

# 5 Year Housing Land Supply Assessment of the East Riding of Yorkshire and the Central Sub Area: 2011 to 2016

Submitted on behalf of Linden Homes

December 2011



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**East Riding of Yorkshire Council**  
**5 Year Housing Land Supply Assessment of the East Riding of Yorkshire  
and Central Sub Area**

**Submitted on behalf of Linden Homes**

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## 1.0 Introduction

- 1.1 This report has been prepared on behalf of Linden Homes North (the "Applicant") by Barton Willmore ("BW") regarding their residential development proposal at Woodhall Way, Beverley.

### Overview of Planning Policy

- 1.2 It is noted that the site currently lies outside the development limits of Beverley and is therefore considered to be located in the open countryside. Policy E3 of the Beverley Local Plan (1996) states that the proposed development would not be in accordance with the Development Plan. However, we do note that the East Riding of Yorkshire Council (ERYC) is in the process of revising their development plan and will be consulting on the Core Strategy Publication Version in Spring 2012.
- 1.3 Nevertheless, in order to meet the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA), it is necessary to indicate material considerations that can be used to justify the departure from the development plan.
- 1.4 PPS3 (paragraph 54) requires local planning authorities to be able to identify "*sufficient specific deliverable sites*" to deliver housing over the next five years. To be considered deliverable, sites should be available (in the sense of being "available now"); suitable (in the sense that it "offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities"); and achievable (in the sense that "there is a reasonable prospect that housing will be delivered on the site within five years").
- 1.5 In this respect, paragraph 71 of PPS3 states that where LPAs cannot demonstrate an up-to-date five year supply of deliverable sites, applications for housing should be considered **favourably** (our emphasis) (subject to the considerations of paragraph 69 of PPS3).

### Pre application consultation

- 1.6 An initial meeting was held between BW and officers of the Council on the 28th October 2009, which was followed by an email from BW to the Council on the 18th November

2009, setting out approach and broad case for bringing forward this site for residential development.

- 1.7 The Council responded on the 11th December 2009, setting out that overall "*that the Local Planning Authority considers that the Central Sub Area does currently have a 5 year supply of housing and thus there is no strong case to justify the release of Greenfield sites in the open countryside at this time.*"
- 1.8 Since this time, there have been a significant number of meetings with officers to discuss the issue of 5 year land supply and also the deliverability of a wide range of sites.

### **The Council's Position**

- 1.9 The Council's current position (as of 1st April 2011) is set out in the draft 2011 Strategic Housing Land Availability Assessment (SHLAA). This document was reported to Corporate Management Team (CMT) on the 5th September 2011, seeking approval that it could be considered at the Cabinet on the 20th September 2011. However, it was decided by the CMT that the report should be deferred and not reported to Cabinet until the 18th October 2011. We are not aware of why the Council took this decision as the minutes are for internal purposes only.
- 1.10 Section 2 of this report provides more details on the Councils position and states that as of the 1st April 2011, the East Riding has a 5 year land supply.
- 1.11 Therefore for the purposes of this assessment and to reflect the most up to date position, we have used the **1st April 2011** and reviewed the information that has been made available by the Council. Therefore the relevant five year supply period is 1st April 2011 to 31st March 2016 (herein referred to as 2011-2016).

### **Overview of our case**

- 1.12 Section 4 and the appendices to this report, set out an assessment of the Council's housing land supply. Following this detailed review, it is our case that the East Riding of Yorkshire and the Central Sub Area **does not** have a 5 year supply of housing deliverable land. Therefore the lack of a 5 year supply is a material consideration justifying the release of this site for development.

- 1.13 The Planning Supporting Statement (PSS) which also accompanies this planning application justifies that the site meets the tests set out in paragraph 69 of PPS3. Therefore, in accordance with paragraph 71 of PPS3, the proposals at Woodhall Way are justified and should be considered favourably.

### **Structure of Report**

- 1.11 The report will be structured as follows:
- Section 2 presents the Council's position on its 5 year land supply;
  - Section 3 sets out the methodology of assessment of 5 year land supply;
  - Section 4 provides an overview of the East Riding of Yorkshire housing needs
  - Section 5 presents the detailed findings of the assessment;
  - Section 6 provides an overview of the 5 year land supply assessment; and
  - Section 7 concludes this report.



## 2.0 The Council's Position

- 2.1 The 2011 Strategic Housing Land Availability Assessment (SHLAA) (October 2011) has been reviewed in order to fully understand the Council's position on its 5 year land supply. The SHLAA was reported to the Cabinet on the 18th October 2011 and the report findings were accepted.
- 2.2 The SHLAA now assumes the cancellation of the Managed Release of Residential Development Sites (IPG) (October 2003). The Council now state that allocated greenfield sites in the settlement hierarchy previously restricted from coming forward now contribute to the 5-year supply position.

### Completions from 2004/05 – 2010/11

- 2.3 Paragraph 1.31 of the 2011 SHLAA states that the figures in table 1 of that document are different to last years as they have been updated following a *thorough review via our annual monitoring process*.
- 2.4 The draft 2011 SHLAA states that this is in response to a number of discussions with applicants who have fed back local information on, in particular, whether small sites (less than 5 dwellings) have been developed or not. The completion for this period are set out in table 3.1 of this report.
- 2.5 In reviewing the level of past completions against the 1,150 (net) annual requirement, a residual target has been included in this year's SHLAA which requires 1,214 (net) dwellings per annum.

### 5 Year Supply from existing sources

- 2.6 Section 4 of the draft 2011 SHLAA presents the Council's case and Table 4 of that report provides an overview of the five year housing supply from April 2011. It is noted that the following figures take into consideration a non implementation of 15% for the 2011-2016 period, which has been agreed with the ERYC SHLAA Working Group.

Sub area	Northern	Central	Eastern	Western	Total
<b>Large sites with planning permission</b>	649	918	501	472	2540
<b>Small sites with planning permission</b>	131	218	130	81	560
<b>Allocations</b>	447	878	865	813	3003
<b>Total 5 year existing supply</b>	1227	2014	1496	1366	6103
<b>Residual 5 year requirement (Net)</b>	1140	2000	1255	1675	6070
<b>Years of total existing supply</b>	<b>5.4</b>	<b>5</b>	<b>6</b>	<b>4.1</b>	<b>5</b>
<b>Surplus/deficit in 5 year supply</b>	<b>+87</b>	<b>+14</b>	<b>+241</b>	<b>-309</b>	<b>+33</b>

**Table 2.1 – ERYC Position on its 5 year supply**

### Overall

- 2.7 Overall, when allocated sites are added to the planning permissions, the total supply for the East Riding (after non-implementation is applied) is 8,636 (7.1 years). The amount that can be delivered in the first 5 years is 6,103, equivalent to 5 years of supply.
- 2.8 The Council note that the sub area picture is slightly different, as follows:
- Eastern sub area has 6 years;
  - the Central sub area has 5 years;
  - Western sub area has 4.1 years; and
  - The Northern sub area has 5.4 years supply.
- 2.9 The Hull Housing Market area has 48% of the 5 year supply for the East Riding, exceeding the RSS target of 40%.

## 3.0 Methodology

- 3.1 The methodology applied in this assessment has taken into consideration guidance from PPS3 as well as the Strategic Housing Land Availability Assessment Guidance (SHLAAG) (July 2007) and the Council's methodology from the draft 2011 SHLAA.
- 3.2 Paragraph 33 of the SHLAAG states that for assessing the suitability, availability and achievability of a site a judgment can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development.
- 3.3 The guidance sets out definitions of the following:
- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan; and
  - **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 3.4 Where it is unknown when a site could be developed, paragraph 34 of the SHLAAG states that it should be regarded as not currently developable. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.
- 3.5 In order to assess whether a site can be considered deliverable, the SHLAAG identifies that sites should be considered to be available, suitable and achievable for residential development when assessed against the following criteria:-

Deliverability Criteria	Assessing Deliverability
Available	<p>A site is considered available for housing, when, on the best information available, there is confidence that there are no legal or ownership problems. Meaning the site is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. The guidance informs that as planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that the site is available.</p>
Suitable	<p>A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. Sites allocated in existing plans for housing, or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability. For other sites, the guidance identified factors that should be considered to assess their suitability:</p> <ul style="list-style-type: none"> <li>● <b>policy restrictions</b> – such as designations, protected areas, existing planning policy and corporate, or community strategy policy (see paragraph 21 above);</li> <li>● <b>physical problems or limitations</b> – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;</li> <li>● <b>potential impacts</b> – including effect upon landscape features and conservation; and</li> <li>● <b>the environmental conditions</b> – which would be experienced by prospective residents.</li> </ul>
Achievable	<p>A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. The guidance asserts that this is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. This judgement should be based on:</p> <ul style="list-style-type: none"> <li>● <b>market factors</b> – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);</li> <li>● <b>cost factors</b> – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and</li> <li>● <b>delivery factors</b> – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.</li> </ul> <p>In addition to the above, the guidance asserts that the views of house builders and local property agents will be useful where a more scientific approach (such as the use of residual valuation models) is not considered necessary.</p>

**Table 3.1 – Issues to assess the deliverability of sites**

3.6 Therefore, the key stages for assessing the ERYC housing land supply are as follows

#### **Stage 1 – Overview of Housing Need (Section 4)**

3.7 Stage 1 identifies the housing requirement for the East Riding for 2004 to 2026. To identify the residual requirement for 2011 to 2016, the number of dwellings completed from 1st April 2004 to the 31st March 2011 was discounted.

3.8 The Council has confirmed that it takes into account shortfall in delivery. However their approach is to project any shortfall over the remaining 15 years of the plan period. Barton Willmore's approach is to address the shortfall in the first 5 years from 1st April 2011 to 31st March 2016. For comprehensiveness, we consider both scenarios in this assessment

#### **Stage 2 – Assessment of Housing Land Supply (Section 5)**

3.9 Stage 2 is split into two parts. **Stage 2a** is the initial filtering process discounting "potential sites" because they had not made sufficient progress through the planning process. Therefore they would do not meet PPS3 criteria of being available, suitable or achievable.

3.10 **Stage 2b** is the assessment of "known supply", which takes into consideration the following sources of sites and their relative deliverability from 1st April 2011 to 31st March 2016:

- Large sites with planning permission within Years 1-5;
- Small sites with planning permission within years 1-5;
- Released Allocations; and
- Local Plan allocations without planning permission within Years 1-5 (referred to as "brownfield allocations" for consistency with SHLAA).

3.10 The deliverability of the sites was considered against the suitability, availability and achievability criteria set out in national guidance. Appendix C includes Barton Willmores assessment of the annual dwelling contribution of those sites.

#### *Availability Assessment*

- 3.11 The information presented within the Council's draft 2011 SHLAA was used to identify whether there were any known land ownership constraints. Where evidence was available to identify different assessment findings to that identified by the Council this evidence is considered in this assessment.

#### *Suitability Assessment*

- 3.12 The information presented within the Council's draft 2011 SHLAA was used to identify whether there were any known suitability issues.
- 3.13 Released allocations form a significant proportion of the Council's housing land supply and it is noted that the majority of these sites are located in lower order settlements. Overall, we would question whether approach sufficiently takes into account changes in circumstances since the allocation of these sites.
- 3.14 The Yorkshire and Humber RSS was adopted in May 2008 and the Council's emerging Core Strategy seeks to direct the majority of development towards Principals Towns including Beverley, whilst restricting development towards villages. We also note that the Council has produced a Strategic Flood Risk Assessment (SFRA), and in many cases existing allocations are identified in areas of flood risk. Therefore, in many cases those tests outlined in PPS25 would need to be satisfied.
- 3.15 Whilst this document will not provide a response on this approach, it does appear that such a strategy is contrary to the adopted RSS and PPS25, which seeks to focus development into areas at the lowest probability of flooding, i.e. flood zone and towards higher order settlements. This is therefore considered under the suitability of the release of the "managed release sites".

#### *Achievability Assessment*

- 3.16 In order to gain a full understanding of whether there was a reasonable prospect that housing will be developed on a site in the period 2011 to 2016, an assessment was undertaken to identify whether there were any market, cost or delivery factors that would impact on the capacity of a potential developer to complete and sell housing during the 2011 to 2016 period.

3.17 In terms of build out rates, the draft 2011 SHLAA provides a useful and pragmatic measure on the achievability of development, which takes into consideration the following issues:

- Build out rates for large and small sites;
- Pre-build lead in times; and
- Non implementation rates of planning permissions, which is a factor when calculating housing supply. We understand that the Council has not applied the non implementation discount to small sites with permission, as they already project forward the supply based on past completions. However, we understand the Council will apply it to all other types of sites in the existing supply.

3.18 We therefore summarise in Table 3.2 below the approach which has been used for assessing the build out rates of sites.

Indicator	Build out timescales			
<b>Large Site</b>	The build rates start off at a reduced rate to reflect the current slow down in the market, and return to normal levels by 2013-14			
	<b>Size of site</b>	<b>2011-12 (recession rates)</b>	<b>2012-13 (interim rates)</b>	<b>2013-14+ (normal rates)</b>
	less than 10 units	4	6	8
	less than 50 units	15	20	25
	less than 200 units	25	30	35
	less than 400 units (assuming 2 developers) 400 or more units (assuming 3 developers)	45 60	55 80	70 105
<b>Small Site</b>	<p>To prevent this, small sites have had their completions projected over the coming 5 year supply period using historical rates of completions from the previous 5 years. Typically 10-15% of all dwellings on small sites with permissions were built out in any one year. Starting with a reduced percentage rate for the total projected number of dwellings in the year 2010-11, the Council has carried out the permissions and completions projections with a steady rate of recovery and increases in yearly percentages for the next 5 years.</p> <p>A sub area approach was taken to the projection of small sites, as small site completions do vary over these geographical areas. The total number of completions and projected completions were broken down into the four sub areas. Then they were added together to form the total small sites projection for the East Riding. The projections apply for 5 years only because it has been shown that by this point 90% of sites with permission will have been built or their permissions will have expired. The 5 year timescale will roll on year on year.</p>			
<b>Pre-build lead in times</b>	<p>In addition to the time period relating to the rate of build, there is the lead-in time from the point of identification of a site to the start of development to take account of. It was agreed with the working group that the larger the site the longer the timeframe required in pre-application and application periods and to negotiate section 106 agreements etc. The pre-build timescales agreed with the working group were:</p> <ul style="list-style-type: none"> <li>• Outline Permission (15 or more plots) – 30 months</li> <li>• Outline Permission (less than 15 plots) – 18 months</li> <li>• Reserved Matters/Full Permission granted after August 09 (15 or more plots) not yet started – 18 months max</li> <li>• Reserved Matters/Full Permission granted after April 10 (under 15 plots) not yet started – 12 months max</li> </ul> <p>In addition, similar build rates will be used for managed release sites without permission and all other Potential sites and Allocations sites:</p> <ul style="list-style-type: none"> <li>• 18 months for sites under 15 plots</li> <li>• 30 months for sites with 15 or more plots</li> </ul>			
<b>Non Implementation Rate</b>	<p>The SHLAA the non implementation will be applied in the following manner:</p> <ul style="list-style-type: none"> <li>• A non discount rate of 15% will be applied to the first 5 years of the plan period, reflecting the current market downturn.</li> <li>• A rate of 10% to be applied for the rest of the plan period, reflecting a return of the market to normality.</li> <li>• The discount rates will be applied annually to the existing supply</li> </ul>			

**Table 3.2 – Build out rate assumptions of extant sites**



**Stage 3 – Overview of Housing Land Supply (Section 6)**

- 3.19 **Stage 3** takes into consideration the residual requirement for the District, as well as the overall assessment of the deliverability of sites. This presents a summary of the land supply for the East Riding District and Central Sub Area.

## 4.0 Stage 1 – East Ridings Housing Needs

- 4.1 This section takes into consideration the completions from 2004/5 to 2010/11 and calculates the residual housing requirement for the remainder of the plan period from 2011/12 to 2025/26.

### Housing needs

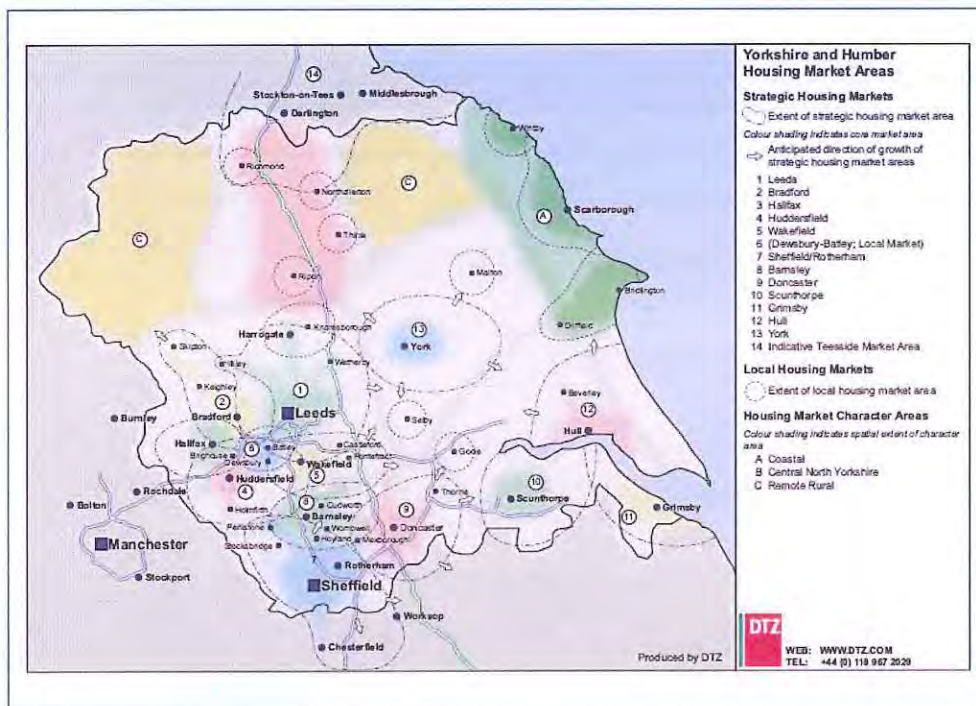
#### *Regional Spatial Strategy for Yorkshire and the Humber (RSS)*

- 4.3 Table 12.1 of the RSS sets out the housing requirements for the East Riding between 2004 – 2026 as follows:

Period	Annual Net Requirement	Net Requirement for period
2004 – 2008	1150	4,600
2008 – 2026	1150	20,700

**Table 4.1 – ERYC Housing Requirement**

- 4.4 The ERYC has an overall requirement for 25,300 (net) additional dwellings from 2004 to 2026, with a requirement of 1150 net additional dwellings per year. At the time of writing this report, the YHP still forms part of the Development Plan and therefore has been used to inform this assessment.



**Figure 4.1 – YHP Strategic Housing Market Areas**

- 4.5 It is noted that Beverley falls “within” the Hull housing market area. Footnote 20 at the bottom of page 159 of the RSS states that *“around 40% of housing provision in East Riding should be within the Hull housing market area as shown on Figure 12.1. This approach is to support housing market renewal and help tackle low demand in the city, whilst delivering the Core Approach of focussing development on the Regional City. Development must be managed in line with policy H3.”*
- 4.6 At a local level and for the purposes of this analysis we refer to the Joint Structure Plan (JSP), which was adopted in June 2005. We understand that it will act as an interim Core Strategy for the Hull and East Riding authorities pending the adoption of the new Core Strategies. The JSP uses a sub area approach that divides the East Riding into four quarters, these being the northern, central, eastern and western sub areas.
- 4.7 For clarity the East Riding of Yorkshire Council outlines in their March 2009 “interim SHLAA” how the RSS dwelling requirements will be apportioned to each of the East Riding’s sub areas, which is shown in Table 4.2 below:

JSP Sub-Area	Annual Net Housing Requirements
Northern	225
Central	400
Eastern	250
Western	275
<b>Total</b>	<b>1150</b>

**Table 4.2 – ERYC Housing Requirements by Sub Area**

### Completions (2004/5 – 2010/11)

4.8 Table 4.3 provides an overview of completions from 2004/05 – 2010/11, for the East Riding and the four sub areas.

Document	ERYC	Sub Area			
		Northern	Central	Eastern	Western
<b>Housing Requirement during plan period for ERYC (2004-2026)</b>	25,300	4950	7200	5500	6500
<b>Annual Average Equivalent (net)</b>	1150	225	400	250	275
<b>Minus</b>					
Total Completions – 2004/05	1388	407	476	275	230
Total Completions – 2005/06	1321	313	558	259	191
Total Completions – 2006/07	1440	253	460	542	185
Total Completions – 2007/08	1635	409	719	263	244
Total Completions – 2008/09	580	33	286	180	81
Total Completions – 2009/10	341	52	141	68	80
Total Completions 2010/11	382	65	166	144	7
<u>Total Net completions (2004 –2011)</u>	7087	1532	2806	1731	1018
<b>Oversupply / shortfall in 2004/05 to 2009/11</b>	<b>-963</b>	<b>-43</b>	<b>6</b>	<b>-19</b>	<b>-907</b>

**Table 4.3 – Completions from 2004 – 2011**

4.9 Table 4.3 shows that during this period, 7087 dwellings were completed, which represents an overall **shortfall of 963 homes delivered**. It is noted that the Central Sub Area just achieved its target of 2800 dwellings, delivering 2806 during this period.

