawood

Current Land Use: Agricultural

Site Size: 0.94 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Approx. 50% of site within FZ3.  
Third party land required for highway access.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.94

dph used for Yield Estimate: 35

Yield estimate (dw): 33

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/36/001

Site Name: Land South of Station Road, Wistow

Current Land Use: Agricultural

Site Size: 4.55 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent to dev. limits in Secondary village.  
Approx. 3rd of site within FZ3.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 4.55

dph used for Yield Estimate: 35

Yield estimate (dw): 159

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference: PHS/36/002

Site Name: Land at Woodlands House, Long Lane, Wistow

Current Land Use: Agricultural

Site Size: 11.73 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent to dev. limits of secondary village.  
Majority of site within FZ3.  
Highway improvement works required.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 11.73

dph used for Yield Estimate: 35

Yield estimate (dw): 411

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference	PHS/36/003
Site Name	Land South of Manor House Farm, Long Lane, Wistow
Current Land Use:	Agricultural
Site Size:	0.84 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

All FZ3  
Adj. to dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.84

dph used for Yield Estimate 35

Yield estimate (dw) 29

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Nursery buildings/glasshouses to remove.  
Approx. 3rd of site in FZ3  
Adj. to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Extensive highways works required. Large site issues, multiple developers likely.  
 Approx. 50% of site in FZ3  
 Adj. to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Highways constraints to resolve - potential to widen road required.  
Approx. 50% of site in FZ3  
Adj. to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/36/007
<b>Site Name</b>	Land At Garman Carr Lane, Wistow
<b>Current Land Use:</b>	Agricultural - Arable land Still active
<b>Site Size:</b>	7.39 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Complex access issues - potential road widening etc.  
Majority of site in FZ3  
Adj. to dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 7.39

dph used for Yield Estimate 35

**Yield estimate (dw)** 259

**FINAL TIME PERIOD:** Yes 11-15 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Access to site needs to be resolved - currently landlocked.  
All of site in FZ3  
Adj. to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.  
Approx. 50% of site in FZ3  
Adj. to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area due to double counting - within PHS/36/007

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.  
Approx. 70% of site in FZ3  
Adj. to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area due to double counting - within PHS/36/006

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/36/012

Site Name: Land west of Selby Road  
Wistow

Current Land Use: Agricultural

Site Size: 0.73 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

All of site in FZ3  
Adj. to dev. limits of secondary village.  
Landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 11-15 years

#### Issues affecting Yield:

Within PHS/36/005

Developable Area (ha): 0

dph used for Yield Estimate: 35

Yield estimate (dw): 0

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/37/001
Site Name	EGG/2 - Land East of High Eggborough Road, Eggborough
Current Land Use:	Vacant - derelict - Left to wild clumps of vegetables.
Site Size:	1.44 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Significant highways works to be carried out.  
Phase 2 release - September 2011.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.44

dph used for Yield Estimate 35

Yield estimate (dw) 50

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/37/002

Site Name: Bowmans Mill, Selby Road, Eggborough

Current Land Use: Active Flour Mill

Site Size: 5.29 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 6-10 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Business on site likely to remain up to 10yrs. Large amount of industrial buildings to remove.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 6-10 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 5.29

dph used for Yield Estimate: 35

Yield estimate (dw): 185

FINAL TIME PERIOD: Yes 6-10 years



### Individual Site Final Assessment Summary

Site Reference: PHS/37/003

Site Name: Land East of Selby Road, Eggborough

Current Land Use: Vacant (No previous use).

Site Size: 2.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.5

dph used for Yield Estimate: 35

Yield estimate (dw): 88

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/37/005
Site Name	EGG/3 - Land Between A19/Selby Road, Eggborough
Current Land Use:	Vacant
Site Size:	6.79 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

Watercourse passing through site - may impact on yield

Developable Area (ha) 6.79

dph used for Yield Estimate 35

Yield estimate (dw) 238

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/37/008
Site Name	Land off Selby Road Eggborough
Current Land Use:	Agriculture
Site Size:	5.11 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 5.11

dph used for Yield Estimate 35

Yield estimate (dw) 179

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/37/011

Site Name: White House Farm  
Low Eggborough Road  
Eggborough

Current Land Use: Farmstead and agricultural land

Site Size: 2.57 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Within dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

Developable area reduced area by 2.1 ha due to double counting with PHS/37/005

Developable Area (ha): 0.47

dph used for Yield Estimate: 35

Yield estimate (dw): 16

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

All site within FZ3.  
Adj to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highway widening works required to Heck Lane.  
Adj to dev. limits of secondary village.  
Landowners intentions known.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/38/005
Site Name	Land at Weeland Road, Hensall
Current Land Use:	Agricultural
Site Size:	1 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Multiple owners.  
Potential access constraints due to shared access with third parties.  
Adj to dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1

dph used for Yield Estimate 35

Yield estimate (dw) 35

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Landowners intentions unknown.  
Part FZ3  
Adj to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference: PHS/38/008

Site Name: Land north of Myrtle Farm  
Main Street  
Hensall

Current Land Use: Paddock

Site Size: 0.53 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adj. to dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.53

dph used for Yield Estimate: 35

Yield estimate (dw): 19

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/41/001
Site Name	Land at Manor Farm, Womersley
Current Land Use:	Mixed use. Part has PP for COU to workshop/storage
Site Size:	1.4 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt status amendment required.  
Improvements required for Stapleton Park WWTW.  
Adj . to dev. limits of Secondary village.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/41/002

Developable Area (ha) 0

dph used for Yield Estimate 35

Yield estimate (dw) 0

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Green Belt status amendment required.  
Improvements required for Stapleton Park WWTW.  
Adj . To dev. limits of Secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/42/001

Site Name: Greenlands, Selby Road, Whitley

Current Land Use: Residential

Site Size: 0.54 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Owners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.54

dph used for Yield Estimate: 35

Yield estimate (dw): 19

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/42/003

Site Name: Larth House, Selby Road, Whitley

Current Land Use: (Part) Residential - Market Garden 2003. Farm

Site Size: 0.47 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt designation would require amendment.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

Yield reduced - Third of site closest to A19 already developed except for an area required for access to remaining two thirds.

