

Pool of 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 the sites presented within this document are for consultation purposes only. None are being given any status at this stage. Inclusion of a site in the “Pool of Sites” is not a material consideration for development management decisions. The Council has not made any decisions yet on any site allocations. This will come later at the Publication draft plan stage next year.

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The Market Towns

Selby					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SELB-A	0.62	Land North of Meadway, Selby	Potential Residential	Greenfield site partly within development limits. Good accessibility by public transport and to employment areas but limited access to key services. Wholly within Flood Zone 3a. Access may not be possible except over 3rd party land. No viability study undertaken, but the promoter has developed the adjacent land to the south, so has good knowledge of the ground conditions, drainage and infrastructure are available for connection from the adjacent site. Possible flood mitigation measures may add to costs	20
SELB-AA	24.20	Potter Logistics, Barlby	Potential Residential	Brownfield site in employment use within development limits. Good accessibility by public transport and to employment areas but limited access to key services. Within Flood Zone 3a and contamination risk on site. Possible flood mitigation works measures may add to costs.	726
SELB-AB	0.58	Council Depot, Barlby Road, Barlby	Potential Residential	Brownfield site within development limits, currently Council Depot. Good accessibility by public transport and to employment areas but limited access to key services. Within Flood Zone 3a and contamination risk on site. No impact on availability from existing land use. A viability study was undertaken, flood mitigation will impact on viability, as will demolition and site clearance.	26
SELB-AC	42.40	Olympia Park, Barlby Road, Barlby	Mixed use Permission	Major site, largely greenfield. Planning permission for mixed use inc. 863 dwellings (2012/0541/EIA). Good accessibility by public transport and to employment areas and key services with good national accessibility to the road and rail network. Within Flood Zone 3a and contamination risk on site. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market, however assessed as unlikely to be delivered in the first 5 years of the plan period by an inspector in appeal APP/N2739/W/16/3144900.	863

				Selby District Council and North Yorkshire County Council are currently investigating options for progressing the Olympia Park site with the owners of the site. At this stage there is no firm timescale for the submission of a reserved matters application.	
SELB-AD	3.74	Land to West of Selby Business Park, Selby (Brayton Parish)	Potential Residential	Greenfield site within development limits in a landscape highly sensitive to development. Good accessibility by public transport and to the A63 and employment areas but no access to local services. Majority of site within Flood Zone 2, with smaller area of Flood Zone 3a. Site is within 500m of a SINCE and within 800m of WWTW. An economic viability appraisal has been submitted in support of the sites inclusion. There will be abnormal costs relating to development of the land, including restricting the surface water discharge, dealing with the water main that runs through the site in relation to the foundations of some of the buildings.	168
SELB-AE	3.35	BOCM, Barlby Road, Barlby	Employment Permission	Brownfield site within development limits. Good accessibility to public transport and good sub-regional accessibility to the road and rail network. Site within Flood Zone 3a and adjacent to potential contaminated land. Planning permission for employment use. The gaining of a planning permission by the land owner is an indication that the site is viable. Permission is linked to the wider redevelopment of the BOCM site.	N/A
SELB-AG	7.52	Rigid Group Ltd, Denison Road, Selby	Residential Permission	Brownfield site within development limits. Good accessibility by public transport and to employment areas with reasonable access to key services. High contamination risk. Majority of site within Flood Zone 3a, with remainder in Flood Zone 2. Planning permission for mixed use. The owners of the site plan to submit a revised scheme in the summer of 2017 for a higher number of units which they consider to be viable and attractive to the market.	302
SELB-AH	0.23	Former Tiles Warehouse And Tyre Depot, Gowthorpe, Selby	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	9
SELB-AI	0.40	Brooklands, Leeds Road, Selby	Residential Permission	Largely brownfield site within development limits. Planning permission for 16 apartment residential care home. Good accessibility by public transport and to employment areas with reasonable access to key services. Brooklands is a listed building. Whole of site within Flood Zone 3a.	16

SELB-AK	14.41	Phases 4A,4B,4C,4D,4E, Staynor Hall Development, Bawtry Road	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	340
SELB-AL	0.16	Bridge Wharf, Ousegate	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	6
SELB-AO	7.42	Land At Holme Lane, Coupland Road, Selby	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	42
SELB-AQ	0.01	Westmill Foods, The Quay, Selby	Employment - Failed Initial Sift	Failed initial sift: Under Core Strategy policy SP13 size threshold.	N/A
SELB-AR	0.64	Council waste depot at the end of Prospect Way	Potential Mixed Use	Brownfield site within development limits. Good accessibility to public transport and employment areas with reasonable access to key services. Risk of contamination and site is within HSE outer blast zone. Site is split between Flood Zone 2 and 3a. Possible flood mitigation measures may add to costs.	16
SELB-AW	1.95	East of Bawtry Road, Selby	Employment Permission	Greenfield site within development limits with existing employment permission. Good access by public transport and good sub-regional access to the road and rail network. Site within 500m of SINC and 800m of WWTW. Whole site within Flood Zone 3a. Lidl and Marston have expressed an interest in developing the site (they are involved with the applications). Application ref: 2016/1217/FUL & 2016/1272/FUL contain a number of supporting documents that may be of use in respect of assessing the development of this site's potential impact upon protected species and the historic environment. The existing land drain has to be relocated but this factored into the application submission.	N/A
SELB-AX	37.10	Olympia Park, Barlby	Potential Employment	Greenfield site within development limits, proposed for employment, on grade 1 agricultural land. Good accessibility by public transport and good sub-regional access to the road and rail network. Within Flood Zone 3a. Within 800m of WWTW and 5km of Skipwith Common SAC. Site has had enquiries received from developers. Access already built into site. Flood mitigation measures may add to costs.	N/A

SELB-AZ	2.29	Former Civic Centre, Portholme Road, Selby	Potential Mixed Use	Largely brownfield site occupied by vacant offices within development limits. Good accessibility by public transport and to employment areas and key services. Mix of Flood Zone 2 and 3a on site and potential contamination risk. Possible flood and contamination mitigation measures may add to costs.	40
SELB-B	14.20	Industrial Chemicals Ltd, Canal View, Bawtry Road, Selby	Potential Residential	Part brownfield site in development limits (chemical works). Good accessibility to public transport, employment areas and key services. Risk of contamination and within HSE inner blast zone. Majority of site within Flood Zone 3a, remainder in Flood Zone 2. A planning application is currently being worked up for the residential redevelopment of the chemical works site and the undeveloped land to the south of the chemical works. As part of this, an extensive amount of work has been undertaken to date, including, but not limited to: ecological surveys, flood risk assessment, heritage assessment, ground conditions testing, and masterplanning. A number of abnormal costs are likely to be incurred in developing this site; these include: Remediation associated with the existing and past use as a chemical processing plant, demolition and relocation of the existing commercial operation and flood mitigation measures.	298
SELB-BA	0.41	Vivars Way, Canal Road, Selby	Potential Employment	Greenfield site within development limits. Good accessibility to public transport and good local accessibility to the road and rail network. Whole site within Flood Zone 3a. Possible flood mitigation measures may add to costs.	N/A
SELB-BC	0.63	Former Gas Holders, Prospect Way, Selby	Potential Employment	Brownfield site within development limits. Good accessibility by public transport and good national accessibility to the road and rail network. Partly within HSE outer blast zone and likely to be contaminated. Decontamination works will be required dependent upon end use. Whole of site within Flood Zone 3a.	N/A
SELB-BD	26.40	Land west of Foxhill Lane, Brayton	Potential Residential	Greenfield site outside, but adjacent, development limits. Grade 2 agricultural land within an existing Strategic Countryside Gap. Good accessibility by public transport and to employment areas and key services. Site is within Flood Zone 2. A range of technical appraisals have already been carried out to support the continued promotion of the site through the emerging local plan process. The technical assessments that have been carried out to-date have not flagged up any overriding constraints which would prevent the site from being delivered in the short term or undermine a schemes viability. The overall viability of a scheme will however need to be subject to its own assessment at an appropriate time.	554

SELB-BE	6.19	Land between Baffam Lane and Selby Canal, Brayton	Potential Residential	Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Grade 2 agricultural land within existing Strategic Countryside Gap. Good accessibility to public transport, employment areas and key services. Mix of Flood Zone 2 and 3a within the site. Site is within 800m of WWTW. Site subject to an agricultural tenancy. Owner can serve a Case B 'Notice to Quit'. Viability will depend on form and layout of any site. However the size of the site and proximity to existing serviced development indicates that a viable scheme will be achievable.	173
SELB-BF	4.96	Land north of Brayton Bridge, east of canal, Selby	Potential Residential	Greenfield site outside development limits in a landscape highly sensitive to development. Grade 2 agricultural land within existing Strategic Countryside Gap. Good accessibility to public transport and employment areas but limited access to key services. Site is within 800m of WWTW and adjacent to SINC. Predominantly Flood Zone 2 with remainder of site Flood Zone 3a. Possible flood mitigation works measures may add to costs. Site subject to an agricultural tenancy. Engagement with site promoters has shown no viability issues.	223
SELB-BG	0.31	Rear 13 Cedar Crescent	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	1
SELB-BH	0.41	Old Maltings Site, Ousegate	Potential Residential	Brownfield site within development limits. Good access to public transport, employment areas and key services. Potential impact upon adjacent Listed buildings and conservation area. Potential contaminated site within Flood Zone 2.	18
SELB-BI	5.44	Land at Carr Street / Denison Road, Selby	Potential Residential	Brownfield site within development limits. Good access to public transport and employment areas with reasonable access to key services. Potential contamination on site. Within Flood Zone 3a. Possible flood mitigation measures may add to costs.	218
SELB-BL	0.64	Police Building south of Portholme Road	Potential Mixed Use	Largely brownfield site within development limits. Good access to public transport, employment areas and public transport. Site is split between Flood Zone 2 and 3a. Possible flood mitigation measures may add to costs.	11
SELB-BO	0.74	Land west of Shipyard Road	Potential Residential	Brownfield site within development limits. Good access by public transport and to employment areas and key services. Potentially contaminated site within Flood Zone 3a. Multiple ownership with existing tenants with 6 months' notice required. Studies conducted for drainage feasibility, utilities searches, topographic surveys and highway impact assessments for part of the site. Demolition and site clearance/decontamination costs.	23

SELB-BQ	0.15	21-23 Brook Street	Residential Permission	Brownfield site close to town centre. Good access to public transport, employment areas and key services. Within Brook Street & Armoury Road conservation area and within Flood Zone 2. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.	9
SELB-BR	9.09	Land East of Flaxley Road, Selby	Residential Permission	Greenfield site outside, but adjacent to, development limits with planning permission for 200 dwellings. Good access to public transport and to employment areas with reasonable access to key services. Predominantly Flood Zone 2 with remainder of site in Flood Zone 3a. Potential impact on SSSIs due to scale of development - consultation with Natural England required. Impact on existing Listed Building assets on site to mitigate. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	202
SELB-BS	4.53	Phase 3E, 3F, 3G, Staynor Hall, Abbots Road, Selby	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	90
SELB-BT	6.83	Land at Selby Common	Potential Residential	Greenfield site outside development limits within the countryside on grade 2 agricultural land. Good accessibility by public transport and to employment areas but limited access to key services. Whole of site within Flood Zone 3a. Potential impact upon SSSI based on size of development. Site subject to a business farm tenancy which is renewed annually every September. Engagement with site promoters has shown no viability issues.	191
SELB-BU	0.75	Land south of Oakney Wood Drive	Employment Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	N/A
SELB-BV	0.06	Friendship Inn, 58 Millgate, Selby	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	6
SELB-C	0.75	Land at Canal View, Bawtry Road, Selby	Potential Residential	Brownfield site occupied by derelict houses within development limits. Good access to public transport, employment areas and key services. Part of site in middle and outer HSE Blast Zones and the site has potential to be contaminated due to neighbouring chemical works. Majority of site is within Flood Zone 3a, with the remainder in Flood Zone 2. A planning application is currently being worked up for the residential redevelopment of the chemical works site and the undeveloped	20

				land to the south of the chemical works. As part of this, an extensive amount of work has been undertaken to date, including, but not limited to: ecological surveys, flood risk assessment, heritage assessment, ground conditions testing, and masterplanning. A number of abnormal costs are likely to be incurred in developing this site; these include: Remediation associated with the existing and past use as a chemical processing plant, demolition and relocation of the existing commercial operation and flood mitigation measures.	
SELB-D	4.20	Land at Bondgate, Selby	Potential Residential	Greenfield site outside, but adjacent to, development limits. Currently recreational open space with good access to public transport and employment areas with reasonable access to key services. Former landfill site likely to be highly contaminated. Majority of site within Flood Zone 2 with remainder in Flood Zone 3a. Possible decontamination and flood mitigation measures may add to costs. Multiple ownership but engagement with site promoters has shown no viability issues.	113
SELB-E	18.80	Holmes Field, South of Lordship Lane, Selby	Potential Mixed Use	Greenfield site outside, but adjacent to, development limits on grade 1 agricultural land. Site has good access to public transport, employment areas and key services. Whole of the site is Flood Zone 3a. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.	329
SELB-F	14.10	Land East of Bondgate / Monk Lane, Selby	Potential Mixed Use	Greenfield site outside, but adjacent to, development limits on grade 1 agricultural land. Site has good access to public transport, employment areas and key services. Whole of the site is Flood Zone 3a. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.	247
SELB-G	6.18	Land South of Wistow Road, Selby	Potential Residential	Greenfield site outside, but adjacent to, development limits. Site has good access to public transport and employment areas but limited access to key services. Site within Flood Zone 3a. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.	173
SELB-I	23.21	Land at Cross Hills Lane, Selby	Potential Residential	Existing SDLP residential allocation (SEL/1). Greenfield site within development limits in a landscape highly sensitive to development. Good access by public transport and to employment areas and key services. Majority of site within Flood Zone 3a. Site under multiple ownership. and costs of flood mitigation measures and access construction to Meadway will adversely affect viability.	162
SELB-J	23.96	Land at Cross Hills Farm, Selby	Potential Residential	Greenfield site mostly outside development limits, in a landscape highly sensitive to development. Site is intersected by a major water pipeline. Good access by public	503

