



# Employment Land Refresh 2010

## Appendix 6 Existing Employment Sites Site Assessment Sheets

January 2011



**Employment Land Refresh 2010  
Appendix 6 Site Assessment Sheets**

**Contents**

<b>ELR Site Ref</b>	<b>Site Name</b>	<b>Address</b>	<b>SDLP Ref</b>	<b>SDLP Allocations</b>	<b>Emp Land Review 2007 Ref</b>	<b>Site Size (ha)</b>
1	Magazine Farm, A63 Bypass/A19 Junction	Barlby			EMP16	2.08
2	BAR/1 - Land at Magazine Road	Barlby	BAR/1	Employment Allocation	BAR/1	5.47
3	Strategic Site G - Selby Farms	Barlby/Selby			EMP13	36.99
4	Strategic Site D - South of Olympia Mills	Barlby/Selby	BAR/2	Special Policy Area	EMP12	38.84
5	BAR/1A - Land South of Railway	Barlby	BAR/1A	Employment Allocation & BAR/2 SPA	BAR/1A	10.94
6	RIC/1 - Land at Riccall Common, Market Weighton Road	North Duffield	RIC/1	Other		3.19
7	BOCM, Barlby Road	Barlby/Selby			EMP14	6.46
8	CLF/1 - Land at Cliffe Common	Cliffe	CLF/1	Employment Allocation	CLF/1	1.31
9	<i>Removed following consultation - in active use</i>					
10	BRAY/2 - East of Bawtry Road	Brayton/Selby	BRAY/2	Employment Allocation	BRAY/2	1.6
11	Land South of Chemical Works Bawtry Road	Selby	Significant Employment Permission	Other		8.42
12	Civic Centre Portholme Road	Selby				1.96
13	Former Gas Holders Prospect Way	Selby			EMP6	0.64
14	Vivars Way Canal Road	Selby	SEL/7 & Significant Employment Permission	Special Policy Area		0.41
15	Former Rigid Paper Denison Road	Selby			EMP9	6.47
16	The Holmes SPA Holme Lane	Selby	SEL/7A	Special Policy Area		4.66
17	Former Wood Yard Station Road	Selby	SEL/6	Special Policy Area	EMP8	0.55
18	Former Tate & Lyle East Common Lane	Selby				0.97
19	Land NE of A63 Bypass/A19 Junction	Brayton			EMP3	6.85
20	Land SE of Brayton	Brayton			EMP4	20.87
21	Land NW of A63 Bypass/A19 Junction	Brayton			EMP2	6.16
22	Land East of A63 Roundabout	Thorpe Willoughby			EMP1	18.69
23	Church Fenton Airbase Busk Lane	Ulleskelf	CFA/1	Special Policy Area		11.13

ELR Site Ref	Site Name	Address	SDLP Ref	SDLP Allocations	Emp Land Review 2007 Ref	Site Size (ha)
24	Land Adjacent Ulleskelf Railway Line Church Fenton Lane	Ulleskelf				1.12
25	TAD/3 - Land at London Road	Tadcaster	TAD/3	Employment Allocation	TAD/3	9.1
26	Robin Hoods Yard Kirkgate,	Tadcaster				0.36
27	Papyrus Works Wetherby Road	Newton Kyme	Major Developed Site in Green Belt	Other		8.86
28	<i>Removed following consultation - in active use</i>					
29	Land at 211 Weeland Road	Kellingley				0.37
30	<i>Removed following consultation - in active use</i>					
31	<i>Removed following consultation - in active use</i>					
32	<i>Removed following consultation - in active use</i>					
33	BRAY/1 - Land west of Selby Business Park , Bawtry Road,	Selby	BRAY/1	Employment Allocation	BRAY/1	3.52
34	SHB/2 - Land at Sherburn Enterprise Park	Sherburn In Elmet	SHB/2	Employment Allocation	SHB/2	2.35
35	Depot and Silos, Barlby Road	Barlby			EMP5	1.4
36	Land to East of SEL/4, East Common Lane	Selby	SEL/4	Employment Allocation	SEL/4	1.88
37	Land West of SEL/4 East Common Lane	Selby	SEL/4	Employment Allocation	SEL/4	0.87

NB Sites 9, 28, 30, 31 and 32 removed from original list as in active use and therefore not available employment land.

ELR10 SITE REF: 001

<b>1. Site Characteristics</b>	
ELR Site Reference	001
Site name	Magazine Farm
Address	A63 Bypass/A19 Junction, Barlby
Grid Ref	463445 433011
Parish	Barlby
SHLAA Ref	PHS/16/001
Employment Land Study ID	EMP16
NLUD Ref	
Current land use	Derelict agricultural buildings
Land type	BF/GF/Mixed
Site size	2.08
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Current policy would support re-use of existing buildings not new-build / redevelopment on GF sites in the countryside. Countryside location but physically adjacent to built area of Barlby/Selby</b>

ELR10 SITE REF: 001

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Derelict brick built buildings
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>4</b>
<b>Summary of reason for score</b>	<b>Functional flood plain. Demolition/clearing required</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Buildings awkward to re-use. Site clearance required.</b>
<b>Adjacent Land Uses:</b>	
List of uses	A63 Bypass, A19, Countryside, employment uses/allocation
Bad neighbour uses / details	Yes pickle factory/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Rural location but pickle factory nearby</b>

ELR10 SITE REF: 001

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>Not known</b>
Would scheme require a Transport Assessment	Yes / No <b>Not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / <b>possibly</b> /unlikely/ no
Local Public transport routes	<b>Yes Barlby Rd?</b> /No (distance to/frequency?) <b>also cycle path close by</b>
Infrastructure Assets	List <b>direct access to roundabout A19/A63 Bypass</b>
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Comments as appropriate

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Close proximity to main town with access services/facilities</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Not known
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>18</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS Medium constrained                8-17 YEARS <b>High constrained                    18+</b>
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	<b>2.08</b>

Notes of any updates	Date
amended commentary in light of consultation with stakeholders - score unchanged	27 09 10
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 002

<b>1. Site Characteristics</b>	
ELR Site Reference	002
Site name	BAR/1
Address	Magazine Rd, Barlby
Grid Ref	463049 432836
Parish	Barlby
SHLAA Ref	PHS/16/002
Employment Land Study ID	BAR/1
NLUD Ref	
Current land use	Agricultural
Land type	BF/GF/Mixed
Site size	5.47
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed outline B1 B2 B8
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes part of SDLP
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes located within urban core of Selby (Barlby parish)
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Employment allocation with outline planning permission</b>



ELR10 SITE REF: 002

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3. No other physical constraints identified</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive greenfield site</b>
<b>Adjacent Land Uses:</b>	
List of uses	A63 Bypass, A19, Countryside, employment uses, abandoned pig farm
Bad neighbour uses / details	Yes pickle factory/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Rural location but pickle factory nearby</b>

ELR10 SITE REF: 002

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Access to A19 but need to safeguard access to land to south until such time as an alternative is secured</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63</b>
Impact on Strategic Road Network (SRN)	No material impact / <b>Minimal material impact</b> / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	<b>Yes Barlby Rd?</b> /No (distance to/frequency?) <b>also cycle path close by</b>
Infrastructure Assets	<b>Adjacent railway</b>
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Close proximity to main town with access to services/facilities</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Actively being marketed</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>13</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained</b> <b>8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	5.47

Notes of any updates	Date
Score amended in light of comments received from stakeholders	27 09 10
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 003

