

PLAN Selby Site Assessments

Site Ref

AROE-A

Settlement	Appleton Roebuck		
Site Location	North Hall Farm, Chapel Green, Appleton Roebuck		
Size (Ha)	0.75		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Predominantly agricultural, residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 30%, FZ2 - 40%, FZ1 - 30%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 500m in 2010, rest of PS records are older than 10 years	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site appears to be improved grassland with scattered trees. Plantation woodland to W/NW	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement.	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Majority of site is within Flood Zones 2 & 3a and has potential to impact the adjacent Conservation Area. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

AROE-B

Settlement	Appleton Roebuck		
Site Location	Land at Langton Lodge, Daw Lane/Broad Lane, Appleton Roebuck		
Size (Ha)	18.80		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural to the North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

AROE-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

AROE-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

AROE-C

Settlement	Appleton Roebuck		
Site Location	Land at Villa Farm, Main Street, Appleton Roebuck		
Size (Ha)	1.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Predominantly agricultural, residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records partly from within the site in last 10 years, also one record of swift within 500m (2010)	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises large gardens and paddocks with boundary and internal hedges and trees. Possibility of small building on site.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site which lies outside the development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1 and would require third party land to access the site. The site has reasonable accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

AROE-D

Settlement	Appleton Roebuck		
Site Location	Land East of Colton Lane, Appleton Roebuck		
Size (Ha)	9.80		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

AROE-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

AROE-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

AROE-E

Settlement	Appleton Roebuck		
Site Location	Land West of Malt Kiln Lane, Appleton Roebuck		
Size (Ha)	17.80		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural to North/East/West. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 5%, FZ1 - 95%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records and one record of swift within 500m from the last 10 years. All other records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with boundary hedges of unknown value. Some boundary trees of unknown age.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is mostly within Flood Zone 1 and has potential to impact the adjacent Conservation Area . Site would require third party land to access the site. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

AROE-F

Settlement	Appleton Roebuck		
Site Location	Land East of Malt Kiln Lane, Appleton Roebuck		
Size (Ha)	5.58		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural to North/East/West. Residential to South-East/North-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

AROE-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

AROE-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

AROE-G

Settlement	Appleton Roebuck		
Site Location	Roebuck Barracks, Broad Lane, Appleton Roebuck		
Size (Ha)	5.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agriculture - Pig farm		
Surrounding Land Uses	Agricultural to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

AROE-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

AROE-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

AROE-H

Settlement	Appleton Roebuck		
Site Location	Land at Therncroft, Malt Kiln Lane, Appleton Roebuck		
Size (Ha)	0.30		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Residential to South/East. Agriculture fields to North/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ2 - 30%, FZ1 - 70%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records and one record of swift within 500m from the last 10 years. All other records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large domestic dwelling with mature gardens including hedges and trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the buildings, trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-H

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mixed greenfield/brownfield site, located partly within development limits in a landscape area highly sensitive to development. Part of the site is within Flood Zone 2. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Site is viable at this time. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

AROE-I

Settlement	Appleton Roebuck		
Site Location	Land West of Northfield Avenue, Appleton Roebuck		
Size (Ha)	3.23		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/South. Agriculture to West/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 50%, FZ1 - 50%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records and one record of swift within 500m from the last 10 years. All other records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species A series of agricultural fields with boundary and internal hedgerows and trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Half of the site is located within Flood Zone 2. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

AROE-J

Settlement	Appleton Roebuck		
Site Location	Land rear of 15 Orchard Close, Appleton Roebuck		
Size (Ha)	0.56		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Agricultural to North/West. Residential to South and paddocks to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records partly from within the site in last 10 years, also one record of swift within 500m (2010)	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Domestic dwelling with mature gardens including hard standing tennis court, hedges and trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the building, trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-J

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site partly inside, but mostly outside development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1 and would require the demolition of existing property to create access. The site has reasonable accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

AROE-K

Settlement	Appleton Roebuck		
Site Location	Land adjacent to Hillcrest House, Colton Lane, Appleton Roebuck		
Size (Ha)	1.37		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Agricultural to North/West. Residential to South and paddocks to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of York town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,425 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,250 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

AROE-K

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records and one record of swift within 500m from the last 10 years. All other records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

AROE-K

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site which lies outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has reasonable accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

BARK-A

Settlement	Barkston Ash		
Site Location	Land at Sawyer Wells Farm, Saw Wells Lane, Barkston Ash		
Size (Ha)	1.25		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural land and farmstead		
Surrounding Land Uses	Residential to West. Agricultural fields to North/East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BARK-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BARK-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BARL-A

Settlement	Barlby		
Site Location	Land North of Barlby Hall, York Road, Barlby		
Size (Ha)	1.44		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Barlby Hall to South. Agricultural fields to North/East/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,145 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,147 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ2 - 2%, FZ1 - 93%.			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records of swift, Tansy Beetle and barn owl from within 500m. All other PS records are older than 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises agricultural field with two buildings of unknown construction & age (may support bats/nesting birds). Watercourse to northern boundary of the site, broadleaved woodland to the south and SINC containing woodland and water bodies just 50m to the east.	(-)
2.18 Overall Ecology Risk Rating Proximity to wetland SINC - potential for indirect effects in combination with presence of other ecological features.	(-)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BARL-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site, outside the development limits. Small part of site within Flood Zone 3a, but mostly within Flood Zone 1. Within 500m of a SINC. Potential impact on the adjacent listed building and would require third party land to access the site. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BARL-B

Settlement	Barlby		
Site Location	Land West of York Road, Barlby		
Size (Ha)	10.90		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	River Ouse to West/ Residential to South/East. Agricultural to North		
Application Reference	2013/0478/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,871 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 10,293 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3 - 10%, FZ1 - 90%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) Internationally protected site within 5km no likely significant effects alone - possible 'in combination' effects	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species No PS records available from NEYEDC - however known species from other allocations include bats, swift, Tansy Beetle and barn owl.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site partly developed on agricultural land. Site in close proximity to SINC and the River Ouse. Strip of broadleaved woodland adjacent to the site and River.	(o)
2.18 Overall Ecology Risk Rating Proximity to wetland SINC - potential for indirect effects in combination with presence of other ecological features.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BARL-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permissions/Being built out/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

BARL-C

Settlement	Barlby		
Site Location	Land North of The Laurels, Barlby		
Size (Ha)	1.19		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to South/East. Barlby High school to North. Agricultural fields to West		
Application Reference	2015/0586/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,145 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,147 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records available from NEYEDC - however known species from other allocations include bats, swift, Tansy Beetle and barn owl.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises improved pasture with watercourse to the northern boundary, hedgerows and trees to the north and east.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the watercourse, trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BARL-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site applied for a section 106 renegotiation (2016/0491/MLA) and was refused by the authority, the applicant is currently appealing this decision, the hearing will take place in September. Site appraised by an independent viability expert. Scheme viable with 17.14% affordable

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. The site has permission for residential development subject to a section 106 renegotiation.

PLAN Selby Site Assessments

Site Ref

BARL-D

Settlement	Barlby		
Site Location	Land North of Riverside Close, Barlby		
Size (Ha)	1.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	River Ouse to West. Residential to North/South. Agricultural fields to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,213 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,218 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-D

2.12 Physical / Infrastructure constraints No known constraints - small scale power line on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl from within the site area and swift from 500m and tansy beetle from 1km away. All other PS records are older than 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of the River Ouse, site itself comprises an arable field - no hedgerows and very few trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the river and associated species.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BARL-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

As a leading agency, Carter Jonas considers that the site would be attractive to the market. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. The site lies within Flood Zone 3a, is on Grade 1 agricultural land and is within a Strategic Countryside Gap. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BARL-E

Settlement	Barlby		
Site Location	Magazine Farm, Selby Bypass, Barlby		
Size (Ha)	2.54		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural storage		
Surrounding Land Uses	A63 to West. Agricultural to North/East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-6			(o)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 33,630 within 5km.			(++)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl from within the site area and swift from 1km away. All other PS records are older than 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises an old poultry farm with a range of buildings on site that could support bats and various nesting birds. Also on site are scattered trees, scrub and rough grassland. There appears to be a small pond to the south.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of all the buildings, scrub and grassland. Consultation also required with NE.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

BARL-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site outside the development limits. Site is in Flood Zone 3a, and is potentially contaminated. Site has good sub-regional accessibility. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

BARL-F

Settlement	Barlby		
Site Location	Bay Horse Inn Phase 1, York Road, Barlby		
Size (Ha)	0.60		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Public House		
Surrounding Land Uses	Residential to North/East/South/West		
Application Reference	2016/0392/REM	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,145 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,147 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records available from NEYEDC - however known species from other allocations include bats, swift, Tansy Beetle and barn owl.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises improved pasture with boundary hedgerows and trees to the north, west and east.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BARL-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Predominantly greenfield site within development limits. Site is in Flood Zone 1. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has residential planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

BARL-G

Settlement	Barlby		
Site Location	Land between Barlby Road and A19, Barlby		
Size (Ha)	8.23		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Meadowland/woodland		
Surrounding Land Uses	Agricultural to West. Residential to North. Woodland to South. Agricultural to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,213 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,218 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 90%, FZ1 - 10%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BARL-G

2.12 Physical / Infrastructure constraints No known constraints - small scale power line on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl from within the site area and swift from 1km away. All other PS records are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large amenity site comprised mainly of improved grassland, broadleaved woodland plantation, watercourse along the northern boundary.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the woodland, watercourse and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - borders A19 and adjacent to a food manufacturing plant	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BARL-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Extant planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 3a, is on Grade 1 agricultural land and is within a strategic countryside gap. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BALW-A

Settlement	Barlow
Site Location	Land East of Mill Lane, Barlow
Size (Ha)	1.26
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Paddock
Surrounding Land Uses	Nursery to West. Farm to South. Residential to North

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

BALW-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BALW-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BALW-B

Settlement	Barlow		
Site Location	Land North of Park Road, Barlow		
Size (Ha)	0.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Council garages and associated hardstanding		
Surrounding Land Uses	Primary school to East. Residential to West/South. Park to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BALW-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BALW-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BALW-C

Settlement	Barlow		
Site Location	Land at Oak Tree Nursery, Mill Lane, Barlow		
Size (Ha)	0.47		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural land with Oak Tree Nursery		
Surrounding Land Uses	Predominantly agriculture with residential to East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BALW-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BALW-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BALW-D

Settlement	Barlow		
Site Location	Land South of Barlow Common Road		
Size (Ha)	1.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Predominantly agricultural with residential to East. Residential to West and nursery to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BALW-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BALW-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BALW-E

Settlement	Barlow
Site Location	Land At School Farm, Mill Lane, Barlow
Size (Ha)	2.09
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Predominantly agricultural with residential to North/South

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

BALW-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BALW-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BALW-F

Settlement	Barlow		
Site Location	Land rear of Morello Garth, Park Lane, Barlow		
Size (Ha)	1.89		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field with associated farm buildings		
Surrounding Land Uses	Agricultural fields to West. Residential to North/East/South		
Application Reference	2015/0775/OUT	Permission Started	No

1. Does the site have a Significant Constraint?				Yes
Significant Constraint Notes	Secondary Village			

2.1 HOUSING - Accessibility by public transport				N/A	
2.2 NON-HOUSING - Accessibility by public transport				N/A	
2.3 Proximity to Employment centre				N/A	
2.4 Proximity to the Road & Rail Network				N/A	
2.5 HOUSING - Accessibility by Cycling				N/A	
2.6 NON-HOUSING - Accessibility by Cycling				N/A	
2.7 HOUSING - Proximity to Key Services by foot				N/A	
2.8 Agricultural Land Classification				N/A	
2.9 Greenfield and Previously Developed Land				N/A	
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk				N/A	
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

BALW-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BALW-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

BEAL-A

Settlement	Beal
Site Location	Land North of Ings Lane, Beal
Size (Ha)	0.64
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Paddocks/agricultural land
Surrounding Land Uses	River Aire to North. Residential to East/South/West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

BEAL-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BEAL-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BEAL-B

Settlement	Beal		
Site Location	Land East of Common Lane, Beal		
Size (Ha)	0.61		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North. Agriculture to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BEAL-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BEAL-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BEAL-C

Settlement	Beal		
Site Location	Land South of Manor Road, Beal		
Size (Ha)	1.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farmstead and agriculture fields		
Surrounding Land Uses	Agricultural fields to South. Farmstead to North. Residential to West. Agricultural to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BEAL-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BEAL-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BEAL-D

Settlement	Beal		
Site Location	Land South of Beal Lane, Beal		
Size (Ha)	0.37		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential to North/East. Agricultural to West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BEAL-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BEAL-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BEAL-E

Settlement	Beal		
Site Location	Ings Lane/Village Farm Close, Beal		
Size (Ha)	0.23		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential and scrubland		
Surrounding Land Uses	Residential/farmstead to North. Agricultural fields to East. Residential to West/South		
Application Reference	CO/2000/0211	Permission Started	Yes
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BEAL-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BEAL-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

BIGG-A

Settlement	Biggin		
Site Location	Land adjacent to Little Common Farm, Biggin Lane, Biggin		
Size (Ha)	1.01		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Predominantly agricultural with residential to East/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BIGG-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BIGG-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BIGG-B

Settlement	Biggin		
Site Location	Croft Farm, Oxmoor Lane, Biggin		
Size (Ha)	0.48		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Predominantly agriculture with residential to North		
Application Reference	2015/1004/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BIGG-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BIGG-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

BILB-A

Settlement	Bilbrough		
Site Location	Land adjacent to 3 The Old Stables, Moor Lane, Bilbrough		
Size (Ha)	0.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Predominantly agriculture with residential to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BILB-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BILB-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BILB-B

Settlement	Bilbrough
Site Location	Land East of Redhill Field Lane, Bilbrough
Size (Ha)	0.34
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Predominantly agriculture with residential to West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

BILB-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BILB-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BIRK-A

Settlement	Birkin		
Site Location	Land North of Haddlesey Road, Birkin		
Size (Ha)	0.83		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to North. Residential to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BIRK-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BIRK-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BIRK-B

Settlement	Birkin		
Site Location	Land West of Main Street, Birkin		
Size (Ha)	3.79		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to West/North. Residential to East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BIRK-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BIRK-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BIRK-C

Settlement	Birkin		
Site Location	Land at Roe Lane, Birkin		
Size (Ha)	1.69		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Predominantly agriculture with residential to South/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BIRK-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BIRK-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BPER-A

Settlement	Bolton Percy		
Site Location	Land to the West of Marsh Lane, Bolton Percy		
Size (Ha)	0.51		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Vacant agricultural/scrubland		
Surrounding Land Uses	Residential to North. Agriculture to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BPER-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BPER-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BPER-B

Settlement	Bolton Percy		
Site Location	Land North of School Lane, Bolton Percy		
Size (Ha)	0.84		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West/South/North. Agricultural fields to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BPER-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BPER-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BRAY-A

Settlement	Brayton		
Site Location	Land North of Bridgfelde, Brayton Lane, Brayton		
Size (Ha)	3.86		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture fields to North/West/East. Farm to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,235 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ2 - 95%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-A

2.12 Physical / Infrastructure constraints No known constraints - power lines along site boundary	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One bat record within 500m. Two further bat records and one record of swift within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is directly adjacent to Selby Canal on one side which may support otter/water vole. The site itself is arable farmland with some hedgerows and trees on the canal side.	(-)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the canal, trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW and close to Selby bypass and train line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/Site dependent on 3rd party for access

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside the development limits. Part of site is in Flood Zone 3a but mostly within Flood Zone 2. Site lies within a Strategic Countryside Gap, and would require third party land to gain site access. Site is within 800m of a WWTW and is within 500m of two SINC's. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

BRAY-B

Settlement	Brayton		
Site Location	Land South of Brackenhill Lane, Brayton		
Size (Ha)	13.50		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields with farm buildings		
Surrounding Land Uses	Residential to East/South. Agricultural fields to North/West. Cemetery to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,591 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ3a - 10%, FZ2 - 80%, FZ1 - 10%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-B

2.12 Physical / Infrastructure constraints No known constraints - small scale power line along site boundary	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of swift from 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large site comprising four arable fields with some boundary hedges and boundary trees. A field drain runs through part of the site and there is a domestic bungalow and agricultural building within the northern part of the site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of buildings, trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/The site is subject to an Agricultural Holdings Act tenancy.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 3a, but the majority of site is in Flood Zone 2. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-C

Settlement	Brayton		
Site Location	Land South of Brackenhill Lane, Brayton		
Size (Ha)	5.88		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to East/South/West/North. Railway track to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,591 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 80%, FZ1 - 20%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of swift within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Single arable field with boundary hedges and trees. Area of semi natural habitat to the south on the old dismantled railway.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3.	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated - dismantled railway	(-)

PLAN Selby Site Assessments

Site Ref

BRAY-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use/The site is subject to an Agricultural Holdings Act tenancy.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside the development limits. Majority of the site lies within Flood Zone 2. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-D

Settlement	Brayton		
Site Location	Land East of Foxhill Lane, Brayton		
Size (Ha)	2.62		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Community centre/playing fields to North. Church to East. Greenfield land to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,550 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ2 - 90%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three records of bats and one record of swift within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises two fields - one pasture, one arable with boundary hedgerows and trees (some of which are mature). There is a group of semi mature trees within the south of the site and a watercourse to the north.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the mature trees, watercourse and boundary features.	(o)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 3a, but the majority of site is in Flood Zone 2. The site is located within a Strategic Countryside Gap, a Conservation Area and adjacent to a listed building (church). The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-E

Settlement	Brayton		
Site Location	Land South of Mayfield Drive, Brayton		
Size (Ha)	1.30		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West/North. Agricultural fields to South/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,506 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,778 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of swift within 50m. One record of bat within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural field with hedgerows and trees (boundary and in field). There appear to be some small buildings on site of unknown construction and age.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, buildings and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site, partly within the development limits in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

BRAY-F

Settlement	Brayton		
Site Location	Land East of Ness Bank Close, Brayton		
Size (Ha)	6.11		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to West/North/East. Farm to South-East. Residential to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,235 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-F

2.12 Physical / Infrastructure constraints No known constraints - power lines along site boundary	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record of bat within 500m. Two further records of bat and one from swift within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with minimal boundary features. Well managed field drain to the north.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development. The site is in Flood Zone 2 and is within a Strategic Countryside Gap. Site is within 800m of a WWTW and is within 500m of two SINC's. The site has good accessibility by public transport, good access to employment and good access to local services.

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-G

Settlement	Brayton		
Site Location	Land North of Barff Lane, Brayton		
Size (Ha)	20.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to the North/South/East/West. Residential to South-East/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,591 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ2 - 50%, FZ1 - 45%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species One record of swift within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large area of agricultural fields with areas of semi natural habitat including along the dismantled railway and adjacent to the cemetery.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, dismantled railway corridor and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3.	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated - dismantled railway	(-)

PLAN Selby Site Assessments

Site Ref

BRAY-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside the development limits. Site is partly within Flood Zone 2 and Flood Zone 3a. Site is partly within Groundwater Protection Zone 3 and contains potentially contaminated land. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-H

Settlement	Brayton		
Site Location	Land North of Meadowcroft, Brayton		
Size (Ha)	1.18		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural/woodland		
Surrounding Land Uses	Residential to West/South/East. Agricultural field to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,550 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2 - 50%, Grade 3 - 50%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three records of bats and one record of swift within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises part woodland plantation and part arable with boundary hedge and drain along the north east boundary.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the woodland, watercourse and boundary features.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site promoter believes that the site will be viable for development in accordance with planning policy requirements. Flood mitigation measures may add to costs. The site is under option to a national house builder who confirms it to be a deliverable resid

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is located within a Strategic Countryside Gap and a Conservation Area. The site has good accessibility by public transport, good access to employment and good access to local services. Flood mitigation measures may add to costs. The site is under option to a national house builder who confirms it to be a deliverable residential development site that could deliver housing completions within one to two years.

PLAN Selby Site Assessments

Site Ref

BRAY-I

Settlement	Brayton		
Site Location	Land West of Evergreen Way, Brayton		
Size (Ha)	1.74		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to North/South/West. Residential to East		
Application Reference	2016/0978/FULM	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,591 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records from NEYEDC.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises a field which appears to be rough grassland with some boundary features and the dismantled railway to the north.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the dismantled railway corridor and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - dismantled railway	(-)

PLAN Selby Site Assessments

Site Ref

BRAY-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use Extant planning permission/One landowner/No impact on availability from existing land use. Agricultural Holdings Act tenancy.	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
Assessment Summary Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site contains potentially contaminated land. Site has planning permission and engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

BRAY-J

Settlement	Brayton		
Site Location	Land East of Meadowcroft, Brayton		
Size (Ha)	5.68		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Woodland/residential to West. Agriculture to South/North. Primary School to East. Church to North. Bowling club to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,550 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record 500m from site, two further bat records and one for swift within 1km of site. All other PS records over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-J

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is located within a Strategic Countryside Gap and a Conservation Area. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-K

Settlement	Brayton		
Site Location	Land East of Linton Close, Brayton		
Size (Ha)	4.59		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Agriculture to South/North. Canal to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,235 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 75%, Grade 3 - 25%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-K

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Three records of bats and one record of swift within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises two arable fields with boundary and internal hedgerows. Site lies directly adjacent to Selby Canal.	(-)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the canal, trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW and close to Selby bypass	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-K

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. The site lies within Flood Zone 2 and is within 800m of a WWTW. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-M

Settlement	Brayton		
Site Location	Land West of Baffam Lane, Brayton		
Size (Ha)	1.47		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to North/East/West. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,235 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-M

2.12 Physical / Infrastructure constraints No known constraints - minor power lines through the site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record 500m from site, two further bat records and one for swift within 1km of site. All other PS records over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with boundary hedgerows and trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees and boundary features.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is located within a Strategic Countryside Gap. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-N

Settlement	Brayton		
Site Location	Land North of Doncaster Road, Selby		
Size (Ha)	0.88		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Church field and agricultural land		
Surrounding Land Uses	Church to South-West. School playing fields to North. Primary School to East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,550 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-N

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 500m and one further bat record within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Pasture with in field and boundary trees. Boundary hedgerows and a drain to the north of the site are also present.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, drain and boundary features.	(o)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-N

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use. The site is subject to an Agricultural Holdings Act tenancy (AHA).

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in Flood Zone 2. The site is located within a Strategic Countryside Gap, a Conservation Area and is adjacent to a listed building (church). The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-Q

Settlement	Brayton		
Site Location	Land between Barff Lane and Mill Lane, Brayton		
Size (Ha)	7.35		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to North/West/South/East. Single residential home to North-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,677 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-Q

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record of swift within 500m. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some limited boundary hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal may be required to support any future planning application and this should include the consideration of any boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3.	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-Q

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside the development limits. Site is in Flood Zone 1 and is partly within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

BRAY-R

Settlement	Brayton		
Site Location	Land at Brayton Hall		
Size (Ha)	17.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields and farm buildings		
Surrounding Land Uses	Residential to North/East/West. Agriculture to East/South-West. Highway to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,506 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,778 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ2 - 70%, FZ1 - 30%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-R

2.12 Physical / Infrastructure constraints No known constraints. Telephone lines, but nothing significant.	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record 500m from site, two further bat records and one for swift within 1km of site. All other PS records over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large site including Brayton Hall buildings and farmstead - potential for bats and nesting birds. Site also includes large agricultural fields with some boundary features and mature trees.	(-)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of all the buildings, trees, scrub and grassland.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW and bounds Selby bypass	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - dismantled railway	(-)

PLAN Selby Site Assessments

Site Ref

BRAY-R

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/Site dependent on 3rd party for access/Farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site outside, but adjacent to, development limits. The site mostly lies within Flood Zone 2. Site is within 800m of a WWTW. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BRAY-S

Settlement	Brayton
Site Location	Land North West of A63 Bypass / A19 Junction, Brayton
Size (Ha)	6.15
Proposed Use Summary	Employment
Core Strategy Hierarchy	Designated Service Village
Land Use	Agricultural fields
Surrounding Land Uses	Residential to North/East. A63 to South. Agricultural fields to South/East/West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Employment site over 5ha in a rural area

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

BRAY-S

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

BRAY-S

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

BRAY-T

Settlement	Brayton
Site Location	Land North East of A63 Bypass / A19 Junction, Brayton
Size (Ha)	6.84
Proposed Use Summary	Employment
Core Strategy Hierarchy	Designated Service Village
Land Use	Agricultural fields
Surrounding Land Uses	Residential to North-West. A63 to South. Agricultural fields to South/East

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Employment site over 5ha in a rural area

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2

PLAN Selby Site Assessments

Site Ref

BRAY-T

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BRAY-T

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

BRAY-U

Settlement	Brayton		
Site Location	Evergreen Way, Brayton		
Size (Ha)	0.31		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to North/West. Residential to South/East		
Application Reference	2015/0306/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,591 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-U

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small part of an arable field with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal may be required to support any future planning application and this should include the consideration of any boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - dismantled railway	(-)

PLAN Selby Site Assessments

Site Ref

BRAY-U

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site contains potentially contaminated land. Site has planning permission and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

BRAY-V

Settlement	Brayton		
Site Location	Land West of St Wilfrids Close, Brayton		
Size (Ha)	3.99		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/North. Agriculture to South/West		
Application Reference	2015/0367/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,677 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,658 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-V

2.12 Physical / Infrastructure constraints No known constraints - minor power lines on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some limited boundary hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-V

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has planning permission and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

BRAY-W

Settlement	Brayton		
Site Location	Land rear of The Poplars, Brayton		
Size (Ha)	1.89		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to South/West. Residential to North/East		
Application Reference	2015/0712/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,677 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,778 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BRAY-W

2.12 Physical / Infrastructure constraints No known constraints - minor power line on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some limited boundary hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BRAY-W

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use. Director Ian Mackintosh of site owners Mack and Lawler Builders on 05/10/2016, stated that reserved matters permission would be sought within the next couple of years.

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has planning permission and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

BROT-A

Settlement	Brotherton		
Site Location	Land East of Belmont, Brotherton		
Size (Ha)	0.07		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Allotment gardens		
Surrounding Land Uses	Woodland to East. Scrubland to West. Agricultural to North and residential to South		
Application Reference	N/A	Permission Started	N/A

1. Does the site have a Significant Constraint? Yes

Significant Constraint Notes Under 0.17ha in size (residential)

2.1 HOUSING - Accessibility by public transport					N/A
2.2 NON-HOUSING - Accessibility by public transport					N/A
2.3 Proximity to Employment centre					N/A
2.4 Proximity to the Road & Rail Network					N/A
2.5 HOUSING - Accessibility by Cycling					N/A
2.6 NON-HOUSING - Accessibility by Cycling					N/A
2.7 HOUSING - Proximity to Key Services by foot					N/A
2.8 Agricultural Land Classification					N/A
2.9 Greenfield and Previously Developed Land					N/A
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk					N/A
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

BROT-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BROT-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

BROT-B

Settlement	Brotherton		
Site Location	Land at Pasture Lane, Brotherton		
Size (Ha)	1.59		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Vehicle maintenance garage and storage		
Surrounding Land Uses	Residential to East and South. Industrial water pools to West. Employment to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 61,990 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 24,047 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2 - 55%, FZ1 - 45%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BROT-B

2.12 Physical / Infrastructure constraints Major constraints exist - major electricity line over site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Record of bats within 50m and further bat record within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Current light industrial use with buildings. Site also includes rough grassland, scrub, woodland and part of adjacent waterbodies. Surrounding area likely to be important for foraging bats.	(-)
2.18 Overall Ecology Risk Rating Proximity to wetland areas and nearby SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - settling ponds	(o)

PLAN Selby Site Assessments

Site Ref

BROT-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Possible flood mitigation measures may add to costs. National grid guidelines concerning development around overhead lines may affect the viability of the site.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Brownfield site within the development limits. Majority of site lies within Flood Zone 2. Site within 500m of SINC and there is a major electricity line which runs through the site. The site has good accessibility by public transport, good access to employment and limited access to local services. Possible flood mitigation measures may add to costs. National grid guidelines concerning development around overhead lines may affect the viability of the site.

PLAN Selby Site Assessments

Site Ref

BROT-C

Settlement	Brotherton		
Site Location	Mill Farm, Old Great North Road, Brotherton		
Size (Ha)	1.13		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Caravan and vehicle storage		
Surrounding Land Uses	Residential to South. Highway to North/East/West. Industrial to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-13			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(+)
Good sub-regional accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(++)
A population of approx. 55,254 within 5km.			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(o)
No loss of agricultural land			
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	40
		% PDL	60
2.10 Flood Risk			(o)
FZ1 - 100%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BROT-C

2.12 Physical / Infrastructure constraints Major constraints exist - pylon on part of site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One record of bat within 500m. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site mostly used as business with hardstanding and a building (office). Site also has rough grassland with some boundary trees and hedges	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features, along with consultation with NE.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - settling ponds	(o)

PLAN Selby Site Assessments

Site Ref

BROT-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Sole Owner. MOT testing and Caravan testing on site. 6 months to relocate. Extant permission for expansion of existing business.

3.2 Site viability abnormal costs

Promoter states that the new business starter units are attractive to market. Large pylon on site restricts development to B uses.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Mixed greenfield/brownfield site located partially within the development limits in a landscape highly sensitive to development. The site has good sub-regional accessibility. Site within 500m of SINC and a pylon is located on part of the site. Promoter states that the new business starter units are attractive to market. Large pylon on site restricts development to B uses.

PLAN Selby Site Assessments

Site Ref

BROT-D

Settlement	Brotherton		
Site Location	Lyndale Caravan Park, School Croft, Brotherton		
Size (Ha)	0.35		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Caravan park		
Surrounding Land Uses	Residential to North/West. Footpath/Cemetery to South-East		
Application Reference	2013/1114/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 61,990 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 24,690 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 50 % PDL 50	
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BROT-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site currently used as a caravan park with good boundary trees and hedges.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - close to railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BROT-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The site has been appraised by an independent viability expert. The site is unviable. Scheme produces a land value of £8,917 (below benchmark of £100k).

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed greenfield/brownfield site located within the development limits. Site is in Flood Zone 1 and lies close to a railway line. The site has good accessibility by public transport, good access to employment and good access to local services. The site has residential permission, however appraisal by an independent viability expert judges it to be unviable. Scheme produces a land value of £8,917 (below benchmark of £100k).

PLAN Selby Site Assessments

Site Ref

BURN-A

Settlement	Burn		
Site Location	Burn Grange Farm, Doncaster Road, Burn		
Size (Ha)	6.17		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North/West/East. Civil engineering company to the East. Residential to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BURN-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BURN-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Mixed Use - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

BURN-B

Settlement	Burn		
Site Location	Land North of West Lane, Burn		
Size (Ha)	2.83		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field with a residential home		
Surrounding Land Uses	Agricultural land to the North/East/West. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BURN-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BURN-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BURN-C

Settlement	Burn		
Site Location	Land South of West Lane, Burn		
Size (Ha)	1.84		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the East/South. Farm/residential to the West/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BURN-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BURN-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BURN-D

Settlement	Burn		
Site Location	Land West of Main Street, Burn		
Size (Ha)	0.28		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Overgrown field		
Surrounding Land Uses	Residential to the South/East/West. Agricultural to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BURN-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BURN-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BURN-E

Settlement	Burn		
Site Location	Poplar House, Main Road, Burn		
Size (Ha)	0.29		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Overgrown field to South-West. Residential to East/South. Agricultural field to North		
Application Reference	2009/0950/REM	Permission Started	Yes

1. Does the site have a Significant Constraint? **Yes**

Significant Constraint Notes Secondary Village

2.1 HOUSING - Accessibility by public transport **N/A**

2.2 NON-HOUSING - Accessibility by public transport **N/A**

2.3 Proximity to Employment centre **N/A**

2.4 Proximity to the Road & Rail Network **N/A**

2.5 HOUSING - Accessibility by Cycling **N/A**

2.6 NON-HOUSING - Accessibility by Cycling **N/A**

2.7 HOUSING - Proximity to Key Services by foot **N/A**

2.8 Agricultural Land Classification **N/A**

2.9 Greenfield and Previously Developed Land **N/A**

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk **N/A**

2.11 SFRA Level 2

PLAN Selby Site Assessments

Site Ref

BURN-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BURN-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

BURN-F

Settlement	Burn		
Site Location	Burn Airfield		
Size (Ha)	143.00		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Burn Airfield. Runways and agricultural fields		
Surrounding Land Uses	Woodland and agricultural fields surrounding site. Rail track to East. Gypsy site to North. Residential to West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BURN-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BURN-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

BSAL-A

Settlement	Burton Salmon		
Site Location	Land at corner Beech Grove, Burton Salmon		
Size (Ha)	0.02		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential East/West/South. Agricultural fields to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BSAL-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BSAL-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BSAL-B

Settlement	Burton Salmon
Site Location	Land at Beech Grove, Burton Salmon
Size (Ha)	0.03
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Residential
Surrounding Land Uses	Residential East/West/South. Agricultural fields to North
Application Reference	N/A
Permission Started	N/A

1. Does the site have a Significant Constraint? **Yes**

Significant Constraint Notes Secondary Village & under 0.17ha in size (residential)

2.1 HOUSING - Accessibility by public transport	N/A
2.2 NON-HOUSING - Accessibility by public transport	N/A
2.3 Proximity to Employment centre	N/A
2.4 Proximity to the Road & Rail Network	N/A
2.5 HOUSING - Accessibility by Cycling	N/A
2.6 NON-HOUSING - Accessibility by Cycling	N/A
2.7 HOUSING - Proximity to Key Services by foot	N/A
2.8 Agricultural Land Classification	N/A
2.9 Greenfield and Previously Developed Land	N/A
GF / PDL / Mixed	N/A % GF N/A % PDL N/A
2.10 Flood Risk	N/A
2.11 SFRA Level 2	

PLAN Selby Site Assessments

Site Ref

BSAL-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BSAL-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

BYRM-A

Settlement	Byram		
Site Location	Land adjacent Primrose Dene, Byram		
Size (Ha)	1.77		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Overgrown field		
Surrounding Land Uses	Residential to North. Agriculture to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 57,651 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 18,995 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 20%, Grade 3 - 80%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BYRM-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is currently rough grassland with some trees and boundary hedges. Site could be important for reptiles.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of all the trees, scrub and grassland.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BYRM-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site outside, but adjacent to, development limits, within the Green Belt. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

BYRM-B

Settlement	Byram		
Site Location	Land South of Field View		
Size (Ha)	15.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North. Agriculture to East/South/West. Highway to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Part of site within FZ3b - reduce site by 4.5 ha.		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 57,651 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 18,995 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3b - 30%, FZ3a - 40%, FZ1 - 30%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BYRM-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable site with Marsh Drain along the east and south boundaries and also through the centre of the site. Some trees and hedges around the site boundary. Site is within 150m of the River Aire at the closest point.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the watercourses and consideration of effects upon the river corridor.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - adjacent to dual carriageway	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BYRM-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits, within the Green Belt. Part of the site lies within Flood Zone 3b, which significantly constrains the developable area of the site. The site has good accessibility by public transport, good access to employment and good access to local services.

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

BYRM-C

Settlement	Byram		
Site Location	Land North of Byram Park Road, Byram		
Size (Ha)	3.41		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Agriculture to North/East/South. Woodland to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 47,243 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 18,995 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BYRM-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One bat record within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with minimal boundary features. There is a group of trees on the southern boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and any boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BYRM-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The site is flat, drains well and would be easy and economical to develop. Given the character of the proximate residential development, the site is particularly suitable for relatively low cost housing and the landowners are confident that they would be able to deliver a significant number of affordable dwellings from the site.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits, within the Green Belt. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site within 500m of SINC and is within 800 metres of a WWTW. Viability studies indicate the site is particularly suitable for relatively low cost housing and the landowners are confident that they would be able to deliver a significant number of affordable dwellings from the site.

PLAN Selby Site Assessments

Site Ref

BYRM-D

Settlement	Byram		
Site Location	Land North of Sutton Lane, Byram		
Size (Ha)	7.86		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields and woodland		
Surrounding Land Uses	Residential to West, woodland to North/East. Agricultural fields to East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 47,243 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 18,995 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3 - 60%, Grade 2 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BYRM-D

2.12 Physical / Infrastructure constraints No known constraints - minor power line through site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site is part arable field and part broadleaved woodland (age unknown). Woodland has the potential to support a range of protected species including bats, badger, nesting birds. It may also contain mature trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the woodland and associated species. Consideration should be given to retaining the woodland and providing a buffer to prevent indirect effects.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BYRM-D

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits, within the Green Belt. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site is within 800 metres of a WWTW. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

BYRM-E

Settlement	Byram		
Site Location	Land West of Wood Lea, Byram		
Size (Ha)	0.12		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garages		
Surrounding Land Uses	Residential to East/South/West. Woodland to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

BYRM-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

BYRM-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

BYRM-F

Settlement	Byram		
Site Location	Land South of Byram Park Avenue, Byram		
Size (Ha)	0.60		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Woodland		
Surrounding Land Uses	Residential to North/West. Woodland to East and South		
Application Reference	2016/0831/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 47,243 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Knottingley. Approx. 18,995 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

BYRM-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site falls completely within an area of broadleaved woodland which may include mature trees and associated species.	(-)
2.18 Overall Ecology Risk Rating Potential loss of broadleaved woodland and indirect effects upon a wider area of woodland and associated species. Ecological appraisal will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

BYRM-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Site promoted by landowner and agent. Site being developed by the home group for affordable housing. No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. They have confirmed it is not their practice to let properties on sites where building is still in progress so all 29 units will effectively become available on 1st June 2018.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site within the development limits in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site was allocated in the SDLP and has planning permission which is currently being developed for affordable housing.

PLAN Selby Site Assessments

Site Ref

CAMB-A

Settlement	Camblesforth		
Site Location	Land adjacent to Parkwood farm, Selby Road, Camblesforth		
Size (Ha)	0.65		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural fields to North/South/West. Residential to East/North-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-B

Settlement	Camblesforth		
Site Location	Land at New Oak Farm, Camblesforth		
Size (Ha)	2.02		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farm buildings and agricultural fields		
Surrounding Land Uses	Agricultural to the South/East/North. Residential to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-C

Settlement	Camblesforth		
Site Location	Land North of Beech Grove, Camblesforth		
Size (Ha)	9.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North/West. Residential to the South/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-D

Settlement	Camblesforth
Site Location	Land East of Millfield Drive, Camblesforth
Size (Ha)	0.38
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Allotments
Surrounding Land Uses	Residential to North/South/East/West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

CAMB-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-E

Settlement	Camblesforth		
Site Location	Land South of Prospect Close, Camblesforth		
Size (Ha)	0.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Garages		
Surrounding Land Uses	Residential to North/East/South. Allotments to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-F

Settlement	Camblesforth		
Site Location	Land at Oaklands Close, Camblesforth		
Size (Ha)	0.09		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Garages		
Surrounding Land Uses	Residential to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-G

Settlement	Camblesforth		
Site Location	Land South of Mill Farm, Camblesforth		
Size (Ha)	2.05		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields and woodland		
Surrounding Land Uses	Residential to North/East. Agricultural to South. Primary School to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAMB-H

Settlement	Camblesforth		
Site Location	Camblesforth Hall, 1 Brigg Lane, Camblesforth		
Size (Ha)	0.58		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Derelict farm buildings		
Surrounding Land Uses	Residential to North-East. Agricultural fields to North/West. Camblesforth Hall to South		
Application Reference	2011/0032/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CAMB-H

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-H

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

CAMB-I

Settlement	Camblesforth
Site Location	Land North of A1041, Camblesforth
Size (Ha)	5.08
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Agricultural fields to North/East/West. Residential to South

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

CAMB-I

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CAMB-I

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CARL-A

Settlement	Carlton		
Site Location	Land North of cemetery, Station Road, Carlton		
Size (Ha)	2.91		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Church/cemetery to South Agriculture fields to the West/South/North. Primary School to East		
Application Reference	2014/1130/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,059 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,607 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 80%, Grade 3 - 20%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ1 - 90%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CARL-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some limited boundary hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CARL-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is partially within Flood Zone 3a but mostly within Flood Zone 1. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and good access to local services. Site has outline planning permission for residential use indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

CARL-B

Settlement	Carlton		
Site Location	Land between Low Street and Station Road, Carlton		
Size (Ha)	2.46		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields and allotments		
Surrounding Land Uses	Cemetery to East, residential to West/South/East. Agriculture fields to North		
Application Reference	2013/0031/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,059 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,607 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 75%, Grade 3 - 25%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 40%, FZ1 - 60%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CARL-B

2.12 Physical / Infrastructure constraints No known constraints - minor power line/telegraph pole on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes allotments and three linear pastures with boundary hedgerows and trees.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of all the trees and hedgerows	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CARL-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will adversely affect public open space - mitigation possible	(-)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site within the development limits. Large part of site is within Flood Zone 3a. Site within Groundwater Protection Zone 3. Development would result in the loss of recreation open space. The site has good accessibility by public transport, good access to employment and good access to local services. Site was allocated in the SDLP and has outline planning permission for residential use indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

CARL-C

Settlement	Carlton		
Site Location	Oddfellows Arms, High Street, Carlton		
Size (Ha)	0.12		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Public house and parking		
Surrounding Land Uses	Residential to West/North/East. Church to South. Wooded area to East.		
Application Reference	2013/0835/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,059 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,607 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CARL-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is a public house and car park. Building may support bats.	(+)
2.18 Overall Ecology Risk Rating There are no overriding constraints to prevent allocation. Building will require a bat survey if an application is made.	(++)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CARL-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Brownfield site within development limits in Flood Zone 1. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and good access to local services. Site has planning permission for residential use, indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

CARL-D

Settlement	Carlton		
Site Location	Land West of Low Street		
Size (Ha)	1.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland		
Surrounding Land Uses	Residential to East. Play area and strip of land in-between two parts of site. Agricultural fields to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,059 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,607 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CARL-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record of swift and one for bat within 500m, two further bat records within 1km. All other PS records are over 10 years old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Northern parcel is rough grassland adjacent to Mill Carrs watercourse - this may support water vole. Trees, scrub and hedgerow are also present around the site. Southern parcel is also directly adjacent to Mill Carrs watercourse and appears to be a series of small paddocks with trees and hedges. Watercourse corridor is likely to be an important corridor for bats linking to the woodland to the NW.	(-)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the watercourse and all the trees and hedgerows	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CARL-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site not promoted by land owner. Site put forward by the Council as it an allocated site in the 2005 Selby District Local Plan.

3.2 Site viability abnormal costs

The level of flood risk on this site may effect viability.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site within development limits. Site is in Flood Zone 3a and is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and good access to local services. Site within Groundwater Protection Zone 3. Site was allocated in the SDLP but has accessibility issues for the Northern part of site, which would require development of third party land to provide access to the site. The level of flood risk may affect viability.