				transport and to employment areas but limited access to key services. Site is mostly within Flood Zone 3a, with the remainder in Flood Zone 2. Various studies have been undertaken which demonstrate development of the site is viable. Multiple owned site promoted by single land promoter. There are no known constraints prior to development, although flood risk would need to be dealt with as part of development through drainage design and designing houses to accommodate any residual risk. A bridge from Leeds Road over Selby Dam would also be required as part of the initial construction phase, but this is not a barrier to development.	
SELB-K	0.16	Land east of York Street, Selby	Mixed Use - Failed Initial Sift	Failed Initial Sift. Below site size threshold for both residential and employment.	N/A
SELB-L	0.38	Land at Beech Tree Surgery, Selby	Potential Residential	Brownfield site currently used as surgery within development limits. Good access by public transport and to employment areas and key services. Site falls within Flood Zone 2. Site promoted as a partnership. Opticians and pharmacy on site are subject to a short-term tenancy agreement. These would relocate with Doctors surgery. The site is in a desirable location on the northern edge of Brayton, which is accessible to the town centre and strategic highway network.	17
SELB-M	0.47	Land north of Portholme Road, Selby	Discounted Mixed Use	Discounted site: Not available within the plan period.	0
SELB-N	0.95	Land south of Portholme Road, Selby	Potential Mixed Use	Brownfield town centre site within development limits. Good access by public transport and to employment areas and key services. Flood Zone 3a and potential contamination on site to remediate along with clearance costs. Development of the site would be linked to the development of the former Civic Centre Car Park which is currently operational as a public car park.	24
SELB-O	0.34	Depot, New Millgate, Selby	Potential Residential	Brownfield site within development limits. Good access by public transport and to employment areas and key services. Site within Flood Zone 3a with potential for contamination on site to remediate. Site is in multiple ownership and is currently used a depot with relocation expected to take 5 years.	15
SELB-P	123.00	Land at Cross Hills Lane / Flaxley Road, Selby	Potential Residential	Greenfield site outside development limits. Good access by public transport and to employment areas but limited access to key services. Adjacent to a SINC. Majority of site is within Flood Zone 3a, with the remainder in Flood Zone 2. Engagement with site promoters has shown no viability issues. Possible decontamination and	2583

				flood mitigation measures may add to costs.	
SELB-Q	9.12	Land West of Bondgate, Selby	Potential Residential	Greenfield site outside, but adjacent to, development limits. Good access by public transport and to employment areas but limited access to key services. Majority of site within Flood Zone 3a. Potential impact upon SSSI dependent upon scale of development. Site promoted in partnership and the work undertaken to date confirms there are no known constraints or abnormal costs to development other than dealing with flood risk. Land is not actively marketed as developer partners have already been identified. Flood risk would need to be dealt with as part of development through drainage design and designing houses to accommodate any residual risk.	255
SELB-S	0.68	Back Micklegate Car Park, Selby	Discounted Mixed Use	Discounted site: Not available within the plan period.	0
SELB-T	1.60	Land north of Brayton Lane, south of bypass, Selby	Potential Residential	Greenfield site outside development limits. Good access by public transport and to employment areas but limited access to key services. Site is mostly within Flood Zone 1 with the remainder of the site in Flood Zone 2. Site is within 500m of a SINC and 800m of a WWTW. Multiple Ownership. Agricultural land subject to tenancy but engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	50
SELB-U	1.49	Land south of Brayton Lane, Selby	Potential Residential	Greenfield site outside development limits. Good access by public transport and to employment areas but limited access to key services. Site is mostly within Flood Zone 1 with the remainder of the site in Flood Zone 2. Site is within 500m of a SINC and 800m of a WWTW. Agricultural land subject to tenancy but engagement with site promoters has shown no viability issues.	47
SELB-V	0.83	Hawthorne House, Selby Common	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
SELB-W	31.67	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.	665

SELB-X	7.72	Greencore, Barlby Road, Barlby	Potential Residential	Mainly brownfield site mostly within development limits, currently in use as a food manufacturing site. Good access by public transport and to employment areas and key services. Site is entirely in Flood Zone 3a with potential contamination to remediate. The site is partly within the Barlby Strategic Countryside Gap. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.	309
SELB-Y	0.57	Land at Magazine Road, Barlby	Potential Residential	Partially brownfield site within development limits. Good access by public transport and to employment areas but limited access to key services. Entirely in Flood Zone 3a with potential contamination to remediate. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.	26
SELB-Z	5.42	Land between A19 and A63 Bypass, Barlby	Potential Residential	Greenfield site within development limits on grade 1 agricultural land. Good access by public transport and to employment areas but limited access to key services. Entirely in Flood Zone 3a with potential road noise problems. Current pending application for residential development on site. Engagement with site promoters has shown no viability issues, however further work into flood mitigation being undertaken by the applicant. Possible flood mitigation measures may add to costs.	152

Sherburn in Elmet					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SHER-A	3.47	Land at New Lennerton Lane, Sherburn In Elmet	Potential Employment	Predominantly greenfield site outside the development limits. This site has good local road and rail accessibility, but is poorly served by public transport. Site is within 800m of a WWTW and is mostly within Flood Zone 1 , with the remainder in Flood Zone 2 with a small area of Flood Zone 3a. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	N/A
SHER-AA	70.66	Gascoigne Wood Interchange (former Gascoigne Wood	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

		mine site), Sherburn In Elmet			
SHER-AB	3.50	Land north of Lennerton Farm, Lennerton Lane, Sherburn In Elmet	Potential Employment	Greenfield site outside the development limits adjacent to Sherburn airfield. The site has good local road accessibility, but has limited accessibility by public transport. Site is within 800m of a Waste Water Treatment Works and part of the site lies within Flood Zone 2 or 3a, which would reduce its developable area. There is a PROW within the site which can likely be mitigated. The site has an agricultural tenancy with 1 years notice and flood risk may affect viability.	N/A
SHER-AD	0.06	Church View Car Park, Sherburn In Elmet	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
SHER-AE	2.84	Chapel Hill	Residential May Not be Required	Greenfield site outside development limits and within the Green Belt. The site has good public transport accessibility and to key services with reasonable access to employment areas. Majority on Flood Zone 1 with a small area of Flood Zone 3a to the north. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	80
SHER-AF	1.45	White Cottage Nurseries	Residential May Not be Required	Mixed (greenfield/brownfield) site located outside the development limits, within the Green Belt and within a Locally Important Landscape Area designation (SDLP). Good accessibility to key local services and by public transport with reasonable access to employment areas. Potential impact upon nearby heritage assets. Wholly within Flood Zone 1. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.	41
SHER-AG	12.20	Land south of Sherburn High School	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits within the Green Belt and within a designated Locally Important Landscape Area (SDLP). Site has good public transport accessibility and to employment opportunities with limited access to key services. Site is wholly within Flood Zone 1 and adjoins a SSSI which will likely require mitigation to reduce potential harm. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.	256
SHER-AH	1.70	Land south of Athelstan Primary School	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits and located within the Green Belt and also located in an area designated as a Locally Important Landscape Area (SDLP). Site has good accessibility by public transport and reasonable access to key services and employment areas. Wholly within Flood Zone 1. No impact on	48

				availability from existing land use and engagement with site promoters has shown no viability issues.	
SHER-AI	7.95	Land east of Milford Road	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits and located in the Green Belt. Site has good public transport accessibility and reasonable access to employment areas and key services. Site is predominantly within Flood Zone 1 with some Flood Zone 3a to the east. Site also adjoins a SINC and mitigation measures likely to reduce impact. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.	223
SHER-AJ	1.30	Enterprise Park, Sherburn In Elmet	Potential Employment	Predominantly greenfield site outside development limits in an established employment area, as identified by the SDLP. It has previously been allocated as an employment development site in the SDLP. The site has good accessibility by public transport and to the national road network, although access will need to be taken either from the existing industrial estate or from the main road, which is separated from the site by a dyke. Approximately half of the site lies within Flood Zone 2 with the remainder in Flood Zone 1. Potential contamination on site from adjacent industrial uses. Site for specific occupier - access constraint means that site can only accommodate existing business expansion.	N/A
SHER-AK	6.21	Land southwest of Sherburn Airfield	Potential Employment	Greenfield site outside development limits immediately adjacent to an established employment area, as identified by the SDLP. The site is in multiple ownership and access will need to be taken from the industrial estate located to the north. Limited access by public transport and local accessibility by the road and rail network. Wholly within Flood Zone 1. Site has not been marketed.	N/A
SHER-AL	44.00	Land west of Hagg Lane, Sherburn In Elmet	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
SHER-AM	22.90	Land east of A162, Sherburn In Elmet	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
SHER-AN	3.88	Land south east of Carousel Walk, Sherburn In Elmet	Residential Permission	Greenfield site within the development limits with consent for residential development on a residential allocation in the SDLP. Good accessibility by public transport and to key services and reasonable access to employment areas. Wholly within Flood Zone 1 and adjacent to a SINC which would likely require mitigation to	93

				reduce impact. Engagement with site promoters has shown no viability issues.	
SHER-AO	4.70	Land east of low Street, Sherburn In Elmet	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	54
SHER-AP	1.22	Old Vicarage, Church Hill, Sherburn In Elmet	Residential May Not be Required	Mixed (greenfield/brownfield) outside, but adjacent to, development limits in the Green Belt. The site has good public transport and accessibility to employment provision but limited access to key services. The site is located adjacent to a listed building (church) and within very close proximity an Scheduled Ancient Monument (site of King Athelstan's Palace). Wholly within Flood Zone 1. Development is likely to have a significant impact on the setting of this historic asset. Access to the site would need upgrading. Also potential to provide access via neighbouring site SHER-V. Site not marketed but engagement with site promoters has shown no viability issues.	34
SHER-AQ	0.11	37 Low Street Sherburn In Elmet	Residential Permission	Brownfield land within the settlement and development limits. The site has outline approval for residential development. Wholly within Flood Zone 1 and within 500m of a SINC. Good accessibility by public transport and to key services with reasonable access to employment areas. No impact on availability from existing land use and the gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.	7
SHER-B	0.07	66 Low Street, Sherburn In Elmet	Mixed Use - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
SHER-C	0.02	64 Low Street, Sherburn In Elmet	Mixed Use - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
SHER-D	0.04	58A Low Street, Sherburn In Elmet	Mixed Use - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
SHER-E	1.48	Land East of Sir Johns Lane, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the Green Belt and located within a designated Locally Important Landscape Area, as defined by the SDLP. The site has good accessibility to a range of key services and good public transport accessibility with reasonable access to employment areas. It is located	41

				close to a Scheduled Ancient Monument (site of King Athelstan's Palace) and is likely to have a significant impact on the setting of this historic asset. Wholly within Flood Zone 1. Engagement with site promoters has shown no viability issues.	
SHER-F	2.33	Land West of Tadcaster Road/Finkle Hill, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the Green Belt and within a designated Locally Important Landscape Area, as defined by the SDLP. The site is well located in terms of public transport accessibility and proximity to key services and has reasonable access to employment areas. Wholly within Flood Zone 1. Engagement with site promoters has shown no viability issues.	65
SHER-G	2.66	Land North of Pinfold Garth, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits and a safeguarded land designation (SDLP). Approximately half of the site lies within Flood Zone 2, with the remainder in Flood Zone 1. Good accessibility by public transport and reasonable access to employment but limited access to key services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	74
SHER-H	17.90	Land adjacent to Prospect Farm, Low Street, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. The Site is designated as Safeguarded Land in the SDLP. Good accessibility by public transport, employment areas and key services. Site is located adjacent to a potential SINC and the site is mostly within Flood Zone 1, with a small portion in Flood Zone 3a. Engagement with site promoters has shown no viability issues although possible flood mitigation measures may be required if development takes place on small area of Flood zone 3a which may add to costs.	376
SHER-I	6.79	Land West of A162, Sherburn In Elmet	Residential May Not be Required	Greenfield site mostly within development limits on SDLP residential allocation. The eastern part of the site is located outside the settlement boundary, within a designated landscape buffer (SDLP). Good accessibility by public transport and reasonable access to employment areas but no access to key services. All of the site is located within Flood Zone 3a and within a potential SINC. Site under option to Redrow Homes Yorkshire and Persimmon Homes Yorkshire and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	0
SHER-J	12.29	Land between Low Street and Moor Lane, Low Street,	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	163

SHER-K	4.84	Land Off Carousel Walk, Sherburn In Elmet	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	84
SHER-L	6.70	Land south of Saxton Way	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	100
SHER-M	8.26	Land West of Hodgsons Lane, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to development limits on safeguarded land designation (SDLP). The site has planning permission for residential development, subject to S106 agreement. Site is split between Flood Zone 1 and Flood Zone 2. There is no access at present - it could be created either via the A162 or via 3rd party land (SHER-G). Site has good accessibility by public transport and reasonable access to employment areas and key services. Enquiries received from developers and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	231
SHER-N	0.50	Land East of Moorland Way, Sherburn In Elmet	Residential May Not be Required	Greenfield site within development limits. Good accessibility by public transport and employment areas but limited access to key services. Wholly Flood Zone 1. Site promoter's assessment indicates the site is viable for residential development and enquiries have been received from developers.	16
SHER-O	10.23	Land off Hodgsons Lane, Sherburn in Elmet	Residential Permission	Greenfield site with planning permission for residential development outside, but adjacent to development limits. Site is on safeguarded land designation (SDLP) and is partly within 500m of a SINC. Good accessibility by public transport and reasonable access to employment areas and key services. Wholly within Flood Zone 1. Site is currently being sold to a housebuilder and site is projected to begin during summer 2018. Engagement with site promoters has shown no viability issues although potential improvements to the access point would add to costs.	270
SHER-P	34.90	Land at Lennerton Lane, Sherburn in Elmet	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
SHER-Q	1.30	Land south of Church Meadow, Sherburn in	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Allocated as safeguarded land in the SDLP and within a Locally Important Landscape Area (SDLP). The site has good accessibility by public transport and to employment areas	36

		Elmet		with reasonable access to local services. Engagement with site promoters has shown no viability issues.	
SHER-R	2.30	Land west of Garden Lane, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Allocated as safeguarded land in the SDLP. Wholly within Flood Zone 1. The site has good accessibility to key services, public transport and employment opportunities. Engagement with site promoters has shown no viability issues.	64
SHER-S	0.07	Land at Highfield Green, Sherburn	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
SHER-T	25.00	Land South of Moor Lane Trading Estate, Sherburn In Elmet	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
SHER-U	3.10	Land South of Church Hill, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Wholly within Flood Zone 1. Within the Green Belt and within a designated Locally Important Landscape Area designation. The site has good accessibility to public transport and employment provision but no access to local services. Large number of land owners on the site constitutes an insurmountable obstacle to its viability for development.	0
SHER-V	1.18	Land North of Church Hill, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Wholly within Flood Zone 1. The site is within the Green Belt and Locally Important Landscape Area designation. The site has good accessibility to public transport and to employment opportunities but no access to local services. It is located reasonably close to an Scheduled Ancient Monument (site of King Athelstan's Palace) and development will have to ensure there is no negative impact on the setting of this historic asset. No impact on availability from existing land use.	33
SHER-W	4.99	Land North of Millcroft House, Garden Lane, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Wholly within Flood Zone 1. The site is within the Green Belt and within a Locally Important Landscape Area. Good accessibility to public transport and employment opportunities and reasonable access to local services. The site has no direct access and no agreement is in place. Development of site would require a joint approach with adjacent site SHER-U. Potential contamination on site. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.	140