Developable Area (ha): 0.32

dph used for Yield Estimate: 35

Yield estimate (dw): 11

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/42/004

Site Name: Land off Gravel Hill Lane, Whitley

Current Land Use: Farmland/Paddock

Site Size: 1.51 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt designation would require amending.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.51

dph used for Yield Estimate: 35

Yield estimate (dw): 53

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Green Belt status would require amending.  
Land required from third party land to achieve highway visibility.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/42/006

Site Name: The Old Nursery,  
Whitefield Lane, Whitley

Current Land Use: Derelict Rhubarb Sheds

Site Size: 1.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt designation would require amending.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.5

dph used for Yield Estimate: 35

Yield estimate (dw): 52

FINAL TIME PERIOD: Yes 6-10 years



### Individual Site Final Assessment Summary

Site Reference: PHS/42/007

Site Name: Land East of Selby Road, Whitley

Current Land Use: Agricultural - Active

Site Size: 3.05 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Amendment to Green Belt designation required.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 3.05

dph used for Yield Estimate: 35

Yield estimate (dw): 107

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Green Belt status amendment required.  
Landowners intentions not known.  
Part in, part outside dev. limits.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/42/011

Site Name: Land at Blenheim House

Current Land Use: House and garden

Site Size: 0.7 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 6-10 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt status amendment required.  
Part in, part outside dev. limits.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 6-10 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.7

dph used for Yield Estimate: 35

Yield estimate (dw): 24

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Green Belt status amendment required.  
Landowners intentions not known.  
Part in, part outside dev. limits.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Green Belt status amendment required.  
Part in, part outside dev. limits.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/42/014
Site Name	School Farm Learning Lane Whitley
Current Land Use:	Agricultural
Site Size:	1.28 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Green Belt status amendment required.  
Part in, part outside dev. limits.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.28

dph used for Yield Estimate 35

Yield estimate (dw) 45

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/43/003
Site Name	Land to south of Main Street Great Heck
Current Land Use:	Agricultural
Site Size:	0.74 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 6-10 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. to dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 6-10 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.74

dph used for Yield Estimate 35

Yield estimate (dw) 26

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference** PHS/48/001

**Site Name** Land Rear of 27 Lunnsfield Lane, Fairburn

**Current Land Use:** Prepared for development-not started construction.

**Site Size:** 0.4 hectares

**Suitability:**

- Within or adj. to Selby Urban Are
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Within

**Land Type:** PDL

**Landowner's Intentions Known?** Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

N/A

**Greenbelt:** No

**Strategic Countryside Gap:** No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

**Issues affecting Yield:**

Existing approval (2006/0727/FUL - 8/48/100C/PA) allowed on appeal (29/03/2007) for the erection of 8 dwellings and 6 apartments.

**Developable Area (ha)** 0.4

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 14

**FINAL TIME PERIOD:** Yes 0-5 years



### Individual Site Final Assessment Summary

Site Reference: PHS/48/002

Site Name: Land North of Top House Farm Mews, Fairburn

Current Land Use: Agricultural - Arable

Site Size: 2.32 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt status amendment required. Also LILA. Improvements to Sutton WWTW required.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.32

dph used for Yield Estimate: 35

Yield estimate (dw): 81

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/48/003

Site Name: Land at Rawfield Lane, Fairburn

Current Land Use: Agricultural - Active

Site Size: 1 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 16+ years

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt status amendment required.  
Improvements to Sutton WWTW required.  
LILA.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1

dph used for Yield Estimate: 35

Yield estimate (dw): 35

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/48/004
<b>Site Name</b>	Land adjacent The Old Vicarage, Silver Street, Fairburn
<b>Current Land Use:</b>	Grass Paddock. Agricultural - unused.
<b>Site Size:</b>	<input type="text" value="0.4"/> hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt status amendment required. Also LILA.  
Improvements to Sutton WWTW required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area due to double counting - within PHS/48/007

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/48/005

Site Name: Land at Watergarth Quarry, Lunnsfield Lane, Fairburn

Current Land Use: Agricultural - active

Site Size: 2.63 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Green Belt status would require amending. Also LILA. Improvements to Sutton WWTW required.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.63

dph used for Yield Estimate: 35

Yield estimate (dw): 92

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/48/006
<b>Site Name</b>	Land rear of Pear Tree House Rawfield Lane Fairburn
<b>Current Land Use:</b>	Residential
<b>Site Size:</b>	1.29 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Part in. Part outside dev. limits of DSV. Green Belt amendment required. Also proximity to LILA needs to be considered.

Greenbelt: Yes

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.29

dph used for Yield Estimate 35

**Yield estimate (dw)** 45

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/48/007
Site Name	Land south of Silver Street Fairburn
Current Land Use:	Vacant
Site Size:	0.75 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. dev. limits of DSV.  
Green Belt amendment required.  
Also LILA.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.75

dph used for Yield Estimate 35

Yield estimate (dw) 26

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/48/010

Site Name: Land at Windhook and The Haven, Rawfield Lane, Fairburn

Current Land Use: Residential and former quarry

Site Size: 1.69 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Within Dev. Limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.69

dph used for Yield Estimate: 35

Yield estimate (dw): 59

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/49/001
Site Name	Land West High Street Brotherton
Current Land Use:	Old Peugeot Garage
Site Size:	1.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.  
Within dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 0-5 years

#### Issues affecting Yield:

Developable Area (ha) 1.5

dph used for Yield Estimate 35

Yield estimate (dw) 52

FINAL TIME PERIOD: Yes 16+ years



**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Landowners intentions unknown  
Adj. dev. limits of DSV  
Requires change to Green Belt designation.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/49/003

Site Name: Land north of Queen Margarets Drive Byram

Current Land Use: Agricultural

Site Size: 1.74 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. dev. limits of DSV  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.74

dph used for Yield Estimate: 35

Yield estimate (dw): 61

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/49/004

Site Name: Dobsons Yard  
Brotherton

Current Land Use: Residential / Garden

Site Size: 0.86 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Majority of site within dev. limits of DSV.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.86

dph used for Yield Estimate: 35

Yield estimate (dw): 30

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/50/001
Site Name	BYR/1 - Land at East Acres, Byram
Current Land Use:	Overgrown
Site Size:	0.65 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Site not known to be currently available - landowners intention unknown (Phase 2 site - released September 2011).

