

Selby District Council  
Local Development Framework

**Addendum to the**

**PPS25 Sequential Test for the Spatial  
Strategy in the Selby District Council  
Core Strategy DPD**

October 2010



## **Addendum to the PPS25 Sequential Test**

### **1.0 Introduction**

- 1.1 This addendum updates information contained in the PPS25 Sequential Test for the Selby District Core Strategy, which was published in February 2010, and should be read in conjunction with the Sequential Test.
- 1.2 The February 2010 Sequential Test informs the spatial distribution of development in the Core Strategy, including the choice of strategic development sites for Selby Town, and identifies locations that require a Level 2 Strategic Flood Risk Assessment.
- 1.3 Since publication of the Sequential Test there have been a number of changes in circumstance which need to be taken into account prior to finalising the Core Strategy, namely :-
  - Updated Environment Agency flood classification mapping which affects a number of settlements, including Selby Town.
  - Changes to the Core Strategy housing requirement and planned spatial distribution of development following consultation on the draft Core Strategy.
- 1.4 The addendum assesses whether these changes in circumstance require a full review of the Sequential Test or whether the conclusions in the Sequential Test remain sound or should be modified.
- 1.5 Reference should also be made to the February 2010 Sequential Test

## **2.0 Updated Flood Risk Data**

- 2.1 Updated information on the level of flood risk affecting individual settlements and potential expansion land is set out in Appendix 1. This is based on the Environment Agency Flood Risk Maps published August 2010, and supersedes the flood risk data in the Level 1 Strategic Flood Risk Assessment published in November 2008.
- 2.2 The changes principally affect settlements within the River Ouse catchment, where the flood risk maps have been subject to comprehensive review in Spring 2010. Floodplain and embankment data has been improved using the most recent LiDAR data available, as well as the inclusion of the recently completed Selby Flood Alleviation Scheme from design drawings. The resultant flood zones assume the absence of flood defences, which is consistent with the existing map. However, the defences protecting Selby and Cawood have been, to an extent, taken account of, to realistically reflect the protection from flooding provided by these structures. The updated maps also have a layer showing which areas benefit from the presence of existing flood defences.
- 2.3 The implications for individual settlements within the settlement hierarchy, assuming the absence of flood defences, are as follows

### **Selby**

- 2.4 Selby town, which previously comprised areas with low, medium and high probability of flooding in roughly equal proportions, is now subject to a higher risk of flooding, with approximately two thirds high risk and one third medium risk.
- 2.5 Areas with medium probability of flooding are concentrated in the following locations:-
  - Established residential estates to the north west of the town in the vicinity of Flaxley Road and Cross Hills Lane.
  - The town centre including Gowthorpe, Micklegate, New Street, Park Street, the Station Quarter plus residential and commercial premises east of Doncaster Road.
  - Parts of the Abbots Road / Staynor Hall estates, residential development off Doncaster Road and part of the Selby Business Park to the south of the town.
  - Land between Leeds Road and the Leeds – Hull railway line in the western part of the town.

### **Strategic Development Site Options**

- 2.6 The area affected by medium and high flood risk outside the built up area (potential expansion land) has also increased in extent, and all of the strategic residential development site options considered in the

Sequential Test are now at medium or high risk. Flood risk changes affecting each of the sites since the Level 2 SFRA was published in February 2010 are summarised below.

	February 2010			August 2010		
	FZ1 %	FZ2 %	FZ3 %	FZ1 %	FZ2 %	FZ3 %
Site A, Cross Hills Lane	50		50		20	80
Site B, Wistow Road	80		20		35	65
Site C, Monk Lane / Bondgate			100			100
Site D, Olympia Park	1		99			100
Site E, Baffam Lane	30	70			90	10
Site F, Brackenhill Lane / Foxhills Lane	50	50			98	2
Site G, Olympia Park			100			100
Site H, Burn Airfield	33		66	30		70

- 2.7 Notwithstanding the increased level of risk affecting land around Selby, the relative differences between the six residential site options remains the same in flood risk terms ie Sites E and F still perform the best and Sites C and D fall entirely within areas of high flood risk.
- 2.8 The level of risk for the two strategic employment site options remains broadly the same as previously.

### **Local Service Centres**

- 2.9 The level of flood risk for both Sherburn in Elmet and Tadcaster remains broadly the same as previously, although an additional area of land to the north west of Sherburn in Elmet is now within the high risk flood zone.

### **Villages**

- 2.10 Re-assessment of the former Selby District Local Plan (H6) villages reveals that a more extensive area of land is now subject to high probability of flooding, both within and adjacent to villages close to Selby such as Brayton, Thorpe Willoughby, Riccall and Wistow. With

the exception of Wistow, which is now predominantly high risk, further growth could still be accommodated on remaining medium or low risk land in all these villages.