SHER-X	2.65	Land South of Ellarfield Lane, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Wholly in Flood Zone 1. Site has good accessibility by public transport and to key local services and reasonable access to employment areas. The site was allocated in the SDLP as safeguarded land. Access would need to be created via adjacent site SHER-M or SHER-Y. Potential contamination on site but could be mitigated. Possible decontamination measures may add to costs. Engagement with site promoters has shown no viability issues.	74
SHER-Y	7.37	Land North of Ellarfield Lane, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside development limits in the Green Belt. Site is wholly within Flood Zone 1. The site is well located in terms of accessibility to key services and public transport. New access would be needed to be created from A162. Potential contamination would require mitigation. Engagement with site promoters has shown no viability issues.	206
SHER-Z	2.53	Land West of Tadcaster Road, Sherburn In Elmet	Residential May Not be Required	Greenfield site outside development limits within the Green Belt. Site has good accessibility by public transport and to key services and reasonable access to employment areas. Majority of site is within Flood Zone 1, with the remainder in Flood Zone 3a. Its development would result in the loss of Grade 2 agricultural land. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	71

Tadcaster

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
TADC-A	16.60	Land North of Auster Bank View, Tadcaster	Potential Residential	Greenfield site outside of, but adjacent to, development limits in a landscape sensitive to development. Flood Zone 1. Access would require third party land. Site within Groundwater Protection Zones 2 and 3 and is likely to be located on contaminated land. Within 500m of a SINC. Good accessibility by public transport and good access to local services. Engagement with site promoters has shown no viability issues. A possible 3rd party land purchase may increase costs. Possible flood mitigation measures may add to costs.	349

TADC-AA	0.72	Fire Station & Police Station, Station Road, Tadcaster	Potential Residential	Brownfield site within development limits in Flood Zone 1. Site within Groundwater Protection Zone (zone 2). Good accessibility by public transport and reasonable access to local services and employment areas. Still in active use and considered to be not available in plan period.	0
TADC-AB	1.29	Land east of A162, Tadcaster	Potential Employment	Greenfield site within development limits in a landscape highly sensitive to development. Site is within a Groundwater Protection Zone (zone 2) and partly in Flood Zone 3a, with the remainder in Flood Zone 2. Site is also within 500m of a SINC. Site has good accessibility by public transport and to local services and good access to employment areas and the road network. Site has not been marketed and no viability assessment undertaken. Flood mitigation may affect viability.	N/A
TADC-AC	0.06	Sorting Office, Westfield Crescent, Tadcaster	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
TADC-AD	4.47	Barnado's Home, Wighill Lane, Tadcaster	Potential Residential	Greenfield site with planning permission on part of the site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site partly within Groundwater Protection Zone (zone 2) and is situated within 500m of two SINC. Site is mostly within Flood Zone 1 with an area of Flood Zone 3a. The sites proximity to listed buildings has the potential to adversely affect their historic significance. Site has good accessibility by public transport and good access to local services and employment areas. Site under multiple ownership and availability is unknown.	0
TADC-AE	0.95	Land at Hillcrest Court, Tadcaster	Potential Residential	Greenfield site within development limits. Within Flood Zone 1 and Groundwater Protection Zone (zone 2). Development would represent a loss of recreation open space. Site has good accessibility by public transport and good access to local services and employment areas. Availability of site is unknown and no viability assessment has been undertaken.	27
TADC-B	31.40	Land north of Kelbar Hill, Tadcaster	Potential Residential	Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is in the green belt, partly in Groundwater Protection Zone 1 and partly within Flood Zone 3a. Site contains a listed building and scheduled monument as well as a SINC. Land is likely to be contaminated but could be mitigated. Site has good accessibility by public transport and good access to local services. Site is subject to agricultural licences which will be surrendered as	659

				the site comes forward for development. Right of access over part of the site for access to Water Metering Station (YWS). Site promoters interested and have produced draft Technical Documents.	
TADC-C	4.43	Land north of Kelbar Close, Tadcaster	Potential Residential	Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is in the Green Belt and within Groundwater Protection Zone (zones 1 & 2). Site is wholly within Flood Zone 1 and is partly within 500m of a SINC. Land is likely to be contaminated but could be mitigated. Site has good accessibility by public transport and to employment areas and reasonable access to local services. Site is subject to a tenancy which will vacate upon grant of planning permission. Site promoters Interested and have produced draft Technical Documents.	124
TADC-D	0.15	Land at Auster Bank Road, Tadcaster	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
TADC-E	0.35	Land at Edgerton Road, Tadcaster	Potential Residential	Mixed brownfield/greenfield site within development limits. Site in wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 2). Site has good accessibility by public transport and to local services with reasonable access to employment areas. Engagement with site promoters has shown no viability issues.	10
TADC-F	0.09	Quaker Land east of Grange Crescent, Tadcaster	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
TADC-G	0.09	Rosemary House, Rosemary Court, Tadcaster	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
TADC-H	0.57	Chapel Street Car Park	Potential Mixed Use	Brownfield site within development limits. Site mostly within Flood Zone 1, with the remainder in Flood Zone 2, and partly within Groundwater Protection Zone (zones 1 & 2). Site is within a conservation area and development has the potential to adversely affect the historic significance of this. Site is situated within 500m of a SINC and the site is potentially contaminated. Site has good accessibility by public transport and to local services with reasonable access to employment areas. The site is currently owned and used as a car park by the Council, who have no current intention of developing the site for housing.	0

TADC-I	2.85	Land at Mill Lane	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	0
TADC-J	3.46	Land west of Inholmes Lane	Potential Residential	SDLP residential allocated greenfield site within development limits in a landscape highly sensitive to development. Site is wholly within Flood Zone 1 and partly within Groundwater Protection Zone (zones 1 & 2). Site has good accessibility by public transport and to employment areas with reasonable access to local services. Site allocated in the 2005 Selby District Local Plan (SDLP) and has not been brought forward for development by the landowner although engagement with site promoters has shown no viability issues.	0
TADC-L	0.21	46 Wighill Lane	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	4
TADC-M	8.97	London Road, Tadcaster	Potential Employment	Greenfield site within development limits allocated for employment development. Site is within Flood Zone 1 and partly within a Groundwater Protection Zone (zones 2 & 3). Site is within 500m of a SINC. Site has good accessibility by public transport and sub-regional access by road and rail. Site has not been marketed and is under multiple ownership.	N/A
TADC-N	0.35	Robin Hoods Yard, Kirkgate, Tadcaster	Potential Employment	Brownfield site within development limits in a landscape highly sensitive to development. Site has good accessibility by public transport but poor local accessibility to the road and rail network. Site is wholly within Flood Zone 3 and within Groundwater Protection Zone (zone 1). Site is within a conservation area and development has the potential to adversely affect its historic significance. Site is within 500m of a SINC. Public Rights of Way likely to be adversely affected and would require protecting/re-routing.	N/A
TADC-O	8.22	South of Garnet Lane	Potential Residential	Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1 and within a Groundwater Protection Zone (zone 2 & 3). Site has good accessibility by public transport and good access to local services and employment areas. Landowner has indicated site is available and engagement with site promoters has shown no viability issues.	230
TADC-P	13.80	North of Garnet Lane	Potential Residential	Greenfield site outside, but adjacent to, development limits in the green belt. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zones 1 & 2). Site has good accessibility by public transport and to employment areas with	290

				reasonable access to key local services. Flood mitigation may add to costs.	
TADC-Q	7.22	Land adjoining A64/A659, East Tadcaster	Potential Employment	Greenfield site outside development limits. Site is mostly within Flood Zone 1, with the remainder in Flood Zone 3a, and is also within a Groundwater Protection Zone (zone 3). Site has reasonable accessibility by public transport and good sub-regional access to the road and rail network. The site is partly within 500m of 2 SINC. No evidence of market activity but site likely to be attractive to the market given proximity to strategic road network and location within an established employment location.	N/A
TADC-R	13.60	Hargarth Field and Sunnyfield	Potential Residential	Greenfield site partially outside development limits. Site in Flood Zone 1 and within Groundwater Protection Zone (zones 2 & 3). Site has good accessibility by public transport and to key local services and reasonable access to employment areas. Site is within 800m of a WWTW and is potentially contaminated. Site has not been marketed.	286
TADC-S	0.78	Oxton Lane	Potential Residential	Greenfield site within development limits. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 2). Site is within 800m of a WWTW. Site has good accessibility by public transport and to local services with reasonable access to employment areas. Site has not been marketed.	22
TADC-T	1.98	Stutton Road	Potential Residential	Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1 and within 500m of a SINC. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. No impact on availability from existing land use.	55
TADC-U	0.49	Bus Station	Potential Residential	Brownfield site within development limits in a landscape highly sensitive to development. Site is in Flood Zone 3a and within Groundwater Protection Zone (zone 1). Site is within a conservation area and adjacent to listed buildings and development has the potential to adversely affect their historic significance. Land is likely to be contaminated and is within 500m of a SINC. PROW within site would need to be re-routed or retained. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. In active use as bus station and car park, and viability would have to take into account cost of replacement provision.	14
TADC-V	0.28	Commercial Street	Potential Mixed Use	Brownfield site within development limits. Site is in Flood Zone 3a and within Groundwater Protection Zone 1. Site is within a conservation area and adjacent to	5

				listed buildings and development has the potential to adversely affect their historic significance. Land is likely to be contaminated and is within 500m of a SINC. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. Site under multiple ownership and promoted by all landowners. Only former garage available. Flood risk may affect viability.	
TADC-W	2.42	Land west of St Joseph Street	Potential Mixed Use	Mixed greenfield/brownfield site within development limits. Site is in Flood Zone 1 and partly within Groundwater Protection Zone (zones 1 & 2). Site is within a conservation area and development has the potential to adversely affect its historic significance. Site is within 500m of a SINC. Development of the site would represent a significant loss of recreation open space and sports facilities. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. In active use for sports provision and viability would have to take into account cost of replacement provision.	42
TADC-X	1.93	Willow Farm, Doncaster Road, Tadcaster	Potential Employment	Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is mostly within Flood Zone 2, with the remainder of the site in Flood Zone 1, and within a Groundwater Protection Zone (zones 2 & 3). Site is within 500m of two SINC's and land is likely to be contaminated. Site has good accessibility by public transport and sub-regional access to the road and rail network. Part of site has planning permission. Flood risk may affect viability.	N/A
TADC-Y	6.56	Land adjacent to Grimston Grange Offices, Grimston Park Estate, Tadcaster	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

The Designated Service Villages

Appleton Roebuck					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
AROE-A	0.75	North Hall Farm, Chapel Green, Appleton Roebuck	Residential May Not be Required	Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Majority of site is within Flood Zones 2 & 3a and has potential to impact the adjacent Conservation Area. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	18
AROE-B	18.80	Land at Langton Lodge, Daw Lane/Broad Lane, Appleton Roebuck	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	338
AROE-C	1.70	Land at Villa Farm, Main Street, Appleton Roebuck	Residential May Not be Required	Greenfield site which lies outside the development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1 and would require third party land to access the site. The site has reasonable accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	41
AROE-D	9.80	Land East of Colton Lane, Appleton Roebuck	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
AROE-E	17.80	Land West of Malt Kiln Lane, Appleton	Residential May Not be Required	Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is mostly within Flood Zone 1 and has potential to impact the adjacent conservation area. Site would require	320

		Roebuck		third party land to access the site. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
AROE-F	5.58	Land East of Malt Kiln Lane, Appleton Roebuck	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
AROE-G	5.22	Roebuck Barracks, Broad Lane, Appleton Roebuck	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
AROE-H	0.30	Land at Therncroft, Malt Kiln Lane, Appleton Roebuck	Residential May Not be Required	Mixed greenfield/brownfield site, located partly within development limits in a landscape area highly sensitive to development. Part of the site is within Flood Zone 2. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Site is viable at this time. Possible flood mitigation measures may add to costs.	8
AROE-I	3.23	Land West of Northfield Avenue, Appleton Roebuck	Residential May Not be Required	Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Half of the site is located within Flood Zone 2. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	78
AROE-J	0.56	Land rear of 15 Orchard Close, Appleton Roebuck	Residential May Not be Required	Greenfield site partly inside, but mostly outside development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1 and would require the demolition of existing property to create access. The site has reasonable accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	13
AROE-K	1.37	Land adjacent to Hillcrest House, Colton Lane, Appleton Roebuck	Residential May Not be Required	Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has reasonable accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	33

Barlby

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BARL-A	1.44	Land North of Barlby Hall, York Road, Barlby	Residential May Not be Required	Greenfield site, outside the development limits. Small part of site within Flood Zone 3a, but mostly within Flood Zone 1. Within 500m of a SINC. Potential impact on the adjacent listed building and would require third party land to access the site. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	35
BARL-B	10.90	Land West of York Road, Barlby	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	150
BARL-C	1.19	Land north of The Laurels, Barlby	Residential Permission	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. The site has permission for residential development subject to a section 106 renegotiation.	37
BARL-D	1.70	Land north of Riverside Close, Barlby	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. The site lies within Flood Zone 3a, is on Grade 1 agricultural land and is within a Strategic Countryside Gap. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Possible flood mitigation measures may add to costs.	41
BARL-E	2.54	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-F	0.60	Bay Horse Inn Phase 1, York Road, Barlby	Residential Permission	Predominantly greenfield site within development limits. Site is in Flood Zone 1. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has residential planning permission indicating that the site is economically viable to the housing market.	11
BARL-G	8.23	Land between	Residential May	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone	198