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.65

dph used for Yield Estimate 35

Yield estimate (dw) 23

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. dev. limits of DSV  
Requires change to Green Belt designation.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. dev. limits of DSV  
Requires change to Green Belt designation.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/50/005
Site Name	Land north of Byram Park Road Byram
Current Land Use:	Agricultural
Site Size:	3.33 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. dev. limits of DSV  
Requires change to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 3.33

dph used for Yield Estimate 35

Yield estimate (dw) 117

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Adj. dev. limits of DSV  
Requires amendment to Green Belt designation.  
Approx 20% of site within FZ3.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference	PHS/50/007
Site Name	Land to east of Buckingham Way Byram
Current Land Use:	Agricultural
Site Size:	2.81 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. dev. limits of DSV  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

Developable area reduced by 1.12 ha due to double counting with PHS/50/003.

Developable Area (ha) 1.69

dph used for Yield Estimate 35

Yield estimate (dw) 59

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/51/001
<b>Site Name</b>	Land North of Haddlesey Road, Birkin
<b>Current Land Use:</b>	Agricultural field.
<b>Site Size:</b>	0.86 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Improvements to Sutton WWTW required.  
Adj. to dev. limits of secondary village.  
Amendment to Green Belt required.  
Approx 50% of site within FZ3

Greenbelt: Yes

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.86

dph used for Yield Estimate 35

**Yield estimate (dw)** 30

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. to dev. limits of secondary village. Amendment to Green Belt designation required.  
Approx 25% of site within FZ3

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/52/002
Site Name	Land at Ings Lane Beal
Current Land Use:	Agriculture
Site Size:	0.65 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adj. to Dev. limits of secondary village.  
Amendment to Green Belt required.  
Majority of site is FZ3.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.65

dph used for Yield Estimate 35

Yield estimate (dw) 23

FINAL TIME PERIOD: Yes 11-15 years

**Individual Site Final Assessment Summary**

**Site Reference** PHS/53/003

**Site Name** Land South Of Lunn Lane, Kellington

**Current Land Use:** Agricultural - Arable active

**Site Size:** 13.64 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Adjacent outside

**Land Type:** Greenfield

**Landowner's Intentions Known?** Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

FZ3 issues on 30% of the sites potential.  
Outside dev. limits of DSV.

**Greenbelt:** No

**Strategic Countryside Gap:** No

**Availability** Yes 0-5 years

**Achievability** Yes 6-10 years

**Issues affecting Yield:**

N/A

**Developable Area (ha)** 13.64

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 477

**FINAL TIME PERIOD:** Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/53/009

Site Name: Land At Southlands, Broach Lane, Kellington

Current Land Use: Agricultural - Arable active

Site Size: 7.94 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

3x telegraph and 2x power lines cross site - potential to affect yield

Developable Area (ha): 7.94

dph used for Yield Estimate: 35

Yield estimate (dw): 278

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/53/011
Site Name	Land At Roall Lane, Kellington
Current Land Use:	Agricultural - Arable farm active.
Site Size:	70.37 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Very large site - multiple utility constraints to resolve & multiple developers likely.  
FZ3 issues on approximately 30 ha of site.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

30% removed - large site reduction (>500 dwellings).

Developable Area (ha) 49.26

dph used for Yield Estimate 35

Yield estimate (dw) 1724

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference	PHS/53/015
Site Name	South Field, Weeland Road, Eggborough (Kellington Parish)
Current Land Use:	Agricultural - Arable crops Active across north of site.
Site Size:	67.3 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Amendment to Green Belt designation required.  
Pylons on site which may impede development and approximately 2% of land within FZ3.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

30% reduction due to large site (>500 dwellings)

Developable Area (ha) 47.1

dph used for Yield Estimate 35

Yield estimate (dw) 1648

FINAL TIME PERIOD: Yes 11-15 years



### Individual Site Final Assessment Summary

Site Reference	PHS/53/016
Site Name	Teasel Hall Weeland Road Eggborough
Current Land Use:	Dwelling/farmstead
Site Size:	9.79 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent to DSV.  
Landowners intentions not known.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 9.79

dph used for Yield Estimate 35

Yield estimate (dw) 343

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Adjacent outside DSV.  
Landowners intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/55/004

Site Name: Land at Hillam Common Lane Hillam

Current Land Use: Nursery and Residential curtilages

Site Size: 1.52 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside DSV.  
Requires amendment to Green Belt designation.  
Landowners intentions not known.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.52

dph used for Yield Estimate: 35

Yield estimate (dw): 53

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference** PHS/55/005

**Site Name** Land west of Main Street  
Monk Fryston

**Current Land Use:** Residential / gardens /  
paddocks

**Site Size:** 2.34 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Highway widening and improvements. Improvements to Hillam WWTW required.  
Landowners intentions unknown but marked as 0-5 years to reflect details in PHS/55/002. Rec'd through CFS - reasonable to assume will come forward within pla period - revision to PHS/55/002

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

**Issues affecting Yield:**

N/A

**Developable Area (ha)** 2.34

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 82

**FINAL TIME PERIOD:** Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/56/001
Site Name	Land at Greenacres, Fryston Common Lane, Monk Fryston
Current Land Use:	Vacant Meadowland.
Site Size:	0.94 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highway widening required - need to secure adjacent land to achieve this. Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/56/013

Developable Area (ha) 0

dph used for Yield Estimate 35

Yield estimate (dw) 0

FINAL TIME PERIOD: Yes 11-15 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

