

Site Allocations Development Plan Document (SADPD) PREFERRED OPTIONS

Selby Town

The Core Strategy states that Selby Town will accommodate 1336 dwellings which will require around 44.5ha of land. The focus of this development will be on previously developed land inside the Limit to Development, however due to the quantum of development it is likely that some urban extension will be required.

As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

SELB030 and SELB IO B are town centre sites, and as such are dealt with in Issue H on page 55. Similarly, SELB010 and SELB011 have recently been granted planning permission for a supermarket, and as such do not require an allocation. SELB012 already has planning permission for a retirement home, SELB027 is the Staynor Hall development with planning permission, and neither require reallocating.

SELB029 is the bus station, but no scheme for comprehensive redevelopment exists. SELB IO C does not meet the minimum site size requirement of 0.4ha. As such no allocation is necessary.

Several sites put forward in Selby Town are in active employment use, or are identified in the Employment Land Review. All such employment sites are re-stated in the SADPD, but would not constitute new employment sites. These include: SELB008, SELB009, SELB017, SELB018, SELB019, SELB021, SELB025 and SELB028.

Other sites discounted include SELB016 which forms part of the cemetery and has difficult access. SELB013, SELB015 and SELB026 are in recreation use and are therefore not allocated.

Residential use is considered appropriate on the following sites:

- SELB007 for 16 units
- SELB014 for 10 units, with a strip of land safeguarded for possible access road across Selby Dam
- SELB020 for 20 residential units and a multi-level commuter car park for rail users
- SELB022 is a Listed building which could be converted for mixed use including employment and residential development (16 units), and include improved access to Cowie Drive.
- SELB023 / SELB024 / SELB IO A is allocated as a comprehensive site for a Leisure Marina, residential, light commercial, light retail. Requires access through SELB023 to relieve pressure on Carr Street. Landscaping around pond and pedestrian access. Allocation for 330 residential units.

The remaining housing numbers may be placed on a second urban extension site. Those have been discussed in Background papers to the Core Strategy, and SELB001 is the most suitable, therefore it is allocated for 944 units (note that the original Phase 2 allocation has already been released under Local Plan Phase 2 allocation for 450 units). The remaining sites that form part of

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the strategic sites (SELB002, SELB004, SELB005, and SELB003, SELB006, SELB031) are not allocated.

SELB001	Residential allocation for 944 units (already released under Local Plan Phase 2 for 450 units)
SELB002 SELB004 SELB005	No allocation
SELB003 SELB006 SELB031	No allocation
SELB007	Residential allocation for 16 units
SELB008	Existing employment
SELB009	Existing employment
SELB010	No allocation
SELB011	No allocation
SELB012	No allocation
SELB013	Recreation Open Space/Sport/Leisure
SELB014	Residential allocation for 10 units, land safeguarded for potential access road and bridge across Selby Dam.
SELB015	Recreation/Leisure/Sports
SELB016	No allocation
SELB017	Existing employment
SELB018	Existing employment
SELB019	Employment allocation
SELB020	Car park (multi level) for station, residential allocation for 20 units
SELB021	Existing employment
SELB022	Restoration of Listed Building for residential/commercial use. Must incorporate improved access to Cowie Drive – forming an in-out with existing access road. Allocation for 16 units
SELB023, SELB024, SELB IO A	Comprehensive site: Leisure Marina, Residential, light commercial, light retail. Requires access through SELB023 to relive pressure on Carr Street. Landscaping around pond and pedestrian access. allocation for 330 units
SELB025	Existing employment
SELB026	Recreation Open Space
SELB027	No allocation
SELB028	Existing employment
SELB029	No allocation
SELB030	See Issue H on page 55. Site allocated for retail use up to 10,000sqm comparison goods floorspace.
SELB IO B	See Issue H on page 55
SELB IO C	No allocation
SELB IO F	No allocation