		Barlby Road and A19, Barlby	Not be Required	3a, is on Grade 1 agricultural land and is within a strategic countryside gap. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
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Brayton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BRAY-A	3.86	Land North of Bridgfelde, Brayton Lane, Brayton	Residential May Not be Required	Greenfield site outside the development limits. Part of site is in Flood Zone 3a but mostly within Flood Zone 2. Site lies within a Strategic Countryside Gap, and would require third party land to gain site access. Site is within 800m of a WWTW and is within 500m of two SINCs. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs. Enquiries received from developers.	93
BRAY-B	13.50	Land South of Brackenhill Lane, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 3a, but the majority of site is in Flood Zone 2. 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. Possible flood mitigation works measures may add to costs.	243
BRAY-C	5.88	Land south of Brackenhill Lane, Brayton	Residential May Not be Required	Greenfield site outside the development limits. Majority of the site lies within Flood Zone 2. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.	141
BRAY-D	2.62	Land East of Foxhill Lane, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 3a, but the majority of site is in Flood Zone 2. The site is located within a Strategic Countryside Gap, a Conservation Area and adjacent to a listed building (church). The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters	63

				has shown no viability issues. Possible flood mitigation works measures may add to costs.	
BRAY-E	1.30	Land South of Mayfield Drive, Brayton	Residential May Not be Required	Greenfield site, partly within the development limits in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	31
BRAY-F	6.11	Land East of Ness Bank Close, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development. The site is in Flood Zone 2 and is within a Strategic Countryside Gap. Site is within 800m of a WWTW and is within 500m of two SINCs. 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. Possible flood mitigation works measures may add to costs.	147
BRAY-G	20.70	Land north of Barff Lane, Brayton	Residential May Not be Required	Greenfield site outside the development limits. Site is partly within Flood Zone 2 and Flood Zone 3a. Site is partly within Groundwater Protection Zone 3 and contains potentially contaminated land. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.	373
BRAY-H	1.18	Land north of Meadowcroft, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is located within a Strategic Countryside Gap and a Conservation Area. The site has good accessibility by public transport, good access to employment and good access to local services. Flood mitigation measures may add to costs. The site is under option to a national house builder who confirms it to be a deliverable residential development site that could deliver housing completions within one to two years.	28
BRAY-I	1.74	Land west of Evergreen Way, Brayton	Residential Permission	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 reasonable access to local services. Site contains potentially contaminated land. Site has planning permission and engagement with site promoters has shown no viability issues.	50
BRAY-J	5.68	Land east of Meadowcroft, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is located within a Strategic Countryside Gap and a Conservation Area. The site has good accessibility by public transport, good access to employment and good	136

				access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.	
BRAY-K	4.59	Land east of Linton Close, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. The site lies within Flood Zone 2 and is within 800m of a WWTW. 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. Possible flood mitigation works measures may add to costs.	110
BRAY-M	1.47	Land west of Baffam Lane, Brayton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is located within a Strategic Countryside Gap. 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. Possible flood mitigation works measures may add to costs.	35
BRAY-N	0.88	Land North of Doncaster Road, Selby	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in Flood Zone 2. The site is located within a Strategic Countryside Gap, a Conservation Area and is adjacent to a listed building (church). 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. Possible flood mitigation works measures may add to costs.	21
BRAY-Q	7.35	Land between Barff Lane and Mill Lane, Brayton	Residential May Not be Required	Greenfield site outside the development limits. Site is in Flood Zone 1 and is partly within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues.	176
BRAY-R	17.60	Land at Brayton Hall	Residential May Not be Required	Predominantly greenfield site outside, but adjacent to, development limits. The site mostly lies within Flood Zone 2. Site is within 800m of a WWTW. 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. Possible decontamination and flood mitigation measures may add to costs.	317
BRAY-S	6.15	Land north west of A63 Bypass / A19 Junction, Brayton	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
BRAY-T	6.84	Land north east of A63 Bypass /	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

		A19 Junction, Brayton			
BRAY-U	0.31	Evergreen Way, Brayton	Residential Permission	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 reasonable access to local services. Site contains potentially contaminated land. Site has planning permission and engagement with site promoters has shown no viability issues.	9
BRAY-V	3.99	Land west of St Wilfrids Close, Brayton	Residential Permission	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 reasonable access to local services. Site has planning permission and engagement with site promoters has shown no viability issues.	125
BRAY-W	1.89	Land rear of The Poplars, Brayton	Residential Permission	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 reasonable access to local services. Site has planning permission and engagement with site promoters has shown no viability issues.	44

Brotherton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BROT-A	0.07	Land East of Belmont, Brotherton	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
BROT-B	1.59	Land at Pasture Lane, Brotherton	Residential May Not be Required	Brownfield site within the development limits. Majority of site lies within Flood Zone 2. Site within 500m of SINC and there is a major electricity line which runs through the site. The site has good accessibility by public transport, good access to employment and limited access to local services. Possible flood mitigation measures may add to costs. National grid guidelines concerning development around overhead lines may affect the viability of the site.	38
BROT-C	1.13	Mill Farm, Old Great North	Potential Employment	Mixed greenfield/brownfield site located partially within the development limits in a landscape highly sensitive to development. The site has good sub-regional	N/A

		Road, Brotherton		accessibility. Site within 500m of SINC and a pylon is located on part of the site. Promoter states that the new business starter units are attractive to market. Large pylon on site restricts development to B uses.	
BROT-D	0.35	Lyndale Caravan Park, School Croft, Brotherton	Residential Permission	Mixed greenfield/brownfield site located within the development limits. Site is in Flood Zone 1 and lies close to a railway line. The site has good accessibility by public transport, good access to employment and good access to local services. The site has residential permission; however appraisal by an independent viability expert judges it to be unviable. Scheme produces a land value of £8,917 (below benchmark of £100k).	13

Byram

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BYRM-A	1.77	Land adjacent Primrose Dene, Byram	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits, within the Green Belt. 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.	42
BYRM-B	15.60	Land south of Field View	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits, within the Green Belt. Part of the site lies within Flood Zone 3b, which significantly constrains the developable area of the site. 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. Possible flood mitigation measures may add to costs.	281
BYRM-C	3.41	Land north of Byram Park Road, Byram	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits, within the Green Belt. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site within 500m of SINC and is within 800 metres of a WWTW. Viability studies indicate the site is particularly suitable for relatively low cost housing and the landowners are confident that they would be able to deliver a significant number of affordable dwellings from the site.	82

BYRM-D	7.86	Land north of Sutton Lane, Byram	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits, within the Green Belt. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site is within 800 metres of a WWTW. Engagement with site promoters has shown no viability issues.	189
BYRM-E	0.12	Land West of Wood Lea, Byram	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
BYRM-F	0.60	Land South of Byram Park Avenue, Byram	Residential Permission	Greenfield site within the development limits in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site was allocated in the SDLP and has planning permission which is currently being developed for affordable housing.	29

Carlton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CARL-A	2.91	Land north of cemetery, Station Road, Carlton	Residential Permission	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is partially within Flood Zone 3a but mostly within Flood Zone 1. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and good access to local services. Site has outline planning permission for residential use indicating that the site is economically viable to the housing market.	67
CARL-B	2.46	Land between Low Street and Station Road, Carlton	Residential Permission	Greenfield site within the development limits. Large part of site is within Flood Zone 3a. Site within Groundwater Protection Zone 3. Development would result in the loss of recreation open space. The site has good accessibility by public transport, good access to employment and good access to local services. Site was allocated in the SDLP and has outline planning permission for residential use indicating that the site is economically viable to the housing market.	75
CARL-C	0.12	Oddfellows Arms, High Street, Carlton	Residential Permission	Brownfield site within development limits in Flood Zone 1. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and good access to local services. Site has planning permission for	0

				residential use, indicating that the site is economically viable to the housing market.	
CARL-D	1.22	Land west of Low Street	Residential May Not be Required	Greenfield site within development limits. Site is in Flood Zone 3a and is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and good access to local services. Site within Groundwater Protection Zone 3. Site was allocated in the SDLP but has accessibility issues for the northern part of site, which would require development of third party land to provide access to the site. The level of flood risk may affect viability.	0
CARL-F	3.83	Land north of cemetery, Station Road, Carlton	Residential Permission	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 3a and there is a major electricity line which runs through the site. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and good access to local services. Site has outline residential planning permission indicating that the site is economically viable to the housing market.	66

Cawood

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CAWD-A	0.79	Land between Ryther Road and the Cemetery, Cawood	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Majority of site is Flood Zone 3a and is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site promoter indicates site is viable, though if the requirement is for bungalows, to fit in with adjoining bungalows, affordable delivery will be reduced to 35%.	19
CAWD-B	1.21	Land adjacent to New House, Wistowgate, Cawood	Residential May Not be Required	Greenfield site outside development limits. Majority of site is Flood Zone 3a and it is within 280m outer buffer of the Pannal to Cawood gas pipeline. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	29
CAWD-C	2.43	Land adjacent to	Residential May	Greenfield site outside development limits. Site is in Flood Zone 2 and is within	58

		Lincroft House, Wistowgate, Cawood	Not be Required	80m inner buffer of Panel to Cawood gas pipeline. Small part of site is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
CAWD-D	2.09	Land off Castle Close, Cawood	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Majority of site is Flood Zone 3a and it is within 280m outer buffer of the Pannal to Cawood gas pipeline. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	50
CAWD-E	0.68	Land between 61 and Wistowgate House, Wistowgate, Cawood	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	16
CAWD-F	2.89	Land south of Fostergate, Cawood	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Small part of site within Flood Zone 3a, but mostly within Flood Zone 1. Site is within 500m of a SINC. No suitable means of access can be created for the site. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site is viable at this time. Possible flood mitigation measures may add to costs.	69
CAWD-G	0.09	Cawood Methodist Church, Sherburn Street, Cawood	Residential Permission	Mixed greenfield/brownfield site within 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. Site has planning permission indicating that the site is economically viable to the housing market.	5
CAWD-H	1.38	Land off Castle Close, Cawood	Residential Permission	Greenfield site outside, but adjacent to, development limits. Part of site is within Flood Zone 3a and it lies within 270m middle zone buffer of Pannal to Cawood Gas Pipeline. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has outline residential permission though the original developer has pulled out. A new developer has shown interest, subject to the s106 renegotiation being successfully determined.	17

Church Fenton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CFEN-A	1.52	Land North of Gate Bridge, Main Street, Church Fenton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 2, is within a strategic countryside gap and is also within 500m of a SINC. 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. Possible flood mitigation measures may add to costs. Informal enquiries have been received from developers.	36
CFEN-C	7.75	Land East of Church Street, Church Fenton	Residential Permission	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Part of site is within Flood Zone 2. Site is within 500m of a SINC and is adjacent to several listed buildings. The site has good accessibility by public transport, good access to employment and good access to local services. Site has an outline planning permission and appraisals from independent viability experts indicate the scheme to be financially viable.	50
CFEN-D	0.45	Land South of Sandwath Drive, Church Fenton	Residential May Not be Required	Greenfield site outside development limits in the green belt. Site is in Flood Zone 1. Site has potential negative amenity impact from bordering railway line. 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. Enquiries received from developers.	12
CFEN-E	0.11	Land south of Hall Lane, Church Fenton	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
CFEN-F	0.79	Land rear of Kirk Fenton Primary School, Church Fenton	Residential Permission	Greenfield site partly within, but mostly outside and adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site has an outline planning permission for residential development. Engagement with site promoters has shown no viability issues. Enquiries received from developers.	25
CFEN-G	0.82	Land South of	Residential	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1.	20

		Common Lane, Church Fenton	Permission	The site has good accessibility by public transport, good access to employment and good access to local services. Site has an outline planning permission for residential. Engagement with site promoters has shown no viability issues. Enquiries received from developers.	
CFEN-H	7.75	Land North of Station Road, Church Fenton	Residential May Not be Required	Greenfield site outside 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. Site has potential negative amenity impact from bordering railway line. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	186
CFEN-I	1.74	Land West of Northfield Lane, Church Fenton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. 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.	42
CFEN-J	0.55	Land west of Busk lane, Church Fenton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site is within 500m of a SINC as well as being in a strategic countryside gap. Site is viable at this time.	13
CFEN-K	2.70	Land at Mountain Ash, Sandwath Lane	Residential May Not be Required	Greenfield site outside development limits, in the green belt. Site is predominantly in Flood Zone 2 and will be negatively impacted by the proposed HS2 route. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	65
CFEN-L	2.34	Land south of Sandwath Farm	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	56
CFEN-M	3.20	Land North of Sandwath Drive	Residential May Not be Required	Greenfield site outside development limits, in the green belt. Site is predominantly in Flood Zone 2 and will be negatively impacted by the proposed HS2 route. Site has potential negative amenity impact from bordering railway line. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.	77
CFEN-N	0.15	Land west of Sandwath Lane,	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A

Church Fenton					
CFEN-O	0.50	Land north of Main Street, Church Fenton	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Part of site is in Flood Zone 2. Site is within a strategic countryside gap and is also within 500m of a SINC. 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.	12
CFEN-P	3.39	Land west of Sandwath Lane, Church Fenton	Residential May Not be Required	Greenfield site outside development limits, in the green belt. Site is in Flood Zone 2 and will be negatively impacted by the proposed HS2 route. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	81
CFEN-Q	0.17	Land adjacent to Station Mews, Church Fenton	Residential Permission	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has outline planning permission indicating that the site is economically viable to the housing market.	5

Eggborough					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
EGGB-B	5.28	Land at Selby Road/Low Eggborough Road/A19, Eggborough	Residential May Not be Required	Greenfield site within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Multiple landowners. The land is currently available but the submission of a planning application is held up because of a perceived ransom situation involving the adjoining development. Terms need to be agreed and agents anticipate it will take 9 – 12 months before an application can be submitted.	127
EGGB-C	2.50	Land East of Selby Road, Eggborough	Residential Permission	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site previously under option to developer and has an extant planning permission, indicating that the site is economically viable to the housing market	64

EGGB-D	16.50	Land West of Kellington Lane, Eggborough	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, reasonable access to employment and good access to local services. Promoter states that the site is viable at this time. Site previously under option to developer. Possible flood mitigation measures may add to costs.	297
EGGB-E	1.43	Land East of High Eggborough Lane, Eggborough	Residential May Not be Required	Greenfield site within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site appraised by an independent viability expert. Scheme viable if affordable housing reduced to zero.	34
EGGB-F	5.08	Land north of Stuart Grove, Eggborough	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, reasonable access to employment and good access to local services. Engagement with site promoters has shown no viability issues.	122
EGGB-G	0.21	and at Westfield Avenue Garages B, Eggborough	Residential May Not be Required	Mixed brownfield/greenfield site located within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Engagement with site promoters has shown no viability issues.	6
EGGB-H	0.17	Land west of Westfield Road, Garages A, Eggborough	Residential Permission	Mixed brownfield/greenfield site located within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant residential planning permission indicating that the site is economically viable to the housing market.	5
EGGB-I	0.10	Land north of Westfield Avenue Garages C, Eggborough	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
EGGB-J	0.14	Land east of Kellington Lane Garages D, Eggborough	Residential Permission	Mixed brownfield/greenfield site located within development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant residential planning permission indicating that the site is economically viable to the housing market.	5