There may be Access issues across third party land. Requires amendment to Green Belt designation.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/56/003
Site Name	Land west of Monk Fryston Primary School Old Vicarage Lane Monk Fryston
Current Land Use:	Agriculture
Site Size:	0.68 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Highway improvements required.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.68

dph used for Yield Estimate 35

Yield estimate (dw) 24

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/56/004
<b>Site Name</b>	Croft Farm Monk Fryston
<b>Current Land Use:</b>	Residential curtilage and agricultural
<b>Site Size:</b>	1.65 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions not known.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.65

dph used for Yield Estimate 35

**Yield estimate (dw)** 58

**FINAL TIME PERIOD:** Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference: PHS/56/005

Site Name: Land north of Hillcrest

Current Land Use: Agriculture

Site Size: 0.65 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Submitted through SADPD - landowners intentions not known. Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.65

dph used for Yield Estimate: 35

Yield estimate (dw): 23

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/56/006

Site Name: South of cemetery  
Monk Fryston

Current Land Use: Agriculture

Site Size: 1.58 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Would require amendment to the Green Belt designation.  
Adjacent outside development limits.  
Would require access over third party land.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.58

dph used for Yield Estimate: 35

Yield estimate (dw): 55

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference	PHS/56/007
Site Name	Fryston Service Station and land to South Monk Fryston
Current Land Use:	Former filling station and agricultural land
Site Size:	0.95 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Would require amendment to Green Belt designation. Adjacent outside development limits of DSV.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.95

dph used for Yield Estimate 35

Yield estimate (dw) 33

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Conservation area.  
Within development limits.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/56/010
<b>Site Name</b>	North of Deer Park Monk Fryston
<b>Current Land Use:</b>	Part of historic park and garden at Monk Fryston Hall
<b>Site Size:</b>	1.38 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.  
Requires amendment to Green Belt designation.  
Within Conservation area.  
Adjacent outside dev. limits.

Greenbelt: Yes

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.38

dph used for Yield Estimate 35

**Yield estimate (dw)** 48

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/56/012

Site Name: Deer Park Grange  
Common Lane  
Monk Fryston

Current Land Use: Gardens

Site Size: 0.72 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Within development limits of DSV. FZ3 to approx. 75% of site.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.72

dph used for Yield Estimate: 35

Yield estimate (dw): 25

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/56/013

Site Name: Land at Common Lane  
Monk Fryston

Current Land Use: Residential / vacant  
grassland

Site Size: 1.08 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside development limits of DSV.  
Requires change to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.08

dph used for Yield Estimate: 35

Yield estimate (dw): 38

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference	PHS/57/001
Site Name	Land South of Mill Lane, South Milford
Current Land Use:	Agricultural
Site Size:	1.27 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner intentions unknown.  
Requires intermediate highway works - widening of Mill Lane.  
Would require amendment to Green Belt designation.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.27

dph used for Yield Estimate 35

Yield estimate (dw) 44

FINAL TIME PERIOD: Yes 16+ years



**Individual Site Final Assessment Summary**

**Site Reference** PHS/57/002

**Site Name** STM/1 - Land at Lund Syke Lane, South Milford

**Current Land Use:** Nursery/agricultural.

**Site Size:** 3.8 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Within

**Land Type:** Mixed

**Landowner's Intentions Known?** Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Actively promoted/subject of recent appeal.  
Intermediate highway works required to improve Lund Sike Lane.  
Phase 2 site - released September 2011.

**Greenbelt:** No

**Strategic Countryside Gap:** No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

**Issues affecting Yield:**

N/A

**Developable Area (ha)** 3.8

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 133

**FINAL TIME PERIOD:** Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Actively promoted but requires land from adjoining owner for access but sites could be combined. Amendment to Green Belt status required. Also LILA. Adj. dev. limits of Secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Assumes demolition of existing dwelling which occupies significant part of the site.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Actively promoted but requires land from adjoining owner for access but sites could be combined. Amendment to Green Belt status required. Also LILA. Part in, Part outside dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Actively promoted but requires significant off-site highway works (including widening White Cote Lane). Amendment to Green Belt status required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/57/006
Site Name	Land at Common Lane, South Milford
Current Land Use:	Agricultural
Site Size:	2.67 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Actively promoted/subject of recent applications but requires off site highway works.  
Green Belt status amendment required.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 2.67

dph used for Yield Estimate 35

Yield estimate (dw) 93

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adj. to dev. limits of DSV.  
Requires amendment to Green belt designation.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/57/009
<b>Site Name</b>	Land between Nurseries and Bypass South Milford
<b>Current Land Use:</b>	Agriculture
<b>Site Size:</b>	7.83 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Landowner unknown.  
Adj. to dev. limits of DSV.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

**Issues affecting Yield:**

N/A

Developable Area (ha) 7.83

dph used for Yield Estimate 35

**Yield estimate (dw)** 274

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/57/010

Site Name: Land off Ingthorne Lane  
Monk Fryston  
(South Milford Parish)

Current Land Use: Agricultural

Site Size: 0.57 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adj. to dev. limits of DSV.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

No developable area - within PHS/57/007

Developable Area (ha): 0

dph used for Yield Estimate: 35

Yield estimate (dw): 0

FINAL TIME PERIOD: Yes 6-10 years



### Individual Site Final Assessment Summary

Site Reference: PHS/58/001

Site Name: Land South of Ellarfield Lane, Sherburn in Elmet

Current Land Use: Agricultural

Site Size: 2.63 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Site not known to be currently available - landowners intentions unknown.  
Safeguarded land as part of SDLP.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.63

dph used for Yield Estimate: 35

Yield estimate (dw): 92

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/58/002
Site Name	Land West of Hodgson's Lane, Sherburn In Elmet
Current Land Use:	Agricultural
Site Size:	11.02 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Approx 25% of site is Green Belt - would require a change of development plan status. Also within Safeguarded Land designation within SDLP.  
Complex highways access and junction work will be required.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 11.02