<b>1. Site Characteristics</b>	
ELR Site Reference	003
Site name	Strategic Site G
Address	Selby Farms, Barlby
Grid Ref	463149 432446
Parish	Barlby
SHLAA Ref	PHS/16/007
Employment Land Study ID	EMP13
NLUD Ref	
Current land use	Agricultural
Land type	BF/GF/Mixed
Site size	36.99
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	Part for expansion of existing freight transhipment?
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes strategic proposal for emerging Core Strategy. Previous investment by Yorkshire Forward to provide direct access from A63 Bypass
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes part of Core Strategy
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Promoted strategic site through LDF but has no planning status in current development plan/SDLP</b>

ELR10 SITE REF: 003

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Ground conditions?
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>4</b>
<b>Summary of reason for score</b>	<b>Flood zone 3. Ground conditions?</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive Greenfield site</b>
<b>Adjacent Land Uses:</b>	
List of uses	A63 Bypass, railway, A19, Countryside, employment uses, abandoned pig farm
Bad neighbour uses / details	Yes pickle factory/No/Not known
Potential noise nuisance / details	Rail/road/other Potter Group freight?
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Complementary employment uses and high visibility from Bypass</b>

ELR10 SITE REF: 003

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Direct purpose built access to Bypass</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	Yes/ <b>No</b> (distance to/frequency?)
Infrastructure Assets	<b>Adjacent railway sidings and main line</b>
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Close proximity to main town with access to services/facilities – walking distance to town centre but no bus routes?</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / <b>Private</b>
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / <b>Yes - Medium term</b> Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/ <b>Yes Employment</b> / Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/ <b>No</b> / Not known Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>Yes – YF funded roundabout access to Bypass in place</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes?</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Owner keen to develop but not at stage for active marketing as yet</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>15</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained              8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	36.99

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 004

<b>1. Site Characteristics</b>	
ELR Site Reference	004
Site name	Strategic Site D
Address	South of Olympia Mills, Barlby
Grid Ref	462342 432554
Parish	Barlby
SHLAA Ref	PHS/16/008
Employment Land Study ID	EMP12
NLUD Ref	
Current land use	Agricultural, ancillary mill buildings, ROS/allotments
Land type	BF/GF/Mixed
Site size	38.84
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	BAR/2
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes strategic proposal for emerging Core Strategy.
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes part of Core Strategy
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Promoted strategic site through LDF but has no planning status in current development plan/SDLP</b>



ELR10 SITE REF: 004

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
<b>ROS/allotments</b>	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
<b>Public Right of Way</b>	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	<b>Buildings, roads, sports ground/allotments</b>
Contamination or Pollution / details	Known/Not known/ <b>Potential for</b>
Overhead power lines / details	<b>Above/adjacent</b>
<b>Extent that physical features technically constrain the site</b>	<b>4</b>
<b>Summary of reason for score</b>	<b>Floodzone 3. Otherwise few constraints except demolition.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Existing ROS, clearance of buildings</b>
<b>Adjacent Land Uses:</b>	
List of uses	Railway, A19, employment uses, Potter Group, housing, river
Bad neighbour uses / details	Yes housing/freight/No/Not known
Potential noise nuisance / details	Rail/road/other Potter Group freight?
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Complementary employment uses, riverside opportunities</b>

ELR10 SITE REF: 004

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes / No</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / <b>complex</b>
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ <b>Complex or high investment required/</b> Likely to be prohibitive
Would scheme require a Transport Assessment	<b>Yes / No</b>
Other highways information	<b>Need for new bridge to cross railway line to gain access form A19 to north</b>

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>5</b>
<b>Summary of reasons for score</b>	<b>Access issues</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	<b>Yes/No/Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes/No except on A19</b> (distance to/frequency?)
Infrastructure Assets	<b>Adjacent railway sidings and main line, river transport</b>
Other assets	<b>River amenity</b>
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Close proximity to main town with access to services/facilities – walking distance to town centre but no bus routes?</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ Not known Explanation
Is there developer interest in the site?	Yes housing?/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Not known
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Owners keen to develop but not at stage of marketing yet</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>21</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS Medium constrained                      8-17 YEARS <b>High constrained                      18+</b>
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	38.84

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 005

<b>1. Site Characteristics</b>	
ELR Site Reference	005
Site name	BAR/1A
Address	South of Railway, Barlby
Grid Ref	462900 432667
Parish	Barlby
SHLAA Ref	PHS/16/009
Employment Land Study ID	BAR/1A
NLUD Ref	
Current land use	Agricultural
Land type	BF/GF/Mixed
Site size	10.94
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	BAR/1A
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes in SDLP/LDF
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes part of SDLP/LDF
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Promoted strategic site through SDLP/LDF but has no planning permission</b>

ELR10 SITE REF: 005

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	<b>Drain?</b>
Structures/enclosures e.g. structures, OHP lines, contamination	<b>Pumping station, electricity sub-station</b>
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	<b>Above/adjacent</b>
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3. Few constraints on greenfield site.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Open site</b>
<b>Adjacent Land Uses:</b>	
List of uses	Railway, A19, employment uses/allocation, Potter Group, agricultural
Bad neighbour uses / details	<b>Yes freight?/No/Not known</b>
Potential noise nuisance / details	<b>Rail/road/other Potter Group freight?</b>
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Complementary employment uses</b>

ELR10 SITE REF: 005

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes / No</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	<b>Existing Potter Group access across level crossing on railway or need new bridge?</b>

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Access issues?</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	<b>Yes/No/Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes/No except on A19</b> (distance to/frequency?)
Infrastructure Assets	<b>Adjacent railway sidings and main line</b>
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Close proximity to main town with access to services/facilities – walking distance to town centre but no bus routes?</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Not known
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Owner keen to develop but not at marketing stage yet</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>16</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained</b> <b>8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	10.94

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

<b>1. Site Characteristics</b>	
ELR Site Reference	006
Site name	RIC/1 Land at Riccall Common
Address	Market Weighton Road
Grid Ref	464542 436412
Parish	North Duffield?
SHLAA Ref	
SDLP Ref	RIC/1
Employment Land Study ID	
NLUD Ref	
Current land use	Vacant land
Land type	BF/GF/Mixed
Site size	3.19
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Employment Allocation
Is there a valid planning permission	No
Is the site identified or likely to be required for a specific user or specialist use?	Restricted to agricultural related uses as identified in RIC/1
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Potential rural diversification linked to RIC/1
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>SDLP Allocation but no PP</b>



<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No identified constraints for development</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Ready to develop</b>

<b>Adjacent Land Uses:</b>	
List of uses	Other employment uses and open countryside
Bad neighbour uses / details	No
Potential noise nuisance / details	No
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive open countryside adjacent employment uses complimentary.</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Only simple access issues to overcome</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby/York/Motorway M62/Road A163, A19
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ no
Local Public transport routes	Yes/No/ <b>Not known</b> (distance to/frequency?)
Infrastructure Assets	
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Relatively remote location but specific SDLP allocation to meet rural, agricultural related needs</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private/ <b>Not known</b>
Have landowners been contacted	<b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term / Yes – Immediate release / <b>No</b>
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/ <b>Not known</b>
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ <b>Not known</b> Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?€	<b>No</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>13</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	3.19

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 007

<b>1. Site Characteristics</b>	
ELR Site Reference	007
Site name	BOCM
Address	Barby Road
Grid Ref	462529 432809
Parish	Barby
SHLAA Ref	PHS/16/004
Employment Land Study ID	EMP14
NLUD Ref	
Current land use	Reduced operations, some empty buildings
Land type	BF/GF/Mixed
Site size	6.46
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes - large PDL site on edge of principal town
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Existing brownfield employment use with potential for redevelopment but not currently allocated within SDLP.</b>

