

Additional Sites Consultation Document

Appendix 1: Site Assessment Summaries



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The Site Summary tables below have been colour coded to identify which category the site falls into – that is to show their status in the Site Assessment Methodology process:

Red: Failed the Initial Sift

The site has a fundamental constraint according to stage 1 of the SAM.

Yellow: Residential May Not be Required

The Site Summary Tables in this appendix refer to '*Residential May Not be Required*'

This applies to sites submitted for housing in or around a settlement where it is not initially proposed that any new allocations for housing will be required.

The tables in this appendix must be read in the light of Section 2 (How much development and where?) of the main Pool of Sites Consultation document. This identifies that new site allocations for housing may only be needed in Selby town and Tadcaster, with no new allocations in Sherburn in Elmet and the Designated Service villages due to the level of building that has already taken place in these settlements and the number of homes with existing planning permissions.

This consultation exercise also asks whether the plan should include a 'contingency element' – with additional allocations being made to provide greater flexibility, choice of housing sites and importantly help sustain a five year housing land supply.

Blue: Permission

Site has an extant planning permission, as of the 31st of March 2017.

Green: Potential site

Sites that are not subject to one of the three factors described above and remain as options to consider as potential new allocations in those areas of the district where allocations are required.

Individual Site Profiles which provide further information on the site assessments for each site are available to view online at www.selby.gov.uk/plan-selby-evidence-base

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Important Notice

All of the sites presented within this document are for consultation purposes only. The fact that a site has been included within this document as a potential allocation is no guarantee that it will eventually become an allocation as part of the final adopted document. Conversely, although sites may have been discounted at this stage it does not rule out their further consideration following consultation. Inclusion of a site in the previous Pool of Sites or 'Additional Sites' documents is not a material consideration for development management decisions.

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The Market Towns

Selby					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SELB-W	32.32	Land between Flaxley Road and Cross Hills Lane, Selby	Potential Residential	Greenfield site outside, but adjacent to, development limits. Good access by public transport and to employment areas and key services. Site is mostly within Flood Zone 3a. A detailed and extensive Flood Risk Assessment was carried out on a larger area of land to the North West of Selby as part of an informal promotion by the land promoter acting for the multiple owners of the site. Site has been marketed and has had developer interest.	679

Sherburn in Elmet					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SHER-AS	1.07	Fenton Lane, Sherburn In Elmet	Residential - Failed Initial Sift	Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village	N/A
SHER-AT	6.61	Land between Coldhill Lane and Finkle Hill, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside the development limits in the Green Belt and located within a designated Locally Important Landscape Area as defined by the SDLP. Good accessibility to a range of key services, employment areas and with good public transport accessibility. Potential impact on nationally protected nature sites from development would require consultation with Natural England. Potential impact on heritage asset which may require mitigation. The site has not been subject to any viability testing.	185

SHER-AU	12.49	Land between Coldhill Lane and Finkle Hill, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside the development limits in the Green Belt and located within a designated Locally Important Landscape Area as defined by the SDLP. Good accessibility to a range of key services, employment areas and with good public transport accessibility. A small section of the site is located within Flood Zone 3a (with the remainder in Flood Zone 1). Potential impact on nationally protected nature sites from development may require consultation with Natural England. Development is likely to impact on a heritage asset and would require mitigation measures. The site has not been subject to any viability testing.	262
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Tadcaster

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
TADC-AG	4.01	Land north of Edgerton Drive, Tadcaster	Potential Residential	Greenfield site which lies beyond the development limits in the Green Belt and within a landscape highly sensitive to development. Site has good accessibility to public transport, employment and key services. Potential impact on nationally protected nature sites from development would require consultation with Natural England. The site is within Groundwater Protection Zone 1 and 2 and adjacent to land which is potentially contaminated.	112

The Designated Service Villages

Barlby/Osgodby					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BARL-E	14.54	Magazine Farm, Selby Bypass, Barlby	Potential Employment	Greenfield site outside the development limits. Site is in Flood Zone 3a, and is potentially contaminated. Site has good sub-regional accessibility. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs. Enquiries received from developers.	N/A
BARL-H	6.56	Land at Turnhead Farm, Barlby	Residential May Not be Required	Greenfield site outside the development limits. Site in Flood Zone 1. No key services within 800 metres. Multiple powerlines run through the site. Within 800m of a WWTW. Engagement with site promoters has shown no viability issues.	157
BARL-I	0.96	Land south of Markey Weighton Road, Barlby	Potential Employment	Greenfield site outside the development limits. Site in Flood Zone 1. Site has good sub-regional accessibility. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs. Enquiries received from developers.	N/A
BARL-J	0.58	Land north of Market Weighton Road, Barlby	Potential Employment	Greenfield site outside the development limits. Site in Flood Zone 1. Site has good sub-regional accessibility. Within 800m of a WWTW. Engagement with site promoters has shown no viability issues.	N/A
BARL-K	1.02	Land at Turnhead Farm, Barlby	Residential May Not be Required	Predominantly greenfield site outside of development limits. Site is in Flood Zone 1. No key services within 800 metres. Existing access into the site. Within 800m of WWTW. Potential contamination on site. Decontamination and demolition may impact on the viability of the site.	24
BARL-L	2.79	Land off York Road, Barlby	Residential May Not be Required	Predominantly greenfield site outside of development limits. Site is in Flood Zone 1. No key services within 800 metres. Existing access into the site. Within 800m of WWTW. Engagement with site promoters has shown no viability issues. Existing access into the site.	67