### Residual Requirement 2011 - 2016

- 4.10 To establish the residual housing requirement for 2011 to 2016, account should be taken of delivery in the early years of the plan period. The Council accepts that under provision should be taken account of, however as set out in Section 3 there is disagreement between the Council and Barton Willmore over what period the shortfall should be applied.
- 4.11 Therefore, both scenarios are set out in Table 4.4 below:

Document	ERYC	Sub Area			
		Northern	Central	Eastern	Western
Housing Requirement during plan period for ERYC (2004-2026)	25,300	4950	7200	5500	6500
Total Net completions (2004/05 –2010/11)	7087	1532	2806	1731	1018
Residual requirement for 2011/12 to 2025/26	18,213	3,418	4,394	3,769	5,482
Council Residual Calculation =	5750 + (963/15*5)	1125 + (43/15*5)		1250+ (19/15*5)	1375+ (907/15*5)
	<b>6071</b>	<b>1139</b>	<b>2000</b>	<b>1256</b>	<b>1677</b>
	1214/yr	229/yr	400/yr	251/yr	335/yr
Barton Willmore Residual Calculation	5750 +963 =	1125 +43 =		1250 +19 =	1375 + 907 =
	<b>6713</b>	<b>1168</b>	<b>2000</b>	<b>1269</b>	<b>2282</b>
	1343/yr	234/yr	400/yr	254/yr	456/yr

**Table 4.4 – Residual Requirement 2011/12 to 2015/16**

- 4.12 Therefore, East Riding needs to identify sites capable of delivering **at least** 6071 and preferably 6713 dwellings between 2011 and 2016 to be able to demonstrate a five year supply of housing land. This equates between 1214 and 1343 homes per year.

## 5.0 Stage 2 – Assessment of Housing Land Supply

- 5.1 This section provides an assessment of the Council's overall land supply for the East Riding and the Central Sub Area and has used the supporting information to the draft 2011 SHLAA.
- 5.2 The information received from the Council on the 13th September 2011 was only for the large permission sites and represents the most upto date information that has been made available to Barton Willmore to review. However, we have not had sight of the details of the small permission sites. Therefore the following sources of sites are known to make up the Councils supply:
- Permission site ("Large sites") – 172 sites;
  - Released Allocations – 66 sites; and
  - Brownfield Allocation – 4 sites.
- 5.3 The number of brownfield allocations has increased from 3 to 4 sites, since the 2010 SHLAA was published. However, it is not clear which site this includes and therefore it has not been assessed as part of this appraisal.
- 5.4 The draft 2011 SHLAA provides an overview of the total supply from "small permission sites" but it does not detail how many sites would deliver this supply. We understand that the Council has adopted a discounting process as part of what they consider could be delivered from small permission sites. For the purposes of this appraisal, we have also adopted the same approach.

### Stage 2a – Discounting Sites

- 5.5 Potential sites have not considered as a potential source of supply and were therefore discounted. Appendix A lists those **453 discounted sites** at stage 2a. These sites have been extracted from the Council's 2010 SHLAA. However, it is for the Council to confirm whether this list is consistent with the draft 2011 SHLAA.

**Stage 2b - Assessment of "Known Supply"**

5.6 The assessment considers the following sources of sites and their relative deliverability from 1st April 2011 to 31st March 2016

- Column A – Large sites with planning permission within Years 1-5;
- Column B – Small sites with planning permission within years 1-5; and
- Column C - Released Allocations.

5.7 The starting position for assessing the identified supply is summarised in Table 5.1 below. This is broken down by source and site area.

	Number of large permission sites	A	Number of small permission sites	B	Number of Allocation s sites	C	
		Total of source		Total of source		Total of source	
Northern	44	649	N/A	131	16	447	1227
Central	61	918	N/A	218	20	878	2014
Eastern	37	501	N/A	130	15	865	1496
Western	30	472	N/A	81	20	813	1366
<b>TOTAL</b>	<b>172</b>	<b>2540</b>	<b>0</b>	<b>560</b>	<b>70</b>	<b>3003</b>	<b>6103</b>

**Table 5.1 – The Councils Position on its Supply**

**Assessment of Outstanding Planning Permissions**

5.8 Table 5.2 shows that as of the 1st April 2011, the Council consider that a total of 172 large sites and currently an unknown number of small sites had planning permission. The Council concludes that they had the ability to deliver **3130** dwellings during the 5 year period.

Sub Area	Number of large permission sites	Site Source			TOTAL A+B
		A Total of source	Number of small permission sites	B Total of source	
Northern	44	649	N/A	131	780
Central	61	918	N/A	218	1136
Eastern	37	501	N/A	130	661
Western	30	472	N/A	81	553
<b>TOTAL</b>	<b>172</b>	<b>2540</b>	<b>N/A</b>	<b>560</b>	<b>3130</b>

**Table 5.2 – Assessment of Outstanding Large Planning Permissions**

- 5.9 Following receipt of information from ERYC by email on the 13th September 2011, a review of the dates of when sites were granted planning permission was undertaken. It is noted that because of the change in methodology between the 2010 and draft 2011 SHLAA, the Council's assumed rate of deliver for larger sites changed.
- 5.10 Table 5.3 below identifies a total of nine sites whose permission had lapsed prior to 1st April 2011 or where there appears to be discrepancies in information previously received from the Council, which places uncertainty if development had commenced.



JSP Sub Area	Settlement	SHLAAID	Reason Considered	2010 SHLAA			2011 SHLAA			Commentary and reasons for discounting	What has been discounted from the overall total?
				Net Capacity Granted	Remaining Capacity	Years 0-5	Net Capacity Granted	Remaining Capacity	Years 0-5		
Northern	Driffield	Driffield32	Site with planning permission DC/06/02364/PLF	5	5	5	5	5	5	The Council states that development has commenced on this site. However no dwellings have been delivered and therefore there is no evidence to suggest that this is the case. Permission lapsed on 21/6/09	5
Northern	Wilberfoss	Wilberfoss8	Site with planning permission DC/00/03013/PLF	3	3	3	3	3	3	The Council states that development has commenced on this site. However no dwellings have been delivered and therefore there is no evidence to suggest that this is the case. Permission lapsed on 5/11/07	3
Northern	Yapham	Yapham1	Site with planning permission DC/01/01826/PLF	3	3	3	3	1	1	Barton Willmore notes that in 2010 the Council considered that 3 dwellings still needed to be developed, however this was amended to 1 dwelling in the 2011 SHLAA. We have therefore discounted 1 dwelling from the total as it is considered the permission would have lapsed Permission lapsed 21/6/06	1
Central	Elloughton Cum Brough	Elloughton Brough25 cum	Site with planning permission DC/00/02502/REM	1	1	1	1	1	1	The Council states that development has commenced on this site. However no dwellings have been delivered and therefore there is no evidence to suggest that this is the case. Permission lapsed on 10/2/04	1
Eastern	Aldbrough	Aldbrough4	Site with planning permission DC/05/04156/PLF	2	2	2	10	2	2	The 2010 SHLAA states that 2 dwellings were granted planning permission, and 2 dwellings remained to be constructed. However, the 2011 SHLAA states that 10 dwellings had been granted, leaving 2 dwellings to be constructed. There is clearly a discrepancy in the Council's information and therefore we suggest it is unclear whether development has commenced on this site.	2
Eastern	Bridlington	Bridlington27	Site with planning permission DC/03/06645/PLF	17	17	17	17	8	8	The 2010 SHLAA states that 17 dwellings were granted planning permission, and 17 dwellings remained to be constructed. However, the 2011 SHLAA states that 17 dwellings had been granted, leaving 8 dwellings to be constructed. There is clearly a discrepancy in the Council's information and therefore we suggest it is unclear whether development has commenced on this site. Permission lapsed on 1/2/09	8
Eastern	Carnaby	Carnaby2	Site with planning permission DC/08/01007/PLF	7	7	7	7	7	7	Permission lapsed on the 23/12/2010. The Council state in the database that the permission has not commenced. Therefore this site has been discounted as permission had not commenced before it lapsed.	7
Eastern	Withensea	Withensea1	Site with planning permission DC/I410A	101	101	101	101	101	101	The 2010 SHLAA states that the site had "stopped building". However, the 2011 SHLAA states that the permission had not been started. Permission lapsed on the 26th July 1981 and therefore it is highly questionable whether this site will deliver any dwellings and whether the permission has subsequently lapsed.	101
Eastern	Withensea	Withensea9	'Site with planning permission DC/10/01674/PLF	9	9	9	9	9	9	The 2010 SHLAA states that the site had "stopped building". However, the 2011 SHLAA states that the permission had not been started. Permission lapsed on the 20th February 2011and therefore it is highly questionable whether this site will deliver any dwellings and whether the permission has subsequently lapsed.	9
<b>TOTAL</b>				<b>148</b>	<b>148</b>	<b>148</b>	<b>156</b>	<b>137</b>	<b>137</b>		<b>137</b>

Table 5.3 – Discounted Lapsed Large Permission Sites

5.11 This process reduced the total number of large sites to be assessed by nine, which were identified as having the capacity to deliver 137 dwellings. This is summarised in Table 5.4 below.

Sub Area	Number of large permission sites deducted	Total of source deducted
Northern	3	9
Central	1	1
Eastern	5	127
Western	0	0
<b>TOTAL</b>	<b>10</b>	<b>137</b>

**Table 5.4 – Number of large permission sites deducted from each sub area**

***Review of Rate of Delivery of Large Sites with Planning Permission***

5.12 The Council’s methodology for assessing the delivery of housing proposals is broadly acceptable. However, there is a need to take into consideration site specific issues for Drifffield 20 which would impact the delivery of housing.

***Drifffield20 – Land East of 20 the Chase, Drifffield***

5.13 The Council in its draft 2011 SHLAA states that outline planning permission was granted on the 11th March 2009. However the application was only reported to planning committee on the 30th April 2009, with a recommendation to defer and approve, subject to receipt of outstanding information concerning foul sewerage, and consultation responses from Highways Control, the Environment Agency and Yorkshire Water. We understand that planning permission was subsequently approved on the 10th August 2009.

5.14 The indicative masterplan shows a layout of 245 dwellings, and the Council has calculated that 175 dwellings could be delivered between 2011 – 2016. Whilst the Council has applied the lead in time of 2.5 years for an outline approval, it has also assumed that 2 developers will develop the site. We note that the applicant is G P Atkin Limited, a local builder located in Drifffield.

5.15 No reserved matters have been submitted and the outline consent lapses on the 10th August 2012. At this time, there is no evidence to suggest that 2 developers will develop this site. Therefore for the purposes of this assessment for this site, we believe that it is more appropriate to consider that one developer is likely to develop this site.

- 5.16 Therefore taking into consideration the 2.5 year lead in time, development is not likely to commence around September 2013. If we assume the rates set out in the Council's methodology, this site could deliver around 87 dwellings from 2011 to 2016.

***Overview of contribution to housing supply from large and small sites with planning permission***

- 5.17 Therefore, taking into consideration the above analysis Table 5.5 shows that, based on the assessment of large and small sites with extant planning permission at 1st April 2011, these sources of supply could deliver **2963 dwellings** (2403 + 560) in the East Riding between 2011 – 2016.

Sub Area	Site Source				TOTAL A+B
	Number of large permission sites	A Total of source	Number of small permission sites	B Total of source	
Northern	41	640	N/A	131	771
Central	60	917	N/A	218	1135
Eastern	32	374	N/A	130	504
Western	30	472	N/A	81	553
<b>TOTAL</b>	<b>162</b>	<b>2403</b>	<b>N/A</b>	<b>560</b>	<b>2963</b>

**Table 5.5 – Residual number of large and small sites and total amount of deliverable homes from each source (based on Council figures)**

- 5.18 It was calculated that **1135 dwellings (917+218)** could be delivered during this period in the Central Sub Area.

**Assessment of "Allocations"**

- 5.19 The Council previously split the allocations into two parts, namely contribution from its managed release allocations and the brownfield allocations. For clarify, we have reviewed contributions from both these sources of supply separately
- 5.20 Table 5.6 below shows all 66 sites that have now been released by the Council under their managed release policy, but which do not have planning permission. We have not had sight of the Council's breakdown of managed release of sites. Therefore, for the avoidance of doubt we have added those 35 managed release sites to the list provided by the Council in the 2010 SHLAA. It also shows the total net capacity of the site and what the Council believes can be brought forward between 2011 – 2016.

Stage 2 – Assessment of Housing Land Supply

JSP Sub Area	SHLAA ID	Location	Reason Considered	Net Capacity	ERYC Consider Deliverable 2011-2016
Northern	Bubwith4	Land east of Vine Gardens	Managed Release 9th (2011), Housing Allocation S6b	29	29
Northern	Bubwith5	Land west of Vine Gardens	Managed Release 9th (2011), Housing Allocation S6b	9	9
Northern	Hutton Cranswick7	Land between South Gate and Beech View	Managed Release 9th (2011), Housing Allocation HUTT2. Land bid 1003.	58	58
Northern	Market Weighton23	Land to the east of Hall Road	Managed Release 9th (2011), Housing Allocation Mark 7	13	13
Northern	Market Weighton4	East of Hawling Road	Managed Release 9th (2011), Housing Allocation Mark 10, Land bid 583.	0	0
Northern	Market Weighton6	East of Holme Road/North of A1079	Managed Release 9th (2011), Housing Allocation Mark 1, Land bid 100 & 963.	52	52
Northern	Middleton on the Wolds2	Land to the east of Station Road	Managed Release 9th (2011), Housing Allocation MID2, Land bid 891,	94	87
Northern	Middleton on the Wolds4	Land off Beverley Road	Managed Release 9th (2011), Housing Allocation MID4, Land bid 400.	17	17
Northern	Middleton on the Wolds5	Former Chalk Pit	Managed Release 9th (2011), Housing Allocation MID3, NLU 152	13	13
Northern	Middleton on the Wolds9			9	0
Northern	Nafferton8	Land south of Westend Falls	Managed Release 9th (2011), Housing Allocation NAFF3, Land bid 969,	30	30
Northern	Wetwang5	Land at Walnut Tree Farm & Glebe Farm	Managed Release 9th (2011), Housing Allocation WET2. Land bid 1325.	26	26
Northern	Wilberfoss7	Land west of Stone Bridge Drive	Managed Release 9th (2011), Housing Allocation WILB2	17	17
Northern	Market Weighton9	Land north of Holme Road	Managed Release (6th, 2008), Housing Allocation MARK11.	244	175
<b>TOTAL</b>				<b>611</b>	<b>526</b>
<b>TOTAL – 15% NON IMPLEMENTATION</b>					<b>447</b>
Central	Beverley3	Land at Kitchen Lane	Managed Release (6th, 2008), Housing Allocation H1aa.	16	0
Central	Beverley9	Land between Queensgate and Victoria Road	Managed Release (6th, 2008), Housing Allocation H1ac, Land bids 1382.	14	14
Central	Cottingham30	Land south of Longmans lane	Managed Release (6th, 2008), Housing Allocation H1ap	13	13
Central	Elloughton cum Brough8	Land at Ings lane	Managed Release (6th, 2008), Employment Allocation IN2(b), Land bids 836, 1020, 681, 1408. NLU 167, Mixed use.	850	290
Central	Hedon10	Land south of Haven Road	Housing Allocation HED1f	16	16
Central	Hedon13	Land to rear of Co-Op Supermarket	Employment Allocation HED8. Land bid 1458	167	83
Central	Hedon17	Old scrap yard at Haven Basin Road	Housing Allocation HED1f	85	85
Central	Hessle28			2	2
Central	Leconfield1	Land off Harthill Avenue	Housing Allocation H1ee, Land bid 1028, 1120	51	51
Central	South Cave16	Land north of Middle Garth Drive	Housing Allocation H1dj. Land bid 1170, 700	64	64
Central	Willerby11	Land Off The Parkway	Housing Allocation H1ay	17	17
	Bransburton2			15	15
Central	Brandesburton8	Land east of Field House Stockwell	Managed Release 9th (2011), Housing Allocation BR3,	3	3

Stage 2 – Assessment of Housing Land Supply

JSP Sub Area	SHLAA ID	Location	Reason Considered	Net Capacity	ERYC Consider Deliverable 2011-2016
		Lane			
Central	Keyingham10	Land east of Boyes Lane	Managed Release 9th (2011), Housing Allocation KEY 2,	129	87
Central	Keyingham6	Land south of Ottringham Road	Managed Release 9th (2011), Housing Allocation KEY 3,	59	59
Central	Keyingham7	Land east of Saltaugh	Managed Release 9th (2011), Housing Allocation KEY 3,	44	44
Central	Keyingham8	Land south of Compton Drive,	Managed Release 9th (2011), Housing Allocation KEY2	14	14
Central	Leven2	Land to the west of Mill lane	Managed Release 9th (2011), Housing Allocation H1ek, Land bid 392.	48	48
Central	Skirlaugh5	Land to the North of Benningholme Lane, Skirlaugh	Managed Release 9th (2011), Housing Allocation SK2, Land bid 918,	158	87
Central	North Cave6	Land east and north of Fountains Way	Housing Allocation S26a, Land bid 250	74	0
Central	South Cave11	Land north west of the Stray estate	Managed Release 9th (2011), Housing Allocation H1dj, Land bid 698, 1171	27	27
Central	South Cave12	Land north east of the Stray estate	Managed Release 9th (2011), Housing Allocation H1dj, Land bid 740	14	14
<b>TOTAL</b>				<b>1880</b>	<b>1033</b>
<b>TOTAL – 15% NON IMPLEMENTATION</b>					<b>878</b>
Eastern	Aldbrough3	Land north of North Street	Housing Allocation ALD1, NLU D 254	20	20
Eastern	Bridlington12	Land north of Darwin Road	Housing Allocation BRID8, Land bids 835, 1340.	86	86
Eastern	Bridlington6	Land north of Easton Road	Managed Release (6th, 2008), Housing Allocation BRID10, Land bids 815, 833, 689, 696, 1337.	457	263
Eastern	Hornsea2	Land to the rear of Water Works House, Atwick Road	Housing Allocation HRN2. Land bid 1105, 1280	103	88
Eastern	Beeford11	Land South of 37-39 Main Street	Managed Release 9th (2011), Housing Allocation BEE2, NLU D 224	3	3
Eastern	Easington3	Land of Blacksmiths corner (south)	Managed Release 9th (2011), Housing Allocation EAS1b. Land bid 1116. 1510.	54	54
Eastern	Easington4	Land north of Seaside Road	Managed Release 9th (2011), Housing Allocation EAS1a	38	38
Eastern	Flamborough11	Land south of Hartendale Close	Managed Release 9th (2011), Housing Allocation FLAM3	12	12
Eastern	Flamborough6	Land West of Craike Wells	Managed Release 9th (2011), Housing Allocation FLAM1	44	44
Eastern	Hornsea12	Burton Road	Managed Release 9th (2011), Housing Allocation HRN3. Land bid 1220	200	175
Eastern	Hornsea8	Reed Carr Farm, Hornsea Burton Road	Managed Release 9th (2011), Housing Allocation HRN1d. Land bid 978	129	87
Eastern	Patrington1	Proposal at Westgate, Patrington	Managed Release 9th (2011), Housing Allocation PAT1a, Land bid 954, 1057, 1654	49	49
Eastern	Patrington2	Proposals at Northside and Hollym Road, Patrington	Managed Release 9th (2011), Housing Allocation PAT1b, Land bid 849, 1058. NLU D site 163,	58	58
Eastern	Skipsea5	Land east of Rosedale	Managed Release 9th (2011), Housing Allocation SKIP2	53	53
Eastern	Skipsea6	Land south of Hornsea Road	Managed Release 9th (2011), Housing Allocation SKIP1, Land bid 228.	44	44
<b>TOTAL</b>				<b>1110</b>	<b>840</b>
<b>TOTAL – 15% NON IMPLEMENTATION</b>					
Western	Eastrington11	Land west of Station Road	Managed Release 9th (2011), Housing Allocation S12b	7	7

Stage 2 – Assessment of Housing Land Supply

JSP Sub Area	SHLAA ID	Location	Reason Considered	Net Capacity	ERYC Consider Deliverable 2011-2016
Western	Goole16	Land south of Balk Lane	Managed Release 9th (2011), Housing Allocation S35a	41	41
Western	Goole17	Land south of Willow Drive	Managed Release 9th (2011), Housing Allocation S35c	66	66
Western	Howden22	Land East of 67-69 Hailgate	Managed Release 9th (2011), Housing Allocation RC10,	28	28
Western	Gilberdyke11	Land to the rear of the Railway Hotel	Managed Release (6th, 2008), Housing Allocation S15d, Land bid 532 & 1291.	17	17
Western	Gilberdyke17	Land south of Birch Close.	Managed Release (6th, 2008), Housing Allocation S15c	5	5
Western	Goole11	Land North Of Coniston Way	Managed Release (4th, 2006), Housing Allocation S16e	115	83
Western	Goole13	Land North of Mill Hill	Managed Release (4th, 2006), Housing Allocation S16f	118	83
Western	Goole18	Land east of Percy Street.	Managed Release (3rd, 2005), Housing Allocation S16k	99	87
Western	Goole27	Land North of Kingsway Primary School	Managed Release (4th, 2006), Housing Allocation S16g	34	34
Western	Goole8	Land east of Butterbur Drive	Managed Release (5th,2007), Housing Allocation (4th, 2006) S16b, Land bid 1008.	108	108
Western	Goole9	Land North of Thorntree Lane	Managed Release (5th,2007), Housing Allocation (4th, 2006) S16d, Land bid 1007.	53	53
Western	Howden1	Land North of Shelford Avenue and West of Station Road (Northern Portion)	Managed Release (5th,2007), Housing Allocation S22a, Land bid 1440	454	395
Western	Howden4	Land South of 17-21 Hull Road	Managed Release (3rd, 2005), Housing Allocation S22f.	17	17
Western	Howden5	Land at Gas House Lane (S22G)	Managed Release (3rd, 2005), Housing Allocation S22g.	12	12
Western	Howden11	Land at a depot on Hailgate		41	41
Western	Newport2	Land south of Southfields	Managed Release (6th, 2008), Housing Allocation S25e	60	60
Western	Newport3	Land south of Teal Road	Managed Release (6th, 2008), Housing Allocation S25a	113	83
Western	Newport4	Land at Canal Side West	Managed Release (6th, 2008), Housing Allocation S25b	23	23
Western	Rawcliffe10	Land between High Street and Riverside	Managed Release (6th, 2008), Housing Allocation S30a	35	35
Western	Rawcliffe12	Land west of Boynton Lane		1	1
<b>TOTAL</b>				<b>1245</b>	<b>1076</b>
<b>TOTAL – 15% NON IMPLEMENTATION</b>					
<b>TOTAL</b>				<b>4499</b>	<b>3463</b>
<b>TOTAL – 15% NON IMPLEMENTATION</b>					

**Table 5.6 – All Managed Release Sites and the Council’s Assessment of Deliverability**

***Allocation Sites with planning permission***

5.21 Seven managed release sites have been granted planning permission since 1st April 2010 and are still included within Table 5.6. This is “double counting” the supply from these sites as they would have been included in those sites benefiting from planning permission. Therefore the anticipated supply from the following sites have been discounted from the BW Assessment of managed release sites:

- Central Sub Area:
  - Drifffield6 – 83 dwellings
  - Market Weighton 8 – 32 dwellings
- Western Sub Area:
  - Howden22 – 28 dwellings
  - Goole 8 – 60 dwellings
  - Goole 11 – 87 dwellings
  - Goole 27 – 34 dwellings
  - Newport 2 – 60 dwellings.