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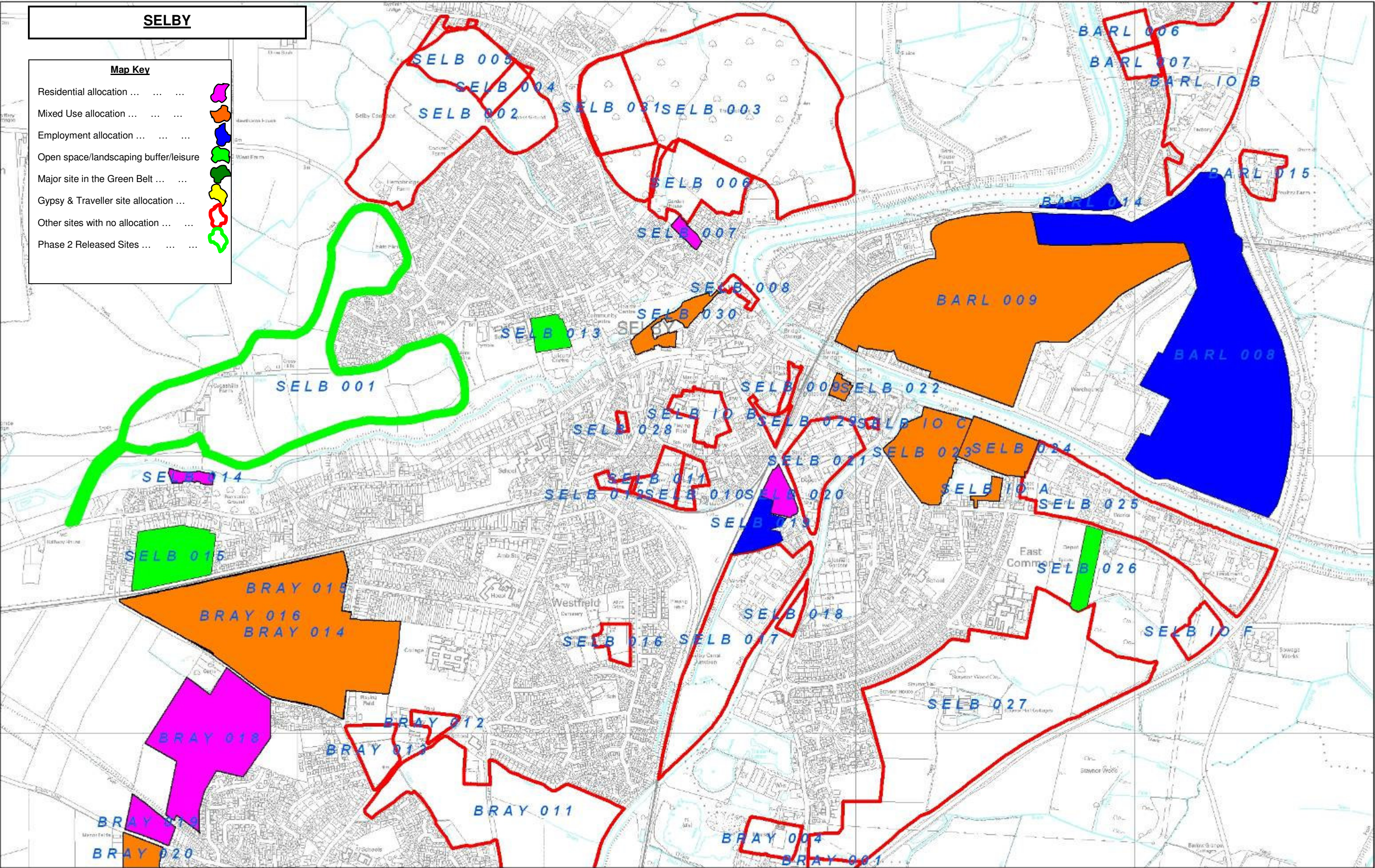
Other potential sites on page 47 of Issues and Options:

- A. Triangular Site: No allocation for this site – land locked by functioning railway lines
- B. Industrial Chemicals Site: see SELB017
- C. Focus DIY and car park: see SELB020
- D. Sports Ground behind Wistow Road: See SELB004 / SELB002 / SELB005
- E. Former Rigid paper site: see SELB023 / SELB024 / SELB IO A

SELBY

Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites



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Sherburn-in-Elmet

The Core Strategy states that Sherburn-in-Elmet can accommodate 498 dwellings requiring 16.6ha of land, due to its role as a Local Service Centre. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

Responders suggest a range of developments spread around the settlement to reduce the impact is desirable, but also to limit growth on west side due to traffic having to cross the village to reach the main road network. The Council is supportive of this approach insofar as it is able given the range of sites.

SHER014 is designated Recreation Open Space in the 2005 Local Plan and has received a significant number of objections. The Council is not supportive of development on this site.

SHER006 is available, but the landowner does not accept residential development. As such it is suitable for community uses and potentially some employment or commercial uses, but as the site has an existing business it does not need an allocation.

SHER013 is not subject to any specific designation in the Local Plan, but lies inside the Limit to Development. Previously the land was considered as part of the landscape buffer but that designation was removed in the final adopted version of the Local Plan. With significant residential development taking place in the vicinity, the importance of the site in terms of its appearance is increased. Therefore the site is allocated for residential use for 16 units incorporating exemplary architecture to create a gateway to the village.

Although the quantum of development proposed for Sherburn-in-Elmet has reduced from the quantum expressed in the Local Plan, and could be accommodated on the Local Plan Phase II allocated site (SHER007) which lies within the Limit to Development, the responses from the village have expressed a preference for smaller developments spread more evenly across the settlement to reduce the impact. Therefore the Council will consider SHER007 alongside the other potential sites.

There are two Green Belt sites

- SHER012
- SHER011

And three general areas of safeguarded land:

- SHER007/SHER008 – in the south east of the village
- SHER004/SHER005/SHER017 – on the west of the village
- SHER001/SHER002/SHER003 – on the north east of the village

There is strong support for the Green Belt that surrounds the settlement, and this means that sites SHER011 and SHER012 are discounted in accordance with the methodology in Issue D, as sequentially preferable sites exist.

Safeguarded Land is land that is identified in the 2005 Local Plan as outside the Limit to Development (and therefore open countryside) but removed from Green Belt to enable future growth. However, the Safeguarded Land

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designation does not automatically mean that land should come forward at this point in time.

The amount of land available is far in excess of the amount required to accommodate Sherburn-in-Elmet's quantum of development. As such the sequential search has not resulted in a clear hierarchy of sites, so a more subjective discounting is required. In considering the merits of each site, the Council will have regard to the 2005 Local Plan Phase 2 allocation, but also to the needs and aspirations of the people of Sherburn in Elmet.