OSGB-J	1.60	Land at Millfield Farm, Osgodby	Residential May Not be Required	Greenfield site, outside, but adjacent to, development limits. The site has good accessibility by public transport and to employment provision. There is good accessibility to a limited selection of key services. The site is potentially contaminated, but could be mitigated. No viability work has been undertaken at this stage.	38
OSGB-K	0.73	Land at South Duffield Road, Osgodby	Potential Leisure	Greenfield site, outside, but adjacent to, development limits. The site has good local accessibility. It is located in a landscape which is highly sensitive to development. Site has not been marketed and no viability assessment has been undertaken. There is an existing covenant on the site.	N/A

Brayton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BRAY-S	13.29	Land south of Mill Lane, Brayton	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
BRAY-X	8.44	Land north of Mill Lane, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Interest from developers.	203
BRAY-Y	1.13	Land south west of A63/A19 roundabout, Brayton	Potential Employment	Greenfield site outside the development limits. Site has good sub-regional accessibility. Good accessibility by cycling. Existing access into the site. Engagement with site promoters has shown no viability issues. Interest from developers.	N/A

Carlton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
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CARL-G	12.58	Land north of Mill Lane, Carlton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good access to employment. Development impacts on a heritage asset and mitigation measures are necessary. The surrounding landscape has medium sensitivity to development. Site partly within Groundwater Protection Zone 1 and 2. Development will adversely affect public open space - mitigation possible. Engagement with site promoters has shown no viability issues.	226
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Cawood

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CAWD-I	1.03	Field at Broad Lane, Cawood	Residential May Not be Required	Greenfield site outside of development limits. Site is in flood zone 3. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Within 280m outer buffer of Pannal to Cawood gas pipeline. Landscape has medium sensitivity to development.	25
CAWD-J	4.80	Land south east of Cawood Off Bishop Dyke Road/Broad Lane	Residential May Not be Required	Greenfield site outside of development limits. Site is in flood zone 3. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Development impacts on a heritage asset and mitigation measures are necessary. Within 280m outer buffer of Pannal to Cawood gas pipeline. Landscape has medium sensitivity to development.	115
CAWD-K	0.54	Land south of 28 Rythergate, Cawood	Residential May Not be Required	Greenfield site outside of development limits. Site is in flood zone 3. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with the site promoters has shown no viability issues.	13

Church Fenton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
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CFEN-R	0.28	Land south of Hall Lane, Church Fenton	Residential May Not be Required	Greenfield site which is located beyond the development limit. Site has reasonable public transport accessibility and accessibility to employment. Development would result in the loss of Grade 2 agricultural land. The site is within 500 metres of a local or regional wildlife site, but impact is insignificant or unknown. The site is located within a landscape identified as having medium sensitivity to development. The site is adjacent to potentially contaminated land. No viability work has been undertaken.	8
CFEN-S	1.34	Land to north of Station Road, Church Fenton	Residential May Not be Required	Majority of the site is greenfield and located outside, but adjacent to the development limits. Site has good accessibility by public transport and to employment and a range of key services. The site is identified as being located in a landscape which has a medium sensitivity to development. No viability work has been undertaken.	32
CFEN-T	1.77	South of Common Lane, Church Fenton	Residential May Not be Required	Greenfield site, outside the development and located in the Green Belt. The site has good public transport accessibility and accessibility to a range of key services. There is reasonable access to some key services. Development of the site would result in the loss of Grade 2 agricultural land. Site is adjacent to land that is potentially contaminated. No viability work has been undertaken.	42
CFEN-U	1.61	The Orchards, Church Fenton	Residential May Not be Required	Greenfield site outside the development limits. Good public transport accessibility and accessibility to a range of key services. Development of the site would result in the loss of Grade 2 agricultural land. The site is located wholly within Flood Zone 1 and is an area identified as being at medium sensitivity to development. No viability testing has been undertaken.	39

Eggborough/Whitley					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
EGGB-T	3.10	Land adjacent to 23 Tranmore Lane, Eggborough	Residential May Not be Required	Greenfield site, outside the development limits. The site has good accessibility by public transport, reasonable access to employment and good access to local services. The site has not been subject to any viability testing.	74