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	<b>Number of buildings which would require demolition</b>
Contamination or Pollution / details	Known/Not known/ <b>Potential</b> for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3. Few physical/technical constraints other than site clearance.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Potential for re use of industrial uses but would require investment and redevelopment for non-industrial uses.</b>

ELR10 SITE REF: 007

<b>Adjacent Land Uses:</b>	
List of uses	Road/Rail Rank Hovis Mill to the west and Council Depot
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>No conflict with surrounding employment uses but not a pretty site.</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby station and line adjoining/Motorway M62 within 12k /Road A19/A63/
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / <b>Material impact</b> / Major impact
Likely to reduce out-commuting?	Yes/No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	<b>Potential for river/road/rail transport directly to site</b>
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>On edge of principal town with rail/road nodes</b>

ELR10 SITE REF: 007

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release - land is available for mixed uses/ No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Not known
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Owner is keen to develop site for mixed uses but not at marketing stage yet</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>14</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	6.46

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 008

<b>1. Site Characteristics</b>	
ELR Site Reference	008
Site name	CLF/1
Address	Low Moor Road
Grid Ref	466656 433929
Parish	Cliffe
SHLAA Ref	
Employment Land Study ID	CLF/1
NLUD Ref	
Current land use	Vacant land
Land type	BF/GF/Mixed
Site size	1.31
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	CLF/1
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes - SDLP
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>SDLP Allocation</b>



ELR10 SITE REF: 008

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No physical/technical constraints.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Straight forward site in a rural location</b>

ELR10 SITE REF: 008

<b>Adjacent Land Uses:</b>	
List of uses	Existing employment uses, redential and holiday homes nearby. Open countryside.
Bad neighbour uses / details	Yes/ <b>No (nearby residential)</b> /Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Complimentary to surrounding employment uses.</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A163/A19/A63</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	<b>Likely</b> / possibly /unlikely/
Local Public transport routes	Yes/No/ <b>Not known</b> (distance to/frequency?)
Infrastructure Assets	
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Comments as appropriate

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Potential to meet rural needs/diversification objectives</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / <b>Private</b>
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / <b>No</b>
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/ <b>Not known</b>
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>No</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>11</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	1.31

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 010

<b>1. Site Characteristics</b>	
ELR Site Reference	010
Site name	BRAY/2
Address	East of Bawtry Road
Grid Ref	461886 430497
Parish	Brayton
SHLAA Ref	PHS/19/002
Employment Land Study ID	BRAY/2
NLUD Ref	
Current land use	Agricultural
Land type	BF/GF/Mixed
Site size	1.6
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / <b>Employment Allocation</b> / SPA Established Employment Area / Other / NA
SDLP Ref	BRAY/2
Is there a valid planning permission	Planning status <b>Yes (outline permission for B1/B2/B8)</b> / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	<b>No</b>
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	<b>Yes</b>
Is the site important in delivering other economic development objectives or the spatial strategy?	<b>Yes</b>
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>SDLP employment allocation with PP</b>

ELR10 SITE REF: 010

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	<b>Small awkward site size</b>
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>2</b>
<b>Summary of reason for score</b>	<b>Floodzone 3. No known physical/technical constraints.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Attractive greenfield site although may be constrained due to small size</b>

ELR10 SITE REF: 010

<b>Adjacent Land Uses:</b>	
List of uses	Residential/Bypass/Selby Business Park
Bad neighbour uses / details	Yes/No (residential) /Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Close proximity to Selby Business Park, visible from bypass.</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	<b>Potential problematic access in view of proximity to bypass junction and/or Selby Business Park?</b>

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Potential access issues</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby/Motorway M62 within 12k /Road A19/A63
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes/No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ no
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	Bypass junction
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>On edge of principal town with road/rail links</b>

ELR10 SITE REF: 010

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release - / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Owned by housing developer with no evidence of promotion for employment uses as yet.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>14</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	1.6

Notes of any updates	Date
amended scores (increased) in light of comments re small site size and access but not changed overall category	27 09 10
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 011

<b>1. Site Characteristics</b>	
ELR Site Reference	011
Site name	Land south of Chemical Works
Address	Bawtry Road, Selby
Grid Ref	461603 431414
Parish	Selby
SHLAA Ref	PHS/19/004
Employment Land Study ID	
NLUD Ref	273900380
Current land use	Vacant land
Land type	BF/GF/Mixed
Site size	8.42
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	Significant employment permission
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed outline for expansion of chemical works expires 2012
Is the site identified or likely to be required for a specific user or specialist use?	Yes – adjacent chemical works
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes – part of employment land portfolio to meet future needs of adjacent occupier
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Within principal town with outline planning permission</b>



ELR10 SITE REF: 011

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / <b>HSE Inner Zone</b> / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	<b>SINC</b>
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
<b>Public Right of Way</b>	<b>canal tow path / transpennine trail?</b>
<b>Site Features:</b>	
<b>HSE Zone</b>	<b>Inner</b>
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	<b>Drain crosses site</b>
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/ <b>Not known</b> /Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>4</b>
<b>Summary of reason for score</b>	<b>Majority of site Floodzone 3 HSE Inner Zone</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Greenfield site</b>
<b>Adjacent Land Uses:</b>	
List of uses	<b>Rail/canal/chemical works/retail park/three lakes</b>
Bad neighbour uses / details	<b>Yes – chemical works and residential to west over railway line/No/Not known</b>
Potential noise nuisance / details	<b>Rail/road/other</b>
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Attractive location with canal and three lakes. Compatible employment uses (but impact of chemical works?)</b>

ELR10 SITE REF: 011

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	Yes / <b>No</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>adjacent line. Station in Selby &lt;1km/Motorway M62/Road A1041, A63 BYPASS</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes/No/Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes on A1041/No (distance to/frequency?)</b>
Infrastructure Assets	<b>Potential to link to rail. Canal side</b>
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes central location in key expansion area</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Near centre of principal town with key access opportunities</b>

ELR10 SITE REF: 011

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not required
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes Any details / comments
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Owner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>14</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	8.42

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 012

<b>1. Site Characteristics</b>	
ELR Site Reference	012
Site name	Civic Centre
Address	Portholme Road, Selby
Grid Ref	461414 431938
Parish	Selby
SHLAA Ref	PHS/19/006
Employment Land Study ID	
NLUD Ref	
Current land use	Council offices
Land type	BF/GF/Mixed
Site size	1.96
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes – edge of centre site in principal town
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Largely BF site on edge of Selby town centre</b>

ELR10 SITE REF: 012

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Council offices and car parking hard standings Telecommunications mast
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Part of site Floodzone 3. Few constraints other than demolition required of obsolete offices/parking</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Straight forward redevelopment site</b>
<b>Adjacent Land Uses:</b>	
List of uses	Tesco superstore/police station/road/playing fields/church/residential/railway line
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Range of compatible uses/key location on edge of centre</b>

ELR10 SITE REF: 012

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>None identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>adjacent line/station at Selby in walking distance</b> /Motorway <b>M62</b> /Road <b>A19 A1041 A63</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes bus station ¼ mile away</b> /No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Key edge of centre location with road/public transport nodes</b>

ELR10 SITE REF: 012

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / <b>Public SDC</b> / Private
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / <b>Yes - Medium term – surplus to requirements, relocation in August 2011</b> Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ <b>No</b> /Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/ <b>No – council owned – promoting redevelopment post relocation</b>
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>Not known</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Owner keen to dispose of post 2011</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>10</b>
OVERALL ASSESSMENT OF SITE	<b>Low constrained</b> <b>0-7 YEARS</b> Medium constrained                      8-17 YEARS High constrained                              18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	1.96