2.11 In contrast the extent of low flood risk land has increased significantly in Cawood and Ulleskelf.

2.12 The adjusted village rankings are set out in Appendix 2. These are based on potential expansion land (ie surrounding farmland) as land immediately adjacent to settlements is the most likely source of sites to accommodate future growth

2.13 The following villages can accommodate additional growth on land with a low probability of flooding (Flood Zone 1)

Appleton Roebuck  
Barlby  
Barlow  
Brayton  
Brotherton  
Byram  
Carlton  
Cawood  
Church Fenton  
Cliffe  
Eggborough  
Escrick  
Fairburn  
Hambleton  
Hemingbrough  
Hensall  
Hillam  
Kellington  
Monk Fryston  
North Duffield  
Osgodby  
Riccall  
South Milford  
Stutton  
Thorpe Willoughby  
Ulleskelf  
Whitley

2.14 The following villages cannot accommodate further growth on land with a low probability of flooding as all land within and adjacent to the existing built up area is identified as either medium or high flood risk in the Environment Agency (August 2010) Flood Map.

Camblesforth  
Drax  
Wistow

### **3.0 Revised Housing Requirement and Spatial distribution**

3.1 Following consultation on the Draft Core Strategy the overall housing requirement has been revised to take account of the results of an additional years monitoring of housing completions and commitments. This reflects

- a more up to date level of commitments as at 31 March 2010, and
- a reduction in the number of years of planned growth in the period covered by the Core Strategy, up to 2026, from 17 to 16 years.

3.2 The spatial distribution of housing has also been adjusted to reflect the decision to combine the Selby Area Action Plan (covering Selby and the adjoining villages of Barlby / Osgodby, Brayton and Thorpe Willoughby) with an Allocations DPD to produce a single District Wide Allocations DPD. Disaggregated former SAAP housing targets have been apportioned to Selby and to the 'service villages' element of the settlement hierarchy on a 50 – 50 basis.

3.3 The revised housing requirement and spatial distribution is set out in Appendix 3.

## 4.0 Assessment

- 4.1 The Sequential Test process is intended to ensure that lowest flood risk land which is 'reasonably available' is released for development before land with higher risk (where the level of risk is compatible with the type of development proposed as defined in PPS25).
- 4.2 For the purposes of the Sequential Test land which is 'reasonably available' is considered to be land which a landowner is prepared to release for development and which is not seriously constrained by planning policy considerations, or insurmountable infrastructure or technical constraints, within the time frame covered by the Plan.
- 4.3 In order to assess the extent to which the revised housing requirement can be satisfied on lower flood risk land the identified dwellings capacity in the 2009 SHLAA has been updated to reflect current flood risk data (August 2010), and to exclude sites which have been granted planning permission (as at 31/03/10) since the SHLAA results were published in 2009, and which are now counted as commitments in the revised housing requirement calculation.
- 4.4 A site by site analysis for the three towns and former SDLP 'H6' villages is attached at Appendix 4. The dwelling capacities for individual settlements and broad locations by flood zone are summarised below.

Location	FZ1 Dwgs	FZ2 Dwgs	FZ3 Dwgs	Total Dwgs
<b>Selby</b>				
Built Up Area	-	576	1432	2008
<b>Strategic Development Sites</b>				
Site A, Cross Hills Lane	-	200	800	1000
Site B, Wistow Road	-	175	325	500
Site C, Monk Lane / Bondgate	-	-	1000	1000
Site D, Olympia Park	-	-	700 (1000)	700 (1000)
Site E, Baffam Lane	-	450	50	500
Site F, Brackenhill Lane / FoxHills Lane	-	735	15	750
<b>Sub Total</b>	-	1560	2890 (3190)	4450 (4750)
<b>Selby Total</b>	-	2136	4322 (4622)	6458 (6758)
<b>Sherburn in Elmet</b>	1886	147	402	2435
<b>Tadcaster</b>	1369	-	14	1383
<b>Designated Service Villages</b>	4966	1102	217	6285

Figures in brackets indicate the increased potential yield identified at Olympia Park since publication of the draft Core Strategy.

- 4.5 Updated comments on the individual settlements / broad locations for future growth which were identified in the February 2010 Sequential Test are as follows:-

### **Selby**

#### Residential Development

- 4.6 The Environment Agency (August 2010) Flood Map reveals that the existing built up area of the town and surrounding land is now identified as being at medium or high risk of flooding. As future development cannot be accommodated on land with low risk of flooding it is necessary to consider whether growth can be redirected to 'reasonably available' alternative locations, before considering medium and high risk land in Selby.
- 4.7 The February 2010 Sequential Test previously rejected the possibility of redirecting some growth to 'reasonably available' alternative locations, on (principally) sustainability grounds (see Step 7, pp 11 / 12 of the February 2010 Test).
- 4.8 Selby is the largest settlement in the District supporting a population over 20,000 (including the three adjoining villages of Barlby, Brayton and Thorpe Willoughby), with the largest concentration of employment opportunities and retail, leisure, and cultural facilities. There has been significant recent investment in infrastructure, including a new bypass, modern flood defences, and improvements to the waste water treatment works and it is the main public transport hub in the District with direct trains to Leeds, Hull, Manchester, London and York.
- 4.9 In contrast Sherburn in Elmet and Tadcaster, the next two largest settlements, provide a much smaller range of services and facilities serving more localised catchments. Tadcaster has no rail service and is constrained by Green Belt and land ownership issues. Sherburn in Elmet lacks basic infrastructure such as police, fire and rescue service, and leisure facilities to support significant additional growth, and the central shopping area is severely constrained. There is also a greater risk of increasing commuting to West Yorkshire if housing growth were redirected to the western side of the District.
- 4.10 As the circumstances which led to the rejection of alternative locations for growth remain largely the same (other than the revocation of the Regional Spatial Strategy) the broad strategy of concentrating growth in Selby, with localised growth in Sherburn in Elmet, Tadcaster, and service villages, remains appropriate. The preferred strategy also benefits from considerable community support having been subject to public consultation on three previous occasions.
- 4.11 In next considering medium flood risk land in Selby there is identified capacity to accommodate about 25% of the required dwellings (576 out of 2,340 dwellings on medium flood risk land within the existing built up area).
- 4.12 Although there is theoretical capacity to accommodate the remaining