***Commentary on allocation sites not benefiting from planning permission***

5.22 Appendix C presents Barton Willmores more detailed assessment of those allocations released by the Council and provides a commentary on the deliverability of each individual site.

5.23 However, it is considered there is a need for further detailed explanation on the following sites, given the significant discrepancies between the Council’s and Barton Willmore’s assessment on their respective deliverability:

- Central Sub Area
  - Market Weighton 9
  - Elloughton cum Brough8
- Eastern Sub Area
  - Bridlington6

**Market Weighton 9**

- 5.24 The site was released by the Council as part of its managed release policy in 2008. A hybrid application planning application (Reference: 07/07222/STPLF) was submitted in 2007 for:

***Outline application for the erection of up to 325 dwellings (all matters reserved), Full application for a health and social care centre and change of use from agricultural land to public open space following demolition of existing dwellings (amended description)***

- 5.25 The application was reported to plans panel on the 18th March 2010 and the officer recommendation was to defer the application for the following:

*(a) Receipt of outstanding consultation replies*

*(b) The completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure play space contribution and transfer.*

*On receipt of the outstanding consultation replies raising no new issues, and upon the satisfactory completion of the legal agreement, the Director of Planning and Economic Regeneration be authorised to **APPROVE** the application subject to the following conditions.*

- 5.26 We understand from case officer (Susan Hunt) that the applicant is still negotiating the S106 Agreement, with the main outstanding issue being the contribution towards the roundabout.

- 5.27 We note that there are a total of 49 planning conditions attached to the recommendation, of which conditions 30 to 41 (inclusive) are specific to the outline residential element of the application. Of particular note is condition 36 which states that:

*36. No development shall be commenced until the Holme Road junction with the A1079 has been improved by the construction and completion of a roundabout junction in accordance with design, engineering and safety audit details to be submitted to and approved in writing by the Local Planning Authority.*



*This condition is imposed because it is considered that the existing public highway is inadequate at present to safely accommodate the traffic which the development is likely to generate. However, it is considered that the development can be allowed to proceed if the road is first improved.*

5.28 Therefore, the Council's methodology for assessing the delivery of housing proposals is broadly acceptable, there is a need to take into consideration site specific issues, which would impact the delivery of housing. In the case of Market Weighton 9, there are a range of issues impacting on the delivery of housing, namely:

- Timescales for signing S106 which as of September 2011 had not been signed;
- Timescales for the improvements of the Holme Road Junction (see condition 36 above)
- Lead in times for the reserved matters application

5.29 The case officer report states that Barratt Homes are *no longer being contractually involved* and we understand that there is no longer any specific developer interest in this site. This therefore leads to further uncertainties regarding the deliverability of this proposal. Therefore based on the most upto date information, we believe that this site is only likely to deliver around 30 dwellings between 2011 to 2016.

#### ***Bridlington 6 – Land north of Easton Road***

5.30 This site was released in 2008, however to date no planning application has been submitted. It is also understood that the site is within multiple ownership, and whilst the SHLAA states that the owners are "willing to sell", there is no evidence of developer interest in this site.

5.31 Therefore given the size and scale of the site, it is reasonable to assume that an outline application would initially be submitted. Therefore, on the basis of a 2.5 year lead in from April 2011, development is unlikely to commence until around September 2013. Therefore on the basis one developer taking forward the first phase of this site and using the Council's build out rate for 2013/14 onwards, we conclude that the site could deliver the following upto 2015/16:

- 2013/14 – 17 dwellings
- 2014/15 – 35 dwellings

- 2015/16 – 35 dwellings

5.32 Therefore, it is considered that 87 dwellings could be delivered on this site between 2011 – 2016.

***Elloughton cum Brough 8***

5.33 We understand that an outline planning application, with all matters reserved was submitted on the 1st September 2011, and was subsequently validated on the 14th September 2011 for the following development proposal:

***11/04104/STOUTE | Outline - Erection of mixed use redevelopment comprising residential (Use Class C3) (circa 800 units); business (B1, B2 & B8); food and non-food retail (A1) (including foodstore circa 3250 sqm gross); food and drink (A3 & A4); hotel (C1); residential care home (C2); healthcare (D1) and leisure (D2) uses along with car showroom and petrol filling station and incorporating associated new access (to include construction of Phase 3 of the Brough Relief Road), transport interchange and rail station parking, associated infrastructure and landscaping works (All matters reserved) |***

5.34 The application was submitted on behalf of Horncastle PLC and Redrow Homes. We also understand that the application was accompanied by an Environmental Impact Assessment. The statutory determination period is 16 weeks, however given the size, scale and complexity of the proposal, and based on our experience it is reasonable to assume that this application would take around 9 months to reach a recommendation for approval.

5.35 The planning supporting statement also refers to the need to submit draft Section 106 heads of terms in respect of the following issues:

- Provision of affordable housing;
- Education contributions;
- Greenspace provision – informal and formal;
- Ecological mitigation;
- Off site highway works; and
- Transport interchange provision / dialogue with operators.

- 5.36 A further issue which is likely to impact on the rate of delivery of this site, relates to planning application reference 10/04156/STPLFE for the:

***Construction of Brough Relief Road (Phase 2) including provision of a new bridge over the railway line, roundabout, temporary haul route off Skillings Lane and ancillary works***

- 5.37 This application was approved on the 7th February 2011 and includes 17 conditions, of which six are pre-commencement conditions. Although the case officer report states that the applicant (East Riding of Yorkshire Council) state that works are anticipated to begin in March 2011, we are not aware of any pre-commencement conditions being formally discharged.
- 5.38 It is also noted that there is a need to reach agreement with Network Rail regarding the timescales for installing the bridge. To date we are not aware of any detailed design proposals being approved for the bridge by the Council. It is our experience that there is a need for a significant lead in time to access Network Rail land. Therefore taking into consideration the outstanding issues, it is unlikely that this application would be completed until early 2013.
- 5.39 It is understood that the outline application by Redrow would require the phase 3 of the Brough Relief Road open and operational, prior to commencement of development for any housing.
- 5.40 Therefore it is anticipated the following timescales are a more realistic timetable for the delivery of housing at this site.

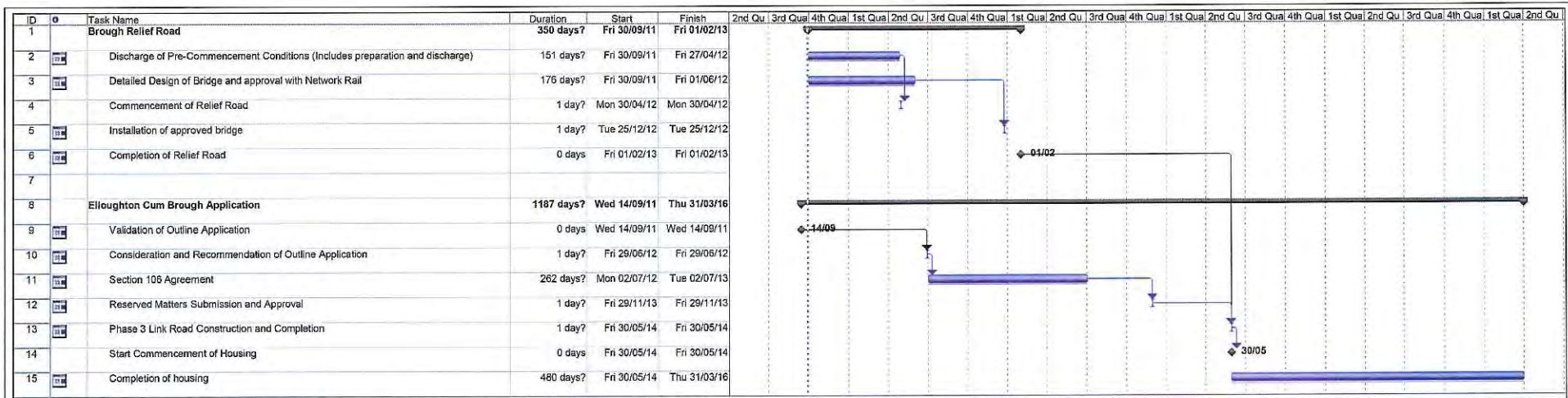


Figure 5.1 – Timetable for Delivery of Elloughton Cum Brough 8

- 5.41 Taking into consideration the above programme, and with one housebuilder delivering 35 dwellings per year from June 2014, this site would deliver 62 dwellings.

**Overview of deliverability of Managed Release Allocations**

- 5.42 Table 5.7 below provides a summary of this assessment, which takes into consideration the following:

Stage 2 – Assessment of Housing Land Supply

JSP Sub Area	SHLAA ID	ERYC Consider Deliverable 2011-2016	BW Assessment 2011-2016
Northern	Bubwith4	33	0
Northern	Bubwith5	10	0
Northern	Hutton Cranswick7	50	50
Northern	Market Weighton23	17	0
Northern	Market Weighton4	35	0
Northern	Market Weighton6	45	45
Northern	Middleton on the Wolds2	81	81
Northern	Middleton on the Wolds4	19	19
Northern	Middleton on the Wolds5	12	12
Northern	Nafferton8	34	34
Northern	Wetwang5	30	30
Northern	Wilberfoss7	19	19
Northern	Driffield6	83	0
Northern	Market Weighton8	32	0
Northern	Market Weighton9	175	30
<b>TOTAL</b>		<b>675</b>	<b>320– 15% non implementation = 272</b>
Central	Beverley3	15	15
Central	Beverley9	13	13
Central	Cottingham30	13	13
Central	Elloughton cum Brough8	263	62
Central	Hedon10	18	18
Central	Hedon13	87	30
Central	Leconfield1	44	44
Central	South Cave16	55	55
Central	Willerby11	19	19
Central	Brandesburton8	7	0
Central	Keyingham10	87	0
Central	Keyingham6	51	0
Central	Keyingham7	50	0
Central	Keyingham8	16	0
Central	Leven2	0	0
Central	Skirlaugh5	87	87
Central	South Cave11	31	31
Central	South Cave12	16	16
<b>TOTAL</b>		<b>872</b>	<b>403– 15% non implementation = 343</b>

Stage 2 – Assessment of Housing Land Supply

JSP Sub Area	SHLAA ID	ERYC Consider Deliverable 2011-2016	BW Assessment 2011-2016
Eastern	Bridlington12	64	64
Eastern	Bridlington6	175	87
Eastern	Hornsea2	87	87
Eastern	Beeford11	7	7
Eastern	Easington3	47	47
Eastern	Easington4	43	43
Eastern	Flamborough11	12	12
Eastern	Flamborough6	44	44
Eastern	Hornsea12	87	87
Eastern	Hornsea8	87	87
Eastern	Patrinton1	42	42
Eastern	Patrinton2	50	50
Eastern	Skipsea5	46	46
Eastern	Skipsea6	49	0
<b>TOTAL</b>		<b>840</b>	<b>703 – 15% non implementation = 594</b>
Western	Eastrington11	7	7
Western	Goole16	41	41
Western	Goole17	66	66
Western	Howden22	28	0
Western	Gilberdyke11	20	0
Western	Gilberdyke17	6	0
Western	Goole11	87	0
Western	Goole13	85	0
Western	Goole18	87	60
Western	Goole27	34	0
Western	Goole8	66	0
Western	Goole9	40	40
Western	Howden1	263	83
Western	Howden4	19	19
Western	Howden5	14	14
Western	Newport2	60	0
Western	Newport3	87	0
Western	Newport4	26	0
Western	Rawcliffe10	40	0
<b>TOTAL</b>		<b>1076</b>	<b>330 – 15% non implementation = 281</b>

JSP Sub Area	SHLAA ID	ERYC Consider Deliverable 2011-2016	BW Assessment 2011-2016
<b>OVERALL TOTAL</b>		<b>3463</b>	<b>1756 – 15% non implementation = 1493 dwellings</b>

**Table 5.7 – Barton Willmore overview of the deliverability assessment of released allocations**



5.43 Following the Council’s relaxation of its managed release policy, this assessment has identified that it is reasonable to assume that **1493 dwellings** could be delivered between 2011 to 2016 in the whole of the ERYC area. Within the Central Sub Area this equates to **343 dwellings**.

**Assessment of Brownfield Allocations**

5.44 Barton Willmore notes that the Council has included a total of four brownfield allocations within its supply. However, it is not clear what the additional site is. Therefore, this assessment only considers the deliverability of the three known brownfield allocations, which are as follows:

Sub Area	Deliverable from 2011 - 2016
Central	89
Eastern	12
<b>TOTAL</b>	<b>101</b>

**Table 5.8 – Brownfield Allocations deliverable in 2011 - 2016**

5.45 This assessment shows that **101 dwellings** could be delivered in the East Riding from 2011 – 2016

*Allowance for non implementation*

5.46 As agreed at the East Riding allows for 15% for non-implementation in the first 5 years. Therefore as a result this is as follows:

- ERYC: 101 – 10 (15% of total figure) = **86**; and
- Central Sub Area: 89-9 (15% of total figure) = **76**.

## 6.0 Stage 3 - Overview of Housing Land Supply Assessment

### Summary of the East Riding's Housing Land Supply

- 6.1 Table 6.1 considers the housing land supply against both residual requirement scenarios, presented in Section 3 of this report. For the avoidance of doubt, "scenario 1" is the Council's preferred approach by averaging out the shortfall in delivery of housing between 2004-11 over the remainder of the plan period. Scenario 2 is Barton Willmore's approach by addressing the shortfall in the 2011 to 2016 period.

	Scenario 1	Scenario 2
East Riding Residual Housing Requirements	6071	6713
Contribution from Existing Planning Permissions	2963	2963
Contribution from released allocations	1493	1493
Contribution from Brownfield allocations	86	86
Total 'Deliverable' Housing Land Supply	4542	4542
<b>Total Years of Housing Land Supply (Housing Land Supply / Residual Requirement * 5)</b>	<b>3.74</b>	<b>3.38</b>

**Table 6.1 – Overview of ERYC 5 year land supply**

- 6.5 Overall Table 6.1 shows that at best the East Riding has a **3.74 year supply**. It is noted that a significant proportion of East Riding's supply are from managed release sites. We note that in the case of Hedon13 and Elloughton cum Brough8, these are employment allocations and there is no policy framework for their release in advance of the emerging LDF. Nevertheless for the purposes of the assessment these have been considered under their relative deliverability from 2011 – 2016.
- 6.6 We also note that a number of sites were released in 2005 and 2006, and as yet have not been brought forward for development. Furthermore as we have already identified above, a number of sites fall partially or wholly within flood zone 3. Therefore there is a need for these sites to meet the requirements of PPS25.

### Summary of the Central Sub Areas Housing Land Supply

- 6.7 This assessment has identified that East Riding's Central Sub-Area's deliverable supply consists of 1126 dwellings from outstanding planning permissions and 80 dwellings from remaining brownfield allocations.

- 6.8 For the purpose of this assessment we have also identified that 366 dwellings could be delivered in this period from the Council’s proposed additional housing sites, through their managed release policy.
- 6.9 The table below compares the results of this assessment against the identified East Riding’s housing land requirement for the Central Sub Area of 400 dwellings per annum over the period 2011 to 2016:

<b>Central Sub Area 5-Year ‘Deliverable’ Land Supply 2011 to 2016</b>	
Central Sub Area Housing Land Requirements (400 x 5)	2000
Contribution from Existing Planning Permissions	1126
Contribution from Brownfield allocations	80
Contribution from released allocations	343
Total ‘Deliverable’ Housing Land Supply	1549
<b>Total Years of Housing Land Supply</b>	<b>3.86</b>

**Table 6.2 – Overview of Central Sub Area 5 year land supply**

- 6.10 Overall Table 6.2 shows that the Central Sub Area has a **3.86 years supply**. The immediate release of additional residential development sites is therefore required now in order to reconcile the current identified 426 dwelling deficit.

## 7.0 Conclusion

- 7.1 The site at Woodhall Way, Beverley is located within the 'Open Countryside' and any proposed residential development at the site would not be in accordance with the current Development Plan. Therefore, in order to meet the requirements of Section 38(6) of the Planning Act 2004 we would be required to identify material considerations which indicate that a departure from the Development Plan can be justified.

### The Councils Position

- 7.2 The Council has already identified that it does not have a five year housing land supply, a position also acknowledged by CLG. In order to "top up" its known supply, the Council has released all of its remaining allocations through their "managed release" strategy.

### Assessment Findings

- 7.3 Barton Willmore's approach is to understand and analyse both the "known supply" and take into consideration the managed release strategy.
- 7.4 This assessment has identified that in respect of the current housing land supply for East Riding and also the Central Sub-Area, we have established that the LPA are presently **unable to demonstrate** that there is a 5 year supply of deliverable housing land to meet the identified housing land requirements.
- 7.5 The key findings are as follows:
- East Riding Supply = **3.38 - 3.74 years supply**; and
  - Central Sub Area = **3.86 years supply**.

### What does this mean?

- 7.6 Paragraph 71 of PPS3 states that:

**"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Plan Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning**

**applications for housing, having regard to the policies in this PPS including the considerations of paragraph 69.”**

- 7.7 PPS3 states that once it is demonstrated that there is not currently a 5 year supply of deliverable housing land, in order to meet the guidance of PPS3 the development proposals would be required to comply with the criteria set out within Paragraph 69 of PPS3. The Planning Supporting Statement sets out the justification in accordance with paragraph 69 of PPS3.
- 7.8 Overall it is considered given that this report has demonstrated that the East Riding as a whole and the Central Sub Area does not have a 5 year supply of deliverable housing sites, and its development would be in accordance with paragraph 69 of PPS3, the application at Woodhall Way, Beverley should be granted outline planning permission.