EGGB-K	5.32	Land at Tranmore Lane, Eggborough	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
EGGB-L	17.02	Teasle Hall Farm	Residential May Not be Required	Greenfield site outside, but adjacent to, the development limits. Site is in Flood Zone 1. Development is constrained by a pylon which occupies part of the site. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	306
EGGB-M	0.18	Headland Electrics, Water Lane	Residential Permission	Mixed brownfield/greenfield site located within development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant residential planning permission indicating that the site is economically viable to the housing market.	4
EGGB-N	28.80	Euro Auctions Ltd, Roall Lane, Kellington	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
EGGB-O	0.74	Northside Industrial Estate, Selby Road, Eggborough	Potential Employment	Greenfield site located within development limits. Site is in Flood Zone 1. The site has good national accessibility. Site was allocated in the 2005 SDLP.	N/A
EGGB-P	1.65	Selby Road (north), Eggborough	Potential Employment	Brownfield site located within development limits. Site is in Flood Zone 1. The site has good national accessibility. Development is constrained by a pylon which occupies part of the site. Site was allocated in the 2005 SDLP and is likely to be attractive to the market given proximity to existing industrial uses.	N/A
EGGB-Q	29.10	Saint Gobain / Celotex, Eggborough	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
EGGB-R	118.40	Eggborough Power Station, Eggborough	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
EGGB-S	1.40	Weeland Road, Eggborough	Residential Permission	Greenfield site outside, but adjacent to, the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to	34

				employment and good access to local services. Site has an extant planning permission and engagement with site promoters has shown no viability issues. The landowner states that there is an interested party ready to sign contracts to develop the site.	
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Escrick					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
ESCK-A	18.70	Land north of Skipwith Road, Escrick	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits, within the Greenbelt. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Site is adjacent to a SINC and is likely to have a negative impact on it. Half of site within Flood Zone 3a and possible flood mitigation measures may add to cost.	337
ESCK-B	21.10	Land West of Escrick	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits, in a landscape area highly sensitive to development. Site is within the Greenbelt. Site is within 500m of a SINC and is within 800m of a WWTW. The site has good accessibility by public transport, good access to employment and good access to local services. Site partially within Flood Zone 3a and possible flood mitigation measures may add to cost.	380
ESCK-C	3.15	Land west of Escrick Business Park, Escrick	Potential Employment	Mixed greenfield/brownfield site outside development limits. Site has good sub-regional accessibility. Land is within 500m of SINC and contains contaminated land. Site within a mineral safeguarding area. Site is within Flood Zone 2. Site is likely to be attractive to the market given the success of the existing development - development would contribute to expansion of existing provision. Business park is being actively marketed / recently successfully developed and let.	N/A

Hambleton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HAMB-A	12.00	White House Farm & Manor Farm, Hambleton	Residential May Not be Required	Greenfield site, partly within, but mostly outside of, development limits. Site is in Flood Zone 1. Development of the site has the potential to negatively impact multiple adjacent heritage assets. 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. Possible decontamination measures may add to costs.	216
HAMB-C	4.46	Land West of Bar 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 reasonable access to local services. Site is within 290m outer middle zone buffer of Asselby to Panel gas pipeline. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	107
HAMB-D	5.16	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.	124
HAMB-E	1.70	Land South of Gateforth Court, 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 reasonable access to local services. Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.	41
HAMB-F	5.14	Land North of Main Road, 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 reasonable access to local services. Site lies within 800m of WWTW. Site is being promoted by a national house builder, and has been fully planned to ensure that the first homes can be delivered within 6 months of the adoption of the Local Plan. The site is completely viable and can deliver all of the proposed new homes within the first 5 years of the Local Plan.	123
HAMB-J	0.22	Wheatsheaf Inn, 87 Main Road,	Residential Permission	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site	4

		Hambleton		is considered deliverable.	
HAMB-L	4.46	Land north of Main Road, Hambleton	Residential Permission	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 reasonable access to local services. Site lies within 800m of WWTW. Site has planning permission indicating that the site is economically viable to the housing market.	106
HAMB-M	0.81	Land east of Gateforth Court, 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 reasonable access to local services. Engagement with site promoters has shown no viability issues.	19

Hemingbrough

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HEMB-A	3.39	Land to West of Chapel Balk Road, Hemingbrough	Residential May Not be Required	Greenfield site on grade 1 agricultural land outside, but adjacent to, development limits in a landscape highly sensitive to development. Limited access via single unmade track but could potentially be brought forward in conjunction with neighbouring sites. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within Flood Zone 1 and is partially within 800m of WWTW. Site is within 5km of internationally protected site but is no likely significant effects alone. Engagement with site promoters has shown no viability issues. Enquiries received from developers.	81
HEMB-B	0.22	Land to the West of Main Street, Hemingbrough	Residential May Not be Required	Greenfield site partly within development limits and mostly on grade 1 agricultural land, in a landscape highly sensitive to development. Site is also within a conservation area. Access over third party land required. Site is partially within 800m of WWTW. Site is within 5km of an internationally protected site but no likely significant effects alone. 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. Site is predominantly within Flood Zone 1 but Flood Zone 2 and 3a are also present on site. Possible flood mitigation measures may add	6

				to costs.	
HEMB-C	1.17	Land West of Chapel Balk Lane, Hemingbrough	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
HEMB-D	1.60	Land North of Villa Close/A63, Hemingbrough	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site within a mineral safeguarding area. Site is within 500m of a SINC and 5km of an internationally protected site but there are no likely significant effects alone. Engagement with site promoters has shown no viability issues.	38
HEMB-E	0.37	Land adjacent to Froghall Cottage, Hagg Lane, Hemingbrough	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in Flood Zone 1. Site is adjacent to a SINC and within 5km of an internationally protected site but there are no likely significant effects. Site has potential to be brought forward in conjunction with adjoining sites. 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.	10
HEMB-F	0.70	Land to rear of Plain-An-Gwarry, School Road, Hemingbrough	Residential May Not be Required	Greenfield site partly within development limits in Flood Zone 1. Limited access via unmade single track, may require access through third party land. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Engagement with site promoters has shown no viability issues.	17
HEMB-G	0.81	Plinthstones, School Road, Hemingbrough	Residential May Not be Required	Greenfield site partly within development limits in Flood Zone 1. Access through third party land with potential to be brought forward with neighbouring sites. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Engagement with site promoters has shown no viability issues.	19
HEMB-H	0.24	Land East of Willowdene, Hull Road, Hemingbrough	Residential May Not be Required	Greenfield site partly within development limits in Flood Zone 1. Site within a mineral safeguarding area. Site is within 500m of a SINC and is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Site has good accessibility by public transport, good access to employment and good	6

				access to local services. Engagement with site promoters has shown no viability issues.	
HEMB-I	1.25	Land South of Orchard End, Hemingbrough	Residential May Not be Required	Greenfield site on grade 1 agricultural land outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is predominantly within Flood Zone 1, but there is Flood Zone 2 and 3a present to the western part of the site. Site is within 800m of a WWTW and is within 5km of an internationally protected site but is unlikely to have a significant effect alone. 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. Possible flood mitigation measures may add to costs. Enquiries received from developers.	30
HEMB-J	1.64	Land East of Mill Lane, Hemingbrough	Residential May Not be Required	Greenfield site on grade 1 agricultural land outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is in Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site within 800m of WWTW and within 5km of an internationally protected site but is unlikely to have a significant effect alone. Engagement with site promoters has shown no viability issues.	39
HEMB-K	1.91	Land south of School Road, Hemingbrough	Residential May Not be Required	Greenfield site outside development limits partially on grade 1 agricultural land. Site is within Flood Zone 1 and within 5km of an internationally protected site but no likely significant effect alone. 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.	46
HEMB-L	1.90	Land East of Poorlands Road, Hemingbrough	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is predominantly within Flood Zone 1. Site is within 500m of a SINC and is within 5km of an internationally protected site but no likely significant effect alone. 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. Possible flood mitigation measures may add to costs.	46
HEMB-M	2.04	Land East of Northfield Road, Hemingbrough	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	49
HEMB-N	0.56	Land west of Chapel Balk Lane,	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A

		Hemingbrough			
HEMB-O	0.64	Land west of Selchant Gardens, Hemingbrough	Residential May Not be Required	Greenfield site outside development limits. Site is within the Cliffe/Hemingbrough Strategic Countryside Gap (SCG) and any development is likely to have a negative impact on the openness and setting of the SCG. Site is within 5km of an internationally protected site but there are no likely significant effects alone. Half of site within Flood Zone 3a, with the remainder a mix of Flood Zone 1 and 2. Site contains a mix of Grade 1 and Grade 2 agricultural land. Site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	15
HEMB-P	0.36	Land north of School Road, Hemingbrough	Residential May Not be Required	Predominantly greenfield site outside, but adjacent to, development limits. Site within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Existing dwelling and associated infrastructure would require demolition prior to development. Site is within 5km of an International Wildlife Site but no likely significant effects alone. Engagement with site promoters has shown no viability issues.	10
HEMB-Q	1.39	Land West of Hagg Lane, Hemingbrough	Residential May Not be Required	Greenfield site outside development limits in Flood Zone 1. Site is adjacent to a SINC and is within 5km of an International Protected Site. Site has good accessibility by public transport, good access to employment and good access to local services. Access would be required via single road along Hagg Lane or via third party land. Access issues may be overcome if this site was brought forward as part of a wider scheme with adjacent sites. . Engagement with site promoters has shown no viability issues.	33
HEMB-R	2.44	Land at Northfield Road, Hemingbrough	Residential May Not be Required	Greenfield site outside of, but adjacent to, development limits within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site has existing access to A63 via estate road which is shared and provides access to neighbouring industrial uses which may negatively impact upon any development. Alternative access may be available if site was brought forward with neighbouring site(s). Site is within 500m of a SINC and 5km of an Internationally Protected Site which has no likely significant effect alone. Site within a mineral safeguarding area. Engagement with site promoters has shown no viability issues.	59

HEMB-S	6.04	Land at A63, Hemingbrough	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site adjoins a SINC and any development has the potential to negatively impact this area. Site is also within 5km of an Internationally Protected Site which has no likely significant effect alone. 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.	145
HEMB-T	0.55	Andy's Motor Spares, Hull Road, Hemingbrough	Potential Employment	Brownfield site outside, but adjacent to, development limits in current use as a car scrap yard. Site has limited accessibility by public transport and good sub-regional accessibility. Site is likely to require remediation works to manage any potential contamination. Site is within 5km of an Internationally Protected Site which has no likely significant effect alone. Site within a mineral safeguarding area. Site within Flood Zone 1. No evidence of market activity. Site likely to be economically viable although potential contamination remediation works likely to be required.	N/A
HEMB-U	1.63	The Old Brickworks, Hemingbrough	Potential Employment	Brownfield site outside, but adjacent to, development limits in current use as a plant hire business. Site has limited accessibility by public transport and good sub-regional accessibility. Site is likely to require remediation works to manage any potential contamination. Site is partly within 500m of a SINC and is within 5km of an internationally protected site which has no likely significant effects alone. Site within a mineral safeguarding area. No evidence of market activity. Site is likely to be attractive to the market as in proximity to strategic road network but potential contamination remediation required and clearance of site.	N/A
HEMB-V	1.63	Land between Barmby Ferry Road and Chapel Balk Road, Hemingbrough	Residential May Not be Required	Greenfield site on grade 1 agricultural land outside development limits in a landscape sensitive to development. Site is in Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Potential for site to be brought forward with neighbouring sites with better access points. Site within 800m of WWTW. Site is within 5km of an Internationally Protected Site which has no likely significant effects alone. Engagement with site promoters has shown no viability issues.	39
HEMB-W	4.44	Hemingbrough Hall	Residential May Not be Required	Predominantly greenfield site outside of, but adjacent to, development limits on mostly grade 1 agricultural land. Site is wholly within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an Internationally Protected Site but has no likely significant effects alone. Site also potentially impacts on National Protected	107

				Sites. Engagement with site promoters has shown no viability issues.	
HEMB-X	0.68	Land adjoining Woodland House, School Road, Hemingbrough, Selby	Residential Permission	Greenfield site outside of, but adjacent to, development limits. Site is within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an Internationally Protected Site with no likely significant effect alone. The site has outline planning permission for residential development indicating that the site is economically viable to the housing market.	9

Hillam					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HILL-A	2.34	Land West of Main Street, Hillam	Residential May Not be Required	Greenfield site mostly outside of development limits on safeguarded land allocation in a landscape highly sensitive to development. Site is within Flood Zone 1. No current access to Main Street, but could be achieved following demolition of existing dwellings. Site is partly within Hillam conservation area. Site has potential to impact upon neighbouring SINC and adjoining green belt designation. Site has good accessibility by public transport, good access to employment and good access to local services. Site is under multiple ownership but owners in agreement to promote through agent. Engagement with site promoters has shown no viability issues.	56
HILL-B	2.71	Land south of Hillam Common Lane, Hillam	Residential May Not be Required	Greenfield site outside development limits, in the green belt within a landscape highly sensitive to development. Site is within Flood Zone 1 and within 800m of WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues.	65
HILL-C	0.13	Meadowside, Chapel Street, Hillam	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
HILL-D	2.02	Land at Hillam Lane, Hillam	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt within a landscape highly sensitive to development. Site is in Flood Zone 1 and within	48

				800m of WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Existing farm tenancy on site but engagement with site promoters has shown no availability or viability issues.	
HILL-E	0.30	Land at Hillam Hall Lane, Hillam	Residential May Not be Required	Greenfield site mostly outside development limits in the green belt within a landscape highly sensitive to development. Site is in Flood Zone 1 and is within 800m of a WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Site is also adjacent to two listed buildings and Hillam conservation area. Engagement with site promoters has shown no viability issues.	8
HILL-F	4.00	Orchard Farm, Hillam	Residential May Not be Required	Predominantly greenfield site partly within development limits and partially in the green belt. Site is in Flood Zone 1. Site is partly within a conservation area, is within 500m of a SINC and is within 800m of WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Existing dwellings and farm use may impact on the availability of the western edge of the site. Engagement with site promoters has shown no viability issues.	96