dwellings on medium flood risk land available within Strategic Housing Sites A, B E and F (excluding Sites C and D which are 100% high flood risk land), not all the land is reasonably available because :

- development of the medium risk parts of Sites A and B in isolation would produce an unacceptable form of development which would be poorly related to the existing built up area. The resultant sites would also not be large enough to be treated as Strategic Development Sites.
- The reasons for previously eliminating Site B on highway grounds in Step 4 of the Sequential Test remain valid, and this site is now more constrained in flood risk terms.
- The reasons for previously eliminating Sites E and F in Step 8 of the February 2010 Test because of the risk of coalescence remain valid, and if development is only acceptable across some or part of each site, neither can be considered as a Strategic Site.

- 4.13 In considering potential locations for new housing within high flood risk areas, the reasons for eliminating Strategic Housing Site C on flood risk and highways grounds in Step 9 of the Sequential Test, remain valid.
- 4.14 This leaves potential capacity to accommodate about 776 dwellings on suitable and available medium flood risk within the existing built up area and through Strategic Site A (Cross Hills Lane). An additional 3,232 dwellings can be accommodated on high flood risk land, through a combination of sites within the built up area and Strategic Sites A (Cross Hills Lane) and D (Olympia Park). Therefore the housing land requirement can be satisfied through a combination of Strategic Housing Sites (A and D) identified in the Core Strategy, and sites to be identified in a subsequent Site Allocations DPD.
- 4.15 In view of the identified increased flood risk to Strategic Housing Site A, a review of the Level 2 SFRA previously undertaken for this site is required before its suitability for development can be confirmed. As the circumstances regarding Site D have not changed further assessment is unnecessary.

#### Economic Growth

- 4.16 Similar considerations described above concerning residential development and the unavailability of land with low risk of flooding apply to the selection of employment sites. It is also of note that established employment sites tend to fall within high flood risk areas in Selby.
- 4.17 The flood risk affecting the two Strategic Employment Site options remains broadly the same as previously. Site G (Olympia Park) remains high risk and Site H (Burn Airfield) remains approximately one third low risk and two thirds high risk. As there has been no change in circumstances since publication of the February 2010 Sequential Test the conclusions previously reached (see Step 7, pp 24 / 25) regarding the relative sustainability of the two sites in comparison with alternative

locations, remain the same, and Site G continues to be the preferred location for strategic employment growth.

- 4.18 The Council is currently refreshing the results of the 2007 Employment Land Study. Interim results suggest a need for smaller employment sites to be identified in other locations, including additional land in and around Selby. This will be facilitated through a Site Allocations DPD.

#### Town Centre (Retail, Commercial and Leisure) Uses

- 4.19 Most of the existing shopping and commercial centre, including Gowthorpe, Finkle Street, Micklegate, Doncaster Road, Market Cross, Morrisons, New Street and Park Street, now falls within an area of medium flood risk, as does land to the south of the defined centre, including Tesco's, the Civic Offices, and part of the Police Station site. The Abbey Walk Shopping Precinct (north of Gowthorpe), and the area between Portholme Road and Market Cross / Morrisons is within an area of high flood risk.
- 4.20 The Councils Retail, Commercial and Leisure Study (2009) identifies a need for an additional 10,000 m<sup>2</sup> of retail floorspace. Sites will be identified through a Site Allocations DPD.
- 4.21 Although the town centre is subject to higher flood risk than previously identified, there is scope for continued expansion and redevelopment on medium flood risk land both within and adjoining the centre (albeit with a reduced area of medium flood risk land). If insufficient medium flood risk sites are available and it proves necessary to develop high flood risk land adjacent to the town centre, as demonstrated in the February 2010 Sequential Test (see Step 7, p 25) this is more sustainable than displacing established uses on medium flood risk land elsewhere. Town centre uses are described as 'less vulnerable' uses in PPS25 and are compatible with both medium and high flood risk zones.

#### **Local service Centres**

- 4.22 The existing built up areas of Sherburn in Elmet and Tadcaster, surrounding expansion land, and established employment areas remain predominantly at low risk.
- 4.23 Land for about 500 new dwellings is required in Sherburn in Elmet through new allocations. The adjusted 2009 SHLAA indicates that there is sufficient suitable and available land to accommodate about 1,886 dwellings on low flood risk land and therefore the housing land requirement can be satisfied in Sherburn in Elmet.
- 4.24 Land for about 460 new dwellings is required in Tadcaster through new allocations. The adjusted 2009 SHLAA indicates that there is sufficient suitable land to accommodate about 1,369 dwellings on low flood risk land and therefore the housing land requirement can be satisfied in Tadcaster. Owing to issues regarding land availability the possibility of undertaking a localised review of Green Belt boundaries remains.