PLAN Selby Site Assessments

Site Ref

CARL-F

Settlement	Carlton		
Site Location	Land North of cemetery, Station Road, Carlton		
Size (Ha)	3.83		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture land to West/North/East. Residential to South-East. Empty field/planning permission to South.		
Application Reference	2014/1129/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,059 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,607 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a- 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CARL-F

2.12 Physical / Infrastructure constraints Major constraints exist - major electricity line over site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some limited boundary hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and boundary features. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CARL-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 3a and there is a major electricity line which runs through the site. Site within Groundwater Protection Zone 3. The site has good accessibility by public transport, good access to employment and good access to local services. Site has outline residential planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

CATT-A

Settlement	Catterton		
Site Location	Land West of Moor Lane, Catterton		
Size (Ha)	0.80		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the West, South North. Farm to the East and agricultural beyond		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CATT-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CATT-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CATT-B

Settlement	Catterton		
Site Location	Beck Farm, Moor Lane, Catterton		
Size (Ha)	0.07		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the West, South North. Farm to the East and agricultural beyond		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CATT-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CATT-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CATT-C

Settlement	Catterton		
Site Location	Land East of Moor Lane, Catterton		
Size (Ha)	1.46		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the West, South North. Farm to the East and agricultural beyond		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CATT-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CATT-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CAWD-A

Settlement	Cawood		
Site Location	Land between Ryther Road and the Cemetery, Cawood		
Size (Ha)	0.79		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural land and greenhouses		
Surrounding Land Uses	Agriculture to North/South. Residential to South-East. Cemetery to South-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,634 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,428 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 60%, FZ2 - 10%, FZ1 - 30%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record for bat and one for swift within 500m, records of smooth newt, great crested newt and Tansy Beetle within 1km. All other PS records are over 10 yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises greenhouses, arable land and sheds with some boundary planting. Site is within 250m of the River Ouse. This is an area known to support GCN and other amphibians - any local ponds will need to be assessed.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the buildings, trees, hedgerows and any waterbodies within 500m for amphibians - also consideration of indirect impacts upon the river corridor.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site promoter states that the site is viable under the current affordable housing policy. The building to the main road are bungalows and if bungalows were required on the site where it adjoins the existing bungalows it may affect viability by reducing the affordable delivery to 35% [i.e. reducing the provision from 11 units to 10].

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Majority of site is Flood Zone 3a and is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site promoter indicates site is viable, though if the requirement is for bungalows, to fit in with adjoining bungalows, affordable delivery will be reduced to 35%.

PLAN Selby Site Assessments

Site Ref

CAWD-B

Settlement	Cawood		
Site Location	Land adjacent to New House, Wistowgate, Cawood		
Size (Ha)	1.21		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West/East/South. Agriculture to North/South-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,058 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,525 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 60%, FZ2 - 40%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-B

2.12 Physical / Infrastructure constraints Major constraints exist - within 280m outer buffer of Pannal to Cawood gas pipeline	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift, common toad, Tansy beetle, smooth newt, bat, common frog and great crested newt within 1km of the site. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site consists of an arable field with boundary hedgerows and trees, a field drain to the NE boundary and a number of waterbodies/ponds within 500m	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the watercourse, trees, hedgerows and any waterbodies within 500m for amphibians.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits. Majority of site is Flood Zone 3a and it is within 280m outer buffer of the Pannal to Cawood gas pipeline. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CAWD-C

Settlement	Cawood		
Site Location	Land adjacent to Lincroft House, Wistowgate, Cawood		
Size (Ha)	2.43		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/West. Agriculture to South-West/South/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,058 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,525 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-C

2.12 Physical / Infrastructure constraints Major constraints which are difficult to mitigate - Pannal to Cawood gas pipeline inner buffer	(--)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record for swift, common toad, Tansy beetle, smooth newt, bat and great crested newt within 1km of the site. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site consists of an arable field with boundary hedgerows and trees, a field drain to the south boundary and a number of waterbodies/ponds within 500m	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the watercourse, trees, hedgerows and any waterbodies within 500m for amphibians.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits. Site is in Flood Zone 2 and is within 80m inner buffer of Panel to Cawood gas pipeline. Small part of site is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CAWD-D

Settlement	Cawood		
Site Location	Land off Castle Close, Cawood		
Size (Ha)	2.09		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to West/South/North. Residential to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,634 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,428 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 60%, FZ2 - 20%, FZ1 - 20%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-D

2.12 Physical / Infrastructure constraints Major constraints exist - within 280m outer buffer of Pannal to Cawood gas pipeline	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record for swift, common toad, Tansy beetle, smooth newt, bat, common frog and great crested newt within 500m of the site. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site lies within 150m of Bishop Dyke. The site consists of part of two improved grassland fields with boundary hedges and trees. Field drains are present to the west. Several ponds lie within 500m of the site of which some are known to support great crested newt and other amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, hedgerows and all waterbodies within 500m for amphibians.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use. Access point owned by Selby District Council.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Majority of site is Flood Zone 3a and it is within 280m outer buffer of the Pannal to Cawood gas pipeline. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CAWD-E

Settlement	Cawood		
Site Location	Land between 61 and Wistowgate House, Wistowgate, Cawood		
Size (Ha)	0.68		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West/East/South. Agriculture to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,058 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,525 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-E

2.12 Physical / Infrastructure constraints No known constraints - minor power line on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record for swift, common toad, Tansy beetle, smooth newt, common frog and great crested newt within 500m of the site. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site consists of an arable field with some boundary hedgerows and trees and a number of waterbodies/ponds within 500m	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the watercourse, trees, hedgerows and any waterbodies within 500m for amphibians.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 2 and is within 500m of a SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CAWD-F

Settlement	Cawood		
Site Location	Land South of Fostergate, Cawood		
Size (Ha)	2.89		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/East. Agricultural fields to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,634 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,428 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ2 - 2%, FZ1 - 93%.			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One bat record within 50m of the site, one record for swift, common toad, Tansy beetle, smooth newt, common frog and great crested newt within 500m of the site. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site lies within 150m of Bishop Dyke. The site consists of part of two improved grassland fields with boundary and internal hedges and trees. Field drains are present to the north Several ponds lie within 500m of the site of which some are known to support great crested newt and other amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, hedgerows and all waterbodies within 500m for amphibians.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Small part of site within Flood Zone 3a, but mostly within Flood Zone 1. Site is within 500m of a SINC. No suitable means of access can be created for the site. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site is viable at this time. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CAWD-G

Settlement	Cawood		
Site Location	Cawood Methodist Church, Sherburn Street, Cawood		
Size (Ha)	0.09		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Church building and land to rear		
Surrounding Land Uses	Residential to North/East/South/West		
Application Reference	2014/0621/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,634 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,428 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	50
		% PDL	50
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises a church with other buildings and hardstanding to the rear. Site also includes some hedges and scrub. Buildings may have potential to support bats.	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the buildings for bats and checking the site for suitable amphibian terrestrial habitat.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed greenfield/brownfield site within development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site has planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

CAWD-H

Settlement	Cawood		
Site Location	Land off Castle Close, Cawood		
Size (Ha)	1.38		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to West/North/East/South. Residential to South-East		
Application Reference	2015/0518/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,634 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,428 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 30%, FZ2 - 20%, FZ1 - 50%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CAWD-H

2.12 Physical / Infrastructure constraints Major constraints exist - within 270m middle zone buffer of Pannal to Cawood Gas Pipeline	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC - however this is adjacent to CAWD D and as such records are assumed to be the same.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site lies within 150m of Bishop Dyke. The site consists of part of an improved grassland field with boundary hedges and trees. Field drains are present to the west. Several ponds lie within 500m of the site of which some are known to support great crested newt and other amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, hedgerows and all waterbodies within 500m for amphibians.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CAWD-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The site has applied for a section 106 renegotiation (2016/0492/MLA), which is currently being determined. The original developer has pulled out. A new developer has shown interest, subject to the s106 renegotiation being successfully determined.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Part of site is within Flood Zone 3a and it lies within 270m middle zone buffer of Pannal to Cawood Gas Pipeline. Site within 500m of SINC. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site has outline residential permission though the original developer has pulled out. A new developer has shown interest, subject to the s106 renegotiation being successfully determined.

PLAN Selby Site Assessments

Site Ref

CHAD-A

Settlement	Chaddlesey		
Site Location	Land South of Millfield, Chapel Haddlesey		
Size (Ha)	1.10		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural fields to South/East. Residential/agricultural to North-West. Farm buildings to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CHAD-A

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

CHAD-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CHAD-B

Settlement	Chaddlesey		
Site Location	Land West of Millfield, Chapel Haddlesey		
Size (Ha)	1.39		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural land		
Surrounding Land Uses	Agricultural land to the South , West, North and residential/farmland to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CHAD-B

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

CHAD-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CHAD-C

Settlement	Chaddlesey		
Site Location	Land East of Millfield Road, Chapel Haddlesey		
Size (Ha)	0.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Unused field		
Surrounding Land Uses	Agricultural land to the West, East North. Farmland to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CHAD-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CHAD-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CFEN-A

Settlement	Church Fenton		
Site Location	Land North of Gate Bridge, Main Street, Church Fenton		
Size (Ha)	1.52		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Greenfield land - unused - overgrown field		
Surrounding Land Uses	Greenfield / agricultural use on all sides.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,246 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records for swift and common spotted orchid within 500m of the site, also three additional bat records within 1km of site. All other records are over 10 yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site lies directly adjacent to Carr Dike and also has several ponds within 200m of the site. Whilst not recorded with NEYEDC there are known populations of great crested newt and other amphibians. The site itself is pasture with boundary hedges, trees and scrub.	(-)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the trees, hedgerows, Carr Dike and all waterbodies within 500m for amphibians.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs. House builders have made informal enquiries.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 2, is within a strategic countryside gap and is also within 500m of a SINC. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs. Informal enquiries have been received from developers.

PLAN Selby Site Assessments

Site Ref

CFEN-C

Settlement	Church Fenton		
Site Location	Land East of Church Street, Church Fenton		
Size (Ha)	7.75		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the North and West, church to the West. Open farmland to the East and South.		
Application Reference	2015/0615/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,479 jobs within 8km			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 95%, Grade 3 - 5%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 20%, FZ1 - 80%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-C

2.12 Physical / Infrastructure constraints No known constraints - minor power lines on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of the site lies direct adjacent to Carr Dike, the site itself is a large arable field with field margins, hedgerows and tress. There are several ponds within 150m of the site and whilst records are not available from NEYEDC, there are known populations of great crested newt and other amphibians within the area.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of Carr Dike, waterbodies for amphibians, trees and boundary features. Large site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use

Extant planning permission/Two landowners/No impact on availability from existing land use

3.2 Site viability abnormal costs

Appraised by an independent viability expert. Scheme makes a surplus (generating a residual land value of £366,678 per net acre)

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Part of site is within Flood Zone 2. Site is within 500m of a SINC and is adjacent to several listed buildings. The site has good accessibility by public transport, good access to employment and good access to local services. Site has an outline planning permission and appraisals from independent viability experts indicate the scheme to be financially viable.

PLAN Selby Site Assessments

Site Ref

CFEN-D

Settlement	Church Fenton		
Site Location	Land South of Sandwath Drive, Church Fenton		
Size (Ha)	0.45		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Drain runs along Southern boundary. Railway to the East. Residential to the South, West and North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,887 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3 - 95%, Grade 2 - 5%			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-D

2.12 Physical / Infrastructure constraints No known constraints - telegraph pole in middle of site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 500m. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site currently used for horse grazing and outdoor menage. There are also some trees and boundary hedge.	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the grassland, trees and hedgerows.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - site abuts railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - railway line and works	(o)

PLAN Selby Site Assessments

Site Ref

CFEN-D

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits in the green belt. Site is in Flood Zone 1. Site has potential negative amenity impact from bordering railway line. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

CFEN-E

Settlement	Church Fenton		
Site Location	Land South of Hall Lane, Church Fenton		
Size (Ha)	0.11		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Agricultural land to the West, South residential to the East and North beyond gardens		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CFEN-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFEN-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

CFEN-F

Settlement	Church Fenton		
Site Location	Land rear of Kirk Fenton Primary School, Church Fenton		
Size (Ha)	0.79		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Overgrown field		
Surrounding Land Uses	Residential to South/East. Primary School to West. Agricultural fields to North		
Application Reference	2015/0760/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,479 jobs within 8km			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Pasture surrounded by scrub, trees and hedgerows. There is an old moat feature to the north that appears to hold water and several ponds in close proximity to the site that may support amphibians including great crested newt.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of waterbodies for amphibians, trees and boundary features. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site partly within, but mostly outside and adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site has an outline planning permission for residential development. Engagement with site promoters has shown no viability issues. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

CFEN-G

Settlement	Church Fenton		
Site Location	Land South of Common Lane, Church Fenton		
Size (Ha)	0.82		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Un-used field		
Surrounding Land Uses	Church Fenton Hall to South. Residential to East/North/ West. Train station and bridge to North-West		
Application Reference	2016/0457/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,887 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3 - 90%, Grade 2 - 10%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of swift within 50m. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Pasture with some boundary features - ponds exist within the local area that may support amphibians including great crested newt.	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the boundary features including checking the site for suitable amphibian terrestrial habitat.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-G

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site has an outline planning permission for residential. Engagement with site promoters has shown no viability issues. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

CFEN-H

Settlement	Church Fenton		
Site Location	Land North of Station Road, Church Fenton		
Size (Ha)	7.75		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Railway track to West. Agricultural fields to North/East. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,887 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 2%, FZ1 - 98%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 500m and one record for common spotted orchid within 1km. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable site with minimal boundary features - ponds within the local area may have potential to support amphibians.	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the boundary features including checking the site for suitable amphibian terrestrial habitat.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - site lies adjacent to the railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - railway line	(o)

PLAN Selby Site Assessments

Site Ref

CFEN-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site has potential negative amenity impact from bordering railway line. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CFEN-I

Settlement	Church Fenton		
Site Location	Land West of Northfield Lane, Church Fenton		
Size (Ha)	1.74		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Arable farmland to the North and West, existing residential to the East and South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,479 jobs within 8km			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of swift within 500m and records for bat and common spotted orchid within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with minimal boundary features. Site includes a domestic dwelling and associated garden. To the southwest of the site is the old moat feature with standing water, trees and scrub. There is also a pond. These waterbodies may support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of waterbodies for amphibians, trees and boundary features. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

CFEN-J

Settlement	Church Fenton		
Site Location	Land West of Busk lane, Church Fenton		
Size (Ha)	0.55		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Sports pitches to North/West. Residential to East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,246 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records for swift, common spotted orchid and bat within 500m, further bat records within 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site has domestic dwelling with associated gardens that may support bats, amphibians (if ponds present).	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the buildings for bats and checking the site for suitable amphibian terrestrial habitat.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site is viable at this time.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services. Site is within 500m of a SINC as well as being in a strategic countryside gap. Site is viable at this time.

PLAN Selby Site Assessments

Site Ref

CFEN-K

Settlement	Church Fenton		
Site Location	Land at Mountain Ash, Sandwath Lane		
Size (Ha)	2.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm buildings and land		
Surrounding Land Uses	Agricultural land to the North and West. Existing residential to the East and South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,887 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ2 - 70%, FZ1 - 30%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-K

2.12 Physical / Infrastructure constraints Major constraints exist - part of the site is impacted by proposed HS2 route	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 500m. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises rough grassland with possible scrapes/ponds and a watercourse on the east boundary which could be important for water vole. Managed by a wildlife charity it has the potential to support a range of species. A domestic dwelling is also included.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the site habitats, waterbodies for amphibians, trees and boundary features. Site with opportunities for further biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-K

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits, in the green belt. Site is predominantly in Flood Zone 2 and will be negatively impacted by the proposed HS2 route. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CFEN-L

Settlement	Church Fenton		
Site Location	Land South of Sandwath Farm		
Size (Ha)	2.34		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to North/East/South/West. Residential to South-West. Farm buildings to North-west		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CFEN-L

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFEN-L

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

CFEN-M

Settlement	Church Fenton		
Site Location	Land North of Sandwath Drive		
Size (Ha)	3.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland		
Surrounding Land Uses	Railway line to the East, Residential to the South, Agricultural / grazing land to the West and North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,887 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2 - 90%, Grade 3 - 10%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 20%, FZ1 - 80%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-M

2.12 Physical / Infrastructure constraints Major constraints exist - part of the site is impacted by proposed HS2 route	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 500m. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Old tip site with ponds known to support amphibians including great crested newt. Watercourse on the west boundary may support water vole and habitats on site include rough grassland, trees and scrub.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the watercourse, site habitats for amphibians and boundary features. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - site lies adjacent to the railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - railway line	(o)

PLAN Selby Site Assessments

Site Ref

CFEN-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits, in the green belt. Site is predominantly in Flood Zone 2 and will be negatively impacted by the proposed HS2 route. Site has potential negative amenity impact from bordering railway line. The site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

CFEN-N

Settlement	Church Fenton		
Site Location	Land West of Sandwath Lane, Church Fenton		
Size (Ha)	0.15		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Woodland		
Surrounding Land Uses	Lake to the West agricultural land to the South and North, unused field to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CFEN-N

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFEN-N

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

CFEN-O

Settlement	Church Fenton		
Site Location	Land North of Main Street, Church Fenton		
Size (Ha)	0.50		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural to North and East and residential to South and West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,246 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 40%, FZ1 - 60%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-O

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records for swift and common spotted orchid within 500m of the site, also three additional bat records within 1km of site. All other records are over 10 yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small part of an arable field with minimal boundary features - ponds and watercourses in the surrounding area..	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the boundary features including checking the site for suitable amphibian terrestrial habitat.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-O

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape area highly sensitive to development. Part of site is in Flood Zone 2. Site is within a strategic countryside gap and is also within 500m of a SINC. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

CFEN-P

Settlement	Church Fenton		
Site Location	Land West of Sandwath Lane, Church Fenton		
Size (Ha)	3.39		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Fishing lake to the North, residential to the East and agriculture to the West and South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,887 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3 - 75%, Grade 2 - 15%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 95%, FZ1 - 5%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-P

2.12 Physical / Infrastructure constraints Major constraints which are difficult to mitigate - site is impacted by proposed HS2 route	(--)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 500m. All other records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site itself comprises intensive agricultural land with minimal hedges and trees. However, Sandwath lake is present to the north (unknown water quality, surrounded by broadleaved woodland) and there are field drains to the south and east that could support water vole.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the watercourse, site habitats for amphibians and boundary features. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-P

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits, in the green belt. Site is in Flood Zone 2 and will be negatively impacted by the proposed HS2 route. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

CFEN-Q

Settlement	Church Fenton		
Site Location	Land adjacent to Station Mews, Church Fenton		
Size (Ha)	0.17		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural land to the North and West and residential to the East and South.		
Application Reference	2016/0505/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,648 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 6,899 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CFEN-Q

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small improved pasture with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no overriding ecological constraints to prevent allocation. However, consideration to potential ecological features will need to be made including an ecological appraisal of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

CFEN-Q

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Site has planning permission. No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has outline planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

CFAB-A

Settlement	Church Fenton Airbase		
Site Location	RAF Church Fenton, Church Fenton (Ulleskelf Parish)		
Size (Ha)	181.41		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Airbase		
Surrounding Land Uses	Agricultural fields to North/East/South/West. Residential to West		
Application Reference	Temporary permissions	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area.		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CFAB-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFAB-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold. Site has temporary planning permission.

PLAN Selby Site Assessments

Site Ref

CFAB-B

Settlement	Church Fenton Airbase		
Site Location	Church Fenton Airbase, Church Fenton (Ulleskelf Parish)		
Size (Ha)	5.32		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Airbase		
Surrounding Land Uses	Residential to the West, Leeds East Airport, various buildings to the North and South		
Application Reference	2013/0811/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CFAB-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFAB-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

CFAB-C

Settlement	Church Fenton Airbase		
Site Location	RAF Church Fenton, Busk Lane, Church Fenton		
Size (Ha)	3.14		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Unused greenfield		
Surrounding Land Uses	Agricultural land to the West, South, airstrip to the East and Yorkshire electric to the North		
Application Reference	2015/0318/FUL	Permission Started	No

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

CFAB-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFAB-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

CFAB-D

Settlement	Church Fenton Airbase		
Site Location	Dorts Crescent, Church Fenton		
Size (Ha)	0.41		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Ulla Grange and greenfield		
Surrounding Land Uses	Residential to the North, West, air force base to the South and East		
Application Reference	2016/0177/REM	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CFAB-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CFAB-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

CLIF-A

Settlement	Cliffe		
Site Location	Land West of York Road, Cliffe		
Size (Ha)	0.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farmland		
Surrounding Land Uses	Agricultural land to the West, residential to the East and South. Residential/agricultural to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-B

Settlement	Cliffe		
Site Location	Land at Bon Accord Farm, Cliffe		
Size (Ha)	0.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farmland		
Surrounding Land Uses	Agricultural land to the East-West, residential to the South. Agricultural land to the North beyond the A63 with some residential		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-C

Settlement	Cliffe		
Site Location	Land East of York Road, Cliffe		
Size (Ha)	2.87		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to the South, agricultural to the North and East. Farmland to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-D

Settlement	Cliffe		
Site Location	Land off Fenwick Lane, Cliffe		
Size (Ha)	0.19		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farm buildings		
Surrounding Land Uses	Farmland to the West agricultural to the North and East and some residential/agricultural to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-E

Settlement	Cliffe		
Site Location	Whitemoor Business Park, Cliffe Common, Cliffe		
Size (Ha)	27.00		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Business park surrounded by fields		
Surrounding Land Uses	Roads to North and West. Agriculture land to North/South/East/West. Pig farm to North East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

CLIF-F

Settlement	Cliffe		
Site Location	Land South of Station Lane, Cliffe		
Size (Ha)	0.42		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural land to the South residential to the West railway line to the North and residential beyond. Agricultural land to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-G

Settlement	Cliffe		
Site Location	Land South of Turnham Lane, Cliffe		
Size (Ha)	0.82		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural land to the South and North. Farm buildings to the East and West, agricultural land beyond		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-H

Settlement	Cliffe		
Site Location	Land North of Hull Road		
Size (Ha)	3.31		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural land to the West, East and South. Barns to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-H

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-H

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-J

Settlement	Cliffe		
Site Location	Collins Coaches, Cliffe Service Station, York Road, Cliffe		
Size (Ha)	0.19		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Derelict farm buildings		
Surrounding Land Uses	Agricultural land to the East and South. Train line to the North with residential housing beyond and some residential to the West		
Application Reference	2014/0279/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-J

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-J

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

CLIF-M

Settlement	Cliffe		
Site Location	Cliffe Common, Cliffe		
Size (Ha)	2.11		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Employment buildings		
Surrounding Land Uses	Agricultural uses to the North, East and South. Employment uses to the West and SW.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-2			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 14,252 within 5km			(+)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	Mixed	% GF 30	% PDL 70
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

CLIF-M

2.12 Physical / Infrastructure constraints Major constraints which are difficult to mitigate - within Cawood to Susworth Gas Pipeline 80m buffer	(--)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Existing employment site with industrial buildings of various construction & age. Habitats on site include scrub, young woodland, hedgerows - part of which is along the old dismantled railway line.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees, grassland and boundary features - any associated species. There will also be a need to consult with NE>	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - railway track	(-)

PLAN Selby Site Assessments

Site Ref

CLIF-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Parts of site occupied by existing uses, other areas vacant greenfield land

3.2 Site viability abnormal costs

Site for specific occupier - remainder of site only likely to be available for expansion of existing businesses. Likely to be economically viable - site for specific occupier. No evidence of market activity. Potentially significant development constraints - contamination

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Other sites are considered to be more sustainable in this Functional Economic Area.

PLAN Selby Site Assessments

Site Ref

CLIF-N

Settlement	Cliffe		
Site Location	Land South of Turnham Lane, Cliffe		
Size (Ha)	0.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, West, South and residential to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-N

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-N

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

CLIF-O

Settlement	Cliffe		
Site Location	Land North of Cliffe Primary School, Main Street, Cliffe		
Size (Ha)	3.03		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to West, school to South and residential to East and North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

CLIF-O

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

CLIF-O

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

COLT-A

Settlement	Colton		
Site Location	Land North of Main Street, Colton		
Size (Ha)	1.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North/East and residential to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

COLT-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

COLT-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

DRAX-A

Settlement	Drax
Site Location	Land South of Main Road, Drax
Size (Ha)	4.40
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Agricultural land to the North, South, East and West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

DRAX-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

DRAX-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

DRAX-B

Settlement	Drax		
Site Location	Land adjacent Read School, Drax		
Size (Ha)	0.69		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Playing Fields		
Surrounding Land Uses	Residential/school		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

DRAX-B

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

DRAX-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

DRAX-C

Settlement	Drax		
Site Location	Adamson House, 8 Main Road		
Size (Ha)	0.71		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential/field		
Application Reference	2016/0401/REM	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

DRAX-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

DRAX-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

EGGB-B

Settlement	Eggborough		
Site Location	Land at Selby Road/Low Eggborough Road/A19, Eggborough		
Size (Ha)	5.28		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential and derelict farm buildings		
Surrounding Land Uses	Residential to North/East. Factory to South-East. Agricultural fields to South. Woodland to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,145 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,494 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 80%, Grade 3 - 20%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	98
		% PDL	2
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Series of pasture fields with boundary and internal hedgerows and trees. There are field drains along the SE boundary and within the centre of the site. There are waterbodies outside the site within 150m that will need to be assessed for amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the site habitats, waterbodies for amphibians, trees and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to A19 and close to railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. Multiple landowners being promoted by all owners to bring the site forward as a single scheme. No impact on availability from existing land use. The land is currently available but the submission of a planning application is held up because of a perceived ransom situation. On the adjoining development the two cul-de-sacs were stopped short of the current landowner's boundary. Terms need to be agreed relative to the grant of access. The agent anticipates that it will be 9 – 12 months before a planning application is made.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Multiple landowners. The land is currently available but the submission of a planning application is held up because of a perceived ransom situation involving the adjoining development. Terms need to be agreed and agents anticipate it will take 9 – 12 months before an application can be submitted.

PLAN Selby Site Assessments

Site Ref

EGGB-C

Settlement	Eggborough		
Site Location	Land East of Selby Road, Eggborough		
Size (Ha)	2.50		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Two sides of the site neighbour residential properties. EGGB-F on the West side and greenfield land to the North.		
Application Reference	2015/0356/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,296 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,994 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural field with limited boundary features. However there is a mature tree within the field that will need assessment for its value.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the mature tree and any boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site previously under option to developer. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site previously under option to developer and has an extant planning permission, indicating that the site is economically viable to the housing market

PLAN Selby Site Assessments

Site Ref

EGGB-D

Settlement	Eggborough		
Site Location	Land West of Kellington Lane, Eggborough		
Size (Ha)	16.50		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	The East side of the site is residential. South-East corner of the site is industrial, West agricultural		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,272 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,494 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3 -90%, Grade 2 - 10%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Series of large arable fields with some boundary features and a field drain.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and field drain. Large site with opportunities for biodiversity enhancements.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Promoter states that the site is viable at this time. Site previously under option to developer. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Promoter states that the site is viable at this time. Site previously under option to developer. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

EGGB-E

Settlement	Eggborough		
Site Location	Land East of High Eggborough Lane, Eggborough		
Size (Ha)	1.43		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland with building		
Surrounding Land Uses	Residential to North/South/West. A19 and railway line to East, with agriculture land beyond that		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,296 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,994 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of rough grassland and scrub with good boundary hedges and a field drain to the northern boundary of the site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and field drain.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to two A roads and their junction & close to railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Enquiries received from developers. Site appraised by an independent viability expert. Scheme viable if affordable housing reduced to zero. Application for housing submitted (2016/0875/FUL) and currently being determined.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site appraised by an independent viability expert. Scheme viable if affordable housing reduced to zero.

PLAN Selby Site Assessments

Site Ref

EGGB-F

Settlement	Eggborough		
Site Location	Land North of Stuart Grove, Eggborough		
Size (Ha)	5.08		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Overgrown field		
Surrounding Land Uses	Residential to South. Agriculture fields to North/East/West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,296 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,994 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural field with boundary hedges and trees. There is a field drain on the western boundary. There is a section of young plantation woodland to the north of the site.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the woodland, boundary features and field drain.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

EGGB-G

Settlement	Eggborough		
Site Location	and at Westfield Avenue Garages B, Eggborough		
Size (Ha)	0.21		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garages/Open space		
Surrounding Land Uses	Residential on all sides		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,272 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,494 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	30
		% PDL	70
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of garages within a domestic cul de sac	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, buildings on site should be checked for nesting birds/bats.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mixed brownfield/greenfield site located within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

EGGB-H

Settlement	Eggborough		
Site Location	Land West of Westfield Road, Garages A, Eggborough		
Size (Ha)	0.17		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garages/Open space		
Surrounding Land Uses	Site is surrounded by residential properties.		
Application Reference	2015/1240/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,272 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,494 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	40
		% PDL	60
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of garages within a domestic cul de sac	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, buildings on site should be checked for nesting birds/bats.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner (SDC)/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed brownfield/greenfield site located within the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant residential planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

EGGB-I

Settlement	Eggborough		
Site Location	Land North of Westfield Avenue Garages C, Eggborough		
Size (Ha)	0.10		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Residential North/South/East and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

EGGB-I

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

EGGB-I

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

EGGB-J

Settlement	Eggborough		
Site Location	Land East of Kellington Lane Garages D, Eggborough		
Size (Ha)	0.14		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garages/Open space		
Surrounding Land Uses	Residential to North/East/West. Play area to South		
Application Reference	2015/1237/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,272 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,494 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	Mixed	% GF 50 % PDL 50	
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of garages within a domestic cul de sac	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, buildings on site should be checked for nesting birds/bats.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner (SDC)/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed brownfield/greenfield site located within development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant residential planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

EGGB-K

Settlement	Eggborough		
Site Location	Land at Tranmore Lane, Eggborough		
Size (Ha)	5.32		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Industrial/employment sites to West/South/East. Recreation green space to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

EGGB-K

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

EGGB-K

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

EGGB-L

Settlement	Eggborough		
Site Location	Teasle Hall Farm		
Size (Ha)	17.02		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Mostly agriculture field. In the middle of the site sits Teasle Hall		
Surrounding Land Uses	Residential to East Agricultural fields to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,514 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,494 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-L

2.12 Physical / Infrastructure constraints Major constraints exist - pylon located on small part of site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for swift within 1km of the site. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Series of arable fields with field drains to the north and a mix of boundary hedges and trees. Teasel Hall is within the site and appears to consist of a number of buildings - domestic and agricultural, domestic curtilage and tree planting.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of the buildings, the field drains, site habitats for protected species and boundary features. Large site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, the development limits. Site is in Flood Zone 1. Development is constrained by a pylon which occupies part of the site. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

EGGB-M

Settlement	Eggborough		
Site Location	Headland Electrics, Water Lane		
Size (Ha)	0.18		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Disused field		
Surrounding Land Uses	Residential to East/South/West. Telephone exchange to South. Pub and car showroom to North		
Application Reference	2015/1325/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,296 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,419 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	60
		% PDL	40
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Piece of amenity grassland with some scrub/trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed brownfield/greenfield site located within development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant residential planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

EGGB-N

Settlement	Eggborough		
Site Location	Euro Auctions Ltd, Roall Lane, Kellington		
Size (Ha)	28.80		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural land		
Surrounding Land Uses	Farm buildings to North. Golf course to East. Employment buildings to South. Agricultural fields to South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

EGGB-N

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

EGGB-N

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

EGGB-O

Settlement	Eggborough		
Site Location	Northside Industrial Estate, Selby Road, Eggborough		
Size (Ha)	0.74		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Greenfield site close to industrial uses		
Surrounding Land Uses	Industrial estate to West/South. Agricultural fields to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-11			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(++)
Good national accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 7,010 within 5km.			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 3 - 85%, Grade 2 - 15%			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(o)
FZ1 - 100%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-O

2.12 Physical / Infrastructure constraints

(o)

No known constraints

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

(-)

The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

(o)

Unlikely to propose a risk to protected sites

2.15 Impact on Local or Regional Wildlife Site

(++)

More than 500m from a local or regional wildlife site

2.16 Impact Protected Species

(+)

All PS records are over 10yrs old.

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

(+)

Improved grassland adjacent to the A19 and existing industrial estate.

2.18 Overall Ecology Risk Rating

(+)

There is no over-riding ecological constraints to prevent allocation.

2.19 Heritage Assets

(o)

Development would not impact a heritage asset or its setting

2.20 Strategic Countryside Gaps

(o)

Development does not occur in the SCG

2.21 Landscape Capacity

(+)

Within the settlement

2.22 Physical Point of Access

(+)

Existing access into the site that is either adequate or requires upgrade works

2.23 Amenity Impact

(o)

Compatible with nearby land uses

2.24 Groundwater

(+)

Site not within a Groundwater Protection Zone

2.25 Contamination

(o)

Site is adjacent to potentially contaminated land - industrial uses

PLAN Selby Site Assessments

Site Ref

EGGB-O

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not proposed for housing	N/A

3.1 Availability considerations impact of active use

Site not promoted by land owner. Site put forward by the Council as it an allocated site in the 2005 Selby District Local Plan.

3.2 Site viability abnormal costs

Site not marketed. No viability assessment undertaken.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site located within development limits. Site is in Flood Zone 1. The site has good national accessibility. Site was allocated in the 2005 SDLP.

PLAN Selby Site Assessments

Site Ref

EGGB-P

Settlement	Eggborough		
Site Location	Selby Road (North), Eggborough		
Size (Ha)	1.65		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Industrial		
Surrounding Land Uses	Employment buildings to North/East. Recreation space to North-East. Agricultural fields to West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-18			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(++)
Good national accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 6,938 within 5km.			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(o)
No loss of agricultural land			
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk			(o)
FZ1 - 100%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-P

2.12 Physical / Infrastructure constraints Major constraints exist - pylons across lower portion of site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Only 3 bat records within 1km, over 10 years old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Industrial and warehousing buildings present on Site , half of Site looks recently cleared.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - industrial uses	(o)

PLAN Selby Site Assessments

Site Ref

EGGB-P

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Vacant greenfield land. Existing business park; some marketing on site boundary but unclear if relates to surplus land, part of site being marketed by AWS

3.2 Site viability abnormal costs

Site is likely to be attractive to the market given proximity to existing industrial uses. Likely to be economically viable.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Brownfield site located within development limits. Site is in Flood Zone 1. The site has good national accessibility. Development is constrained by a pylon which occupies part of the site. Site was allocated in the 2005 SDLP and is likely to be attractive to the market given proximity to existing industrial uses.

PLAN Selby Site Assessments

Site Ref

EGGB-Q

Settlement	Eggborough		
Site Location	Saint Gobain / Celotex, Eggborough		
Size (Ha)	29.10		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Industrial		
Surrounding Land Uses	Industrial/residential/greenfield land to West. Eggborough Power Station/greenfield land to North. Agricultural fields to East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

EGGB-Q

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

EGGB-Q

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

EGGB-R

Settlement	Eggborough		
Site Location	Eggborough Power Station, Eggborough		
Size (Ha)	118.40		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Power Station		
Surrounding Land Uses	Predominately agricultural uses with industrial to the West and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

EGGB-R

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

EGGB-R

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

EGGB-S

Settlement	Eggborough		
Site Location	Weeland Road, Eggborough		
Size (Ha)	1.40		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural - crops		
Surrounding Land Uses	Predominantly agriculture with residential to the South and Teasle Hall to the North		
Application Reference	2016/0124/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,012 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,429 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

EGGB-S

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some boundary features and drain to the eastern boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and field drain.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

EGGB-S

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner, who states that there is an interested party ready to sign contracts to develop the site. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. The landowner states that there is an interested party ready to sign contracts to develop the site.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, the development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, reasonable access to employment and good access to local services. Site has an extant planning permission and engagement with site promoters has shown no viability issues. The landowner states that there is an interested party ready to sign contracts to develop the site.

PLAN Selby Site Assessments

Site Ref

ESCK-A

Settlement	Escrick		
Site Location	Land North of Skipwith Road, Escrick		
Size (Ha)	18.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Multiple fields used for grazing and crops.		
Surrounding Land Uses	Residential to West. Woodland to North. Agricultural fields to the East/South. Pumping station to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of Selby town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 24,716 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to York. Approx. 2,972 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 50%, FZ1 - 50%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ESCK-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records for swift and bat from within 500m of the site and a record of great crested newt from 1km. All other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises a mix of arable and pasture field with boundary hedges and trees (some mature). Records of veteran trees exist from Gashouse Plantation SINC within 100m of the site. Bridge Dike and Halfpenny Dike both run through the centre of the site and there are records of water vole (although over 10 yrs old). Several waterbodies lie within 200m of the site which may support amphibians.	(-)
2.18 Overall Ecology Risk Rating Proximity to veteran trees, watercourses and nearby SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

ESCK-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/Tenancy agreements on agricultural fields.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits, within the Greenbelt. The site has reasonable accessibility by public transport, good access to employment and good access to local services. Site is adjacent to a SINC and is likely to have a negative impact on it. Half of site within Flood Zone 3a and possible flood mitigation measures may add to cost.

PLAN Selby Site Assessments

Site Ref

ESCK-B

Settlement	Escrick		
Site Location	Land West of Escrick		
Size (Ha)	21.10		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farm buildings/Residential to East. Agricultural fields to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 24,716 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to York. Approx. 2,641 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 30%, FZ2 - 5%, FZ1 - 65%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ESCK-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of great crested newt within 50m of the site, also records of swift and bat within 500m of site. All other PS records are over 10yrs old.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of the site falls within 100m of a species rich wetland SINC which may support great crested newt, a veteran tree exists within 30m of the site boundary. Bridge dike and the old course of bridge dike run through the site and may support water vole. The site comprises a mix of arable fields, pasture, small woodland, scattered trees and hedgerows.	(-)
2.18 Overall Ecology Risk Rating Proximity to veteran trees, watercourses and nearby wetland SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

ESCK-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits, in a landscape area highly sensitive to development. Site is within the Greenbelt. Site is within 500m of a SINC and is within 800m of a WWTW. The site has good accessibility by public transport, good access to employment and good access to local services. Site partially within Flood Zone 3a and possible flood mitigation measures may add to cost.

PLAN Selby Site Assessments

Site Ref

ESCK-C

Settlement	Escrick		
Site Location	Land West of Escrick Business Park, Escrick		
Size (Ha)	3.15		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Countryside		
Land Use	Site unused. Part greenfield, part hard standing.		
Surrounding Land Uses	Business park to East. Former brick and tile works to West. Agricultural fields to North/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-15			(+)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 4,931 within 5km			(-)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	Mixed	% GF	60
		% PDL	40
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ESCK-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Numerous PS records within 1km, predominantly birds, majority over 10 years old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Deciduous woodland. Waterbody present on Site .	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of potential impacts on the SINC and waterbodies.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

ESCK-C

2.26 Mineral Resource	(--)
Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible	
2.27 Provision of Open Space	(o)
No impact on open space	
2.28 Core Strategy Housing Requirement	N/A
Site not proposed for housing	

3.1 Availability considerations impact of active use	
Multiple Ownership. Vacant greenfield land. Business park is being actively marketed / recently successfully developed and let	
3.2 Site viability abnormal costs	
Site is likely to be attractive to the market given the success of the existing development - development would contribute to expansion of existing provision. Likely to be economically viable - proven track record with adjacent development, on strategic road network. Potentially significant development constraints - contamination	
3.3 Overall Deliverability	
0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Employment
Assessment Summary	
Mixed greenfield/brownfield site outside development limits. Site has good sub-regional accessibility. Land is within 500m of SINC and contains contaminated land. Site within a mineral safeguarding area. Site is within Flood Zone 2. Site is likely to be attractive to the market given the success of the existing development - development would contribute to expansion of existing provision. Business park is being actively marketed / recently successfully developed and let.	

PLAN Selby Site Assessments

Site Ref

FAIR-A

Settlement	Fairburn		
Site Location	Land to rear of Renarta, Rawfield Lane, Fairburn		
Size (Ha)	0.85		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential to the East and West, arable to the North, some residential/arable to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-B

Settlement	Fairburn		
Site Location	Land at First Pinfold Farm, Caudle Hill, Fairburn		
Size (Ha)	0.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential to the East, South farmland to the West and North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-C

Settlement	Fairburn		
Site Location	Land North of Top House Farm Mews, Fairburn		
Size (Ha)	2.34		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the East, South, arable to the North and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-D

Settlement	Fairburn		
Site Location	Land West of Silver Street, Fairburn		
Size (Ha)	0.39		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Overgrown area		
Surrounding Land Uses	Overgrown area. Field to the South arable to the East and lakes to the West. Residential to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-E

Settlement	Fairburn		
Site Location	Land adjacent Beech House, Silver Street, Fairburn		
Size (Ha)	0.41		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Field		
Surrounding Land Uses	Part residential to the East and West, playing field to the North, fields to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-F

Settlement	Fairburn		
Site Location	Land West of the Old A1, Fairburn		
Size (Ha)	0.62		
Proposed Use Summary	Leisure		
Core Strategy Hierarchy	Secondary Village		
Land Use	Overgrown area		
Surrounding Land Uses	Wooded area to the South lakes to the West, wooded area beyond the A1246 to the East. Part residential/arable to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-5			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 55,061 within 5km.			(++)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

FAIR-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises rough grassland with scrub, hedgerows and trees.	(-)
2.18 Overall Ecology Risk Rating Site within 100m of Fairburn Ings SSSI - lighting and drainage may be of concern - consultation with Natural England necessary.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

FAIR-F

2.26 Mineral Resource Site is not within a mineral safeguarding area.	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not proposed for housing	N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Leisure

Assessment Summary

Greenfield site outside of development limits in the green belt. Site is in Flood Zone 1. Site has limited accessibility by public transport and good sub-regional accessibility.

PLAN Selby Site Assessments

Site Ref

FAIR-G

Settlement	Fairburn		
Site Location	Land at Watergarth Quarry, Lunnsfield Lane, Fairburn		
Size (Ha)	2.62		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Wooded area to the South, residential to the West, arable land to the East and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-H

Settlement	Fairburn		
Site Location	Land South of Rawfield Lane, Fairburn		
Size (Ha)	1.10		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Arable land to the North and South, residential to the West farmland to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-H

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-H

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-I

Settlement	Fairburn		
Site Location	Land South of Lunnfields Lane		
Size (Ha)	15.90		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Arable land to the North, South, East. Residential to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-I

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-I

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

FAIR-J

Settlement	Fairburn		
Site Location	Land At, The Haven, Rawfield Lane, Fairburn		
Size (Ha)	0.52		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field with surrounding woodland		
Surrounding Land Uses	Farmland to the North, wooded area to the East, arable/wooded area to the South, residential to the West		
Application Reference	2016/0927/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

FAIR-J

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

FAIR-J

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

GATE-A

Settlement	Gateforth		
Site Location	Land South of Hillam Road, Gateforth		
Size (Ha)	0.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Arable land to the South, West, residential/farmland to the North, residential to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

GATE-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

GATE-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

GATE-B

Settlement	Gateforth		
Site Location	Land at Melton Cottage, Hillam Lane, Gateforth		
Size (Ha)	0.09		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Fields to the North, South West. Farmland to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

GATE-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

GATE-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

GATE-C

Settlement	Gateforth		
Site Location	Manor Farm, The Green, Gateforth		
Size (Ha)	0.17		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Part residential/arable to the West, fields to the South, farmland to the North		
Application Reference	2015/0269/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

GATE-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

GATE-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

HECK-A

Settlement	Great Heck		
Site Location	Land East of Great Heck Basin		
Size (Ha)	1.52		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	South Yorkshire boat club (marina to the east). River to the North. Agricultural land to the East and South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Site fails as residential due to Secondary Village status but has been assessed as employment (under 5ha in rural area).		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(-)
SCORE-1			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(-)
Poor local accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 6,351 within 5km.			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 3			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(--)
FZ3a - 95%, FZ2 - 5%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HECK-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is directly adjacent to the Aire & Calder Navigation and the Disused Railway line which supports semi improved species rich grassland and regenerated woodland. The site itself comprises three pasture fields with hedgerows and trees. A pond exists on site which may support amphibians.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features (including mature trees), ponds for amphibians, habitats on the boundary of the site (including the old railway corridor) and impacts upon the canal.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HECK-A

2.26 Mineral Resource

(--)

Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site outside of development limits. Site is within Flood Zone 3a. The site has limited accessibility by public transport and poor local accessibility. Site is within 500m of a SINC and is within Groundwater Protection Zone 3. Site is in a mineral safeguarding area.