SHER004 and SHER005 (incorporating SHER017) include some existing built development on the site, albeit not previously developed in terms of PPS3 definition. With a desire to spread development around the village, this combined site offers 5.5ha of land that could accommodate a significant development. However, traffic will have to cross the village to reach the bypass and such a large scale of development will be a significant additional load. Development of the other Safeguarded Land areas would not have this impact and so are considered more suitable.

SHER003 has been reclassified as FZ1 (formerly FZ3) following a review of the flood risk by the Environment Agency and is therefore no longer a constraint. As with SHER001 and SHER002 the site lies behind existing estate development and is not so easily accessed from existing main routes. SHER002 is the least easily accessed, requiring a convoluted route through existing estate roads. SHER001 may be accessed from Finkle Hill, but would not seamlessly integrate with existing built form as there are no opportunities for additional links in to existing residential areas. SHER003 may be accessed via Hodgsons Lane with appropriate improvements to the road and its junction with Moor Lane. The Council considers that this is the most likely of the three northern sites to be achievable. In response to the request to distribute development throughout the village, the Council considers that SHER003 is capable of absorbing some of the quantum that would otherwise go to SHER007, resulting in a more balanced distribution across the village. Therefore the Council will allocate it for 200 dwellings and some community use (in consultation with the community).

The Council considers that development of SHER007 remains reasonable as it is inside the Limit to Development and is a Local Plan Phase 2 allocation. As such, it has been released for development, albeit with a lower number than that set out in the 2005 Local Plan to assist the village's desire for smaller developments. Development should be concentrated on the northernmost square parcel of land that remains unconstrained by flood zones, accessed via Carousel Walk and Fairfield Link (around 150 units). Development should not extend further east into the remainder of the site that lies in Flood Zones 2 and 3, except for provision of some landscaping and formal/informal open space use. The remaining allocation (around 132) may be developed between Low Street and the northern area, but in the interests of maintaining a separation between Sherburn in Elmet and South Milford, should not extend any further south than is necessary. A link road will be required between Low Street, the development, and the bypass/Moor Lane. Some frontage development of Low Street (SHER007) would be appropriate where it enhances the character of Sherborn-in-Elmet (as set out in the

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Village Design Statement), creating a welcoming entrance to the settlement from the south. Because of the quantum of development and the additional land availability, some community facilities should also be developed (in consultation with the community). The Phase 2 Local Plan sites were recently released and as such SHER007 has been released for 282 units.

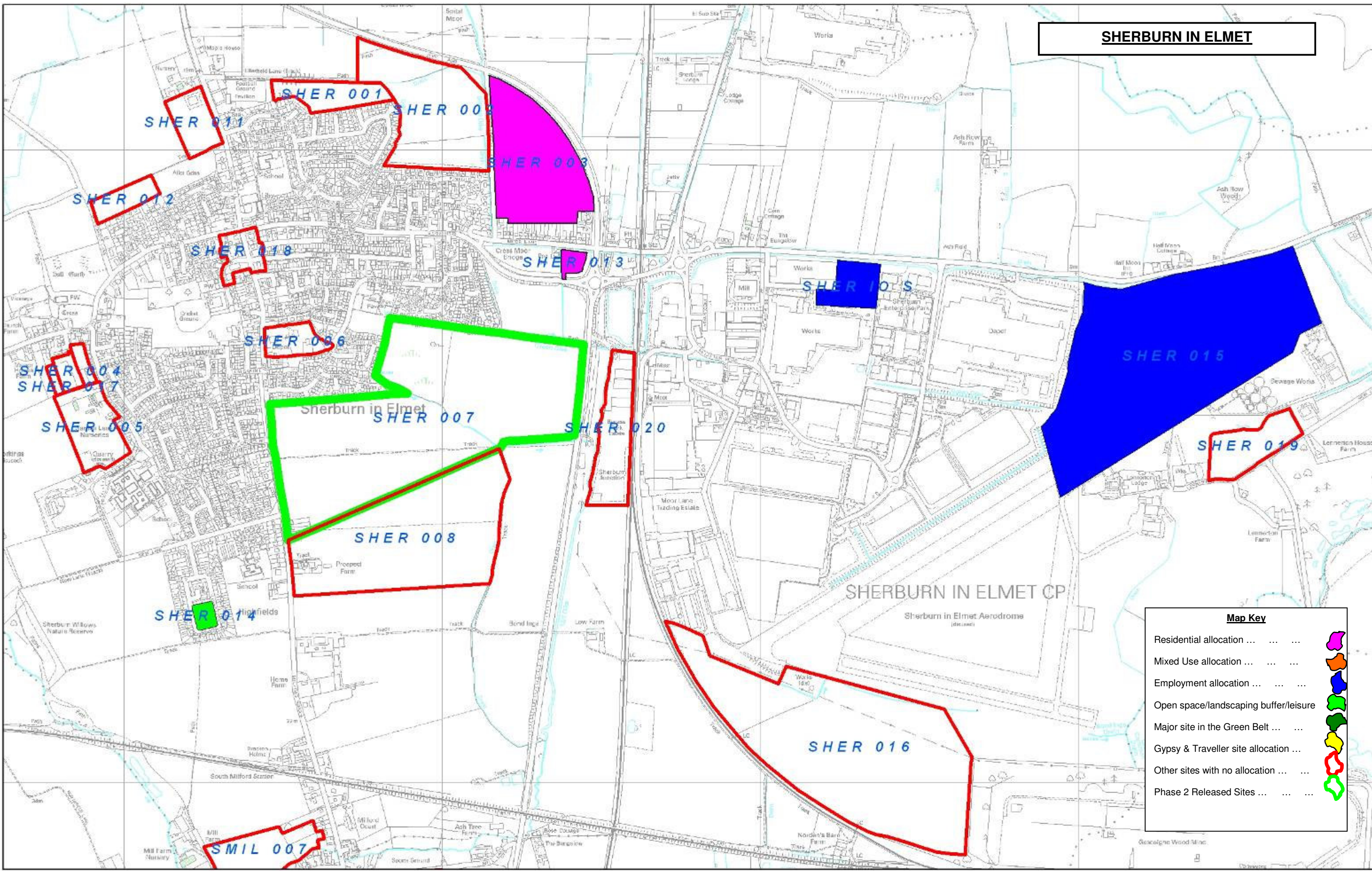
SHER008 was also identified in the 2005 Local Plan, but with a reduced housing allocation on SHER007, the site is now unrelated to the built form of Sherburn-in-Elmet and therefore development would be in isolation/open countryside. Although a frontage development along Low Street could be possible, that would impact upon the perceived separation of Sherburn-in-Elmet and South Milford – something that villagers have expressed support for retaining.