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 013

<b>1. Site Characteristics</b>	
ELR Site Reference	ELR013
Site name	Former Gas Holders
Address	Prospect Way, Bawtry Road, Selby
Grid Ref	461670 431740
Parish	Selby
SHLAA Ref	PHS/19/008
Employment Land Study ID	EMP6
NLUD Ref	273900384
Current land use	Cleared site/hard standing/scrub
Land type	BF/GF/Mixed
Site size	0.64
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	Not known
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes central site in principal town
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Key site in expansion area</b>



ELR10 SITE REF: 013

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
<b>HSE Zone</b>	<b>Outer</b>
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/ <b>Potential for</b>
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3. Existing ground works to overcome/likely contamination due to gas holder use</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Small site with potential remediation works required</b>
<b>Adjacent Land Uses:</b>	
List of uses	Rail/retail unit and car park/industrial units
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	<b>Known contamination on adjoining land to south</b>
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Compatible employment uses but not pretty environment</b>

ELR10 SITE REF: 013

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	Yes / <b>No</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>None identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>adjacent line and Selby station ½ mile away</b> /Motorway <b>M62/Road A1041/A63</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes/No/Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes along A1041?</b> /No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes located in principal town, expansion area</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>On periphery of principal town</b>

ELR10 SITE REF: 013

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Not known
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Derelict site for considerable time. No visible marketing. Landowner's intentions not known.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>16</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.64

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 014

<b>1. Site Characteristics</b>	
ELR Site Reference	ELR014
Site name	Vivars Way
Address	Canal Road, Selby
Grid Ref	461876 432008
Parish	Selby
SHLAA Ref	PHS/19/009
Employment Land Study ID	
NLUD Ref	273900385
Current land use	Vacant land
Land type	BF/GF/Mixed Not known
Site size	0.41
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	SEL/7
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	Not known
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes – remainder of significant employment permission for business park
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes strategic central location in expansion area
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>SPA in SDLP</b>

ELR10 SITE REF: 014

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3 No other technical constraints</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Clear straight forward site</b>
<b>Adjacent Land Uses:</b>	
List of uses	Bus depot/business park/depot
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Compatible employment uses</b>

ELR10 SITE REF: 014

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	Yes / No <b>not known</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>None identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>adjacent railway line and Selby station within a few hundred metres</b> /Motorway <b>M62</b> /Road <b>A1041, A63</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	List
Other assets	<b>Already serviced?</b>
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes central Selby site on existing business park</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Centrally located in principal town</b>

ELR10 SITE REF: 014

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Natural expansions land for business park but landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>12</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.41

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 015

<b>1. Site Characteristics</b>	
ELR Site Reference	015
Site name	Former Rigid Paper
Address	Denison Road, Selby
Grid Ref	462252 432028
Parish	Selby
SHLAA Ref	PHS/19/010
Employment Land Study ID	EMP9
NLUD Ref	273900378
Current land use	Vacant industrial/mill buildings and former operational areas currently in process of demolition
Land type	BF/GF/Mixed
Site size	6.47
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes Selby
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Existing industrial BF site (vacant) in Principal Town but no planning permission or specific SDLP designation</b>



ELR10 SITE REF: 015

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Vacant buildings /hard standings
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Part Floodzone 3 Few technical constraints to development/redevelopment other than demolition/site clearance</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Potential re-use of buildings or redevelopment opportunity although not very pretty</b>
<b>Adjacent Land Uses:</b>	
List of uses	Canal/river/industrial/pond/residential
Bad neighbour uses / details	Yes/No - housing/Not known
Potential noise nuisance / details	Rail/road/other No
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive canal/riverside environment. Compatible employment uses</b>

ELR10 SITE REF: 015

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>None identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>less than 1km away in Selby</b> /Motorway <b>M62/Road A19, A63 BYPASS</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes Abbots Road?</b> /No (distance to/frequency?)
Infrastructure Assets	<b>River/canal</b>
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes BF site in main town</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>On edge of principal town close to transport links with river/canal adjoining</b>

ELR10 SITE REF: 015

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / <b>Private</b>
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / <b>No – but activity on-site - demolition in progress</b>
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/ <b>Not known</b>
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ <b>Not known</b> Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>No</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intention not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>15</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	6.47

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

<b>1. Site Characteristics</b>	
ELR Site Reference	016
Site name	The Holmes SPA
Address	Holme Lane, Selby
Grid Ref	461340 432865
Parish	Selby
SHLAA Ref	PHS/19/016
Employment Land Study ID	
NLUD Ref	273900390
Current land use	Cleared Former industrial estate, car repair/MOT garage, houses
Land type	BF/GF/Mixed
Site size	4.66
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	SEL/7A
Is there a valid planning permission	Planning status <b>Yes RESIDENTIAL</b> / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Despite mixed use special policy, existing residential permission means unlikely to come forward for employment uses</b>

ELR10 SITE REF: 016

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/ <b>Potential for</b>
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3 No technical constraints</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Cleared site ready to go</b>
<b>Adjacent Land Uses:</b>	
List of uses	Housing/countryside/river
Bad neighbour uses / details	Yes - housing/No/Not known
Potential noise nuisance / details	Rail/road/other No
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive location on edge of town (but potential for conflict with majority residential uses?)</b>

ELR10 SITE REF: 016

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Capacity of local highways network?</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby &lt;1km</b> /Motorway <b>M62</b> /Road <b>A19</b>
Impact on Strategic Road Network (SRN)	No material impact / <b>Minimal material impact</b> / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>On edge of principal town with associated transport links</b>

ELR10 SITE REF: 016

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release – for residential from SHLAA / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes -housing /No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Not known but aware of potential highway infrastructure issues
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner' keen to develop but for housing rather than employment at this stage – could this change to mixed use?</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>18</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS Medium constrained                      8-17 YEARS <b>High constrained                      18+</b>
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	4.66

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 017

<b>1. Site Characteristics</b>	
ELR Site Reference	017
Site name	Former wood yard
Address	Station Road, Selby
Grid Ref	461793 432335
Parish	Selby
SHLAA Ref	PHS/19/020
Employment Land Study ID	EMP8
NLUD Ref	273900392
Current land use	Vacant saw mill/cleared
Land type	BF/GF/Mixed
Site size	0.55
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	SEL/6
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed for re-cladding existing buildings for re-use
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes – part of SPA. This site identified as key site needing development brief (also Station Quarter proposals)
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes - key central site. Identified in ELS07 and RCL09 for potential allocation for offices
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Town centre site in Principal Town. Key site identified in SPA in SDLP. High priority site to promote for office/mixed use (ELS07/RCL09)</b>



ELR10 SITE REF: 017

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments SELBY PARK	Strategic Countryside Gap
Local Amenity Space SELBY PARK	Listed Buildings – SELBY ABBEY, Selby Station, properties to north and west
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>Constraints identified are policy/design/DM issues not physical barriers to development</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Existing buildings refurbished for re-use Awkward narrow shape Policy requirements to retain access through to Park and views of Abbey.</b>
<b>Adjacent Land Uses:</b>	
List of uses	Selby Park/Selby Train Station/Bus Station/Railwaymen's Club
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive Park and views of Abbey</b>