PLAN Selby Site Assessments

Site Ref

HECK-C

Settlement	Great Heck		
Site Location	Brocklesby, Unit 1, Long Lane, Great Heck		
Size (Ha)	0.50		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Recycling plant/storage		
Surrounding Land Uses	Metal recycling plant to the North and East. Agricultural to the West and South. Note Millbank quarry to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-1			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 7,872 within 5km			(o)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HECK-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site currently used for industrial use. Hardstanding with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

HECK-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Goods yard currently in use for active business.

3.2 Site viability abnormal costs

Site for specific occupier - assumed based on recent applications. Likely to be economically viable - site for specific occupier. No evidence of market activity. No significant development constraints.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Brownfield site outside development limits. Site has good local accessibility. Whole of site is within Flood Zone 1. Potential contamination from existing industrial uses. Likely to be economically viable - site for specific occupier. No evidence of market activity.

PLAN Selby Site Assessments

Site Ref

HECK-D

Settlement	Great Heck		
Site Location	Land West of Long Lane, Heck		
Size (Ha)	1.98		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Secondary Village		
Land Use	Former gravel pit.		
Surrounding Land Uses	Sellite Blocks site to the South and West. Residential to South and former employment site to the East. Agriculture to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 45 minutes of Selby town centre			(+)
2.2 NON-HOUSING - Accessibility by public transport SCORE-1			(-)
2.3 Proximity to Employment centre Approx. 9,036 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,148 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 8,120 within 5km.			(o)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HECK-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Rough grassland pasture with trees and scrub around the boundary.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

HECK-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Sole owner. Site not active use.

3.2 Site viability abnormal costs

Site not marketed. No viability assessment undertaken.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site outside development limits. Site has good local accessibility. Whole of site is within Flood Zone 1. Site is partially within Groundwater Protection Zone 2. Potential contamination from existing industrial use. Site not marketed. No viability assessment undertaken.

PLAN Selby Site Assessments

Site Ref

HAMB-A

Settlement	Hambleton		
Site Location	White House Farm & Manor Farm, Hambleton		
Size (Ha)	12.00		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm buildings and agricultural fields		
Surrounding Land Uses	Residential to North/East/West. Farm buildings to North. Agricultural fields to South. Primary School to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,157 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,392 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	85
		% PDL	15
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-A

2.12 Physical / Infrastructure constraints No known constraints - minor powerline running through Southern section of the site.	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large mixed site including a farm with associated buildings and grounds, arable and pasture fields with boundary trees and hedges.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of the buildings, any watercourses or ponds, site habitats for protected species and boundary features. Large site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Two landowner/3+ year impact on availability from existing farming land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site, partly within, but mostly outside of, development limits. Site is in Flood Zone 1. Development of the site has the potential to negatively impact multiple adjacent heritage assets. The site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

HAMB-C

Settlement	Hambleton		
Site Location	Land West of Bar Lane, Hambleton		
Size (Ha)	4.46		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East. Agriculture to South/West/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,283 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,524 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2 - 60%, Grade 3 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 5%, FZ1 - 95%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-C

2.12 Physical / Infrastructure constraints Major constraints which are difficult to mitigate - Asselby to Pannal gas pipeline 290m buffer	(--)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features - field drain to the western boundary	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and field drain. Large site with opportunities for biodiversity enhancement	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site is within 290m outer middle zone buffer of Asselby to Panel gas pipeline. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

HAMB-D

Settlement	Hambleton		
Site Location	Land East of Common Lane, Hambleton		
Size (Ha)	5.16		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/South/West. Agriculture to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,608 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,392 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-D

2.12 Physical / Infrastructure constraints No known constraints - Minor powerline running through the site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features. Large site with opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-D

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Two landowners/No impact on availability from existing land use. Council owned strip of land between field and road.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and good access to local services.

Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.

PLAN Selby Site Assessments

Site Ref

HAMB-E

Settlement	Hambleton		
Site Location	Land South of Gateforth Court, Hambleton		
Size (Ha)	1.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to the East, South and West. Residential to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,157 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,392 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features. Site with opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use/Council owned strip of land between field and road.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.

PLAN Selby Site Assessments

Site Ref

HAMB-F

Settlement	Hambleton		
Site Location	Land North of Main Road, Hambleton		
Size (Ha)	5.14		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to the North, East, and South. Residential to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,608 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,392 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-F

2.12 Physical / Infrastructure constraints No known constraints - Minor powerline running through the site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features. Large site with opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Site within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

The land needed for the whole of the site is available now and importantly the site is being promoted by Taylor Wimpey UK Limited. A national house builder with experience of delivering housing projects of this size to a high quality and within identified timescales.

3.2 Site viability abnormal costs

The site has been fully planned to ensure that the first homes can be delivered within 6 months of the adoption of the Local Plan. The site is completely viable and can deliver all of the proposed new homes within the first 5 years of the Local Plan. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site lies within 800m of WWTW. Site is being promoted by a national house builder, and has been fully planned to ensure that the first homes can be delivered within 6 months of the adoption of the Local Plan. The site is completely viable and can deliver all of the proposed new homes within the first 5 years of the Local Plan.

PLAN Selby Site Assessments

Site Ref

HAMB-J

Settlement	Hambleton		
Site Location	Wheatsheaf Inn, 87 Main Road, Hambleton		
Size (Ha)	0.22		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Housing site		
Surrounding Land Uses	Residential to North/East/West. Agricultural fields to South		
Application Reference	2015/0322/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 26,017 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 6,926 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 40	% PDL 60
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small site in process of having residential development.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into site	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - sewage works	(-)

PLAN Selby Site Assessments

Site Ref

HAMB-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

HAMB-L

Settlement	Hambleton		
Site Location	Land North of Main Road, Hambleton		
Size (Ha)	4.46		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to the East, North-East and North. Residential to the South and East		
Application Reference	2015/0105/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 23,962 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,392 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3 - 75%, Grade 2 - 25%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features - field drain to the southern boundary	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and field drain. Large site with opportunities for biodiversity enhancement	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Site within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Site lies within 800m of WWTW. Site has planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

HAMB-M

Settlement	Hambleton		
Site Location	Land East of Gateforth Court, Hambleton		
Size (Ha)	0.81		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the North and West. Crops / farmland to the East and South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,157 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 7,392 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HAMB-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Two agricultural fields (possibly pasture) with internal and external hedgerows.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HAMB-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-A

Settlement	Hemingbrough		
Site Location	Land to West of Chapel Balk Road, Hemingbrough		
Size (Ha)	3.39		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to South/North-East. School to North-West. Residential to West/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,401 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of starling partly within the site, record of bat and house sparrow from within 50m of the site, also records for swift, harvest mouse and house sparrow within 500m and great crested newt, bluebell, smooth newt and grass snake from within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable fields with minimal boundary features - field drain within the centre of the site and along part of the eastern boundary. Is within 100m of a pond that could support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, ponds for amphibians and watercourse. There will also be a requirement to consult with NE.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use. Site owner open to the idea of developing the site with the two adjoining sites to the North.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site on grade 1 agricultural land outside, but adjacent to, development limits in a landscape highly sensitive to development. Limited access via single unmade track but could potentially be brought forward in conjunction with neighbouring sites. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within Flood Zone 1 and is partially within 800m of WWTW. Site is within 5km of internationally protected site but is no likely significant effects alone. Engagement with site promoters has shown no viability issues. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

HEMB-B

Settlement	Hemingbrough		
Site Location	Land to the West of Main Street, Hemingbrough		
Size (Ha)	0.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the West, paddock/arable land and residential gardens to the North and South and residential to the East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,772 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 1 - 60%, Grade 2 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 20%, FZ2 - 5%, FZ1 - 75%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record of starling partly within the site, record of swift from within 50m of the site and bat, great crested newt, house sparrow, grass snake, harvest mouse, smooth newt and bluebell within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland with adjacent broadleaved woodland, mature trees and Oldways Lane and watercourse along the western boundary.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, woodland, mature trees and watercourse.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site partly within development limits and mostly on grade 1 agricultural land, in a landscape highly sensitive to development. Site is also within a conservation area. Access over third party land required. Site is partially within 800m of WWTW. Site is within 5km of an internationally protected site but no likely significant effects alone. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Site is predominantly within Flood Zone 1 but Flood Zone 2 and 3a are also present on site. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

HEMB-C

Settlement	Hemingbrough
Site Location	Land West of Chapel Balk Lane, Hemingbrough
Size (Ha)	1.17
Proposed Use Summary	Residential
Core Strategy Hierarchy	Designated Service Village
Land Use	Agricultural fields
Surrounding Land Uses	Agricultural land to the North, South, East and West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Disconnected from settlement hierarchy

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

HEMB-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HEMB-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

HEMB-D

Settlement	Hemingbrough		
Site Location	Land North of Villa Close/A63, Hemingbrough		
Size (Ha)	1.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to North/East. Residential to South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,484 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,949 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One record of starling partly within the site, record of swift from within 50m of the site, also great crested newt, smooth newt and bluebell within 500m and bat records from within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site itself comprises intensive agricultural field with minimal boundary features. Within 100m there is a SINC including broadleaved woodland, ponds with amphibians and watercourses.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of any watercourses or ponds, site habitats for protected species and boundary features. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-D

2.26 Mineral Resource

(--)

Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site within a mineral safeguarding area. Site is within 500m of a SINC and 5km of an internationally protected site but there are no likely significant effects alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-E

Settlement	Hemingbrough		
Site Location	Land adjacent to Froghall Cottage, Hagg Lane, Hemingbrough		
Size (Ha)	0.37		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Agriculture - North/East/West. Nature site/woodland - East. Residential - South (Over A63)		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,484 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,949 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One record of starling partly within the site, record of swift, bluebell, smooth newt and great crested newt from within 500m and bat, harvest mouse and house sparrow within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site within 25m of SINC, also within close proximity to watercourses and ponds known to support amphibians. Site appears to have rough grassland and has perhaps been used for horticulture - there also appear to be some old structures (possibly stables).	(-)
2.18 Overall Ecology Risk Rating Proximity to watercourses and nearby SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site outside, but adjacent to, development limits in Flood Zone 1. Site is adjacent to a SINC and within 5km of an internationally protected site but there are no likely significant effects. Site has potential to be brought forward in conjunction with adjoining sites. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

HEMB-F

Settlement	Hemingbrough		
Site Location	Land to rear of Plain-An-Gwarry, School Road, Hemingbrough		
Size (Ha)	0.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Housing - North. Overgrown rubble filled field - West. Agriculture - South. Residential - East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,401 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of starling partly within the site, record of bat from within 50m of site, swift, harvest mouse and house sparrow within 500m and bluebell, smooth newt and great crested newt within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable fields with minimal boundary features - also includes a domestic dwelling with associated curtilage. Site is within 130m of a pond that could support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, ponds for amphibians and buildings which may support bats/nesting birds.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site partly within development limits in Flood Zone 1. Limited access via unmade single track, may require access through third party land. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-G

Settlement	Hemingbrough		
Site Location	Plinthstones, School Road, Hemingbrough		
Size (Ha)	0.81		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Overgrown field - unused.		
Surrounding Land Uses	School - West. Agriculture - East/South. Residential - North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,401 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of starling partly within the site, record of harvest mouse and house sparrow from within 50m of site, records of swift and bats within 500m and bluebell, grass snake, smooth newt and great crested newt within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable fields with minimal boundary features - also includes a large industrial/agricultural building and a domestic dwelling with associated curtilage. Site is within 180m of a pond that could support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, ponds for amphibians and buildings which may support bats/nesting birds.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Enquiries received from developers. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site partly within development limits in Flood Zone 1. Access through third party land with potential to be brought forward with neighbouring sites. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-H

Settlement	Hemingbrough		
Site Location	Land East of Willowdene, Hull Road, Hemingbrough		
Size (Ha)	0.24		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Residential to West/South. Agricultural to East/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,484 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,949 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record of swift from within 50m of the site, records of bluebell, smooth newt, great crested newt and starling within 500m and harvest mouse and house sparrow within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large domestic garden including mature trees and improved grassland.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-H

2.26 Mineral Resource

(--)

Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site partly within development limits in Flood Zone 1. Site within a mineral safeguarding area. Site is within 500m of a SINC and is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-I

Settlement	Hemingbrough		
Site Location	Land South of Orchard End, Hemingbrough		
Size (Ha)	1.25		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North. Agriculture to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,401 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 25%, FZ2 - 5%, FZ1 - 75%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-I

2.12 Physical / Infrastructure constraints No known constraints - telephone lines cut across the site.	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat from within the site, record of starling partly within the site and record of bat within 50m of site, swift, harvest mouse, grass snake and house sparrow within 500m.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features - pond 65m to the south.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and ponds for amphibians.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-I

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site on grade 1 agricultural land outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is predominantly within Flood Zone 1, but there is Flood Zone 2 and 3a present to the Western part of the site. Site is within 800m of a WWTW and is within 5km of an internationally protected site but is unlikely to have a significant effect alone. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs. Enquiries received from developers.

PLAN Selby Site Assessments

Site Ref

HEMB-J

Settlement	Hemingbrough		
Site Location	Land East of Mill Lane, Hemingbrough		
Size (Ha)	1.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North-West. Agricultural to North-East/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,401 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of starling partly within the site, swift, harvest mouse, bats and house sparrow within 500m and grass snake and bluebell within 1km of the site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features - pond 180m to the south-west.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and ponds for amphibians.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-J

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use/The site is subject to an Agricultural Holdings Act tenancy.	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site on grade 1 agricultural land outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is in Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site within 800m of WWTW and within 5km of an internationally protected site but is unlikely to have a significant effect alone. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

HEMB-K

Settlement	Hemingbrough		
Site Location	Land South of School Road, Hemingbrough		
Size (Ha)	1.91		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential with long gardens to East. More residential to West. Field to West/South/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,863 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 60%, Grade 1 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-K

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Harvest mouse, bat, house sparrow and starling within 500m of the site and great crested newt, smooth newt bluebell and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with some boundary features including mature trees - pond 15m to the southwest.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of any ponds, site habitats for protected species and boundary features. Site with opportunities for biodiversity enhancements. Requirement to consult with NE.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-K

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use. The site is subject to an Agricultural Holdings Act tenancy.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits partially on grade 1 agricultural land. Site is within Flood Zone 1 and within 5km of an internationally protected site but no likely significant effect alone. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-L

Settlement	Hemingbrough		
Site Location	Land East of Poorlands Road, Hemingbrough		
Size (Ha)	1.90		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Agriculture to North. Paddocks to East. Field to South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,920 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 5%, FZ1 - 95%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One record of starling partly within the site, records of swift, bluebell, harvest mouse, bat, house sparrow, and great crested newt within 500m and smooth newt within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with some boundary features including mature trees - pond 15m to the north.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of any ponds, site habitats for protected species and boundary features. Site with opportunities for biodiversity enhancements. Requirement to consult with NE.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use/The site is subject to an Agricultural Holdings Act tenancy.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is predominantly within Flood Zone 1. Site is within 500m of a SINC and is within 5km of an internationally protected site but no likely significant effect alone. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

HEMB-M

Settlement	Hemingbrough		
Site Location	Land East of Northfield Road, Hemingbrough		
Size (Ha)	2.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Ponds/public footpaths to North/West. Public track to South, agricultural fields beyond. Agricultural to the East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HEMB-M

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

HEMB-M

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

HEMB-N

Settlement	Hemingbrough		
Site Location	Land West of Chapel Balk Lane, Hemingbrough		
Size (Ha)	0.56		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, South, East and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HEMB-N

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HEMB-N

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

HEMB-O

Settlement	Hemingbrough		
Site Location	Land West of Selchant Gardens, Hemingbrough		
Size (Ha)	0.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to West/North/South. A63 to North. Farm with greenhouses to East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,151 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 6,042 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2 - 60%, Grade 1 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 50%, FZ2 - 10%, FZ1 - 40%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-O

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record for starling within 500m and records for great crested newt, bluebell and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland field with minimal boundary features. Oldmill Field drain lies to the southern boundary of the site.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of any trees and the watercourse.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-O

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits. Site is within the Cliffe/Hemingbrough Strategic Countryside Gap (SCG) and any development is likely to have a negative impact on the openness and setting of the SCG. Site is within 5km of an internationally protected site but there are no likely significant effects alone. Half of site within Flood Zone 3a, with the remainder a mix of Flood Zone 1 and 2. Site contains a mix of Grade 1 and Grade 2 agricultural land. Site has good accessibility by public transport, good access to employment and reasonable access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

HEMB-P

Settlement	Hemingbrough		
Site Location	Land North of School Road, Hemingbrough		
Size (Ha)	0.36		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	A63 to North & East. Residential to North-West/West/South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,863 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-P

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of starling partly within the site, records for house sparrow, harvest mouse, bat and swift within 500m and bluebell, smooth newt, grass snake and great crested newt within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Domestic dwelling with large curtilage - including mature trees and amenity grassland. Site is within close proximity to local ponds.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, ponds for amphibians and buildings which may support bats/nesting birds.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-P

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site outside, but adjacent to, development limits. Site within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Existing dwelling and associated infrastructure would require demolition prior to development. Site is within 5km of an International Wildlife Site but no likely significant effects alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-Q

Settlement	Hemingbrough		
Site Location	Land West of Hagg Lane, Hemingbrough		
Size (Ha)	1.39		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to East/North/West. Field/residential to South. Nature site/woodland to South-East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,484 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-Q

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records of bluebell, starling and great crested newt from within 50m of the site, also swift and smooth newt within 500m and harvest mouse, bat and house sparrow from within 1km.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site within 25m of SINC, also within close proximity to watercourses and ponds known to support amphibians. Site comprises an arable field with mature boundary trees and hedgerows to the east and west. Field drains exists on the east and west boundaries.	(-)
2.18 Overall Ecology Risk Rating Proximity to watercourses and nearby SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-Q

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site outside development limits in Flood Zone 1. Site is adjacent to a SINC and is within 5km of an International Protected Site. Site has good accessibility by public transport, good access to employment and good access to local services. Access would be required via single road along Hagg Lane or via third party land. Access issues may be overcome if this site was brought forward as part of a wider scheme with adjacent sites. . Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

HEMB-R

Settlement	Hemingbrough		
Site Location	Land at Northfield Road, Hemingbrough		
Size (Ha)	2.44		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural field - agricultural land to the North, East, South and Fairfax plant hire to the North West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,484 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-R

2.12 Physical / Infrastructure constraints No known constraints - telephone wires crossing North-Eastern corner of site.	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records for swift, bluebell, smooth newt, starling and great crested newt within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with former clay extraction site to the north which has a restoration plan including priorities for nature conservation. Site also within 110m of SINC which supports amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of any ponds, site habitats for protected species and boundary features. Indirect effects upon habitats/species within the former clay pit will be required. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

HEMB-R

2.26 Mineral Resource

(--)

Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside of, but adjacent to, development limits within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site has existing access to A63 via estate road which is shared and provides access to neighbouring industrial uses which may negatively impact upon any development. Alternative access may be available if site was brought forward with neighbouring site(s). Site is within 500m of a SINC and 5km of an Internationally Protected Site which has no likely significant effect alone. Site within a mineral safeguarding area. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-S

Settlement	Hemingbrough		
Site Location	Land at A63, Hemingbrough		
Size (Ha)	6.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farm/agriculture to West/North/East. Nature site/woodland to West. Shops/restaurant to South. Residential to South-East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,920 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-S

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One record of starling partly within the site, record of swift, bluebell, smooth newt and great crested newt from within 500m and bat, harvest mouse and house sparrow within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large site direct adjacent to SINC known to support amphibians. Site includes ponds, boundary hedges and trees, also includes two agricultural buildings but the majority of the site is arable farmland.	(-)
2.18 Overall Ecology Risk Rating Proximity to SINC and pond within site. Requirement to consult with NE. Potential for direct and indirect ecological effects upon habitats and species. Large site which may support some development. Ecological appraisal required and identification of avoidance and mitigation measures. Large site with potential for biodiversity enhancement.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-S

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site adjoins a SINC and any development has the potential to negatively impact this area. Site is also within 5km of an Internationally Protected Site which has no likely significant effect alone. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

HEMB-T

Settlement	Hemingbrough		
Site Location	Andy's Motor Spares, Hull Road, Hemingbrough		
Size (Ha)	0.55		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrap yard		
Surrounding Land Uses	Employment to East. Tower of some sort (phone?) to North. Agriculture to East. Residential to South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-1			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 11,792 within 5km			(+)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agriculture land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-T

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records for swift, bluebell, smooth newt, starling and great crested newt within 500m and harvest mouse and house sparrow records from 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Scrap yard in proximity to clay extraction site which has a remit for a nature conservation after use.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of any ponds, site habitats for protected species and boundary features. Indirect effects upon habitats/species within the former clay pit will be required. Requirement to consult with NE. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

HEMB-T

2.26 Mineral Resource

(--)

Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Site occupied and in active use as a goods yard to an active business.

3.2 Site viability abnormal costs

No evidence of market activity. Likely to be economically viable - site for specific occupier, planning permission for existing occupier. Potentially significant development constraints - contamination.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Brownfield site outside, but adjacent to, development limits in current use as a car scrap yard. Site has limited accessibility by public transport and good sub-regional accessibility. Site is likely to require remediation works to manage any potential contamination. Site is within 5km of an Internationally Protected Site which has no likely significant effect alone. Site within a mineral safeguarding area. Site within Flood Zone 1. No evidence of market activity. Site likely to be economically viable although potential contamination remediation works likely to be required.

PLAN Selby Site Assessments

Site Ref

HEMB-U

Settlement	Hemingbrough		
Site Location	The Old Brickworks, Hemingbrough		
Size (Ha)	1.63		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Employment use - car scrapping/parts yard		
Surrounding Land Uses	Employment to West - car related. Pond/public footpath to East. Agriculture to South/South-East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-1			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 11,792 within 5km			(+)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-U

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Aquatic PS records within 1km, approx. 10 years old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site next door to waterbodies and buildings present on Site	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the waterbodies, buildings and the potential impacts on the SINC.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

HEMB-U

2.26 Mineral Resource

(--)

Site within an allocated site or a preferred area of mineral extraction, and pre-extraction is not possible

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Site occupied and in active use as a goods yard to an active business.

3.2 Site viability abnormal costs

No evidence of market activity. Site is likely to be attractive to the market as in proximity to strategic road network. May be economically viable - potential constraints associated with past use; unclear if existing buildings are to be retained. Potentially significant development constraints - contamination, and unclear if the existing buildings will need to be removed.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Brownfield site outside, but adjacent to, development limits in current use as a plant hire business. Site has limited accessibility by public transport and good sub-regional accessibility. Site is likely to require remediation works to manage any potential contamination. Site is partly within 500m of a SINC and is within 5km of an internationally protected site which has no likely significant effects alone. Site within a mineral safeguarding area. No evidence of market activity. Site is likely to be attractive to the market as in proximity to strategic road network but potential contamination remediation required and clearance of site.

PLAN Selby Site Assessments

Site Ref

HEMB-V

Settlement	Hemingbrough		
Site Location	Land between Barmby Ferry Road and Chapel Balk Road, Hemingbrough		
Size (Ha)	1.63		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,401 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-V

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of starling partly within the site, records for swift, harvest mouse, bats and house sparrow from within 500m and bluebell and grass snake from within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features - pond 220m to the south-west.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and ponds for amphibians.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-V

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site on grade 1 agricultural land outside development limits in a landscape sensitive to development. Site is in Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Potential for site to be brought forward with neighbouring sites with better access points. Site within 800m of WWTW. Site is within 5km of an Internationally Protected Site which has no likely significant effects alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-W

Settlement	Hemingbrough		
Site Location	Hemingbrough Hall		
Size (Ha)	4.44		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential garden and arable land		
Surrounding Land Uses	Predominately agricultural uses with residential to the North and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,863 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 1 - 65%, Grade 2 - 35%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-W

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat from within the site, record of starling partly within the site, records of swift, house sparrow and harvest mouse from within 500m and bluebell, grass snake, smooth newt and great crested newt from within 1km.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of rough grassland, scrub, pond, hedgerows, boundary field drains and trees. Current use is unknown.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all ponds, site habitats for protected species and boundary features. Requirement to consult NE. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-W

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site outside of, but adjacent to, development limits on mostly grade 1 agricultural land. Site is wholly within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an Internationally Protected Site but has no likely significant effects alone. Site also potentially impacts on National Protected Sites. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HEMB-X

Settlement	Hemingbrough		
Site Location	Land adjoining Woodland House, School Road, Hemingbrough, Selby		
Size (Ha)	0.68		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	A63 to North/East. Residential to West/South		
Application Reference	2015/0103/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,863 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 4,118 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HEMB-X

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland with boundary hedges and mature trees. Ponds located within the surrounding area.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, ponds for amphibians and mature trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HEMB-X

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside of, but adjacent to, development limits. Site is within Flood Zone 1. Site has good accessibility by public transport, good access to employment and good access to local services. Site is within 5km of an Internationally Protected Site with no likely significant effect alone. The site has outline planning permission for residential development indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

HENS-A

Settlement	Hensall		
Site Location	Land to North of Weeland Road, Hensall		
Size (Ha)	0.96		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Engineering company		
Surrounding Land Uses	Fields to the North, Church and grounds to the South, residential to the East, farm and paddocks to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-A

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

HENS-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-B

Settlement	Hensall		
Site Location	A19 Caravan Storage Ltd, Hazel Old Lane, Hensall		
Size (Ha)	1.59		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Caravan storage		
Surrounding Land Uses	Power station to the North, fields to the East West, Morris Trucks to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-C

Settlement	Hensall		
Site Location	Land East of Heck Lane, Hensall		
Size (Ha)	0.81		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential to the North and West, farmland to the East and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-D

Settlement	Hensall		
Site Location	Land at Former Eggborough Water Works, Hensall		
Size (Ha)	2.93		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Employment use		
Surrounding Land Uses	Farmland to the North and South. Wooded area to the West and residential to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Small area within Outer Zone of HSE Blast Area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-E

Settlement	Hensall		
Site Location	Land East of Church Lane, Hensall		
Size (Ha)	0.65		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Employment use of site industrial / distribution possibly		
Surrounding Land Uses	Existing employment use to the South, West. Caravan storage facility to the West. Agricultural land to the North and East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-F

Settlement	Hensall		
Site Location	Land West of Springfield Farm, Weeland Road, Hensall		
Size (Ha)	13.50		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farmland		
Surrounding Land Uses	Greenfield to the North, South and West. South West of the site farm buildings. To the West a glass factory		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

HENS-G

Settlement	Hensall		
Site Location	Land North of Weeland Road, Hensall		
Size (Ha)	6.57		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Logistics depot		
Surrounding Land Uses	The site is surrounded by agricultural fields and caravan storage to the North West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-G

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

HENS-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

HENS-H

Settlement	Hensall
Site Location	Land North of Dovecote Gardens
Size (Ha)	0.22
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Farmland to the North, East and West. Residential to the South

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village & Partly within FZ3b

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

HENS-H

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-H

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-I

Settlement	Hensall		
Site Location	Land North of Station Road		
Size (Ha)	0.99		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential/farmland to the East, agricultural land to the West, fields/residential to the South and farmland/residential to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-I

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-I

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-J

Settlement	Hensall		
Site Location	Land South of Field Lane, Hensall		
Size (Ha)	1.50		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the North arable to the East and West, aggregate field to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-J

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-J

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HENS-K

Settlement	Hensall		
Site Location	Land adjacent to Dene Close, Hensall		
Size (Ha)	3.28		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farmland to the North, East, wooded area and fields to the South, residential/farmland to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Over half in FZ3b		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HENS-K

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HENS-K

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HILL-A

Settlement	Hillam		
Site Location	Land West of Main Street, Hillam		
Size (Ha)	2.34		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to Northeast and South, footpath to the West with pond to West of that, agriculture fields to South-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,708 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 10,052 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HILL-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One bat record within 50m, one record of swift within 500m and grass snake and two further bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Series of small paddocks adjacent to wetland SINC. Fields have good hedges and potential for mature trees. Site also includes two domestic dwellings with curtilage.	(-)
2.18 Overall Ecology Risk Rating Proximity to watercourses and adjacent wetland SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HILL-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential planning permissions/Multiple parcels of land, some in trust. All owners in agreement to promote through agent. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site mostly outside of development limits on safeguarded land allocation in a landscape highly sensitive to development. Site is within Flood Zone 1. No current access to Main Street, but could be achieved following demolition of existing dwellings. Site is partly within Hillam conservation area. Site has potential to impact upon neighbouring SINC and adjoining green belt designation. Site has good accessibility by public transport, good access to employment and good access to local services. Site is under multiple ownership but owners in agreement to promote through agent. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HILL-B

Settlement	Hillam		
Site Location	Land South of Hillam Common Lane, Hillam		
Size (Ha)	2.71		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Plant centre		
Surrounding Land Uses	Pasture land to North with farm building, residential to North-West and West, agriculture land to South and East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,708 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 10,733 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HILL-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of grass snake from within the site, record of swift within 500m and one record of bat within 1km.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large agricultural field with some boundary features, small area of rough grassland and part of what appears to be a large greenhouse. There is a pond within 200m of the site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of all of any ponds, site habitats for protected species and boundary features. Site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HILL-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary Greenfield site outside development limits, in the green belt within a landscape highly sensitive to development. Site is within Flood Zone 1 and within 800m of WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

HILL-C

Settlement	Hillam		
Site Location	Meadowside, Chapel Street, Hillam		
Size (Ha)	0.13		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Farmland to the North, East, residential to the West plant centre to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HILL-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HILL-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

HILL-D

Settlement	Hillam		
Site Location	Land at Hillam Lane, Hillam		
Size (Ha)	2.02		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the North, overgrown cottage garden to West, agriculture field to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,708 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 11,014 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HILL-D

2.12 Physical / Infrastructure constraints No known constraints - major electricity lines above, but no pylons on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift within 500m, record of bat and grass snake within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with well managed ditches to the east and south of the site. Some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, trees and watercourses.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HILL-D

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - existing farming tenancy

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt within a landscape highly sensitive to development. Site is in Flood Zone 1 and within 800m of WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Existing farm tenancy on site but engagement with site promoters has shown no availability or viability issues.

PLAN Selby Site Assessments

Site Ref

HILL-E

Settlement	Hillam		
Site Location	Land at Hillam Hall Lane, Hillam		
Size (Ha)	0.30		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Hillam Hall and grounds to North, cricket club to East, pasture land to South, residential to West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,708 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 10,733 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HILL-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift and grass snake within 500m, one record of bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small part of an agricultural field with good hedges and mature trees. Site is within 70m of a pond that may support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features, mature trees and potential for amphibians.	(+)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HILL-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site mostly outside development limits in the green belt within a landscape highly sensitive to development. Site is in Flood Zone 1 and is within 800m of a WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Site is also adjacent to two listed buildings and Hillam conservation area. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HILL-F

Settlement	Hillam		
Site Location	Orchard Farm, Hillam		
Size (Ha)	4.00		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North and East. Residential to the West and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,708 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 10,062 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

HILL-F

2.12 Physical / Infrastructure constraints No known constraints - minor electricity pole on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species Record of bat, swift and grass snake within 500m, further two bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Most of the site comprises two large arable fields with limited boundary features. Also on site are two domestic dwellings and a series of agricultural buildings of different ages and construction which may support bats/nesting birds. A pond lies within 85m of the site which may support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the buildings for bats/nesting birds, ponds, site habitats for protected species and boundary features. Large site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

HILL-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. Dwellings and farm use may impact on the availability of the Western edge of the site.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site partly within development limits and partially in the green belt. Site is in Flood Zone 1. Site is partly within a conservation area, is within 500m of a SINC and is within 800m of WWTW. Site has good accessibility by public transport, good access to employment and limited access to local services. Existing dwellings and farm use may impact on the availability of the Western edge of the site. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

MFRY-H

Settlement	Hillam		
Site Location	Land South of Old Vicarage Lane, Hillam		
Size (Ha)	0.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Pasture land East and South along with associated farm to South-East. Residential to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx.. 24,212 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 9,049 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Three bat records within 500m, grass snake and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved pasture with a field drain along the western boundary. Some hedges and mature trees.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the mature trees and field drain. Mitigation of impacts may be required.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-H

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt within a landscape highly sensitive to development. Site is in Flood Zone 1 and is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

HCOU-A

Settlement	Hirst Courtney		
Site Location	Land at Royal Oak, Hirst Courtney		
Size (Ha)	0.34		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Public House with car park		
Surrounding Land Uses	Residential to the South, West, farmland to the East and North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HCOU-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HCOU-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

HCOU-B

Settlement	Hirst Courtney		
Site Location	Courtney Lodge		
Size (Ha)	0.58		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential to the North, arable land to the South and West, residential to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

HCOU-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

HCOU-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

KELF-A

Settlement	Kelfield		
Site Location	Institute Field, Riccall Lane, Kelfield		
Size (Ha)	0.99		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to the East and South. Residential development to the North and West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

KELF-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KELF-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

KELF-B

Settlement	Kelfield
Site Location	Cherry Trees, Main Street
Size (Ha)	0.47
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Farmhouse/outbuildings
Surrounding Land Uses	Residential to South/West/East. Farm buildings to North

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

KELF-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KELF-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

KLEY-A

Settlement	Kellingley		
Site Location	Land North of Weeland Road, Kellingley		
Size (Ha)	1.11		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/South/West. Agricultural fields to North. Farm buildings to North-West		
Application Reference	N/A	Permission Started	N/A

1. Does the site have a Significant Constraint? Yes

Significant Constraint Notes Secondary Village

2.1 HOUSING - Accessibility by public transport N/A

2.2 NON-HOUSING - Accessibility by public transport N/A

2.3 Proximity to Employment centre N/A

2.4 Proximity to the Road & Rail Network N/A

2.5 HOUSING - Accessibility by Cycling N/A

2.6 NON-HOUSING - Accessibility by Cycling N/A

2.7 HOUSING - Proximity to Key Services by foot N/A

2.8 Agricultural Land Classification N/A

2.9 Greenfield and Previously Developed Land N/A

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk N/A

2.11 SFRA Level 2

PLAN Selby Site Assessments

Site Ref

KLEY-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KLEY-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

KLEY-B

Settlement	Kellingley		
Site Location	Kellingley Colliery, Weeland Road, Kellingley (Beal Parish)		
Size (Ha)	74.62		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Former Kellingley colliery and associated infrastructure. Contains car park and agricultural fields		
Surrounding Land Uses	Dispersed residential to North. The Aire and Calder Canal to South boundary. Agricultural fields on all sides		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Part of site within Middle and Outer HSE Blast Zone. Employment site over 5ha in a rural area.		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

KLEY-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KLEY-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

KELL-A

Settlement	Kellington		
Site Location	Land South of Weeland Road, Kellington		
Size (Ha)	70.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural - crops / open field landscape		
Surrounding Land Uses	Primarily agricultural. Small residential development to the South West, agricultural land to the East and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,373 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,623 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ2 - 30%, FZ1 - 60%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

KELL-A

2.12 Physical / Infrastructure constraints Major constraints exist - large pylons on part of site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species Record of swift falls partly within the site, all other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Very large area of arable farm land (approx. 10 fields). Site also includes boundary hedges, trees, woodland, pond, field drains and is within 400m of Beal Carrs SINC which is an important site for wintering birds.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the ponds, site habitats for protected species, boundary features, watercourses and indirect effects upon the SINC. Large site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

KELL-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Enquiries received from developers. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Large greenfield site outside of development limits. Site is partly within Flood Zones 3a and 2. Site has good accessibility by public transport, good access to employment and good access to local services. Public footpath and national grid pylons cross the site but could be mitigated. Enquiries received from developers. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

KELL-B

Settlement	Kellington		
Site Location	Land South of Low Road, Kellington		
Size (Ha)	13.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural - crops / open field landscape		
Surrounding Land Uses	Residential to East. Farm to South. Listed church to West and agricultural fields to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,863 jobs within 8km			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,664 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 30%, FZ1 - 70%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

KELL-B

2.12 Physical / Infrastructure constraints No known constraints - small pylons across the site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Record of swift from within the site, all other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site directly adjacent to Beal Carrs SINC. Site comprises a series of arable fields with boundary hedges and trees.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of site habitats for protected species, boundary features and indirect effects upon the SINC. Large site with opportunities for biodiversity enhancements.	(o)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

KELL-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Enquiries received from developers. Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 2 and is within 500m of a SINC. Site also adjoins the green belt to the Western edge. Public footpath crosses the site but could be mitigated. Site has good accessibility by public transport, reasonable access to employment and good access to local services. Enquiries received from developers. Site is viable at this time. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

KELL-C

Settlement	Kellington		
Site Location	Land North of Manor Garth, Kellington		
Size (Ha)	0.17		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garage units with access		
Surrounding Land Uses	Residential uses surround the site.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,863 jobs within 8km			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,664 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 50 % PDL 50	
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

KELL-C

2.12 Physical / Infrastructure constraints No known constraints - small telegraph pole on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of swift falls partly within the site, all other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small site within Kellington village. Site comprises amenity grassland, trees and garages, along with some hard standing.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of trees and a check of the garages which may support bats/nesting birds.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

KELL-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner (SDC)/No impact on availability from existing land use - existing garage blocks on site.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mixed greenfield/brownfield site within development limits in Flood Zone 2. Site contains a local amenity space allocation in the SDLP which would likely be lost as part of development of the site. Site has good accessibility by public transport, reasonable access to employment and good access to local services. Site is within 500m of a SINC. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

KELL-D

Settlement	Kellington		
Site Location	Land West of Church Lane		
Size (Ha)	13.90		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to North/East/South/West. Listed church to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

KELL-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KELL-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

KELL-E

Settlement	Kellington		
Site Location	Land West of Broach Lane		
Size (Ha)	7.21		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farm to North-West, residential to the North / North East and agricultural uses to the south and East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,373 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,623 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

KELL-E

2.12 Physical / Infrastructure constraints Major constraints exist - major pylons on part of the site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift falls partly within the site, all other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable fields with boundary hedges and trees (particularly along Broach road).	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

KELL-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/single landowner submission (sole ownership unknown)/No impact on availability from existing land use .

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside developments in Flood Zone 1. Site is potentially constrained by national grid pylons crossing the site which could be potentially mitigated. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

KELL-F

Settlement	Kellington		
Site Location	Land South of Roall Lane		
Size (Ha)	3.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural uses to the East and South, paddocks to the North and residential to the South West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,373 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,623 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ2 - 40%, FZ1 - 50%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

KELL-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species Record of swift falls partly within the site, all other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with well managed field drain mid way through site. Site has boundary hedges and is adjacent to an area of broadleaved woodland.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the field drain and boundary features, also indirect effects upon the adjacent woodland.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

KELL-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/single landowner submission (sole ownership unknown)/No impact on availability from existing land use .

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits. The site contains a small part of land within Flood Zone 3a and another part is within Flood Zone 2. Site has good accessibility by public transport, good access to employment and good access to local services. Site is likely to require third party land to create an access point. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

KELL-G

Settlement	Kellington		
Site Location	Land East of Manor Garth		
Size (Ha)	0.91		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Primary school to the North, fields to the East and South residential units to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Knottingley centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,373 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,623 jobs within 5km			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

KELL-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of swift falls partly within the site, all other PS records are over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of rough grassland (may be un improved or semi improved and therefore species rich). Also has potential to support reptiles. Site has boundary hedges and trees.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the grassland habitat, scrub, boundary features including trees. Mitigation of impacts may be required.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

KELL-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site promoted by land owner for affordable housing only. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use. Third party land is required for access to the site.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. A possible 3rd part land purchase may increase costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1 and is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. A possible third party land purchase may increase costs.

PLAN Selby Site Assessments

Site Ref

KSME-A

Settlement	Kirk Smeaton		
Site Location	Land East of Rectory Court, Kirk Smeaton		
Size (Ha)	0.37		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Farm to East. School playing fields to North. Agricultural fields to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

KSME-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KSME-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

KSME-B

Settlement	Kirk Smeaton		
Site Location	Land North of Went Bridge Road, Kirk Smeaton		
Size (Ha)	1.34		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Woodland to North. Agricultural fields to West/South/East. Barns to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

KSME-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

KSME-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

KSME-C

Settlement	Kirk Smeaton		
Site Location	Land North of Water Lane, Little Smeaton		
Size (Ha)	0.03		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential		
Surrounding Land Uses	Residential to North/East/South. Church to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

KSME-C

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

KSME-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LSME-A

Settlement	Little Smeaton		
Site Location	Land at College Farm, Little Smeaton		
Size (Ha)	0.52		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields and farm buildings		
Surrounding Land Uses	Residential to East/South/West. Agricultural fields to North/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

LSME-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LSME-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LSME-B

Settlement	Little Smeaton		
Site Location	Land East of Windy Ridge, Little Smeaton		
Size (Ha)	0.11		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Disused land		
Surrounding Land Uses	Residential to West. Agricultural fields to North. Woodland to East. Play area to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

LSME-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LSME-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LSME-C

Settlement	Little Smeaton		
Site Location	Land South of Mount Pleasant		
Size (Ha)	1.46		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/South-East. Woodland to West. Agricultural fields to South/North-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

LSME-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LSME-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LDRX-A

Settlement	Long Drax		
Site Location	Drax Power Station, Drax		
Size (Ha)	665.00		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Long Drax power station surrounded by agriculture fields		
Surrounding Land Uses	Barlow residential village to West. Camblesforth residential village to South-West. Agriculture fields all around.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area.		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

LDRX-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LDRX-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

LDRX-B

Settlement	Long Drax		
Site Location	Land adjacent to Pear Tree Lane, Drax		
Size (Ha)	10.50		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Site surrounded by agricultural fields, several isolated houses to the North East corner of the site.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

LDRX-B

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

LDRX-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

LUMB-A

Settlement	Lumby
Site Location	Hall Farm, Butts Lane, Lumby
Size (Ha)	0.65
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Farm and outbuildings
Surrounding Land Uses	Residential to North/East/South. Agricultural fields to West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2

PLAN Selby Site Assessments

Site Ref

LUMB-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LUMB-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LUMB-B

Settlement	Lumby		
Site Location	Land at Lumby Court, Lumby		
Size (Ha)	0.57		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farm and outbuildings		
Surrounding Land Uses	Farm buildings to North. Residential to East/South-East. Greenfield land to South. Agricultural fields to West		
Application Reference	N/A	Permission Started	N/A

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

LUMB-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LUMB-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LUMB-C

Settlement	Lumby
Site Location	Land between Old Quarry Lane and Cass Lane, Lumby
Size (Ha)	3.47
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Residential to West. Agricultural fields to North/East/South

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

LUMB-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LUMB-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LUMB-D

Settlement	Lumby
Site Location	Land South of Red Hill Lane, Lumby
Size (Ha)	0.33
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Residential to North/East/South. Agricultural fields to West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

LUMB-D

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

LUMB-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

LUMB-E

Settlement	Lumby		
Site Location	Land West of Butts Lane, Lumby		
Size (Ha)	1.16		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farms to East. Residential to South-East/South-West. Agricultural fields to North/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

LUMB-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

LUMB-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

MFRY-A

Settlement	Monk Fryston		
Site Location	Land at The Old Vicarage, Old Vicarage Lane, Monk Fryston		
Size (Ha)	2.39		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Pasture fields with stables		
Surrounding Land Uses	Farm house to South-West. Agricultural fields to West/South. Residential to North/East. Community centre/primary school to North-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx.. 24,212 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 9,049 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One bat record from partly within the site, two further bat records within 500m, swift, grass snake and hedgehog within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland fields with boundary hedges and mature trees, the site also includes a domestic dwelling and gardens. The site is within 50m of a SINIC to the south and there is a drain along the eastern boundary.	(-)
2.18 Overall Ecology Risk Rating Proximity to adjacent wetland SINIC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

There are no legal/ownership constraints. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

There is a developer interest in the land and informal agreements are in place. The site has not been the subject of a detailed appraisal, however, by reason of the size of the site and the absence of technical constraints, it is considered that the site can be viably developed. The site is also capable of being developed in conjunction with the adjoining land to the North East (Site ref: MFH 010). It is considered that the combined sites offer the potential for a quality mixed use development capable of delivering community and education facilities to support existing adjoining land uses. The developer interest has undertaken their own preliminary assessments and consider that the land can be viably developed whilst providing planning gains in terms of enhanced village facilities.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site outside, but adjacent to, development limits within the green belt, in a highly sensitive landscape area. Site is in Flood Zone 1. The site is within 500m of multiple SINCS. Site has good accessibility by public transport, good access to employment and good access to local services. There is developer interest and informal agreements are in place. The site is capable of being developed in conjunction with the adjoining land to the North East.