The remaining Safeguarded Land areas may be retained in Local Plan policy until such time that the policy is reassessed in the forthcoming Development Management DPD.

SHER001	Open Countryside (remains safeguarded land)
SHER002	Open Countryside (remains safeguarded land)
SHER003	Residential allocation of 200 dwellings
SHER004 SHER005 SHER017	Open Countryside (remains safeguarded land)
SHER006	Existing employment use
SHER007	Residential allocation: Frontage development along Low Street, link road. 282 units in total. Already released in Local Plan Phase 2.
SHER008	Open Countryside (remains safeguarded land)
SHER011	Green Belt
SHER012	Green Belt
SHER013	Residential use (16 units)
SHER014	Recreation Open Space
SHER015	Allocated for 7.65ha employment land
SHER016	No allocation
SHER018	See Issue H on page 59
SHER019	Open Countryside
SHER020	Green Belt

Regarding employment and village centre issues, these are dealt with in Issue H on page 55.

SHERBURN IN ELMET



Map Key	
Residential allocation	
Mixed Use allocation	
Employment allocation	
Open space/landscaping buffer/leisure	
Major site in the Green Belt	
Gypsy & Traveller site allocation ...	
Other sites with no allocation	
Phase 2 Released Sites	

0 165 330 660 Meters



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Tadcaster

Core Strategy states that Tadcaster should accommodate 457 dwellings which would require around 15.2 hectares of land. Tadcaster is constrained on the western side by Green Belt but there are several sites available within the Limit to Development, so such constraints are not unduly restrictive. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

Previous allocated sites have not come forward and so these are being reviewed alongside any new sites. A newly submitted site TADC IO is too small for allocating, and TADC014 is dealt with in Issue H on page 55.

At TADC012 and TADC013, some support was expressed for housing released only after brown field development has taken place. Conversely this was not supported by the Town Council, and issues including traffic impact, walking and enjoying nature/environmentally sensitive area would be impacted upon. The Council note the Green Belt status and discount the site on this basis.

Residents objected strongly to TADC016 and TADC017 on the basis of topography/drainage issues, access, utilities infrastructure, the fact that the site is too big, and cumulative traffic impact. In addition, it is close to SSSI Fox Covert and Catterton Wood. The Council note the Green Belt status and discount the site on this basis.

Support was received for development of TADC018, although part of the site is inside the a Locally Important Landscape Area so needs a high standard of design. As an environmentally sensitive area, it received support for retention from the Town Council. However, it lies outside the Limit to Development and is sequentially less suitable than other sites.

TADC019 received equal support and objection, but its location in the Green Belt means its is sequentially poor. The Council will discount those other sites outside the Limit to Development or in the Green Belt. As such TADC008 and TADC013 are discounted for being in the Green Belt, and TADC001, TADC002, TADC003, TADC011, and TADC017 and are all discounted as being open countryside.

Of those sites inside the Limit to Development, TADC010 and TADC015 lie in Flood Zone 3 and are therefore sequentially poor, although the Town Council would support some development of the bus station for employment use. TADC005 Has an outstanding planning permission approved in 1993 for 156 dwellings. As 10 dwellings have been completed, this validates the permission so the remainder may be implemented. As such, this can't count towards the housing numbers and no allocation need be made.

Residents responded that development should be in smaller sites spreads around the town to limit impact. Given the range of sites available it is likely that allocations will be made on a handful of larger sites.