WHIT-S	1.31	Land east of Selby Road, Whitley	Residential May Not be Required	Greenfield site which is located outside the development limits in the Green Belt. Site has good access to the road and rail network and public transport but limited access to key services and employment areas. The site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). Access can only be achieved to the site through third party land, but an agreement is not in place.	31
WHIT-T	1.47	Land to rear of Copper Beech Drive, Whitley	Residential May Not be Required	Greenfield site which is located outside the development limits in the Green Belt. Site has good access to the road and rail network and public transport but limited access to key services and employment areas. The site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3).	35

Hambleton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HAMB-D	12.35	Land East of Common Lane, Hambleton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.	296
HAMB-N	17.59	Land east of Gateforth Lane, Hambleton	Residential May Not be Required	Greenfield site outside the development limits. Good public transport accessibility and accessibility to employment provision. Reasonable access to a number of key services. The site is location within 800 metres of an incompatible use (Waste Water Treatment Works) and is located partly within Groundwater Protection Zone 3. A high level viability assessment has been undertaken, along with market testing of the site.	317

Hemingbrough

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
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HEMB-Y	1.62	The Coach Station, Hull Road, Hemingbrough	Potential Employment	Partly within and partly outside of the development limits. Site contains brownfield land. Site has poor access by public transport but good access from cycling. Site in flood zone 1. Potential contamination on site. 2 to 3 years for lease on site for use as coach depot to end.	N/A
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Monk Fryston/Hillam					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HILL-G	3.59	Land east of Hillside Close, Hillam	Residential May Not be Required	Greenfield site which lies beyond the development limits in the Green Belt. Good public transport accessibility and good access to employment. The site has no key services within 800 metres. Potential impact on nationally protected nature sites from development would require consultation with Natural England. Potential impact on a heritage asset, which may require mitigation measures. No viability work undertaken.	86
HILL-H	1.31	Land to west of Betteras Hill Road, Hillam	Residential May Not be Required	Greenfield site outside, but adjacent to, the development in the Green Belt and in an landscape identified as being highly sensitive to development. Good public transport accessibility and good access to employment. The site has no key services within 800 metres. Potential impact on nationally protected nature sites from development would require consultation with Natural England. Potential impact on a heritage asset, which may require mitigation measures. No viability work has been undertaken.	31

Thorpe Willoughby					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity

THRP-R	17.63	Linkside Mill, Gateforth	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
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Ulleskelf					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
ULLE-H	2.13	Land south of New Road, Ulleskelf	Residential May Not be Required	Greenfield site which lies outside the development limits. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. Potential impact on nationally protected nature sites from development would require consultation with Natural England. The site is located close to potentially incompatible uses - adjacent to a railway station and railway line.	51
ULLE-I	6.91	Land off Bell Lane, Ulleskelf	Residential May Not be Required	Greenfield site which lies outside the development limits. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. Potential impact on nationally protected nature sites from development would require consultation with Natural England. Potential impact on a heritage asset and mitigation measures may be necessary. Development will adversely affect public open space, although mitigation is possible. The site is under option to a developer and no viability assessment has been undertaken.	166

The Secondary Villages

Barkston Ash					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BARK-B	2.38	Land east of London Road and north of Back Lane, Barkston Ash	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A

Biggin					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BIGG-C	3.31	Sycamore Farm, Biggin	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A
BIGG-D	0.99	Sycamore Farm, Biggin	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A

Bilbrough

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BILB-C	2.21	Land at Bilbrough Top adj A64, Bilbrough	Potential Employment	Greenfield site outside the development limits. Site has poor access by public transport and cycling. Site in Flood Zone 1. Existing access into site. Engagement with site promoters has shown no viability issues.	N/A

Burn

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BURN-G	228.80	Burn Airfield	Mixed Use - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold & residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village	N/A

Cridling Stubbs

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CRID-A	156	Land to west of Cridling Stubbs	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
CRID-B	45.65	Land to west of Cridling Stubbs	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

Drax

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
DRAX-D	0.39	Land adj to former Adamson House, Drax	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A

Fairburn

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
FAIR-K	0.21	Land at Pear Tree House Rawfield Lane, Fairburn	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A
FAIR-L	0.17	Land at Pollums Farm, Fairburn	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A
FAIR-M	128.36	Land at Junction 42 of A1(M), Fairburn	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

Hensall

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HENS-L	3.82	Land north of Wand Lane, Hensall	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A
HENS-M	0.73	Land south of Field Lane, Hensall	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	

Kirk Smeaton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
KSME-D	0.30	Garden to rear of The Manor House, Pinfold Lane, Kirk Smeaton	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A

Newton Kyme

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
NKYM-C	33.81	Land east of Newton Kyme Papyrus Works, Newton Kyme	Mixed Use - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold & residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village	N/A

South Duffield

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SDUF-D	0.62	Land west of Main Street, South Duffield	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A

Thorganby

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
THBY-C	0.42	Land off Main Street, Thorganby	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	7

Wistow

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
WIST-K	3.00	Land at Cawood Road, Wistow	Residential - Failed Initial Sift	Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	N/A