Kellington

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
KELL-A	70.60	Land South of Weeland Road, Kellington	Residential May Not be Required	Large greenfield site outside of development limits. Site is partly within Flood Zones 3a and 2. Site has good accessibility by public transport, good access to employment and good access to local services. Public footpath and national grid pylons cross the site but could be mitigated. Enquiries received from developers. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	1271
KELL-B	13.60	Land South of Low Road, Kellington	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 2 and is within 500m of a SINC. Site also adjoins the green belt to the western edge. Public footpath crosses the site but could be mitigated. Site has good accessibility by public transport, reasonable access to employment and good access to local services. Enquiries received from developers. Site is viable at this	245

				time. Possible flood mitigation measures may add to costs.	
KELL-C	0.17	Land north of Manor Garth, Kellington	Residential May Not be Required	Mixed greenfield/brownfield site within development limits in Flood Zone 2. Site contains a local amenity space allocation in the SDLP which would likely be lost as part of development of the site. Site has good accessibility by public transport, reasonable access to employment and good access to local services. Site is within 500m of a SINC. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	5
KELL-D	13.90	Land west of Church Lane	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
KELL-E	7.21	Land west of Broach Lane	Residential May Not be Required	Greenfield site outside developments in Flood Zone 1. Site is potentially constrained by national grid pylons crossing the site which could be potentially mitigated. Engagement with site promoters has shown no viability issues.	173
KELL-F	3.22	Land south of Roall Lane	Residential May Not be Required	Greenfield site outside development limits. The site contains a small part of land within Flood Zone 3a and another part is within Flood Zone 2. Site has good accessibility by public transport, good access to employment and good access to local services. Site is likely to require third party land to create an access point. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	77
KELL-G	0.91	Land east of Manor Garth	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1 and is within 500m of a SINC. 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 third party land purchase may increase costs.	22

Monk Fryston

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
MFRY-A	2.39	Land at The Old Vicarage, Old Vicarage Lane, Monk Fryston	Residential May Not be Required	Predominantly greenfield site outside, but adjacent to, development limits within the green belt, in a highly sensitive landscape area. Site is in Flood Zone 1. The site is within 500m of multiple SINC. Site has good accessibility by public transport, good access to employment and good access to local services. There is developer interest and informal agreements are in place. The site is capable of being developed in conjunction with the adjoining land to the north east.	57
MFRY-B	3.17	Land between Water Land and Main Street, Monk Fryston	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits and within the green belt. Site is in Flood Zone 1. Site within 500m of a SINC and is adjacent to a conservation area. Site has good accessibility by public transport, good access to employment and good access to local services. Multiple landowners across three parcels of land have resolved that they wish to develop the site. Engagement with site promoters has shown no viability issues.	76
MFRY-C	1.38	Land North of Deer Park Court, Monk Fryston	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt, in a highly sensitive landscape area. Site is in Flood Zone 1. The site has the potential to impact on multiple designated heritage assets, being located in a historic park and garden as well as a conservation area. Site is within 500m of a SINC. Site would require the use of third party land to create access. 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.	33
MFRY-D	1.07	Land South of Fryston Common Lane, Monk Fryston	Residential May Not be Required	Predominantly greenfield site outside, but adjacent to, development limits within the green belt, in a highly sensitive landscape area. A small part of the site falls within Flood Zone 2. The site is adjacent to a conservation area. Site has good accessibility by public transport, good access to employment and good access to local services. Landowner viability studies suggest lower density; high quality homes would be more attractive to the market.	26
MFRY-E	0.98	Land north of Fryston Common Lane, Monk	Residential May Not be Required	Greenfield site mostly within development limits in a landscape highly sensitive to development. The site is predominantly within Flood Zone 3a and is within 500m of a SINC. The site is within a conservation area and adjoins an historic park and	24

		Fryston		garden. 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. Possible flood mitigation measures may add to costs.	
MFRY-F	0.92	Land west of Deer Park Lane, Monk Fryston	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt, in a landscape highly sensitive to development. Site is within Flood Zone 1. The site is within a conservation area and adjoins an historic park and garden. The site is within 500m of a SINC. 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.	22
MFRY-G	0.63	Land South of 8 Priory Park Grove, Monk Fryston	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt, in a landscape highly sensitive to development. Site is in Flood Zone 1. The site is adjacent to a conservation area and is within 500m of a SINC. 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. Possible decontamination measures may add to costs.	15
MFRY-H	0.60	Land south of Old Vicarage Lane, Hillam	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt within a landscape highly sensitive to development. Site is in Flood Zone 1 and is within 500m of a SINC. 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.	14
MFRY-I	2.32	Land east of Lumby Hill, Hillam	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits within the green belt. Site is in Flood Zone 1. Potential for this site to be brought forward with neighbouring site to facilitate access. The site is within 500m of a SINC. 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.	56
MFRY-J		Land north of Dunmire Road, Hillam	Residential May Not be Required	Greenfield site outside development limits within the green belt. Site is in Flood Zone 1. The site is within 500m of a SINC. 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.	207
MFRY-K		Land south of Ingthorne Lane, Monk Fryston	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A

MFRY-L		Abbeystone Way, Monk Fryston	Residential Permission	Greenfield site within the development limits in a landscape highly sensitive to development. Site is in Flood Zone 1. Site is within a conservation area and is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Site has planning permission, indicating that the site is economically viable to the housing market.	9
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North Duffield

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
NDUF-A	0.64	Land rear of Tall Timbers, Menthorpe Lane, North Duffield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site is currently let for grazing but engagement with site promoters has shown no viability issues.	15
NDUF-B	2.60	Land to the West and South of Meadow Gate, North Duffield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Engagement with site promoters has shown no viability issues.	62
NDUF-C	3.57	Land South of A163 and East of Menthorpe Lane, North Duffield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site is under multiple ownership but there is agreement to bring the site forward for development and engagement with site promoters has shown no viability issues.	86
NDUF-D	1.76	Land North of A163, North Duffield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site sits within an area of restraint (SDLP policy RT6) around the Lower Derwent Valley. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. The site has good access to public transport and local services, but limited access to employment centres. Site is under multiple	42

				ownership and although a viability assessment has not been undertaken the site is considered to be both commercially and physically viable as there are no physical, environmental or flood risk constraints to development and no abnormal development costs have been identified.	
NDUF-E	1.05	Land north of Green Lane, North Duffield	Residential Permission	Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 2, but is mostly within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has outline planning permission. No viability issues identified. Landowner currently in discussion with prospective purchasers.	9
NDUF-F	0.48	Land West of Green Lane, North Duffield	Residential Permission	Greenfield site outside of development limits. Part of the site is within Flood Zone 3a, but mostly within Flood Zone 1. Part of the site is designated as recreation open space in the SDLP and would likely lead to the loss of the allotments if developed. The site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has outline planning permission. No known viability issues. Site has now been sold to a developer.	6
NDUF-G	2.47	Land west of The Green, North Duffield	Residential Permission	Greenfield site mostly outside development limits. Site is in Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has outline planning permission. Site is under multiple ownership and would require collaboration to bring the site forward.	35
NDUF-H	0.74	Land at Springfield House Farm, North Duffield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has good access to public transport and local services but limited accessibility to employment areas. Although there is no direct access to the site it was originally promoted with site NDUF-I and access should be available via the existing access onto Green Lane. Landowner currently promoting the site and engagement with site promoter has shown no viability issues.	18
NDUF-I	0.40	Springfield House Farm, Green Lane	Residential Permission	Greenfield site mostly outside of development limits. Site is within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has good access to public transport and local services but limited accessibility to employment areas. Site has an outline planning permission	5

				indicating that the site is economically viable to the housing market.	
NDUF-J	5.53	Land east of York Road / north of Main Street, North Duffield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Engagement with site promoters has shown no viability issues.	133
NDUF-L	8.89	Land North of Back Lane, North Duffield	Residential May Not be Required	Greenfield site mostly outside development limits. Site is within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has good access to public transport and local services but limited accessibility to employment areas. Multiple owners will require collaboration to bring whole site forward but engagement with site promoters has shown no viability issues.	213
NDUF-M	2.72	Land at Hall Farm, North Duffield	Residential May Not be Required	Greenfield site outside development limits within an area of restraint (policy RT6) in the SDLP. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Engagement with site promoter has shown no viability issues. The need for 3rd party land to access the site means it is not readily available	65

Osgodby

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
OSGB-A	0.71	Land at Osgodby Garden Centre, Osgodby	Residential Permission	Brownfield site with outline planning permission partly within development limits within a landscape highly sensitive to development. Site has good access to public transport, good access to employment and reasonable access to local services. Site is wholly within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Landowner has confirmed they do not intend to develop the site in the short term. Extant planning permission has been appraised for viability and would be viable if affordable housing reduced to zero.	23

OSGB-B	0.19	Land at Corner Farm, Osgodby	Residential Permission	Greenfield site within development limits. Site is within Flood Zone 1. Site has good access to public transport, good access to employment and reasonable access to local services. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site has planning permission indicating that the site is economically viable to the housing market.	5
OSGB-C	0.82	Land East of St Leonards Avenue, Osgodby	Residential May Not be Required	Greenfield outside, but adjacent to, development limits within a landscape highly sensitive to development. Majority of the site is within Flood Zone 1, with a small part in Flood Zone 3a. Site has good access to public transport, good access to employment and reasonable access to local services. No available access point but could be brought forward without adjacent site OSGB-F, although current outline approval does not facilitate access to this site. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	20
OSGB-D	0.80	Osgodby Nurseries, Hull Road, Osgodby	Residential Permission	Predominantly greenfield site outside, but adjacent to, the development limits within a landscape highly sensitive to development. Site is within Flood Zone 1. Site has good access to public transport, good access to employment and reasonable access to local services. Site is partly within 500m of a SINC and within 5km of an Internationally Protected Site but has no likely significant effect alone. Site has planning permission indicating that the site is economically viable to the housing market.	22
OSGB-E	1.56	Land west of South Duffield Road	Residential May Not be Required	Predominantly greenfield site within the development limits. Site is an SDLP residential allocation (OSG/1). Site is within Flood Zone 1. Site has good access to public transport, good access to employment and reasonable access to local services. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.	0
OSGB-F	0.37	Land East of St Leonards Avenue, Osgodby	Residential Permission	Greenfield site with outline planning permission partly outside development limits, in a landscape highly sensitive to development. Site is within Flood Zone 1. Site has reasonable access to local services and good access to employment areas and public transport. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.	14

OSGB-G	0.69	Lake View Farm, Osgodby	Residential May Not be Required	Predominantly greenfield site within development limits. Site is within Flood Zone 1. Site has reasonable access to local services and good access to employment areas and public transport. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site is subject to an agricultural tenancy and is unlikely to be available for development for at least 6 years, however engagement with site promoters has shown no viability issues.	17
OSGB-H	39.65	land south of Hull Road, Osgodby	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site has reasonable access to local services and good access to employment areas and public transport. Site is partly within 500m of a SINC and 5km of an Internationally Protected Site but has no likely significant effect alone. Approximately a third of the site is on grade 1 agricultural land and the majority of the site is in Flood Zone 3a, with the remainder in Flood Zone 1. Site is subject to a tenancy agreement and is unlikely to be available for at least 12 years, possibly longer. Engagement with site promoters has shown no viability issues.	714
OSGB-I	2.81	Land east of Sand Lane, Osgodby	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is within Flood Zone 1 and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site has reasonable access to local services and good access to employment areas and public transport. Site is subject to a short term agricultural tenancy, however engagement with site promoters has shown no viability issues.	67

Riccall					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
RICC-A	0.84	Land rear of 31 York Road, Riccall	Residential Permission	Mainly greenfield site outside development limits with outline planning permission for 23 dwellings. Site has good access by public transport and to key services with reasonable access to employment areas. Site is wholly within Flood Zone 2. Site is within 500m of a SINC and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	23

RICC-B	0.41	Land north of Chapel Walk, Riccall	Residential May Not be Required	Greenfield site within development limits. Good accessibility to public transport and to key services with reasonable access to employment areas. Site is wholly within Flood Zone 2. Site is within 500m of a SINC and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Access may be blocked by ransom strip and the existing PROW within the site will need to be retained or re-routed. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	11
RICC-C	3.24	Land east of York Road, Riccall	Potential Employment	Greenfield site in the countryside outside development limits. Site has good accessibility by public transport and good local accessibility to the road and rail network. Site is wholly within Flood Zone 2. Site is within 500m of a SINC and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site is in current use as a horticultural nursery but would be available for development on receipt of planning permission. Site considered viable by owner who has developed neighbouring site for employment use.	N/A
RICC-D	1.45	Land south of Landing Lane, Riccall	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to key services but limited access to employment areas. Majority of site within Flood Zone 2 with the remainder in Flood Zone 1. Site has potential to impact neighbouring listed building and mitigation measures are likely to be required. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	35
RICC-E	2.05	Land South of Beech Park Close, Riccall	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site has good accessibility to public transport and to key services but limited access to employment areas. Access on narrow track that would need widening. Site is wholly within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. The site having regard to construction requirements and the planning policy context is considered a viable proposition for residential development.	49
RICC-F	0.10	Land at Chestnut Terrace, Riccall	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
RICC-G	6.42	Land North of Riccall	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site has good accessibility to public transport and key services but limited access to employment areas. Majority of site within Flood Zone 2, with the remainder in Flood Zone 1. Site	154

				is within 500m of a SINC and within 5km of an Internationally Protected Site but has no likely significant effect alone. Access may be incapable of supporting scale of development. Existing PROW within site is proposed to be retained/enhanced as part of any future development. Site has been promoted by a developer and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
RICC-H	42.00	Riccall Business Park, Selby Road, Riccall	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold.	N/A
RICC-I	9.93	Land between Landing Lane and Kelfield	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Site has good accessibility to public transport and reasonable access to key services but limited access to employment areas. Majority of site is within Flood Zone 2 with the remainder in Flood Zone 3a. Site is within 500m of a SINC and within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues.	238
RICC-J	0.21	12 Main Street, Riccall	Residential Permission	Greenfield site within development limits with planning permission. Site has good accessibility to public transport and key services but limited access to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site is wholly within Flood Zone 1. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.	5