**Appendix A**  
**List of SHLAA 2011 sites not appraised**

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
1	Central	Anlaby	Anlaby1	Potential Site	69	Stage 2a
2	Central	Anlaby	Anlaby12	Potential Site	428	Stage 2a
3	Central	Anlaby	Anlaby14	Potential Site	684	Stage 2a
4	Central	Anlaby	Anlaby2	Potential Site	177	Stage 2a
5	Central	Anlaby	Anlaby3	Potential Site	86	Stage 2a
6	Central	Anlaby	Anlaby4	Potential Site	92	Stage 2a
7	Central	Anlaby	Anlaby5	Potential Site	270	Stage 2a
8	Central	Anlaby	Anlaby6	Potential Site	119	Stage 2a
9	Central	Anlaby	Anlaby7	Potential Site	267	Stage 2a
10	Central	Anlaby	Anlaby8	Potential Site	101	Stage 2a
11	Central	Anlaby	Anlaby9	Potential Site	46	Stage 2a
12	Central	Beverley	Beverley10	Potential Site	73	Stage 2a
13	Central	Beverley	Beverley11	Potential Site	164	Stage 2a
14	Central	Beverley	Beverley12	Potential Site	83	Stage 2a
15	Central	Beverley	Beverley13	Potential Site	86	Stage 2a
16	Central	Beverley	Beverley14	Potential Site	189	Stage 2a
17	Central	Beverley	Beverley15	Potential Site	300	Stage 2a
18	Central	Beverley	Beverley16	Potential Site	45	Stage 2a
19	Central	Beverley	Beverley17	Potential Site	164	Stage 2a
20	Central	Beverley	Beverley18	Potential Site	69	Stage 2a
21	Central	Beverley	Beverley19	Potential Site	661	Stage 2a
22	Central	Beverley	Beverley20	Potential Site	244	Stage 2a
23	Central	Beverley	Beverley21	Potential Site	373	Stage 2a
24	Central	Beverley	Beverley25	Potential Site	25	Stage 2a
25	Central	Beverley	Beverley26	Potential Site	25	Stage 2a
26	Central	Beverley	Beverley28	Potential Site	24	Stage 2a
27	Central	Beverley	Beverley31	Potential Site	10	Stage 2a
28	Central	Beverley	Beverley32	Potential Site	425	Stage 2a
29	Central	Beverley	Beverley36	Potential Site	26	Stage 2a
30	Central	Beverley	Beverley39	Potential Site	275	Stage 2a
31	Central	Beverley	Beverley4	Potential Site	169	Stage 2a
32	Central	Beverley	Beverley40	Potential Site	784	Stage 2a
33	Central	Beverley	Beverley5	Potential Site	154	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
34	Central	Beverley	Beverley6	Potential Site	109	Stage 2a
35	Central	Beverley	Beverley7	Potential Site	90	Stage 2a
36	Central	Beverley	Beverley8	Potential Site	44	Stage 2a
37	Central	Brandesburton	Brandesburton1	Potential Site	9	Stage 2a
38	Central	Brandesburton	Brandesburton10	Potential Site	23	Stage 2a
39	Central	Brandesburton	Brandesburton11	Potential Site	54	Stage 2a
40	Central	Brandesburton	Brandesburton3	Potential Site	38	Stage 2a
41	Central	Brandesburton	Brandesburton4	Potential Site	49	Stage 2a
42	Central	Brandesburton	Brandesburton5	Potential Site	52	Stage 2a
43	Central	Brandesburton	Brandesburton9	Potential Site	55	Stage 2a
44	Central	Cottingham	Cottingham1	Potential Site	238	Stage 2a
45	Central	Cottingham	Cottingham10	Potential Site	96	Stage 2a
46	Central	Cottingham	Cottingham12	Potential Site	472	Stage 2a
47	Central	Cottingham	Cottingham13	Potential Site	104	Stage 2a
48	Central	Cottingham	Cottingham14	Potential Site	322	Stage 2a
49	Central	Cottingham	Cottingham15	Potential Site	6	Stage 2a
50	Central	Cottingham	Cottingham16	Potential Site	53	Stage 2a
51	Central	Cottingham	Cottingham18	Potential Site	18	Stage 2a
52	Central	Cottingham	Cottingham19	Potential Site	136	Stage 2a
53	Central	Cottingham	Cottingham2	Potential Site	218	Stage 2a
54	Central	Cottingham	Cottingham3	Potential Site	23	Stage 2a
55	Central	Cottingham	Cottingham31	Potential Site	43	Stage 2a
56	Central	Cottingham	Cottingham33	Potential Site	11	Stage 2a
57	Central	Cottingham	Cottingham4	Potential Site	495	Stage 2a
58	Central	Cottingham	Cottingham5	Potential Site	610	Stage 2a
59	Central	Cottingham	Cottingham7	Potential Site	733	Stage 2a
60	Central	Cottingham	Cottingham8	Potential Site	310	Stage 2a
61	Central	Cottingham	Cottingham9	Potential Site	115	Stage 2a
62	Central	Elloughton Cum Brough	Elloughton cum Brough1	Potential Site	343	Stage 2a
63	Central	Elloughton Cum Brough	Elloughton cum Brough12	Potential Site	131	Stage 2a
64	Central	Elloughton Cum Brough	Elloughton cum Brough2	Potential Site	57	Stage 2a
65	Central	Elloughton Cum Brough	Elloughton cum Brough26	Potential Site	35	Stage 2a
66	Central	Elloughton Cum Brough	Elloughton cum Brough3	Potential Site	114	Stage 2a



Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
67	Central	Elloughton Cum Brough	Elloughton cum Brough4	Potential Site	114	Stage 2a
68	Central	Elloughton Cum Brough	Elloughton cum Brough5	Potential Site	59	Stage 2a
69	Central	Elloughton Cum Brough	Elloughton cum Brough6	Potential Site	226	Stage 2a
70	Central	Hedon	Hedon11	Potential Site	13	Stage 2a
71	Central	Hedon	Hedon12	Potential Site	84	Stage 2a
72	Central	Hedon	Hedon2	Potential Site	37	Stage 2a
73	Central	Hedon	Hedon3	Potential Site	14	Stage 2a
74	Central	Hedon	Hedon4	Potential Site	14	Stage 2a
75	Central	Hedon	Hedon5	Potential Site	45	Stage 2a
76	Central	Hedon	Hedon6	Potential Site	86	Stage 2a
77	Central	Hedon	Hedon7	Potential Site	230	Stage 2a
78	Central	Hedon	Hedon8	Potential Site	66	Stage 2a
79	Central	Hedon	Hedon9	Potential Site	359	Stage 2a
80	Central	Hessle	Hessle10	Potential Site	66	Stage 2a
81	Central	Hessle	Hessle21	Potential Site	22	Stage 2a
82	Central	Hessle	Hessle23	Potential Site	42	Stage 2a
83	Central	Hessle	Hessle3	Potential Site	44	Stage 2a
84	Central	Hessle	Hessle4	Potential Site	31	Stage 2a
85	Central	Hessle	Hessle5	Potential Site	228	Stage 2a
86	Central	Hessle	Hessle6	Potential Site	363	Stage 2a
87	Central	Hessle	Hessle7	Potential Site	246	Stage 2a
88	Central	Hessle	Hessle8	Potential Site	166	Stage 2a
89	Central	Hessle	Hessle9	Potential Site	55	Stage 2a
90	Central	Hull	Hull1	Potential Site	1094	Stage 2a
91	Central	Hull	Hull2	Potential Site	560	Stage 2a
92	Central	Hull	Hull3	Potential Site	499	Stage 2a
93	Central	Hull	Hull4	Potential Site	118	Stage 2a
94	Central	Hull	Hull5	Potential Site	1010	Stage 2a
95	Central	Keyingham	Keyingham1	Potential Site	22	Stage 2a
96	Central	Keyingham	Keyingham12	Potential Site	62	Stage 2a
97	Central	Keyingham	Keyingham2	Potential Site	48	Stage 2a
98	Central	Keyingham	Keyingham3	Potential Site	72	Stage 2a
99	Central	Keyingham	Keyingham4	Potential Site	64	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
100	Central	Kirk Ella	Kirk Ella1	Potential Site	62	Stage 2a
101	Central	Kirk Ella	Kirk Ella2	Potential Site	19	Stage 2a
102	Central	Leven	Leven1	Potential Site	48	Stage 2a
103	Central	Leven	Leven10	Potential Site	22	Stage 2a
104	Central	Leven	Leven11	Potential Site	10	Stage 2a
105	Central	Leven	Leven12	Potential Site	44	Stage 2a
106	Central	Leven	Leven13	Potential Site	76	Stage 2a
107	Central	Leven	Leven14	Potential Site	29	Stage 2a
108	Central	Leven	Leven15	Potential Site	242	Stage 2a
109	Central	Leven	Leven3	Potential Site	9	Stage 2a
110	Central	Leven	Leven4	Potential Site	31	Stage 2a
111	Central	Leven	Leven5	Potential Site	42	Stage 2a
112	Central	Leven	Leven6	Potential Site	14	Stage 2a
113	Central	Leven	Leven7	Potential Site	22	Stage 2a
114	Central	Leven	Leven8	Potential Site	45	Stage 2a
115	Central	Leven	Leven9	Potential Site	11	Stage 2a
116	Central	North Cave	North Cave1	Potential Site	78	Stage 2a
117	Central	North Cave	North Cave10	Potential Site	39	Stage 2a
118	Central	North Cave	North Cave2	Potential Site	13	Stage 2a
119	Central	North Cave	North Cave3	Potential Site	8	Stage 2a
120	Central	North Cave	North Cave4	Potential Site	101	Stage 2a
121	Central	North Cave	North Cave7	Potential Site	50	Stage 2a
122	Central	North Cave	North Cave8	Potential Site	20	Stage 2a
123	Central	North Cave	North Cave9	Potential Site	15	Stage 2a
124	Central	North Ferriby	North Ferriby1	Potential Site	11	Stage 2a
125	Central	North Ferriby	North Ferriby2	Potential Site	17	Stage 2a
126	Central	North Ferriby	North Ferriby3	Potential Site	203	Stage 2a
127	Central	North Ferriby	North Ferriby6	Potential Site	59	Stage 2a
128	Central	North Ferriby	North Ferriby8	Potential Site	26	Stage 2a
129	Central	Skirlaugh	Skirlaugh1	Potential Site	12	Stage 2a
130	Central	Skirlaugh	Skirlaugh2	Potential Site	158	Stage 2a
131	Central	Skirlaugh	Skirlaugh3	Potential Site	168	Stage 2a
132	Central	Skirlaugh	Skirlaugh4	Potential Site	24	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
133	Central	Skirraugh	Skirraugh6	Potential Site	155	Stage 2a
134	Central	South Cave	South Cave1	Potential Site	81	Stage 2a
135	Central	South Cave	South Cave10	Potential Site	42	Stage 2a
136	Central	South Cave	South Cave13	Potential Site	46	Stage 2a
137	Central	South Cave	South Cave14	Potential Site	35	Stage 2a
138	Central	South Cave	South Cave15	Potential Site	40	Stage 2a
139	Central	South Cave	South Cave18	Potential Site	157	Stage 2a
140	Central	South Cave	South Cave2	Potential Site	40	Stage 2a
141	Central	South Cave	South Cave3	Potential Site	29	Stage 2a
142	Central	South Cave	South Cave4	Potential Site	32	Stage 2a
143	Central	South Cave	South Cave5	Potential Site	77	Stage 2a
144	Central	South Cave	South Cave6	Potential Site	12	Stage 2a
145	Central	South Cave	South Cave7	Potential Site	13	Stage 2a
146	Central	South Cave	South Cave8	Potential Site	12	Stage 2a
147	Central	South Cave	South Cave9	Potential Site	47	Stage 2a
148	Central	Willberby	Willerby1	Potential Site	359	Stage 2a
149	Central	Willberby	Willerby10	Potential Site	21	Stage 2a
150	Central	Willberby	Willerby12	Potential Site	190	Stage 2a
151	Central	Willberby	Willerby15	Potential Site	314	Stage 2a
152	Central	Willberby	Willerby16	Potential Site	330	Stage 2a
153	Central	Willberby	Willerby2	Potential Site	502	Stage 2a
154	Central	Willberby	Willerby3	Potential Site	47	Stage 2a
155	Central	Willberby	Willerby4	Potential Site	37	Stage 2a
156	Central	Willberby	Willerby5	Potential Site	55	Stage 2a
157	Central	Willberby	Willerby6	Potential Site	333	Stage 2a
158	Central	Willberby	Willerby7	Potential Site	447	Stage 2a
159	Central	Willberby	Willerby8	Potential Site	300	Stage 2a
160	Central	Willberby	Willerby9	Potential Site	345	Stage 2a
161	Eastern	Aldbrough	Aldbrough1	Potential Site	40	Stage 2a
162	Eastern	Aldbrough	Aldbrough2	Potential Site	23	Stage 2a
163	Eastern	Aldbrough	Aldbrough6	Potential Site	8	Stage 2a
164	Eastern	Beeford	Beeford1	Potential Site	72	Stage 2a
165	Eastern	Beeford	Beeford2	Potential Site	31	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
166	Eastern	Beeford	Beeford3	Potential Site	13	Stage 2a
167	Eastern	Beeford	Beeford4	Potential Site	30	Stage 2a
168	Eastern	Beeford	Beeford5	Potential Site	9	Stage 2a
169	Eastern	Beeford	Beeford6	Potential Site	45	Stage 2a
170	Eastern	Beeford	Beeford7	Potential Site	8	Stage 2a
171	Eastern	Beeford	Beeford8	Potential Site	26	Stage 2a
172	Eastern	Beeford	Beeford9	Potential Site	21	Stage 2a
173	Eastern	Bridlington	Bridlington1	Potential Site	378	Stage 2a
174	Eastern	Bridlington	Bridlington10	Potential Site	105	Stage 2a
175	Eastern	Bridlington	Bridlington11	Potential Site	392	Stage 2a
176	Eastern	Bridlington	Bridlington13	Potential Site	744	Stage 2a
177	Eastern	Bridlington	Bridlington14	Potential Site	68	Stage 2a
178	Eastern	Bridlington	Bridlington15	Potential Site	218	Stage 2a
179	Eastern	Bridlington	Bridlington16	Potential Site	40	Stage 2a
180	Eastern	Bridlington	Bridlington18	Potential Site	46	Stage 2a
181	Eastern	Bridlington	Bridlington19	Potential Site	16	Stage 2a
182	Eastern	Bridlington	Bridlington2	Potential Site	85	Stage 2a
183	Eastern	Bridlington	Bridlington26	Potential Site	40	Stage 2a
184	Eastern	Bridlington	Bridlington3	Potential Site	320	Stage 2a
185	Eastern	Bridlington	Bridlington37	Potential Site	800	Stage 2a
186	Eastern	Bridlington	Bridlington4	Potential Site	151	Stage 2a
187	Eastern	Bridlington	Bridlington43	Potential Site	69	Stage 2a
188	Eastern	Bridlington	Bridlington44	Potential Site	74	Stage 2a
189	Eastern	Bridlington	Bridlington5	Potential Site	240	Stage 2a
190	Eastern	Bridlington	Bridlington7	Potential Site	245	Stage 2a
191	Eastern	Bridlington	Bridlington8	Potential Site	82	Stage 2a
192	Eastern	Bridlington	Bridlington9	Potential Site	205	Stage 2a
193	Eastern	Easington	Easington1	Potential Site	42	Stage 2a
194	Eastern	Easington	Easington6	Potential Site	15	Stage 2a
195	Eastern	Flamborough	Flamborough10	Potential Site	50	Stage 2a
196	Eastern	Flamborough	Flamborough12	Potential Site	93	Stage 2a
197	Eastern	Flamborough	Flamborough13	Potential Site	21	Stage 2a
198	Eastern	Flamborough	Flamborough14	Potential Site	13	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
199	Eastern	Flamborough	Flamborough7	Potential Site	49	Stage 2a
200	Eastern	Flamborough	Flamborough8	Potential Site	14	Stage 2a
201	Eastern	Flamborough	Flamborough9	Potential Site	101	Stage 2a
202	Eastern	Hornsea	Hornsea1	Potential Site	377	Stage 2a
203	Eastern	Hornsea	Hornsea10	Potential Site	124	Stage 2a
204	Eastern	Hornsea	Hornsea11	Potential Site	8	Stage 2a
205	Eastern	Hornsea	Hornsea13	Potential Site	52	Stage 2a
206	Eastern	Hornsea	Hornsea14	Potential Site	12	Stage 2a
207	Eastern	Hornsea	Hornsea21	Potential Site	85	Stage 2a
208	Eastern	Hornsea	Hornsea22	Potential Site	27	Stage 2a
209	Eastern	Hornsea	Hornsea23	Potential Site	9	Stage 2a
210	Eastern	Hornsea	Hornsea24	Potential Site	58	Stage 2a
211	Eastern	Hornsea	Hornsea25	Potential Site	346	Stage 2a
212	Eastern	Hornsea	Hornsea26	Potential Site	42	Stage 2a
213	Eastern	Hornsea	Hornsea27	Potential Site	19	Stage 2a
214	Eastern	Hornsea	Hornsea28	Potential Site	6	Stage 2a
215	Eastern	Hornsea	Hornsea3	Potential Site	40	Stage 2a
216	Eastern	Hornsea	Hornsea30	Potential Site	169	Stage 2a
217	Eastern	Hornsea	Hornsea4	Potential Site	227	Stage 2a
218	Eastern	Hornsea	Hornsea5	Potential Site	11	Stage 2a
219	Eastern	Hornsea	Hornsea6	Potential Site	10	Stage 2a
220	Eastern	Hornsea	Hornsea7	Potential Site	11	Stage 2a
221	Eastern	Hornsea	Hornsea9	Potential Site	79	Stage 2a
222	Eastern	Keyingham	Keyingham11	Potential Site	165	Stage 2a
223	Eastern	Keyingham	Keyingham14	Potential Site	130	Stage 2a
224	Eastern	Keyingham	Keyingham9	Potential Site	14	Stage 2a
225	Eastern	Patrington	Patrington3	Potential Site	68	Stage 2a
226	Eastern	Patrington	Patrington4	Potential Site	19	Stage 2a
227	Eastern	Patrington	Patrington8	Potential Site	18	Stage 2a
228	Eastern	Roos	Roos1	Potential Site	11	Stage 2a
229	Eastern	Roos	Roos2	Potential Site	58	Stage 2a
230	Eastern	Roos	Roos3	Potential Site	11	Stage 2a
231	Eastern	Roos	Roos4	Potential Site	21	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
232	Eastern	Roos	Roos5	Potential Site	44	Stage 2a
233	Eastern	Roos	Roos6	Potential Site	236	Stage 2a
234	Eastern	Skipsea	Skipsea1	Potential Site	25	Stage 2a
235	Eastern	Skipsea	Skipsea2	Potential Site	14	Stage 2a
236	Eastern	Skipsea	Skipsea3	Potential Site	51	Stage 2a
237	Eastern	Skipsea	Skipsea4	Potential Site	9	Stage 2a
238	Eastern	Withernsea	Withernsea3	Potential Site	73	Stage 2a
239	Eastern	Withernsea	Withernsea4	Potential Site	31	Stage 2a
240	Eastern	Withernsea	Withernsea5	Potential Site	101	Stage 2a
241	Northern	Alamein Barracks	Alamein Barracks1	Potential Site	26	Stage 2a
242	Northern	Alamein Barracks	Alamein Barracks2	Potential Site	216	Stage 2a
243	Northern	Alamein Barracks	Alamein Barracks3	Potential Site	699	Stage 2a
244	Northern	Bubwith	Bubwith1	Potential Site	90	Stage 2a
245	Northern	Bubwith	Bubwith2	Potential Site	49	Stage 2a
246	Northern	Bubwith	Bubwith3	Potential Site	19	Stage 2a
247	Northern	Bubwith	Bubwith6	Potential Site	8	Stage 2a
248	Northern	Driffield	Driffield1	Potential Site	135	Stage 2a
249	Northern	Driffield	Driffield10	Potential Site	145	Stage 2a
250	Northern	Driffield	Driffield11	Potential Site	13	Stage 2a
251	Northern	Driffield	Driffield12	Potential Site	15	Stage 2a
252	Northern	Driffield	Driffield13	Potential Site	12	Stage 2a
253	Northern	Driffield	Driffield14	Potential Site	82	Stage 2a
254	Northern	Driffield	Driffield15	Potential Site	117	Stage 2a
255	Northern	Driffield	Driffield16	Potential Site	113	Stage 2a
256	Northern	Driffield	Driffield17	Potential Site	21	Stage 2a
257	Northern	Driffield	Driffield18	Potential Site	57	Stage 2a
258	Northern	Driffield	Driffield19	Potential Site	6	Stage 2a
259	Northern	Driffield	Driffield2	Potential Site	168	Stage 2a
260	Northern	Driffield	Driffield21	Potential Site	62	Stage 2a
261	Northern	Driffield	Driffield24	Potential Site	9	Stage 2a
262	Northern	Driffield	Driffield29	Potential Site	260	Stage 2a
263	Northern	Driffield	Driffield3	Potential Site	238	Stage 2a
264	Northern	Driffield	Driffield39	Potential Site	22	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
265	Northern	Driffield	Driffield41	Potential Site	172	Stage 2a
266	Northern	Driffield	Driffield5	Potential Site	29	Stage 2a
267	Northern	Driffield	Driffield7	Potential Site	22	Stage 2a
268	Northern	Driffield	Driffield8	Potential Site	324	Stage 2a
269	Northern	Holme on Spalding Moor	Holme on Spalding Moor1	Potential Site	47	Stage 2a
270	Northern	Holme on Spalding Moor	Holme on Spalding Moor10	Potential Site	229	Stage 2a
271	Northern	Holme on Spalding Moor	Holme on Spalding Moor11	Potential Site	7	Stage 2a
272	Northern	Holme on Spalding Moor	Holme on Spalding Moor12	Potential Site	12	Stage 2a
273	Northern	Holme on Spalding Moor	Holme on Spalding Moor2	Potential Site	31	Stage 2a
274	Northern	Holme on Spalding Moor	Holme on Spalding Moor3	Potential Site	48	Stage 2a
275	Northern	Holme on Spalding Moor	Holme on Spalding Moor4	Potential Site	27	Stage 2a
276	Northern	Holme on Spalding Moor	Holme on Spalding Moor6	Potential Site	51	Stage 2a
277	Northern	Holme on Spalding Moor	Holme on Spalding Moor7	Potential Site	41	Stage 2a
278	Northern	Holme on Spalding Moor	Holme on Spalding Moor9	Potential Site	78	Stage 2a
279	Northern	Hutton Cranswick	Hutton Cranswick1	Potential Site	52	Stage 2a
280	Northern	Hutton Cranswick	Hutton Cranswick10	Potential Site	68	Stage 2a
281	Northern	Hutton Cranswick	Hutton Cranswick11	Potential Site	43	Stage 2a
282	Northern	Hutton Cranswick	Hutton Cranswick12	Potential Site	36	Stage 2a
283	Northern	Hutton Cranswick	Hutton Cranswick13	Potential Site	17	Stage 2a
284	Northern	Hutton Cranswick	Hutton Cranswick15	Potential Site	10	Stage 2a
285	Northern	Hutton Cranswick	Hutton Cranswick2	Potential Site	25	Stage 2a
286	Northern	Hutton Cranswick	Hutton Cranswick20	Potential Site	12	Stage 2a
287	Northern	Hutton Cranswick	Hutton Cranswick21	Potential Site	12	Stage 2a
288	Northern	Hutton Cranswick	Hutton Cranswick22	Potential Site	27	Stage 2a
289	Northern	Hutton Cranswick	Hutton Cranswick23	Potential Site	8	Stage 2a
290	Northern	Hutton Cranswick	Hutton Cranswick24	Potential Site	12	Stage 2a
291	Northern	Hutton Cranswick	Hutton Cranswick25	Potential Site	57	Stage 2a
292	Northern	Hutton Cranswick	Hutton Cranswick27	Potential Site	36	Stage 2a
293	Northern	Hutton Cranswick	Hutton Cranswick28	Potential Site	7	Stage 2a
294	Northern	Hutton Cranswick	Hutton Cranswick29	Potential Site	124	Stage 2a
295	Northern	Hutton Cranswick	Hutton Cranswick3	Potential Site	22	Stage 2a
296	Northern	Hutton Cranswick	Hutton Cranswick30	Potential Site	6	Stage 2a
297	Northern	Hutton Cranswick	Hutton Cranswick4	Potential Site	42	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
298	Northern	Hutton Cranswick	Hutton Cranswick5	Potential Site	12	Stage 2a
299	Northern	Hutton Cranswick	Hutton Cranswick6	Potential Site	48	Stage 2a
300	Northern	Hutton Cranswick	Hutton Cranswick8	Potential Site	48	Stage 2a
301	Northern	Hutton Cranswick	Hutton Cranswick9	Potential Site	13	Stage 2a
302	Northern	Kilham	Kilham10	Potential Site	13	Stage 2a
303	Northern	Kilham	Kilham11	Potential Site	44	Stage 2a
304	Northern	Kilham	Kilham2	Potential Site	73	Stage 2a
305	Northern	Kilham	Kilham3	Potential Site	12	Stage 2a
306	Northern	Kilham	Kilham4	Potential Site	10	Stage 2a
307	Northern	Kilham	Kilham5	Potential Site	19	Stage 2a
308	Northern	Kilham	Kilham6	Potential Site	45	Stage 2a
309	Northern	Kilham	Kilham7	Potential Site	44	Stage 2a
310	Northern	Kilham	Kilham8	Potential Site	32	Stage 2a
311	Northern	Kilham	Kilham9	Potential Site	35	Stage 2a
312	Northern	Market Weighton	Market Weighton1	Potential Site	142	Stage 2a
313	Northern	Market Weighton	Market Weighton10	Potential Site	117	Stage 2a
314	Northern	Market Weighton	Market Weighton12	Potential Site	109	Stage 2a
315	Northern	Market Weighton	Market Weighton13	Potential Site	235	Stage 2a
316	Northern	Market Weighton	Market Weighton14	Potential Site	52	Stage 2a
317	Northern	Market Weighton	Market Weighton16	Potential Site	55	Stage 2a
318	Northern	Market Weighton	Market Weighton17	Potential Site	51	Stage 2a
319	Northern	Market Weighton	Market Weighton18	Potential Site	97	Stage 2a
320	Northern	Market Weighton	Market Weighton3	Potential Site	46	Stage 2a
321	Northern	Market Weighton	Market Weighton5	Potential Site	62	Stage 2a
322	Northern	Market Weighton	Market Weighton7	Potential Site	45	Stage 2a
323	Northern	Melbourne	Melbourne1	Potential Site	11	Stage 2a
324	Northern	Melbourne	Melbourne2	Potential Site	20	Stage 2a
325	Northern	Melbourne	Melbourne3	Potential Site	45	Stage 2a
326	Northern	Melbourne	Melbourne4	Potential Site	20	Stage 2a
327	Northern	Melbourne	Melbourne5	Potential Site	30	Stage 2a
328	Northern	Melbourne	Melbourne6	Potential Site	53	Stage 2a
329	Northern	Melbourne	Melbourne7	Potential Site	10	Stage 2a
330	Northern	Melbourne	Melbourne8	Potential Site	22	Stage 2a



Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
331	Northern	Middleton on the Wolds	Middleton on the Wolds1	Potential Site	30	Stage 2a
332	Northern	Middleton on the Wolds	Middleton on the Wolds6	Potential Site	49	Stage 2a
333	Northern	Middleton on the Wolds	Middleton on the Wolds7	Potential Site	73	Stage 2a
334	Northern	Nafferton	Nafferton1	Potential Site	51	Stage 2a
335	Northern	Nafferton	Nafferton10	Potential Site	51	Stage 2a
336	Northern	Nafferton	Nafferton11	Potential Site	40	Stage 2a
337	Northern	Nafferton	Nafferton12	Potential Site	108	Stage 2a
338	Northern	Nafferton	Nafferton2	Potential Site	17	Stage 2a
339	Northern	Nafferton	Nafferton3	Potential Site	31	Stage 2a
340	Northern	Nafferton	Nafferton4	Potential Site	54	Stage 2a
341	Northern	Nafferton	Nafferton5	Potential Site	51	Stage 2a
342	Northern	Nafferton	Nafferton6	Potential Site	40	Stage 2a
343	Northern	Nafferton	Nafferton9	Potential Site	57	Stage 2a
344	Northern	North Frodingham	North Frodingham1	Potential Site	14	Stage 2a
345	Northern	North Frodingham	North Frodingham2	Potential Site	46	Stage 2a
346	Northern	North Frodingham	North Frodingham3	Potential Site	7	Stage 2a
347	Northern	North Frodingham	North Frodingham4	Potential Site	8	Stage 2a
348	Northern	North Frodingham	North Frodingham5	Potential Site	51	Stage 2a
349	Northern	North Frodingham	North Frodingham6	Potential Site	22	Stage 2a
350	Northern	North Frodingham	North Frodingham7	Potential Site	20	Stage 2a
351	Northern	Pocklington	Pocklington1	Potential Site	47	Stage 2a
352	Northern	Pocklington	Pocklington10	Potential Site	43	Stage 2a
353	Northern	Pocklington	Pocklington12	Potential Site	361	Stage 2a
354	Northern	Pocklington	Pocklington13	Potential Site	59	Stage 2a
355	Northern	Pocklington	Pocklington14	Potential Site	59	Stage 2a
356	Northern	Pocklington	Pocklington15	Potential Site	41	Stage 2a
357	Northern	Pocklington	Pocklington16	Potential Site	6	Stage 2a
358	Northern	Pocklington	Pocklington17	Potential Site	12	Stage 2a
359	Northern	Pocklington	Pocklington18	Potential Site	54	Stage 2a
360	Northern	Pocklington	Pocklington2	Potential Site	147	Stage 2a
361	Northern	Pocklington	Pocklington3	Potential Site	169	Stage 2a
362	Northern	Pocklington	Pocklington4	Potential Site	173	Stage 2a
363	Northern	Pocklington	Pocklington5	Potential Site	142	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
364	Northern	Pocklington	Pocklington6	Potential Site	234	Stage 2a
365	Northern	Pocklington	Pocklington7	Potential Site	88	Stage 2a
366	Northern	Pocklington	Pocklington8	Potential Site	59	Stage 2a
367	Northern	Pocklington	Pocklington9	Potential Site	88	Stage 2a
368	Northern	Stamford Bridge	Stamford Bridge1	Potential Site	137	Stage 2a
369	Northern	Stamford Bridge	Stamford Bridge10	Potential Site	42	Stage 2a
370	Northern	Stamford Bridge	Stamford Bridge11	Potential Site	159	Stage 2a
371	Northern	Stamford Bridge	Stamford Bridge12	Potential Site	78	Stage 2a
372	Northern	Stamford Bridge	Stamford Bridge13	Potential Site	69	Stage 2a
373	Northern	Stamford Bridge	Stamford Bridge14	Potential Site	24	Stage 2a
374	Northern	Stamford Bridge	Stamford Bridge16	Potential Site	78	Stage 2a
375	Northern	Stamford Bridge	Stamford Bridge17	Potential Site	6	Stage 2a
376	Northern	Stamford Bridge	Stamford Bridge18	Potential Site	14	Stage 2a
377	Northern	Stamford Bridge	Stamford Bridge2	Potential Site	102	Stage 2a
378	Northern	Stamford Bridge	Stamford Bridge3	Potential Site	44	Stage 2a
379	Northern	Stamford Bridge	Stamford Bridge8	Potential Site	105	Stage 2a
380	Northern	Stamford Bridge	Stamford Bridge9	Potential Site	18	Stage 2a
381	Northern	Wetwang	Wetwang1	Potential Site	11	Stage 2a
382	Northern	Wetwang	Wetwang2	Potential Site	20	Stage 2a
383	Northern	Wetwang	Wetwang3	Potential Site	45	Stage 2a
384	Northern	Wetwang	Wetwang4	Potential Site	20	Stage 2a
385	Northern	Wetwang	Wetwang6	Potential Site	112	Stage 2a
386	Northern	Wetwang	Wetwang7	Potential Site	6	Stage 2a
387	Northern	Wilberfoss	Wilberfoss1	Potential Site	48	Stage 2a
388	Northern	Wilberfoss	Wilberfoss10	Potential Site	29	Stage 2a
389	Northern	Wilberfoss	Wilberfoss3	Potential Site	40	Stage 2a
390	Northern	Wilberfoss	Wilberfoss4	Potential Site	80	Stage 2a
391	Northern	Wilberfoss	Wilberfoss5	Potential Site	42	Stage 2a
392	Northern	Wilberfoss	Wilberfoss6	Potential Site	35	Stage 2a
393	Northern	Wilberfoss	Wilberfoss9	Potential Site	43	Stage 2a
394	Western	Eastrington	Eastrington10	Potential Site	46	Stage 2a
395	Western	Eastrington	Eastrington2	Potential Site	57	Stage 2a
396	Western	Eastrington	Eastrington3	Potential Site	14	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
397	Western	Eastrington	Eastrington4	Potential Site	59	Stage 2a
398	Western	Eastrington	Eastrington5	Potential Site	8	Stage 2a
399	Western	Eastrington	Eastrington6	Potential Site	27	Stage 2a
400	Western	Eastrington	Eastrington7	Potential Site	50	Stage 2a
401	Western	Eastrington	Eastrington8	Potential Site	72	Stage 2a
402	Western	Eastrington	Eastrington9	Potential Site	21	Stage 2a
403	Western	Gilberdyke	Gilberdyke1	Potential Site	116	Stage 2a
404	Western	Gilberdyke	Gilberdyke10	Potential Site	171	Stage 2a
405	Western	Gilberdyke	Gilberdyke12	Potential Site	35	Stage 2a
406	Western	Gilberdyke	Gilberdyke13	Potential Site	87	Stage 2a
407	Western	Gilberdyke	Gilberdyke14	Potential Site	19	Stage 2a
408	Western	Gilberdyke	Gilberdyke16	Potential Site	13	Stage 2a
409	Western	Gilberdyke	Gilberdyke18	Potential Site	38	Stage 2a
410	Western	Gilberdyke	Gilberdyke2	Potential Site	44	Stage 2a
411	Western	Gilberdyke	Gilberdyke3	Potential Site	83	Stage 2a
412	Western	Gilberdyke	Gilberdyke4	Potential Site	90	Stage 2a
413	Western	Gilberdyke	Gilberdyke5	Potential Site	159	Stage 2a
414	Western	Gilberdyke	Gilberdyke6	Potential Site	21	Stage 2a
415	Western	Gilberdyke	Gilberdyke7	Potential Site	57	Stage 2a
416	Western	Gilberdyke	Gilberdyke8	Potential Site	45	Stage 2a
417	Western	Gilberdyke	Gilberdyke9	Potential Site	173	Stage 2a
418	Western	Goole	Goole1	Potential Site	59	Stage 2a
419	Western	Goole	Goole10	Potential Site	54	Stage 2a
420	Western	Goole	Goole12	Potential Site	57	Stage 2a
421	Western	Goole	Goole15	Potential Site	43	Stage 2a
422	Western	Goole	Goole19	Potential Site	188	Stage 2a
423	Western	Goole	Goole2	Potential Site	322	Stage 2a
424	Western	Goole	Goole20	Potential Site	39	Stage 2a
425	Western	Goole	Goole21	Potential Site	73	Stage 2a
426	Western	Goole	Goole22	Potential Site	10	Stage 2a
427	Western	Goole	Goole29	Potential Site	28	Stage 2a
428	Western	Goole	Goole3	Potential Site	449	Stage 2a
429	Western	Goole	Goole32	Potential Site	20	Stage 2a

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Type	Net Capacity	When Discounted?
430	Western	Goole	Goole4	Potential Site	116	Stage 2a
431	Western	Goole	Goole5	Potential Site	308	Stage 2a
432	Western	Goole	Goole6	Potential Site	49	Stage 2a
433	Western	Howden	Howden10	Potential Site	40	Stage 2a
434	Western	Howden	Howden2	Potential Site	223	Stage 2a
435	Western	Howden	Howden23	Potential Site	604	Stage 2a
436	Western	Howden	Howden3	Potential Site	33	Stage 2a
437	Western	Howden	Howden7	Potential Site	178	Stage 2a
438	Western	Howden	Howden8	Potential Site	89	Stage 2a
439	Western	Newport	Newport1	Potential Site	47	Stage 2a
440	Western	Newport	Newport6	Potential Site	37	Stage 2a
441	Western	Rawcliffe	Rawcliffe1	Potential Site	41	Stage 2a
442	Western	Rawcliffe	Rawcliffe11	Potential Site	14	Stage 2a
443	Western	Rawcliffe	Rawcliffe2	Potential Site	37	Stage 2a
444	Western	Rawcliffe	Rawcliffe3	Potential Site	128	Stage 2a
445	Western	Rawcliffe	Rawcliffe4	Potential Site	51	Stage 2a
446	Western	Rawcliffe	Rawcliffe5	Potential Site	138	Stage 2a
447	Western	Rawcliffe	Rawcliffe6	Potential Site	47	Stage 2a
448	Western	Rawcliffe	Rawcliffe7	Potential Site	44	Stage 2a
449	Western	Rawcliffe	Rawcliffe8	Potential Site	45	Stage 2a
450	Western	Rawcliffe	Rawcliffe9	Potential Site	75	Stage 2a
451	Western	Snaith	Snaith1	Potential Site	142	Stage 2a
452	Western	Snaith	Snaith2	Potential Site	64	Stage 2a
453	Western	Snaith	Snaith5	Potential Site	16	Stage 2a

**Appendix B**  
**Assessment of Central, Northern, Eastern and Western Sub**  
**Area sites with planning permission**

Site Reference No	ERYC Assessment												BW Assessment	
	JSP Sub Area	Settlement	SHLAAID	Location	Date of permission	Permission started?	Permission Expiry Date	Reason Considered	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Number delivered 2011-2016	Why Discounted or figures amended
1	Northern	Bielby	Bielby1	Buildings At Petersfield Farm, Everingham	02/08/2002	Yes		Site with planning permission DC/02/03859/PLF	Deliverable in 0-5 years	2	0	0	2	
2	Northern	Bishop Wilton	Bishop Wilton1	Manor Farm	05/03/2010	No	04/03/2013	Site with planning permission DC/09/00078/PLF	Deliverable in 0-5 years	10	0	0	10	
3	Northern	Bubwith	Bubwith7	Olde Poachers Inne Brighton	23/04/2010	No	22/04/2013	Site with planning permission DC/09/03718/STPLF	Deliverable in 0-5 years	14	0	0	14	
4	Northern	Driffield	Driffield20	Land north east of New Walk	10/08/2009	No	09/08/2012	Site with planning permission DC/08/05856/STOUT. Managed Release (6th, 2008), Previous Housing Allocation Driff 3. Land bid 972.	Deliverable in 0-5 years	175	27	0	87	Refer to Section 4 of Report.
5	Northern	Driffield	Driffield23	Land between St Johns Road and Middle Street South.	31/03/2009	No	30/03/2012	Site with planning permission DC/06/08408/STPLF	Deliverable in 0-5 years	5	0	0	5	
6	Northern	Driffield	Driffield25	Naylors Woodyard King Street	15/10/2004	Yes		Site with planning permission DC/04/02899/STPLF	Deliverable in 0-5 years	39	0	0	39	
7	Northern	Driffield	Driffield27	Land North East Of 1 Lockwood Street	29/01/2010	Yes		Site with planning permission DC/09/02180/PLF	Deliverable in 0-5 years	6	0	0	6	
8	Northern	Driffield	Driffield28	35 Eastgate North	29/06/2010	No	28/06/2013	Site with planning permission DC/10/00994/OUT	Deliverable in 0-5 years	14	0	0	14	
9	Northern	Driffield	Driffield30	Land West Of, 3 Sylvan Lea	25/05/2007	Yes		Site with planning permission DC/07/01044/PLF	Deliverable in 0-5 years	5	0	0	5	
10	Northern	Driffield	Driffield31	Norrend Saw Mills, Eastgate North	30/05/2007	Yes		Site with planning permission DC/07/01223/STREM	Deliverable in 0-5 years	11	0	0	11	
11	Northern	Driffield	Driffield32	Hooters, 41 Market Place	21/06/2006	Yes		Site with planning permission DC/06/02364/PLF	Deliverable in 0-5 years	5	0	0	0	Permission lapsed 21/06/09
12	Northern	Driffield	Driffield38	Eastgate House 6 Eastgate north	08/09/2008	No	07/09/2011	Site with planning permission DC/08/02550/PLF	Deliverable in 0-5 years	14	0	0	14	
13	Northern	Driffield	Driffield4	Land either side of Woodland Rise	05/10/2007	Yes		Site with planning permission DC/07/03716/REM	Deliverable in 0-5 years	16	0	0	16	
14	Northern	Driffield	Driffield40	Land east of New Walk	09/01/2009	No	09/08/2012	Site with planning permission DC/07/07056/OUT. Managed Release (6th, 2008), Previous Housing Allocation Driff 3	Deliverable in 0-5 years	46	0	0	46	
15	Northern	Driffield	Driffield42	The Viking Centre, Middle Street North	26/04/2010	No	25/04/2013	Site with planning permission DC/07/06087/STPLF	Deliverable in 0-5 years	25	0	0	25	
16	Northern	Driffield	Driffield6	Land south of Fieldfare	12/05/2010	No	12/05/2013	Site with planning permission DC/10/00363/STOUT. Managed Release (7th, 2009) Housing Allocation Driff 4.	Deliverable in 0-5 years	82	0	0	82	
17	Northern	Driffield	Driffield9	Land North of Meadow Road	13/03/2006	Yes		Site with planning permission DC/05/08676/PLF	Deliverable in 0-5 years	17	0	0	17	
18	Northern	Ellerton and Aughton	Ellerton and Aughton1	South Grange, Ellerton	31/10/2001	Yes		Site with planning permission DC/01/02009/PLF	Deliverable in 0-5 years	2	0	0	2	
19	Northern	Garton	Garton1	Cross Keys Farm, Main	27/10/2010	No	26/10/2013	Site with planning permission DC/10/01736/REM	Deliverable in 0-5 years	5	0	0	5	

Site Reference No	ERYC Assessment											BW Assessment		
	JSP Sub Area	Settlement	SHLAAID	Location	Date of permission	Permission started?	Permission Expiry Date	Reason Considered	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Number delivered 2011-2016	Why Discounted or figures amended
20	Northern	Holme on Spalding Moor	Holme on Spalding Moor13	Land East And South Of 58 High Street	06/05/2010	Yes		Site with planning permission DC/10/00863/PLF	Deliverable in 0-5 years	6	0	0	6	
21	Northern	Holme on Spalding Moor	Holme on Spalding Moor14	Millbrook Park Equestrian Centre Station Lane	06/05/2010	Yes		Site with planning permission DC/09/04915/PLF	Deliverable in 0-5 years	1	0	0	1	
22	Northern	Holme on Spalding Moor	Holme on Spalding Moor5	Park Farm, Park Close	17/12/2007	Yes		Site with planning permission DC/06/05727/PLF	Deliverable in 0-5 years	1	0	0	1	
23	Northern	Hutton Cranswick	Hutton Cranswick17	Manor Farm, 2 Beverley Road	05/05/2010	No	19/03/2013	Site with planning permission DC/09/04887/REM	Deliverable in 0-5 years	12	0	0	12	
24	Northern	Hutton Cranswick	Hutton Cranswick18	The Pack Horse Inn, Main Street	16/12/2010	No	15/12/2013	Site with planning permission DC/10/04631/PLF	Deliverable in 0-5 years	5	0	0	5	
25	Northern	Hutton Cranswick	Hutton Cranswick19	Land at Ivy House Farm, Main Street.	02/12/2009	No	01/12/2012	Site with planning permission DC/08/04481/OUT	Deliverable in 0-5 years	9	0	0	9	
26	Northern	Hutton Cranswick	Hutton Cranswick26	Land to the rear of 99 Main Street.	09/07/2009	No	08/07/2012	Site with planning permission DC/08/00482/PLF	Deliverable in 0-5 years	8	0	0	8	
27	Northern	Kilham	Kilham1	Allotment gardens north of South Side	12/02/2010	Yes		Site with planning permission DC/09/04803/REG3. Housing Allocation KIL2.	Deliverable in 0-5 years	8	0	0	8	
28	Northern	Langtoft	Langtoft1	Manor Farm, Front Street	21/11/2005	Yes		Site with planning permission DC/04/06401/STREM	Deliverable in 0-5 years	20	0	0	20	
29	Northern	Market Weighton	Market Weighton22	York Road / Holme Road	21/03/2011	Yes		Site with planning permission DC/11/00388/STREM	Deliverable in 0-5 years	33	0	0	33	
30	Northern	Market Weighton	Market Weighton24	Britcom Site, 25 Sancton Road	27/11/2006	Yes		Site with planning permission DC/06/00977/STPLF	Deliverable in 0-5 years	12	0	0	12	
31	Northern	Market Weighton	Market Weighton26	Londesborough Arms, 44 High Street	14/04/2008	Yes		Site with planning permission DC/07/00026/PLF	Deliverable in 0-5 years	10	0	0	10	
32	Northern	Market Weighton	Market Weighton27	Land at the end of Beech Close	15/06/2007	Yes		Site with planning permission DC/07/01735/PLF	Deliverable in 0-5 years	3	0	0	3	
33	Northern	Market Weighton	Market Weighton28	Fledglings Court 11 Beverley Road	08/10/2010	No	07/10/2013	Site with planning permission DC/10/03221/PLF	Deliverable in 0-5 years	7	0	0	7	
34	Northern	Market Weighton	Market Weighton8	Land South of 43-73 Market Place.	06/04/2010	Yes		Site with planning permission DC/07/06896/STPLF. Managed Release (6th, 2008), Housing Allocation MARK5.	Deliverable in 0-5 years	32	0	0	32	
35	Northern	Nafferton	Nafferton13	H Kitching and Sons 12 Middle Street	14/10/2010	No	13/10/2013	Site with planning permission DC/10/01411/PLF	Deliverable in 0-5 years	5	0	0	5	
36	Northern	Nafferton	Nafferton7	Land South Of Manor House Station Road (Eastern NAFF3)	09/06/2006	Yes		Site with planning permission DC/05/03926/STREM	Deliverable in 0-5 years	46	0	0	46	
37	Northern	Newbald	Newbald1	No. 6 & 8 EastGate,	03/06/2008	No	02/06/2011	Site with planning permission DC/08/00679/PLF	Deliverable in 0-5 years	5	0	0	5	
38	Northern	Newton on Derwent	Newton1	Carr Farm, Carr Lane	27/11/2008	No	26/11/2011	Site with planning permission DC/08/02491/PLF	Deliverable in 0-5 years	1	0	0	1	
39	Northern	Pocklington	Pocklington11	The Nursery	18/10/2007	Yes		Site with planning permission	Deliverable in	3	0	0	3	