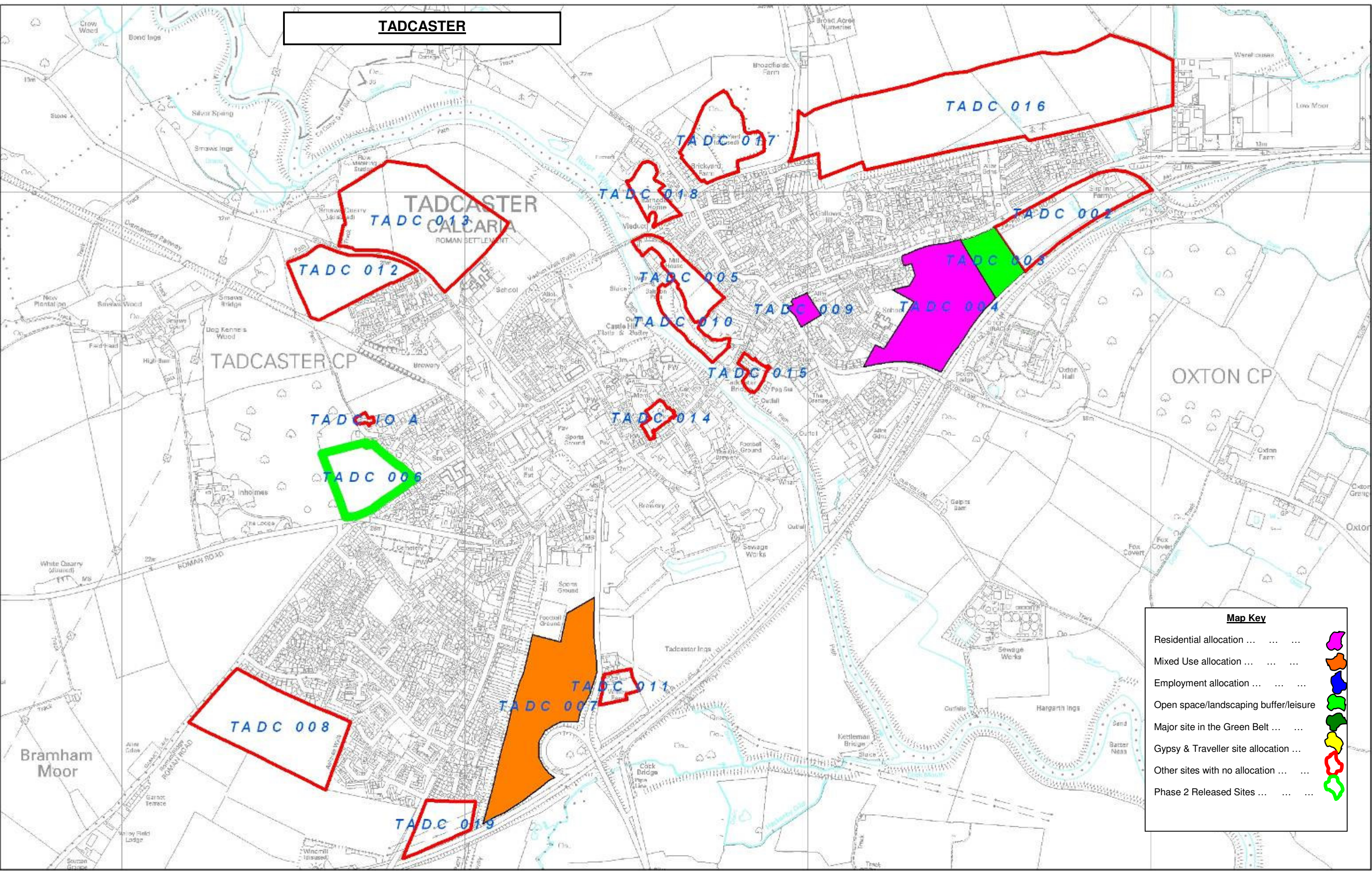
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TADC009 had planning permission but it has expired. The site may therefore be allocated for 16 dwellings. TADC004 and TADC006 also lie inside the Limit to Development and have the benefit of being identified in the 2005 Local Plan. The sites remain sequentially the preferred choice and as such are re-allocated for 230 and 104 dwellings respectively. TADC006 has already been released due to the recent Local Plan Phase 2 release.

TADC007 enjoys an allocation in the Local Plan for employment use, but has not been developed for such use. Sequentially the site is the next most appropriate for development and can be developed for mix of uses including residential. With 9.1 hectares, there would be sufficient space for the remaining 107 dwellings (3.6ha) to be developed as well as leaving some land for employment use and for some of the site to be made available for junction improvements on the A64. As such, the site is re-allocated for mixed use, including 107 dwellings and employment use.

TADC001	Open countryside
TADC002	Open countryside
TADC003	Recreation Open Space, Open countryside
TADC004	Allocated for residential development of 230 dwellings
TADC005	Existing planning permission for residential development – no allocation
TADC006	Allocated for residential development of 104 dwellings. Site already released by Local Plan Phase 2.
TADC007	Mixed use site including development of 107 dwellings on 3.6ha, infrastructure (A64 junction improvements) and employment (5.5ha).
TADC008	Green Belt
TADC009	Allocated for 16 dwellings
TADC010	FZ3
TADC011	Open countryside
TADC012	Green Belt
TADC013	Green Belt
TADC014	Site dealt with in Issue H on page 55
TADC015	Bus station
TADC016	Open countryside
TADC017	Open countryside
TADC018	Open countryside
TADC019	Green Belt
TADC IO A	Too small for an allocation

TADCASTER



Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites

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Appleton Roebuck

As set out in Issue A, the village can accommodate allocations to support 10 houses. Overall this will require around 0.4 hectares of land based on a simple 30 dwellings per hectare basis.

With no sites put forward at Issues and Options stage, few responses were received from Appleton Roebuck residents. In general, there is some support for small scale gradual growth that is respectful to the village character, and development of additional services and facilities in the interests of the village. The Council supports this view.

More recently a raft of potential sites have been submitted to the Council and these have been assessed in accordance with the methodology in Issue D. There is now more land available than is required.