dph used for Yield Estimate 35

Yield estimate (dw) 386

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference: PHS/58/003

Site Name: Land North of Moor Lane, Sherburn In Elmet

Current Land Use: Agricultural Land

Site Size: 10.31 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highway improvement works required. Large area of site in FZ3.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 10.31

dph used for Yield Estimate: 35

Yield estimate (dw): 361

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/58/004

Site Name: Land West of Garden Lane, Sherburn In Elmet

Current Land Use: Agricultural/Paddock Garden

Site Size: 1.55 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/58/016

Developable Area (ha): 0

dph used for Yield Estimate: 35

Yield estimate (dw): 0

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Complex highways works required - widening & improving junction etc. Adj. to dev. limits of Local Service Centre. Landowners intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/58/006
Site Name	Haulage Depot, Low Street, Sherburn In Elmet
Current Land Use:	Haulage Depot & Housing
Site Size:	1.72 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Active business use on site and 3x occupied dwellings - not known to be available for development.  
Landowners intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.72

dph used for Yield Estimate 35

Yield estimate (dw) 60

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/58/007
<b>Site Name</b>	SHB/1 - Land West of A162, Sherburn In Elmet
<b>Current Land Use:</b>	Agriculture, Phase 2 Housing Allocation Arable
<b>Site Size:</b>	37.75 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Large site issues and multiple developers likely.  
Pending res. application on site. Part FZ3.  
Phase 2 site - released September 2011.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Large site (>500 dwellings) - developable area reduced by 30%.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/58/008
<b>Site Name</b>	Land East and North of Prospect Farm, Low Street, Sherburn In Elmet
<b>Current Land Use:</b>	Agricultural
<b>Site Size:</b>	19.8 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Large site issues, multiple developers likely.  
Outside dev. limits of LSC.  
Safeguarded Land.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

Large site (>500 dwellings) - developable area reduced by 30%

**Developable Area (ha)** 13.86

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 485

**FINAL TIME PERIOD:** Yes 0-5 years



### Individual Site Final Assessment Summary

Site Reference: PHS/58/012

Site Name: Land off Tadcaster Road/Finkle Hill, Sherburn In Elmet

Current Land Use: Agricultural

Site Size: 2.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Requires amendment to Green Belt designation. Also LILA. Adj. to dev. limit of LSC.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.5

dph used for Yield Estimate: 35

Yield estimate (dw): 88

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/58/014

Site Name: Land at Moor Lane, Sherburn In Elmet

Current Land Use: Agricultural

Site Size: 0.49 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.49

dph used for Yield Estimate: 35

Yield estimate (dw): 17

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/58/015

Site Name: Land At Highfield Villas, Sherburn In Elmet

Current Land Use: Recreation Field & Garages

Site Size: 0.53 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

SDC Owned.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.53

dph used for Yield Estimate: 35

Yield estimate (dw): 19

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/58/016

Site Name: Rear of Church Hill  
Sherburn In Elmet

Current Land Use: Agroucltural / Paddock

Site Size: 0.76 hectares

#### Suitability:

- Within or adj. to Selby Urban Are
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adj. dev. limits to LSC.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.76

dph used for Yield Estimate: 35

Yield estimate (dw): 27

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Existing town centre, multiple owners and existing uses.  
No intention to redevelop.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/58/022

Site Name: Land east of Milford Road  
South Milford  
(Sherburn In Elmet Parish)

Current Land Use: Agricultural

Site Size: 3.54 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 11-15 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. to dev. limits of DSV.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 11-15 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 3.54

dph used for Yield Estimate: 35

Yield estimate (dw): 124

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/58/023
<b>Site Name</b>	Land east of Hodgsons Lane Sherburn In Elmet
<b>Current Land Use:</b>	Agricultural
<b>Site Size:</b>	4.77 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adj. to dev. limits of DSV.  
Safeguarded Land within SDLP.  
Majority of site within FZ3.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/58/003

**Developable Area (ha)** 0

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 0-5 years



**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Adj, to dev. limits of LSC.  
Green Belt requires amendment.  
LILA.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/58/026
Site Name	North of recreation ground South Milford
Current Land Use:	Agriculture?
Site Size:	4.72 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Requires amendment to Green Belt designation.  
Within LILA.  
Adjacent to dev. limits of DSV.  
Approx. 5% of site within FZ3.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 4.72

dph used for Yield Estimate 35

Yield estimate (dw) 165

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/58/028
Site Name	Land east of Low Street, Sherburn In Elmet
Current Land Use:	Agricultural
Site Size:	37.3 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Existing Safeguarded Land allocation in SDLP.  
Adj. to dev. limits of SV.  
Requires amendment to Green Belt boundaries.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

Developable area reduced by 12.6ha due to double counting with PHS/58/008 (0-5 Years)

Developable Area (ha) 24.7

dph used for Yield Estimate 35

Yield estimate (dw) 864

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/62/001
<b>Site Name</b>	Land South of Common Lane, Church Fenton
<b>Current Land Use:</b>	Garden, Paddock and previous railway goods yard.
<b>Site Size:</b>	1.1 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

N/A

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/62/010

**Developable Area (ha)** 0

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 0

**FINAL TIME PERIOD:** Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/62/002

Site Name: Field North of Gate Bridge, Church Fenton

Current Land Use: Active agricultural

Site Size: 1.56 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside DSV.

Greenbelt: No

Strategic Countryside Gap: Yes

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.56

dph used for Yield Estimate: 35

Yield estimate (dw): 55

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:**

**Land Type:**

**Landowner's Intentions Known?**

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Proportion of site within Strategic Countryside Gap - would require change to Development Plan status.

**Greenbelt:**

**Strategic Countryside Gap:**

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/62/005
<b>Site Name</b>	Hall Farm, Hall Lane, Church Fenton
<b>Current Land Use:</b>	Vacant Farm Buildings. Farm for sale.
<b>Site Size:</b>	0.53 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Highway widening/improvements required.  
PDL/vacant buildings on site adjacent to dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.53

dph used for Yield Estimate 35

**Yield estimate (dw)** 19

**FINAL TIME PERIOD:** Yes 0-5 years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/62/006
<b>Site Name</b>	East of The Bungalow Main Street Church Fenton
<b>Current Land Use:</b>	Agriculture
<b>Site Size:</b>	1.49 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Adj to dev. limits of DSV.  
Owners intentions unknown - rec'd through SADPD CFS.  
Within Strategic Countryside Gap - would require change to boundary.