Site Reference No	ERYC Assessment												BW Assessment	
	JSP Sub Area	Settlement	SHLAAID	Location	Date of permission	Permission started?	Permission Expiry Date	Reason Considered	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Number delivered 2011-2016	Why Discounted or figures amended
				Site, The Balk				DC/09/00976/PLF	0-5 years					
40	Northern	Pocklington	Pocklington19	Land West Of 81 - 83 Market Street	02/07/2009	No	01/07/2012	Site with planning permission DC/09/01642/PLF	Deliverable in 0-5 years	7	0	0	7	
41	Northern	Pocklington	Pocklington22	Sundora Food Ltd, 15 Burnby Lane	26/03/2008	Yes		Site with planning permission DC/07/04324/STREM	Deliverable in 0-5 years	34	0	0	34	
42	Northern	Stamford Bridge	Stamford Bridge19	Green Bank Lane	04/10/2005	Yes		Site with planning permission DC/06/04415/CONDET	Deliverable in 0-5 years	1	0	0	1	
43	Northern	Wilberfoss	Wilberfoss8	The Chestnuts, Hull Road	10/07/2001	Yes		Site with planning permission DC/00/03013/PLF	Deliverable in 0-5 years	3	0	0	0	Lapsed permission 5/11/0
44	Northern	Yapham	Yapham1	Prospect Farm	29/05/2001	Yes		Site with planning permission DC/01/01826/PLF	Deliverable in 0-5 years	1	0	0	0	Questionable whether permission commenced due to inconsistencies in information
	<b>TOTAL</b>									<b>766</b>	<b>27</b>	<b>0</b>	<b>669</b>	
	<b>Taking account 15% non implementation</b>									<b>651</b>			<b>569</b>	



Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Location	Type	Date of permission	ERYC Assessment						BW Assessment	
							Reason Considered	Capacity remaining	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 2011 – 16	Why Discounted?
1	Central	Anlaby	Anlaby10	Land south of Wilson Street	Permission Site	03/11/2009	Site with planning permission DC/07/03129/PLF	7	Deliverable in 0-5 years	7	0	0	7	
2	Central	Anlaby	Anlaby11	Land Rear Of 48 - 58 Tranby Lane	Permission Site	17/12/2007	Site with planning permission DC/07/01197/OUT	5	Deliverable in 0-5 years	5	0	0	5	
3	Central	Anlaby	Anlaby15	Anlaby Methodist Church, 31 Hull Road	Permission Site	10/07/2008	Site with planning permission DC/08/02073/PLF	12	Deliverable in 0-5 years	12	0	0	12	
4	Central	Anlaby	Anlaby 16	West Ella Grange, Tranby Lane	Permission Site	09/09/2010	Site with planning permission DC/10/02768/PLF	1	Deliverable in 0-5 years	1	0	0	1	
5	Central	Beverley	Beverley1	Land south of Keldgate Bar	Permission Site	19/08/2009	Site with planning permission DC/08/05843/STPLF	11	Deliverable in 0-5 years	11	0	0	9	
6	Central	Beverley	Beverley2	Grovehill Road	Permission Site	01/07/2009	Site with planning permission DC/04/07985/PLF	13	Deliverable in 0-5 years	13	0	0	13	
7	Central	Beverley	Beverley22	Land at Flemingate	Permission Site	23/09/2009	Site with planning permission DC/07/03326/STOUTE	130	Deliverable in 0-10 years	130	0	0	130	
8	Central	Beverley	Beverley23	Gas Compound, Figham Road	Permission Site	12/09/2008	Site with planning permission DC/07/04632/STREM	1	Deliverable in 0-5 years	1	0	0	1	
9	Central	Beverley	Beverley24	The Glen Figham Road	Permission Site	21/04/2009	Site with planning permission DC/08/04567/PLF	6	Deliverable in 0-5 years	6	0	0	6	
10	Central	Beverley	Beverley30	Suite & Carpet Warehouse, Morley's Yard, Walkergate	Permission Site	27/06/2007	Site with planning permission DC/07/02864/PLF	7	Deliverable in 0-5 years	7	0	0	7	
11	Central	Beverley	Beverley35	Land south and west of Swiss Cottage, 49 Molescroft Road	Permission Site	30/05/2007	Site with planning permission DC/07/00220/PLF	1	Deliverable in 0-5 years	1	0	0	1	
12	Central	Beverley	Beverley37	31 Becksid	Permission Site	04/03/2009	Site with planning permission DC/07/06265/PLF	7	Deliverable in 0-5 years	7	0	0	7	
13	Central	Beverley	Beverley 41	Land South Of Mariners Court, Becksid	Permission Site	08/04/2010	Site with planning permission DC/10/00043/REG3	12	Deliverable in 0-5 years	12	0	0	12	
14	Central	Brandesburton	Brandesburton6	Reeds House, Reedsway	Permission Site	12/10/2006	Site with planning permission DC/06/02783/PLF	8	Deliverable in 0-5 years	8	0	0	0	Lapsed 12/10/09
15	Central	Brantingham	Brantingham3	River House, 59 Cave Road	Permission Site	23/12/2009	Site with planning permission DC/09/04163/PLF	1	Deliverable in 0-5 years	1	0	0	1	
16	Central	Burstwick	Burstwick1	Land behind Prospect Farm	Permission Site	12/03/2010	Site with planning permission DC/09/04865/REG3	20	Deliverable in 0-5 years	20	0	0	20	
17	Central	Cottingham	Cottingham11	Land west of Dunswell Road	Permission Site	28/07/2009	Site with planning permission DC/06/06315/STPLFE. Land bid 318, 1176	108	Deliverable in 0-5 years	108	0	0	108	
18	Central	Cottingham	Cottingham17	Land east of Jesmond Road	Permission Site	10/03/2009	Site with planning permission DC/08/05555/PLF	5	Deliverable in 0-5 years	5	0	0	5	

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Location	Type	Date of permission	ERYC Assessment						BW Assessment	
							Reason Considered	Capacity remaining	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 2011 – 16	Why Discounted?
19	Central	Cottingham	Cottingham20	Cleminson Hall, Thwaite Street	Permission Site	06/11/2008	Site with planning permission DC/06/00131/STPLF	46	Deliverable in 0-5 years	46	0	0	46	
20	Central	Cottingham	Cottingham21	Cranswick Country Foods Ltd, Inglemire Lane	Permission Site	06/06/2006	Site with planning permission DC/06/01912/STPLF	1	Deliverable in 0-5 years	1	0	0	1	
21	Central	Cottingham	Cottingham25	The Orchard, Hull Road	Permission Site	03/12/2007	Site with planning permission DC/07/04835/PLF	1	Deliverable in 0-5 years	1	0	0	1	
22	Central	Cottingham	Cottingham26	83 Harland Way	Permission Site	23/05/2008	Site with planning permission DC/06/03659/PLF	5	Deliverable in 0-5 years	5	0	0	5	
23	Central	Elloughton Cum Brough	Elloughton cum Brough16	Land South of Welton Road - Phase E	Permission Site	11/01/2005	Site with planning permission DC/04/06960/STREM	18	Deliverable in 0-5 years	18	0	0	18	
24	Central	Elloughton Cum Brough	Elloughton cum Brough18	Land South of Welton Road - Phase G	Permission Site	28/08/2009	Site with planning permission DC/08/02236/STREM	148	Deliverable in 0-5 years	148	0	0	148	
25	Central	Elloughton Cum Brough	Elloughton cum Brough19	Land South of Welton Road - Phase F	Permission Site	23/06/2008	Site with planning permission DC/07/02525/STREM	30	Deliverable in 0-5 years	30	0	0	30	
26	Central	Elloughton Cum Brough	Elloughton cum Brough21	Land South of Welton Road - Phase J	Permission Site	27/09/2007	Site with planning permission DC/98/01716/OUT. Housing Allocation H1cd,	42	Deliverable in 0-5 years	42	0	0	42	
27	Central	Elloughton Cum Brough	Elloughton cum Brough25	8 Mill Lane	Permission Site	10/11/2000	Site with planning permission DC/00/02502/REM	1	Deliverable in 0-5 years	1	0	0	0	Lapsed 10th February 2004
28	Central	Elloughton Cum Brough	Elloughton cum Brough27	Land to the rear of Larchmount Close	Permission Site	12/02/2009	Site with planning permission DC/04/06351/OUT. Housing Allocation H1bz,	3	Deliverable in 0-5 years	3	0	0	3	
29	Central	Elloughton Cum Brough	Elloughton cum Brough28	Development land south of Hytec Way	Permission Site	28/10/2008	Site with planning permission DC/07/07138/STOUT	57	Deliverable in 0-5 years	57	0	0	57	
30	Central	Hedon	Hedon1	Twyers Park, Hull Road	Permission Site	28/10/2005	Site with planning permission DC/05/01360/STPLF	89	Deliverable in 0-5 years	89	0	0	89	
31	Central	Hedon	Hedon15	Magdalen Gate	Permission Site	28/05/2008	Site with planning permission DC/07/06368/PLF	5	Deliverable in 0-5 years	5	0	0	5	
32	Central	Hessle	Hessle1	Land south of Livingstone Road	Permission Site	19/12/2008	Site with planning permission DC/06/03528/STOUTE	18	Deliverable in 0-5 years	18	0	0	18	
33	Central	Hessle	Hessle14	West Hill Cottage Woodfield Lane	Permission Site	26/01/2010	Site with planning permission DC/09/04447/PLF	4	Deliverable in 0-5 years	4	0	0	4	
34	Central	Hessle	Hessle16	12 Heads Lane	Permission Site	24/04/2008	Site with planning permission DC/08/01186/REM	5	Deliverable in 0-5 years	5	0	0	5	
35	Central	Hessle	Hessle17	104 Hull Road	Permission Site	31/07/2009	Site with planning permission DC/05/02430/OUT	11	Deliverable in 0-5 years	11	0	0	11	
36	Central	Hessle	Hessle2	Land north of Redcliffe Road	Permission Site	22/01/2009	Site with planning permission DC/07/07029/STOUT	100	Deliverable in 0-5 years	83	17	0	83	
37	Central	Hessle	Hessle22	No. 89 and land to rear on Southfield	Permission Site	11/07/2008	Site with planning permission DC/07/06998/PLF	4	Deliverable in 0-5 years	4	0	0	4	

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Location	ERYC Assessment							BW Assessment		
					Type	Date of permission	Reason Considered	Capacity remaining	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 2011 – 16	Why Discounted?
38	Central	Hessle	Hessle24	Land south of 170 Hull Road	Permission Site	12/12/2008	Site with planning permission DC/08/02028/PLF	5	Deliverable in 0-5 years	5	0	0	5	
39	Central	Hessle	Hessle25	Land west of Outwood 44 Heads Lane	Permission Site	18/12/2008	Site with planning permission DC/08/05032/PLF	2	Deliverable in 0-5 years	2	0	0	2	
40	Central	Hessle	Hessle 26		Permission Site			5	Deliverable in 0-5 years	5	0	0	5	
41	Central	Keyingham	Keyingham13	Land To The South Of Manor Garth	Permission Site	21/01/2008	Site with planning permission DC/06/08200/STREM	30	Deliverable in 0-5 years	30	0	0	30	
42	Central	Keyingham	Keyingham15	Keyingham Primary School	Permission Site	22/03/2010	Site with planning permission DC/09/04877/REG3	8	Deliverable in 0-5 years	8	0	0	8	
43	Central	Kirk Ella	Kirk Ella3	Land between Packman Lane and Birkdale Close	Permission Site	18/06/2008	Site with planning permission DC/08/02067/PLF	5	Deliverable in 0-5 years	5	0	0	5	
44	Central	Kirk Ella	Kirk Ella 4	74 Riplingham Road Kirk Ella	Permission Site	25/08/2010	Site with planning permission DC/10/02400/PLF	1	Deliverable in 0-5 years	1	0	0	1	
45	Central	Leconfield	Leconfield3	Land To The North East, Mere Glen, Arram Road	Permission Site	28/11/2008	Site with planning permission DC/08/01791/PLF	6	Deliverable in 0-5 years	6	0	0	6	
46	Central	North Ferriby	North Ferriby4	Land To The Rear Of Cranford, 10 Station Road	Permission Site	15/03/2005	Site with planning permission DC/04/07539/PLF	3	Deliverable in 0-5 years	3	0	0	3	
47	Central	North Ferriby	North Ferriby7	4 Nunburnholme Avenue, North Ferriby	Permission Site	29/09/2006	Site with planning permission DC/06/00632/PLF	6	Deliverable in 0-5 years	6	0	0	6	
48	Central	North Ferriby	North Ferriby 9	Land West Of Morven On The Hill 51 Woodgates Lane	Permission Site	19/08/2010	Site with planning permission DC/10/02445/PLF	2	Deliverable in 0-5 years	2	0	0	2	
49	Central	Skirlaugh	Skirlaugh7	Oyston Motor Services Ltd, Main Road	Permission Site	01/05/2007	Site with planning permission DC/07/01426/PLF	10	Deliverable in 0-5 years	10	0	0	10	
50	Central	Skirlaugh	Skirlaugh 8	Land north and west of Millfield Drive	Permission Site	22/03/2010	Site with planning permission 09/04888/REG3; Housing Allocation SK1	11	Deliverable in 0-5 years	11	0	0	11	
51	Central	Swanland	Swanland2	Grange Farm, Kemp Road	Permission Site	22/04/2008	Site with planning permission DC/08/00082/PLF	1	Deliverable in 0-5 years	1	0	0	1	
52	Central	Swanland	Swanland4	Park Lodge, 26 West Leys Road	Permission Site	08/09/2008	Site with planning permission DC/08/03427/PLF	1	Deliverable in 0-5 years	1	0	0	2	
53	Central	Tickton	Tickton2	Workshop, 2 Butt Lane	Permission Site	04/09/2008	Site with planning permission DC/07/07153/PLF	4	Deliverable in 0-5 years	4	0	0	4	
54	Central	Walkington	Walkington1	The Ridings Farm Road, Broadgate	Permission Site	27/08/2009	Site with planning permission DC/09/02399/REM	5	Deliverable in 0-5 years	5	0	0	5	
55	Central	Walkington	Walkington2	Land North of 40 Little Weighton Road & West of West Mill Rise	Permission Site	23/06/2003	Site with planning permission DC/02/05877/OUT	1	Deliverable in 0-5 years	1	0	0	1	
56	Central	Walkington	Walkington 3	Mill Garage, Mill Lane	Permission Site	8/4/2010	Site with planning permission	4	Deliverable in 0-5 years	4	0	0	4	

Site Reference Number	JSP Sub Area	Settlement	SHLAATD	Location	Type	Date of permission	ERYC Assessment						BW Assessment	
							Reason Considered	Capacity remaining	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 2011 – 16	Why Discounted?
57	Central	Welton and Melton	Welton2	Walding Gardens, Beck Lane	Permission Site	18/08/2008	DC/09/03961/PLF Site with planning permission DC/07/06883/PLF	6	Deliverable in 0-5 years	6	0	0	6	
58	Central	Welton and Melton	Welton 3	Welton Mill, Dale Road	Permission Site	01/11/2010	Site with planning permission DC/09/03540/PLF	2	Deliverable in 0-5 years	2	0	0	2	
59	Central	Welton and Melton	Welton 4	Land North of 24 Dale Road	Permission Site	01/11/2010	Site with planning permission DC/09/03527/PLF	4	Deliverable in 0-5 years	4	0	0	4	
60	Central	Willberby	Willerby14	Teckno Developments Ltd, Great Gutter Lane East	Permission Site	20/02/2009	Site with planning permission DC/08/04674/STREM	22	Deliverable in 0-5 years	22	0	0	22	
61	Central	Woodmansey	Woodmansey3	Ivanhoe, 66 Hull Road,	Permission Site	28/07/2006	Site with planning permission DC/05/06098/PLF	10	Deliverable in 0-5 years	10	0	0	10	
		<b>TOTAL CENTRAL</b>								<b>1080</b>			<b>1070</b>	
		<b>Non Implementation Discount rate of 1.5%</b>								<b>909</b>			<b>908</b>	

Site Reference No.	JSP Sub Area	ERYC Assessment							BW Assessment				
		Settlement	SHLAAID	Location	Type	Date of permission	Reason Considered	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 2011 - 16	Why discount ?
1	Western	Airmyn	Airmyn1	107 High Street	Permission Site	11/03/2009	Site with planning permission DC/06/06005/PLF	Deliverable in 0-5 years	8	0	0	8	
2	Western	Gilberdyke	Gilberdyke15	Land south of Rockall Main Road	Permission Site	07/10/2008	Site with planning permission DC/07/01013/OUT	Deliverable in 0-5 years	17	0	0	17	
3	Western	Goole	Goole11	Land North Of The Hollies, 49 Coniston Way	Permission Site	19/04/2010	Site with planning permission DC/02/04149/OUT	Deliverable in 0-5 years	120	8	0	120	
4	Western	Goole	Goole23	Adelphi Warehouse, Hook Road	Permission Site	01/06/2005	Site with planning permission DC/05/02313/STOUT. Housing Allocation S16j,	Deliverable in 0-5 years	59	0	0	59	
5	Western	Goole	Goole24	Land To The North East Of 52 St. Johns Court	Permission Site	22/04/2008	Site with planning permission DC/07/05099/PLF	Deliverable in 0-5 years	14	0	0	14	
6	Western	Goole	Goole25	Day Centre, Woodland Avenue	Permission Site	26/03/2010	Site with planning permission DC/10/00566/REG3	Deliverable in 0-5 years	12	0	0	12	
7	Western	Goole	Goole26	Land To The North East Of Leisure Time, 2 Pasture Road	Permission Site	02/05/2008	Site with planning permission DC/08/00331/OUT	Deliverable in 0-5 years	6	0	0	6	
8	Western	Goole	Goole27	Land North of Kingsway Primary School	Permission Site	08/11/2010	Site with planning permission DC/10/01215/REG3. Managed Release (4th, 2006), Housing Allocation S16g	Deliverable in 0-5 years	38	0	0	38	
9	Western	Goole	Goole31	Land north of Oak Avenue	Permission Site	13/02/2008	Site with planning permission DC/07/06618/STREM	Deliverable in 0-5 years	43	0	0	43	
10	Western	Goole	Goole34	Alexandra Street	Permission Site	28/05/2008	Site with planning permission DC/08/01231/PLF	Deliverable in 0-5 years	7	0	0	7	
11	Western	Goole	Goole35	Land east Hook Road	Permission Site	23/07/2008	Site with planning permission DC/06/10048/OUT	Deliverable in 0-5 years	11	0	0	11	
12	Western	Goole	Goole36	St Marys Church, Swinefleet Road, Goole	Permission Site	04/12/2008	Site with planning permission DC/08/03197/PLF	Deliverable in 0-5 years	7	0	0	7	
13	Western	Goole	Goole37	Lazeez 1 Government Street	Permission Site	22/01/2009	Site with planning permission DC/06/09135/PLF	Deliverable in 0-5 years	6	0	0	6	
14	Western	Goole	Goole38	Area north of Goole Station	Permission Site	23/03/2010	Site with planning permission DC/09/03993/PLF	Deliverable in 0-5 years	7	0	0	7	
15	Western	Goole	Goole39	16 Dunhill Road	Permission Site	12/11/2010	Site with planning permission DC/09/04166/PLF	Deliverable in 0-5 years	10	0	0	10	
16	Western	Goole	Goole7	Land South of Carr Lane	Permission Site	10/07/2006	Site with planning permission DC/05/08609/STPLF	Deliverable in 0-5 years	19	0	0	19	
17	Western	Hook	Hook1	154 High Street	Permission Site	04/02/2010	Site with planning permission DC/09/03401/PLF	Deliverable in 0-5 years	17	0	0	17	
18	Western	Hook	Hook3	Vandon Lodge, High Street	Permission Site	27/09/2007	Site with planning permission DC/06/06970/STREM	Deliverable in 0-5 years	22	0	0	22	
19	Western	Howden	Howden12	42 Bridgegate	Permission Site	22/07/2009	Site with planning permission DC/09/00932/PLF	Deliverable in 0-5 years	5	0	0	5	
20	Western	Howden	Howden13	Land East Of, 85 Hailgate	Permission Site	07/07/2005	Site with planning permission DC/05/02750/PLF	Deliverable in 0-5 years	2	0	0	2	
21	Western	Howden	Howden17	Selly Oak, Knedlington Road	Permission Site	01/06/2006	Site with planning permission DC/06/02713/PLF	Deliverable in 0-5 years	10	0	0	10	
22	Western	Howden	Howden21	30 Knedlington Road	Permission Site	10/05/2006	Site with planning permission DC/05/03510/PLF	Deliverable in 0-5 years	2	0	0	2	
23	Western	Howden	Howden22	Land East of 67-69 Hailgate	Permission Site	8/7/2010	Site with planning permission DC/10/00594/STREM	Deliverable in 0-5 years	33	0	0	33	
24	Western	Howden	Howden24	The Bungalow Mill Yard Marsh End	Permission Site	23/12/2010	Site with planning permission DC/08/02549/PLF	Deliverable in 0-5 years	8	0	0	8	
25	Western	Howden	Howden25	19A Knedlington Road, Howden	Permission Site	28/07/2010	Site with planning permission DC/09/01522/PLF	Deliverable in 0-5 years	4	0	0	4	
26	Western	Kilpin	Kilpin1	Land West Of Kilpin Grange	Permission Site	20/03/2008	Site with planning permission DC/07/04219/PLF	Deliverable in 0-5 years	9	0	0	9	
27	Western	Newport	Newport2	Land North Of St Stephens	Permission Site	8/10/2010	Site with planning permission	Deliverable in 0-5 years	53	0	0	53	