ELR10 SITE REF: 017

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>None identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>adjacent main station</b> /Motorway <b>M62</b> /Road <b>A19 A63 BYPASS</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes next to main bus station</b> /No (distance to/frequency?)
Infrastructure Assets	<b>Proximity to rail and bus node</b>
Other assets	<b>Proximity to town centre</b>
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Town centre location adjacent train and bus station</b>

ELR10 SITE REF: 017

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release - submitted SHLAA site/refurbishment works/ No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ Not known
Has there been any recent market activity?	Enquiries / sales / lettings site board?
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Site owner keen to develop and marketing site?</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>8</b>
OVERALL ASSESSMENT OF SITE	<b>Low constrained</b> <b>0-7 YEARS</b> Medium constrained                      8-17 YEARS High constrained                          18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.55

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 018

1. Site Characteristics	
ELR Site Reference	018
Site name	Former Tate & Lyle Depot
Address	East Common Lane, Selby
Grid Ref	462831 431611
Parish	Selby
SHLAA Ref	PHS/19022
Employment Land Study ID	
NLUD Ref	273900393
Current land use	Disused depot?
Land type	BF/GF/Mixed
Site size	0.97
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

2. Strategic Planning Factors	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Brownfield site within development limits adjacent existing allocation and employment area within main town</b>

ELR10 SITE REF: 018

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	<b>Building and hard standing car parking</b>
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3 No other technical constraints identified</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Straight forward development site with existing building appropriate for re-use or further development.</b>
<b>Adjacent Land Uses:</b>	
List of uses	Sports field, employment uses, road
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Employment area of Selby with adjacent sports pitches associated with Selby College Campus</b>

ELR10 SITE REF: 018

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Assume no infrastructure constraints</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A63 BYPASS</b> connecting to <b>A19</b> and <b>A1041</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes Abbots' Road?</b> /No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Town centre location near to services and amenities and road /rail networks</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment -renewable energy/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>No positive marketing activity apparent</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>13</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.97

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 019

<b>1. Site Characteristics</b>	
ELR Site Reference	019
Site name	NE A63 Bypass and A19 junction
Address	Brayton
Grid Ref	459923 429933
Parish	Brayton
SHLAA Ref	PHS/20/001
Employment Land Study ID	EMP3
NLUD Ref	
Current land use	Agricultural
Land type	BF/GF/Mixed
Site size	6.85
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Not identified in SDLP or LDF but on edge of DSV within line of Selby bypass</b>



ELR10 SITE REF: 019

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
<b>Public Right of Way?</b>	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	<b>Balancing pond for bypass</b>
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No technical constraints identified</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Clear greenfield site ready for development</b>
<b>Adjacent Land Uses:</b>	
List of uses	Housing, A19, Bypass, countryside
Bad neighbour uses / details	Yes/No – housing?/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive GF location with high visibility from Bypass and A19</b>

ELR10 SITE REF: 019

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Assume no infrastructure constraints</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19 A63</b> access to <b>A1/A64</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	<b>Yes? A19</b> /No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Not centrally located to Selby but adjacent DSV within Bypass</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / <b>Private</b>
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/ <b>Not known</b>
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ <b>Not known</b> Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>Not required</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>13</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	6.85

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 020

<b>1. Site Characteristics</b>	
ELR Site Reference	020
Site name	Land SE Brayton
Address	Brayton Lane, Brayton
Grid Ref	460550 430138
Parish	Brayton
SHLAA Ref	PHS/20/002
Employment Land Study ID	EMP4
NLUD Ref	
Current land use	Agricultural
Land type	BF/GF/Mixed
Site size	20.87
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Not identified in SDLP or LDF but on edge of DSV within line of Selby bypass</b>

ELR10 SITE REF: 020

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building - Brayton Canal Bridge
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	Canal tow path
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No technical constraints identified</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive GF site ready to go</b>
<b>Adjacent Land Uses:</b>	
List of uses	Housing, road, canal, railway, countryside
Bad neighbour uses / details	Yes/No – residential?/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive countryside location adjacent canal and railway</b>

ELR10 SITE REF: 020

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Assume no infrastructure constraints</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63, access to A1, A64</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Located on edge of built up area, access to Selby, within Bypass</b>

ELR10 SITE REF: 020

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>13</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	20.87

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 021

<b>1. Site Characteristics</b>	
ELR Site Reference	021
Site name	NW of Bypass / A19 Junction
Address	Brayton
Grid Ref	459640 429908
Parish	Brayton
SHLAA Ref	PHS/20/003
Employment Land Study ID	EMP2
NLUD Ref	273900397
Current land use	Agricultural/residential curtilage/paddock
Land type	BF/GF/Mixed
Site size	6.16
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Not identified in SDLP or LDF but on edge of DSV within line of Selby bypass</b>



ELR10 SITE REF: 021

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No identified technical constraints</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Flat, open, Greenfield site ready to go</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential, Bypass, road, countryside
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive countryside location adjacent to bypass junction with high visibility</b>

ELR10 SITE REF: 021

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Assume no sewage problems. Access could be to road to north or direct to A19 via land in same ownership. Close to Bypass junction.</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A19, A63 bypass</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	<b>Yes A19</b> /No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Located on edge of built up area, adj DSV, access to Selby, within Bypass</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowners intentions not known.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>14</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	6.16

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: **022**

<b>1. Site Characteristics</b>	
ELR Site Reference	022
Site name	East of A63 Bypass, Thorpe Willoughby
Address	Thorpe Willoughby
Grid Ref	457077 430727
Parish	Thorpe Willoughby
SHLAA Ref	PHS/33/001
Employment Land Study ID	EMP1
NLUD Ref	
Current land use	Agricultural pig breeding centre, farm land
Land type	BF/GF/Mixed
Site size	18.69
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed (resi refused in past)
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Not identified in SDLP or LDF but on edge of DSV within line of Selby bypass</b>

ELR10 SITE REF: 022

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Agricultural buildings on small part of site
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No identified technical constraints</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Flat, open, Greenfield site with low level clearance required</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential, Bypass, road, sports field/centre
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive countryside location adjacent to bypass junction with high visibility</b>

ELR10 SITE REF: 022

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Assume no sewage problems. Access could be to road to north. Close to Bypass junction.</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>Selby</b> /Motorway <b>M62</b> /Road <b>A63</b> to <b>Leeds/A1/A64, A63 bypass</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	<b>Yes A63 Selby/Leeds</b> /No (distance to/frequency?)
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Located on edge of DSV, access to Selby, within Bypass. Road links to region.</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>15</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	18.69

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 023

<b>1. Site Characteristics</b>	
ELR Site Reference	023
Site name	Church Fenton Airbase
Address	Busk Lane, Ulleskelf
Grid Ref	452307 438011
Parish	Ulleskelf
SHLAA Ref	PHS/64/001
Employment Land Study ID	
NLUD Ref	
Current land use	Redundant part of airbase, barrack blocks, storage, misc
Land type	BF/GF/Mixed
Site size	11.13
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	CFA/1
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	SDLP Policy specifies a single user for the whole of the site or for each of the two parts of the site, east and west of Busk Lane separately for; a) B1 b) C2 residential institutions including schools, colleges or training centres c) tourism and leisure.
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Remote location low down in settlement hierarchy, specified limited range of uses.</b>



ELR10 SITE REF: 023

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Buildings, hard standings
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>2</b>
<b>Summary of reason for score</b>	<b>Site clearance and potential for contamination in the light of previous use?</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Range of buildings not necessarily suited to re-use, so required redevelopment?</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential, active elements of air field, countryside
Bad neighbour uses / details	Yes – housing and air field/No/Not known
Potential noise nuisance / details	Rail/road/other airfield
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Issue related to housing/airfield but otherwise rural location</b>