- 4.25 The Site Allocations DPD will identify the precise quantum of employment and commercial development required in Sherburn in Elmet and Tadcaster. In view of the widespread availability of land with a low risk of flooding in both settlements, it is anticipated that the employment land requirement can be satisfied on low flood risk land.

### Service Villages

- 4.26 The list of former SDLP (H6) villages which were assessed in the Sequential Test (as settlements which could potentially accommodate future growth) was reduced to 15 'designated service villages' in the draft Core Strategy on the basis of sustainability and flood risk considerations. Camblesforth, Cawood, Drax and Ulleskelf were eliminated in the Sequential Test because of the unavailability of low flood risk land and because sufficient capacity had been identified in other villages on low flood risk land.
- 4.27 Following consultation on the draft Core Strategy the list of designated service villages has been amended to reflect issues raised and also to take account of the latest flood risk data.
- 4.28 The amended list of service villages and potential future dwellings capacity on low, medium and high flood risk land (based on updated 2009 SHLAA data – see Appendix 4) is as follows.

	FZ1	FZ2	FZ3	Total
Appleton Roebuck	-	-	-	-
Barlby / Osgodby *	360	-	124	484
Brayton	670	612	9	1291
Byram / Brotherton *	23	-	-	23
Carlton	74	-	69	143
Cawood	-	20	-	20
Church Fenton	74	-	-	74
Eggborough / Whitley *	1238	-	-	1238
Fairburn	236	-	-	236
Hambleton	695	-	-	695
Hemingbrough	413	-	-	413
Kellington	-	-	-	-
Monk Fryston / Hillam *	131	-	-	131
North Duffield	98	-	-	98
Riccall	28	288	-	316
South Milford	391	-	-	391
Thorpe Willoughby	301	129	7	437
Ulleskelf	184	3	8	195
<b>Total</b>	<b>4916</b>	<b>1052</b>	<b>217</b>	<b>6185</b>

\* villages with close links and shared facilities

- 4.29 Although villages designated as service villages have significant areas of land with a low risk of flooding, (either within or adjacent to the existing built up area) not all have sites identified through the SHLAA process. The combined capacity of sites identified on low flood risk land using updated SHLAA data is around 4,900 dwellings. As this exceeds the revised housing requirement of about 1,580 dwellings it remains the case that there is no need to consider 'medium – high' flood risk villages where no low flood risk land is available, beyond Steps 3 and 4 in the Sequential Test.
- 4.30 Wistow is therefore removed from the list of designated service villages because the revised flood risk data indicates that the village, and potential expansion land, is predominantly at high risk, with no scope for growth on low flood risk land.
- 4.31 Camblesforth and Drax continue to fail the Sequential Test for the same reason.
- 4.32 Cawood and Ulleskelf now survive the Sequential Test because the revised flood risk data now reveals the presence of low flood risk land with potential for future growth. Both villages are included in the list of designated service villages because they also satisfy relevant sustainability criteria.

## 5.0 Conclusions

- 5.1 Updated flood risk data (August 2010) indicates that a number of settlements, including Selby, are now affected by a higher probability of flooding, although land at reduced risk is identified in a small number of villages.
- 5.2 While the Environment Agency Flood Maps assume the absence of flood defences the Level 2 SFRA assessments are able to take account of the condition and design of existing defences. This means that in locations such as Cawood and Selby, which benefit from modern defences providing long term protection, the risk of flooding is considered to be a low residual risk, for example resulting from failure of the defences rather than overtopping.
- 5.3 The existing built up area of Selby and surrounding land is now identified as being at medium or high risk of flooding. The February 2010 Sequential Test previously rejected the possibility of redirecting some growth to 'reasonably available' alternative locations, on (principally) sustainability grounds. As the circumstances which led to this conclusion remain largely the same the broad strategy of concentrating growth in Selby, (the main settlement with the best range of jobs, services, facilities, infrastructure and public transport) with localised growth in Sherburn in Elmet, Tadcaster, and service villages, remains appropriate. The preferred strategy also benefits from considerable community support having been subject to public consultation on three previous occasions.
- 5.4 Sufficient capacity has been identified to accommodate the revised Selby housing requirement on a combination of medium and high flood risk sites within the existing built up area and through Strategic Housing Sites.
- 5.5 The reasons for rejecting Strategic Sites B, C, E and F for a combination of highways, flood risk and policy reasons remain the same, and Sites A and D remain the most sustainable options.
- 5.6 In view of the increased flood risk identified to Strategic Housing Site A, a review of the Level 2 SFRA previously undertaken for this site is required before its suitability for development can be confirmed.
- 5.7 Circumstances regarding the provision of future employment, retail, commercial and leisure development in Selby remain the same as previously, and the preferred approach remains the most sustainable option, compatible with principles established in PPS25.
- 5.8 In the case of lower order settlements (Sherburn in Elmet, Tadcaster and designated Service Villages) there remains a more than adequate supply of land with low probability of flooding to satisfy the revised housing requirement. It is therefore not necessary to rely on a contribution from villages with higher levels of flood risk, although some adjustment to the list of designated service villages is necessary to reflect changes in flood risk.