South Milford

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SMIL-A	0.15	Land South of Westfield Lane, South Milford	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
SMIL-B	7.01	Land north of LundSyke Lane,	Residential May Not be Required	Largely greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1. Good accessibility by public transport and good access	168

		South Milford		to local services and employment areas. Engagement with site promoters has shown no viability issues.	
SMIL-C	3.12	Land south of Mill Lane, South Milford	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1 and is within 500m of a SINC. Good accessibility by public transport and good access to local services and employment areas. Engagement with site promoters has shown no viability issues. A possible 3rd part land purchase may increase costs.	75
SMIL-D	10.40	Land South of Legion Street, South Milford	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1. Good accessibility by public transport and good access to local services and employment areas. Engagement with site promoters has shown no viability issues.	187
SMIL-E	0.04	Land at Grove Crescent, South Milford	Residential - Failed Initial Sift	Failed Initial Sift: Site below residential site size threshold.	N/A
SMIL-F	0.82	Land rear of 11 Milford Road, South Milford	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt. Majority of site within Flood Zone 1, with the remainder in Flood Zone 3a. No apparent means of access. Good accessibility by public transport and good access to local services and employment areas. Development of the site dependant on adjacent landowners selling their land in order to gain access to the site. Possible flood mitigation measures may add to costs.	20
SMIL-G	2.61	Land of Whitecote Lane	Residential May Not be Required	Greenfield Site outside, but adjacent to, development limits in the green belt in a landscape sensitive to development. Site is partly within Flood Zone 2. Good accessibility by public transport and good access to local services and employment areas. Engagement with site promoters has shown no viability issues.	63
SMIL-H	2.67	Land east of Common Lane	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt. Site in Flood Zone 1 and is within 500m of SINC. Good accessibility by public transport and to local services and employment areas. Engagement with site promoters has shown no viability issues.	64
SMIL-I	20.72	Land between Old Quarry Lane and Westfield Lane	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt. Flood Zone 1. Small area of potentially contaminated land and multiple powerlines running through the site. Good accessibility by public transport and to local services and employment areas. Engagement with site promoters has shown no viability issues.	373

SMIL-J	3.53	Land East of Milford Road, South Milford (Sherburn In Elmet Parish)	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the green belt. Flood Zone 1. Good accessibility by public transport and good access to local services and employment areas. Site is within 500m of SINC. Adjacent to a railway line but amenity impacts could be mitigated. Engagement with site promoters has shown no viability issues.	85
SMIL-M	0.68	Milford Hall, Lumby Lane, South Milford	Residential Permission	Mixed greenfield/brownfield site outside development limits in the green belt. Flood Zone 1. Good accessibility by public transport and to employment areas with reasonable access to local services. Site has planning permission indicating that the site is economically viable to the housing market.	14
SMIL-N	0.80	Land north of High Street, South Milford	Residential May Not be Required	Mostly greenfield site outside, but adjacent to, development limits in the green belt. Flood Zone 1. Good accessibility by public transport and good access to local services. Engagement with site promoters has shown no viability issues.	19
SMIL-O	8.74	Land between A162 and Lumby Lane, South Milford	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
SMIL-P	16.95	Land east of A1(M)/A63 Junction, South Milford	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
SMIL-R	0.43	Cragland, 20 Milford Road, South Milford	Residential Permission	Mixed brownfield/greenfield site within development limits. Flood Zone 1. Site is within 500m of a SINC. Good accessibility by public transport and good access to local services and employment areas. Site is adjacent to a railway line but potential impacts on amenity could be mitigated against. Site has planning permission indicating that the site is economically viable to the housing market.	6

Thorpe Willoughby

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
THRP-A	0.24	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby	Residential May Not be Required	Largely green field site within development limits. Site has good accessibility to public transport, employment areas and key services. Majority of site within Flood Zone 2, with the remainder in Flood Zone 3a. Site is also within a Groundwater Protection Zone (zone 3). Potential mitigation/screening required due to proximity with adjacent railway line. Site has had interest from developers and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	6
THRP-B	4.40	Land North of Leeds Road, Thorpe Willoughby	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to local key services and employment areas. Potential mitigation/screening required due to proximity with adjacent railway line and potential contamination. Site is a mix of Flood Zone 1 and 2 and is within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	106
THRP-C	10.60	Land East of Linden Way, Thorpe Willoughby	Residential Permission	Greenfield site outside, but adjacent to, development limit with outline planning permission for 276 houses. Good accessibility by public transport and to employment areas and key services. Majority of site is within Flood Zone 1 with the remainder in Flood Zone 2. Site is also within a Groundwater Protection Zone (zone 3) and is within 800m of a WWTW and partly within 500m of a SINC. Extant planning permission on site. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	276
THRP-D	2.01	Land North of Leeds Road, Thorpe Willoughby	Residential May Not be Required	Greenfield site outside development limit. Good accessibility by public transport and to local services and employment areas. Site is wholly within Flood Zone 1 and Groundwater Protection Zone (zone 3). The site is subject to an Agricultural Holdings Act tenancy but engagement with site promoters has shown no viability issues.	48
THRP-E	2.21	Land West of Harry Moor Lane, Thorpe	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	53

		Willoughby			
THRP-F	5.75	Land west of Harry Moore Lane, Thorpe Willoughby	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	138
THRP-G	2.99	Land west of Meadow View Farm, Thorpe Willoughby	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	72
THRP-H	0.48	Land at Hollygarth, Thorpe Willoughby	Residential May Not be Required	Predominantly brownfield former care home site within development limits. Good accessibility by public transport and to employment areas and local key services. Site is wholly within Flood Zone 1 and within 800m of a WWTW. Site is also within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues.	13
THRP-I	2.43	Land north of Field Lane, Thorpe Willoughby	Residential Permission	Predominantly greenfield site within development limits but with outline planning permission for residential use. Good accessibility by public transport and employment areas but limited accessibility to key services. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 3). Potential contamination remediation likely. Existing farm tenancy can be relocated and site has been tested for viability by an independent expert.	51
THRP-J	1.27	White House Farm, Leeds Road, Thorpe Willoughby	Residential May Not be Required	Largely greenfield site within development limits. Good accessibility by public transport and to employment areas and key services. Majority of site is within Flood Zone 2, with the remainder in Flood Zone 1 and 3a. Site is within Groundwater Protection Zone (zone 3) and is within 800m of a WWTW. Site is potentially contaminated but can likely be mitigated. Site is also adjacent to a railway line which may affect amenity and there are two PROW within the site which would need to be retained/re-routed. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.	30
THRP-K	6.16	Land South of Leeds Road, Thorpe	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment areas and reasonable access to key services. Site is wholly Flood Zone 1 and is within Groundwater Protection Zone (zone 3).	148

		Willoughby		Potential contamination on site is likely to be able to be mitigated. Site has received interest from developers and engagement with site promoters has shown no viability issues.	
THRP-L	5.08	Land east of Orchard Way	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment centres but limited accessibility to local services. Site is wholly within Flood Zone 1 and is within Groundwater Protection Zone (zone 3). Site is within 500m of Brayton Barff SINC and 800m of a WWTW and is adjacent to a Locally Important Landscape Area. Site has potential to have a significant impact on setting of Listed Building at Barff Farmhouse and the existing PROW within the site would require retaining/enhancing as part of any development. Engagement with site promoters has shown no viability issues.	122
THRP-M	6.85	Land South of Field Lane, Thorpe Willoughby (Gateforth Parish)	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment areas and good access to key services. Site is wholly within Flood Zone 1 and is partly within 500m of Brayton Barff SINC. The site also adjoins a Locally Important Landscape Area and is within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues.	164
THRP-N	3.81	Land East of A63 Roundabout, Thorpe Willoughby (Hambleton Parish)	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A
THRP-P	0.31	Thorpe Hall Farm, Dam Lane	Residential - Failed Initial Sift	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	3
THRP-R	11.73	Mushroom Farm, Gateforth New Road, Gateforth	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold.	N/A
THRP-S	6.26	Land south of Field Lane, Thorpe Willoughby	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment areas and good access to local services. Site is wholly within Flood Zone 1 and is within Locally Important Landscape Area designation and adjoins Brayton Barff SINC. Site is also within Groundwater	150

				Protection Zone (zone 3). Engagement with site promoters has shown no viability issues.	
THRP-U	2.47	Land north of Field Lane, Thorpe Willoughby	Residential - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A

Ulleskelf

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
ULLE-A	0.97	Land North of Boggart Lane, Ulleskelf	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.	23
ULLE-B	0.88	Four Leaf Nurseries, Church Fenton Lane, Ulleskelf	Residential May Not be Required	Largely greenfield site mostly outside development limits. Good accessibility by public transport and reasonable access key services and employment areas. Site is wholly within Flood Zone 1 and contaminated land remediation possibly needed. Site has had developer interest and engagement with site promoter has shown no viability issues.	21
ULLE-C	1.18	Land at West End farm, Ulleskelf	Residential May Not be Required	Largely greenfield site partly within development limits. Good accessibility by public transport and some access to key services and employment areas. Majority of site is within Flood Zone 1, with the remainder a mix of Flood Zone 2 and 3a. Potential contamination of site could be mitigated. Engagement with site promoters has shown no viability issues and discussions with developers are on-going. Possible decontamination and flood mitigation measures may add to costs.	28
ULLE-D	2.83	Land south of Barley Horn Road, Ulleskelf	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and some access to key services and employment areas. Site is wholly within Flood Zone 1 and is adjacent to railway line and partly within the outer buffer zone of the Pannal to Carwood Gas Pipeline. Engagement with site promoters has shown no viability issues and discussions with developers are on-going. Site yield likely to be reduced to exclude pipeline buffer zone.	68

ULLE-E	0.97	Ulleskelf Station, Ulleskelf	Residential May Not be Required	Largely greenfield site within development limits. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. Site adjoins a railway line and any potential contamination could likely be mitigated. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.	23
ULLE-F	1.07	Land East of Church Fenton Lane, Ulleskelf	Residential Permission	Greenfield site outside, but adjacent to, development limits with planning permission for residential development. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. The landowner has undertaken an assessment of the marketability and economic viability of the development of the site for housing, including an assessment of any exceptional costs associated with the development of the site.	30
ULLE-G	1.33	Land East of Bell Lane, Ulleskelf	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. Engagement with site promoters has shown no viability issues.	32

Whitley

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
WHIT-A	0.38	Ashcroft, Templar Close, Whitley	Residential May Not be Required	Predominantly greenfield site, which lies outside the development limits in the Green Belt. Good accessibility by public transport and some access to employment areas and local services. Site is wholly within Flood Zone 1 and is likely to be potentially contaminated. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.	10
WHIT-B	1.51	Land South of Gravel Hill Lane, Whitley	Residential Permission	Greenfield site outside, but adjacent to, development limits within the Green Belt. There are no key services located within 800 metres of the site. Good accessibility by public transport but limited access to employment areas and no access to local key services. Site is wholly within Flood Zone 1. Site has outline planning permission. There is developer interest in the site and engagement with the site promoters has shown no viability issues.	8

WHIT-C	0.94	Land East of Poplar Farm, Doncaster Road, Whitley	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the Green Belt. Good accessibility by public transport but limited access to local services and employment areas. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 3). Site would require access through site WHIT-M which is located to the west, however, it's unknown whether there is an agreement in place. Engagement with site promoters has shown no viability issues.	23
WHIT-D	1.12	Land north of Whitefield Lane, Whitley	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits within the Green Belt. Good access by public transport but limited access to local services and employment areas. Site is wholly within Flood Zone 1 and partly within Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with site promoters has shown no viability issues.	27
WHIT-E	2.20	Land South of Larth Close, Whitley	Residential May Not be Required	Predominantly greenfield site, the majority of which lies outside the development limits in the Green Belt. Good accessibility by public transport but limited access to local services and employment areas. Access to the site is not possible from Selby Road, due to the recent construction of 4 properties and would likely require access through 3rd party land (WHIT-B). Site is wholly within Flood Zone 1 and is partly within Groundwater Protection Zone (zone 3). No impact on availability from existing land use and there are no constraints to suggest development of the site would unviable.	53
WHIT-G	1.27	Land at School Farm, Learning Lane, Whitley	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the Green Belt. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 3). Potential impacts on amenity from nearby M62 junction would need consideration. There is no impact on availability from existing land use and engagement with the site promoters has shown no viability issues.	30
WHIT-H	0.38	Land at Blenheim House, Whitley	Residential May Not be Required	Mixed greenfield/brownfield site which is located predominantly within development limits. Part of the site outside development limits is within the Green Belt. Good accessibility by public transport but limited access to employment areas and no access to key local services. Site is wholly within Flood Zone 1 and is within Groundwater Protection Zone (zone 3). Demolition required on site but engagement with site promoters has shown no viability issues.	10
WHIT-I	3.04	Land North of Whitley Farm	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits within the Green Belt. Good accessibility by public transport but limited access to key services and	73

		Close, Whitley		employment areas. Site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). There is a PROW to the southern boundary and is unlikely to be directly affected by development of this site. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.	
WHIT-J	7.69	Land South of Whitefield Lane, Whitley	Residential May Not be Required	Greenfield site outside, but adjacent to, development within the Green Belt. Good accessibility by public transport and limited access to key services and employment areas. Site is wholly within Flood Zone 1 and partly within a Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with site promoters has shown no viability issues.	185
WHIT-K	10.90	Land at rear of George and Dragon, Whitley	Potential Mixed Use	Greenfield site outside, but adjacent to, development limits within the Green Belt. Site has good access by public transport and good accessibility to the road and rail network but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is partly within a Groundwater Protection Zone (zone 3). Potential impact on nationally protected nature sites from certain employment development would require consultation with Natural England. There is no impact on availability from the existing land use and engagement with the site promoters has shown no viability issues and some interest from developers.	164
WHIT-L	0.18	Land north of Firs Court	Residential May Not be Required	Greenfield site outside, but adjacent to, development limits in the Green Belt. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with the site promoters has shown no viability issues.	5
WHIT-M	0.38	Poplar Farm, Selby Road, Whitley	Residential Permission	Greenfield site with residential planning permission within the development limits. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with the site promoters has shown no viability issues.	8
WHIT-N	0.88	Roslyn, Selby Road, Whitley	Residential Permission	Predominantly greenfield site with outline planning permission within the development limits. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and within a Groundwater Protection Zone (zone 3). The gaining of planning permission by a developer is some indication that the site is economically viable to the housing	25

				market.	
WHIT-O	29.70	Land adjacent to Cobcroft Lane/M62	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
WHIT-P	40.20	Land adjacent to Beal Lane/M62	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
WHIT-Q	60.16	Land at Kellington Common	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
WHIT-R	1.19	Land east of Selby Road, Whitley	Potential Mixed Use	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. Mitigation measures likely required to reduce impact on amenity of development adjacent to M62 junction. Landowner is proposing the land as a manufacturing site. No known viability issues.	18