Greenbelt: No

Strategic Countryside Gap: Yes

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

**Issues affecting Yield:**

Developable Area (ha) 1.49

dph used for Yield Estimate 35

**Yield estimate (dw)** 52

**FINAL TIME PERIOD:** Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference: PHS/62/007

Site Name: North Lodge  
Church Fenton

Current Land Use: Residential and agriculture

Site Size: 0.49 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions not known - promoted through SADPD.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.49

dph used for Yield Estimate: 35

Yield estimate (dw): 17

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/62/008

Site Name: East of St Marys Church  
Church Fenton

Current Land Use: Agriculture

Site Size: 4.35 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 11-15 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Owners are reliant on third party agreements.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 11-15 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 4.35

dph used for Yield Estimate: 35

Yield estimate (dw): 152

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference: PHS/62/009

Site Name: Land north of The Laurels  
Main Street  
Church Fenton

Current Land Use: Residential / Paddock?

Site Size: 0.97 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Part in, part outside development limits.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.97

dph used for Yield Estimate: 35

Yield estimate (dw): 34

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/62/010

Site Name: Land at Station Road Church Fenton

Current Land Use: Paddock

Site Size: 1.81 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside development limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.81

dph used for Yield Estimate: 35

Yield estimate (dw): 63

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Various buildings on site, some still have existing use. Highway works likely to be prohibitive due to substantial improvements required to highway network.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/64/002
Site Name	Land Adjacent Ulleskelf Railway Line, Church Fenton Lane, Ulleskelf
Current Land Use:	Former wholesale distribution and service yard
Site Size:	1.12 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Improvements required to Tadcaster WWTW.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.12

dph used for Yield Estimate 35

Yield estimate (dw) 39

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/64/003

Site Name: Four Leaf Nursery, Church Fenton Lane, Ulleskelf

Current Land Use: Nursery (ceased trading)

Site Size: 0.88 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Improvements required to Tadcaster WWTW.  
Third party land required to achieve highway visibility.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.88

dph used for Yield Estimate: 35

Yield estimate (dw): 31

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Works required for capacity to be made available at Tadcaster WWTW. Floodrisk 3 on 50% of site. Complex highway works required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



### Individual Site Final Assessment Summary

Site Reference	PHS/64/005
Site Name	Land at Church Fenton Lane, Ulleskelf
Current Land Use:	Agricultural land
Site Size:	2.81 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Improvements to Tadcaster WWTW required.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 2.81

dph used for Yield Estimate 35

Yield estimate (dw) 98

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/64/006
<b>Site Name</b>	Land east of Church Fenton Lane Ulleskelf
<b>Current Land Use:</b>	Agriculture
<b>Site Size:</b>	0.42 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions not known - promoted through SADPD.. Adjacent outside DSV.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.42

dph used for Yield Estimate 35

**Yield estimate (dw)** 15

**FINAL TIME PERIOD:** Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/64/007

Site Name: Land north of Boggart Lane Ulleskelf

Current Land Use: Nursery, Agriculture, residential

Site Size: 2.67 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Mixed

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent to development limits to DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 2.67

dph used for Yield Estimate: 35

Yield estimate (dw): 93

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/64/008
Site Name	Land east of Bell Lane Ulleskelf
Current Land Use:	Agriculture / farmstead?
Site Size:	1.42 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowners intentions not known, promoted through SADPD. Adjacent outside DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.42

dph used for Yield Estimate 35

Yield estimate (dw) 50

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/64/010
Site Name	Ulleskelf Station Ulleskelf
Current Land Use:	Vacant former rail sidings
Site Size:	0.97 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: PDL

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Within development limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 0-5 years

#### Issues affecting Yield:

No developable area due to double counting - within PHS/64/002

Developable Area (ha) 0

dph used for Yield Estimate 35

Yield estimate (dw) 0

FINAL TIME PERIOD: Yes 0-5 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Adjacent outside development limits secondary village.  
Requires amendment to Green Belt designation.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Group T.P.O. over the whole site providing tree coverage to approximately 30% of site.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/66/002
Site Name	Land at Saw Wells Lane Barkston Ash
Current Land Use:	Agriculture / farmstead
Site Size:	1.26 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 11-15 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside dev. limits to secondary village.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 11-15 years

Achievability Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.26

dph used for Yield Estimate 35

Yield estimate (dw) 44

FINAL TIME PERIOD: Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference: PHS/69/001

Site Name: Land at Towton Grange, Towton

Current Land Use: Residential / agricultural

Site Size: 1.4 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Improvements required to Towtow WWTW.  
Requires amendment to Green Belt designation.  
Adjacent outside dev. limits to Secondary village.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 11-15 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.4

dph used for Yield Estimate: 35

Yield estimate (dw): 49

FINAL TIME PERIOD: Yes 11-15 years



### Individual Site Final Assessment Summary

Site Reference: PHS/69/002

Site Name: Land at Towton Hall, Main Street (A162), Towton

Current Land Use: Agricultural buildings and land

Site Size: 0.61 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Greenfield

Landowner's Intentions Known? Yes 6-10 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Improvements required to Towton WWTW.  
Requires amendment to Green Belt designation.  
Part in, part outside development limits of secondary village.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 6-10 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.61

dph used for Yield Estimate: 35

Yield estimate (dw): 21

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Requires amendment to Green Belt designation.  
Adj. outside to dev. limits of secondary village.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/70/002
<b>Site Name</b>	Land Off Church Lane, Stutton
<b>Current Land Use:</b>	Agricultural - Western parcel in arable use. Remainder pasture.
<b>Site Size:</b>	6.66 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Improvement works required at Tadcaster WWTW.  
High investment highway works required.  
Requires amendment to Green belt designation.  
Approx 50% of site in FZ3  
Adj outside dev. limits of secondary village.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 0-5 years