ELR10 SITE REF: 023

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>SDLP identified access/highway capacity issues.</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	<b>Rail Ulleskelf/Motorway/Road</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	Yes/No/ <b>Not known</b>
Potential to contribute to Rural Diversification	Likely / <b>possibly</b> /unlikely/ no
Local Public transport routes	Yes/ <b>No</b> ? (distance to/frequency?)
Infrastructure Assets	<b>Proximity to air field –potential for civilian air access if ever becomes redundant?</b>
Other assets	<b>Existing buildings suited for storage uses? Layout suited to institutional uses?</b>
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>No</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Remote site with likelihood of impact on wider highways capacity</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / <b>Public</b> / Private
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/ <b>Not known</b>
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/ <b>No</b> Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>Not known</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Not known</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Despite promotion by landowner through SDLP (1997-2000) not aware of any recent activity/landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>22</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS Medium constrained                  8-17 YEARS <b>High constrained                      18+</b>
Suitable Use Class	<b>B1</b> B2 B8 None (comments)  <b>Restricted by SDLP policy</b>
Developable Area	11.13

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 024

<b>1. Site Characteristics</b>	
ELR Site Reference	024
Site name	Adjacent Ulleskelf railway line
Address	Church Fenton Lane, Ulleskelf
Grid Ref	451806 439926
Parish	Ulleskelf
SHLAA Ref	PHS/64/002
Employment Land Study ID	
NLUD Ref	27390025
Current land use	Vacant wholesaler?
Land type	BF/GF/Mixed
Site size	1.12
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>PDL within DSV</b>

ELR10 SITE REF: 024

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	<b>Buildings, former sidings</b>
Contamination or Pollution / details	Known/Not known/ <b>Potential for</b>
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Site clearance and potential for contamination in the light of previous use?</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Poor quality environment due to previous uses but potential for re-use of limited existing buildings for storage/distribution?</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential, railway (countryside beyond)
Bad neighbour uses / details	<b>Yes – housing?</b> /No/Not known
Potential noise nuisance / details	<b>Rail/road/other</b>
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Housing issues but otherwise compatible uses and on edge of countryside</b>

ELR10 SITE REF: 024

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure capacity issues identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	<b>Rail Ulleskelf next door</b> /Motorway/Road
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / <b>possibly</b> /unlikely/ no
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	<b>Railway line directly alongside – site if former sidings?</b>
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Within DSV with rail links</b>

ELR10 SITE REF: 024

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / <b>Private</b>
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/ <b>Not known</b>
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ <b>Not known</b> Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/ <b>Not known</b>
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>No</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes?</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>16</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	1.12

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 025

<b>1. Site Characteristics</b>	
ELR Site Reference	025
Site name	TAD/3
Address	London Road, Tadcaster
Grid Ref	448255 442515
Parish	Tadcaster
SHLAA Ref	PHS/73/007
Employment Land Study ID	TAD/3
NLUD Ref	
Current land use	Agriculture, paddock, trees
Land type	BF/GF/Mixed
Site size	9.1
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed historical PPs for B1 C1
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes – SDLP allocation
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes – SDLP allocation
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Employment allocation</b>



ELR10 SITE REF: 025

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt - to SW	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent Potential to restrict range of uses if affected by electromagnetic fields? Considerable costs for undergrounding.
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Clear greenfield site but with OHPs potential issues</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Open site with rural character</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential, former railway, roads, sports ground
Bad neighbour uses / details	Yes – housing?/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Rural/sports ground and high visibility from A162/A64 roundabout</b>

ELR10 SITE REF: 025

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure capacity issues identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	<b>Rail Ulleskelf a few kms/Motorway/Road A162/A64T and A1 to west</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	<b>Yes/No/Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes/No</b> (distance to/frequency?)
Infrastructure Assets	
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Within Local Service Centre</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>12</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained</b> <b>8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	9.1

Notes of any updates	Date
amended score due to OHPLs and changed to medium constrained rather than low constrained in light of consultation comments	27 09 10
amended with YW and HA information – score unchanged	21 10 10

<b>1. Site Characteristics</b>	
ELR Site Reference	026
Site name	Robin Hoods Yard
Address	Kirkgate, Tadcaster
Grid Ref	448649 443420
Parish	Tadcaster
SHLAA Ref	
Employment Land Study ID	
NLUD Ref	273900141
Current land use	Vacant/derelict land?
Land type	BF/GF/Mixed
Site size	0.36
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	Within designated shopping and commercial centre/town centre
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes? Tadcaster regeneration / Renaissance?
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Local Service Centre location within defined town centre</b>

ELR10 SITE REF: 026

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt – nearby	Historic battlefield
LILA - nearby	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space - adjoining	Listed Building? Likely in vicinity
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3 No other physical constraints(only policy requirements to be dealt with at application stage)</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Poor environment or good town centre location with historical assets?</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential?, commercial, river, local amenity space
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive market town close to LILA, Green Belt, riverside amenity</b>

ELR10 SITE REF: 026

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	Yes / <b>No</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure capacity issues identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	<b>Rail Ulleskelf a few kms/Motorway/Road A162/A64T and A1 to west</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes/No/Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	<b>Yes/No</b> (distance to/frequency?)
Infrastructure Assets	
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Within Local Service Centre</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes?
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>15</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained</b> <b>8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.36

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 027

<b>1. Site Characteristics</b>	
ELR Site Reference	027
Site name	Former Papyrus Works
Address	Wetherby Road, Newton Kyme
Grid Ref	444852 445106
Parish	Newton Kyme
SHLAA Ref	PHS/72/001
Employment Land Study ID	
NLUD Ref	273900232
Current land use	Vacant/derelict land and buildings
Land type	BF/GF/Mixed
Site size	8.86
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	Major Developed Site in Green Belt
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed Pending application for 140 dwellings, incl 7 live/work units and 9 B1 office spaces
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Policy allows for redevelopment in principle subject to certain tests.</b>



ELR10 SITE REF: 027

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Very Small part at north Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	Ponds
Structures/enclosures e.g. structures, OHP lines, contamination	Works, hard standings
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Majority Floodzone 1 but small part adjacent river 2/3 No other physical constraints apart from re-use/demolition (and policy requirements to be dealt with at application stage)</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Potential for re-use or need for demolition</b>
<b>Adjacent Land Uses:</b>	
List of uses	Residential, countryside, river
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive Green Belt location, riverside amenity</b>

ELR10 SITE REF: 027

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	Yes / <b>No</b>
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure capacity issues identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	<b>Rail Ulleskelf /Church Fenton a few kms/Motorway/Road A162/A64T and A1 to west</b>
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / <b>Major impact</b>
Likely to reduce out-commuting?	Yes/No/ <b>Not known</b>
Potential to contribute to Rural Diversification	Likely / <b>possibly</b> /unlikely/ no
Local Public transport routes	Yes/ <b>No?</b> (distance to/frequency?)
Infrastructure Assets	<b>River Wharf?</b>
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>No?</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Remote location in District but on border with Leeds and close to Boston Spa/Thorpe Arch</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes – current application/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes?
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Planning application for majority housing on basis of lack of commercial need and not being pushed for employment uses</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>19</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS Medium constrained                      8-17 YEARS <b>High constrained                      18+</b>
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	8.86