A general comment notes the preference for development in the north of the village. Some sites have come forward here but have access issues.

APRO IO A is the largest potential site made up of a dwelling house, former pig units and fields. The majority of it lies in Flood Zone 3, and it is divorced from the existing built up part of Appleton Roebuck, so it is discounted.

APRO IO B is a small site that is defined by the Environment Agency's flood zone mapping rather than a physical boundary on the ground. Within the submitted boundary the land is entirely Flood Zone 1. The site lies adjacent to the Limit to Development, accessed by a private road with access rights.

APRO IO C is divorced from the defined Limit to Development, although it does abut gardens of houses within it. However there is no on-the-ground boundary marker to the north which could lead to sprawl.

APRO IO D is a large site but has access difficulties in isolation. It is a long thin site which would create an alien extension in to the countryside, and may only be accessed via Malt Kiln Lane which would necessitate a long road.

APRO IO E has access difficulties due to the narrow access track and is a long thin site extending in to the countryside.

APRO IO F is a large site fronting and accessed via Malt Kiln Lane. It is mostly in Flood Zone 1, on the north side of the village and could be developed within the perceived extent of the existing village.

APRO IO G and APRO IO H have access from the Northfield Estate, but are constrained by flood risk. APRO IO J is land locked, and also constrained by flood risk.

APRO IO K could form an extension to Orchard Close via the demolition of one house (in the same ownership as the site), however the close would then extend well in to the open countryside and elongating the village. A more compact urban form may be achieved on other sites.

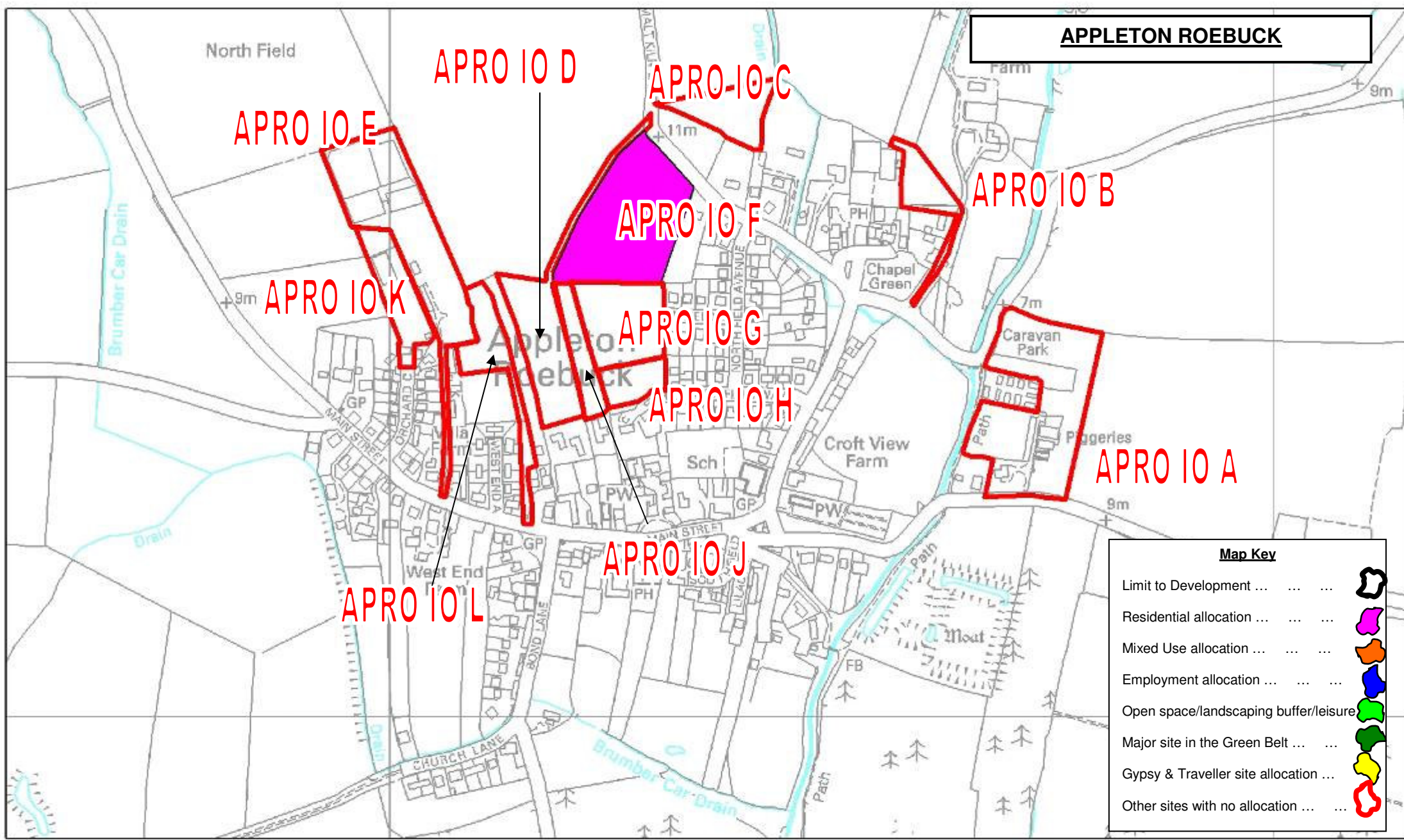
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APRO IO L would form an extension of the recent housing development in West End Avenue. This could be achieved, but the access route via a track on the eastern side is less desirable than the frontage access offered on other sites.