## Appendix 1: Strategic Locations and Flood Zones

### a) Principal and Local Service Centres

	Built Up Area			Expansion land (outside Development Limits)
	FZ1 (%)	FZ2 (%)	FZ3 (%)	
<b>Principal Service Centre</b>				
<b>Selby</b>	<1	37	63	See below (Strategic Development Sites)
<b>Strategic Housing Sites</b>				
A	N/A	N/A	N/A	Approximately 80% FZ3 with FZ2 (20%) extending east – west through the centre of the site, and at the northern extremity.
B	N/A	N/A	N/A	Approximately 65% FZ3 and 35% FZ2 affecting the south western part of the site and the sports ground in the eastern corner.
C	N/A	N/A	N/A	Entire site within FZ3
D	N/A	N/A	N/A	Entire site within FZ 3
E	N/A	N/A	N/A	Predominantly FZ 2 (90% ) approximately) with FZ3 affecting the north east corner
F	N/A	N/A	N/A	Predominantly FZ2 (98%) with <2 % FZ3 affecting the north east corner of the site.
<b>Strategic Employment Sites</b>				
G	N/A	N/A	N/A	Entire site is FZ3
H	N/A	N/A	N/A	Western part of the site (30% approximately) is FZ1, eastern part (70% approximately) is FZ3
<b>Local Service Centres</b>				
Sherburn in Elmet	93	3	4	Surrounded by FZ1 except for an area of FZ3 to the south east of the SHB/1 allocation, and between Hodgsons Lane and the bypass to the north east.
Tadcaster	88	3	9	Surrounded by FZ1 with FZ3 adjacent to the River Wharfe which bisects the town.

## b ) SDLP (H6) Villages

	Within defined development limits			Expansion land (outside development limits)
	FZ1 (%)	FZ2 (%)	FZ3a (%)	
Appleton Roebuck	50	45	5	FZ1 to south and west FZ3 to east. FZ2 surrounding the southern spur of the village and to the north. FZ1 and FZ2 to north west.
Barlby	85	<1	15	FZ 1 to north, west and east. FZ3 to south and south west.
Barlow	100	-	-	Surrounded by FZ1
Brayton	40	58	2	FZ1 to the west . FZ2 to north and east, including the strategic countryside gap between Brayton and Selby. Mixture of FZ1 and FZ2 to south.
Brotherton	88	1	11	Mostly FZ1 with FZ3 to the west
Byram	100	-	-	Surrounded by FZ1
Camblesforth	-	81	19	FZ3 to south, west and east. FZ 2 to north
Carlton	91	4	5	FZ 1 to north east and east. FZ3 to west, south and north west.
Cawood	9	37	54	FZ1 to north west. FZ2 to south east. FZ3 to south west, north, north east and east.
Church Fenton				
West	98	2	-	Surrounded by FZ1 except for FZ2 to the east
East	97	3	-	Surrounded by FZ1 except for FZ2 to the west and north east
Cliffe	100	-	-	Surrounded by FZ1. FZ3 is just beyond southern limit to village.
Drax	-	64	36	Surrounded by FZ2 and FZ3 with FZ3 mostly to the south, south east and north west.
Eggborough	99	<1	1	Surrounded by FZ 1
Escrick	85	6	9	Mostly surrounded by FZ1 with FZ3 to east (part)
Fairburn	96	3	1	Mostly surrounded by FZ 1 with some FZ2 and FZ3 to west.
Hambleton	100	-	-	Surrounded by FZ 1
Hemingbrough	97	2	1	Surrounded by FZ1 with some FZ3 to west.
Henshall				
North	70	<1	30	Surrounded by FZ1 and FZ3 with FZ1 mostly around the eastern side of the settlement.

Henshall South	94	6	-	Surrounded by FZ1 and FZ3 with FZ1 mostly surrounding the southern part of the settlement and FZ1 around the northern part.
Hillam	100	-	-	Surrounded by FZ1
Kellington	38	-	62	Surrounded by FZ 1 and FZ3.
Monk Fryston	96	1	3	Surrounded by FZ 1
North Duffield	100	-	-	Surrounded by FZ1
Osgodby	99	1	<1	Surrounded by FZ1
Riccall	72	28	<1	FZ1 to south. FZ2 to west. FZ1 and FZ2 to north and east.
South Milford	96	1	3	Surrounded by FZ 1 except for a narrow band of FZ3 following a watercourse along the northern edge of the village
Stutton	95	3	2	Surrounded by FZ1 with FZ2 and FZ3 to the east.
Thorpe Willoughby	87	10	3	Surrounded by FZ 1 except FZ2 to north west and FZ2 and FZ3 to north.
Ulleskelf	56	21	23	FZ1 to south and east. FZ3 to north. FZ1 and FZ3 to west.
Whitley	100	-	-	Surrounded by FZ1
Wistow	-	47	53	Mostly surrounded by FZ3 with some FZ2 to the north east and north west.