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 029

<b>1. Site Characteristics</b>	
ELR Site Reference	029
Site name	Land at 211 Weeland Road
Address	Kellingley
Grid Ref	452285 423752
Parish	Kellingley
SHLAA Ref	
Employment Land Study ID	
NLUD Ref	273900330
Current land use	Vacant land
Land type	BF/GF/Mixed
Site size	0.37
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>BF site within DSV</b>

ELR10 SITE REF: 029

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
Green Infrastructure Corridor	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Buildings, hard standings
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Green belt. Re-use of buildings or demolition and redevelopment</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Low quality but potential for re-use/re-development</b>
<b>Adjacent Land Uses:</b>	
List of uses	Road, Countryside, colliery, housing
Bad neighbour uses / details	Yes colliery site?/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Potential conflict with housing. Low quality colliery area, but open countryside in front?</b>

ELR10 SITE REF: 029

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No identified constraints</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail on adjacent colliery site/Selby /Knottingley/Motorway M62/Road A645, A1
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes/No/ <b>Not known</b>
Potential to contribute to Rural Diversification	Likely / possibly / <b>unlikely</b> / no
Local Public transport routes	<b>Yes A645?</b> /No (distance to/frequency?)
Infrastructure Assets	<b>Rail line at colliery/power supply there too?</b>
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes?</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Within village in close proximity to Knottingley with access to road/rail network</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes?
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>18</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS Medium constrained                8-17 YEARS <b>High constrained                    18+</b>
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.37

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 033

1. Site Characteristics	
ELR Site Reference	033
Site name	BRAY/1
Address	Land west of Selby Business park
Grid Ref	461540 430371
Parish	Brayton
SHLAA Ref	
SDLP Ref	BRAY/1
Employment Land Study ID	BRAY/1
NLUD Ref	
Current land use	Field
Land type	BF/GF/Mixed
Site size	3.52
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

2. Strategic Planning Factors	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
Is there a valid planning permission	Planning status Yes (lapsed outline permission for B1/B2/B8 but pending applications on parts of site for a variety of employment uses/sui generis) / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes – continued expansion of allocation at SBP
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes - SDLP
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>SDLP employment allocation with some planning permissions/applications.</b>



<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	<b>SINC – adjacent to north</b>
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	<b>Water / Rising Main</b>
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/ <b>Not known</b> /Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Major water pipes cross southern part of site with associated easements restricting what can be built over and near.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive greenfield site ready to go.</b>

ELR10 SITE REF: 033

<b>Adjacent Land Uses:</b>	
List of uses	Bypass, rail, Selby Business Park, 3 Lakes SINC
Bad neighbour uses / details	Yes/No /Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Extension of Selby Business Park, visible from bypass.</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby/Motorway M62 within 12k /Road A19/A63/A1
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes/No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ no
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	Bypass junction, existing servicing to SBP
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>On edge of Principal Town, with road and rail connections</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release - / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Landowner keen to bring forward for employment uses, actively seeking planning permissions and end users.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>9</b>
OVERALL ASSESSMENT OF SITE	<b>Low constrained</b> <b>0-7 YEARS</b> Medium constrained                      8-17 YEARS High constrained                              18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	3.52

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 034

<b>1. Site Characteristics</b>	
ELR Site Reference	034
Site name	SHB/2
Address	Land at Sherburn Enterprise Park
Grid Ref	451300 433563
Parish	Sherburn in Elmet
SHLAA Ref	
Employment Land Study ID	SHB/2
NLUD Ref	
Current land use	Vacant land?
Land type	BF/GF/Mixed
Site size	2.35
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / NA
SDLP Ref	SHB/2
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	Not known
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes - SDLP
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes – SDLP
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Employment allocation in EEA of Local Service Centre</b>

ELR10 SITE REF: 034

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>1</b>
<b>Summary of reason for score</b>	<b>No physical constraints identified</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Clear site in industrial area</b>
<b>Adjacent Land Uses:</b>	
List of uses	Countryside, Road, employment uses
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	
<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Compatible uses alongside, serviced employment estate, attractive open area to north</b>

ELR10 SITE REF: 034

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / <b>Site can be accommodated</b> / Works required to make capacity available
Does site abut adopted highway	<b>Yes?</b> / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail <b>South Milford</b> /Motorway <b>M62</b> /Road <b>A162, A63, A1</b>
Impact on Strategic Road Network (SRN)	<b>No material impact</b> / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	<b>Yes</b> /No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	Yes/No (distance to/frequency?) <b>nk</b>
Infrastructure Assets	List
Other assets	List
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	<b>Yes</b>

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>LSC near major region road routes plus railway</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>4</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known and inactive for a while as evidenced by being in NLUD?</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>14</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	2.35

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 035

<b>1. Site Characteristics</b>	
ELR Site Reference	035
Site name	Depot and Silos
Address	Barby Road
Grid Ref	462875 432923
Parish	Barby
SHLAA Ref	PHS/16/010
Employment Land Study ID	EMP15
NLUD Ref	273900368?
Current land use	Active council depot (but declared surplus) and derelict BOCM silos
Land type	BF/GF/Mixed
Site size	1.4
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
Within Selby	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / Employment Allocation / SPA Established Employment Area / Other / <b>NA</b>
SDLP Ref	
Is there a valid planning permission	Planning status Yes / No Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	No
Is the site important in delivering other economic development objectives or the spatial strategy?	No
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>PDL with potential for redevelopment but not currently allocated within SDLP.</b>



ELR10 SITE REF: 035

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 3a 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	Number of buildings which would require demolition
Contamination or Pollution / details	Known/Not known/Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Few physical/technical constraints other than site clearance.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Some potential for re use of depot but would more likely require redevelopment.</b>

<b>Adjacent Land Uses:</b>	
List of uses	Road/roundabout, river, residential, BOCM to south
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Relationship with housing but other uses compatible. Attractive river environment.</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	Potentially land may be required for road re-alignment as part of new access to land south of railway?

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No constraints identified</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby/or freight centre to south/Motorway M62 within 12k /Road A19/A63
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes/No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ <b>no</b>
Local Public transport routes	Yes/No (distance to/frequency?)
Infrastructure Assets	River – potential for wharfs?
Other assets	
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>In DSV on edge of built up area of Principal Town</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment – part BOCM/ Yes Other/ No - Council/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Both owners likely to be keen to develop. No active marketing? May be part of wider scheme to south.</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>15</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	1.4

NB

Notes of any updates	Date
commentary amended in light of consultation but score remains unchanged	27 09 10
amended with YW and HA information – score unchanged	21 10 10

<b>1. Site Characteristics</b>	
ELR Site Reference	036
Site name	East of SEL/4
Address	East Common Lane
Grid Ref	462984 431536
Parish	Selby
SHLAA Ref	
Employment Land Study ID	SEL/4
NLUD Ref	
Current land use	Field
Land type	BF/GF/Mixed
Site size	1.88
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / <b>Employment Allocation</b> / SPA Established Employment Area / Other / NA
SDLP Ref	SEL/4
Is there a valid planning permission	Planning status <b>Yes / No</b> Use Class <b>B1 B2 B8 2 units - remainder of PP for 7 units in 5 buildings/ Mixed</b>
Is the site identified or likely to be required for a specific user or specialist use?	No
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	Yes SDLP
Is the site important in delivering other economic development objectives or the spatial strategy?	Yes SDLP
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>SDLP employment allocation with PP</b>

ELR10 SITE REF: 036

<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 <b>3a</b> 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/ <b>Not known</b> /Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>2</b>
<b>Summary of reason for score</b>	<b>Floodzone 3 No other known physical/technical constraints.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Attractive greenfield site ready to go</b>