The Secondary Villages

Barkston Ash					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BARK-A	1.25	Land at Sawyer Wells Farm, Saw Wells 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

Barlow					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BALW-A	1.26	Land East of Mill Lane, Barlow	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
BALW-B	0.04	Land North of Park Road, Barlow	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
BALW-C	0.47	Land at Oak Tree Nursery, Mill Lane, Barlow	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
BALW-D	1.20	Land south of Barlow Common Road	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

BALW-E	2.09	Land At School Farm, Mill Lane, Barlow	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
BALW-F	1.89	Land rear of Morello Garth, Park Lane, Barlow	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. Site has planning permission and has therefore been considered sustainable through the application process.	15

Beal					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BEAL-A	0.64	Land North of Ings Lane, Beal	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
BEAL-B	0.61	Land East of Common Lane, Beal	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
BEAL-C	1.64	Land South of Manor Road, Beal	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
BEAL-D	0.37	Land south of Beal Lane, Beal	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
BEAL-E	0.23	Ings Lane/Village Farm Close, Beal	Residential - Failed Initial Sift	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	10

Biggin

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BIGG-A	1.01	Land adjacent to Little Common Farm, Biggin Lane, 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-B	0.48	Croft Farm, Oxmoor Lane, 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. Site has planning permission and has therefore been considered sustainable through the application process.	5

Bilbrough

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BILB-A	0.22	Land adjacent to 3 The Old Stables, Moor Lane, Bilbrough	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
BILB-B	0.34	Land east of Redhill Field Lane, Bilbrough	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

Birkin

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
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BIRK-A	0.83	Land North of Haddlesey Road, Birkin	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
BIRK-B	3.79	Land west of Main Street, Birkin	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
BIRK-C	1.69	Land at Roe Lane, Birkin	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

Bolton Percy

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BPER-A	0.51	Land to the West of Marsh Lane, Bolton Percy	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
BPER-B	0.84	Land North of School Lane, Bolton Percy	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

Burn

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BURN-A	6.17	Burn Grange Farm, Doncaster Road, Burn	Mixed Use - Failed Initial Sift	Failed Initial Sift: Disconnected from settlement hierarchy.	N/A

BURN-B	2.83	Land north of West Lane, Burn	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
BURN-C	1.84	Land south of West Lane, Burn	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
BURN-D	0.28	Land west of Main Street, Burn	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
BURN-E	0.29	Poplar House, Main Road, Burn	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. Site has planning permission and has therefore been considered sustainable through the application process.	6
BURN-F	143.00	Burn Airfield	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

Burton Salmon

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
BSAL-A	0.02	Land at corner Beech Grove, Burton Salmon	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
BSAL-B	0.03	Land at Beech Grove, Burton Salmon	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

Camblesforth

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CAMB-A	0.65	Land adjacent to Parkwood farm, Selby Road, Camblesforth	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
CAMB-B	2.02	Land at New Oak Farm, Camblesforth	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
CAMB-C	9.22	Land north of Beech Grove, Camblesforth	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
CAMB-D	0.38	Land east of Millfield Drive, Camblesforth	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
CAMB-E	0.04	Land south of Prospect Close, Camblesforth	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
CAMB-F	0.09	Land at Oaklands Close, Camblesforth	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
CAMB-G	2.05	Land south of Mill Farm, Camblesforth	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
CAMB-H	0.58	Camblesforth Hall, 1 Brigg Lane, Camblesforth	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. Site has planning permission and has therefore been considered sustainable through the application process.	14
CAMB-I		Land north of A1041,	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	N/A

		Camblesforth		Service Village.	
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Catterton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CATT-A	0.80	Land west of Moor Lane, Catterton	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
CATT-B	0.07	Beck Farm, Moor Lane, Catterton	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
CATT-C	1.46	Land east of Moor Lane, Catterton	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

Chapel Haddlesey

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CHAD-A	1.10	Land South of Millfield, Chapel Haddlesey	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
CHAD-B	1.39	Land west of Millfield, Chapel Haddlesey	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
CHAD-C	0.20	Land east of Millfield Road, Chapel	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

		Haddlesey			
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Church Fenton Airbase					
Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
CFAB-A	181.41	RAF Church Fenton, Church Fenton (Ulleskelf Parish)	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold. Site has temporary planning permission.	N/A
CFAB-B	5.32	Church Fenton Airbase, Church Fenton (Ulleskelf Parish)	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. Site has planning permission and has therefore been considered sustainable through the application process.	65
CFAB-C	3.14	RAF Church Fenton, Busk Lane, Church Fenton	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. Site has planning permission and has therefore been considered sustainable through the application process.	39
CFAB-D	0.41	Dorts Crescent, Church Fenton	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. Site has planning permission and has therefore been considered sustainable through the application process.	8

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

CLIF-A	0.64	Land west of York Road, Cliffe	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
CLIF-B	0.64	Land at Bon Accord Farm, Cliffe	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
CLIF-C	2.87	Land east of York Road, Cliffe	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
CLIF-D	0.19	Land off Fenwick Lane, Cliffe	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
CLIF-E	27.00	Whitemoor Business Park, Cliffe Common, Cliffe	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
CLIF-F	0.42	Land South of Station Lane, Cliffe	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
CLIF-G	0.82	Land South of Turnham Lane, Cliffe	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
CLIF-H	3.31	Land north of Hull Road	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
CLIF-J	0.19	Collins Coaches, Cliffe Service Station, York Road, Cliffe	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. Site has planning permission and has therefore been considered sustainable through the application process.	9
CLIF-M	2.11	Cliffe Common, Cliffe	Potential Employment	Other sites are considered to be more sustainable in this Functional Economic Area.	N/A
CLIF-N	0.40	Land South of Turnham Lane,	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	N/A

		Cliffe		Service Village.	
CLIF-O	3.03	Land north of Cliffe Primary School, Main Street, Cliffe	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

Colton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
COLT-A	1.70	Land North of Main Street, Colton	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

Drax

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
DRAX-A	4.40	Land South of Main Road, 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
DRAX-B	0.69	Land adjacent Read School, 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
DRAX-C	0.71	Adamson House, 8 Main Road	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. Site has planning permission and has therefore been considered sustainable through the application process.	18

Fairburn

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
FAIR-A	0.85	Land to rear of Renarta, 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-B	0.40	Land at First Pinfold Farm, Caudle Hill, 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-C	2.34	Land North of Top House Farm Mews, 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-D	0.39	Land west of Silver Street, 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-E	0.41	Land adjacent Beech House, Silver Street, 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-F	0.62	Land west of the Old A1, Fairburn	Leisure	Greenfield site outside of development limits in the green belt. Site is in Flood Zone 1. Site has limited accessibility by public transport and good sub-regional accessibility.	N/A
FAIR-G	2.62	Land at Watergarth Quarry, Lunnsfield 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-H	1.10	Land South of Rawfield Lane,	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	N/A

		Fairburn		Service Village.	
FAIR-I	15.90	Land south of Lunnfields Lane	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-J	0.52	Land At, The Haven, 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. Site has planning permission and has therefore been considered sustainable through the application process.	5

Gateforth

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
GATE-A	0.60	Land South of Hillam Road, Gateforth	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
GATE-B	0.09	Land at Melton Cottage, Hillam Lane, Gateforth	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
GATE-C	0.17	Manor Farm, The Green, Gateforth	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. Site has planning permission and has therefore been considered sustainable through the application process.	5

Heck

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HECK-A	1.52	Land east of	Potential	Greenfield site outside of development limits. Site is within Flood Zone 3a. The site	N/A

		Great Heck Basin	Employment	has limited accessibility by public transport and poor local accessibility. Site is within 500m of a SINCA and is within Groundwater Protection Zone 3. Site is in a mineral safeguarding area.	
HECK-C	0.50	Brocklesby, Unit 1, Long Lane, Great Heck	Potential Employment	Brownfield site outside development limits. Site has good local accessibility. Whole of site is within Flood Zone 1. Potential contamination from existing industrial uses. Likely to be economically viable - site for specific occupier. No evidence of market activity.	N/A
HECK-D	1.98	Land west of Long Lane, Heck	Potential Employment	Greenfield site outside development limits. Site has good local accessibility. Whole of site is within Flood Zone 1. Site is partially within Groundwater Protection Zone 2. Potential contamination from existing industrial use. Site not marketed. No viability assessment undertaken.	N/A

Hensall

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HENS-A	0.96	Land to North of Weeland Road, 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-B	1.59	A19 Caravan Storage Ltd, Hazel Old 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-C	0.81	Land East of Heck 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-D	2.93	Land at Former Eggborough Water Works, 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-E	0.65	Land East of	Residential -	Failed Initial Sift: Residential site not within or adjacent to a settlement designated	N/A

		Church Lane, Hensall	Failed Initial Sift	in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	
HENS-F	13.50	Land West of Springfield Farm, Weeland Road, Hensall	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
HENS-G	6.57	Land North of Weeland Road, Hensall	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
HENS-H	0.22	Land north of Dovecote Gardens	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-I	0.99	Land north of Station Road	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-J	1.50	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.	N/A
HENS-K	3.28	Land adjacent to Dene Close, 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

Hirst Courtney

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
HCOU-A	0.34	Land at Royal Oak, Hirst Courtney	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
HCOU-B	0.58	Courtney Lodge	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	N/A

				Service Village.	
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Kelfield					
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Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
KELF-A	0.99	Institute Field, Riccall Lane, Kelfield	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
KELF-B	0.47	Cherry Trees, Main Street	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

Kellingley					
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Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
KLEY-A	1.11	Land north of Weeland Road, Kellingley	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
KLEY-B	74.62	Kellingley Colliery, Weeland Road, Kellingley (Beal Parish)	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

Kirk Smeaton					
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Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
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KSME-A	0.37	Land East of Rectory Court, 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
KSME-B	1.34	Land north of Went Bridge Road, 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
KSME-C	0.03	Land north of Water Lane, Little 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

Little Smeaton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
LSME-A	0.52	Land at College Farm, Little 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
LSME-B	0.11	Land east of Windy Ridge, Little 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
LSME-C	1.46	Land south of Mount Pleasant	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

Long Drax

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
LDRX-A	665.00	Drax Power Station, Drax	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
LDRX-B	10.50	Land adjacent to Pear Tree Lane, Drax	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A

Lumby

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
LUMB-A	0.65	Hall Farm, Butts Lane, Lumby	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
LUMB-B	0.57	Land at Lumby Court, Lumby	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
LUMB-C	3.47	Land between Old Quarry Lane and Cass Lane, Lumby	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
LUMB-D	0.33	Land south of Red Hill Lane, Lumby	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
LUMB-E	1.16	Land west of Butts Lane, Lumby	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-A	11.00	Papyrus Works, Newton Kyme	Residential - Failed Initial Sift	Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.	18
NKYM-B	0.45	Land South of Papyrus Villas, Newton Kyme	Residential - Failed Initial Sift	Failed Initial Sift: No housing allocations required through Core Strategy policy SP5.	N/A

Ryther

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
RYTH-A	2.86	Woodbine Grange Farm, Ryther	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
RYTH-B	1.64	Land east of Mill Lane, Ryther	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

Saxton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SAXT-A	1.53	Land East of Milner Lane, Saxton	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

SAXT-B	15.20	Land at Scarthingwell Park, Barkston Ash (Saxton Parish)	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
SAXT-C	0.47	Land to east of Saxton Cricket Club, Coldhill Lane, Saxton	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
SAXT-D	4.10	Land south of Coldhill Lane, Saxton	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

Skipwith

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SKIP-A	0.04	Land South of Holmes Way, Little Skipwith, Skipwith	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
SKIP-B	0.04	Land north of Holmes Way, Little Skipwith, Skipwith	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
SKIP-C	0.57	Land North of Main Street, Skipwith	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
SKIP-D	0.86	Land South of Main Street, Skipwith	Residential - Failed Initial Sift	Site has planning permission and has therefore been considered sustainable through the application process. However, site not needed as its settlement has already met its Core Strategy housing requirement.	14

South Duffield

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
SDUF-A	3.05	Land adjacent to Willow Cottage, Mill Lane, 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
SDUF-B	0.45	Land north of Moor Lane, 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
SDUF-C	1.14	Land South of Moor Lane, 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

Stillingfleet

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
STIL-A	0.22	Land north of Escrick Road, Stillingfleet	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
STIL-B	0.51	Land south of The Green, Stillingfleet	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
STIL-C	31.60	Former Stillingfleet Mine, Cawood Road, Stillingfleet	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold.	N/A

Stutton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
STUT-A	0.05	Land North of Church Lane, Stutton	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-A	0.41	Ings View Farm, 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. Site has planning permission and has therefore been considered sustainable through the application process.	7
THBY-B	0.34	Yew Tree Farm, 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. Site has planning permission and has therefore been considered sustainable through the application process.	6

Towton

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
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TOWT-A	1.84	Land East of The Close, Towton	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
TOWT-B	0.66	Land at Towton Hall, Towton	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

Wistow

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
WIST-A	0.89	Plantation House / Plantation Garage, 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
WIST-B	1.25	Land at Willowside, 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
WIST-C	0.60	Land to rear of Oak Farm, Garmancarr Lane, 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
WIST-D	3.42	Land between Field Lane and Lordship Lane, 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
WIST-E	6.38	Land south of Long Lane, 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
WIST-F	11.80	Land north of	Residential -	Failed Initial Sift: Residential site not within or adjacent to a settlement designated	N/A

		Long Lane, Wistow	Failed Initial Sift	in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village.	
WIST-G	6.79	Land north of Windgate Hill Lane, 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
WIST-H	12.20	Former Wistow Mine, Long Lane, Wistow	Employment - Failed Initial Sift	Failed initial sift: Over Core Strategy policy SP13 size threshold	N/A
WIST-I	0.08	Land at Cawood Road (adj Wesgarth), 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
WIST-J	0.59	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

Womersley

Site Reference	Size (Ha)	Site Address	Site Type	Assessment Summary	Dwelling capacity
WOMR-A	1.99	Park Farm & Rookery Farm, Womersley	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
WOMR-B	1.40	Land at Manor Farm, Womersley	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
WOMR-C	0.13	Land at Station Road, Womersley	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