#### Flood Zone definitions

FZ1 Low probability of flooding  
FZ3 Medium probability of flooding  
FZ 3 High probability of flooding



## Appendix 2: SDLP (H6) Village Flood Risk Rankings

	% Land in Flood Zone					
	Potential Expansion land			Within defined Development Limits		
	FZ 1	FZ 2	FZ3	FZ 1	FZ 2	FZ3
Barlow	100	-	-	100	-	-
Byram	100	-	-	100	-	-
Cliffe	100	-	-	100	-	-
Hambleton	100	-	-	100	-	-
Hillam	100	-	-	100	-	-
North Duffield	100	-	-	100	-	-
Whitley	100	-	-	100	-	-
Osgodby	98	-	2	99	1	<1
Church Fenton	93	-	7	97	3	-
Fairburn	91	5	4	96	3	1
Monk Fryston	91	-	9	96	1	3
South Milford	91	-	9	96	1	3
Eggborough	85	-	15	99	<1	1
Stutton	81	10	9	95	3	2
Hemingbrough	80	2	18	97	2	1
Escrick	80	-	20	85	6	9
Barlby	75	-	25	85	<1	15
Thorpe Willoughby	68	28	4	87	10	3
Ulleskelf	66	-	33	56	21	23
Hensall	59	-	41	77	-	23
Brotherton	57	9	34	88	11	1
Carlton	53	2	45	91	4	5
Riccall	50	42	8	72	28	<1
Appleton Roebuck	45	45	10	50	45	5
Kellington	45	-	55	38	-	62
Brayton	43	56	1	40	58	2
Cawood	19	23	58	9	37	54
Drax	-	59	41	-	64	36
Camblesforth	-	40	60	-	81	19
Wistow	-	25	75	-	47	53

The proportion of land within each flood zone has been accurately measured using the August 2010 Environment Agency Flood Zone Maps.

Designated Service Villages are highlighted.

### Appendix 3: Amended Core Strategy Housing Distribution (Policy CP2)

Settlement / Settlement Group	Annual delivery target (dwgs)	Dwellings required 2010 – 2026	Contribution from existing Planning Permissions (31 / 3 / 10) *	Dwellings needed from new allocations
Selby	223	3576	1240	<b>2336</b>
Sherburn in Elmet	41	650	152	<b>498</b>
Tadcaster	41	650	193	<b>457</b>
Designated Service Villages	120	1929	356	<b>1573</b>
Secondary Villages **	15	235	235	<b>0</b>
<b>Total</b>	<b>440</b>	<b>7040 ***</b>	<b>2176</b>	<b>4864</b>

\* Commitments have been reduced by 10% to allow for non delivery

\*\* Contribution from existing commitments only (at 31 / 3/ 10)

\*\*\* Total dwellings required = 440 dpa X 16years.

## **Appendix 4 : Updated 2009 SHLAA Site Capacities**

2009 SHLAA data for Selby, Sherburn in Elmet, Tadcaster and former SDLP 'H6' villages (published August 2010) has been updated to reflect the latest ER flood zone maps (August 2010).

Designated Service Villages have a pink header and secondary villages have a blue header.

In order to produce a realistic assessment of potential future capacity in the period covered by the Core Strategy the following have been excluded from individual settlement figures:-

- Sites with identified delivery beyond 18 years
- Sites with planning permission (at 31 March 2010) which are included as commitments in the updated housing requirement.
- Sites which affect land which is identified separately as a strategic development site option.
- Sites at Kellington relating to an 'eco town proposal' which has been rejected and which would otherwise over-inflate the potential capacity in designated service villages.

Individual site yields have also been amended to reflect part implementation of sites or changes in circumstance.