PLAN Selby Site Assessments

Site Ref

MFRY-B

Settlement	Monk Fryston		
Site Location	Land between Water Land and Main Street, Monk Fryston		
Size (Ha)	3.17		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North and South West, Ashfield house to the East, agricultural land to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,723 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,752 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-B

2.12 Physical / Infrastructure constraints No known constraints - telegraph wires, mostly on edge, but also cut across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Three bat records within 500m, grass snake and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland and arable fields with boundary hedges and mature trees, the site also includes a former petrol station site (now a car wash) with building and hard standing. The site is within 50m of a wetland SINC to the north..	(-)
2.18 Overall Ecology Risk Rating Proximity to adjacent wetland SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Multiple landowners across three parcels of land (managed by agents)The respective landowners have resolved that they wish to develop the site and discussions have previously taken place regarding a potential three-way Collaboration Agreement. No impact on availability from existing land use - existing car wash use on former filling station (small area of site).

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits and within the green belt. Site is in Flood Zone 1. Site within 500m of a SINC and is adjacent to a conservation area. Site has good accessibility by public transport, good access to employment and good access to local services. Multiple landowners across three parcels of land have resolved that they wish to develop the site. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

MFRY-C

Settlement	Monk Fryston		
Site Location	Land North of Deer Park Court, Monk Fryston		
Size (Ha)	1.38		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Monk Fryston deer park and gardens		
Surrounding Land Uses	Disused field to West and North-West, crops to North, rest of historic park to North and East, residential to South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,469 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,172 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Two bat records within 500m of the site, record of hedgehog within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved pasture with some boundary hedges and a line of mature trees on the western boundary which may be important for foraging, commuting and potentially roosting bats and nesting birds. Site also includes part of a domestic garden.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features and mature trees.	(+)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt, in a highly sensitive landscape area. Site is in Flood Zone 1. The site has the potential to impact on multiple designated heritage assets, being located in a historic park and garden as well as a conservation area. Site is within 500m of a SINC. Site would require the use of third party land to create access. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

MFRY-D

Settlement	Monk Fryston		
Site Location	Land South of Fryston Common Lane, Monk Fryston		
Size (Ha)	1.07		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Organic farm		
Surrounding Land Uses	Residential to West. Deer park grange to North West. Farms to North/East. Woodland to South/South-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,816 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,460 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3 - 60%, Grade 2 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ2 - 5%, FZ1 - 95%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Two bat records within 500m of the site, grass snake and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved pasture with some boundary hedges and mature trees. Site also includes a domestic dwelling and garden. A watercourse runs along the eastern boundary and there is a wetland SINCC hydrologically connected to the site and adjacent to the south east.	(-)
2.18 Overall Ecology Risk Rating Proximity to adjacent wetland SINCC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use/Enquiries received from developers.

3.2 Site viability abnormal costs

Our commercial advisors have suggested that given the nature of the site and the wider location, a fairly low density of high quality homes and potentially some single storey dwellings for over 55's would be attractive to the market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site outside, but adjacent to, development limits within the green belt, in a highly sensitive landscape area. A small part of the site falls within Flood Zone 2. The site is adjacent to a conservation area. Site has good accessibility by public transport, good access to employment and good access to local services. Landowner viability studies suggest lower density, high quality homes would be more attractive to the market.

PLAN Selby Site Assessments

Site Ref

MFRY-E

Settlement	Monk Fryston		
Site Location	Land North of Fryston Common Lane, Monk Fryston		
Size (Ha)	0.98		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Deer Park Grange		
Surrounding Land Uses	Historic park and garden to North and West. Farm buildings to North/East. Agricultural field to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,816 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,460 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 80%, FZ2 - 5%, FZ1 - 10%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Two bat records within 500m of the site, all other PS records over 10yrs old.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved amenity grassland (garden) with mature boundary trees/hedges. The site is close to wetlands to the north and a drain runs along the southern boundary.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the boundary features including trees and indirect effects upon wetlands in the surrounding area. Mitigation of impacts may be required.	(o)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No relevant previous planning permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site mostly within development limits in a landscape highly sensitive to development. The site is predominantly within Flood Zone 3a and is within 500m of a SINC. The site is within a conservation area and adjoins an historic park and garden. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

MFRY-F

Settlement	Monk Fryston		
Site Location	Land West of Deer Park Lane, Monk Fryston		
Size (Ha)	0.92		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Disused field		
Surrounding Land Uses	Road and train track to West. Residential to South, historic park/garden to East. More disused field to North. Agriculture - crops to North-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,469 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,172 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Two bat records within 500m of the site, record of hedgehog within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Field appears to be semi improved pasture/meadow which could be species rich. There is also a line mature of trees along the eastern boundary - likely to be important for foraging, commuting and possibly roosting bats and nesting birds.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the mature trees and the grassland habitat. Mitigation of impacts may be required.	(o)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - lies adjacent to the railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - railway line	(o)

PLAN Selby Site Assessments

Site Ref

MFRY-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt, in a landscape highly sensitive to development. Site is in Flood Zone 1. The site is adjacent to a conservation area and is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

MFRY-G

Settlement	Monk Fryston		
Site Location	Land South of 8 Priory Park Grove, Monk Fryston		
Size (Ha)	0.63		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Overgrown fields		
Surrounding Land Uses	Stream to the North, 3 long fields to the West, fields to the North, pond to the East, main road to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,816 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,460 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	98
		% PDL	2
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-G

2.12 Physical / Infrastructure constraints No known constraints - minor power lines through the site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Two bat records within 500m of the site, grass snake and hedgehog within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is directly adjacent to a wetland SINC. It comprises rough grassland, woodland, mature hedges and trees and there is a watercourse to the north boundary of the site which is directly linked to the SINC. There appears to be a building on site of unknown age/construction. Given its positions within an area of scrub/woodland in close proximity to water there is high potential for structures/mature trees to support bats.	(-)
2.18 Overall Ecology Risk Rating Proximity to adjacent wetland SINC. Potential for direct and indirect ecological effects upon habitats and species. Ecological appraisal and identification of mitigation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt, in a landscape highly sensitive to development. Site is in Flood Zone 1. The site is adjacent to a conservation area and is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

MFRY-I

Settlement	Monk Fryston		
Site Location	Land East of Lumby Hill, Hillam		
Size (Ha)	2.32		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/West/South. To East is further agriculture - crops		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,723 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,990 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Three bat records and one record of swift within 500m, grass snake within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Parts of large arable fields with boundary hedges and trees on the western side of the site.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits within the green belt. Site is in Flood Zone 1. Potential for this site to be brought forward with neighbouring site to facilitate access. The site is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues. A possible ransom strip purchase may increase costs.

PLAN Selby Site Assessments

Site Ref

MFRY-J

Settlement	Monk Fryston		
Site Location	Land North of Dunmire Road, Hillam		
Size (Ha)	8.62		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Field to North, agriculture - crops to South/West/North-East, farm to South-East, farm houses and cottages to North-East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,723 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,990 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-J

2.12 Physical / Infrastructure constraints No known constraints - minor power lines through the site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Three bat records and one record of swift within 500m, grass snake within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable fields with boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features. This is a large site with opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

MFRY-J

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits within the green belt. Site is in Flood Zone 1. The site is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

MFRY-K

Settlement	Monk Fryston		
Site Location	Land South of Ingthorne Lane, Monk Fryston		
Size (Ha)	4.38		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West/South/North. Agricultural fields to North/West. Railway track to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

MFRY-K

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

MFRY-K

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

MFRY-L

Settlement	Monk Fryston		
Site Location	Abbeystone Way, Monk Fryston		
Size (Ha)	0.50		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Former limestone quarry, now vacant.		
Surrounding Land Uses	Residential to the North and East agricultural land to the South and West (beyond adjacent railway line).		
Application Reference	2015/0461/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,370 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Sherburn in Elmet. Approx. 8,464 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

MFRY-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Rough grassland with scrub and good boundary trees and hedges to the west along the railway line.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the scrub, trees and grassland habitat. Mitigation of impacts may be required.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - lies adjacent to the railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

MFRY-L

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use No previous unimplemented residential permissions. No impact on availability from existing land use	
3.2 Site viability abnormal costs The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
Assessment Summary Greenfield site within the development limits in a landscape highly sensitive to development. Site is in Flood Zone 1. Site is within a conservation area and is within 500m of a SINC. Site has good accessibility by public transport, good access to employment and good access to local services. Site has planning permission, indicating that the site is economically viable to the housing market.	

PLAN Selby Site Assessments

Site Ref

NKYM-A

Settlement	Newton Kyme		
Site Location	Papyrus Works, Newton Kyme		
Size (Ha)	11.00		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Former factories		
Surrounding Land Uses	Agricultural fields to North/East/West. Residential to South		
Application Reference	2012/1053/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

NKYM-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

NKYM-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

NKYM-B

Settlement	Newton Kyme		
Site Location	Land South of Papyrus Villas, Newton Kyme		
Size (Ha)	0.45		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to South/West. Residential to North/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

NKYM-B

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

NKYM-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: No housing allocations required through Core Strategy policy SP5.

PLAN Selby Site Assessments

Site Ref

NDUF-A

Settlement	North Duffield		
Site Location	Land rear of Tall Timbers, Menthorpe Lane, North Duffield		
Size (Ha)	0.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farmstead/agricultural land to the South and West. Residential to the North and East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,360 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,182 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift from within the site, three records of bat within 500m, records of adder, slow worm, grass snake and common lizard within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small agricultural field with some boundary hedges.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - grazing let (1 year).

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site is currently let for grazing but engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

NDUF-B

Settlement	North Duffield		
Site Location	Land to the West and South of Meadow Gate, North Duffield		
Size (Ha)	2.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the West and South, residential to the North East, agricultural land to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,360 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,182 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of bats, grass snake, slow worm, common lizard and adder from within 500m the site (date unknown).	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large area of improved horse grazed pasture with some boundary hedges and mature trees.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

NDUF-C

Settlement	North Duffield		
Site Location	Land South of A163 and East of Menthorpe Lane, North Duffield		
Size (Ha)	3.57		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	agricultural land to the South, East. Residential North-east and farm to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,360 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,182 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of bats and swift from within 500m of the site, records of greylag goose, whooper swan, mute swan, black tailed godwit, black billed magpie, golden plover, sand martin, little grebe, shelduck, adder, grass snake, slow worm and common lizard from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with some large mature trees on Dyon Lane and the A63. There is a small block of woodland on the north east boundary. Site is 500m from SAC/SPA/RAMSAR.	(o)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Three landowners (tenant is also part owner). All owners are in agreement to develop the site. No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site is under multiple ownership but there is agreement to bring the site forward for development and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

NDUF-D

Settlement	North Duffield		
Site Location	Land North of A163, North Duffield		
Size (Ha)	1.76		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Paddocks/grazing land to the North, agricultural land to the East and South and residential to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,360 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,182 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of swift and bat within 50m of the site, records of greylag goose, whooper swan, mute swan, black tailed godwit, black billed magpie, golden plover, sand martin, little grebe, shelduck, adder, grass snake, slow worm and common lizard from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with boundary hedgerows and mature trees. Drainage ditches to the north and east boundary flow towards the SAC/SPA/RAMSAR which is 350m from the site.	(o)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Three landowners (tenant is also part owner)/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Although a viability assessment has not been undertaken the site is considered to be both commercially and physically viable as there are no physical, environmental or flood risk constraints to development and no abnormal development costs have been identified.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is in Flood Zone 1. The site sits within an area of restraint (SDLP policy RT6) around the Lower Derwent Valley. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. The site has good access to public transport and local services, but limited access to employment centres. Site is under multiple ownership and although a viability assessment has not been undertaken the site is considered to be both commercially and physically viable as there are no physical, environmental or flood risk constraints to development and no abnormal development costs have been identified.

PLAN Selby Site Assessments

Site Ref

NDUF-E

Settlement	North Duffield		
Site Location	Land North of Green Lane, North Duffield		
Size (Ha)	1.05		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to South/East. Agriculture fields to North/West.		
Application Reference	2015/0520/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 7,078 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,764 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 20%, FZ1 - 80%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-E

2.12 Physical / Infrastructure constraints No known constraints - telegraph pole in corner of site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved pasture with boundary hedges and trees. Moses Drain runs along the western boundary of the site.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use Extant planning permission/Sole owner/No impact on availability from existing land use.	
3.2 Site viability abnormal costs Yes, Landowner currently in discussion with 3 prospective purchasers	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
Assessment Summary Greenfield site outside, but adjacent to, development limits. Part of the site is in Flood Zone 2, but is mostly within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has outline planning permission. No viability issues identified. Landowner currently in discussion with prospective purchasers.	

PLAN Selby Site Assessments

Site Ref

NDUF-F

Settlement	North Duffield		
Site Location	Land West of Green Lane, North Duffield		
Size (Ha)	0.48		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agriculture field and allotments		
Surrounding Land Uses	Agriculture to West/North/South. Residential to East.		
Application Reference	2015/0519/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 7,078 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,764 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 30%, FZ1 - 70%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland field with hedges and mature trees. Moses Drain runs along the western boundary of the site and there in an area of scrub/woodland towards the south western corner of the site.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(--)

Existing open space would be lost - no mitigation possible

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Site has been sold to a developer

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside of development limits. Part of the site is within Flood Zone 3a, but mostly within Flood Zone 1. Part of the site is designated as recreation open space in the SDLP and would likely lead to the loss of the allotments if developed. The site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has outline planning permission. No known viability issues. Site has now been sold to a developer.

PLAN Selby Site Assessments

Site Ref

NDUF-G

Settlement	North Duffield		
Site Location	Land West of The Green, North Duffield		
Size (Ha)	2.47		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East. Playing fields to North/agriculture fields to West/South.		
Application Reference	2015/0517/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,562 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,498 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Series of small semi improved grassland fields with good hedgerows, mature trees (boundary and in field). Moses Drain runs along the western boundary. The site is in close proximity to a pond within the village green.	(o)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Site is in three ownerships. The owners are working together to promote the site for a range of market and affordable housing, as well as specialised 'cohousing' areas. Extant planning permission/Sole owner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Enquiries from developers. Phased development under consideration by Landowners/LPA. Developer interest in Phase 1 (approved for 14 units - but Developer has indicated preference for 12 units only, so overall total may change) and custom build interest in Phases 2 and 3.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site mostly outside development limits. Site is in Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has outline planning permission. Site is under multiple ownership and would require collaboration to bring the site forward.

PLAN Selby Site Assessments

Site Ref

NDUF-H

Settlement	North Duffield		
Site Location	Land at Springfield House Farm, North Duffield		
Size (Ha)	0.74		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Predominantly agricultural with residential to the East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 7,078 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,764 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of grass snake, slow worm, common lizard and adder from partly within the site (date unknown), plus two records of bats within 500m of the site, records of mallard, common toad, tree pipit, swift, Canada goose, rook, marsh gentian, woodcock and lapwing within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved pasture with boundary hedges and trees. Moses Drain runs along the western boundary of the site.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-H

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

The client wishes to sell the site with the benefit of planning permission rather than enter into an option agreement. The client will therefore be undertaking promotion themselves. No previous unimplemented residential permissions. One landowner. No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has good access to public transport and local services but limited accessibility to employment areas. Although there is no direct access to the site it was originally promoted with site NDUF-I and access should be available via the existing access onto Green Lane. Landowner currently promoting the site and engagement with site promoter has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

NDUF-I

Settlement	North Duffield		
Site Location	Springfield House Farm, Green Lane		
Size (Ha)	0.40		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm buildings		
Surrounding Land Uses	Residential to East/South. Agriculture to North and West		
Application Reference	2016/0853/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 7,078 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,764 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Former grassland with housing development in progress.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use Extant planning permission/Sole owner/No impact on availability from existing land use.	
3.2 Site viability abnormal costs The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
Assessment Summary Greenfield site mostly outside of development limits. Site is within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has good access to public transport and local services but limited accessibility to employment areas. Site has an outline planning permission indicating that the site is economically viable to the housing market.	

PLAN Selby Site Assessments

Site Ref

NDUF-J

Settlement	North Duffield		
Site Location	Land East of York Road / North of Main Street, North Duffield		
Size (Ha)	5.53		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land with residential to the South, West and North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,562 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,498 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-J

2.12 Physical / Infrastructure constraints No known constraints - minor power line runs across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift from partly within the site, also records of slow worm, adder, common lizard, grass snake, bats and swift within 500m of site, records of teal, wigeon, mallard, greylag goose, buzzard, crow, mute swan yellowhammer, snipe, moorhen, black headed gull, corn bunting, curlew, collared dove, redshank and lapwing within 1km of the site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with some large mature trees and hedgerows.	(+)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-J

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential planning permissions/One landowner (promoted by developer)/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

NDUF-L

Settlement	North Duffield		
Site Location	Land North of Back Lane, North Duffield		
Size (Ha)	8.89		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North and East, residential to the South. Part residential/part agricultural land to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,562 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,498 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift from within the site, also records of slow worm, adder, common lizard, grass snake, bats and swift within 500m of site records of teal, wigeon, mallard, greylag goose, buzzard, crow, whooper swan, mute swan, yellowhammer, peregrine falcon, coot, snipe, moorhen, black headed gull, black tailed godwit, corn bunting, curlew, black billed magpie, golden plover, sand martin, collared dove, little grebe, shelduck, redshank and lapwing within 1km of the site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part arable, part pasture with field drains, hedgerows and mature trees. Site also includes a farmstead with brick buildings suitable of supporting bats and nesting birds. Site is within 350m of the SAC/SPA/RAMSAR and is hydrologically linked by the drainage network.	(-)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-L

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Two landowners/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site mostly outside development limits. Site is within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site has good access to public transport and local services but limited accessibility to employment areas. Multiple owners will require collaboration to bring whole site forward but engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

NDUF-M

Settlement	North Duffield		
Site Location	Land at Hall Farm, North Duffield		
Size (Ha)	2.72		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land the North, East South and farm to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 5,562 jobs within 8km.			(-)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 1,498 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

NDUF-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift from within the site, also records of slow worm, adder, common lizard, grass snake, bats and swift within 500m of site records of teal, wigeon, mallard, greylag goose, buzzard, crow, whooper swan, mute swan, yellowhammer, peregrine falcon, coot, snipe, moorhen, black headed gull, black tailed godwit, corn bunting, curlew, black billed magpie, golden plover, sand martin, collared dove, little grebe, shelduck, redshank and lapwing within 1km of the site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with boundary hedges and mature trees. There is a field drain to the south which connects the site to the SAC/SPA/RAMSAR site which is just 210m away at the closest point.	(o)
2.18 Overall Ecology Risk Rating Proximity to SSSI, SAC, SPA, RAMSAR and NNR - will require Habitat Regulations Assessment and consultation with Natural England. Site will also require ecological appraisal to consider impacts upon site based habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

NDUF-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits within an area of restraint (policy RT6) in the SDLP. Site is within 5km of an Internationally Protected Site but has no likely significant impact alone. Site is within Flood Zone 1. Site has good access to public transport and local services but limited accessibility to employment areas. Engagement with site promoter has shown no viability issues. The need for 3rd party land to access the site means it is not readily available

PLAN Selby Site Assessments

Site Ref

OSGB-A

Settlement	Osgodby		
Site Location	Land at Osgodby Garden Centre, Osgodby		
Size (Ha)	0.71		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garden centre		
Surrounding Land Uses	Commercial use (builders merchants) to the West of the site, residential to the East and North of the site and open fields to the South.		
Application Reference	2014/1136/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,218 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	PDL (Mixed)	% GF	20
		% PDL	80
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Garden centre formed mostly of glasshouses, buildings and car parking.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(++)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/Sole owner/Land owner has stated they have no intention of developing the site in the short term.

3.2 Site viability abnormal costs

Scheme appraised by an independent viability expert. Scheme viable if affordable housing reduced to zero

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Brownfield site with outline planning permission partly within development limits within a landscape highly sensitive to development. Site has good access to public transport, good access to employment and reasonable access to local services. Site is wholly within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Landowner has confirmed they do not intend to develop the site in the short term. Extant planning permission has been appraised for viability and would be viable if affordable housing reduced to zero.

PLAN Selby Site Assessments

Site Ref

OSGB-B

Settlement	Osgodby		
Site Location	Land at Corner Farm, Osgodby		
Size (Ha)	0.19		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Residential to West/South. Agricultural fields to North. Farm buildings to East. Greenfield to South-East		
Application Reference	2015/0490/FUL	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,917 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl within 500m of the site, all other PS records are over 10yrs old	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site already has housing development in progress.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(++)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Multiple ownership/No impact on availability from existing land use.

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site within development limits. Site is within Flood Zone 1. Site has good access to public transport, good access to employment and reasonable access to local services. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site has planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

OSGB-C

Settlement	Osgodby		
Site Location	Land East of St Leonards Avenue, Osgodby		
Size (Ha)	0.82		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Agricultural fields to North/East/South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,218 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ1 - 95%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl from partly within the site and record of swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of an arable field with some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield outside, but adjacent to, development limits within a landscape highly sensitive to development. Majority of the site is within Flood Zone 1, with a small part in Flood Zone 3a. Site has good access to public transport, good access to employment and reasonable access to local services. No available access point but could be brought forward without adjacent site OSGB-F, although current outline approval does not facilitate access to this site. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

OSGB-D

Settlement	Osgodby		
Site Location	Osgodby Nurseries, Hull Road, Osgodby		
Size (Ha)	0.80		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Open field		
Surrounding Land Uses	Agricultural land to the South/East/West and residential to the North		
Application Reference	2015/0131/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,917 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved paddock with boundary hedges and trees. A field drain is present on the eastern boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features & drain.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant planning permission/Sole owner/No impact on availability from existing land use. The agent representing the site has confirmed that the owner is committed to developing the site for housing.

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Predominantly greenfield site outside, but adjacent to, the development limits within a landscape highly sensitive to development. Site is within Flood Zone 1. Site has good access to public transport, good access to employment and reasonable access to local services. Site is partly within 500m of a SINC and within 5km of an Internationally Protected Site but has no likely significant effect alone. Site has planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

OSGB-E

Settlement	Osgodby		
Site Location	Land West of South Duffield Road		
Size (Ha)	1.56		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields and farm buildings		
Surrounding Land Uses	Residential to the East and South of Sand Lane, residential and open field to the West and agricultural land uses to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,917 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl within 500m of the site and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site has domestic dwelling with associated gardens that may support bats, also agricultural buildings and small field with hedges and trees. There are also ponds within the local area.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and boundary features including mature trees. Ponds and connected terrestrial habitat should be investigated.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

Not promoted. Site allocated for housing in the 2005 Selby District Local Plan.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site within the development limits. Site is an SDLP residential allocation (OSG/1). Site is within Flood Zone 1. Site has good access to public transport, good access to employment and reasonable access to local services. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

OSGB-F

Settlement	Osgodby		
Site Location	Land East of St Leonards Avenue, Osgodby		
Size (Ha)	0.37		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Open agricultural field.		
Surrounding Land Uses	Agricultural land to the South residential to the North and West, garden centre to the East		
Application Reference	2015/0433/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,218 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of an arable field with some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site with outline planning permission partly outside development limits, in a landscape highly sensitive to development. Site is within Flood Zone 1. Site has reasonable access to local services and good access to employment areas and public transport. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

OSGB-G

Settlement	Osgodby		
Site Location	Lake View Farm, Osgodby		
Size (Ha)	0.69		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential East, South and West, farm to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,917 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of barn owl within 500m of the site, all other PS records are over 10yrs old	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes a farmstead with traditional brick buildings (which could support bats/nesting birds), modern barns, dwelling and paddock. Ponds in the local area may support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and boundary features including trees. Ponds and connected terrestrial habitat should be investigated.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. 6 years for existing use to cease.

3.2 Site viability abnormal costs

Site not marketed. No viability assessment undertaken. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site within development limits. Site is within Flood Zone 1. Site has reasonable access to local services and good access to employment areas and public transport. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site is subject to an agricultural tenancy and is unlikely to be available for development for at least 6 years, however engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

OSGB-H

Settlement	Osgodby		
Site Location	land South of Hull Road, Osgodby		
Size (Ha)	39.65		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North, agriculture to remainder		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 11,369 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2 - 70%, Grade 1 - 30%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 70%, FZ1 - 30%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-H

2.12 Physical / Infrastructure constraints No known constraints - small scale powerline crosses site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of barn owl from partly within the site, record of swift and two records of bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Very large area of arable farm land (approx. 8 fields). Site also includes boundary hedges, trees, field drains and has ponds within the local area.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features including mature trees. Ponds and connected terrestrial habitat should be investigated. Very large site with opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

OSGB-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Agricultural tenancy with 12. years on term. Part resumption clause to reclaim 25%of holding in any one year once permission is obtained

3.2 Site viability abnormal costs

Site not marketed. No viability assessment undertaken. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site has reasonable access to local services and good access to employment areas and public transport. Site is partly within 500m of a SINC and 5km of an Internationally Protected Site but has no likely significant effect alone. Approximately a third of the site is on grade 1 agricultural land and the majority of the site is in Flood Zone 3a, with the remainder in Flood Zone 1. Site is subject to a tenancy agreement and is unlikely to be available for at least 12 years, possibly longer. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

OSGB-I

Settlement	Osgodby		
Site Location	Land East of Sand Lane, Osgodby		
Size (Ha)	2.81		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the East and South, arable land to the North and residential to the East and partly to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,004 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,917 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

OSGB-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of barn owl within 500m of the site, record of swift and two records of bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with good boundary hedgerows and mature trees - especially along the southern boundary - close proximity to an area of semi natural habitat to the north which contains a pond which might support amphibians.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features including mature trees. Ponds and connected terrestrial habitat to the north should be investigated.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

2.26 Mineral Resource	(o)
Site is not within a mineral safeguarding area	
2.27 Provision of Open Space	(o)
No impact on open space	
2.28 Core Strategy Housing Requirement	No
Site not needed as its settlement has already met its Core Strategy housing requirement	

3.1 Availability considerations impact of active use	
No previous unimplemented residential permissions. 1 landowner. Agricultural tenancy, expires September 2017	
3.2 Site viability abnormal costs	
Site not marketed. No viability assessment undertaken. Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability	
0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential May Not be Required
Assessment Summary	
Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is within Flood Zone 1 and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site has reasonable access to local services and good access to employment areas and public transport. Site is subject to a short term agricultural tenancy, however engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

RICC-A

Settlement	Riccall		
Site Location	Land rear of 31 York Road, Riccall		
Size (Ha)	0.84		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Former nursery site now used for storage		
Surrounding Land Uses	Allotments to the West, residential development to the South and East and North East. Open field landscape to the North.		
Application Reference	2015/0317/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,420 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,804 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records of swift, house sparrow, dunnock, song thrush and bat within 500m of the site records of great crested newt, five species of bumblebee, four species of cuckoo bee and common carder bee from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes some built structures of unknown age/construction and also an area of improved grassland.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
Assessment Summary Mainly greenfield site outside development limits with outline planning permission for 23 dwellings. Site has good access by public transport and to key services with reasonable access to employment areas. Site is wholly within Flood Zone 2. Site is within 500m of a SINC and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	

PLAN Selby Site Assessments

Site Ref

RICC-B

Settlement	Riccall		
Site Location	Land North of Chapel Walk, Riccall		
Size (Ha)	0.41		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland		
Surrounding Land Uses	Residential uses to the South, West and North. A19 borders the Eastern edge of the site.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,420 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,804 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of swift from within the site, house sparrow, dunnock, great crested newt, song thrush and bat within 500m of the site records of , five species of bumblebee, four species of cuckoo bee and common carder bee from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site appears to include trees, scrub and grassland	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site within development limits. Good accessibility to public transport and to key services with reasonable access to employment areas. Site is wholly within Flood Zone 2. Site is within 500m of a SINC and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Access may be blocked by ransom strip and the existing PROW within the site will need to be retained or re-routed. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

RICC-C

Settlement	Riccall		
Site Location	Land East of York Road, Riccall		
Size (Ha)	3.24		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural related businesses		
Surrounding Land Uses	Primarily agricultural uses. Riccall Methodist Church to South West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-15			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(o)
Good local accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 9,175 within 5km.			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 2 - 50%, Grade 3 - 50%			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(-)
FZ2 - 100%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of swift, house sparrow, dunnoek, song thrush, five species of bumblebee, four species of cuckoo bee and common carder bee from within 500m of the site and records of bat and great crested newt from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes a nursery with glasshouses, buildings and arable farmland. There is a field drain to the east and south of the site and there are some hedgerows and trees on the boundary.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Sole Owner. Site currently in use as a horticultural nursery. Available upon receipt of planning permission for alternative use.

3.2 Site viability abnormal costs

Considered viable by an owner who has developed the adjacent site for employment uses.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site in the countryside outside development limits. Site has good accessibility by public transport and good local accessibility to the road and rail network. Site is wholly within Flood Zone 2. Site is within 500m of a SINC and is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site is in current use as a horticultural nursery but would be available for development on receipt of planning permission. Site considered viable by owner who has developed neighbouring site for employment use.

PLAN Selby Site Assessments

Site Ref

RICC-D

Settlement	Riccall		
Site Location	Land South of Landing Lane, Riccall		
Size (Ha)	1.45		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Open field		
Surrounding Land Uses	Open fields to the North, East and South, with listed windmill to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,151 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,967 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 80%, FZ1 - 20%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of bat and great crested newt from within 500m of the site and records of reed bunting, swift, house sparrow, dunnock and song thrush within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises an arable field with some boundary hedges and few trees. There is a pond within 210m that could support amphibians.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to key services but limited access to employment areas. Majority of site within Flood Zone 2 with the remainder in Flood Zone 1. Site has potential to impact neighbouring listed building and mitigation measures are likely to be required. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

RICC-E

Settlement	Riccall		
Site Location	Land South of Beech Park Close, Riccall		
Size (Ha)	2.05		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Open field		
Surrounding Land Uses	Agricultural uses to the South and West, water tower and recreation ground / park to the East and residential to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,119 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,967 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of swift, bat and great crested newt within 500m of the site and house sparrow, dunnock and song thrush from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises an arable field with some boundary hedges and few trees. There is a pond within 210m that could support amphibians.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The site having regard to construction requirements and the planning policy context is considered a viable proposition for residential development.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site has good accessibility to public transport and to key services but limited access to employment areas. Access on narrow track that would need widening. Site is wholly within Flood Zone 1. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. The site having regard to construction requirements and the planning policy context is considered a viable proposition for residential development.

PLAN Selby Site Assessments

Site Ref

RICC-F

Settlement	Riccall
Site Location	Land at Chestnut Terrace, Riccall
Size (Ha)	0.10
Proposed Use Summary	Residential
Core Strategy Hierarchy	Designated Service Village
Land Use	Residential
Surrounding Land Uses	Residential to North/East/South. Allotments to West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Under 0.17ha in size (residential)

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

RICC-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

RICC-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

RICC-G

Settlement	Riccall		
Site Location	Land North of Riccall		
Size (Ha)	6.42		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Open field		
Surrounding Land Uses	Agricultural uses to the North, West. Allotments to the South and residential along the South and East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,420 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 2,804 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 95%, FZ1 - 5%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-G

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records of house sparrow, song thrush and dunnock from within site, swift, bat, five species of bumblebee, four species of cuckoo bee and common carder bee from within 500m of the site and great crested newt from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species A large arable field and a smaller grassland field with good hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site promoted by developer Taylor Wimpey. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site has good accessibility to public transport and key services but limited access to employment areas. Majority of site within Flood Zone 2, with the remainder in Flood Zone 1. Site is within 500m of a SINC and within 5km of an Internationally Protected Site but has no likely significant effect alone. Access may be incapable of supporting scale of development. Existing PROW within site is proposed to be retained/enhanced as part of any future development. Site has been promoted by a developer and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

RICC-H

Settlement	Riccall
Site Location	Riccall Business Park, Selby Road, Riccall
Size (Ha)	42.00
Proposed Use Summary	Employment
Core Strategy Hierarchy	Designated Service Village
Land Use	Former mine site with range of storage and business uses
Surrounding Land Uses	Primarily agricultural uses.

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Employment site over 5ha in a rural area

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

RICC-H

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

RICC-H

2.26 Mineral Resource	N/A
2.27 Provision of Open Space	N/A
2.28 Core Strategy Housing Requirement	N/A

3.1 Availability considerations impact of active use	
3.2 Site viability abnormal costs	
3.3 Overall Deliverability	
3.3 Overall Deliverability Notes	
Site Type	Employment - Failed Initial Sift
Assessment Summary	
Failed initial sift: Over Core Strategy policy SP13 size threshold.	

PLAN Selby Site Assessments

Site Ref

RICC-I

Settlement	Riccall		
Site Location	Land between Landing Lane and Kelfield		
Size (Ha)	9.93		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Large open field multiple field landscape.		
Surrounding Land Uses	Agricultural land to the West South and North West, with leisure uses to the South East and residential to the East and North East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,151 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,967 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ2 - 90%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-I

2.12 Physical / Infrastructure constraints No known constraints - minor powerline through site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records of swift, reed bunting, bat and great crested newt within 500m of site and tansy beetle, house sparrow, dunnock and song thrush from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site itself comprises part of a very large arable field with boundary hedges and trees. The site lies within 350m of the River Ouse to the west and is almost directly adjacent to Dame Dike to the north which flows into the river.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site has good accessibility to public transport and reasonable access to key services but limited access to employment areas. Majority of site is within Flood Zone 2 with the remainder in Flood Zone 3a. Site is within 500m of a SINC and within 5km of an Internationally Protected Site but has no likely significant effect alone. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

RICC-J

Settlement	Riccall		
Site Location	12 Main Street, Riccall		
Size (Ha)	0.21		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential gardens		
Surrounding Land Uses	Residential properties to the South, West and North, with the A19 to the East.		
Application Reference	2016/0608/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,119 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Selby. Approx. 3,967 jobs within 5km			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

RICC-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area appears to be made up of large residential gardens with trees, scrub and grassland.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However due to proximity with SSSI, SAC & NNR (Skipwith Common) there may be a need to complete a Habitat Regulations Assessment and consult Natural England. An ecological appraisal will also be required to support future planning applications.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

RICC-J

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use

Extant planning permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site within development limits with planning permission. Site has good accessibility to public transport and key services but limited access to employment areas. Site is within 5km of an Internationally Protected Site but has no likely significant effect alone. Site is wholly within Flood Zone 1. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

RYTH-A

Settlement	Ryther		
Site Location	Woodbine Grange Farm, Ryther		
Size (Ha)	2.86		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/South. Agricultural fields to North/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

RYTH-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

RYTH-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

RYTH-B

Settlement	Ryther		
Site Location	Land East of Mill Lane, Ryther		
Size (Ha)	1.64		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North-West. Agricultural fields to North/East/South/South-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

RYTH-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

RYTH-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SAXT-A

Settlement	Saxton
Site Location	Land East of Milner Lane, Saxton
Size (Ha)	1.53
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Unused field
Surrounding Land Uses	Residential to South. Agriculture fields to North/East/West.

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

SAXT-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SAXT-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SAXT-B

Settlement	Saxton
Site Location	Land at Scarthingwell Park, Barkston Ash (Saxton Parish)
Size (Ha)	15.20
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Scrubland
Surrounding Land Uses	Residential care home to North. Residential to South. Agricultural fields to West/East. Farm buildings to East

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2

PLAN Selby Site Assessments

Site Ref

SAXT-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SAXT-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SAXT-C

Settlement	Saxton		
Site Location	Land to East of Saxton Cricket Club, Coldhill Lane, Saxton		
Size (Ha)	0.47		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Cricket pitch to West. Residential to East. Agricultural fields to North/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SAXT-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SAXT-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SAXT-D

Settlement	Saxton
Site Location	Land South of Coldhill Lane, Saxton
Size (Ha)	4.10
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields
Surrounding Land Uses	Residential to North. Agricultural fields to East/South/West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

SAXT-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SAXT-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SELB-A

Settlement	Selby		
Site Location	Land North of Meadway, Selby		
Size (Ha)	0.62		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Marshland		
Surrounding Land Uses	Residential to South. Agricultural fields to North/West/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,285 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3 100% Benefit from flood defence			(--)
2.11 SFRA Level 2 A sequential approach should be used.			

PLAN Selby Site Assessments

Site Ref

SELB-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species PS records within 1km over 10 years old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Selby Dam watercourse just to the North, plus ponds close by off Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site owned by a developer. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

No viability study undertaken, but the promoter has developed the adjacent land to the South, so has good knowledge of the ground conditions, drainage and infrastructure are available for connection from the adjacent site. Possible flood mitigation measures may add to costs. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site partly within development limits. Good accessibility by public transport and to employment areas but limited access to key services. Wholly within Flood Zone 3a. Access may not be possible except over 3rd party land. No viability study undertaken, but the promoter has developed the adjacent land to the South, so has good knowledge of the ground conditions, drainage and infrastructure are available for connection from the adjacent site. Possible flood mitigation measures may add to costs

PLAN Selby Site Assessments

Site Ref

SELB-AA

Settlement	Selby		
Site Location	Potter Logistics, Barlby		
Size (Ha)	24.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Warehouse units		
Surrounding Land Uses	Agricultural fields/scrubland to North/West/East. River Ouse to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,461 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,706 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100% Benefit from flood defence			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AA

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Reptile, barn owl and bats recorded within 1km in last 5 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Three ponds and one building present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AA

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Sole Owner. Site is currently in use as a logistics facility

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site in employment use within development limits. Good accessibility by public transport and to employment areas but limited access to key services. Within Flood Zone 3a and contamination risk on site. Possible flood mitigation works measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-AB

Settlement	Selby		
Site Location	Council Depot, Barlby Road, Barlby		
Size (Ha)	0.58		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Former Council depot buildings, electric sub-station		
Surrounding Land Uses	River Ouse to North-West. Residential to East and A19 plus greenspace to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,461 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,706 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	40
		% PDL	60
2.10 Flood Risk FZ3a - 100% Benefit from flood defence			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AB

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS recorded within 1km in last 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Parts of Site wooded, site next to River Ouse.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the waterbodies and woodland.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AB

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

A viability study was undertaken, flood mitigation will impact on viability, as will demolition and site clearance.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site within development limits, currently Council Depot. Good accessibility by public transport and to employment areas but limited access to key services. Within Flood Zone 3a and contamination risk on site. No impact on availability from existing land use. A viability study was undertaken, flood mitigation will impact on viability, as will demolition and site clearance.

PLAN Selby Site Assessments

Site Ref

SELB-AC

Settlement	Selby		
Site Location	Olympia Park, Barlby Road, Barlby		
Size (Ha)	42.40		
Proposed Use Summary	Mixed use Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Former industrial buildings and associated hardstanding. Agricultural fields, sports pitches, allotments and a primary substation		
Surrounding Land Uses	Residential to West/South-west. Primary school to South-West. River Ouse to South. Employment uses to East with agricultural use beyond that		
Application Reference	2012/0541/EIA	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-40			(++)
2.3 Proximity to Employment centre Approx. 16,461 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good national accessibility			(++)
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,706 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 33,805 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	75
		% PDL	25
2.10 Flood Risk FZ3a - 100% Benefit from flood Defence			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AC

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large site with various former/current uses including industrial (partly demolished), allotments, improved amenity grassland, woodland, hedgerows, trees, arable farmland with a field drain to the eastern boundary. The site is in close proximity to the River Ouse.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support future planning applications, including assessments of semi natural habitat, potential for protected species and consideration of the direct and indirect impacts. Mitigation is likely to be required and given the size of the site there is potential for biodiversity enhancements.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AC

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

Open space to be relocated through the planning application.

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/Multiple landowners/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Mixed use Permission

Assessment Summary

Major site, largely greenfield. Planning permission for mixed use inc. 863 dwellings (2012/0541/EIA). Good accessibility by public transport and to employment areas and key services with good national accessibility to the road and rail network. Within Flood Zone 3a and contamination risk on site. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market, however assessed as unlikely to be delivered in the first 5 years of the plan period by an inspector in appeal APP/N2739/W/16/3144900. Selby District Council and North Yorkshire County Council are currently investigating options for progressing the Olympia Park site with the owners of the site. At this stage there is no firm timescale for the submission of a reserved matters application.

PLAN Selby Site Assessments

Site Ref

SELB-AD

Settlement	Selby		
Site Location	Land to West of Selby Business Park, Selby (Brayton Parish)		
Size (Ha)	3.74		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Greenfield land and woodland		
Surrounding Land Uses	Wooded 3 lakes area to the North, Selby business park with light industrial units to the East. A63 bypass to the South and railway line to the West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,333 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,440 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 20%, FZ2 - 80% Area in FZ3 benefits from flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AD

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One bat record within 1km in 2015, rest of PS records within 1km are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Industrial and warehousing buildings present on Site, just South of River Ouse.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. Consideration needs to be given to the priority habitat on site and the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development.	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-AD

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Partnership. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

There is developer interest without active marketing. One developer is willing to submit a planning application. An economic viability appraisal has been submitted in support of the sites inclusion. There will be abnormal costs relating to development of the land, including restricting the surface water discharge, dealing with the water main that runs through the site in relation to the foundations of some of the buildings.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site within development limits in a landscape highly sensitive to development. Good accessibility by public transport and to the A63 and employment areas but no access to local services. Majority of site within Flood Zone 2, with smaller area of Flood Zone 3a. Site is within 500m of a SINC and within 800m of WWTW. An economic viability appraisal has been submitted in support of the sites inclusion. There will be abnormal costs relating to development of the land, including restricting the surface water discharge, dealing with the water main that runs through the site in relation to the foundations of some of the buildings.