<b>Adjacent Land Uses:</b>	
List of uses	Employment development, Renewable Energy Park, Bypass, WWTW,
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Part of new employment development, adjacent Bypass junction with high visibility – but older industrial uses nearby?</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>No infrastructure constraints identified.</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby/Motorway M62 within 12k /Road A19/A63
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes/No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ no
Local Public transport routes	Yes?/No (distance to/frequency?)
Infrastructure Assets	Bypass junction, Renewable Energy Park
Other assets	Selby College
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Employment area of Principal Town. Bypass junction location. Potential access to renewable energy and academic expertise /training at College.</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / <b>Private</b>
Have landowners been contacted	Yes / <b>No</b>
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release - / <b>No</b>
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/ <b>Yes Employment</b> / Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/ <b>Not known</b> Explanation
Is there developer interest in the site?	Yes/No/ <b>Not known</b>
Is the site being actively marketed?	<b>Yes Employment – existing vacant new purpose built units but land as well?</b> /Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings <b>site boards to let/for sale</b>
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	<b>No</b>
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	<b>Yes</b>
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Spec units on adjacent site?</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>10</b>
OVERALL ASSESSMENT OF SITE	<b>Low constrained</b> <b>0-7 YEARS</b> Medium constrained                      8-17 YEARS High constrained                              18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	1.88

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10

ELR10 SITE REF: 037

<b>1. Site Characteristics</b>	
ELR Site Reference	037
Site name	West of SEL/4
Address	East Common Lane
Grid Ref	455957 422758
Parish	Selby
SHLAA Ref	
Employment Land Study ID	SEL/4
NLUD Ref	
Current land use	Field
Land type	BF/GF/Mixed
Site size	0.87
Source of data	SDLP / NLUD / SHLAA / Non-res PARS Employment Land Review 2007 Property Database

<b>2. Strategic Planning Factors</b>	
<b>Within Selby</b>	Adjacent Selby
Within Sherburn or Tadcaster	Adjacent Sherburn or Tadcaster
Within Designated Service Village	Adjacent Designated Service Village
Within Secondary village	Adjacent Secondary village
Within or adjacent other village	Countryside
Development Limits	Within / Adjoining outside / Outside
SDLP designation	Housing Allocation / <b>Employment Allocation</b> / SPA Established Employment Area / Other / NA
SDLP Ref	SEL/4
Is there a valid planning permission	Planning status Yes / <b>No</b> Use Class / Mixed
Is the site identified or likely to be required for a specific user or specialist use?	<b>No</b>
Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being partly or wholly developed for employment uses?	<b>Yes SDLP</b>
Is the site important in delivering other economic development objectives or the spatial strategy?	<b>Yes SDLP</b>
<b>STRATEGIC PLANNING FACTORS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>SDLP employment allocation without PP</b>



<b>3. Physical/Technical Constraints</b>	
<b>Major Constraints</b>	Functional Flood plain / HSE Inner Zone / International Wildlife Site / National Wildlife Site/SSSI
<b>Designations</b>	
Floodzone 1 2 <b>3a</b> 3b	SINC
<b>Green Infrastructure Corridor</b>	Ancient Woodland
Green Belt	Historic battlefield
LILA	National or local Historic Park or Garden
ROS/allotments	Strategic Countryside Gap
Local Amenity Space	Listed Building
Scheduled Ancient Monument	Conservation Area
Protected Road Scheme	Mineral Safeguarded Area
Public Right of Way	
<b>Site Features:</b>	
HSE Zone	
Groundwater Protection Zone	
Presence of Underground Services	Water / Rising Main
Physical features e.g. Topography, dykes	
Structures/enclosures e.g. structures, OHP lines, contamination	
Contamination or Pollution / details	Known/ <b>Not known</b> /Potential for
Overhead power lines / details	Above/adjacent
<b>Extent that physical features technically constrain the site</b>	<b>3</b>
<b>Summary of reason for score</b>	<b>Floodzone 3 No other known physical/technical constraints.</b>
<b>QUALITY OF INTERNAL ENVIRONMENT in eyes of end user</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Attractive greenfield site ready to go but possibly constrained by small size?</b>

<b>Adjacent Land Uses:</b>	
List of uses	Employment development, Renewable Energy Park ancillary buildings, sports field /Selby College, SINC, housing allocation
Bad neighbour uses / details	Yes/No/Not known
Potential noise nuisance / details	Rail/road/other
Close to WWTW	No / Yes but no objections / Yes Object
Other constraints	

<b>PERCEPTION OF WIDER ENVIRONMENT</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Range of compatible use and attractive areas</b>

<b>Infrastructure Capacity:</b>	
WWTW capacity	At capacity / Site can be accommodated / Works required to make capacity available
Does site abut adopted highway	Yes / No
If no can it be connected	Not applicable/ Yes – Easily / intermediate / complex
Will additional highway safety/capacity works be needed?	No/Small scale & low cost/Intermediate scale & cost/ Complex or high investment required/ Likely to be prohibitive <b>not known</b>
Would scheme require a Transport Assessment	Yes / No <b>not known</b>
Other highways information	

<b>INFRASTRUCTURE CONSTRAINTS SCORE</b>	<b>2</b>
<b>Summary of reasons for score</b>	<b>Only low-key highways works required</b>

<b>4. Sustainable Development Factors</b>	
<b>Site location / characteristics</b>	
Strategic Access	Rail Selby/Motorway M62 within 12k /Road A19/A63
Impact on Strategic Road Network (SRN)	No material impact / Minimal material impact / Material impact / Major impact
Likely to reduce out-commuting?	Yes/No/Not known
Potential to contribute to Rural Diversification	Likely / possibly /unlikely/ no
Local Public transport routes	Yes?/No (distance to/frequency?)
Infrastructure Assets	
Other assets	Selby College
Does the site meet present (and expected future) sustainability criteria (including public transport and freight access, on and off-site environmental impacts)?	Yes

<b>OVERALL SUSTAINABILITY SCORE</b>	<b>1</b>
<b>Summary of reasons for score</b>	<b>Employment area of Principal Town. Close to Bypass junction. Potential access to academic expertise /training at College.</b>

<b>5. Ownership/Activity Factors</b>	
Type of ownership / details	Multiple / Public / Private
Have landowners been contacted	Yes / No
Landowner intentions known	Yes – Long term / Yes - Medium term Yes – Immediate release - / No
Ownership/covenants/legal issues? / details	
Is the site owned by a developer or another agency known to undertake employment development?	Yes Housing/Yes Employment/ Yes Other/ No/Not known
Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Yes/No/Not known Explanation
Is there developer interest in the site?	Yes/No/Not known
Is the site being actively marketed?	Yes Employment/Yes Housing/Yes Other/ No/Not known
Has there been any recent market activity?	Enquiries / sales / lettings
Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints OR with public funding if committed?	Yes
Market Attractiveness	High / medium / low (comments)
Strength of local demand	High / medium / low (comments)
<b>OVERALL ACTIVITY SCORE</b>	<b>3</b>
<b>Summary of reasons for score</b>	<b>Landowner's intentions not known</b>

<b>6. Final Analysis</b>	
<b>OVERALL SCORE OUT OF 35</b>	<b>15</b>
OVERALL ASSESSMENT OF SITE	Low constrained                      0-7 YEARS <b>Medium constrained                8-17 YEARS</b> High constrained                      18+
Suitable Use Class	<b>B1 B2 B8</b> None (comments)
Developable Area	0.87

Notes of any updates	Date
amended with YW and HA information – score unchanged	21 10 10