Site Reference No.	ERYC Assessment											BW Assessment	
	JSP Sub Area	Settlement	SHLAAID	Location	Type	Date of permission	Reason Considered	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 2011 - 16	Why discount ?
				Villa Main Road	Site		DC/01/01749/OUT, Managed Release (6th, 2008), Housing Allocation S25e						
28	Western	Newport	Newport5	Meadow Court, Main Road	Permission Site	18/08/2005	Site with planning permission DC/04/05159/REM	Deliverable in 0-5 years	3	0	0	3	
29	Western	Snaith	Snaith9	Land to the rear of Mount Pleasant, Pontefract Close.	Permission Site	23/05/2008	Site with planning permission DC/07/02259/OUT	Deliverable in 0-5 years	2	0	0	2	
30	Western	Swinefleet	Swinefleet1	Land At OS Field No. 6278 East Of 74 Kings Causeway	Permission Site	05/05/2004	Site with planning permission DC/03/08534/REM	Deliverable in 0-5 years	1	0	0	1	
	<b>WESTERN TOTAL</b>								<b>555</b>			<b>555</b>	
	<b>Non Implementation Discount rate of 15%</b>								<b>472</b>			<b>472</b>	

Site Reference Number	JSP Sub Area	Settlement	SHLAAID	Location	Type	ERYC Assessment							BW Assessment	
						Date of permission	Reason Considered	Capacity remaining	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 201 - 16	Why Discount?
1	Eastern	Aldbrough	Aldbrough4	36 North Street	Permission Site	06/12/2005	Site with planning permission DC/05/04156/PLF	2	Deliverable in 0-5 years	2	0	0	0	Lapsed permission
2	Eastern	Aldbrough	Aldbrough5	East Hill Farm Hornsea Road	Permission Site	12/06/2001	Site with planning permission DC/01/02131/PLF	2	Deliverable in 0-5 years	2	0	0	2	
3	Eastern	Bridlington	Bridlington17	Land west of Nostell Way	Permission Site	03/03/2010	Site with planning permission DC/09/04656/REG3. Housing Allocation BRID9.	90	Deliverable in 0-5 years	90	0	0	90	
4	Eastern	Bridlington	Bridlington24	Indoor Market, 34 Promenade	Permission Site	26/01/2010	Site with planning permission DC/07/06917/OUT	9	Deliverable in 0-5 years	9	0	0	9	
5	Eastern	Bridlington	Bridlington27	Former Mitchell Works, High Green	Permission Site	02/02/2004	Site with planning permission DC/03/06645/PLF	17	Deliverable in 0-5 years	17	0	0	0	Lapsed - 1st February 2009
6	Eastern	Bridlington	Bridlington30	Flamborough Road Garage, Flamborough Road	Permission Site	22/01/2009	Site with planning permission DC/06/00516/PLF	18	Deliverable in 0-5 years	18	0	0	18	
7	Eastern	Bridlington	Bridlington35	Land north of Raven Spurn	Permission Site	03/03/2010	Site with planning permission DC/09/04650/REG3	20	Deliverable in 0-5 years	20	0	0	20	
8	Eastern	Bridlington	Bridlington48	Seacourt Hotel 76 & 78 South Marine Drive	Permission Site	11/02/2009	Site with planning permission DC/08/05303/PLF	14	Deliverable in 0-5 years	14	0	0	14	
9	Eastern	Bridlington	Bridlington49	Bay View Hotel 52 South Marine Drive	Permission Site	21/01/2010	Site with planning permission DC/09/03280/PLF	10	Deliverable in 0	10	0	0	10	
10	Eastern	Bridlington	Bridlington50	111-113 Cardigan Road	Permission Site	06/10/2010	Site with planning permission DC/10/03452/PLF	8	Deliverable in 0	8	0	0	8	
11	Eastern	Burton Fleming	Burton Fleming1	Church Farm Outbuildings, Front Street	Permission Site	03/11/2004	Site with planning permission DC/05/02154/PLF	5	Deliverable in 0-5 years	5	0	0	5	
12	Eastern	Carnaby	Carnaby2	Land north of Main street	Permission Site	24/06/2008	Site with planning permission DC/08/01007/PLF	7	Deliverable in 0-5 years	7	0	0	0	
13	Eastern	Easington	Easington5	Newland, Dimlington Road	Permission Site	19/07/2006	Site with planning permission DC/07/06639/PLF	15	Deliverable in 0-5 years	15	0	0	15	
14	Eastern	Eastrington	Eastrington1	Land East of Portington Road (Holmes Park)	Permission Site	24/04/2006	Site with planning permission DC/06/00539/PLF	3	Deliverable in 0-5 years	3	0	0	3	
15	Eastern	Flamborough	Flamborough1	Land North Of Mereside	Permission Site	16/05/2007	Site with planning permission DC/06/07668/PLF. Housing Allocation FLAM2,	8	Deliverable in 0-5 years	8	0	0	8	
16	Eastern	Flamborough	Flamborough3	White Bays, Tower Street	Permission Site	01/12/2005	Site with planning permission DC/05/06578/OUT	6	Deliverable in 0-5 years	6	0	0	0	Lapsed - 30th November 2008
17	Eastern	Hornsea	Hornsea15	Luigs, Sands Lane	Permission Site	05/11/2008	Site with planning permission DC/08/04134/REM	20	Deliverable in 0-5 years	20	0	0	20	
18	Eastern	Hornsea	Hornsea16	Land South East Of, Edenfield Villas, Marlborough Avenue	Permission Site	05/10/2006	Site with planning permission DC/05/02272/STPLF	37	Deliverable in 0-5 years	37	0	0	37	
19	Eastern	Hornsea	Hornsea17	Land To The North, East And South Of 1-3 Rise Terrace, Southgate	Permission Site	12/01/2007	Site with planning permission DC/06/03069/PLF	9	Deliverable in 0-5 years	9	0	0	9	
20	Eastern	Hornsea	Hornsea18	Land East Of Ellesmere, Back Westgate	Permission Site	03/06/2008	Site with planning permission DC/07/01067/PLF	17	Deliverable in 0-5 years	17	0	0	17	
21	Eastern	Hornsea	Hornsea19	Hornsea Methodist Church, Newbegin	Permission Site	11/11/2004	Site with planning permission DC/04/03434/PLF	7	Deliverable in 0-5 years	7	0	0	7	

Site Reference Number	ERYC Assessment												BW Assessment	
	JSP Sub Area	Settlement	SHLAAID	Location	Type	Date of permission	Reason Considered	Capacity remaining	Overall Deliverability	Deliverable in years 0-5	Deliverable in years 6-10	Deliverable in years 11-17	Deliverability Assessment Years 201 - 16	Why Discount?
22	Eastern	Hornsea	Hornsea20	Land north west of Westgate House 22 Westgate	Permission Site	11/04/2008	Site with planning permission DC/06/10173/PLF	18	Deliverable in 0-5 years	18	0	0	18	
23	Eastern	Hornsea	Hornsea29	53 - 61 Newbegin, Hornsea	Permission Site	28/08/2009	Site with planning permission DC/09/01740/STPLF	6	Deliverable in 0-5 years	6	0	0	6	
24	Eastern	Patrinton	Patrinton5	Land To The South Of Lilac Cottage, Bydales Lane, Winestead	Permission Site	18/04/2007	Site with planning permission DC/06/09287/PLF	2	Deliverable in 0-5 years	2	0	0	2	
25	Eastern	Patrinton	Patrinton6	Enholmes Farm, Enholmes Lane	Permission Site	05/08/2005	Site with planning permission DC/04/05079/STPLF	15	Deliverable in 0-5 years	15	0	0	15	
26	Eastern	Patrinton	Patrinton7	Land To The North Of Haven Road	Permission Site	18/08/2007	Site with planning permission DC/07/03777/REM	1	Deliverable in 0-5 years	1	0	0	1	
27	Eastern	Patrinton	Patrinton9	Engine House, Enholmes Farm, Enholmes Lane	Permission Site	28/05/2008	Site with planning permission DC/08/01086/PLF	13	Deliverable in 0-5 years	13	0	0	13	
28	Eastern	Skipsea	Skipsea7	Redundant Farm Buildings At Dringhoe Grange, Dringhoe	Permission Site	09/01/2007	Site with planning permission DC/07/06423/PLF	1	Deliverable in 0-5 years	1	0	0	1	
29	Eastern	Withernsea	Withernsea1	Land South of Carr Crescent	Permission Site	27/07/1976	Site with planning permission DC/1410A	101	Deliverable in 0-5 years	101	0	0	0	Lapsed permission
30	Eastern	Withernsea	Withernsea13	Hair Salon 231 Queens Street	Permission Site	06/03/2009	Site with planning permission DC/08/02768/PLF	14	Deliverable in 0-5 years	14	0	0	14	
31	Eastern	Withernsea	Withernsea14	Near Community Centre	Permission Site	11/03/2010	Site with planning permission DC/09/04702/REG3	6	Deliverable in 0-5 years	6	0	0	6	
32	Eastern	Withernsea	Withernsea15	B&N Energy Accesors 7 Walter Street	Permission Site	06/10/2010	Site with planning permission DC/10/00239/PLF	6	Deliverable in 0-5 years	6	0	0	6	
33	Eastern	Withernsea	Withernsea2	Land West of Rycroft Drive	Permission Site	27/07/1976	Site with planning permission DC/1410A	136	Deliverable in 0-5 years	136	0	0	136	
34	Eastern	Withernsea	Withernsea6	Building behind Council Offices	Permission Site	10/02/2010	Site with planning permission DC/09/01974/PLF	9	Deliverable in 0-5 years	9	0	0	9	
35	Eastern	Withernsea	Withernsea7	253 Queen Street	Permission Site	21/04/2009	Site with planning permission DC/09/00206/PLF	6	Deliverable in 0-5 years	6	0	0	6	
36	Eastern	Withernsea	Withernsea9	Open Market, Station Road	Permission Site	21/02/2008	Site with planning permission DC/07/06787/PLF	20	Deliverable in 0-5 years	20	0	0	0	Lapsed permission
37	Eastern	Withernwick	Withernwick1	Land to the south west of White House, Beverley Road	Permission Site	24/05/2006	Site with planning permission DC/06/01602/REM	3	Deliverable in 0-5 years	3	0	0	3	
	<b>TOTAL EASTERN</b>									<b>587</b>			<b>528</b>	
	<b>15% non implementation rate</b>									<b>499</b>			<b>449</b>	



## **Appendix C**

### **Assessment of Managed Release Sites**

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
Northern	Land east of Vine Gardens (Bubwith4)	33		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Currently no access to the site.</li> <li>Pending owner / developer interest</li> <li>No bid submitted</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Potentially contaminated land in the east of the site (former farm buildings)</li> </ul>	<p>The site has been released for development as part of the Council's managed release policy in 2011. However, there is currently no access to the site, and no bid being submitted on the site. Therefore its availability and achievability are questionable.</p> <p>Therefore based on current evidence, the site does not have sufficient access, which would impact on the deliverability of these site.</p> <p>Based on current evidence it can be considered that the site would deliver 0 dwellings to East Riding's Northern Sub Area's housing land supply within the period 2011 to 2016</p>	0
	Land west of Vine Gardens (Bubwith5)	10		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Currently no access to the site.</li> <li>Pending owner / developer interest</li> <li>No bid submitted</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Dwelling on Main Street would have to be demolished in order to gain access.</li> </ul>	<p>The site has been released for development as part of the Council's managed release policy in 2011. However, there is currently no access to the site, and no bid being submitted on the site. Therefore its availability and achievability are questionable.</p> <p>Therefore based on current evidence that the site does not have sufficient access. This would impact on the deliverability of these site.</p> <p>Based on current evidence it can be considered that the site does not meet the SHLAAG for being deliverable. Therefore it is concluded that this site would deliver 0 dwellings to East Riding's Northern Sub Area's housing land supply within the period 2011 to 2016</p>	0
	Land between South Gate and Beech View (Hutton Cranswick7)	50		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Multiple ownerships</li> <li>Promoter has reached agreement with all parties</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No constraints</li> <li>To be determined through site specific FRA</li> </ul>	<p>The site has just been released in 2011 as part of the Council's managed release policy. Assuming the multiple ownerships have agreement and that the site specific flood risk issue can be satisfactorily addressed, then it is considered that this site has the ability to deliver 50 dwellings within the 2011 to 2016 period.</p>	50
	Land to the east of Hall Road (Market Weighton 23)	17		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Good landscape quality, highly sensitive to development</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Potential access constraints</li> <li>Potential contamination</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>No bid submitted</li> <li>Pending developer /owner interest</li> </ul>	<p>The site has just been released in 2011 as part of the Council's managed release policy.</p> <p>The site appears to have access constraints and the availability of the site appears unknown and no bid has been submitted.</p> <p>Based on current evidence Barton Willmore believes that this site would deliver 0 dwellings during 2011 to 2016.</p>	0
	East of Hawling Road (Market Weighton4)	35		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site within Wolds Area of Landscape Protection (EN3) as defined in the Local Plan</li> </ul>	<p>Whilst the site is being promoted for development the site is located within the Wolds Area of Landscape Protection as defined in the Local Plan. Alternative location for allotments would need to be identified before development proceeds on this site. We note that the local community wish for the site to remain as allotments.</p> <p>Therefore based on the current evidence Barton Willmore believes that</p>	0

Sub Area	Site Ref	ERYC Assessment			BW Assessment		
		ERYC Identified Yield	East Notes	Riding	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
					<b>Availability</b> <ul style="list-style-type: none"> <li>Promoted by landowner</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Call from local community for the site to remain as allotments, alternative allotment provision will have to be made available</li> </ul>	this site would deliver 0 dwellings during 2011 to 2016.	
	East of Holme Road/North of A1079 (Market Weighton6)	45			<b>Suitability</b> <ul style="list-style-type: none"> <li>Floodzone 3b on the southern half of the site</li> <li>Allocation released by managed release policy</li> <li>Very Good quality agricultural land (grade 2)</li> <li>Potentially contaminated land (Possible landfill/General works)</li> <li>The removal of the pig and poultry units would be a visual improvement</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Promoted by agent</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No known ownership constraints</li> <li>Flood mitigation measures may be required</li> </ul>	<p>The site lies adjacent to the existing development limits and subject to satisfying flood mitigation and remediation, deliverability appears to be achievable.</p> <p>Therefore based on the current evidence Barton Willmore believes that this site would deliver 45 dwellings during 2011 to 2016.</p>	45
	Land to the east of Station Road (Middleton on the Wolds2)	81			<b>Suitability</b> <ul style="list-style-type: none"> <li>Released allocation</li> <li>Floodzone 3b on the southern half of the site</li> <li>Allocation released by managed release policy</li> <li>Ordinary quality landscape, low sensitivity to development</li> <li>Parts of site potentially contaminated land (sewage/general works)</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Promoted by agent</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No known ownership constraints</li> <li>Flood mitigation measures may be required</li> <li>Land remediation may be required</li> </ul>	<p>The site lies adjacent to the existing development limits and subject to satisfying flood mitigation, deliverability appears to be achievable.</p> <p>Therefore based on the current evidence Barton Willmore believes that this site would deliver 81 dwellings during 2011 to 2016.</p>	81
	Land off Beverley Road (Middleton on the Wolds4)	19			<b>Suitability</b> <ul style="list-style-type: none"> <li>Released allocation</li> <li>North east corner of site covered within a high risk flood area (Flood Zone 3)</li> <li>Very Good quality agricultural land (grade</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Promoted by agent</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No known ownership constraints</li> <li>Flood mitigation measures may be required</li> </ul>	<p>The site lies adjacent to the existing development limits and subject to satisfying flood mitigation, deliverability appears to be achievable.</p> <p>Therefore based on the current evidence Barton Willmore believes that this site would deliver 19 dwellings during 2011 to 2016.</p>	19
	Former Chalk Pit (Middleton on the Wolds5)	12			<b>Suitability</b> <ul style="list-style-type: none"> <li>Released allocation</li> <li>Potential area of contaminated land. Deep pit left from clay mine.</li> <li>The factory located on the northern part of the site may cause some deliverability issues if the leaseholder wishes to continue the operations on the site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No bid submitted</li> </ul> <b>Achievability</b>	<p>The site lies adjacent to the existing development limits and subject to satisfying land remediation, deliverability appears to be achievable.</p> <p>Therefore based on the current evidence Barton Willmore believes that this site would deliver 12 dwellings during 2011 to 2016.</p>	12

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
				<ul style="list-style-type: none"> <li>Only part of the site may be available to be developed for housing.</li> <li>Land remediation may be required</li> </ul>		
	Land south of Westend Falls (Nafferton 8)	34		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Southern half of the site within a cordon sanitaire of a WWTW area</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Impact of odours from the WWTW to be considered</li> </ul>	Although the site falls within the WWTW area, this would need to be assessed during the course of an application. Assuming this issue can be satisfactorily resolved we would assume this site could deliver 34 dwellings between 2011 to 2016	34
	Land at Walnut Tree Farm & Glebe Farm (Wetwang5)	30		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Principal Town</li> <li>Potential area of contaminated land.</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Multiple ownerships</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Land remediation may be required</li> </ul>	The site is within multiple ownership. Assuming this issue does not impact on deliverability and the contaminated land issue will need to be taken into consideration during the course of the application. Assuming this issue can be satisfactorily resolved we would assume this site could deliver 30 dwellings between 2011 to 2016	30
	Land west of Stone Bridge Drive (Wilberfoss7)	19		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Pending owner/developer interest. Pending owner/developer interest</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Assuming the site is brought forward by the owner, we would assume that 19 dwellings can be delivered between 2011 to 2016.	19
	Driffield – Land south of Bridlington Road (Driffield6)	83	Permission granted for residential development (10/00363/STOUT)	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Principal Town</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing/ Ransom strips</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Market Weighton - Land South of 43-73 Market Place. (Market Weighton8)	32	Permission granted for residential development (07/01734/PLF & 07/06896/STPLF)	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a town. Therefore contrary to RSS strategy to seek to direct development towards higher order settlements</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Market Weighton - Land north of Holme Road (Market Weighton9)	211	Permission pending for residential development (07/07222/STPLF)	<b>Suitability</b> <ul style="list-style-type: none"> <li>Residential allocation</li> <li>Site located at a town</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell / ransom strips</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Hybrid planning application (07/07222/STPLF) - Outline application for the erection of up to 325 dwellings (all matters reserved)</li> <li>No decision yet (September 2011)</li> </ul>	Based on current evidence it can be considered that the site could deliver 30 dwellings to East Riding's Northern Sub Area's housing land supply within the period 2011 to 2016	30

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
		711				320 – 15% non implementation = 272
Central	Beverley – Land at Kitchen Lane (Beverley3)	15	Permission granted for part of the site (08/05843/STPLF).  Decision issued 18/8/09	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development.</li> <li>Site located within a Principal Town.</li> <li>Site located in a sustainable location.</li> <li>Groundwater Protection Zone 3 located beneath the site.</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Land currently owned by 2 parties and only 1 party is willing to sell.</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence this site is not considered deliverable against the tests set out in PPS3 because there are issues over ownership.	15
	Beverley – Land between Queensgate and Victoria Road (Beverley9)	13	Invalid application submitted (10/04333/PLF). Application approved 17th May 2011	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development.</li> <li>Site located within a Principal Town.</li> <li>Site located in a sustainable location.</li> <li>Groundwater Protection Zone 3 located beneath the site.</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No ownership constraints.</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that the site could deliver 11 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	13
	Cottingham – Land south of Longmans Lane (Cottingham30)	13	No permission, no progress	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development.</li> <li>Site located within a settlement comprising part of the 'Regional City of Hull'</li> <li>Site located in a sustainable location.</li> <li>Potential access constraints – existing 'Farmstead' property's outbuildings of character would require demolition.</li> <li>Groundwater Protection Zone 2 located beneath the site.</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No ownership constraints.</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that should the site's current constraints be overcome the site could deliver 13 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	13
	Elloughton cum Brough – Land at Ings Lane (Elloughton cum Brough8)	263		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for employment use. Not allocated for residential use and no planning permission.</li> <li>Site located within a Market Town.</li> <li>Site located in a sustainable location.</li> <li>Southern half of the site is located in flood risk zone 3.</li> <li>Access constraints – second access would need to be taken over the railway line and connect to existing development to the north. This has implications in respect of use of Network Rail land and availability of access from existing residential area to north.</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Potential ownership issues in respect of Network Rail land and ransom strip in respect of gaining access across the railway line to the north.</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Should availability issues be overcome, required infrastructure would take longer to develop due to constraint of the existing railway.</li> <li>As a planning application has not yet been submitted for the site and in consideration of the identified access/infrastructure constraints it can be estimated that residential dwellings will not be delivered at the site until early 2011.</li> </ul>	Based on current evidence, should each of the identified constraints be overcome, it can be considered that the site could deliver 90 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	62