PLAN Selby Site Assessments

Site Ref

SELB-AE

Settlement	Selby		
Site Location	BOCM, Barlby Road, Barlby		
Size (Ha)	3.35		
Proposed Use Summary	Employment Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Demolished area of previously developed land		
Surrounding Land Uses	Large mill buildings to the East/West. River Ouse to the North and former industrial area 'Olympia Park' to South		
Application Reference	2012/0540/FUL	Permission Started	No

1. Does the site have a Significant Constraint?	No
Significant Constraint Notes	None

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport SCORE-26	(++)
---	------

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network Good sub-regional accessibility	(+)
---	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 31,185 within 5km	(++)
---	------

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification No loss of agricultural land	(o)
--	-----

2.9 Greenfield and Previously Developed Land	(+)				
GF / PDL / Mixed	PDL	% GF	0	% PDL	100

2.10 Flood Risk FZ3a - 100% Benefit from flood defence	(--)
---	------

2.11 SFRA Level 2 SFRA Level 2 not yet undertaken
--

PLAN Selby Site Assessments

Site Ref

SELB-AE

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record in 2015 within 1km, rest of PS records are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Industrial and warehousing buildings present on Site, just South of River Ouse.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the River Ouse.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AE

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Extant permission for employment use. Permission is linked to the wider redevelopment of the BOCM factory.

3.2 Site viability abnormal costs

The gaining of a planning permission by the land owner is an indication that the site is viable.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Employment Permission

Assessment Summary

Brownfield site within development limits. Good accessibility to public transport and good sub-regional accessibility to the road and rail network. Site within Flood Zone 3a and adjacent to potential contaminated land. Planning permission for employment use. The gaining of a planning permission by the land owner is an indication that the site is viable. Permission is linked to the wider redevelopment of the BOCM site.

PLAN Selby Site Assessments

Site Ref

SELB-AG

Settlement	Selby		
Site Location	Rigid Group Ltd, Denison Road, Selby		
Size (Ha)	7.52		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Grassland site, with areas of hardstanding		
Surrounding Land Uses	River Ouse to North. Industrial buildings to East. Residential to South. Canal and Residential buildings to West		
Application Reference	2012/0159/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,301 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network 2.1			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,346 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 75%, FZ2 - 25% Protected by flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AG

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site is between the River Ouse and Selby Canal, there is also a large waterbody to the east. The site previously had an industrial use however, buildings have been cleared and the site is a mix of grassland with some hard standing.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support future planning applications, including assessments potential for protected species and consideration of the direct and indirect impacts - particularly in relation to the river, canal and adjacent waterbody. Mitigation is likely to be required and given the size of the site there is potential for biodiversity enhancements.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AG

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

The owners of the site plan to submit a revised scheme in the summer of 2017 for a higher number of units which they consider to be viable and attractive to the market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Brownfield site within development limits. Good accessibility by public transport and to employment areas with reasonable access to key services. High contamination risk. Majority of site within Flood Zone 3a, with remainder in Flood Zone 2. Planning permission for mixed use. The owners of the site plan to submit a revised scheme in the summer of 2017 for a higher number of units which they consider to be viable and attractive to the market.

PLAN Selby Site Assessments

Site Ref

SELB-AH

Settlement	Selby		
Site Location	Former Tiles Warehouse And Tyre Depot, Gowthorpe, Selby		
Size (Ha)	0.23		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Part built out housing site		
Surrounding Land Uses	Commercial and residential buildings to North/East/South/West		
Application Reference	2013/0730/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,649 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,992 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Urban - No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2-40%, FZ3 - 60% Protected by flood defences			(-)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AH

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site already has a permitted house development which is partly built.	(++)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(++)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SELB-AH

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-AI

Settlement	Selby		
Site Location	Brooklands, Leeds Road, Selby		
Size (Ha)	0.40		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	The Grange residential care home		
Surrounding Land Uses	Marshy land to North. Residential to West/East. Residential to South		
Application Reference	2013/1065/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,925 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,083 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL (Mixed)	% GF	25
		% PDL	75
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AI

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is currently a residential care home, main building, annexes, car parking, with trees and amenity grassland. Potential to support bats and nesting birds. Site is within 40m of Selby Dam watercourse.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an appraisal of the buildings for bats/nesting birds, site habitats for protected species and boundary features. Should also consider indirect effects upon Selby Dam.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-AI

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

We propose to refurbish the main house like for like. Partial Occupation. The care home occupies the Mews section of the property. Standard costs expected e.g. repairs to dilapidation of property.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Largely brownfield site within development limits. Planning permission for 16 apartment residential care home. Good accessibility by public transport and to employment areas with reasonable access to key services. Brooklands is a listed building. Whole of site within Flood Zone 3a.

PLAN Selby Site Assessments

Site Ref

SELB-AK

Settlement	Selby		
Site Location	Phases 4A,4B,4C,4D,4E, Staynor Hall Development, Bawtry Road		
Size (Ha)	14.41		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Mixed Use residential development site		
Surrounding Land Uses	Residential development to West/South. Selby College to North. The A63 bypass to South. Agricultural fields/woodland/industrial buildings to East		
Application Reference	2009/0213/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Ancient Woodland within site - Approx. 3.1 ha		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,847 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 12,947 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3 - 100% Protected by flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AK

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes an area of ancient replanted woodland (which is classed as an irreplaceable habitat within NPPF), it is also adjacent to a SINC. The site also has an area of arable farmland with boundary hedges and trees and there are field drains that cross the site.	(--)
2.18 Overall Ecology Risk Rating It is understood that this site already has planning permission. Concern relates to the inclusion of ancient woodland within the site. Site proximity to adjacent SINC. Potential for direct and indirect ecological effects upon irreplaceable habitats and protected species. Ecological appraisal and identification of avoidance, mitigation and possibly compensation will be required.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-AK

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-AL

Settlement	Selby		
Site Location	Bridge Wharf, Ousegate		
Size (Ha)	0.16		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Residential development site		
Surrounding Land Uses	River Ouse to North. Residential/Commercial to South		
Application Reference	2014/0541/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,075 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 12,082 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Urban - No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2 - 50%, FZ3 - 50%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AL

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is already being developed with residential properties. Site directly adjacent to the River Ouse.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-AL

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

7 houses completed. Selby DC has agreed to fund the Housing Trusts' purchase of the remaining dwellings.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-AO

Settlement	Selby		
Site Location	Land At Holme Lane, Coupland Road, Selby		
Size (Ha)	7.42		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Residential development site		
Surrounding Land Uses	Residential to South/East. Play area to West. Agricultural fields to North		
Application Reference	2009/0805/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,640 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 12,318 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Urban - No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 50 % PDL 50	
2.10 Flood Risk FZ3 - 100% protected by defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AO

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site already has a permitted house development which is mostly built.	(++)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(++)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AO

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use - existing employment use will require relocating

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-AQ

Settlement	Selby		
Site Location	Westmill Foods, The Quay, Selby		
Size (Ha)	0.01		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Principal Town		
Land Use	Hardstanding land		
Surrounding Land Uses	Employment buildings to West/South. Public House to South. Car park to East. River Ouse to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.25ha in size (employment)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-AQ

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SELB-AQ

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Under Core Strategy policy SP13 size threshold.

PLAN Selby Site Assessments

Site Ref

SELB-AR

Settlement	Selby		
Site Location	Council waste depot at the end of Prospect Way		
Size (Ha)	0.64		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Waste Depot		
Surrounding Land Uses	Chemical works to South. Railway line to West, residential to the East and derlict gas works to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-39			(++)
2.3 Proximity to Employment centre Approx. 15,933 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good national accessibility			(++)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,340 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 31,630 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 50%, FZ2 - 50% Benefits from flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AR

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km in 2015, rest of PS records within 1km are older that 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Deciduous woodland. Buildings present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the Off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - waste management facility	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AR

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Actively used as a waste recycling lorry storage area. No previous unimplemented residential permissions/One landowner/Site has an existing use as a waste depot which will need to be relocated

3.2 Site viability abnormal costs

Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Brownfield site within development limits. Good accessibility to public transport and employment areas with reasonable access to key services. Risk of contamination and site is within HSE outer blast zone. Site is split between Flood Zone 2 and 3a. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-AW

Settlement	Selby		
Site Location	East of Bawtry Road, Selby		
Size (Ha)	1.95		
Proposed Use Summary	Employment Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural field		
Surrounding Land Uses	Residential/Play area to North. A63 to South/West. Employment to West. Agricultural fields to South		
Application Reference	CO/2002/1185	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-13			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(+)
Good sub-regional accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(++)
A population of approx. 29,665 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 2			
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(--)
FZ3a - 100% Benefits from flood defences			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AW

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One bat record in 2015 within 1km, rest of PS records are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field present on Site.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-AW

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

The site is currently an arable field that is farmed by the owners. There are no tenants or leases. Planning permission is being sort to develop the site Application ref: 2015/1217/FUL and 2015/1272/FUL. The site has been with an agent for in excess of 12 years with little to no interest being expressed beyond that which forms the basis of the current applications. The little interest refers to KFC having been interested in developing here.

3.2 Site viability abnormal costs

Lidl and Marston have expressed an interest in developing the site (they are involved with the applications). Application ref: 2016/1217/FUL & 2016/1272/FUL contain a number of supporting documents that may be of use in respect of assessing the development of this site's potential impact upon protected species and the historic environment. The existing land drain has to be relocated but this factored into the application submission.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Employment Permission

Assessment Summary

Greenfield site within development limits with existing employment permission. Good access by public transport and good sub-regional access to the road and rail network. Site within 500m of SINC and 800m of WWTW. Whole site within Flood Zone 3a. Lidl and Marston have expressed an interest in developing the site (they are involved with the applications). Application ref: 2016/1217/FUL & 2016/1272/FUL contain a number of supporting documents that may be of use in respect of assessing the development of this site's potential impact upon protected species and the historic environment. The existing land drain has to be relocated but this factored into the application submission.

PLAN Selby Site Assessments

Site Ref

SELB-AX

Settlement	Selby		
Site Location	Olympia Park, Barlby		
Size (Ha)	37.10		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural field		
Surrounding Land Uses	A63 to the East of the site and railway line to the extreme North of the site, West is bound by the Potters Group Logistics site.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-13			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(+)
Good sub-regional accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(++)
A population of approx. 31,175 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 1			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(--)
FZ3a - 100% Benefits from flood defences			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AX

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record in 2015 within 1km, rest of PS records are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and ditches present on Site and pond adjacent to Site.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the waterbodies and buildings.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AX

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not proposed for housing	N/A

3.1 Availability considerations impact of active use

One landowner. No impact on availability from existing land use.

3.2 Site viability abnormal costs

Enquiries received from developers. Access already built into site. Flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site within development limits, proposed for employment, on grade 1 agricultural land. Good accessibility by public transport and good sub-regional access to the road and rail network. Within Flood Zone 3a. Within 800m of WWTW and 5km of Skipwith Common SAC. Site has had enquiries received from developers. Access already built into site. Flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-AZ

Settlement	Selby		
Site Location	Former Civic Centre, Portholme Road, Selby		
Size (Ha)	2.29		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Former civic buildings and depot		
Surrounding Land Uses	Residential to West. Convenience Store to North-West with associated parking. Police station to East. Play pitches and community uses to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-39			(++)
2.3 Proximity to Employment centre Approx. 15,394 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good national accessibility			(++)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,340 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 30,995 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	40
		% PDL	60
2.10 Flood Risk FZ3a - 40%, FZ2 - 60% FZ area benefits from flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-AZ

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km in 2015, rest of PS records within 1km are older that 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings hedgerow present on Site. Within 50m of S41 Deciduous woodland.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-AZ

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/Site has an existing use as a waste depot which will need to be relocated

3.2 Site viability abnormal costs

Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Largely brownfield site occupied by vacant offices within development limits. Good accessibility by public transport and to employment areas and key services. Mix of Flood Zone 2 and 3a on site and potential contamination risk. Possible flood and contamination mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-B

Settlement	Selby		
Site Location	Industrial Chemicals Ltd, Canal View, Bawtry Road, Selby		
Size (Ha)	14.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields and chemical works, with large heavy-industrial buildings		
Surrounding Land Uses	Railway line/residential to West. Canal and retail park to East. Residential and light industrial to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Within HSE Inner, Middle and outer Blast Zones, however the HSE designation will be removed with the relocation of the chemical works.		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,933 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,523 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	50
		% PDL	50
2.10 Flood Risk FZ3a - 70%, FZ2 - 30% Benefits from flood defences			(--)
2.11 SFRA Level 2	A sequential approach to site layouts should be used. The site is within Flood Zone 3a to the South and centre and a small part at the North of the site. The majority of the North of the site is within Flood Zone 2.		

PLAN Selby Site Assessments

Site Ref

SELB-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One bat record within 1km in 2015, rest of PS records within 1km are older that 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within adjacent to S41 Deciduous woodland. Adjacent to River Ouse. Numerous trees and hedgerows present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Proposed development would replace existing negative amenity impact - chemical works	(+)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

One Owner. The chemical works site remains in active use and will continue to be in active use until such time as it is required to be relocated to enable residential development to come forward on the site.

3.2 Site viability abnormal costs

At this stage, a detailed viability assessment has not been undertaken although feasibility work has been carried out. However, a planning application is currently being worked up for the residential redevelopment of the chemical works site and the undeveloped land to the South of the chemical works. As part of this, an extensive amount of work has been undertaken to date, including, but not limited to: ecological surveys, flood risk assessment, heritage assessment, ground conditions testing, and masterplanning. As such, there is a fairly extensive evidence base in place relating to the site, which is being developed further. The site has not been marketed at this stage. A number of abnormal costs are likely to be incurred in developing this site; these include: Remediation associated with the existing and past use as a chemical processing plant. Demolition and relocation of the existing commercial operation. Flood mitigation measures.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Part brownfield site in development limits (chemical works). Good accessibility to public transport, employment areas and key services. Risk of contamination and within HSE inner blast zone. Majority of site within Flood Zone 3a, remainder in Flood Zone 2. A planning application is currently being worked up for the residential redevelopment of the chemical works site and the undeveloped land to the South of the chemical works. As part of this, an extensive amount of work has been undertaken to date, including, but not limited to: ecological surveys, flood risk assessment, heritage assessment, ground conditions testing, and masterplanning. A number of abnormal costs are likely to be incurred in developing this site; these include: Remediation associated with the existing and past use as a chemical processing plant, demolition and relocation of the existing commercial operation and flood mitigation measures.

PLAN Selby Site Assessments

Site Ref

SELB-BA

Settlement	Selby		
Site Location	Vivars Way, Canal Road, Selby		
Size (Ha)	0.41		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Principal Town		
Land Use	Overgrown site		
Surrounding Land Uses	Bus depot and rail line to the North, light industrial units to the East and South. Raised road bridge forms a strong Western edge to the site.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-36			(++)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 31,630 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(--)
FZ3a - 100% Benefits from flood defences			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BA

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record in 2015 within 1km, rest of PS records are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Very urban location - with amenity grassland present on Site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SELB-BA

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Sole Owner. No impact on availability from existing land use.

3.2 Site viability abnormal costs

Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site within development limits. Good accessibility to public transport and good local accessibility to the road and rail network. Whole site within Flood Zone 3a. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-BC

Settlement	Selby		
Site Location	Former Gas Holders, Prospect Way, Selby		
Size (Ha)	0.63		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Principal Town		
Land Use	Former gas works - overgrown and derelict. A few small buildings on site.		
Surrounding Land Uses	Railway line to West. Light industrial units to the North/East and a waste recycling depot to the South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Part of site within Outer HSE Blast Zone		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(++)
SCORE-39			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(++)
Good national accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(++)
A population of approx. 30,995 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(o)
No loss of agricultural land			
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk			(--)
FZ3a - 100% Benefits from flood defences			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BC

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record in 2015 within 1km, rest of PS records are older than 10 years.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Adjacent to S41 Deciduous woodland. Site is well wooded	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the woodland	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - former gas holder station	(-)

PLAN Selby Site Assessments

Site Ref

SELB-BC

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

None, historical interest in site from trade counter/retail and industrial use. Portion of Southern end of site used for operational gas distribution equipment to remain in situ and owned. Remainder of site can be released for sale or redevelopment.

3.2 Site viability abnormal costs

Decontamination works will be required dependent upon end use.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Brownfield site within development limits. Good accessibility by public transport and good national accessibility to the road and rail network. Partly within HSE outer blast zone and likely to be contaminated. Decontamination works will be required dependent upon end use. Whole of site within Flood Zone 3a.

PLAN Selby Site Assessments

Site Ref

SELB-BD

Settlement	Selby		
Site Location	Land West of Foxhill Lane, Brayton		
Size (Ha)	26.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/East/South. Agricultural fields/farms to East/South/West. Sports facilities to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,295 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km to Selby. Approx. 11,201 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 95%, Grade 3 - 5%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BD

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Pond within 250m to South. Few PS records mainly bats. Site predominantly fields with hedgerows.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BD

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Sole Owner. The site has had interest from a national housebuilder. Yes - land let on farm business tenancy - land would be returned to the Commissioners within 12 months of serving notice but possibly sooner.

3.2 Site viability abnormal costs

A range of technical appraisals have already been carried out to support the continued promotion of the site through the emerging local plan process. To-date, these have included: • Landscape and Visual Impact Assessment prepared by Barton Willmore (April 2016); • Transport Feasibility Report prepared by WYG (April 2016); • Flood Risk Assessment and Drainage Strategy prepared by WYG (December 2015); • Extended Phase 1 Habitat Survey prepared by WYG (April 2016). A Delivery Document (April 2016) was formally submitted in support of the last round of consultation carried out by Selby DC. This provides a summary of the results of all the technical reports carried out to date. Full copies of the technical reports have already been provided to Richard Welch in the planning policy team. The technical assessments that have been carried out to-date have not flagged up any overriding constraints which would prevent the site from being delivered in the short term or undermine a schemes viability. The overall viability of a scheme will however need to be subject to its own assessment at an appropriate time. The site is currently a greenfield site located on the edge of Selby and as such it is not expected that there will be any abnormal costs associated with remediation, decontamination or demolition. The site is located within flood zone 2 but as the site specific Flood Risk Assessment prepared by WYG explains, subject to adopting suitable methods for surface water disposal and other mitigation measures, further development can be protected against flooding and without increasing the risk of flooding elsewhere. This has been discussed and agreed via an exchange of correspondence with the Environment Agency in 2013. Therefore although flood risk mitigation will be required, these costs should not be regarded as a barrier for development. The site is flat and therefore there are no associated topographical constraints. Matters relating to enhanced building foundations and the diversion of services will both need to be fully considered at the detailed design stage but again it is not envisaged that either will prevent the site from being developed in the short term.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent, development limits. Grade 2 agricultural land within an existing Strategic Countryside Gap. Good accessibility by public transport and to employment areas and key services. Site is within Flood Zone 2. A range of technical appraisals have already been carried out to support the continued promotion of the site through the emerging local plan process. The technical assessments that have been carried out to-date have not flagged up any overriding constraints which would prevent the site from being delivered in the short term or undermine a schemes viability. The overall viability of a scheme will however need to be subject to its own assessment at an appropriate time.

PLAN Selby Site Assessments

Site Ref

SELB-BE

Settlement	Selby		
Site Location	Land between Baffam Lane and Selby Canal, Brayton		
Size (Ha)	6.19		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential development on its Northern edge. The Selby Canal and public footpath forms the Eastern		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,230 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,347 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 40%, FZ2 - 60% FZ3 Benefits from flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BE

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Deciduous woodland. Adjacent to Selby Canal.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BE

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Sole Owner. Site subject to an agricultural tenancy. Owner can serve a Case B 'Notice to Quit'.

3.2 Site viability abnormal costs

Viability will depend on form and layout of any site. However the size of the site and proximity to existing serviced development indicates that a viable scheme will be achievable, as long as there are no overly onerous conditions attached to the consent.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Grade 2 agricultural land within existing Strategic Countryside Gap. Good accessibility to public transport, employment areas and key services. Mix of Flood Zone 2 and 3a within the site. Site is within 800m of WWTW. Site subject to an agricultural tenancy. Owner can serve a Case B 'Notice to Quit'. Viability will depend on form and layout of any site. However the size of the site and proximity to existing serviced development indicates that a viable scheme will be achievable.

PLAN Selby Site Assessments

Site Ref

SELB-BF

Settlement	Selby		
Site Location	Land North of Brayton Bridge, East of canal, Selby		
Size (Ha)	4.96		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Canal/Agricultural fields to West. Residential to North-West/South. Woodland to East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,333 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,440 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 20%, FZ2 - 80% N. half protected by flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BF

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Deciduous woodland. Site predominantly fields with hedgerows and trees present on Site. Selby Canal along its Western edge and railway along Eastern edge. Small pond near Northern tip and larger waterbodies to North East.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BF

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Sole Owner. Site subject to an agricultural tenancy. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use.	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible flood mitigation works measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
<p>Assessment Summary</p> <p>Greenfield site outside development limits in a landscape highly sensitive to development. Grade 2 agricultural land within existing Strategic Countryside Gap. Good accessibility to public transport and employment areas but limited access to key services. Site is within 800m of WWTW and adjacent to SINC. Predominantly Flood Zone 2 with remainder of site Flood Zone 3a. Possible flood mitigation works measures may add to costs. Site subject to an agricultural tenancy. Engagement with site promoters has shown no viability issues.</p>	

PLAN Selby Site Assessments

Site Ref

SELB-BG

Settlement	Selby		
Site Location	Rear 13 Cedar Crescent		
Size (Ha)	0.31		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Gardens		
Surrounding Land Uses	Residential area surrounding site to North/East/West. Railway track to South and agriculture fields beyond that		
Application Reference	2007/0468/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,425 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 12,042 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Urban - No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BG

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of improved grassland with single small building/shed. Trees and hedges around the site. Railway line to the south and residential gardens all other sides.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into site	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BG

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-BH

Settlement	Selby		
Site Location	Old Maltings Site, Ousegate		
Size (Ha)	0.41		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Temporary employment uses (including car repairs / sales)		
Surrounding Land Uses	Business uses / goods yard to the West, residential to the East and South with residential properties along the Ousegate frontage.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,301 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,522 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2 - 100% SE half protected by flood defences			(-)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BH

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Proposed development would replace existing negative amenity impact - warehouses	(+)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-BH

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Sole Owner. Site submitted for planning permission (2016/1293/OUTM). Refused. Owner not willing to mitigate reasons for refusal at this point in time.

3.2 Site viability abnormal costs

Demolition of existing buildings

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site within development limits. Good access to public transport, employment areas and key services. Potential impact upon adjacent Listed buildings and conservation area. Potential contaminated site within Flood Zone 2.

PLAN Selby Site Assessments

Site Ref

SELB-BI

Settlement	Selby		
Site Location	Land at Carr Street / Denison Road, Selby		
Size (Ha)	5.44		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Older industrial and office units		
Surrounding Land Uses	Former Rigid Paper site is the West, with primarily residential to the South along Denison Road and pond to the South. River Ouse to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,301 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,346 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100% Protected by flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BI

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 5 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees, buildings and hedgerow present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Proposed development would replace existing negative amenity impact - industrial	(+)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-BI

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previously unimplemented residential permissions/One landowner/Existing employment uses

3.2 Site viability abnormal costs

Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site within development limits. Good access to public transport and employment areas with reasonable access to key services. Potential contamination on site. Within Flood Zone 3a. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-BL

Settlement	Selby		
Site Location	Police Building South of Portholme Road		
Size (Ha)	0.64		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Police building / office building with car parking also open space		
Surrounding Land Uses	Car parking and former civic centre site to the West, housing to the East and South and community uses to the North off Portholme Road		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,394 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,340 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	30
		% PDL	70
2.10 Flood Risk FZ3a - 50%, FZ2 - 50% Protected by flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BL

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 5 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings present on Site	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-BL

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previously unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site is viable at this time. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Largely brownfield site within development limits. Good access to public transport, employment areas and public transport. Site is split between Flood Zone 2 and 3a. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-BO

Settlement	Selby		
Site Location	Land West of Shipyard Road		
Size (Ha)	0.74		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Small business units and surrounds		
Surrounding Land Uses	Stalled (housing) vacant site to South. Parking/residential development to North. Primarily residential development to the West/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,301 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,346 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100% Benefits from flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BO

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 5 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-BO

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Multiple Ownership. Part of the site has previously had an outline planning permission for flats, but this expired. Two garages in the North of the site which are rented out to tenants and would need 6 months notice to relocate. Part of the site has a pumping station located on it.

3.2 Site viability abnormal costs

Edwardsons have conducted drainage feasibility, utilities searches, topographic surveys and highway impact assessments for part of the site. Demolition and site clearance. Possible decontamination.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site within development limits. Good access by public transport and to employment areas and key services. Potentially contaminated site within Flood Zone 3a. Multiple ownership with existing tenants with 6 months notice required. Studies conducted for drainage feasibility, utilities searches, topographic surveys and highway impact assessments for part of the site. Demolition and site clearance/decontamination costs.

PLAN Selby Site Assessments

Site Ref

SELB-BQ

Settlement	Selby		
Site Location	21-23 Brook Street		
Size (Ha)	0.15		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Ex council buildings with car parking to rear		
Surrounding Land Uses	Primarily housing to the North, South and East. Stalled housing site opposite. Some groundfloor commercial uses also in this part of Selby.		
Application Reference	2016/0162/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,103 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx 10,340 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2 - 100%			(-)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BQ

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SELB-BQ

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Site has planning permission. No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Brownfield site close to town centre. Good access to public transport, employment areas and key services. Within Brook Street & Armoury Road conservation area and within Flood Zone 2. The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

SELB-BR

Settlement	Selby		
Site Location	Land East of Flaxley Road, Selby		
Size (Ha)	9.09		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural land and farm buildings		
Surrounding Land Uses	Residential to East. Agricultural fields to North/West/South		
Application Reference	2015/0341/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,192 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ3a - 30%, FZ2 - 70% Benefits from flood defences			(--)
2.11 SFRA Level 2	The site is located within Flood Zone 2 The potential development site is not covered by the Selby Dam (2008) or the Holmes Dike models. The ordinary watercourses and drain network require modelling to assess potential flood depth and hazard to the site. (Assessment also covers part of SELB-BT site)		

PLAN Selby Site Assessments

Site Ref

SELB-BR

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large mixed site including a farm with associated buildings (which could support bats/nesting birds) and grounds, arable and pasture fields with boundary trees and hedges. Site is 125m from Cockret Dike.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and boundary features including trees. Indirect effects upon nearby watercourses should be assessed. Large site with potential for biodiversity enhancement.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BR

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use - existing employment use will require relocating. Additional land may be added to the site if agreement can be reached.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits with planning permission for 200 dwellings. Good access to public transport and to employment areas with reasonable access to key services. Predominantly Flood Zone 2 with remainder of site in Flood Zone 3a. Potential impact on SSSIs due to scale of development - consultation with Natural England required. Impact on existing Listed Building assets on site to mitigate. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-BS

Settlement	Selby		
Site Location	Phase 3E, 3F, 3G, Staynor Hall, Abbots Road, Selby		
Size (Ha)	4.53		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Residential development site to North. A63/Agricultural fields to South. Woodland to East		
Application Reference	2015/0579/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,611 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 12,947 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 80%, FZ2 - 20% Protected by flood defences			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-BS

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site adjacent to ancient replanted woodland and a SINC. However site has permission and is well developed.	(-)
2.18 Overall Ecology Risk Rating Site has permission and is well developed. However it is adjacent to a habitat classed as irreplaceable and a further area designated as a SINC.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BS

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-BT

Settlement	Selby		
Site Location	Land at Selby Common		
Size (Ha)	6.83		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural		
Surrounding Land Uses	Residential approval on land to the South East, surrounding uses are agriculture.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,192 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100% Benefits from flood defences			(--)
2.11 SFRA Level 2 See assessment under SELB-BR - covers part of this site.			

PLAN Selby Site Assessments

Site Ref

SELB-BT

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Bat record from within the site but date unknown. Records of swift and tree bumblebee from within 1km of the site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large area of arable farmland with minimal boundary features. A well maintained field drain crosses the site and along the western boundary. Site falls within 125m of Cockret Dike.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal should include the consideration of boundary features and indirect effects upon nearby watercourses. Large site with potential for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BT

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. Site subject to a business farm tenancy which is renewed annually every September.

3.2 Site viability abnormal costs

Site not marketed. Viability assessment undertaken. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside development limits within the countryside on grade 2 agricultural land. Good accessibility by public transport and to employment areas but limited access to key services. Whole of site within Flood Zone 3a. Potential impact upon SSSI based on size of development. Site subject to a business farm tenancy which is renewed annually every September. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SELB-BU

Settlement	Selby		
Site Location	Land South of Oakney Wood Drive		
Size (Ha)	0.75		
Proposed Use Summary	Employment Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Scrubland.		
Surrounding Land Uses	A63 bypass on the Southern edge of the site, industrial units on all other sides.		
Application Reference	2014/0964/FUL & 2014/	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-11			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(o)
Good local accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(++)
A population of approx. 29,665 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(o)
No loss of agricultural land			
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk			(--)
FZ3a - 15%, FZ2 - 85% Quarter of site benefits from flood defences			
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-BU

2.12 Physical / Infrastructure constraints

(o)

No known constraints

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

(+)

There are no internationally protected sites within 5km

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

(-)

Requirement to consult with Natural England

2.15 Impact on Local or Regional Wildlife Site

(o)

Within 500m of a local or regional wildlife site but impact insignificant or unknown

2.16 Impact Protected Species

(o)

No PS records provided by NEYEDC

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

(++)

Site is part hardstanding - already developed with planning permission.

2.18 Overall Ecology Risk Rating

(++)

There is no over-riding ecological constraints to prevent allocation.

2.19 Heritage Assets

(o)

Development would not impact a heritage asset or its setting

2.20 Strategic Countryside Gaps

(o)

Development does not occur in the SCG

2.21 Landscape Capacity

(+)

Within the settlement

2.22 Physical Point of Access

(+)

Existing access into the site that is either adequate or requires upgrade works

2.23 Amenity Impact

(-)

Within incompatible area - within 800 metres of WWTW

2.24 Groundwater

(+)

Site not within a Groundwater Protection Zone

2.25 Contamination

(o)

Site is adjacent to potentially contaminated land

PLAN Selby Site Assessments

Site Ref

SELB-BU

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Site has permission for employment use and is being built out.

3.2 Site viability abnormal costs

Site has permission for employment use and is being built out.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Employment Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-BV

Settlement	Selby		
Site Location	Friendship Inn, 58 Millgate, Selby		
Size (Ha)	0.06		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Principal Town		
Land Use	Cleared site		
Surrounding Land Uses	Residential to East/South/West. Employment to North		
Application Reference	2016/0750/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,350 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,694 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100% Benefits from flood defences			(--)
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-BV

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site cleared in preparation for a residential development that has permission. If vegetation has regenerated there may be potential to support nesting birds.	(++)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(++)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-BV

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for Principal Town of Selby.

3.1 Availability considerations impact of active use

Site has planning permission. 1 previous permission that lapsed. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SELB-C

Settlement	Selby		
Site Location	Land at Canal View, Bawtry Road, Selby		
Size (Ha)	0.75		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Derelict residential houses with garage and hardstanding		
Surrounding Land Uses	Chemical works to West/South. Residential to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Part of site within Middle and Outer HSE Blast Zones		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,933 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,164 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk			(--)
FZ3a - 90%, FZ2 - 10% Benefits from flood defences			
2.11 SFRA Level 2			
A sequential approach to site layout should be used. The majority of the site is within Flood Zone 3a and a small part to the North-East of the site is within Flood Zone 2.			

PLAN Selby Site Assessments

Site Ref

SELB-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 5 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is located on land that is highly likely to be contaminated and cannot be remediated.	(--)

PLAN Selby Site Assessments

Site Ref

SELB-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

Sole Owner. The chemical works site remains in active use and will continue to be in active use until such time as it is required to be relocated to enable residential development to come forward on the site.

3.2 Site viability abnormal costs

At this stage, a detailed viability assessment has not been undertaken although feasibility work has been carried out. However, a planning application is currently being worked up for the residential redevelopment of the chemical works site and the undeveloped land to the South of the chemical works. As part of this, an extensive amount of work has been undertaken to date, including, but not limited to: ecological surveys, flood risk assessment, heritage assessment, ground conditions testing, and masterplanning. As such, there is a fairly extensive evidence base in place relating to the site, which is being developed further. The site has not been marketed at this stage. A number of abnormal costs are likely to be incurred in developing this site; these include: Remediation associated with the existing and past use as a chemical processing plant. Demolition and relocation of the existing commercial operation. Flood mitigation measures.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site occupied by derelict houses within development limits. Good access to public transport, employment areas and key services. Part of site in middle and outer HSE Blast Zones and the site has potential to be contaminated due to neighbouring chemical works. Majority of site is within Flood Zone 3a, with the remainder in Flood Zone 2. A planning application is currently being worked up for the residential redevelopment of the chemical works site and the undeveloped land to the South of the chemical works. As part of this, an extensive amount of work has been undertaken to date, including, but not limited to: ecological surveys, flood risk assessment, heritage assessment, ground conditions testing, and masterplanning. A number of abnormal costs are likely to be incurred in developing this site; these include: Remediation associated with the existing and past use as a chemical processing plant, demolition and relocation of the existing commercial operation and flood mitigation measures.

PLAN Selby Site Assessments

Site Ref

SELB-D

Settlement	Selby		
Site Location	Land at Bondgate, Selby		
Size (Ha)	4.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Informal recreation open space and dog walking area, scrubland on area in East adjacent to Bondgate.		
Surrounding Land Uses	Residential to North/East/South. Agricultural fields to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,324 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,192 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ2 - 90%			(-)
2.11 SFRA Level 2	A sequential approach to site layout should be used. The majority of the site is within Flood Zone 2, with the NorthEast and NorthWest areas in Flood Zone 3a.		

PLAN Selby Site Assessments

Site Ref

SELB-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records within 1km older than 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - former landfill	(-)

PLAN Selby Site Assessments

Site Ref

SELB-D

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will adversely affect public open space - mitigation possible	(-)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Multiple ownership, council and private land owner, both are promoting their land. No previous unimplemented residential planning permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Greenfield site outside, but adjacent to, development limits. Currently recreational open space with good access to public transport and employment areas with reasonable access to key services. Former landfill site likely to be highly contaminated. Majority of site within Flood Zone 2 with remainder in Flood Zone 3a. Possible decontamination and flood mitigation measures may add to costs. Multiple ownership but engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

SELB-E

Settlement	Selby		
Site Location	Holmes Field, South of Lordship Lane, Selby		
Size (Ha)	18.80		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to West/East/North. Residential development site to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-35			(++)
2.3 Proximity to Employment centre Approx. 15,719 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,755 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 33,340 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100% Benefits from flood defences			(--)
2.11 SFRA Level 2	The site is within Flood Zone 3a and the proposed development is for residential use. This More Vulnerable development should be located in the areas of loWest hazard.		

PLAN Selby Site Assessments

Site Ref

SELB-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km in 2015.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Traditional Orchard. Site predominantly fields with hedgerows. Holmes Dyke runs along Northern and Western edge.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed mixed use allocation meet the IRZ criteria consultation with Natural England will be required. In addition, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Greenfield site outside, but adjacent to, development limits on grade 1 agricultural land. Site has good access to public transport, employment areas and key services. Whole of the site is Flood Zone 3a. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SELB-F

Settlement	Selby		
Site Location	Land East of Bondgate / Monk Lane, Selby		
Size (Ha)	14.10		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North-West/West. Agricultural fields to North-East/East. Play area to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-25			(++)
2.3 Proximity to Employment centre Approx. 15,719 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,755 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 32,330 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100% Benefits from flood defences			(--)
2.11 SFRA Level 2	The site is within Flood Zone 3a and the proposed development is for residential use. This More Vulnerable development should be located in the areas of lowest hazard.		

PLAN Selby Site Assessments

Site Ref

SELB-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records within 1km older than 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Traditional Orchard. Site predominantly fields with hedgerows. Holmes Dyke runs along Northern and Western edge.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will adversely affect public open space - mitigation possible	(-)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Mixed Use
Assessment Summary Greenfield site outside, but adjacent to, development limits on grade 1 agricultural land. Site has good access to public transport, employment areas and key services. Whole of the site is Flood Zone 3a. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

SELB-G

Settlement	Selby		
Site Location	Land South of Wistow Road, Selby		
Size (Ha)	6.18		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields and two residential properties		
Surrounding Land Uses	Residential to North. Agricultural fields to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,324 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,192 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ3a - 100% Benefits from flood defence			(--)
2.11 SFRA Level 2	<p>A sequential approach to site layout should be used. The majority of the site is within Flood Zone 3a and a small section to the North West of the site in Flood Zone 2. The South Western part of the site adjacent to the Cockret Dike is within Flood Zone 3b, therefore More Vulnerable development is not appropriate under the NPPF for this location.</p>		

PLAN Selby Site Assessments

Site Ref

SELB-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records within 1km older than 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and fields present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SELB-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Site has good access to public transport and employment areas but limited access to key services. Site within Flood Zone 3a. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SELB-I

Settlement	Selby		
Site Location	Land at Cross Hills Lane, Selby		
Size (Ha)	23.21		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural/scrubland		
Surrounding Land Uses	Residential to North-East. Agricultural fields to North-West/West. Farm buildings to West. Allotments to East. Open fields to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,467 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 95%, FZ2 - 5% Benefits from flood defences			(--)
2.11 SFRA Level 2	<p>The sequential approach to site layout should be used. The majority of this site is located in Flood Zone 3a. There is an area along the Southern boundary within Flood Zone 3b adjacent to the Selby Dam and therefore More Vulnerable development is not appropriate for this location. There is a small area of Flood Zone 2 in the North West corner of the site.</p>		

PLAN Selby Site Assessments

Site Ref

SELB-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 5 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Mixed Broadleaved Woodland. Trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

Site in multiple ownership. No unimplemented residential planning permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended

3.2 Site viability abnormal costs

The costs of the flood mitigation measures and access construction to Meadway will adversely effect viability.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Existing SDLP residential allocation (SEL/1). Greenfield site within development limits in a landscape highly sensitive to development. Good access by public transport and to employment areas and key services. Majority of site within Flood Zone 3a. Site under multiple ownership. and costs of flood mitigation measures and access construction to Meadway will adversely affect viability.

PLAN Selby Site Assessments

Site Ref

SELB-J

Settlement	Selby		
Site Location	Land at Cross Hills Farm, Selby		
Size (Ha)	23.96		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km to Selby. Approx. 10,285 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 75%, FZ2 - 25% Benefits from flood defences			(--)
2.11 SFRA Level 2	<p>A sequential approach to site layout should be used. The site is within Flood Zone 2 to the North and the centre of the site is within Flood Zone 3a. The South and Western areas of the potential site are within Flood Zone 3b, therefore More Vulnerable development is not appropriate for this location. (This assessment also covers the Western part of site SELB-I)</p>		

PLAN Selby Site Assessments

Site Ref

SELB-J

2.12 Physical / Infrastructure constraints Major constraints exist - Yorkshire Water pipeline crossing site in East	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records within 1km in last 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees present on Site and waterbody within 500m.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Sole Owner. The site is immediately available. Development would need to be constructed in phases due to the plans including a road over Selby Dam onto Leeds Road. The site includes a working pig farm. This requires moving to a new location which already has planning permission and is capable of accommodating current operations. Moving the existing farm to the new farm would be subject to planning so it should not cause any delays to construction as it can be moved whilst contractors are employed and pre-construction conditions are discharged.

3.2 Site viability abnormal costs

Various studies have been undertaken which demonstrate development of the site is viable. The work includes highways, ecology, drainage and flood risk. There are ongoing discussions between the EA and Gladman concerning flood risk and flood modelling for the Heselwood land and also NYCC's neighbouring land. A promoter / developer is already on board and has had meetings with the Council regarding the development of this site. Gladman as promoter / developer for this site is also engaged with the adjoining land to the East and North with the intention of delivering 1500+ new dwellings within this area, subject to flood risk. Please note the plan supplied does not include all the land within the ownership of the Heselwood family. More land is owned to the East; between the farm and the disused railway line. An amended plan is therefore attached below which shows the full extent of the land ownership. We would be grateful if you could amend your records accordingly to ensure it is clear that the Heselwood land is contiguous with the NYCC land. Land under both ownerships is being jointly promoted by Gladman. There are no known constraints prior to development, although flood risk would need to be dealt with as part of development through drainage design and designing houses to accommodate any residual risk. A bridge from Leeds Road over Selby Dam would also be required as part of the initial construction phase, but this is not a barrier to development.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site mostly outside development limits, in a landscape highly sensitive to development. Site is intersected by a major water pipeline. Good access by public transport and to employment areas but limited access to key services. Site is mostly within Flood Zone 3a, with the remainder in Flood Zone 2. Various studies have been undertaken which demonstrate development of the site is viable. Multiple owned site promoted by single land promoter. There are no known constraints prior to development, although flood risk would need to be dealt with as part of development through drainage design and designing houses to accommodate any residual risk. A bridge from Leeds Road over Selby Dam would also be required as part of the initial construction phase, but this is not a barrier to development.

PLAN Selby Site Assessments

Site Ref

SELB-K

Settlement	Selby		
Site Location	Land East of York Street, Selby		
Size (Ha)	0.16		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Car park		
Surrounding Land Uses	Residential to North/East/South-West. Town Hall to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential / employment)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-K

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SELB-K

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Mixed Use - Failed Initial Sift

Assessment Summary

Failed Initial Sift. Below site size threshold for both residential and employment.

PLAN Selby Site Assessments

Site Ref

SELB-L

Settlement	Selby		
Site Location	Land at Beech Tree Surgery, Selby		
Size (Ha)	0.38		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Doctors surgery, Opticians and Pharmacy with associated parking		
Surrounding Land Uses	Residential to North/East. Brayton College to West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,039 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 9,789 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2 - 100% Benefits from flood defence			(-)
2.11 SFRA Level 2	The site is within Flood Zone 2 associated with the River Ouse. Measures to manage surface water on the site should be considered early in the site masterplan to enable inclusion of attenuation SuDS where possible.		

PLAN Selby Site Assessments

Site Ref

SELB-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site promoted as a partnership. Opticians and pharmacy on site are subject to a short-term tenancy agreement. These would relocate with Doctors surgery.

3.2 Site viability abnormal costs

Enquiries received from developers. As a leading Agency, Carter Jonas considers that there is a market demand for residential development on the site. One of the principal drivers of market demand for housing sites is location. The site is in a desirable location on the Northern edge of Brayton, which is accessible to the town centre and strategic highway network. The Viability Assessment has not been independently assessed.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site currently used as surgery within development limits. Good access by public transport and to employment areas and key services. Site falls within Flood Zone 2. Site promoted as a partnership. Opticians and pharmacy on site are subject to a short-term tenancy agreement. These would relocate with Doctors surgery. The site is in a desirable location on the Northern edge of Brayton, which is accessible to the town centre and strategic highway network.

PLAN Selby Site Assessments

Site Ref

SELB-M

Settlement	Selby		
Site Location	Land North of Portholme Road, Selby		
Size (Ha)	0.47		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Parking and former gym building		
Surrounding Land Uses	BT telecoms unit/Community House and church to South. Parking to North. Residential to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	% GF	% PDL	
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-M

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SELB-M

2.26 Mineral Resource	N/A
2.27 Provision of Open Space	N/A
2.28 Core Strategy Housing Requirement	N/A

3.1 Availability considerations impact of active use	
3.2 Site viability abnormal costs	
3.3 Overall Deliverability Not available within the plan period	
3.3 Overall Deliverability Notes	
Site Type	Discounted Mixed Use
Assessment Summary Discounted site: Not available within the plan period.	