Although many of these sites are individually constrained, a comprehensive development incorporating many of them may overcome these difficulties. However, with an allocation of around 10 units, there is no requirement for such a site. The site that would appear to be the most deliverable at this stage is APRO IO F as it is more easily accessed, has no significant flood risk, and offers frontage development which is more in keeping with the village character. As such, it is allocated for 10 dwellings.

APRO IO A	No allocation
APRO IO B	No allocation
APRO IO C	No allocation
APRO IO D	No allocation
APRO IO E	No allocation
APRO IO F	Residential development of 10 units.
APRO IO G	No allocation
APRO IO H	No allocation
APRO IO J	No allocation
APRO IO K	No allocation
APRO IO L	No allocation

APPLETON ROEBUCK



Map Key

Limit to Development	
Residential allocation	
Mixed Use allocation	
Employment allocation	
Open space/landscaping buffer/leisure	
Major site in the Green Belt	
Gypsy & Traveller site allocation	
Other sites with no allocation	

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Barlby & Osgodby

Barlby and Osgodby are considered a linked village as they are not only close in geographical terms, but also share several services and facilities.

With over 1000 new homes proposed at Olympia Park (BARL008 and BARL009) with additional greenspace and community facilities proposed, Barlby and Osgodby are within close proximity to the new development and will benefit from these new facilities nearby.

As well as Olympia Park, Barlby & Osgodby villages are well placed to absorb additional development spread more evenly around the settlements as part of the Designated Service Villages' contribution to the District's housing need. As set out in Issue A, the linked villages can accommodate allocations to support 234 houses. This will require around 7.8 hectares of land based on a simple 30 dwellings per hectare basis. As set out in Issue A on page 11, some previous Local Plan sites were released which impacts upon this settlement.

Respondents are concerned that the existing services such as schools, roads and drainage can not cope with further development and that the lack of facilities, including doctors, shops and facilities for young people was also an area for concern. The Council notes the relative sustainability of Barlby & Osgodby in relation to the proximity to Selby town's facilities and good bus links. It also considers the Olympia Park development which will deliver a range of additional services and facilities, thus improving the opportunities in Barlby & Osgodby.

Residents broadly stated a preference for a range of smaller sites and a handful of medium sites in favour over a few large ones. Such an approach is supported in principle by the Council insofar as is achievable in the context of the sites put forward.

In Osgodby several responses suggested that the Village Design Statement prevented further growth, however this is inaccurate as the VDS will only guide the form and appearance of new development should it be found appropriate in Principle. The Village Design Statement will be used in determining planning applications at the appropriate time. In Barlby, no such document exists, but the developer must demonstrate an understanding of local character and how this is applied in any planning application.

Responses from Barlby & Osgodby were varied, but a common issue was the retention of the strategic gap between Barlby & Osgodby to maintain their separate identities. The Council has acknowledged the importance of existing Local Plan designations and will seek to avoid the Strategic Gap. As such the recently-submitted BARL IO B, and BARL006 and BARL007 are discounted on this basis.

BARL014 is previously developed land inside the limit to development. The site is semi-derelict and forms an unattractive entrance gateway to Selby. The Council considers development to be essential to improve the appearance of the town to visitors, and considers it suitable for non-residential

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use due to the surrounding land uses, and as such will allocate it for light industry/commercial/leisure or recreation purposes.

BARL004 and BARL003 are the only other sites inside the existing limit to development. With some previous farm use, they also constitute previously developed land, and in the case of BARL003, is a previous housing allocation in the Local Plan – a fact noted by residents which raised some support for reallocation. The Local Plan allocated sites including BARL003 have now been released. Sequentially these are the most suitable sites, so BARL003 is allocated for 48 houses, and BARL004 is allocated for 12 houses.

Responders considered that Osgodby Garden Centre (BARL005) is an essential location for local employment and community facilities, the loss of which would be detrimental to the village. However some residential development would be sequentially appropriate and so the Council considers a mixed use site of 50% residential and 50% commercial use. As such BARL005 is allocated for a maximum of 18 dwellings including live/work units, employment, light industrial, commercial, leisure and recreation uses. A small retail operation may be appropriate to the scale of the village.

BARL015 (Magazine Farm) lies outside the Limit to development in Flood Zone 3, and so although it is previously-developed land it is sequentially poor.

The remainder of sites: BARL001, BARL013, BARL002, BARL012, BARL010, BARL011 and BARL IO A are sequentially equal. As such the Council considers it appropriate to direct greater growth in to Barlby where the majority of services and facilities are found, and to limit Osgodby’s growth to that which is relative to its size. Therefore sites in Osgodby BARL010, BARL011 and BARL IO A are discounted.

While BARL013 could offer some development potential, local concerns over its accessibility for traffic are noted, and its wider contribution to the village would be limited. BARL012 is land locked in isolation, and also has greater potential flooding and wildlife impacts than neighbouring BARL002 and BARL001. BARL001 and BARL002 offer an unmatched opportunity to fulfil the Council’s aspirations of an improved entrance to Barlby (and therefore to Selby town) and create junction improvements onto the A19 to facilitate traffic flow and develop safety improvements. This would resolve local concerns expressed against these sites in terms of traffic, and through a high quality design would not only protect the local wildlife area (SINC) but improve it.