**Achievability** Yes 11-15 years

**Issues affecting Yield:**

N/A

Developable Area (ha) 6.66

dph used for Yield Estimate 35

**Yield estimate (dw)** 233

**FINAL TIME PERIOD:** Yes 11-15 years

### Individual Site Final Assessment Summary

Site Reference: PHS/70/003

Site Name: Land east of Stutton Road Tadcaster (Stutton Parish)

Current Land Use: Agricultural

Site Size: 1.98 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: [ ]

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Requires amendment to Green Belt designation.  
Owner unknown.  
Adj dev. limits of LSC.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.98

dph used for Yield Estimate: 35

Yield estimate (dw): 69

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference	PHS/72/001
Site Name	Papryus Works, Newton Kyme
Current Land Use:	Vacant site and buildings of former paper works
Site Size:	10.35 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Major developed site within the Green Belt - SDLP.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

Planning permission approved for 140 dwellings - Ref: 2009/0747/FUL.

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/73/001
<b>Site Name</b>	Land at Roman Road, Tadcaster
<b>Current Land Use:</b>	Agricultural pasture / residential in centre. Part tree nursery.
<b>Site Size:</b>	2.46 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Not actively promoted.  
Additional intermediate highway works required.  
Improvement works to Tadcaster WWTW required.  
Advised at Core Strategy EIP that land will not be released within plan period.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Area

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Intermediate off site highway works required.  
 Improvement works to Tadcaster WWTW required.  
 Advised at Core Strategy EIP that land will not be released within plan period.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

Within or adj. to Selby Urban Are

Within Sherburn or Tadcaster

Adjacent Sherburn or Tadcaster

Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Improvement works to Tadcaster WWTW required. Advised at Core Strategy EIP that land will not be released within plan period.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**



**Individual Site Final Assessment Summary**

**Site Reference** PHS/73/004

**Site Name** Hargarth Field, Tadcaster

**Current Land Use:** Eastern field parcel - arable Western parcel - pasture.

**Site Size:** 7.65 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

**Development Limits:** Within

**Land Type:** Greenfield

**Landowner's Intentions Known?** Not Known

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Intermediate off site highway improvement required.  
Improvements to Tadcaster WWTW required.  
Advised at Core Strategy EIP that land will not be released within plan period.

**Greenbelt:** No

**Strategic Countryside Gap:** No

**Availability** Yes 16+ years

**Achievability** Yes 0-5 years

**Issues affecting Yield:**

N/A

**Developable Area (ha)** 7.65

**dph used for Yield Estimate** 35

**Yield estimate (dw)** 268

**FINAL TIME PERIOD:** Yes 16+ years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/73/005
<b>Site Name</b>	Land at Mill Lane, Tadcaster
<b>Current Land Use:</b>	Vacant site - Overgrown grass & scrubland
<b>Site Size:</b>	2.11 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Junction improvements required. Flood defence improvements delayed until after 2012. 20% in FZ3. SSOB(T) actively promoting site. Along with site ref PHS/73/010, capable of delivering 250 dwellings. Negotiations have been ongoing regarding Flood Alleviation Scheme and linking this site with 010.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Part constrained by high flood risk but assumed flood improvement works will overcome this. Validated planning consent (ref - 8/74/3P/PA) for 42 flats and 114 dwellings - 10 built, 104 plots remaining.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Junction improvements required. Improvements to Tadcaster WWTW required.  
 Advised at Core Strategy EIP that land will not be released within plan period.  
 Released Phase 2 site - September 2011.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

Retention of tree belt.

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Uncertain ownership.  
Intermediate off site highway improvements.  
Improvements to Tadcaster WWTW required.  
Not available. Advised at Core Strategy EIP that land will not be released within plan period.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/73/008

Site Name: Land East of Garnet Lane, Tadcaster

Current Land Use: Arable

Site Size: 8.32 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Costly off site highway improvements required.  
Improvements to Tadcaster WWTW required.  
Landowner intentions unknown.  
Requires amendment to Green Belt designation.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 8.32

dph used for Yield Estimate: 35

Yield estimate (dw): 291

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference: PHS/73/009

Site Name: Council Yard, Oxton Lane, Tadcaster

Current Land Use: Part allotment - Part storage compound.

Site Size: 0.52 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Within

Land Type: Mixed

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner intentions unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.52

dph used for Yield Estimate: 35

Yield estimate (dw): 18

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner actively promoting site.  
See ref PHS/73/005.  
FZ3 on 100% of site.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

No developable area - see PHS/73/005

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/73/011
Site Name	Willow Farm, Doncaster Road, Tadcaster
Current Land Use:	Part in agricultural use Part in residential use.
Site Size:	0.79 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: PDL

Landowner's Intentions Known? Yes 16+ years

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Required visibility cannot be achieved due to alignment of road.  
Site being promoted for employment use through SADPD.  
Adjacent outside LSC.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 16+ years

Achievability Yes 0-5 years

#### Issues affecting Yield:

Available area dependant on whether existing buildings (with consent for business use) are retained (assumed not).

Developable Area (ha) 0.79

dph used for Yield Estimate 35

Yield estimate (dw) 28

FINAL TIME PERIOD: Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference: PHS/73/012

Site Name: Land at Kelcbar Hill, Tadcaster

Current Land Use: The site is presently used as open agricultural land - arable.