PLAN Selby Site Assessments

Site Ref

SELB-N

Settlement	Selby		
Site Location	Land South of Portholme Road, Selby		
Size (Ha)	0.95		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Car park		
Surrounding Land Uses	Railway line to South. Police station to East. Former Civic Centre to West. Community building and church to North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-49			(++)
2.3 Proximity to Employment centre Approx. 15,394 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good national accessibility			(++)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,340 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 31,630 within 5km			(++)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 90%, FZ2 - 10% Benefits from flood defences			(--)
2.11 SFRA Level 2 A sequential approach to site layout should be used. The majority of the site is within Flood Zone 3a, with a small area to the SouthEast within Flood Zone 2.			

PLAN Selby Site Assessments

Site Ref

SELB-N

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat records within 1km in last 6 years, rest of PS records within 1km over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Buildings and trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-N

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site promoted by land owner. Development of the site would be linked to the development of the former Civic Centre Car Park. Operational Car Park. No previous unimplemented residential permissions/One landowner (SDC)/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Some demolition required on site.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Brownfield town centre site within development limits. Good access by public transport and to employment areas and key services. Flood Zone 3a and potential contamination on site to remediate along with clearance costs. Development of the site would be linked to the development of the former Civic Centre Car Park which is currently operational as a public car park.

PLAN Selby Site Assessments

Site Ref

SELB-O

Settlement	Selby		
Site Location	Depot, New Millgate, Selby		
Size (Ha)	0.34		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Car wash		
Surrounding Land Uses	Wasteland/cleared site to North-West. Residential to North/South/East. Employment to South-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,719 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,564 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100% Benefits from flood defence			(--)
2.11 SFRA Level 2 The site is within Flood Zone 3a. The proposed development is for residential use. More Vulnerable development should be located in the areas at the SouthEast of the site, where the flood depths are up to 0.5m.			

PLAN Selby Site Assessments

Site Ref

SELB-O

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km in 2015, the rest of PS records within 1km are over 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Building present on Site	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Proposed development would replace existing negative amenity impact - industrial	(+)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-O

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site in multiple ownership. Site currently used a depot, relocation would take 5 years.

3.2 Site viability abnormal costs

Contamination & flood risk

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site within development limits. Good access by public transport and to employment areas and key services. Site within Flood Zone 3a with potential for contamination on site to remediate. Site is in multiple ownership and is currently used a depot with relocation expected to take 5 years.

PLAN Selby Site Assessments

Site Ref

SELB-P

Settlement	Selby		
Site Location	Land at Cross Hills Lane / Flaxley Road, Selby		
Size (Ha)	123.00		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture/Farm buildings to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,588 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2 - 98%, Grade 3 - 2%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 80%, FZ2 - 20% Benefits from flood defence			(--)
2.11 SFRA Level 2	A sequential approach to site layout should be used. The majority of the site is located within Flood Zone 3a, with small areas in Flood Zone 2. There is a small area within Flood Zone 3b, where More Vulnerable development is not appropriate.		

PLAN Selby Site Assessments

Site Ref

SELB-P

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One bat and one badger record within 1km in last 5 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Very large area of arable present on Site, includes Cockret Dyke. Ponds off Site within 500m.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. In addition, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to pig farm and within 800m of WWTW	(-)
2.24 Groundwater Site partly within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-P

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site promoted by agent. Enquiries received from developers. No previous unimplemented residential permissions/Multiple Owners/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside development limits. Good access by public transport and to employment areas but limited access to key services. Adjacent to a SINC. Majority of site is within Flood Zone 3a, with the remainder in Flood Zone 2. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-Q

Settlement	Selby		
Site Location	Land West of Bondgate, Selby		
Size (Ha)	9.12		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields and farmhouse		
Surrounding Land Uses	Residential to South-East. Agricultural fields to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,324 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,196 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 95%, FZ2 - 5% Benefits from flood defences			(--)
2.11 SFRA Level 2	The majority of the site is within Flood Zone 3a and with two small sections to the South and South West of the site in Flood Zone 2. A small area along the North Eastern part of the site adjacent to the Cockret Dike is within Flood Zone 3b, therefore More Vulnerable development is not appropriate for this location.		

PLAN Selby Site Assessments

Site Ref

SELB-Q

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records within 1km in last 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-Q

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site promoted in partnership. Land will continue to be farmed until planning permission is secured. Allocation and subsequently securing planning permission are the only obstacles to development.

3.2 Site viability abnormal costs

The work undertaken to date confirms there are no known constraints or abnormal costs to development other than dealing with flood risk. Land is not actively marketed as developer partners have already been identified. Flood risk would need to be dealt with as part of development through drainage design and designing houses to accommodate any residual risk.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good access by public transport and to employment areas but limited access to key services. Majority of site within Flood Zone 3a. Potential impact upon SSSI dependant upon scale of development. Site promoted in partnership and the work undertaken to date confirms there are no known constraints or abnormal costs to development other than dealing with flood risk. Land is not actively marketed as developer partners have already been identified. Flood risk would need to be dealt with as part of development through drainage design and designing houses to accommodate any residual risk.

PLAN Selby Site Assessments

Site Ref

SELB-S

Settlement	Selby		
Site Location	Back Micklegate Car Park, Selby		
Size (Ha)	0.68		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Principal Town		
Land Use	Public car park		
Surrounding Land Uses	Recreation space to West/North. Commercial/residential buildings to East/South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			n/a
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			n/a
GF / PDL / Mixed	% GF	% PDL	
2.10 Flood Risk			n/a
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-S

2.12 Physical / Infrastructure constraints

n/a

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

2.26 Mineral Resource	N/A
2.27 Provision of Open Space	N/A
2.28 Core Strategy Housing Requirement	N/A

3.1 Availability considerations impact of active use	
3.2 Site viability abnormal costs	
3.3 Overall Deliverability Not available within the plan period	
3.3 Overall Deliverability Notes	
Site Type	Discounted Mixed Use
Assessment Summary Discounted site: Not available within the plan period.	

PLAN Selby Site Assessments

Site Ref

SELB-T

Settlement	Selby		
Site Location	Land North of Brayton Lane, South of bypass, Selby		
Size (Ha)	1.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Wooded area to the West of the site. A63 bypass to the North. Large agricultural fields to the South and East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,935 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,897 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 30%, FZ1 - 70% Benefits from flood defence			(-)
2.11 SFRA Level 2	A sequential approach to site layout should be used. The site is within Flood Zone 3a to the North of the site and the centre and South of the site are within Flood Zone 1.		

PLAN Selby Site Assessments

Site Ref

SELB-T

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One barn owl and one bat record within 1km in last 10 years, rest of PS records are older.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable/amenity grassland present on Site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - 'A' roads to North/East and within 800m of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-T

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Multiple Ownership. Agricultural land subject to tenancy

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside development limits. Good access by public transport and to employment areas but limited access to key services. Site is mostly within Flood Zone 1 with the remainder of the site in Flood Zone 2. Site is within 500m of a SINC and 800m of a WWTW. Multiple Ownership. Agricultural land subject to tenancy but engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-U

Settlement	Selby		
Site Location	Land South of Brayton Lane, Selby		
Size (Ha)	1.49		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Farm building to the West, large agricultural fields on all sides.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,935 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,897 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 70% FZ3 30% Benefits from flood defence			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-U

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species One barn owl record within 1km in last 10 years, rest of PS records within 1km are older.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable/amenity grassland present on Site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - 'A' roads to East and within 800m of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SELB-U

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

One owner. Agricultural land subject to tenancy

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside development limits. Good access by public transport and to employment areas but limited access to key services. Site is mostly within Flood Zone 1 with the remainder of the site in Flood Zone 2. Site is within 500m of a SINC and 800m of a WWTW. Agricultural land subject to tenancy but engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SELB-V

Settlement	Selby		
Site Location	Hawthorne House, Selby Common		
Size (Ha)	0.83		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to North/East/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SELB-V

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SELB-V

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

SELB-W

Settlement	Selby		
Site Location	Land between Flaxley Road and Cross Hills Lane, Selby		
Size (Ha)	31.67		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, West, residential to the East and dwelling to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 22,183 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Selby. Approx. 10,285 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 90%, FZ2 - 10% Benefits from flood defences			(--)
2.11 SFRA Level 2	<p>A sequential approach to site layout should be used. The majority of the site is located in Flood Zone 3a, with small areas of Flood Zone 2 to the North and South. The potential development site is not covered by the Selby Dam (2008) or the Holmes Dike models. The ordinary watercourses and drain network require modelling to assess potential flood depth and hazard to the site.</p>		

PLAN Selby Site Assessments

Site Ref

SELB-W

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records within 1km in last 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Mixed Broadleaved Woodland. Trees present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-W

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

Site in multiple Ownership The Cook's farm their own land so is available immediately. We understand that NYCC rent the land out on a short term lease so vacant possession will be available immediately on receipt of planning permission. A detailed and extensive Flood Risk Assessment by Enzygo was carried out on a larger area of land to the North West of Selby as part of an informal promotion by Gladman. All of the land is Flood Zone 3 but is protected by defences. However, much of the larger site promoted by Gladman is now known not to be developable due to flood issues and as a result Gladman have withdrawn totally from the whole site. From the work that was done by Gladman, it is clear that a significant area of the land to the North is developable, of which Hallam already have a legal interest in part. Discussions between Hallam and Gladman have taken place and Gladman have provided Hallam with the Enzygo flood plan which shows the developable areas in green – see attached. Note that it is only the land within the ownership of NYCC and the Cooks which we believe is deliverable.

3.2 Site viability abnormal costs

Yes – there will be abnormal costs associated with flood management but the site is viable. In December 2016, Hallam Land marketed land to the North of Flaxley Road at Hempbridge Farm which has the benefit of planning permission for circa 200 units and is owned by the Cooks. 8 bids from national and local housebuilders were received, demonstrating that there is a strong market for land in this area, albeit, land values are slightly lower in Selby Town, compared to other villages and towns in the District. Hallam's Promotion Agreement covers land in the ownership of the Cooks both to the North and South of Flaxley Road.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good access by public transport and to employment areas and key services. Site is mostly within Flood Zone 3a. A detailed and extensive Flood Risk Assessment was carried out on a larger area of land to the North West of Selby as part of an informal promotion by the land promoter acting for the multiple owners of the site. Site has been marketed and has had developer interest.

PLAN Selby Site Assessments

Site Ref

SELB-X

Settlement	Selby		
Site Location	Greencore, Barlby Road, Barlby		
Size (Ha)	7.72		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Modern food manufacturing plant		
Surrounding Land Uses	A19 to East. Woodland to South-East/open space to North. Residential to West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,108 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,379 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	10
		% PDL	90
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-X

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records within 1km in last 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Buildings and possible waterbody present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development occurs in and has a negative impact on the openness or setting of the SCG	(--)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Proposed development would replace existing negative amenity impact - industrial	(+)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-X

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

The Principal Town of Selby has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/Operational factory on site

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Mainly brownfield site mostly within development limits, currently in use as a food manufacturing site. Good access by public transport and to employment areas and key services. Site is entirely in Flood Zone 3a with potential contamination to remediate. The site is partly within the Barlby Strategic Countryside Gap. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SELB-Y

Settlement	Selby		
Site Location	Land at Magazine Road, Barlby		
Size (Ha)	0.57		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Grassed triangle of land with open storage on East of the site		
Surrounding Land Uses	Factory to the North. Commercial and residential uses West/North. A19 East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,108 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,379 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	50
		% PDL	50
2.10 Flood Risk FZ3a - 100% Benefits from flood defence			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-Y

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records within 1km in last 10 years.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of rough grassland present on Site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - adjacent to industrial and adjacent to the A19 to the South	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-Y

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Partially brownfield site within development limits. Good access by public transport and to employment areas but limited access to key services. Entirely in Flood Zone 3a with potential contamination to remediate. Possible flood mitigation measures may add to costs. Engagement with site promoters has shown no viability issues.	

PLAN Selby Site Assessments

Site Ref

SELB-Z

Settlement	Selby		
Site Location	Land between A19 and A63 Bypass, Barlby		
Size (Ha)	5.42		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Principal Town		
Land Use	Open field		
Surrounding Land Uses	Residential to North. Agricultural to East/South. Woodland to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 16,461 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 10,706 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 1			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100% Benefits from flood defence			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

SELB-Z

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One barn owl record within 1km in last 10 years, rest of PS records within 1km are older.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Arable fields with ditch running across centre.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, Selby housing sites have the potential for cumulative impacts on Skipwith Common SAC in terms of increased recreational/visitor pressure and perhaps other impact pathways. The HRA has recommended mitigation measures to address this. An ecological appraisal will be required to support any future planning application and this should include the consideration of the off Site waterbodies.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to A19 to the North	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SELB-Z

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement The Principal Town of Selby has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

Application for housing development submitted in March 2016 (2016/0282/OUT), currently being determined. The Environment Agency have objected to the proposal on flood risk grounds, further work into flood mitigation being undertaken by the applicant. One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site within development limits on grade 1 agricultural land. Good access by public transport and to employment areas but limited access to key services. Entirely in Flood Zone 3a with potential road noise problems. Current pending application for residential development on site. Engagement with site promoters has shown no viability issues, however further work into flood mitigation being undertaken by the applicant. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-A

Settlement	Sherburn		
Site Location	Land at New Lennerton Lane, Sherburn In Elmet		
Size (Ha)	3.47		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Greenfield land and car showroom		
Surrounding Land Uses	Agricultural fields to East/West/South. Aero club to North with associated parking. Sewage works to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(-)
SCORE-3			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(o)
Good local accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(+)
A population of approx. 14,793 within 5km.			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 3			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk			(o)
FZ2 - 10%, FZ1 - 90%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-A

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two records of bats from within 500m, two further records of bat and one for badger from within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of the site includes industrial buildings and hard standing. There is also an area of rough grassland with some boundary hedges and trees. A field drain runs to the east boundary of the site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and boundary features including trees. Direct and indirect effects upon nearby watercourses and associated species (such as water vole) should be assessed.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SHER-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not proposed for housing	N/A

3.1 Availability considerations impact of active use Sole Owner	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Employment
Assessment Summary Predominantly greenfield site outside the development limits. This site has good local road and rail accessibility, but is poorly served by public transport. Site is within 800m of a WWTW and is mostly within Flood Zone 1 , with the remainder in Flood Zone 2 with a small area of Flood Zone 3a. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	

PLAN Selby Site Assessments

Site Ref

SHER-AA

Settlement	Sherburn		
Site Location	Gascoigne Wood Interchange (former Gascoigne Wood mine site), Sherburn In El		
Size (Ha)	70.66		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Largely agricultural fields. Industrial buildings, railway lines and associated infrastructure		
Surrounding Land Uses	Aeroclub to North-West. Agricultural fields to West/North/East/South. Former mining infrastructure to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 10ha in Sherburn in Elmet		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-AA

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-AA

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

SHER-AB

Settlement	Sherburn		
Site Location	Land North of Lennerton Farm, Lennerton Lane, Sherburn In Elmet		
Size (Ha)	3.50		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Disused field		
Surrounding Land Uses	Overgrown field to West. Sewage works to North. Agriculture fields to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-3			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 14,793 within 5km.			(+)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ2 - 15%, FZ1 - 80%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AB

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat from within 50m of site, one further bat record within 500m and one further record of bat and badger within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural grassland with watercourse to the north and western boundary. Some mature trees along the watercourse.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of mature trees and any direct and/or indirect effects upon nearby watercourses and associated species (such as water vole).	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SHER-AB

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Sole Owner. Agricultural tenancy, 1 year to quit.

3.2 Site viability abnormal costs

Site not marketed. Flood risk and constrained site may affect viability.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site outside the development limits adjacent to Sherburn airfield. The site has good local road accessibility, but has limited accessibility by public transport. Site is within 800m of a Waste Water Treatment Works and part of the site lies within Flood Zone 2 or 3a, which would reduce its developable area. There is a PROW within the site which can likely be mitigated. The site has an agricultural tenancy with 1 years notice and flood risk may affect viability.

PLAN Selby Site Assessments

Site Ref

SHER-AD

Settlement	Sherburn		
Site Location	Church View Car Park, Sherburn In Elmet		
Size (Ha)	0.06		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Car park		
Surrounding Land Uses	Residential to North/South/East/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-AD

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-AD

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

SHER-AE

Settlement	Sherburn		
Site Location	Chapel Hill		
Size (Ha)	2.84		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to North/East/West. Football pitches to the East. Residential/field to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,987 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,399 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2 - 70%, Grade 3 - 30%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 95%, FZ3a - 5%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AE

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat from partly within the site, one further record of bat within 500m and record of swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with Stream Dike along the northern boundary. Some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal should include the consideration of Stream Dike and any associated species. Site with potential for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-AE

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs. Part of the site proposed for a supermarket

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits and within the Green Belt. The site has good public transport accessibility and to key services with reasonable access to employment areas. Majority on Flood Zone 1 with a small area of Flood Zone 3a to the North. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-AF

Settlement	Sherburn		
Site Location	White Cottage Nurseries		
Size (Ha)	1.45		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Tree nursery and residential house		
Surrounding Land Uses	Garden centre - agricultural land to the North and West, football club to the East and outbuilding to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,506 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	10
		% PDL	90
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AF

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat from partly within the site, one further record of bat and swift within 500m and record of badger within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site with residential property and growing beds for plants/trees. Site boundary has mature hedges/trees.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of mature trees and an assessment of buildings to support bats and nesting birds.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-AF

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mixed (greenfield/brownfield) site located outside the development limits, within the Green Belt and within a Locally Important Landscape Area designation (SDLP). Good accessibility to key local services and by public transport with reasonable access to employment areas. Potential impact upon nearby heritage assets. Wholly within Flood Zone 1. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-AG

Settlement	Sherburn		
Site Location	Land South of Sherburn High School		
Size (Ha)	12.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North partly and Sherburn High School, residential to the East, small field to the West and train lines to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 17,437 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,596 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AG

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England - adj to SSSI	(--)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of swift within 500m of site, records for polecat and water vole within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Directly adjacent to SSSI - topography would allow surface water to run into the SSSI. Site itself comprises an arable field with minimal boundary features to the north, east and south - trees along the boundary with the SSSI.	(-)
2.18 Overall Ecology Risk Rating Proximity to SSSI will require early consultation with Natural England. Site will also require an ecological appraisal to consider both direct and indirect impacts upon the SSSI and any associated species. Indirect impacts may result from lighting, increased recreation, drainage etc.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-AG

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits within the Green Belt and within a designated Locally Important Landscape Area (SDLP). Site has good public transport accessibility and to employment opportunities with limited access to key services. Site is wholly within Flood Zone 1 and adjoins a SSSI which will likely require mitigation to reduce potential harm. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-AH

Settlement	Sherburn		
Site Location	Land South of Athelstan Primary School		
Size (Ha)	1.70		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Garage (auto salvage) to the North. Argicultural field to the North and South. Residential to the East and West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,719 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,163 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	97
		% PDL	3
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AH

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records for badger, water vole and swift within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of an arable field with residential dwellings to the west and minimal boundary features to the north, east and south.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-AH

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits and located within the Green Belt and also located in an area designated as a Locally Important Landscape Area (SDLP). Site has good accessibility by public transport and reasonable access to key services and employment areas. Wholly within Flood Zone 1. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-AI

Settlement	Sherburn		
Site Location	Land East of Milford Road		
Size (Ha)	7.95		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Farmland to the South, East and North and West. The sign shed to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,697 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,163 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ2 - 5%, FZ1 - 90%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AI

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records for badger, water vole and swift within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features. Field drain along the eastern boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to consider direct and/or indirect effects upon nearby watercourses and associated species (such as water vole).	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-AI

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits and located in the Green Belt. Site has good public transport accessibility and reasonable access to employment areas and key services. Site is predominantly within Flood Zone 1 with some Flood Zone 3a to the East. Site also adjoins a SINC and mitigation measures likely to reduce impact. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-AJ

Settlement	Sherburn		
Site Location	Enterprise Park, Sherburn In Elmet		
Size (Ha)	1.30		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Overgrown wooded area		
Surrounding Land Uses	On an industrial estate with industrial buildings to East/South/West. Bordered by a dyke and road to North with agriculture land North of that.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(o)
SCORE-9			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(++)
Good national accessibilty			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(+)
A population of approx. 15,315 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 3			
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	Mixed	% GF 70	% PDL 30
2.10 Flood Risk			(-)
FZ2 - 60%, FZ1 - 40%			
2.11 SFRA Level 2			
SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AJ

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records for four species of bat and one record for badger within 500m and records for skylark, mallard, meadow pipit, swift, common toad, house martin, peregrine falcon, swallow, herring gull, smooth newt, yellow wagtail, house sparrow, dunnock, common frog, redwing, song thrush and mistle thrush within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of rough grassland and scrub with Bishops Dyke to the northern boundary. The site has the potential to support reptiles. Surrounding the site to the east, south and west are large industrial units and car parking.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and potential to support species. Also it will need to consider direct and/or indirect effects upon nearby Bishops Dyke and associated species (such as water vole).	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated - disused airfield	(-)

PLAN Selby Site Assessments

Site Ref

SHER-AJ

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Vacant greenfield land. Some evidence of marketing in locality

3.2 Site viability abnormal costs

Site for specific occupier - access constraint means that site can only accommodate existing business expansion. Likely to be economically viable - site for specific occupier. Potentially significant development constraints - contamination; access would be a significant constraint if not a site for a specific occupier

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Predominantly greenfield site outside development limits in an established employment area, as identified by the SDLP. It has previously been allocated as an employment development site in the SDLP. The site has good accessibility by public transport and to the national road network, although access will need to be taken either from the existing industrial estate or from the main road, which is separated from the site by a dyke. Approximately half of the site lies within Flood Zone 2 with the remainder in Flood Zone 1. Potential contamination on site from adjacent industrial uses. Site for specific occupier - access constraint means that site can only accommodate existing business expansion.

PLAN Selby Site Assessments

Site Ref

SHER-AK

Settlement	Sherburn		
Site Location	Land SouthWest of Sherburn Airfield		
Size (Ha)	6.21		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the South and West (beyond railway line), airfield to the East and Sherburn Enterprise Park to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-5			(-)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 14,868 within 5km			(+)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AK

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species One record for badger within 1km of site.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of farmland with field drain along the northern and south east boundary, mature vegetation (trees and scrub) along the railway line and southern drain. There is a pond within 230m of the site but separated by the railway line and arable fields.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to consider the vegetation along the railway corridor and assess direct and/or indirect effects upon nearby watercourses and associated species (such as water vole).	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not proposed for housing	N/A

3.1 Availability considerations impact of active use Multiple Ownership. No agricultural tenancies. Access via 3rd party land.	
3.2 Site viability abnormal costs No viability studies carried out. Site not marketed.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Employment
<p>Assessment Summary</p> <p>Greenfield site outside development limits immediately adjacent to an established employment area, as identified by the SDLP. The site is in multiple ownership and access will need to be taken from the industrial estate located to the North. Limited access by public transport and local accessibility by the road and rail network. Wholly within Flood Zone 1. Site has not been marketed.</p>	

PLAN Selby Site Assessments

Site Ref

SHER-AL

Settlement	Sherburn		
Site Location	Land West of Hagg Lane, Sherburn In Elmet		
Size (Ha)	44.00		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Gascoigne Wood former mine site to South, Sherburn Aero Club and industrial estate to North/West. Woodland/agricultural to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 10ha in Sherburn in Elmet		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-AL

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-AL

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref SHER-AM

Settlement	Sherburn		
Site Location	Land East of A162, Sherburn In Elmet		
Size (Ha)	22.90		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields with an Anaerobic Digestion plant and associated buildings		
Surrounding Land Uses	Agricultural fields to North/East/South/West. Industrial estate to North-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 10ha in Sherburn in Elmet		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-AM

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

SHER-AM

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

SHER-AN

Settlement	Sherburn		
Site Location	Land South East of Carousel Walk, Sherburn In Elmet		
Size (Ha)	3.88		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to North-East and West. Agricultural land to the North-East/East		
Application Reference	2012/0400/EIA	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,503 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,984 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AN

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with no boundary features to the west or south. A field drain runs along the north east boundary and residential gardens are to the north.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to consider direct and/or indirect effects upon nearby watercourses and associated species (such as water vole).	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-AN

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet

3.1 Availability considerations impact of active use

Site has planning permission. Two landowners/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site within the development limits with consent for residential development on a residential allocation in the SDLP. Good accessibility by public transport and to key services and reasonable access to employment areas. Wholly within Flood Zone 1 and adjacent to a SINC which would likely require mitigation to reduce impact. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-AO

Settlement	Sherburn		
Site Location	Land East of low Street, Sherburn In Elmet		
Size (Ha)	4.70		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Residential development site		
Surrounding Land Uses	Residential to North/West. Greenfield/Development Sites to East/South		
Application Reference	2014/0261/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,419 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,349 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 See assessment under SHER-J.			

PLAN Selby Site Assessments

Site Ref

SHER-AO

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field. No boundary features apart from the west boundary along Low Street which has a well maintained hedges and some mature trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of mature trees and any associated species.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-AO

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet

3.1 Availability considerations impact of active use

Site has planning permission. Two landowners/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SHER-AP

Settlement	Sherburn		
Site Location	Old Vicarage, Church Hill, Sherburn In Elmet		
Size (Ha)	1.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Vicarage and garden curtilage		
Surrounding Land Uses	Church and grounds to East. Residential to South. Agricultural fields to West/North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,749 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,381 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AP

2.12 Physical / Infrastructure constraints No kn own constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species Record of swift and bat within 500m, further record of bat plus polecat from within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Vicarage and mature gardens. There are likely to be several very mature trees and the old buildings in close proximity to the church and mature trees have high potential to support bats.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and an assessment of all trees.	(o)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-AP

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Site not marketed. Viability assessment undertaken. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mixed (greenfield/brownfield) outside, but adjacent to, development limits in the Green Belt. The site has good public transport and accessibility to employment provision but limited access to key services. The site is located adjacent to a listed building (church) and within very close proximity an Scheduled Ancient Monument (site of King Athelstan's Palace). Wholly within Flood Zone 1. Development is likely to have a significant impact on the setting of this historic asset. Access to the site would need upgrading. Also potential to provide access via neighbouring site SHER-V. Site not marketed but engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-AQ

Settlement	Sherburn		
Site Location	37 Low Street Sherburn In Elmet		
Size (Ha)	0.11		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Residential		
Surrounding Land Uses	Residential to East/North/West		
Application Reference	2015/1413/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,351 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,181 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-AQ

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site appears to be developed.	(++)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(++)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

2.26 Mineral Resource	(o)
Site is not within a mineral safeguarding area	
2.27 Provision of Open Space	(o)
No impact on open space	
2.28 Core Strategy Housing Requirement	Yes
This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet	

3.1 Availability considerations impact of active use	
Site has planning permission. No previous unimplemented residential permissions. No impact on availability from existing land use	
3.2 Site viability abnormal costs	
The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market	
3.3 Overall Deliverability	
0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
Assessment Summary	
Brownfield land within the settlement and development limits. The site has outline approval for residential development. Wholly within Flood Zone 1 and within 500m of a SINIC. Good accessibility by public transport and to key services with reasonable access to employment areas. No impact on availability from existing land use and the gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market.	

PLAN Selby Site Assessments

Site Ref

SHER-B

Settlement	Sherburn		
Site Location	66 Low Street, Sherburn In Elmet		
Size (Ha)	0.07		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Commercial building and hardstanding		
Surrounding Land Uses	Commercial buildings to East. Residential to North. Community centre/play area to West. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential / employment)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Mixed Use - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

SHER-C

Settlement	Sherburn		
Site Location	64 Low Street, Sherburn In Elmet		
Size (Ha)	0.02		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Residential/hardstanding		
Surrounding Land Uses	Residential/Commercial to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.25ha in size (employment) & 0.17 (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Mixed Use - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

SHER-D

Settlement	Sherburn		
Site Location	58A Low Street, Sherburn In Elmet		
Size (Ha)	0.04		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Residential buildings and garden		
Surrounding Land Uses	Residential to North/South/East. Community Centre/Play area to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.25ha in size (employment) & 0.17 (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Mixed Use - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

SHER-E

Settlement	Sherburn		
Site Location	Land East of Sir Johns Lane, Sherburn In Elmet		
Size (Ha)	1.48		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture to the North and West. Allotments to the North-East. Residential to the South and South-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Apporx. 13,970 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,891 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two records of bat and one for swift within 500m	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with some boundary hedges to the south, stone wall to the western boundary and allotments to the east.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation.	(+)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the Green Belt and located within a designated Locally Important Landscape Area, as defined by the SDLP. The site has good accessibility to a range of key services and good public transport accessibility with reasonable access to employment areas. It is located close to an Scheduled Ancient Monument (site of King Athelstan's Palace) and is likely to have a significant impact on the setting of this historic asset. Wholly within Flood Zone 1. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-F

Settlement	Sherburn		
Site Location	Land West of Tadcaster Road/Finkle Hill, Sherburn In Elmet		
Size (Ha)	2.33		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to North/West. Football club to North-East. Allotments to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,506 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,891 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat partly within the site, further record of bat and one for swift within 500m	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with boundary hedge with young trees on the east, there is also an agricultural/industrial building surrounded by trees and well maintained hedge.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the building, trees and any associated species such as nesting birds.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the Green Belt and within a designated Locally Important Landscape Area, as defined by the SDLP. The site is well located in terms of public transport accessibility and proximity to key services and has reasonable access to employment areas. Wholly within Flood Zone 1. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-G

Settlement	Sherburn		
Site Location	Land North of Pinfold Garth, Sherburn In Elmet		
Size (Ha)	2.66		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Overgrown un-used field.		
Surrounding Land Uses	Unused overgrown field. Agricultural land to the North/ East. Residential to West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,136 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 60%, FZ1 - 40%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species One record of bat partly within the site, further record of bat, one for common frog and one for swift within 500m, record of badger and further records of bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises a rough grassland field with a field drain along the northern boundary and Bishops Dyke along the east. The site has boundary hedges, scrub and mature trees. There is a pond/wetland area within 170m of the site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and in the local area and their potential to support protected species. Also it will need to consider direct and/or indirect effects upon nearby Bishops Dyke and associated species (such as water vole).	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-G

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits and a safeguarded land designation (SDLP). Approximately half of the site lies within Flood Zone 2, with the remainder in Flood Zone 1. Good accessibility by public transport and reasonable access to employment but limited access to key services. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-H

Settlement	Sherburn		
Site Location	Land adjacent to Prospect Farm, Low Street, Sherburn In Elmet		
Size (Ha)	17.90		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land - residential to the West, agricultural to the North, East and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,697 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,984 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 5%, FZ1 - 95%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Records of swift, water vole, badger, common frog and two records for bat within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with minimal boundary features. Field drain along the eastern boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to consider direct and/or indirect effects upon nearby watercourses and associated species (such as water vole).	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures required if development takes place on small area of Flood zone 2 and 3 which may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. The Site is designated as Safeguarded Land in the SDLP. Good accessibility by public transport, employment areas and key services. Site is located adjacent to a potential SINC and the site is mostly within Flood Zone 1, with a small portion in Flood Zone 3a. Engagement with site promoters has shown no viability issues although possible flood mitigation measures may be required if development takes place on small area of Flood zone 3a which may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-I

Settlement	Sherburn		
Site Location	Land West of A162, Sherburn In Elmet		
Size (Ha)	6.79		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the South residential to the North, various distribution sites to the East and unused field to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,503 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 7,984 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - no mitigation possible	(--)
2.16 Impact Protected Species Records of swift, badger, common frog and four records of bat within 1km of site.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site comprises arable farmland with a watercourse along the southern boundary.	(o)
2.18 Overall Ecology Risk Rating Site sits within a potential SINCE site whose designation is outstanding as no permission for survey has been recently granted. An ecological survey will be required to determine the present value of the site for habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site under option to Redrow Homes Yorkshire and Persimmon Homes Yorkshire. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site mostly within development limits on SDLP residential allocation. The Eastern part of the site is located outside the settlement boundary, within a designated landscape buffer (SDLP). Good accessibility by public transport and reasonable access to employment areas but no access to key services. All of the site is located within Flood Zone 3a and within a potential SINC. Site under option to Redrow Homes Yorkshire and Persimmon Homes Yorkshire and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-J

Settlement	Sherburn		
Site Location	Land between Low Street and Moor Lane, Low Street,		
Size (Ha)	12.29		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Residential development site		
Surrounding Land Uses	Residential to North/West. Agricultural fields to East/South		
Application Reference	2014/0321/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,419 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,349 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2	The site is within Flood Zone 1, however the potential development site is not covered by the Selby Dam(2008) model. The ordinary watercourses and drain network require modelling to determine the probability of flooding and assess potential flood depth and hazard to the site. (Assessment also covers SHER-AN and SHER-AO)		

PLAN Selby Site Assessments

Site Ref

SHER-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field. No boundary features apart from the west and north boundary. There is a watercourse running along the north east boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to consider direct and/or indirect effects upon nearby watercourses and associated species (such as water vole).	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet

3.1 Availability considerations impact of active use

Extant residential permission for 100 homes/Two landowners/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SHER-K

Settlement	Sherburn		
Site Location	Land Off Carousel Walk, Sherburn In Elmet		
Size (Ha)	4.84		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Residential development site		
Surrounding Land Uses	Residential to North/West/South. Agricultural fields to East		
Application Reference	2014/1091/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,419 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,349 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2	<p>The majority of the site lies within Flood Zone 1 with a small area in Flood Zone 2. The proposed development is for residential use. This More Vulnerable development should be preferably located in Flood Zone 1, covering the majority of the site. If it is essential to build within Flood Zone 2 then all residential uses should be located in the first floor level or above.</p>		

PLAN Selby Site Assessments

Site Ref

SHER-K

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - no mitigation possible	(--)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site appears to comprise of rough grassland with scrub. Watercourses are present along the northern and southern boundaries.	(o)
2.18 Overall Ecology Risk Rating Site sits within a potential SINC site whose designation is outstanding as no permission for survey has been recently granted. An ecological survey will be required to determine the present value of the site for habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-K

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet

3.1 Availability considerations impact of active use

Extant residential permission underway/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SHER-L

Settlement	Sherburn		
Site Location	Land South of Saxton Way		
Size (Ha)	6.70		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/West. Agricultural fields to South		
Application Reference	2012/0399/EIA	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,419 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,349 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 10%, FZ2 - 60%, FZ3 - 30%			(-)
2.11 SFRA Level 2	A sequential approach to site layout should be used. Approximately half of the site is within Flood Zone 3b of the Mill Dike, therefore More Vulnerable development is not appropriate under the NPPF for this area. Approximately a quarter of the site lies within Flood Zone 2 and small parts of the site are within Flood Zones 1 and 3a. (Also covers SHER-I site).		

PLAN Selby Site Assessments

Site Ref

SHER-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - no mitigation possible	(--)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species This site comprises arable farmland with a watercourse along the northern boundary.	(+)
2.18 Overall Ecology Risk Rating Site sits within a potential SINCE site whose designation is outstanding as no permission for survey has been recently granted. An ecological survey will be required to determine the present value of the site for habitats and species.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Ground Water Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet

3.1 Availability considerations impact of active use

Extant residential permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

SHER-M

Settlement	Sherburn		
Site Location	Land West of Hodgsons Lane, Sherburn In Elmet		
Size (Ha)	8.26		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, East unused field to the South and residential to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,136 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 50%, FZ1 - 50%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One record of bat partly within the site, further record of bat, one for common frog and one for swift within 500m, record of badger and further records of bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable farmland with field drains along southern and eastern boundaries and one across the centre of the site. Bishops Dyke also lies along the eastern boundary. There is a pond/wetland area directly adjacent to the site. Boundary hedges and trees (some mature) are present around the external boundaries and within some internal field margins.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and in the local area and their potential to support protected species. Also it will need to consider direct and/or indirect effects upon nearby Bishops Dyke and waterbodies plus any associated species (such as amphibians and water vole).	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-M

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Enquiries received from developers. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to development limits on safeguarded land designation (SDLP). The site has planning permission for residential development, subject to S106 agreement. Site is split between Flood Zone 1 and Flood Zone 2. There is no access at present - it could be created either via the A162 or via 3rd party land (SHER-G). Site has good accessibility by public transport and reasonable access to employment areas and key services. Enquiries received from developers and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-N

Settlement	Sherburn		
Site Location	Land East of Moorland Way, Sherburn In Elmet		
Size (Ha)	0.50		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Unused greenfield		
Surrounding Land Uses	Residential to the North/West/South. Greenfield land to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,323 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,984 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-N

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of bat and common frog within 500m of site, records of swift, badger and three further records for bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small area of grassland with bunding for road and watercourse along the north and west boundaries. Could support water voles, nesting birds and reptiles.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and in the local area and their potential to support protected species. Also it will need to consider direct and/or indirect effects upon adjacent water courses.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-N

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site promoters assessment indicates the site is viable for residential development. Enquiries received from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site within development limits. Good accessibility by public transport and employment areas but limited access to key services. Wholly Flood Zone 1. Site promoters assessment indicates the site is viable for residential development and enquiries have been received from developers.

PLAN Selby Site Assessments

Site Ref

SHER-O

Settlement	Sherburn		
Site Location	Land off Hodgsons Lane, Sherburn in Elmet		
Size (Ha)	10.23		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to North/West. Residential to South/West/East		
Application Reference	2015/0544/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,323 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-O

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of common frog from within the site, record of bat from within 500m, records of swift, badger and three further records for bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Two large arable fields with a drain separating the two. Some boundary features including hedgerows and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the field drain and boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-O

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Sherburn in Elmet

3.1 Availability considerations impact of active use

The agent has stated that the site is currently being sold to a housebuilder who is forecasting being able to start on site in the summer of 2018.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Improvements to the access point would add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site with planning permission for residential development outside, but adjacent to development limits. Site is on safeguarded land designation (SDLP) and is partly within 500m of a SINC. Good accessibility by public transport and reasonable access to employment areas and key services. Wholly within Flood Zone 1. Site is currently being sold to a housebuilder and site is projected to begin during summer 2018. Engagement with site promoters has shown no viability issues although potential improvements to the access point would add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-P

Settlement	Sherburn		
Site Location	Land at Lennerton Lane, Sherburn in Elmet		
Size (Ha)	34.90		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agriculture land with farm buildings 50%. Field with road/track currently unused former airfield use		
Surrounding Land Uses	Industrial estate to West. Aeroclub/car dealership to South. Sewage works to South-East. Agricultural fields to East. Residential to North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 10ha in Sherburn in Elmet		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-P

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-P

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

SHER-Q

Settlement	Sherburn		
Site Location	Land South of Church Meadow, Sherburn in Elmet		
Size (Ha)	1.30		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Greenfield land with allotments		
Surrounding Land Uses	Residential to the East, North and North West of the site. Private residential gardens to the West and South of the site		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,876 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,381 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-Q

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift within 500m, records of polecat and bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site comprises a series of rough grassland fields with an area of woodland, additional trees (some possibly mature), scrub and hedgerows. There is a small structure on site of unknown age/construction.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and in the local area and their potential to support protected species.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-Q

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/Three landowners/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Allocated as safeguarded land in the SDLP and within a Locally Important Landscape Area (SDLP). The site has good accessibility by public transport and to employment areas with reasonable access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-R

Settlement	Sherburn		
Site Location	Land West of Garden Lane, Sherburn In Elmet		
Size (Ha)	2.30		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Single dwelling on site. Agricultural land and buildings		
Surrounding Land Uses	Residential to the East, agricultural land to the West, field to the South and waste recycling plant		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,876 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,381 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-R

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift from within the site, records of polecat and bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural and an area possibly used in the past as a nursery with glass houses, building and growing beds.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and their potential to support protected species. This should include buildings, hedgerows and trees.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - limestone quarry	(o)

PLAN Selby Site Assessments

Site Ref

SHER-R

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Extant permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Allocated as safeguarded land in the SDLP. Wholly within Flood Zone 1. The site has good accessibility to key services, public transport and employment opportunities. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-S

Settlement	Sherburn		
Site Location	Land at Highfield Green, Sherburn		
Size (Ha)	0.07		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Garages and hardstanding		
Surrounding Land Uses	Residential to North/East/West. Play area to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-S

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-S

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

SHER-T

Settlement	Sherburn		
Site Location	Land South of Moor Lane Trading Estate, Sherburn In Elmet		
Size (Ha)	25.00		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Industrial estate to North, Gascoigne Wood industrial site to East. Aerodrome to North. Agriculture to South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 10ha in Sherburn in Elmet		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SHER-T

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SHER-T

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

SHER-U

Settlement	Sherburn		
Site Location	Land South of Church Hill, Sherburn In Elmet		
Size (Ha)	3.10		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Scrubland		
Surrounding Land Uses	Private residential garden to the East. Church Hill road to the North. Fields to the South and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,876 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,381 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-U

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species Record of swift within 500m, records of polecat and bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SHER-U

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/Multiple land owners caught up in a land banking scam that has divided the site up into dozens of tiny ownership parcels/No impact on availability from existing land use

3.2 Site viability abnormal costs

Numbers of land owners on the site constitutes an insurmountable obstacle to its viability for development

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Wholly within Flood Zone 1. Within the Green Belt and within a designated Locally Important Landscape Area designation. The site has good accessibility to public transport and employment provision but no access to local services. Large number of land owners on the site constitutes an insurmountable obstacle to its viability for development.

PLAN Selby Site Assessments

Site Ref

SHER-V

Settlement	Sherburn		
Site Location	Land North of Church Hill, Sherburn In Elmet		
Size (Ha)	1.18		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to North/South/West. Residential to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,749 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,381 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-V

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of swift within 500m, records of polecat and bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved grassland field with good hedgerow to the south and a line of mature trees to the north.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal should include the consideration of mature trees and associated species.	(+)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - landfill site	(o)

PLAN Selby Site Assessments

Site Ref

SHER-V

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

No viability assessment has taken place, however, we can confirm that the site is greenfield and consequently that it is unlikely to be contaminated. The site would therefore be a viable option for development.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Wholly within Flood Zone 1. The site is within the Green Belt and Locally Important Landscape Area designation. The site has good accessibility to public transport and to employment opportunities but no access to local services. It is located reasonably close to an Scheduled Ancient Monument (site of King Athelstan's Palace) and development will have to ensure there is no negative impact on the setting of this historic asset. No impact on availability from existing land use.