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
				<ul style="list-style-type: none"> <li>To our knowledge only one developer is currently in the process of preparing an outline planning application. They have been engaged in some pre-application discussions with ERYC, however no application has been submitted. Consequently, it can be considered that only one developer will deliver dwellings at the site in the period 2009 to 2014.</li> <li>In consideration of site's access/infrastructure constraints we believe the site can realistically deliver 90 dwellings per annum from April 2011 to April 2014.</li> </ul>		
	Hedon - Land south of Haven Basin Road (Hedon10)	18	Approval for 3 dwellings 18/10/09	<b>Suitability</b> <ul style="list-style-type: none"> <li>Allocated for residential use</li> <li>Site located in a Local Service Centre</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Unknown owner</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence this site is not considered deliverable against the tests set out in PPS3 because there are issues over ownership which the Council identify as "unknown".  Therefore no certainty over availability	18
	Hedon - Land to rear of Co-Op Supermarket site South of Hull Road (Hedon13).	87	No progress, no permission	<b>Suitability</b> <ul style="list-style-type: none"> <li>Employment Allocation</li> <li>Not allocated for residential use and no planning permission.</li> <li>Site located in a Local Service Centre</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that the site could deliver 30 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016. This is based on the assumption that no planning permission is in place and the site has not completed a sequential test assessment which deals with flood risk.	30
	Leconfield - Land south east Harthill Avenue (Leconfield1).	44	Pre-application enquiry only for part of the site	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Market Village (Priority 3)</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that the site suitable.  BW believes the site would deliver 44 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	44
	South Cave - Land south of the Stray Little Wold Lane (South Cave16).	55	Pre application enquiry only (2010)	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Market Village (Priority 3)</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> <li>Application being prepared. Expected to be submitted later this year</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence we understand the landowner is taking for an outline application.  Therefore based on this evidence the site could deliver 55 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	55
	Willerby11	19		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Tidal Flood Zone 3a covers all of site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Pending owner/developer interest. To be determined through site specific flood risk assessment.</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Subject to an FRA</li> </ul>	Based on current evidence it can be considered that should the site's current constraints be overcome the site could deliver 19 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	19

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
	Land east of Field House Stockwell Lane Brandesburton8	7		<b>Within HSE executive area Not suitable</b>		<b>0</b>
	Land east of Boyes Lane Keyingham10	87		<b>Suitability</b> <ul style="list-style-type: none"> <li>Allocated for residential development</li> <li>Potential access constraints</li> <li>Majority of site within flood zone 3</li> <li>Existing Local Plan policy requires substantial screening to south from proposed by-pass (however, by-pass unlikely to be funded using public money)</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No bids submitted for the site</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Need for landowner to be located and understand intentions</li> </ul>	<p>Keyingham is a small village and the release of these four sites represents around 204 dwellings. This is a significant amount of development for the settlement. Therefore the deliver of one site, may impact on whether another site could be delivered.</p> <p>Based on existing evidence and taking into consideration the site context it is questionable whether this site is deliverable. Therefore at this stage we assume this site would not deliver any dwellings between 2011 to 2016.</p>	<b>0</b>
	Land south of Ottringham Road Keyingham6	51		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Flood Zone 1</li> <li>Area of potentially contaminated land (Pig Farm) in the centre of the site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Multiple Ownership. Small Central Part Of The Site Owned By W H Galtrey &amp; Sons .Agent:Lanham Associates Most.Of Site Unbided For.</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Locate owner</li> <li>Subject to contaminated land report</li> </ul>	<p>Given that the site is within multiple ownership and most of the site has not been bid, we would anticipate that this would undermine the deliverability of this site. Therefore taking into consideration those tests outlined in PPS3 and the complexity of this site, we do not believe this site will deliver any dwellings in 2011 to 2016.</p>	<b>0</b>
	Land east of Saltaugh Keyingham7	50		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Tidal Floodzone 2 and 3a on the whole site. More than 12 hours warning time from River Humber Flooding</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No bid submitted</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>To be determined through site specific flood risk assessment.. Pending owner/developer interest</li> <li>Subject to an FRA</li> </ul>	<p>Based on the current information, the land owners intentions are unknown. No bid for this site was submitted, therefore it is highly questionable whether this site is available. Therefore we assume at this stage that it is not and therefore would not deliver any dwellings in years 2011 to 2016.</p>	<b>0</b>
	Land south of Compton Drive. Keyingham8	16		<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Tidal Floodzone 2 and 3a on the whole site. More than 12 hours warning time from River Humber Flooding</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No bid submitted</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Subject to an FRA</li> </ul>	<p>Based on the current information, the land owners intentions are unknown. No bid for this site was submitted, therefore it is highly questionable whether this site is available. Therefore we assume at this stage that it is not and therefore would not deliver any dwellings in years 2011 to 2016.</p>	<b>0</b>
	Land to the west of Mill lane Leven2	0				<b>0</b>
	Land to the North of	87		<b>Suitability</b>	Based on existing evidence it is assumed that subject to a satisfactory	<b>87</b>

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
	Benningholme Lane, Skirlaugh Skirlaugh5			<ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Flood Zones 2 &amp; 3a along northern edge of site</li> <li>Western half of the site within a cordon sanitaire of a WWTW</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Crown Estate</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Impact of odours from the WWTW to be considered. To be determined through site specific flood risk assessment.</li> </ul>	FRA and odours issue being dealt with, this site has the ability to deliver 87 dwellings between 2011 to 2016.	
	Land north west of the Stray estat South Cave11	31		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>No constraints</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Watts Estates</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No constrains</li> </ul>	Based on current evidence It is assumed that this site would deliver 31 dwellings between 2011 to 2016	31
	Land north east of the Stray estate South Cave12	16		<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>No constraints</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Multiple Ownership: Gale Family (Northern Half Of The Site)</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No constrains</li> </ul>	Based on current evidence it is assumed that this site would deliver 16 dwellings between 2011 to 2016	16
		<b>872</b>				<b>403- 15% non implementation = 343</b>
Eastern	Bridlington – Land north of Easton Road (Bridlington6)	175	No Permission – Revised development brief being drawn up	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Principal Town</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Multiple ownerships</li> <li>Owners willing to sell</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No application submitted on this site.</li> <li>As a planning application has not yet been submitted for the site and in consideration of the lead in time it can be estimated that residential dwellings will not be delivered at the site until 2012.</li> </ul>	Based on current evidence it can be considered that the site could deliver dwellings 83 to East Riding's Eastern Sub Area's housing land supply within the period 2011 to 2016.  This is because there is as yet no planning application submitted, however it assumed that only one developer then the 140 would be reduced.	87
	Bridlington - Land north of Darwin Road (Bridlington12).	64	No permission, no progress	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Principal Town</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that the site could deliver 64 dwellings to East Riding's Eastern Sub Area's housing land supply within the period 2011 to 2016	64
	Hornsea - Land to the rear of Water Works House,	87	No permission. Pre-application enquiry only	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> </ul>	Based on current evidence should each of the identified constraints be overcome it can be considered that the site could deliver 87 dwellings to East Riding's Eastern Sub Area's housing land supply within the	87



Sub Area	ERYC Assessment			BW Assessment			
	Site Ref	ERYC Identified Yield	East Notes	Riding	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
	Atwick Road (Hornsea2)		(2007)		<ul style="list-style-type: none"> <li>Site located at a town</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Most owners willing to sell. Negotiations may result in all land and ransom strips being sold</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	period 2011 to 2016	
	Land South of 37-39 Main Street Beeford11	7			<b>Suitability</b> <ul style="list-style-type: none"> <li>No known constraints</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>No bid submitted</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No issues constraining achievability</li> </ul>	Based on existing evidence it is considered that this site has the ability to deliver 7 dwellings between 2011 to 2016	7
	Land of Blacksmiths corner (south) Easington3	47			<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site lies within Health and Safety Executive consultation zone</li> <li>Low flood risk area (Flood Zone)</li> <li></li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Mr and Mrs England</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>HSE will consider the suitability of the site</li> </ul>	The site lies within the HSE consultation zone. Should the HSE respond stating that residential development is acceptable, then based on existing evidence it is considered this site would deliver 47 dwellings between 2011 to 2016.	47
	Land north of Seaside Road Easington4	43			<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Low flood risk area (Flood Zone)</li> <li>Area of potentially contaminated land in the west of the site. Inside HSE executive outer zone.</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner known</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>HSE will consider the suitability of the site</li> </ul>	The site lies within the HSE consultation zone. Should the HSE respond stating that residential development is acceptable, then based on existing evidence it is considered this site would deliver 43 dwellings between 2011 to 2016.	43
	Land West of Craike Wells Flamborough6	44			<b>Suitability</b> <ul style="list-style-type: none"> <li>No known constraints</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Persimmon</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No issues constraining achievability</li> </ul>	Based on existing evidence it is considered that this site has the ability to deliver 44 dwellings between 2011 to 2016	44
	Land south of Hartendale Close Flamborough11	12			<b>Suitability</b> <ul style="list-style-type: none"> <li>Low flood risk area (Flood Zone 1)</li> <li>On edge of Conservation Area</li> <li>Within area designated as Heritage Coast</li> <li>Potentially contaminated land</li> </ul>	Taking into consideration the existing evidence, it is considered this site could deliver 12 dwellings between 2011 to 2016.	12

Sub Area	ERYC Assessment			BW Assessment			
	Site Ref	ERYC Identified Yield	East Notes	Riding	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
					<b>Availability</b> <ul style="list-style-type: none"> <li>No bid submitted</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No known constraints</li> </ul>		
	Burton Road Hornsea12	87			<b>Suitability</b> <ul style="list-style-type: none"> <li>No known constraints</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Hickling Gray</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No known constraints</li> </ul>	Taking into consideration the existing evidence, it is considered this site could deliver 87 dwellings between 2011 to 2016.	87
	Reed Carr Farm, Hornsea Burton Road Hornsea8	87			<b>Suitability</b> <ul style="list-style-type: none"> <li>Low flood risk area (Flood Zone 1)</li> <li>Long term (100 years) coastal erosion issues for southeast corner of the site</li> <li>Good to moderate quality agricultural land (Grade 3)</li> <li>Ordinary quality landscape in the northern half of the site with low sensitivity to development.</li> <li>Potentially contaminated land</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Ulliyott and Butler</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Need to consider potential contamination on site</li> </ul>	This site has just been released as part of the 2011 managed release policy process. Based on current evidence it is assumed that 87 dwellings could be delivered on this site between 2011 to 2016.	87
	Proposal at Westgate, Patrington Patrington1	42			<b>Suitability</b> <ul style="list-style-type: none"> <li>Low flood risk area Flood Zone 1)</li> <li>Very good quality agricultural land (grade 2)</li> <li>Site within Conservation Area</li> <li>Strong lines of vegetation dividing the fields</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner – P Varley and Others</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Owner Negotiations</li> </ul>	This site has just been released as part of the 2011 managed release policy process. Assuming owner negotiations do not result in the site being unavailable, it is assumed that t 42 dwellings could be delivered on this site between 2011 to 2016.	42
	Proposals at Northside and Hollym Road, Patrington Patrington2	50			<b>Suitability</b> <ul style="list-style-type: none"> <li>Low flood risk area Flood Zone 1)</li> <li>Very good quality agricultural land (grade 2)</li> <li>Site within Conservation Area</li> <li>Demolition of building required to access site from Northside (alternative access available)</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner – The Fewster Family</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Need to consider loss of very good agricultural land</li> </ul>	This site has just been released as part of the 2011 managed release policy process. Based on current evidence it is assumed that 50 dwellings could be delivered on this site between 2011 to 2016.	50
	Land east of	46			<b>Suitability</b>	This site has just been released as part of the 2011 managed release	46

Sub Area	ERYC Assessment			BW Assessment			
	Site Ref	ERYC Identified Yield	East Notes	Riding	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
	Rosedale Skipsea5				<ul style="list-style-type: none"> <li>Housing allocation</li> <li>Low severity of surface water flooding on SE corner</li> <li></li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner intentions unknown</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Pending owner/developer interest. To be determined through site specific flood risk assessment.</li> </ul>	policy process. Based on current evidence it is assumed that 46 dwellings could be delivered on this site between 2011 to 2016.	
	Land south of Hornsea Road Skipsea6	49			<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Housing allocation</li> <li>Farm buildings an area of potentially contaminated land</li> <li></li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner intentions unknown</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Identify owners and their intentions. Land remediation may be required</li> </ul>	The owners of the site are unknown and therefore the deliverability of the site is highly questionable. Therefore based on the current evidence it is considered that no dwellings would be delivered between 2011 to 2016.	0
		<b>840</b>					<b>703 – 15% non implementation = 594</b>
Western	Land west of Station Road Eastington11	7			<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Housing allocation S12b</li> <li>Flood zone 1</li> <li>Potential contamination</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner intentions unknown</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Land remediation may be required.</li> </ul>	This site has just been released as part of the 2011 managed release policy process. Based on current evidence it is assumed that 6 dwellings could be delivered on this site between 2011 to 2016.	7
	Land south of Balk Lane Goole16	41			<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Housing allocation</li> <li>Whole of site in Tidal Floodzone3a. Less than 6 hours warning time. Low breach hazard for the north east of the site</li> <li></li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner intentions unknown and no bid submitted</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>To be determined through site specific flood risk assessment. Pending owner/developer interest</li> </ul>	The whole site lies within tidal floodzone 3a and would therefore be subject to a FRA. We note that other sites in and around Goole have been granted planning permission. Therefore assuming the FRA can successfully put forward a sequential and exceptions test, this site could delivered 41 dwellings between 2011 to 2016.	41
	Land south of Willow Drive Goole17	66			<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Housing allocation</li> <li>Whole of site in Tidal Floodzone3a. Less than 6 hours warning time. Low breach hazard for the north east of the site</li> <li>Breach hazards ranging from extreme adjacent to the river to low along the railway embankment</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner intentions unknown and no bid submitted</li> </ul> <p><b>Achievability</b></p>	The whole site lies within tidal floodzone 3a and would therefore be subject to a FRA. We note that other sites in and around Goole have been granted planning permission. Therefore assuming the FRA can successfully put forward a sequential and exceptions test, this site could deliver 66 dwellings between 2011 to 2016.	66

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
				<ul style="list-style-type: none"> <li>To be determined through site specific flood risk assessment. Pending owner/developer interest</li> </ul>		
	Land East of 67-69 Hailgate Howden22	28		Site granted planning permission on 8th July 2010 for 33 dwellings	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Gilberdyke – Land south of Birch Close (Gilberdyke17)	6	Pre-application enquiry only (2009)	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Market Village (Priority 3)</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner intentions unknown</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence this site is not considered deliverable against the tests set out in PPS3 because there are issues over ownership. No evidence of sequential test and exceptions test being completed. Therefore the site is not considered deliverable between 2011 to 2016	0
	Newport - Land south of Southfields (Newport2)	60	Outline application approved (originally submitted in 2001 01/01749/OUT)	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Market Village (Priority 3)</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Newport - Land south of Teal Road (Newport3)	88	No progress	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Market Village (Priority 3)</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be consider that the site is not considered suitable when considered against a PINS guidance reflecting change in circumstances. No evidence of sequential test and exceptions test being completed. Based on the evidence BW believes the site would deliver 0 dwellings to East Riding's Western Sub Area's housing land supply within the period 2011 to 2016	0
	Newport - Land at Canal Side West (Newport4)	26	No progress	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Market Village (Priority 3)</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Unknown owner</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence this site is not considered deliverable against the tests set out in PPS3 because there are issues over ownership which the Council identify as "unknown". Therefore no certainty over availability  No evidence of sequential test and exceptions test being completed. Based on the evidence BW believes the site would deliver 0 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	0
	Howden - Land South of 17-21 Hull Road (Howden4)	19	Pre-application enquiry only (2006)	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Town</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that the site could deliver 19 dwellings to East Riding's Western Sub Area's housing land supply within the period 2011 to 2016	19
	Howden - Land North of Shelford Avenue and West of	263	Revised development brief being drawn up	<b>Suitability</b> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> </ul>	Based on current evidence it can be considered that should the site constraints can be resolved the site could deliver 83 dwellings to East Riding's Western Sub Area's housing land supply within the period 2011	83

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
	Station Road (Northern Portion) (Howden1)			<ul style="list-style-type: none"> <li>Site located at a Town</li> <li>Flood zone 2 and 3 in all but southern sections of the site</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner willing to sell</li> <li>From speaking to the agent planning application due to be submitted later this year. Likely to be a hybrid application.</li> <li>We understand there are two developers on board. We have assumed they would delivering 70 dwellings per year.</li> <li>Likely to be on site late 2011, delivering from late 2012</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	to 2016	
	Howden - Land at Gas House Lane (S22G) (Howden5)	14	Application for dwellings refused (08/04720/OUT)	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Site currently allocated for residential development</li> <li>Site located at a Town</li> <li>Flood zone 2 in all but southern sections of the site</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Access constraints</li> </ul>	Based on current evidence it can be considered that should the site constraints be resolved the site could deliver 14 dwellings to East Riding's Western Sub Area's housing land supply within the period 2010 to 2015	14
	Gilberdyke - Land to the rear of railway hotel (Gilberdyke11)	20	Pre-application enquiry only (2009)	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Allocated for residential use</li> <li>Site located at a Market Village (Priority 3)</li> <li>Flood zone 3 on the whole site</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Unknown owner</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence this site is not considered deliverable against the tests set out in PPS3 because there are issues over ownership the site.  No evidence of sequential test and exceptions test being completed. Based on the evidence BW believes the site would deliver 0 dwellings to East Riding's Central Sub Area's housing land supply within the period 2011 to 2016	0
	Goole - Land East of Percy Street (Goole18)	87	Part of the site has permission (05/10164/PLF & 07/06618/STREM)  Planning permission granted for 75 dwellings 13/2/08	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Principal Town</li> <li>Floodzone 3 on the whole site</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Unknown owner</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Goole - Land North of Mill Hill (Goole13)	85	No permission, no progress	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Allocated for residential use</li> <li>Site located at a Principal Town</li> <li>Flood zone 3 on the whole site</li> </ul> <p><b>Availability</b></p> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <p><b>Achievability</b></p> <ul style="list-style-type: none"> <li>Flood risk could undermine achievability</li> <li>No evidence of site being brought forward</li> <li>No pre - application discussions and no application submitted.</li> </ul>	This allocated site was released in 2005 and as yet has not come forward for development. No evidence of sequential test and exceptions test being completed.  Based on current evidence the site could deliver around 0 dwellings towards the end of the end of the 2011 to 2016 period.	0
	Goole - Land North of Kingsway Primary School (Goole27)	34	Application for 38 affordable units (10/01215/REG3)  Permission issued	<p><b>Suitability</b></p> <ul style="list-style-type: none"> <li>Allocated for residential use</li> <li>Site located at a Principal Town</li> <li>Floodzone 3 on the whole site</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0

Sub Area	ERYC Assessment			BW Assessment		
	Site Ref	ERYC Identified Yield	East Riding Notes	Deliverability Assessment	Estimated Yield in LDF Period	BW Total
			8/11/10	<b>Availability</b> <ul style="list-style-type: none"> <li>Unknown owner</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints</li> <li>No evidence of site being brought forward</li> <li>No pre - application discussions and no application submitted.</li> </ul>		
	Goole - Land North of Thorntree Lane (Goole9)	40	Outline permission pending (07/06679/STOUT)	<b>Suitability</b> <ul style="list-style-type: none"> <li>Allocated for residential use</li> <li>Site located at a Principal Town</li> <li>Flood one 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owner willing to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence it can be considered that should the site constraints and ownership be resolved the site could deliver 40 dwellings to East Riding's Western Sub Area's housing land supply within the period 2011 to 2016	40
	Goole - Land east of Butterbur Drive (Goole8)	66	Outline permission granted (07/04288/STOUT) on 30/10/09 - reserved matters pending	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Principal Town</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Unknown owner</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> <li>No evidence of site being brought forward</li> <li>No pre - application discussions and no application submitted.</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Goole -- Land north of Coniston Way (Goole11)	87	Outline permission granted (02/04149/OUT) on 19th April 2010	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Site located at a Principal Town</li> <li>Flood zone 3 on the whole site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Owners unwilling to sell</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>Ownership problems</li> <li>No evidence of site being brought forward</li> <li>No pre - application discussions and no application submitted.</li> </ul>	Site has planning permission therefore to avoid double counting, the total has been revised to 0 and considered in the planning permission section.	0
	Rawcliffe - Land between High Street and Riverside (Rawcliffe10)	40	No permission. No progress	<b>Suitability</b> <ul style="list-style-type: none"> <li>allocated for residential use</li> <li>Flood zone 3 on the whole site</li> <li>Groundwater zone 3 beneath western half of the site</li> </ul> <b>Availability</b> <ul style="list-style-type: none"> <li>Multiple owners</li> </ul> <b>Achievability</b> <ul style="list-style-type: none"> <li>No identifiable achievability constraints.</li> </ul>	Based on current evidence this site is not considered deliverable against the tests set out in PPS3 because there are issues over ownership which the Council identify as within multiple ownership. Therefore no certainty over availability  No evidence of sequential test and exceptions test being completed.  Therefore 0 dwellings would be delivered to East Riding's Western Sub Area's housing land supply within the period 2011 to 2016	0
		1077				330- 15% non implementation = 280
	<b>TOTAL OVERVIEW</b>	2117				1784
	<b>TOTAL TAKING ACCOUNT OF 15% NON IMPLEMENTATION</b>					1516