Site Size: 4.4 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Actively promoted but amendment to Green Belt status required. Improvement works to Tadcaster WWTW required.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 4.4

dph used for Yield Estimate: 35

Yield estimate (dw): 154

FINAL TIME PERIOD: Yes 6-10 years

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Actively promoted but amendment to Green Belt status required.  
Intermediate highway improvement works required.  
Improvements to Tadcaster WWTW required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/73/014
<b>Site Name</b>	Central Area Car Park Tadcaster
<b>Current Land Use:</b>	Car park
<b>Site Size:</b>	0.52 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Within the development limits of LSC. SDC owned.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

**Issues affecting Timescale:**

Within the development limits of LSC. Landowners intentions unknown.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Adjacent outside development limits of LSC.  
Landowner unknown.  
Care Home expansion planned.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/73/017
Site Name	Brickyard Ponds Tadcaster
Current Land Use:	Ponds
Site Size:	3.73 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside development limits of LSC.  
Landowner unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 3.73

dph used for Yield Estimate 35

Yield estimate (dw) 131

FINAL TIME PERIOD: Yes 16+ years

**Individual Site Final Assessment Summary**

<b>Site Reference</b>	PHS/73/018
<b>Site Name</b>	North of Auster Bank View (west) Tadcaster
<b>Current Land Use:</b>	Agriculture
<b>Site Size:</b>	11.51 hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Ownership unknown.  
Tadcaster WWTW Issues.  
Complex highway works required.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/73/019
Site Name	Land at Kelcbar Hill Wetherby Road Tadcaster
Current Land Use:	Pasture land
Site Size:	18.85 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside LSC.  
Requires amendment to Green Belt designation.  
Approx. 15% of site in FZ3.

Greenbelt: Yes

Strategic Countryside Gap: No

Availability Yes 0-5 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

Developable area reduced by 11ha due to double counting with PHS/73/013.

Developable Area (ha) 7.85

dph used for Yield Estimate 35

Yield estimate (dw) 275

FINAL TIME PERIOD: Yes 6-10 years



### Individual Site Final Assessment Summary

Site Reference: PHS/73/020

Site Name: North of Auster Bank View (east)  
Tadcaster

Current Land Use: Agriculture

Site Size: 15.45 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside LSC.  
Tadcaster WWTW Issues.  
Complex highways works required.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 15.45

dph used for Yield Estimate: 35

Yield estimate (dw): 541

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference	PHS/78/001
Site Name	Land at Field House Bolton Percy
Current Land Use:	Agricultural
Site Size:	1.07 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 6-10 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside secondary village, owner wishes to develop in the medium term.

Greenbelt: No

Strategic Countryside Gap: No

Availability Yes 6-10 years

Achievability Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.07

dph used for Yield Estimate 35

Yield estimate (dw) 37

FINAL TIME PERIOD: Yes 6-10 years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner unknown.  
Adjacent outside dev. limits of DSV.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference: PHS/79/002

Site Name: Villa Farm  
Appleton Roebuck

Current Land Use: Farmstead

Site Size: 1.54 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Yes 0-5 yrs

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2011
- Other Source
- Submitted through call for Sites 2010
- Submitted through SADPD call for Sites

#### Issues affecting Timescale:

Adjacent outside dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 0-5 years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 1.54

dph used for Yield Estimate: 35

Yield estimate (dw): 54

FINAL TIME PERIOD: Yes 0-5 years

### Individual Site Final Assessment Summary

Site Reference: PHS/79/003

Site Name: Land north of West End Avenue  
Appleton Roebuck

Current Land Use: Agricultural / pasture

Site Size: 0.5 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner unknown.  
Adjacent outside dev. limits of DSV.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha): 0.5

dph used for Yield Estimate: 35

Yield estimate (dw): 18

FINAL TIME PERIOD: Yes 16+ years

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Adjacent outside dev. limits of DSV.  
Approx. 50% of site in FZ3.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

**Individual Site Final Assessment Summary**

**Site Reference**

**Site Name**

**Current Land Use:**

**Site Size:**  hectares

**Suitability:**

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

**Availability and Achievability:**

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

**Issues affecting Timescale:**

Landowner unknown.  
Adjacent outside dev. limits of DSV.  
Approx. 95% of site in FZ3.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

**Issues affecting Yield:**

N/A

**Developable Area (ha)**

**dph used for Yield Estimate**

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

<b>Site Reference</b>	PHS/79/006
<b>Site Name</b>	Land south of Malt Kiln Lane Appleton Roebuck
<b>Current Land Use:</b>	Agricultural / Paddock?
<b>Site Size:</b>	1.65 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner unknown.  
Adjacent outside dev. limits of DSV.  
Approx. 15% of site in FZ3.

Greenbelt: No

Strategic Countryside Gap: No

**Availability** Yes 16+ years

**Achievability** Yes 6-10 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 1.65

dph used for Yield Estimate 35

**Yield estimate (dw)** 58

**FINAL TIME PERIOD:** Yes 16+ years



### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Part in, Part outside development limits of DSV.

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

N/A

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference

Site Name

Current Land Use:

Site Size:  hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits:

Land Type:

Landowner's Intentions Known?

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Greenbelt:

Strategic Countryside Gap:

**Availability**

**Achievability**

#### Issues affecting Yield:

Developable Area (ha)

dph used for Yield Estimate

**Yield estimate (dw)**

**FINAL TIME PERIOD:**

### Individual Site Final Assessment Summary

Site Reference	PHS/79/011
Site Name	Land west of Northfield Way Appleton Roebuck
Current Land Use:	Agricultural / Paddock
Site Size:	0.7 hectares

#### Suitability:

- Within or adj. to Selby Urban Area
- Within Sherburn or Tadcaster
- Adjacent Sherburn or Tadcaster
- Within or adjacent other Village

Development Limits: Adjacent outside

Land Type: Greenfield

Landowner's Intentions Known? Not Known

#### Availability and Achievability:

- Submitted through call for Sites 2008
- Submitted through call for Sites 2010
- Submitted through call for Sites 2011
- Submitted through SADPD call for Sites
- Other Source

#### Issues affecting Timescale:

Landowner unknown.

Greenbelt: No

Strategic Countryside Gap: No

Availability: Yes 16+ years

Achievability: Yes 0-5 years

#### Issues affecting Yield:

N/A

Developable Area (ha) 0.7

dph used for Yield Estimate 35

Yield estimate (dw) 24

FINAL TIME PERIOD: Yes 16+ years