PLAN Selby Site Assessments

Site Ref

SHER-W

Settlement	Sherburn		
Site Location	Land North of Millcroft House, Garden Lane, Sherburn In Elmet		
Size (Ha)	4.99		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Surrounded by green field / argicultural land on all sides (disused quarry to the South).		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,876 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 8,381 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-W

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift within 500m, records of polecat and bats within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - landfill site	(o)

PLAN Selby Site Assessments

Site Ref

SHER-W

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Wholly within Flood Zone 1. The site is within the Green Belt and within a Locally Important Landscape Area. Good accessibility to public transport and employment opportunities and reasonable access to local services. The site has no direct access and no agreement is in place. Development of site would require a joint approach with adjacent site SHER-U. Potential contamination on site. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SHER-X

Settlement	Sherburn		
Site Location	Land South of Ellarfield Lane, Sherburn In Elmet		
Size (Ha)	2.65		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North/ East. Football ground to the West. Existing residential to the South and South-West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,987 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-X

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat partly within site, record of swift and further bat within 500m, record of common frog within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some boundary hedges and trees. There is a field drain on the eastern boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the field drain and boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - landfill site	(o)

PLAN Selby Site Assessments

Site Ref

SHER-X

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Wholly in Flood Zone 1. Site has good accessibility by public transport and to key local services and reasonable access to employment areas. The site was allocated in the SDLP as safeguarded land. Access would need to be created via adjacent site SHER-M or SHER-Y. Potential contamination on site but could be mitigated. Possible decontamination measures may add to costs. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-Y

Settlement	Sherburn		
Site Location	Land North of Ellarfield Lane, Sherburn In Elmet		
Size (Ha)	7.37		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, East, South. Field to the West with some residential		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,987 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3 - 95%, Grade 2 - 5%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-Y

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat partly within site, further bat record within 500m, record of swift and common frog within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field and area of amenity grassland which appears to be a sports pitch. Boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land - landfill site	(o)

PLAN Selby Site Assessments

Site Ref

SHER-Y

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

Enquiries received from developers. No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits in the Green Belt. Site is wholly within Flood Zone 1. The site is well located in terms of accessibility to key services and public transport. New access would be need to be created from A162. Potential contamination would require mitigation. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SHER-Z

Settlement	Sherburn		
Site Location	Land West of Tadcaster Road, Sherburn In Elmet		
Size (Ha)	2.53		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Sherburn		
Land Use	Agricultural fields		
Surrounding Land Uses	agricultural land to the East, West, unused field to the North and farm to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,506 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ1 - 90%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SHER-Z

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat partly within site, further bat record within 500m, record of swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with Stream Dike along the northern boundary. Some boundary hedges and trees, particularly to the south and east boundaries.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal should include the consideration of Stream Dike and any associated species. Site with potential for biodiversity enhancement.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SHER-Z

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limits within the Green Belt. Site has good accessibility by public transport and to key services and reasonable access to employment areas. Majority of site is within Flood Zone 1, with the remainder in Flood Zone 3a. Its development would result in the loss of Grade 2 agricultural land. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SKIP-A

Settlement	Skipwith
Site Location	Land South of Holmes Way, Little Skipwith, Skipwith
Size (Ha)	0.04
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Garden
Surrounding Land Uses	Agricultural fields to South/West/East/North

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

SKIP-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SKIP-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SKIP-B

Settlement	Skipwith		
Site Location	Land North of Holmes Way, Little Skipwith, Skipwith		
Size (Ha)	0.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Garden		
Surrounding Land Uses	Agricultural fields to North/East/West. Farmhouses to South/North-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SKIP-B

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

SKIP-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SKIP-C

Settlement	Skipwith
Site Location	Land North of Main Street, Skipwith
Size (Ha)	0.57
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Farm buildings
Surrounding Land Uses	Residential to East/West/South. Agricultural fields to North

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

SKIP-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SKIP-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SKIP-D

Settlement	Skipwith		
Site Location	Land South of Main Street, Skipwith		
Size (Ha)	0.86		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farm buildings		
Surrounding Land Uses	Residential to North/East. Agricultural fields to South		
Application Reference	2014/0894/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SKIP-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SKIP-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. However, site not needed as its settlement has already met its Core Strategy housing requirement.

PLAN Selby Site Assessments

Site Ref

SDUF-A

Settlement	South Duffield		
Site Location	Land adjacent to Willow Cottage, Mill Lane, South Duffield		
Size (Ha)	3.05		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/South. Agricultural fields to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SDUF-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SDUF-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SDUF-B

Settlement	South Duffield		
Site Location	Land North of Moor Lane, South Duffield		
Size (Ha)	0.45		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Scrubland/woodland		
Surrounding Land Uses	Residential to South/East. Greenfield land to North/West. Agricultural field to South		
Application Reference	N/A	Permission Started	N/A

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A				
2.2 NON-HOUSING - Accessibility by public transport	N/A				
2.3 Proximity to Employment centre	N/A				
2.4 Proximity to the Road & Rail Network	N/A				
2.5 HOUSING - Accessibility by Cycling	N/A				
2.6 NON-HOUSING - Accessibility by Cycling	N/A				
2.7 HOUSING - Proximity to Key Services by foot	N/A				
2.8 Agricultural Land Classification	N/A				
2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
2.10 Flood Risk	N/A				
2.11 SFRA Level 2					

PLAN Selby Site Assessments

Site Ref

SDUF-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SDUF-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SDUF-C

Settlement	South Duffield		
Site Location	Land South of Moor Lane, South Duffield		
Size (Ha)	1.14		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential fields to North/East/West. Agricultural fields to West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SDUF-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SDUF-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SMIL-A

Settlement	South Milford		
Site Location	Land South of Westfield Lane, South Milford		
Size (Ha)	0.15		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Allotments		
Surrounding Land Uses	Residential to North/East/South. Cemetery to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SMIL-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SMIL-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

SMIL-B

Settlement	South Milford		
Site Location	Land North of LundSyke Lane, South Milford		
Size (Ha)	7.01		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Petrol station/residential to North. Site is bound by A162 to East and South. Agricultural fields to South/South-West/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 24,590 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 7,692 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3 - 80%, Grade 2 - 20%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of swift, bat and water vole within 500m, record of badger within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Parcel of arable land and also two small grassland fields all with limited boundary features (well maintained hedges and few trees).	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SMIL-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Largely greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone

1. Good accessibility by public transport and good access to local services and employment areas.

Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-C

Settlement	South Milford		
Site Location	Land South of Mill Lane, South Milford		
Size (Ha)	3.12		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to South. Residential to West. Civil engineering company to North and nursery to the South-East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,728 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 7,948 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records for swift, badger and water vole within 500m, record of bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with good boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SMIL-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. A possible 3rd part land purchase may increase costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1 and is within 500m of a SINC. Good accessibility by public transport and good access to local services and employment areas. Engagement with site promoters has shown no viability issues. A possible 3rd part land purchase may increase costs.

PLAN Selby Site Assessments

Site Ref

SMIL-D

Settlement	South Milford		
Site Location	Land South of Legion Street, South Milford		
Size (Ha)	10.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural fields to the West/South. Restaurant to East. Residential to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 24,590 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,364 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-D

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat within 500m, records of swift, badger and water vole within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with very limited boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. Large site with good opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SMIL-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1. Good accessibility by public transport and good access to local services and employment areas. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-E

Settlement	South Milford		
Site Location	Land at Grove Crescent, South Milford		
Size (Ha)	0.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Garages		
Surrounding Land Uses	Residential to North. Agricultural fields to East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SMIL-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SMIL-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

SMIL-F

Settlement	South Milford		
Site Location	Land rear of 11 Milford Road, South Milford		
Size (Ha)	0.82		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North and West, residential to the East and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,716 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,155 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 10%, FZ1			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-F

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of swift and water vole within 500m, records of bat and badger within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Two improved grass pastures with Mill Dike water course to the south, hedgerow to the west, small woodland to the north.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to detail the habitats on site and in the local area and their potential to support protected species. Also it will need to consider direct and/or indirect effects upon adjacent water courses.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SMIL-F

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use. Development of the site dependant on adjacent landowners selling their land in order to gain access to the site.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Majority of site within Flood Zone 1, with the remainder in Flood Zone 3a. No apparent means of access. Good accessibility by public transport and good access to local services and employment areas. Development of the site dependant on adjacent landowners selling their land in order to gain access to the site. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

SMIL-G

Settlement	South Milford		
Site Location	Land of Whitecote Lane		
Size (Ha)	2.61		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farmland to the South, West and North. High Street to the North, existing residential to the East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 23,470 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,552 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 80% FZ2 20%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of bat, water vole and swift within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some boundary hedges and trees, close to two small woodlands.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SMIL-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield Site outside, but adjacent to, development limits in the green belt in a landscape sensitive to development. Site is partly within Flood Zone 2. Good accessibility by public transport and good access to local services and employment areas. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-H

Settlement	South Milford		
Site Location	Land East of Common Lane		
Size (Ha)	2.67		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural to the North, residential to the West, field to the East beyond A162 and field to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,728 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 7,948 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-H

2.12 Physical / Infrastructure constraints No known constraints - small section of telephone line in SW corner.	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records of swift, water vole and badger within 500m, record of bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with good boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SMIL-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Site in Flood Zone 1 and is within 500m of SINC. Good accessibility by public transport and to local services and employment areas. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-I

Settlement	South Milford		
Site Location	Land between Old Quarry Lane and Westfield Lane		
Size (Ha)	20.72		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the East and West residential to the North, farm and residential to the South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 26,803 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 9,183 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-I

2.12 Physical / Infrastructure constraints Major constraints exist - multiple powerlines run through the site	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat within 500m, records of swift, hedgehog and water vole within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Very large arable field with good mature boundary trees along Westfield Lane, other boundaries have limited value.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. There will need to be an assessment of the mature trees. Large site with good opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

SMIL-I

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Flood Zone 1. Small area of potentially contaminated land and multiple powerlines running through the site. Good accessibility by public transport and to local services and employment areas. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-J

Settlement	South Milford		
Site Location	Land East of Milford Road, South Milford (Sherburn In Elmet Parish)		
Size (Ha)	3.53		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural field to North and East of the Site. Residential and 'gas governor' to the West. Train line to South of site boundary.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,735 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,155 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records of swift, water vole and badger within 500m, record of bat within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with limited boundary features except to the south along the railway corridor.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. There will need to be an assessment of any trees/hedges. Large site with good opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	N/A
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - adjacent to railway	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

SMIL-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Flood Zone 1. Good accessibility by public transport and good access to local services and employment areas. Site is within 500m of SINC. Adjacent to a railway line but amenity impacts could be mitigated. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-M

Settlement	South Milford		
Site Location	Milford Hall, Lumby Lane, South Milford		
Size (Ha)	0.68		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Former Milford Hall and associated land (car park and back field / garden).		
Surrounding Land Uses	Agricultural land to the North East South and West		
Application Reference	2015/0691/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 17,622 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,260 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(-)
GF / PDL / Mixed	Mixed	% GF 40	% PDL 60
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Milford Hall - large old building with potential to support bats/nesting birds. Site also includes car park and gardens.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and an assessment of all trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	N/A
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SMIL-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant residential permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed greenfield/brownfield site outside development limits in the green belt. Flood Zone 1. Good accessibility by public transport and to employment areas with reasonable access to local services. Site has planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

SMIL-N

Settlement	South Milford		
Site Location	Land North of High Street, South Milford		
Size (Ha)	0.80		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the South, East, farm to the North and agricultural beyond. Agricultural to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 23,470 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,552 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-N

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat within 500m, records of swift and water vole within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of grassland (semi improved/improved) with a number of mature trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. There will need to be an assessment of the mature trees. Large site with good opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SMIL-N

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mostly greenfield site outside, but adjacent to, development limits in the green belt. Flood Zone 1. Good accessibility by public transport and good access to local services. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

SMIL-O

Settlement	South Milford		
Site Location	Land between A162 and Lumby Lane, South Milford		
Size (Ha)	8.74		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North-East/North-West. Agricultural fields to South/West/East. Roundabout to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

SMIL-O

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SMIL-O

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

SMIL-P

Settlement	South Milford
Site Location	Land East of A1(M)/A63 Junction, South Milford
Size (Ha)	16.95
Proposed Use Summary	Employment
Core Strategy Hierarchy	Designated Service Village
Land Use	Agricultural fields
Surrounding Land Uses	Agricultural fields to North/East/South. A1 to West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Employment site over 5ha in a rural area

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

SMIL-P

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

SMIL-P

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

SMIL-R

Settlement	South Milford		
Site Location	Cragland, 20 Milford Road, South Milford		
Size (Ha)	0.43		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential		
Surrounding Land Uses	Agricultural to East. Residential to West/South. Railway line to the North		
Application Reference	2016/0054/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Sherburn in Elmet town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,521 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Sherburn in Elmet. Approx. 8,155 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 50 % PDL 50	
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

SMIL-R

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Two domestic properties with associated gardens - mostly to grass with trees and a corridor of trees along the railway to the north.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and an assessment of all trees.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - adjacent to railway	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

SMIL-R

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Site has planning permission. No previous unimplemented residential permissions. No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Mixed brownfield/greenfield site within development limits. Flood Zone 1. Site is within 500m of a SINC. Good accessibility by public transport and good access to local services and employment areas. Site is adjacent to a railway line but potential impacts on amenity could be mitigated against. Site has planning permission indicating that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

STIL-A

Settlement	Stillingfleet		
Site Location	Land North of Escrick Road, Stillingfleet		
Size (Ha)	0.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Residential and greenfield land		
Surrounding Land Uses	Residential to East/North/West. Farm buildings to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

STIL-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

STIL-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

STIL-B

Settlement	Stillingfleet		
Site Location	Land South of The Green, Stillingfleet		
Size (Ha)	0.51		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Unused field		
Surrounding Land Uses	Residential to North/West. Agricultural fields to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

STIL-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

STIL-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

STIL-C

Settlement	Stillingfleet
Site Location	Former Stillingfleet Mine, Cawood Road, Stillingfleet
Size (Ha)	31.60
Proposed Use Summary	Employment
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural fields and old mine buildings
Surrounding Land Uses	Agricultural fields to North/East/South/West. Farmhouse to North-West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Employment site over 5ha in a rural area

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A
--	-----

GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A
------------------	-----	------	-----	-------	-----

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

STIL-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

STIL-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold.

PLAN Selby Site Assessments

Site Ref

STUT-A

Settlement	Stutton		
Site Location	Land North of Church Lane, Stutton		
Size (Ha)	0.05		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Woodland		
Surrounding Land Uses	Residential to South. Agriculture fields to North/East/West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

STUT-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

STUT-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

TADC-A

Settlement	Tadcaster		
Site Location	Land North of Auster Bank View, Tadcaster		
Size (Ha)	16.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural land with farm buildings		
Surrounding Land Uses	To the South and South West it is residential developments. The rest of the site is surrounded by greenfield land		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,596 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,208 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records within 1km in last 10 years	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees, hedgerows present on Site and 250m of pond.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of potential impacts on the waterbodies and trees.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use No unimplemented residential permissions/One landowner/No impact on availability from existing land use. 3rd party land required to gain access.	
3.2 Site viability abnormal costs Previous interest by Wimpey. Engagement with site promoters has shown no viability issues. A possible 3rd party land purchase may increase costs. Possible flood mitigation measures may add to costs. In discussion with developers.	
3.3 Overall Deliverability 6-10 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Greenfield site outside of, but adjacent to, development limits in a landscape sensitive to development. Flood Zone 1. Access would require third party land. Site within Groundwater Protection Zones 2 and 3 and is likely to be located on contaminated land. Within 500m of a SINC. Good accessibility by public transport and good access to local services. Engagement with site promoters has shown no viability issues. A possible 3rd party land purchase may increase costs. Possible flood mitigation measures may add to costs.	

PLAN Selby Site Assessments

Site Ref

TADC-AA

Settlement	Tadcaster		
Site Location	Fire Station & Police Station, Station Road, Tadcaster		
Size (Ha)	0.72		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Police and Fire Station		
Surrounding Land Uses	Residential to North South East and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,397 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,697 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-AA

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat within 50m of site, records of swift, black headed gull and two further bat records within 500m, buzzard and one further bat record within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site of police and fire station - site comprises buildings, hard standing, amenity grassland and some trees along Station Rd.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and an assessment of all trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2	(-)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-AA

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site identified as potentially suitable for housing development by officers. One owner. Still in active use and considered to be not available in plan period

3.2 Site viability abnormal costs

Site not marketed. No viability assessment undertaken.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Brownfield site within development limits in Flood Zone 1. Site within Groundwater Protection Zone (zone 2). Good accessibility by public transport and reasonable access to local services and employment areas. Still in active use and considered to be not available in plan period.

PLAN Selby Site Assessments

Site Ref

TADC-AB

Settlement	Tadcaster		
Site Location	Land East of A162, Tadcaster		
Size (Ha)	1.29		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Brewery to North, agricultural to East, agricultural to the West and South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-12			(+)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility to A64			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 9,078 within 5km			(o)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 50%, FZ2 - 50%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-AB

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Two bat records from partly within the site, record of black headed gull within 50m, buzzard and three further bat records within 500m, swift and further bat record within 1km.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Improved pasture with some hedgerow features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2	(-)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

TADC-AB

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Held by owner for expansion

3.2 Site viability abnormal costs

Site not marketed. No viability assessment undertaken. Flood mitigation may affect viability.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site within development limits in a landscape highly sensitive to development. Site is within a Groundwater Protection Zone (zone 2) and partly in Flood Zone 3a, with the remainder in Flood Zone 2. Site is also within 500m of a SINC. Site has good accessibility by public transport and to local services and good access to employment areas and the road network. Site has not been marketed and no viability assessment undertaken. Flood mitigation may affect viability.

PLAN Selby Site Assessments

Site Ref

TADC-AC

Settlement	Tadcaster
Site Location	Sorting Office, Westfield Crescent, Tadcaster
Size (Ha)	0.06
Proposed Use Summary	Residential
Core Strategy Hierarchy	Local Service Centre - Tadcaster
Land Use	Sorting Office
Surrounding Land Uses	Residential/Leisure Centre

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Under 0.17ha in size (residential)

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

TADC-AC

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TADC-AC

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

TADC-AD

Settlement	Tadcaster		
Site Location	Barnado's Home, Wighill Lane, Tadcaster		
Size (Ha)	4.47		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Vacant childrens home and residential		
Surrounding Land Uses	agricultural land to the North and West, Residential to the East and South		
Application Reference	2011/0509/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,629 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,494 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	95
		% PDL	5
2.10 Flood Risk FZ3a - 30%, FZ2 - 5%, FZ1 - 65%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-AD

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Two bat records from partly within the site, mallard, song thrushswift and two further bat records within 500m, black headed gull and two further bat record within 1km.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes a number of old buildings which have high potential to support bats & nesting birds, the site also has an area of grassland and several large mature trees. The site is directly adjacent to the River Wharfe which is likely to support a range of protected species.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds, impacts (direct and indirect) upon the river corridor, an assessment of all trees. Impacts relating to drainage and lighting will need to be assessed.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

TADC-AD

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Multiple Owner. Part of the site has planning permission. Site identified as potentially suitable for housing development by officers. Previous permission for residential use . Availability for development unconfirmed.	
3.2 Site viability abnormal costs Site not marketed. No viability assessment undertaken.	
3.3 Overall Deliverability Not available within the plan period	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Greenfield site with planning permission on part of the site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site partly within Groundwater Protection Zone (zone 2) and is situated within 500m of two SINCs. Site is mostly within Flood Zone 1 with an area of Flood Zone 3a. The sites proximity to listed buildings has the potential to adversely affect their historic significance. Site has good accessibility by public transport and good access to local services and employment areas. Site under multiple ownership and availability is unknown.	

PLAN Selby Site Assessments

Site Ref

TADC-AE

Settlement	Tadcaster		
Site Location	Land at Hillcrest Court, Tadcaster		
Size (Ha)	0.95		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Greenfield area		
Surrounding Land Uses	Vacant grassed area, residential North South East and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,055 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8259 jobs within 5km.			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key service			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-AE

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three records of bats and one for black headed gull within 500m, swift and buzzard within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of improved pasture with some hedges and trees on the boundaries.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. An assessment of the value of the boundary features may be required.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2	(-)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-AE

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Existing open space would be lost - no mitigation possible	(--)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Site had planning permission. Site identified as potentially suitable for housing development by officers. Availability for development unconfirmed.	
3.2 Site viability abnormal costs Site not marketed. No viability assessment undertaken.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Greenfield site within development limits. Within Flood Zone 1 and Groundwater Protection Zone (zone 2). Development would represent a loss of recreation open space. Site has good accessibility by public transport and good access to local services and employment areas. Availability of site is unknown and no viability assessment has been undertaken.	

PLAN Selby Site Assessments

Site Ref

TADC-B

Settlement	Tadcaster		
Site Location	Land North of Kelcbar Hill, Tadcaster		
Size (Ha)	31.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields and former quarry		
Surrounding Land Uses	River to North/East. Agricultural fields to West. Primary school to South. Residential to South-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 18,886 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 9,283 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2 - 60%, Grade 3 - 20% (urban - 20%)			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a- 30%, FZ2 - 10%, FZ1 - 60%			(--)
2.11 SFRA Level 2	A sequential approach to site layout should be used. Approximately half of the site is within Flood Zone 1 and the other half of the site lies in Flood Zone 3b, with a small area within Flood Zone 2.		

PLAN Selby Site Assessments

Site Ref

TADC-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Few song bird and bat records within 1km in last 10 years	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland and Coastal and floodplain grazing marsh. Trees and hedgerow present on Site.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. Mitigation will be required to minimise the potential significant impact on the SINC. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees .	(-)
2.19 Heritage Assets Development impacts on a heritage assets and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Sole Owner. Site promoted by land owner. Site is subject to agricultural licences which be surrendered as the site comes forward for development. Right of access over part of the site for access to Water Metering Station (YWS).	
3.2 Site viability abnormal costs Discussions ongoing with developers. Various Technical Documents and Assessments. Gladmans Interested and produced draft Technical Documents.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is in the green belt, partly in Groundwater Protection Zone 1 and partly within Flood Zone 3a. Site contains a listed building and scheduled monument as well as a SINC. Land is likely to be contaminated but could be mitigated. Site has good accessibility by public transport and good access to local services. Site is subject to agricultural licences which will be surrendered as the site comes forward for development. Right of access over part of the site for access to Water Metering Station (YWS). Site promoters interested and have produced draft Technical Documents.	

PLAN Selby Site Assessments

Site Ref

TADC-C

Settlement	Tadcaster		
Site Location	Land North of Kelcbar Close, Tadcaster		
Size (Ha)	4.43		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the South, West, residential to the East and a farm to the North with agricultural land		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,143 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 9,050 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland and Coastal Floodplains. Arable field present on Site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the impacts on the SINC.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Sole Owner. Site promoted by land owner. Discussions ongoing with developers. Site is subject to a tenancy which will vacate upon grant of planning permission. No unimplemented residential permissions./One landowner/No impact on availability from existing land use	
3.2 Site viability abnormal costs Various Technical Documents and Assessments. Gladmans Interested and produced draft Technical Documents including a master plan and cost estimates received.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is in the Green Belt and within Groundwater Protection Zone (zones 1 & 2). Site is wholly within Flood Zone 1 and is partly within 500m of a SINC. Land is likely to be contaminated but could be mitigated. Site has good accessibility by public transport and to employment areas and reasonable access to local services. Site is subject to a tenancy which will vacate upon grant of planning permission. Site promoters Interested and have produced draft Technical Documents.	

PLAN Selby Site Assessments

Site Ref

TADC-D

Settlement	Tadcaster		
Site Location	Land at Auster Bank Road, Tadcaster		
Size (Ha)	0.15		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Residential properties and garages		
Surrounding Land Uses	Residential to West/South. Allotments to East. Agricultural fields to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size available for development (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

TADC-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TADC-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

TADC-E

Settlement	Tadcaster		
Site Location	Land at Edgerton Road, Tadcaster		
Size (Ha)	0.35		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Residential		
Surrounding Land Uses	Residential to North/East/West. Police and Fire station to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 13,397 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,290 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 60 % PDL 40	
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees and buildings present on Site.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. An ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and trees.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2	(-)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

Site promoted by land owner. No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Mixed brownfield/greenfield site within development limits. Site in wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 2). Site has good accessibility by public transport and to local services with reasonable access to employment areas. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

TADC-F

Settlement	Tadcaster		
Site Location	Quaker Land East of Grange Crescent, Tadcaster		
Size (Ha)	0.09		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Public open space/garden Former burial ground		
Surrounding Land Uses	Residential to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

TADC-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TADC-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

TADC-G

Settlement	Tadcaster		
Site Location	Rosemary House, Rosemary Court, Tadcaster		
Size (Ha)	0.09		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Parking for adjacent housing		
Surrounding Land Uses	Residential to East, Convenience store to West, Agricultural field to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

TADC-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TADC-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Site below residential site size threshold.

PLAN Selby Site Assessments

Site Ref

TADC-H

Settlement	Tadcaster		
Site Location	Chapel Street Car Park		
Size (Ha)	0.57		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Car park and public house		
Surrounding Land Uses	Residential/Commercial to East/South/West. Council offices to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-21			(++)
2.3 Proximity to Employment centre Approx. 12,262 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 7,941 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 9,238 within 5km			(o)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ2 - 25%, FZ1 - 75%			(-)
2.11 SFRA Level 2	A sequential approach to site layout should be used. The majority of the site is within Flood Zone 1. The rest of the site lies within Flood Zone 2 and a minor part is within Flood Zone 3a.		

PLAN Selby Site Assessments

Site Ref

TADC-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees and buildings present on Site.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings, trees and the impacts on the SINC.	(-)
2.19 Heritage Assets Development impacts on a heritage assets and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site has been promoted by a third party. Samuel Smiths Old Brewery has proposed use as supermarket and for residential in the past. The site is currently owned and used as a car park by the Council, who have no current intention of developing the site for housing.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Brownfield site within development limits. Site mostly within Flood Zone 1, with the remainder in Flood Zone 2, and partly within Groundwater Protection Zone (zones 1 & 2). Site is within a conservation area and development has the potential to adversely affect the historic significance of this. Site is situated within 500m of a SINC and the site is potentially contaminated. Site has good accessibility by public transport and to local services with reasonable access to employment areas. The site is currently owned and used as a car park by the Council, who have no current intention of developing the site for housing.

PLAN Selby Site Assessments

Site Ref

TADC-I

Settlement	Tadcaster		
Site Location	Land at Mill Lane		
Size (Ha)	2.85		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/East. Convenience store to South. Open fields/viaduct to North-West. River to West		
Application Reference	CO/1992/1168	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,451 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,536 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Urban - No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ3-40%, FZ1-60%			(--)
2.11 SFRA Level 2	<p>A sequential approach to site layout should be used. The majority of the site is within Flood Zone 1. Smaller areas along the Western part of the potential site are within Flood Zone 3b, therefore More Vulnerable development is not appropriate for this location. A few minor areas along the Western part of the site are located within Flood Zones 2 and 3a.</p>		

PLAN Selby Site Assessments

Site Ref

TADC-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species A mixed site with some farmland (pasture), mature trees along Mill Lane, adjacent to the river and within the field. Site is directly adjacent to the River Wharfe.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an assessment of all trees particularly in relation to bats and nesting birds, impacts (direct and indirect) upon the river corridor. Impacts relating to drainage and lighting will need to be assessed in relation to the river corridor and the SINC on the opposite side of the river.	(o)
2.19 Heritage Assets Development impacts on a heritage assets and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Part of site in Groundwater Source Protection Zone 1. Rest within Groundwater Source Protection Zone 2	(--)
2.25 Contamination Site is potentially contaminated but can be mitigated - corn mill	(-)

PLAN Selby Site Assessments

Site Ref

TADC-I

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Tadcaster.

3.1 Availability considerations impact of active use

Current Planning application being determined (2012/0840) but has remained in the system for several years with no progress being made. No unimplemented residential permissions/One landowner/No impact on availability from existing land use.

3.2 Site viability abnormal costs

Flood Risk and Heritage Assessments have been carried out in support of most recent application. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

TADC-J

Settlement	Tadcaster		
Site Location	Land West of Inholmes Lane		
Size (Ha)	3.46		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	To the South/East are residential properties. The rest of the site neighbours agricultural land.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,508 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 9,466 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable oil seed rape field present on site	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site allocated in the 2005 Selby District Local Plan and has not been developed by the land owner. No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

SDLP residential allocated greenfield site within development limits in a landscape highly sensitive to development. Site is wholly within Flood Zone 1 and partly within Groundwater Protection Zone (zones 1 & 2). Site has good accessibility by public transport and to employment areas with reasonable access to local services. Site allocated in the 2005 Selby District Local Plan (SDLP) and has not been brought forward for development by the landowner although engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

TADC-L

Settlement	Tadcaster		
Site Location	46 Wighill Lane		
Size (Ha)	0.21		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Derelict residential properties		
Surrounding Land Uses	Site is surrounded by residential properties. Vacant land to the South.		
Application Reference	2014/0997/REM	Permission Started	Yes
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,872 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,708 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Urban - No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF	35
		% PDL	65
2.10 Flood Risk FZ1 = 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) There are no internationally protected sites within 5km	(+)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but features likely to be protected	(+)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site with some derelict buildings and some development already taking place. Some of the old buildings have potential to support bats.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Whole of site in Groundwater Source Protection Zone 2	(-)
2.25 Contamination Site is adjacent to potentially contaminated land - former coal depot	(o)

PLAN Selby Site Assessments

Site Ref

TADC-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for the Local Service Centre of Tadcaster.

3.1 Availability considerations impact of active use

Development started on 2014 planning permission. No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

TADC-M

Settlement	Tadcaster		
Site Location	London Road, Tadcaster		
Size (Ha)	8.97		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to West. Sports facilities to North. Agricultural fields to East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-12			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(+)
Good sub-regional accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 9,103 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 2 - 25%, Grade 3 - 25% (urban - 50%)			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	75
		% PDL	25
2.10 Flood Risk			(o)
FZ1 - 100%			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-M

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records within 1km in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Large area of arable grassland present on Site.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the impacts on the SINC.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - proposed employment use adjacent to residential	(-)
2.24 Groundwater Site partly within Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

TADC-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Multiple Ownership

3.2 Site viability abnormal costs

Site not marketed. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site within development limits allocated for employment development. Site is within Flood Zone 1 and partly within a Groundwater Protection Zone (zones 2 & 3). Site is within 500m of a SINC. Site has good accessibility by public transport and sub-regional access by road and rail. Site has not been marketed and is under multiple ownership.

PLAN Selby Site Assessments

Site Ref

TADC-N

Settlement	Tadcaster		
Site Location	Robin Hoods Yard, Kirkgate, Tadcaster		
Size (Ha)	0.35		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Car park and access for shops.		
Surrounding Land Uses	The site is in the town centre. Housing to North and East. Shops on Kirkgate and Bridge Street to South and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(++)
SCORE-21			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(-)
Poor local accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 9,238 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(o)
No loss of agricultural land			
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL (Mixed)	% GF	10
		% PDL	90
2.10 Flood Risk			(--)
FZ3 - 100%			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-N

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records within 1km in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Urban location with trees and buildings present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings, trees and the SINC	(o)
2.19 Heritage Assets Development impacts on a heritage assets and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 1	(--)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

TADC-N

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(-)

Development will adversely affect public open space - mitigation possible

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Used partially as car park and partially vacant

3.2 Site viability abnormal costs

Site not marketed. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Brownfield site within development limits in a landscape highly sensitive to development. Site has good accessibility by public transport but poor local accessibility to the road and rail network. Site is wholly within Flood Zone 3 and within Groundwater Protection Zone (zone 1). Site is within a conservation area and development has the potential to adversely affect its historic significance. Site is within 500m of a SINC. Public Rights of Way likely to be adversely affected and would require protecting/re-routing.

PLAN Selby Site Assessments

Site Ref

TADC-O

Settlement	Tadcaster		
Site Location	South of Garnet Lane		
Size (Ha)	8.22		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/East. Agricultural fields to West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 15,793 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Tadcaster. Approx. 9,046 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2 - 50% (urban -50%)			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-O

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few song bird and bat records within 1km in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Located within oil seed rape field with hedgerows on the edge of urban area	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-O

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Sole Owner. Site promoted by landowners/agents. Landowner has indicated site as available

3.2 Site viability abnormal costs

Site not marketed. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1 and within a Groundwater Protection Zone (zone 2 & 3). Site has good accessibility by public transport and good access to local services and employment areas. Landowner has indicated site is available and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

TADC-P

Settlement	Tadcaster		
Site Location	North of Garnet Lane		
Size (Ha)	13.80		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East. Agricultural fields to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 14,488 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 9,486 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-P

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few bat and Section 8 plants records within 1km in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Located within field with hedgerows present on Site on the edge of urban area.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-P

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Site identified as potentially suitable for housing development by officers. Availability for development unconfirmed.

3.2 Site viability abnormal costs

Site not marketed. Engagement with site promoters has shown no viability issues. Flood mitigation may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zones 1 & 2). Site has good accessibility by public transport and to employment areas with reasonable access to key local services. Flood mitigation may add to costs.

PLAN Selby Site Assessments

Site Ref

TADC-Q

Settlement	Tadcaster		
Site Location	Land adjoining A64/A659, East Tadcaster		
Size (Ha)	7.22		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, East, South farm services to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport SCORE-9			(o)
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 10,258 within 5km			(+)
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ3a - 20%, FZ1 - 80%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-Q

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Two bat records within 1km in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Dense vegetation and trees present on Site.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed employment allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees and the impacts on the SINC	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-Q

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Site identified by officers. Not promoted by owner.

3.2 Site viability abnormal costs

No evidence of market activity. Site likely to be attractive to the market given proximity to strategic road network, established employment location. Likely to be economically viable - limited constraints and well located. No significant development constraints assuming contamination is peripheral and access is easily achievable

3.3 Overall Deliverability

Not available within the plan period

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site outside development limits. Site is mostly within Flood Zone 1, with the remainder in Flood Zone 3a, and is also within a Groundwater Protection Zone (zone 3). Site has reasonable accessibility by public transport and good sub-regional access to the road and rail network. The site is partly within 500m of 2 SINCs. No evidence of market activity but site likely to be attractive to the market given proximity to strategic road network and location within an established employment location.

PLAN Selby Site Assessments

Site Ref

TADC-R

Settlement	Tadcaster		
Site Location	Hargarth Field and Sunnyfield		
Size (Ha)	13.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential land to the North, North West, wooded area to the South and oxtone hall to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 10,394 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 6,542 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	98
		% PDL	2
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-R

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Fields with buildings, hedgerows and trees / woodland present.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and trees	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to A64 and within 800m of WWTW	(-)
2.24 Groundwater Site within Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-R

2.26 Mineral Resource	(o)
Site is not within a mineral safeguarding area	
2.27 Provision of Open Space	(-)
Development will adversely affect public open space - mitigation possible	
2.28 Core Strategy Housing Requirement	Yes
The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	

3.1 Availability considerations impact of active use	
Part of site has had planning permission. Site identified as potentially suitable for housing development by officers. Availability for development unconfirmed.	
3.2 Site viability abnormal costs	
Site not marketed. Engagement with site promoters has shown no viability issues.	
3.3 Overall Deliverability	
0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary	
Greenfield site partially outside development limits. Site in Flood Zone 1 and within Groundwater Protection Zone (zones 2 & 3). Site has good accessibility by public transport and to key local services and reasonable access to employment areas. Site is within 800m of a WWTW and is potentially contaminated. Site has not been marketed.	

PLAN Selby Site Assessments

Site Ref

TADC-S

Settlement	Tadcaster
Site Location	Oxton Lane
Size (Ha)	0.78
Proposed Use Summary	Residential
Core Strategy Hierarchy	Local Service Centre - Tadcaster
Land Use	Agricultural fields
Surrounding Land Uses	Residential to North/South/East/West

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	No
Significant Constraint Notes	None

2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre	(++)
---	------

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre Approx. 12,295 jobs within 8km.	(o)
---	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 6,277 jobs within 5km	(++)
--	------

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services	(++)
--	------

2.8 Agricultural Land Classification Grade 2	(--)
---	------

2.9 Greenfield and Previously Developed Land	(--)				
GF / PDL / Mixed	GF	% GF	100	% PDL	0

2.10 Flood Risk FZ1 - 100%	(o)
-------------------------------	-----

2.11 SFRA Level 2 SFRA Level 2 not yet undertaken	
--	--

PLAN Selby Site Assessments

Site Ref

TADC-S

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Isolated amenity habitat present on Site.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site within Groundwater Protection Zone 2	(-)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

TADC-S

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Existing open space would be lost - no mitigation possible	(--)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use

Site identified as potentially suitable for housing development by officers. Availability for development unconfirmed.

3.2 Site viability abnormal costs

Site not marketed. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site within development limits. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 2). Site is within 800m of a WWTW. Site has good accessibility by public transport and to local services with reasonable access to employment areas. Site has not been marketed.

PLAN Selby Site Assessments

Site Ref

TADC-T

Settlement	Tadcaster		
Site Location	Stutton Road		
Size (Ha)	1.98		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to the North, the rest of the site is surrounded by agricultural land		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,335 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Tadcaster. Approx. 6,212 jobs within 5km			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-T

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records within 1km of a variety of PS in last 10 years including bats, birds and hedgehog.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Field bound with hedgerows and scrub present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning applications and this should include the consideration of the presence of the scrub habitat and the impacts on the SINC.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to A64	(-)
2.24 Groundwater Site partly within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

TADC-T

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Site not marketed. Viability assessment undertaken. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Residential

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the green belt. Site is in Flood Zone 1 and within 500m of a SINC. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. No impact on availability from existing land use.

PLAN Selby Site Assessments

Site Ref

TADC-U

Settlement	Tadcaster		
Site Location	Bus Station		
Size (Ha)	0.49		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Bus station, car park, takeaway and recycling facilities		
Surrounding Land Uses	Public house/medical centres/garage/commercial buildings to North/West/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,368 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 6,277 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-U

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees and buildings present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees and the impacts on the SINC.	(+)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site in Groundwater Protection Zone 1	(--)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-U

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will adversely affect public open space - mitigation possible	(-)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Site identified as potentially suitable for housing development by officers. In active use as bus station and car park. Availability for development unconfirmed.	
3.2 Site viability abnormal costs Site not marketed. Viability would have to take into account cost of replacement provision.	
3.3 Overall Deliverability 6-10 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Residential
Assessment Summary Brownfield site within development limits in a landscape highly sensitive to development. Site is in Flood Zone 3a and within Groundwater Protection Zone (zone 1). Site is within a conservation area and adjacent to listed buildings and development has the potential to adversely affect their historic significance. Land is likely to be contaminated and is within 500m of a SINC. PROW within site would need to be re-routed or retained. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. In active use as bus station and car park, and viability would have to take into account cost of replacement provision.	

PLAN Selby Site Assessments

Site Ref

TADC-V

Settlement	Tadcaster		
Site Location	Commercial Street		
Size (Ha)	0.28		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	commercial buildings		
Surrounding Land Uses	River to South. Public houses/bus station to East. Convenience store to North-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-21			(++)
2.3 Proximity to Employment centre Approx. 12,368 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network Good sub-regional accessibility			(+)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 6,277 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 9,238 within 5km			(o)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(+)
GF / PDL / Mixed	PDL	% GF	0
		% PDL	100
2.10 Flood Risk FZ3a - 100%			(--)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-V

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees, scrub and buildings present on Site. River Wharfe adjacent to the South of the Site.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed mixed use development meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees, waterbodies and the impacts on the SINC.	(-)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site in Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-V

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Multiple Ownership. Site promoted by all landowners. Only former garage available (0.18ha)

3.2 Site viability abnormal costs

Site not marketed. Flood risk and constrained site may affect viability.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Brownfield site within development limits. Site is in Flood Zone 3a and within Groundwater Protection Zone 1. Site is within a conservation area and adjacent to listed buildings and development has the potential to adversely affect their historic significance. Land is likely to be contaminated and is within 500m of a SINC. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. Site under multiple ownership and promoted by all landowners. Only former garage available. Flood risk may affect viability.

PLAN Selby Site Assessments

Site Ref

TADC-W

Settlement	Tadcaster		
Site Location	Land West of St Joseph Street		
Size (Ha)	2.42		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Playing field, bowling greens, leisure centre building and buildings associated with playing field.		
Surrounding Land Uses	On the edge of the town centre. Surrounded by employment/retail and leisure.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Tadcaster town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-12			(+)
2.3 Proximity to Employment centre Approx. 14,713 jobs within 8km.			(+)
2.4 Proximity to the Road & Rail Network Good local accessibility			(o)
2.5 HOUSING - Accessibility by Cycling Within 1.2km of Tadcaster. Approx. 8,493 jobs within 5km			(++)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 9,088 within 5km			(o)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 60 % PDL 40	
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-W

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Few song bird and bat records in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Buildings and amenity grassland present on Site. Situated in an urban location.	(-)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed mixed-use allocation meet the IRZ criteria consultation with Natural England will be required. In addition, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and the impacts on the SINC.	(-)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site in Groundwater Protection Zone 1 and 2	(--)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

TADC-W

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Existing open space would be lost - no mitigation possible	(--)
2.28 Core Strategy Housing Requirement The Local Service Centre of Tadcaster has not met its Core Strategy housing requirement	Yes

3.1 Availability considerations impact of active use Site identified as potentially suitable for housing development by officers. In active use for sports provision. Part of site leased. Availability for development unconfirmed	
3.2 Site viability abnormal costs Site not marketed. Viability would have to take into account cost of replacement provision.	
3.3 Overall Deliverability 6-10 years	
3.3 Overall Deliverability Notes	
Site Type	Potential Mixed Use
Assessment Summary Mixed greenfield/brownfield site within development limits. Site is in Flood Zone 1 and partly within Groundwater Protection Zone (zones 1 & 2). Site is within a conservation area and development has the potential to adversely affect its historic significance. Site is within 500m of a SINC. Development of the site would represent a significant loss of recreation open space and sports facilities. Site has good accessibility by public transport and good access to local services with reasonable access to employment areas. In active use for sports provision and viability would have to take into account cost of replacement provision.	

PLAN Selby Site Assessments

Site Ref

TADC-X

Settlement	Tadcaster		
Site Location	Willow Farm, Doncaster Road, Tadcaster		
Size (Ha)	1.93		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Farm and agriculture field		
Surrounding Land Uses	Agricultural land to the West/East. wooded area to the South and agricultural to the North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			(+)
SCORE-12			
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			(+)
Good sub-regional accessibility			
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			(o)
A population of approx. 9,078 within 5km			
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			(--)
Grade 3			
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk			(-)
FZ2 - 80%, FZ1 - 20%			
2.11 SFRA Level 2			
SFRA Level 2 not yet undertaken			

PLAN Selby Site Assessments

Site Ref

TADC-X

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Requirement to consult with Natural England	(-)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species Few song bird and bat records within 1km in last 10 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Within 50m of S41 Broadleaved Woodland. Trees, building and hedgerow present on Site.	(-)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the trees and the impacts on the SINC and ancient woodland	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity High sensitivity to development	(--)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site in Groundwater Protection Zone 2 and 3	(-)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

TADC-X

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

N/A

Site not proposed for housing

3.1 Availability considerations impact of active use

Sole Owner. Expansion to adjacent business park which is at 85% occupancy.

3.2 Site viability abnormal costs

Site not marketed. Flood risk may affect viability.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Employment

Assessment Summary

Greenfield site outside, but adjacent to, development limits in a landscape highly sensitive to development. Site is mostly within Flood Zone 2, with the remainder of the site in Flood Zone 1, and within a Groundwater Protection Zone (zones 2 &3). Site is within 500m of two SINCs and land is likely to be contaminated. Site has good accessibility by public transport and sub-regional access to the road and rail network. Part of site has planning permission. Flood risk may affect viability.