BARL002 and BARL001 are allocated jointly for 156 dwellings, junction improvements to the A19, recreation open space, plus measures to mitigate the impact of this and enhance the enjoyment of Barlby Ings Site of Importance for Nature Conservation (SINC site), including car parking, visitor information and improved access.

BARL001 BARL002	Allocated for 156 dwellings, junction improvements to the A19, car parking and visitor information and improvements to access, enjoy and protect the River Ouse and the nature reserve, and a “park and drive” commuter facility
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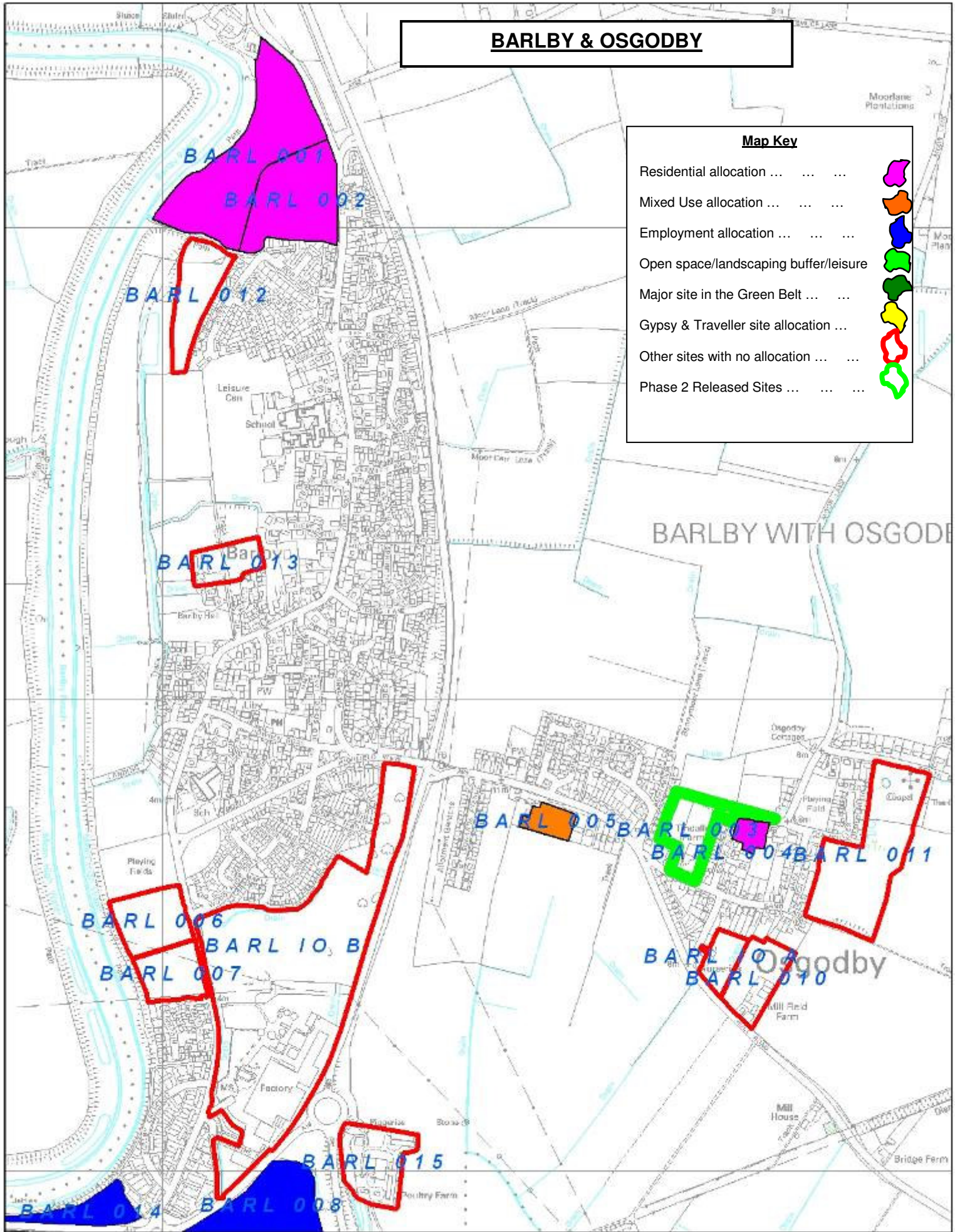
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BARL003	Residential allocation for 48 units. Site already released by Local Plan Phase 2.
BARL004	Residential allocation for 12 units
BARL005	Residential allocation for a maximum of 18 residential units including live/work, employment, commercial, leisure, recreation, small scale retail
BARL006	Strategic Gap
BARL007	Strategic Gap
BARL008	Olympia Park Strategic Site allocated in Core Strategy
BARL009	Olympia Park Strategic Site allocated in Core Strategy
BARL010	Open Countryside
BARL011	Open Countryside
BARL012	Open countryside
BARL013	Open countryside
BARL014	light industry/commercial/leisure or recreation purposes
BARL015	Open Countryside
BARL IO A	Open Countryside
BARL IO B	Strategic Gap

BARLBY & OSGODBY

Map Key

- Residential allocation
- Mixed Use allocation
- Employment allocation
- Open space/landscaping buffer/leisure
- Major site in the Green Belt
- Gypsy & Traveller site allocation ...
- Other sites with no allocation
- Phase 2 Released Sites



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