PLAN Selby Site Assessments

Site Ref

TADC-Y

Settlement	Tadcaster		
Site Location	Land adjacent to Grimston Grange Offices, Grimston Park Estate, Tadcaster		
Size (Ha)	6.56		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Local Service Centre - Tadcaster		
Land Use	Agricultural fields		
Surrounding Land Uses	Office buildings to South-East. Agricultural fields to North/East/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area (remote from Tadcaster)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

TADC-Y

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TADC-Y

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

THBY-A

Settlement	Thorganby		
Site Location	Ings View Farm, Main Street, Thorganby		
Size (Ha)	0.41		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/East/South. Agricultural fields to West		
Application Reference	2015/0684/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THBY-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THBY-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

THBY-B

Settlement	Thorganby		
Site Location	Yew Tree Farm, Main Street, Thorganby		
Size (Ha)	0.34		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural land and buildings		
Surrounding Land Uses	Residential to North. Farm buildings to South. Agricultural fields to East/West		
Application Reference	2016/1233/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THBY-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THBY-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village. Site has planning permission and has therefore been considered sustainable through the application process.

PLAN Selby Site Assessments

Site Ref

THRP-A

Settlement	Thorpe Willoughby		
Site Location	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby		
Size (Ha)	0.24		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm house and buildings		
Surrounding Land Uses	Residential uses to the South, West and East. Railway line to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,636 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 8,701 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ3a - 10%, FZ2 - 90%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 50m, swift and five further bat records within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large modern agricultural building and some smaller buildings. Some improved grassland and hedges.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - adjoins railway line	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

THRP-A

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential planning permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

Interest from developers. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Largely green field site within development limits. Site has good accessibility to public transport, employment areas and key services. Majority of site within Flood Zone 2, with the remainder in Flood Zone 3a. Site is also within a Groundwater Protection Zone (zone 3). Potential mitigation/screening required due to proximity with adjacent railway line. Site has had interest from developers and engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

THRP-B

Settlement	Thorpe Willoughby		
Site Location	Land North of Leeds Road, Thorpe Willoughby		
Size (Ha)	4.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farm buildings to the West and residential to the East, fields to the North and the site is constrained by the A1238 to the South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,942 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 8,701 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 40%, FZ1 - 60%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift and four bat records within 500m, common toad, roe deer and further bat record within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable fields with two watercourses crossing through the site including Town Dike. The fields have boundary hedgerows and trees - some of which are mature	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an assessment of mature trees particularly in relation to bats and nesting birds, impacts (direct and indirect) upon the watercourses. Impacts relating to drainage and lighting will need to be assessed.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjoins railway line	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

THRP-B

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to local key services and employment areas. Potential mitigation/screening required due to proximity with adjacent railway line and potential contamination. Site is a mix of Flood Zone 1 and 2 and is within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

THRP-C

Settlement	Thorpe Willoughby		
Site Location	Land East of Linden Way, Thorpe Willoughby		
Size (Ha)	10.60		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land primarily to South and East, residential to West and North West		
Application Reference	2016/0197/REM	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,996 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 9,676 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ2 - 15%, FZ1 - 85%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large area of farmland a belt of woodland along the north and east boundary. There is further farmland to the south and residential development to the west.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the woodland and boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - within 800 metres of WWTW	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

THRP-C

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement This site makes up part of the existing housing supply for a Designated Service Village	Yes

3.1 Availability considerations impact of active use Extant residential permissions. One landowner. No impact on availability from existing land use	
3.2 Site viability abnormal costs Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.	
3.3 Overall Deliverability 0-5 years	
3.3 Overall Deliverability Notes	
Site Type	Residential Permission
<p>Assessment Summary</p> <p>Greenfield site outside, but adjacent to, development limit with outline planning permission for 276 houses. Good accessibility by public transport and to employment areas and key services. Majority of site is within Flood Zone 1 with the remainder in Flood Zone 2. Site is also within a Groundwater Protection Zone (zone 3) and is within 800m of a WWTW and partly within 500m of a SINC. Extant planning permission on site. Engagement with site promoters has shown no viability issues. Possible flood mitigation measures may add to costs.</p>	

PLAN Selby Site Assessments

Site Ref

THRP-D

Settlement	Thorpe Willoughby		
Site Location	Land North of Leeds Road, Thorpe Willoughby		
Size (Ha)	2.01		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Small cluster of dwellings / farm buildings to the East, fields to the North and West, with the A1238 providing a strong boundary to the South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,620 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 7,718 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Three bat records within 500m, swift, roe deer, common toad and two further bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with Town Dike along the northern boundary, limited boundary hedges and some mature trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an assessment of mature trees and Town Dike.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

THRP-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use. The site is subject to an Agricultural Holdings Act tenancy.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside development limit. Good accessibility by public transport and to local services and employment areas. Site is wholly within Flood Zone 1 and Groundwater Protection Zone (zone 3). The site is subject to an Agricultural Holdings Act tenancy but engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

THRP-E

Settlement	Thorpe Willoughby		
Site Location	Land West of Harry Moor Lane, Thorpe Willoughby		
Size (Ha)	2.21		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land North, South, East and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

THRP-F

Settlement	Thorpe Willoughby		
Site Location	Land West of Harry Moore Lane, Thorpe Willoughby		
Size (Ha)	5.75		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land West, South and East with railway line to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

THRP-G

Settlement	Thorpe Willoughby		
Site Location	Land West of Meadow View Farm, Thorpe Willoughby		
Size (Ha)	2.99		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agricultural land to the North, West and South with small cluster of houses / agricultural units to the East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

THRP-H

Settlement	Thorpe Willoughby		
Site Location	Land at Hollygarth, Thorpe Willoughby		
Size (Ha)	0.48		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Former care home		
Surrounding Land Uses	Residential in all directions with access road to the North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,470 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 9,157 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	Mixed	% GF 30 % PDL 70	
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 50m, swift and two further bat records within 500m, roe deer, common toad and further bat record within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Former care home buildings, car parking amenity grassland, trees and shrubs.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings to support bats.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - within 800m of WWTW	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

THRP-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly brownfield former care home site within development limits. Good accessibility by public transport and to employment areas and local key services. Site is wholly within Flood Zone 1 and within 800m of a WWTW. Site is also within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

THRP-I

Settlement	Thorpe Willoughby		
Site Location	Land North of Field Lane, Thorpe Willoughby		
Size (Ha)	2.43		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Former pig farm		
Surrounding Land Uses	Parts of the centre to the North and West, sports pitches / facilities to the East with the A63 providing a strong boundary to the South.		
Application Reference	2013/1041/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,871 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km to Selby. Approx. 9,216 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	75
		% PDL	25
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site with modern agricultural buildings, perimeter woodland, improved grassland and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the woodland and boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Not covered by the Settlement Setting Assessment	
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

THRP-I

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Site has planning permission. No unimplemented residential planning permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

Site is appraised by an independent viability expert. Scheme viable with 15.69% affordable

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Predominantly greenfield site within development limits but with outline planning permission for residential use. Good accessibility by public transport and employment areas but limited accessibility to key services. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 3). Potential contamination remediation likely. Existing farm tenancy can be relocated and site has been tested for viability by an independent expert.

PLAN Selby Site Assessments

Site Ref

THRP-J

Settlement	Thorpe Willoughby		
Site Location	White House Farm, Leeds Road, Thorpe Willoughby		
Size (Ha)	1.27		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural buildings and land		
Surrounding Land Uses	Residential development to the East, South and West. Agricultural land to the North beyond railway line		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 19,470 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 3.6km of Selby. Approx. 9,157 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 6 key services			(++)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ3a - 20%, FZ2 - 70% FZ1 10%			(-)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-J

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift within 50m, five bat records within 500m, roe deer and common toad within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes two domestic dwellings with associated gardens, a mix of traditional and modern farm buildings which have potential to support bats and nesting birds. Site also includes grassland, boundary hedges and trees.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings in relation to bats and nesting birds and boundary features including trees.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Within incompatible area - adjacent to railway line and within 800m of WWTW	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

THRP-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(-)

Development will adversely affect public open space - mitigation possible

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential planning permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Largely greenfield site within development limits. Good accessibility by public transport and to employment areas and key services. Majority of site is within Flood Zone 2, with the remainder in Flood Zone 1 and 3a. Site is within Groundwater Protection Zone (zone 3) and is within 800m of a WWTW. Site is potentially contaminated but can likely be mitigated. Site is also adjacent to a railway line which may affect amenity and there are two PROW within the site which would need to be retained/re-routed. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

THRP-K

Settlement	Thorpe Willoughby		
Site Location	Land South of Leeds Road, Thorpe Willoughby		
Size (Ha)	6.16		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Former piggery to the South / South West with new housing development to the East and A1238 to the North with open field views.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,242 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 9,768 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 4 key services			(+)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-K

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of common toad, roe deer, three records of bats within 500m, swift and two further bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural field with hedgerows and some mature trees on the west and south boundaries.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include an assessment of mature trees and hedgerows.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Low sensitivity to development	(o)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

THRP-K

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Interest from developers. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment areas and reasonable access to key services. Site is wholly Flood Zone 1 and is within Groundwater Protection Zone (zone 3). Potential contamination on site is likely to be able to be mitigated. Site has received interest from developers and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

THRP-L

Settlement	Thorpe Willoughby		
Site Location	Land East of Orchard Way		
Size (Ha)	5.08		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural buildings and land.		
Surrounding Land Uses	Residential to the West and Barff House Farm to the South. Currently open fields to the North and to the East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 21,994 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 9,676 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3 - 80%, Grade 4 - 20%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Record of swift and three records for bat within 500m, common toad, roe deer and two further bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site itself includes farmland, some small agricultural structures plus some hedgerows and trees. The site is in close proximity to Brayton Barff SINC which is an ancient semi natural woodland.	(o)
2.18 Overall Ecology Risk Rating Part of the site is adjacent to an area of ancient woodland which is also a SINC. Direct and indirect impacts will need to be considered and mitigation is likely to be required. An ecological assessment of habitats and species on site will be required.	(-)
2.19 Heritage Assets Significant adverse impact on setting of heritage assets or involve loss of heritage asset.	(--)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Within incompatible area - within 800m of WWTW	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

THRP-L

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment centres but limited accessibility to local services. Site is wholly within Flood Zone 1 and is within Groundwater Protection Zone (zone 3). Site is within 500m of Brayton Barff SINIC and 800m of a WWTW and is adjacent to a Locally Important Landscape Area. Site has potential to have a significant impact on setting of Listed Building at Barff Farmhouse and the existing PROW within the site would require retaining/enhancing as part of any development. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

THRP-M

Settlement	Thorpe Willoughby		
Site Location	Land South of Field Lane, Thorpe Willoughby (Gateforth Parish)		
Size (Ha)	6.85		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	A63 defines the Southern edge of the site, residential to the North and Brayton Barff to the immediate East.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,398 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 8,870 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 5 key services			(+)
2.8 Agricultural Land Classification Grade 3 - 60%, Grade 4 - 40%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site but impact insignificant or unknown	(o)
2.16 Impact Protected Species Records of swift, bat, common toad and roe deer within 500m, three further bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Two rough grassland fields and one arable field with tree planting (assumed to be screen planting for the A63). Hedgerow along Field Lane and some mature trees along the east boundary.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the mature trees and hedgerows. Indirect impacts from lighting and increased recreation on Brayton Barff should be considered.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

THRP-M

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment areas and good access to key services. Site is wholly within Flood Zone 1 and is partly within 500m of Brayton Barff SINC. The site also adjoins a Locally Important Landscape Area and is within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

THRP-N

Settlement	Thorpe Willoughby		
Site Location	Land East of A63 Roundabout, Thorpe Willoughby (Hambleton Parish)		
Size (Ha)	3.81		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	A63 to the west, south, north agricultural land beyond. Residential/Agricultural to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-N

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-N

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

THRP-P

Settlement	Thorpe Willoughby		
Site Location	Thorpe Hall Farm, Dam Lane		
Size (Ha)	0.31		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm buildings		
Surrounding Land Uses	Agricultural land to the west, east and north, fields to the south		
Application Reference	2014/0952/FUL	Permission Started	Yes
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-P

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-P

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Site has planning permission and has therefore been considered sustainable through the application process. Construction has begun on site therefore the site is considered deliverable.

PLAN Selby Site Assessments

Site Ref

THRP-R

Settlement	Thorpe Willoughby		
Site Location	Mushroom Farm, Gateforth New Road, Gateforth		
Size (Ha)	11.73		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm buildings		
Surrounding Land Uses	Golf course to the east, woodland to the north, agricultural to the west and south		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-R

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-R

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold.

PLAN Selby Site Assessments

Site Ref

THRP-S

Settlement	Thorpe Willoughby		
Site Location	Land South of Field Lane, Thorpe Willoughby		
Size (Ha)	6.26		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential land to the North, arable to the West woodland to the East and golf course to the South West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Selby town centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 20,398 jobs within 8km.			(++)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Within 5km of Selby. Approx. 8,870 jobs within 5km.			(+)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification Grade 4			(-)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

THRP-S

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site Within 500m of a local or regional wildlife site - mitigation may be required	(-)
2.16 Impact Protected Species One bat record within 500m, swift, common toad, roe deer and three further bat records within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site itself is an arable field with boundary hedges and mature trees. The site lies directly adjacent to Brayton Barff SINC which is an area of ancient semi natural woodland which contains several veteran trees.	(-)
2.18 Overall Ecology Risk Rating Directly adjacent to an area of ancient woodland which is also a SINC. Direct and indirect impacts will need to be considered and mitigation is likely to be required. An ecological assessment of habitats and species on site will be required.	(-)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

THRP-S

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions. 1 landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and to employment areas and good access to local services. Site is wholly within Flood Zone 1 and is within Locally Important Landscape Area designation and adjoins Brayton Barff SINC. Site is also within Groundwater Protection Zone (zone 3). Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

THRP-U

Settlement	Thorpe Willoughby		
Site Location	Land North of Field Lane, Thorpe Willoughby		
Size (Ha)	2.47		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Woodland and field		
Surrounding Land Uses	A63 to the south, woodland beyond. Sports ground to the west, agricultural to the north and west		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

THRP-U

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

THRP-U

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Disconnected from settlement hierarchy.

PLAN Selby Site Assessments

Site Ref

TOWT-A

Settlement	Towton		
Site Location	Land East of The Close, Towton		
Size (Ha)	1.84		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to West. Agricultural fields to North/East/South.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

TOWT-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TOWT-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

TOWT-B

Settlement	Towton		
Site Location	Land at Towton Hall, Towton		
Size (Ha)	0.66		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Greenfield land and disused barns		
Surrounding Land Uses	Residential to North/East. Towton Hall to West. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

TOWT-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

TOWT-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

ULLE-A

Settlement	Ulleskelf		
Site Location	Land North of Boggart Lane, Ulleskelf		
Size (Ha)	0.97		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland		
Surrounding Land Uses	Farm buildings to East. Residential to West. Agricultural field to North/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

ULLE-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

ULLE-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

ULLE-B

Settlement	Ulleskelf		
Site Location	Four Leaf Nurseries, Church Fenton Lane, Ulleskelf		
Size (Ha)	0.88		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential and agricultural fields		
Surrounding Land Uses	Residential to North/West/South. Agricultural fields/Woodland to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,051 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 3,085 jobs within 5km.			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ULLE-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift partly within the site, four records of bat and one for brown hare within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes a domestic dwelling, rough grassland, boundary hedges and trees.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings, boundary features and trees.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

ULLE-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Interest from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Largely greenfield site mostly outside development limits. Good accessibility by public transport and reasonable access key services and employment areas. Site is wholly within Flood Zone 1 and contaminated land remediation possibly needed. Site has had developer interest and engagement with site promoter has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

ULLE-C

Settlement	Ulleskelf		
Site Location	Land at West End farm, Ulleskelf		
Size (Ha)	1.18		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Farm buildings and agricultural fields		
Surrounding Land Uses	Residential to East. Agriculture to South/West/North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	Part of site within FZ3b - reduce site by approx. 0.18 ha		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,051 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster, Approx. 3,325 jobs within 5km.			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2 - 90%, Grade 3 - 10%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ3b -15%, FZ3a - 15%, FZ2 - 5%, FZ1 - 65%			(--)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ULLE-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records of brown hare and four records of bat (of at least three separate species) from within the site, record of swift partly within the site, records of skylark, linnet, goldfinch, greenfinch, yellowhammer, kestrel, otter, corn bunting, curlew, tree sparrow, starling, redwing, song thrush, fieldfare and barn owl within 1km of site.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site includes a farm holding with a range of buildings of various age and construction. Also includes farmland, mature trees and Longbridge Dike watercourse lies on the northern boundary of the site. Potential for buildings to support bats and nesting birds and for the watercourse to support otter and water vole.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, all planning applications require consultation with Natural England. An ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings, boundary features, watercourse and trees.	(-)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works.	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

ULLE-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No previous unimplemented residential permissions/One landowner/No impact on availability from existing land use - farm tenancy could be ended or relocated elsewhere

3.2 Site viability abnormal costs

In discussions with developers. Engagement with site promoters has shown no viability issues. Possible decontamination and flood mitigation measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Largely greenfield site partly within development limits. Good accessibility by public transport and some access to key services and employment areas. Majority of site is within Flood Zone 1, with the remainder a mix of Flood Zone 2 and 3a. Potential contamination so site could be mitigated. Engagement with site promoters has shown no viability issues and discussions with developers are on-going. Possible decontamination and flood mitigation measures may add to costs.

PLAN Selby Site Assessments

Site Ref

ULLE-D

Settlement	Ulleskelf		
Site Location	Land South of Barley Horn Road, Ulleskelf		
Size (Ha)	2.83		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/South. Agricultural fields to East/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,945 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 2,974 jobs within 5km.			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ULLE-D

2.12 Physical / Infrastructure constraints Major constraint exists - within outer 280m buffer of Pannal to Cawood Gas Pipeline	(-)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Records for swift, brown hare and four bat records within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable field with some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. An ecological appraisal may be required to support any future planning application and this should include boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

ULLE-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

In discussions with developers. Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and some access to key services and employment areas. Site is wholly within Flood Zone 1 and is adjacent to railway line and partly within the outer buffer zone of the Pannal to Cawood Gas Pipeline. Engagement with site promoters has shown no viability issues and discussions with developers are on-going. Site yield likely to be reduced to exclude pipeline buffer zone.

PLAN Selby Site Assessments

Site Ref

ULLE-E

Settlement	Ulleskelf		
Site Location	Ulleskelf Station, Ulleskelf		
Size (Ha)	0.97		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Railway Station		
Surrounding Land Uses	Railway line to West. Residential to North/East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,051 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 3,085 jobs within 5km.			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	85
		% PDL	15
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ULLE-E

2.12 Physical / Infrastructure constraints No known constraints - telephone line across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift from partly within the site, four bat records and record of brown hare within 500m,	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site consists of rough grassland, scrub, trees and some buildings of unknown age, use and construction.	(o)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required. An ecological appraisal will be required to support any future planning application and this should include an assessment of the buildings to support bats/nesting birds, the scrub habitat and boundary features.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - adjacent to railway station and railway line	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

ULLE-E

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space Development will potentially provide public open space	(+)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. Part of the site currently used as a railway station.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Largely greenfield site within development limits. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. Site adjoins a railway line and any potential contamination could likely be mitigated. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

ULLE-F

Settlement	Ulleskelf		
Site Location	Land East of Church Fenton Lane, Ulleskelf		
Size (Ha)	1.07		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to North/West. Agricultural fields to East/South		
Application Reference	2015/0190/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,945 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 2,974 jobs within 5km.			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ULLE-F

2.12 Physical / Infrastructure constraints No known constraints - minor powerline across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Part of a large arable field with limited boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required.	(o)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

ULLE-F

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

the landowner has undertaken an assessment of the marketability and economic viability of the development of the site for housing, including an assessment of any exceptional costs associated with the development of the site.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits with planning permission for residential development. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. The landowner has undertaken an assessment of the marketability and economic viability of the development of the site for housing, including an assessment of any exceptional costs associated with the development of the site.

PLAN Selby Site Assessments

Site Ref

ULLE-G

Settlement	Ulleskelf		
Site Location	Land East of Bell Lane, Ulleskelf		
Size (Ha)	1.33		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to North/East. Agricultural fields to South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of York centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,424 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Tadcaster. Approx. 1,807 jobs within 5km.			(-)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

ULLE-G

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of swift within 500m, four bat records and one for brown hare within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with some boundary hedges and trees. Single in field tree.	(+)
2.18 Overall Ecology Risk Rating The Site falls within the SSSI IRZ, should the proposed housing allocation meet the IRZ criteria consultation with Natural England will be required.	(o)
2.19 Heritage Assets Development impacts on a heritage asset and mitigation measures are necessary	(-)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

ULLE-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits. Good accessibility by public transport and some access to key local services and employment areas. Site is wholly within Flood Zone 1. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-A

Settlement	Whitley		
Site Location	Ashcroft, Templar Close, Whitley		
Size (Ha)	0.38		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential property and agricultural field		
Surrounding Land Uses	Residential to North/South/East. Agricultural fields to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,341 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,419 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	85
		% PDL	15
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-A

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Horse pasture, boundary hedges and trees, domestic dwelling and associated garden.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

WHIT-A

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site, which lies outside the development limits in the Green Belt. Good accessibility by public transport and some access to employment areas and local services. Site is wholly within Flood Zone 1 and is likely to be potentially contaminated. Engagement with site promoters has shown no viability issues. Possible decontamination measures may add to costs.

PLAN Selby Site Assessments

Site Ref

WHIT-B

Settlement	Whitley		
Site Location	Land South of Gravel Hill Lane, Whitley		
Size (Ha)	1.51		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural fields to North/West/South. Residential to East		
Application Reference	2016/0060/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,560 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-B

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Rough grassland of unknown condition. Plantation woodland (shelterbelt) along the western boundary. Residential properties to the east.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the grassland and potential to support nesting birds and reptiles.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

WHIT-B

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Interest from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site outside, but adjacent to, development limits within the Green Belt. There are no key services located within 800 metres of the site. Good accessibility by public transport but limited access to employment areas and no access to local key services. Site is wholly within Flood Zone 1. Site has outline planning permission. There is developer interest in the site and engagement with the site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-C

Settlement	Whitley		
Site Location	Land East of Poplar Farm, Doncaster Road, Whitley		
Size (Ha)	0.94		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Woodland		
Surrounding Land Uses	Scrubland to West. Agricultural fields to North/East/South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,635 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-C

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Record of bat from within the site, further bat record within 500m.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Rough grassland with scrub and trees. There are field drains to the north and south boundary.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the grassland and the watercourses. Site has the potential to support nesting birds and reptiles.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be achieved through third party land but an agreement is not in place.	(-)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

WHIT-C

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

6-10 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the Green Belt. Good accessibility by public transport but limited access to local services and employment areas. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 3). Site would require access through site WHIT-M which is located to the West, however, it's unknown whether there is an agreement in place. Engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-D

Settlement	Whitley		
Site Location	Land North of Whitefield Lane, Whitley		
Size (Ha)	1.12		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Derelict farm buildings		
Surrounding Land Uses	Residential/Allotments to East. Agricultural fields to North/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,485 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,458 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-D

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km. All other PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site with derelict buildings, rubble and rough grassland. Site has the potential to support over wintering amphibians as there are ponds in the area. Site should also be checked for reptiles and nesting birds.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the remaining buildings, grassland and potential to support nesting birds, amphibians and reptiles.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-D

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Extant residential permission. One landowner. No impact on availability from existing land use.

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits within the Green Belt. Good access by public transport but limited access to local services and employment areas. Site is wholly within Flood Zone 1 and partly within Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-E

Settlement	Whitley		
Site Location	Land South of Larth Close, Whitley		
Size (Ha)	2.20		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Four residential properties towards road. Rest is agricultural fields and farm buildings		
Surrounding Land Uses	Residential to North/East/South. Agricultural fields to North/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,560 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-E

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Site is partially developed with new housing. Rest of site consists of a large agricultural field with boundary hedges and some trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access No apparent means of creating an access	(--)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

WHIT-E

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

There are no constraints to suggest development of this site would be unviable.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Predominantly greenfield site, the majority of which lies outside the development limits in the Green Belt. Good accessibility by public transport but limited access to local services and employment areas. Access to the site is not possible from Selby Road, due to the recent construction of 4 properties and would likely require access through 3rd party land (WHIT-B). Site is wholly within Flood Zone 1 and is partly within Groundwater Protection Zone (zone 3). No impact on availability from existing land use and there are no constraints to suggest development of the site would unviable.

PLAN Selby Site Assessments

Site Ref

WHIT-G

Settlement	Whitley		
Site Location	Land at School Farm, Learning Lane, Whitley		
Size (Ha)	1.27		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Primary School and children's centre to North. Residential to East. Allotments to South. Agricultural fields to West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,485 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,458 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-G

2.12 Physical / Infrastructure constraints No known constraints - minor powerline on site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km. All other PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Agricultural field with some boundary hedges and trees.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of boundary features.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Within incompatible area - close to junction of the M62	(-)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

WHIT-G

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the Green Belt. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and within Groundwater Protection Zone (zone 3). Potential impacts on amenity from nearby M62 junction would need consideration. There is no impact on availability from existing land use and engagement with the site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-H

Settlement	Whitley		
Site Location	Land at Blenheim House, Whitley		
Size (Ha)	0.38		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential property and barns		
Surrounding Land Uses	Agricultural fields to North/East. Residential to South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,775 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot No key services within 800 metres			(-)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	80
		% PDL	20
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-H

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 1km in last 5 years.	(-)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Trees and buildings present on Site.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access 0	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-H

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Extant residential permission. One landowner. Existing housing on site, will require relocation

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Mixed greenfield/brownfield site which is located predominantly within development limits. Part of the site outside development limits is within the Green Belt. Good accessibility by public transport but limited access to employment areas and no access to key local services. Site is wholly within Flood Zone 1 and is within Groundwater Protection Zone (zone 3). Demolition required on site but engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-I

Settlement	Whitley		
Site Location	Land North of Whitley Farm Close, Whitley		
Size (Ha)	3.04		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to North/West/South. Agricultural fields to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,485 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,458 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-I

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 1km, all other PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Arable field with boundary hedges and mature trees. There is also a field drain along the eastern boundary	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the field drain and mature trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is adjacent to potentially contaminated land	(o)

PLAN Selby Site Assessments

Site Ref

WHIT-I

2.26 Mineral Resource Site is not within a mineral safeguarding area	(o)
2.27 Provision of Open Space No impact on open space	(o)
2.28 Core Strategy Housing Requirement Site not needed as its settlement has already met its Core Strategy housing requirement	No

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Interest from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits within the Green Belt. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). There is a PROW to the Southern boundary and is unlikely to be directly affected by development of this site. No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-J

Settlement	Whitley		
Site Location	Land South of Whitefield Lane, Whitley		
Size (Ha)	7.69		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Farm and residential to North/East. Agricultural fields to West/South/East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 12,060 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,734 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF (Mixed)	% GF	95
		% PDL	5
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-J

2.12 Physical / Infrastructure constraints No known constrains - telephone wires run across site	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species One bat record within 500m, one further bat record within 1km.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Two arable fields with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. Large site with good opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-J

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

Site is viable at this time

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development within the Green Belt. Good accessibility by public transport and limited access to key services and employment areas. Site is wholly within Flood Zone 1 and partly within a Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-K

Settlement	Whitley		
Site Location	Land at rear of George and Dragon, Whitley		
Size (Ha)	10.90		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Residential to East/South. Agricultural fields to North/South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-9			(o)
2.3 Proximity to Employment centre Approx. 12,457 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network Good national accessibility			(++)
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,734 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 6,825 within 5km.			(o)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 2 - 70%, Grade 3 - 30%			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-K

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 500m.	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Large arable fields with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. Large site with good opportunities for biodiversity enhancement.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site partly within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-K

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(+)

Development will potentially provide public open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues. Interest from developers.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Greenfield site outside, but adjacent to, development limits within the Green Belt. Site has good access by public transport and good accessibility to the road and rail network but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is partly within a Groundwater Protection Zone (zone 3). Potential impact on nationally protected nature sites from certain employment development would require consultation with Natural England. There is no impact on availability from the existing land use and engagement with the site promoters has shown no viability issues and some interest from developers.

PLAN Selby Site Assessments

Site Ref

WHIT-L

Settlement	Whitley		
Site Location	Land North of Firs Court		
Size (Ha)	0.18		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland		
Surrounding Land Uses	Residential to South. Play area to North. Agricultural fields to East/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,372 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(--)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-L

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species Two bat records within 1km, all other PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Small area of rough grassland of unknown quality - could be important for ground nesting birds and/or reptiles. Some mature trees are present along the northern boundary.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the grassland and mature trees. Site has the potential to support nesting birds and reptiles.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-L

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

No unimplemented residential permissions. One landowner. No impact on availability from existing land use

3.2 Site viability abnormal costs

Engagement with site promoters has shown no viability issues.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential May Not be Required

Assessment Summary

Greenfield site outside, but adjacent to, development limits in the Green Belt. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with the site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-M

Settlement	Whitley		
Site Location	Poplar Farm, Selby Road, Whitley		
Size (Ha)	0.38		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Scrubland		
Surrounding Land Uses	Agricultural fields to North. Greenfield land to East. Residential to West/South		
Application Reference	2014/0464/FUL	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,635 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 1 key service			(o)
2.8 Agricultural Land Classification Grade 3			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-M

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Previous site of Poplar Farm - site has been cleared and has permission for residential development. Site currently consists of rough grassland with minimal boundary features.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the grassland.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is potentially contaminated but can be mitigated	(-)

PLAN Selby Site Assessments

Site Ref

WHIT-M

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant residential permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Greenfield site with residential planning permission within the development limits. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and is within a Groundwater Protection Zone (zone 3). No impact on availability from existing land use and engagement with the site promoters has shown no viability issues.

PLAN Selby Site Assessments

Site Ref

WHIT-N

Settlement	Whitley		
Site Location	Rosslyn, Selby Road, Whitley		
Size (Ha)	0.88		
Proposed Use Summary	Residential Permission		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Residential property and greenfield land		
Surrounding Land Uses	Public house to South. Residential to East. Agricultural fields to North/West		
Application Reference	2014/0130/OUT	Permission Started	No
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre Approx. 11,335 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 4,484 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 2 key services			(o)
2.8 Agricultural Land Classification No loss of agricultural land			(o)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF (Mixed)	% GF	90
		% PDL	10
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-N

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species No PS records provided by NEYEDC	(o)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Single dwelling with associated mature gardens including grassland, scrub and mature trees.	(o)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the buildings and trees.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Within the settlement	(+)
2.22 Physical Point of Access Access can be created within the landholding (or through third party land and an agreement is in place.)	(o)
2.23 Amenity Impact Compatible with nearby land uses	(o)
2.24 Groundwater Site within Groundwater Protection Zone 3	(o)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-N

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

Yes

This site makes up part of the existing housing supply for a Designated Service Village

3.1 Availability considerations impact of active use

Extant residential permission/One landowner/No impact on availability from existing land use

3.2 Site viability abnormal costs

The gaining of a planning permission by a developer is some indication that the site is economically viable to the housing market

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Residential Permission

Assessment Summary

Predominantly greenfield site with outline planning permission within the development limits. Good accessibility by public transport but limited access to key services and employment areas. Site is wholly within Flood Zone 1 and within a Groundwater Protection Zone (zone 3). The gaining of planning permission by a developer is some indication that the site is economically viable to the housing market.

PLAN Selby Site Assessments

Site Ref

WHIT-O

Settlement	Whitley		
Site Location	Land adjacent to Cobcroft Lane/M62		
Size (Ha)	29.70		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture fields to North/West/South. M62 to North. Energy infrastructure to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WHIT-O

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WHIT-O

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

WHIT-P

Settlement	Whitley		
Site Location	Land adjacent to Beal Lane/M62		
Size (Ha)	40.20		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Canal to North. Agriculture to North/West/East/South. M62 to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WHIT-P

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WHIT-P

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

WHIT-Q

Settlement	Whitley		
Site Location	Land at Kellington Common		
Size (Ha)	60.16		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural fields		
Surrounding Land Uses	Agriculture and Canal to North. M62 to South. Residential to East and agricultural fields to the West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WHIT-Q

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WHIT-Q

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

WHIT-R

Settlement	Whitley		
Site Location	Land East of Selby Road, Whitley		
Size (Ha)	1.19		
Proposed Use Summary	Mixed Use		
Core Strategy Hierarchy	Designated Service Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural land to East. Residential to the West and industrial estate to North (North of river)		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			No
Significant Constraint Notes	None		
2.1 HOUSING - Accessibility by public transport Within 30 minutes of Eggborough centre			(++)
2.2 NON-HOUSING - Accessibility by public transport SCORE-15			(+)
2.3 Proximity to Employment centre Approx. 12,341 jobs within 8km.			(o)
2.4 Proximity to the Road & Rail Network Good national accessibility			(++)
2.5 HOUSING - Accessibility by Cycling Over 5km to Knottingley. Approx. 5,075 jobs within 5km.			(o)
2.6 NON-HOUSING - Accessibility by Cycling A population of approx. 5,830 within 5km.			(o)
2.7 HOUSING - Proximity to Key Services by foot Site is within 800 metres of 3 key services			(o)
2.8 Agricultural Land Classification Grade 2			(--)
2.9 Greenfield and Previously Developed Land			(o)
GF / PDL / Mixed	GF	% GF	100
		% PDL	0
2.10 Flood Risk FZ1 - 100%			(o)
2.11 SFRA Level 2 SFRA Level 2 not required			

PLAN Selby Site Assessments

Site Ref

WHIT-R

2.12 Physical / Infrastructure constraints No known constraints	(o)
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar) The effects are not likely to be significant alone, but needs to be checked for likely significant effects in combination	(-)
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland) Unlikely to propose a risk to protected sites	(o)
2.15 Impact on Local or Regional Wildlife Site More than 500m from a local or regional wildlife site	(++)
2.16 Impact Protected Species All PS records are over 10yrs old.	(+)
2.17 Impact on Priority Habitat or habitats suitable for Protected Species Area of rough grassland of unknown quality, which appears to include some scrub. Adjacent to Selby Road screen planting embankments and Selby Canal and field drain to the north.	(+)
2.18 Overall Ecology Risk Rating There is no over-riding ecological constraints to prevent allocation. However, an ecological appraisal will be required to support any future planning application and this should include the consideration of the grassland and watercourses. Site has the potential to support nesting birds and reptiles.	(+)
2.19 Heritage Assets Development would not impact a heritage asset or its setting	(o)
2.20 Strategic Countryside Gaps Development does not occur in the SCG	(o)
2.21 Landscape Capacity Medium sensitivity to development	(-)
2.22 Physical Point of Access Existing access into the site that is either adequate or requires upgrade works	(+)
2.23 Amenity Impact Within incompatible area - close to junction of the M62	(-)
2.24 Groundwater Site not within a Groundwater Protection Zone	(+)
2.25 Contamination Site is neither located on, nor adjacent to land that is likely to be contaminated	(+)

PLAN Selby Site Assessments

Site Ref

WHIT-R

2.26 Mineral Resource

(o)

Site is not within a mineral safeguarding area

2.27 Provision of Open Space

(o)

No impact on open space

2.28 Core Strategy Housing Requirement

No

Site not needed as its settlement has already met its Core Strategy housing requirement

3.1 Availability considerations impact of active use

Father and son ownership. No tenancy agreements.

3.2 Site viability abnormal costs

Owner wants to build own factory to manufacture a technology he has invented.

3.3 Overall Deliverability

0-5 years

3.3 Overall Deliverability Notes

Site Type

Potential Mixed Use

Assessment Summary

Greenfield site which is located outside the development limits in the Green Belt. Site has good access to the road and rail network and public transport but limited access to key services and employment areas. Mitigation measures likely required to reduce impact on amenity of development adjacent to M62 junction. Landowner is proposing the land as a manufacturing site. No known viability issues.

PLAN Selby Site Assessments

Site Ref

WIST-A

Settlement	Wistow		
Site Location	Plantation House / Plantation Garage, Cawood Road, Wistow		
Size (Ha)	0.89		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to West/South/East. Agricultural field to North.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-B

Settlement	Wistow		
Site Location	Land at Willowside, Cawood Road, Wistow		
Size (Ha)	1.25		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Disused greenhouses		
Surrounding Land Uses	Residential to East/South/North. Agricultural fields to North/East/West.		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-B

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-C

Settlement	Wistow		
Site Location	Land to rear of Oak Farm, Garmancarr Lane, Wistow		
Size (Ha)	0.60		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to North/West/South. Agricultural fields to East		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-D

Settlement	Wistow		
Site Location	Land between Field Lane and Lordship Lane, Wistow		
Size (Ha)	3.42		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to West/South. Farm to East. Agricultural field to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-D

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-D

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-E

Settlement	Wistow
Site Location	Land South of Long Lane, Wistow
Size (Ha)	6.38
Proposed Use Summary	Residential
Core Strategy Hierarchy	Secondary Village
Land Use	Agricultural field
Surrounding Land Uses	Agricultural fields to North/South/West. Residential to East

Application Reference	N/A	Permission Started	N/A
-----------------------	-----	--------------------	-----

1. Does the site have a Significant Constraint?	Yes
Significant Constraint Notes	Secondary Village

2.1 HOUSING - Accessibility by public transport	N/A
---	-----

2.2 NON-HOUSING - Accessibility by public transport	N/A
---	-----

2.3 Proximity to Employment centre	N/A
------------------------------------	-----

2.4 Proximity to the Road & Rail Network	N/A
--	-----

2.5 HOUSING - Accessibility by Cycling	N/A
--	-----

2.6 NON-HOUSING - Accessibility by Cycling	N/A
--	-----

2.7 HOUSING - Proximity to Key Services by foot	N/A
---	-----

2.8 Agricultural Land Classification	N/A
--------------------------------------	-----

2.9 Greenfield and Previously Developed Land	N/A				
GF / PDL / Mixed	N/A	% GF	N/A	% PDL	N/A

2.10 Flood Risk	N/A
-----------------	-----

2.11 SFRA Level 2	
-------------------	--

PLAN Selby Site Assessments

Site Ref

WIST-E

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-E

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-F

Settlement	Wistow		
Site Location	Land North of Long Lane, Wistow		
Size (Ha)	11.80		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural fields to North/West/East. Residential to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-F

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-F

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-G

Settlement	Wistow		
Site Location	Land North of Windgate Hill Lane, Wistow		
Size (Ha)	6.79		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Agricultural fields on all sides		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & Disconnected from settlement hierarchy		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-G

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-G

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-H

Settlement	Wistow		
Site Location	Former Wistow Mine, Long Lane, Wistow		
Size (Ha)	12.20		
Proposed Use Summary	Employment		
Core Strategy Hierarchy	Secondary Village		
Land Use	Former colliery and associated buildings/parking. Agricultural field and woodland		
Surrounding Land Uses	Agricultural fields on all sides		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Employment site over 5ha in a rural area		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A % PDL N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-H

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-H

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Employment - Failed Initial Sift

Assessment Summary

Failed initial sift: Over Core Strategy policy SP13 size threshold

PLAN Selby Site Assessments

Site Ref

WIST-I

Settlement	Wistow		
Site Location	Land at Cawood Road (adj Wesgarth), Wistow		
Size (Ha)	0.08		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Scrubland		
Surrounding Land Uses	Farm buildings to North/East/South. Residential to West. Agricultural fields to South-West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village & under 0.17ha in size (residential)		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-I

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-I

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WIST-J

Settlement	Wistow		
Site Location	Land at Cawood Road, Wistow		
Size (Ha)	0.59		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field		
Surrounding Land Uses	Residential to North/East/South. Agricultural to South/West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WIST-J

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WIST-J

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WOMR-A

Settlement	Womersley		
Site Location	Park Farm & Rookery Farm, Womersley		
Size (Ha)	1.99		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Farm buildings and woodland		
Surrounding Land Uses	Residential/farm buildings to North. Agricultural fields to South		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WOMR-A

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WOMR-A

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WOMR-B

Settlement	Womersley		
Site Location	Land at Manor Farm, Womersley		
Size (Ha)	1.40		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Agricultural field and farm buildings		
Surrounding Land Uses	Agricultural field to the North. Residential to the East. Farm buildings to the South and West		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WOMR-B

2.12 Physical / Infrastructure constraints	N/A
2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)	N/A
2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)	N/A
2.15 Impact on Local or Regional Wildlife Site	N/A
2.16 Impact Protected Species	N/A
2.17 Impact on Priority Habitat or habitats suitable for Protected Species	N/A
2.18 Overall Ecology Risk Rating	N/A
2.19 Heritage Assets	N/A
2.20 Strategic Countryside Gaps	N/A
2.21 Landscape Capacity	N/A
2.22 Physical Point of Access	N/A
2.23 Amenity Impact	N/A
2.24 Groundwater	N/A
2.25 Contamination	N/A

PLAN Selby Site Assessments

Site Ref

WOMR-B

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village

PLAN Selby Site Assessments

Site Ref

WOMR-C

Settlement	Womersley		
Site Location	Land at Station Road, Womersley		
Size (Ha)	0.13		
Proposed Use Summary	Residential		
Core Strategy Hierarchy	Secondary Village		
Land Use	Green plot		
Surrounding Land Uses	Residential to West/South. Agriculture to East. Beck/railway line to North		
Application Reference	N/A	Permission Started	N/A
1. Does the site have a Significant Constraint?			Yes
Significant Constraint Notes	Secondary Village		
2.1 HOUSING - Accessibility by public transport			N/A
2.2 NON-HOUSING - Accessibility by public transport			N/A
2.3 Proximity to Employment centre			N/A
2.4 Proximity to the Road & Rail Network			N/A
2.5 HOUSING - Accessibility by Cycling			N/A
2.6 NON-HOUSING - Accessibility by Cycling			N/A
2.7 HOUSING - Proximity to Key Services by foot			N/A
2.8 Agricultural Land Classification			N/A
2.9 Greenfield and Previously Developed Land			N/A
GF / PDL / Mixed	N/A	% GF	N/A
		% PDL	N/A
2.10 Flood Risk			N/A
2.11 SFRA Level 2			

PLAN Selby Site Assessments

Site Ref

WOMR-C

2.12 Physical / Infrastructure constraints

N/A

2.13 Impact on internationally protected Sites (SPA, SAC and Ramsar)

N/A

2.14 Impact on Nationally protected sites (SSSI and Ancient Woodland)

N/A

2.15 Impact on Local or Regional Wildlife Site

N/A

2.16 Impact Protected Species

N/A

2.17 Impact on Priority Habitat or habitats suitable for Protected Species

N/A

2.18 Overall Ecology Risk Rating

N/A

2.19 Heritage Assets

N/A

2.20 Strategic Countryside Gaps

N/A

2.21 Landscape Capacity

N/A

2.22 Physical Point of Access

N/A

2.23 Amenity Impact

N/A

2.24 Groundwater

N/A

2.25 Contamination

N/A

PLAN Selby Site Assessments

Site Ref

WOMR-C

2.26 Mineral Resource

N/A

2.27 Provision of Open Space

N/A

2.28 Core Strategy Housing Requirement

N/A

3.1 Availability considerations impact of active use

3.2 Site viability abnormal costs

3.3 Overall Deliverability

3.3 Overall Deliverability Notes

Site Type

Residential - Failed Initial Sift

Assessment Summary

Failed Initial Sift: Residential site not within or adjacent to a settlement designated in Core Strategy policy SP2 as a Principal Town, Local Service Centre or Designated Service Village