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Selby Urban Area							
PHS/19/006	0-7 Years	Civic Centre, Portholme Road, Selby	1.41	63	None.	63	60% FZ2 (38) 40% FZ3 (25)
PHS/19/015	0-7 Years	Roose House, Union Lane, Selby	0.67	30	None.	30	75% FZ2 (23) 25% FZ3 (7)
PHS/19/016	0-7 Years	The Holmes, Holme Lane, Selby	7.03	316	2005/0336/OUT – Outline for residential development. Approved 24/06/05, Expired 24/06/08 2006/0919/FUL – Section 73 application for variation of cond. 1 on previously approved outline app. 2005/0336/OUT to extend the period within which application for approval of reserved matters can be made. Approved 14/09/06, expires 14/09/11. Site area – 7.03ha	0	Flood Zone 3
PHS/19/018	0-7 Years	SEL/1 – Staynor Hall, Selby	45.3	700	8/19/1011C/PA Outline application for 1200 houses, employment, ROS, Shopping and community facilities. Separate application for phase 1 most of which was completed 31/3/08. And other permissions - 8/19/1011series.	0	20% FZ2 80% FZ3
PHS/19/002	8-17 Years	BRAY/2 – East of Bawtry Road (A1041), Selby	1.59	72	None.	72	Flood Zone 3 (72)
PHS/16/005	8-17 Years	Olympia Mills, Barlby Road, Barlby	0.87	30	None.	Strategic Site D	Flood Zone 3
PHS/19/022	8-17 Years	Former Tate & Lyle Premises, East Common Lane, Selby	1.85	83	None.	83	Flood Zone 3 (83)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/16/004	8-17 Years	Olympia Mills, Barlby Road, Barlby	4.27	149	None.	Strategic Site D	Flood Zone 3
PHS/16/003	8-17 Years	Olympia Mills, Barlby Road, Barlby	1.33	47	None.	Strategic Site D	Flood Zone 3
PHS/16/002	8-17 Years	Land at Magazine Road, Barlby	5.46	191	None.	Strategic Site D	Flood Zone 3
PHS/16/006	8-17 Years	Olympia Mills, Barlby Road, Barlby	1.29	58	None.	Strategic Site D	Flood Zone 3
PHS/19/001	8-17 Years	Tate and Lyle, Denison Road/East Common Lane,	17.89	563	None.	563	Flood Zone 3 (563)
PHS/16/010	8-17 Years	SDC Depot, Barlby Road, Barlby	0.74	33	None.	33	Flood Zone 3 (33)
PHS/19/004	8-17 Years	Clariant, Bawtry Road, Selby	16.19	510	None.	510	20% FZ2 (102) 80% FZ3 (408)
PHS/19/005	8-17 Years	Selby Boat Yard, Bawtry Road, Selby	0.78	35	None.	35	Flood Zone 2 (35)
PHS/19/021	8-17 Years	Former Depot, New Millgate, Selby	0.53	24	None.	24	Flood Zone 3 (24)
PHS/19/010	8-17 Years	Rigid Paper, Denison Road, Selby	6.44	290	None.	290	35% FZ2 (101) 65% FZ3 (189)
PHS/19/014	8-17 Years	Selby Rugby Union FC, Sandhill Lane, Selby	5.6	252	None.	252	Flood Zone 2 (252)
PHS/19/032	8-17 Years	Land to north of Meadway, Selby	0.62	28	None.	28	Flood Zone 3 (28)
PHS/16/009	8-17 Years	BAR/1A – Land south of railway, Barlby Road, Barlby	10.94	383	None.	Strategic Site D	Flood Zone 3
PHS/19/020	8-17 Years	Former Wood Yard, Station Road, Selby	0.55	25	None.	25	Flood Zone 2 (25)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/19/017	18+ Years	Land Mann Hills Farm, Long Mann Hills Road, Selby	1.37	62	None.	0	70% FZ2 30% FZ3
PHS/19/028	18+ Years	West Mill Foods, The Quay, Selby	0.63	28	None.	0	50% FZ2 50% FZ3
PHS/19/003	18+ Years	Tesco, Portholme Road, Selby	2.51	113	None.	0	60% FZ2 40% FZ3
PHS/16/013	18+ Years	Rank Hovis, Barlby Road, Barlby	1.1	50	None.	0	Flood Zone 3
PHS/20/008	18+ Years	Selby Livestock Auction Mart, Bawtry Road, Selby (Brayton Parish)	2.4	108	None.	0	Flood Zone 3
PHS/19/029	18+ Years	Warehouse to rear of 98-116 Ousegate,	0.49	22	None.	0	Flood Zone 2
PHS/19/007	18+ Years	Selby Town FC, Richard Street, Selby	1.48	67	None.	0	Flood Zone 3
PHS/19/008	18+ Years	Prospect Centre/Gas Holders, Prospect Way,	2.3	103	None.	0	25% FZ2 75% FZ3
PHS/19/009	18+ Years	Vivars Way, Canal Road, Selby	5.9	266	None.	0	Predominately Flood Zone 3
PHS/19/011	18+ Years	Former Shipyard, Carr Street, Selby	3.92	176	None.	0	Flood Zone 3
PHS/19/012	18+ Years	Focus and Car Park, Prospect Way,	1.38	62	None.	0	Predominately Flood zone 3
						2008	FZ1 (-) FZ2 (576) FZ3 (1432)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Sherburn In Elmet							
PHS/58/014	0-7 Years	Land at Moor Lane, Sherburn In Elmet	0.49	17	None.	17	Flood Zone 1 (17)
PHS/58/015	0-7 Years	Land at Highfield Villas, Sherburn In Elmet	0.53	19	None.	19	Flood Zone 1 (19)
PHS/58/007	0-7 Years	SHB/1 – Land west of A162, Sherburn In Elmet	37.75	743	None.	743	65% FZ1 (483) 15% FZ2 (111) 20% FZ3 (149)
PHS/58/008	0-7 Years	Land east and north of Prospect Farm, Low Street, Sherburn In Elmet	19.8	485	None.	485	Predominantly(485) Flood zone 1
PHS/58/009	0-7 Years	Land north of Low Street, Sherburn In Elmet	1.4	31	2005/0184/FUL – Erection of 193 dwellings. Approved 20/12/06, expires 20/12/11. (total site 5.5 ha) Various subsequent applications for substitution of house types.	0	Flood Zone 1
PHS/58/010	0-7 Years	Land south of Low Street, Sherburn In Elmet	4.8	98	2005/0184/FUL – Erection of 193 dwellings. Approved 20/12/06, expires 20/12/11. (total site 5.5 ha) Various subsequent applications for substitution of house types.	0	Flood Zone 1
PHS/58/004	0-7 Years	Land west of Garden Lane, Sherburn In Elmet	1.55	54	None	54	Flood Zone 1 (54)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/58/001	8-17 Years	Land South of Ellarfield Lane, Sherburn In Elmet	2.63	92	None	92	Flood Zone 1 (92)
PHS/58/002	8-17 Years	Land west of Hodgsons Lane, Sherburn In Elmet	11.02	386	None	386	Flood Zone 1 (386)
PHS/58/003	8-17 Years	Land north of Moor Lane, Sherburn In Elmet	10.31	361	None	361	20% FZ1 (72) 10% FZ2 (36) 70% FZ3 (253)
PHS/58/005	8-17 Years	Garden lane Nurseries, Garden Lane, Sherburn In Elmet	3.95	138	None	138	Flood Zone 1 (138)
PHS/58/012	8-17 Years	Land off Tadcaster Road/Finkle Hill, Sherburn In Elmet	2.5	88	None.	88	Flood Zone 1 (88)
PHS/58/013	8-17 Years	Land off St John's Lane, Sherburn In Elmet	1.5	52	None.	52	Flood Zone 1 (52)
PHS/58/006	18+ Years	Haulage Depot, Low Street, Sherburn In Elmet	1.72	60	None.	0	Flood Zone 1
						2435	FZ1 (1886) FZ2 (147) FZ3 (402)



SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Tadcaster							
PHS/73/001	8-17 Years	Land at Roman Road, Tadcaster	2.46	86	None.	86	Flood Zone 1 (86)
PHS/73/005	8-17 Years	Land at Mill Lane, Tadcaster	2.11	74	8/73/3P/PA – Erection of 42 flats and 114 dwellings. Approved 22/11/93. 10 dwellings built, remainder to complete.	0	80% FZ1 5% FZ2 15% FZ3
PHS/73/006	8-17 Years	TAD/2 – Land at Station Road, Tadcaster	3.48	120	None.	120	Flood Zone 1 (120)
PHS/73/007	8-17 Years	TAD/3 – Land at London Road, Tadcaster	9	315	None.	315	Flood Zone 1 (315)
PHS/73/008	8-17 Years	Land east of Garnet Lane, Tadcaster	8.32	291	None.	291	Flood Zone 1 (291)
PHS/73/009	8-17 Years	Council Yard, Oxton Lane, Tadcaster	0.52	18	None.	18	Flood Zone 1 (18)
PHS/73/012	8-17 Years	Land at Kelcbar Hill, Tadcaster	4.4	154	None.	154	Flood Zone 1 (154)
PHS/73/013	8-17 Years	Land at Wetherby Road, Tadcaster	11	385	None.	385	Flood Zone 1 (385)
PHS/73/010	8-17 Years	Land between River Wharfe and Mill Lane, Tadcaster	1.62	57	8/73/3P/PA – Erection of 42 flats and 114 dwellings. Approved 22/11/93. Site reduced by 1.22 ha.	14	Flood Zone 3 (14)
PHS/73/002	18+ Years	Slip Inn Farm, York Road, Tadcaster	5.33	187	None.	0	Flood Zone 1

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/73/003	18+ Years	Sports Ground, York Road, Tadcaster	1.9	66	None.	0	Flood Zone 1
PHS/73/004	18+ Years	Hargarth Field, Tadcaster	7.65	268	None.	0	Flood Zone 1
PHS/73/011	18+ Years	Willow Farm, Doncaster Road, Tadcaster	0.79	28	None.	0	50% FZ1 50% FZ2
						1383	FZ1 (1369) FZ2 (-) FZ3 (14)
Barlby/Osgodby Designated Service Village							
PHS/16/017	0-7 Years	Corner Farm, South Duffield Road, Osgodby	0.4	14	2008/1275/OUT – Outline for erection of 1 dwelling. Approved 02/02/09, expires 02/02/12. 2009/0971/FUL – Erection of 2 dwellings. Approved 15/12/09, expires 15/12/12. Site reduced by 0.06ha	12	Flood Zone 1 (12)
PHS/16/018	0-7 Years	Selby Garden Centre, Hull Road, Osgodby	0.6	21	None.	21	Flood Zone 1 (21)
PHS/16/015	0-7 Years	Turnhead Farm, York Road, Barlby	3.4	119	None.	119	Flood Zone 1 (119)
PHS/16/011	0-7 Years	Tindall's Farm, Sand Lane, Osgodby	1.5	52	None.	52	Flood Zone 1 (52)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/16/012	8-17 Years	Turnhead, York Road, Barlby	5.68	173	None.	173	90% FZ1 (156) 10% FZ3 (17)
PHS/16/014	8-17 Years	Land to west side of Barlby Road, Barlby	1.85	65	None.	65	Flood Zone 3 (65)
PHS/16/016	8-17 Years	Land to west side of Barlby Road, Barlby	1.2	42	None.	42	Flood Zone 3 (42)
						484	FZ1 (360) FZ2 (-) FZ3 (124)
<b>Barlow</b>							
PHS/22/003	0-7 Years	Land at School Farm, Mill Lane, Barlow	2.24	78	2007/0659/FUL – Erection of a dwelling. Approved 24/07/07, expires 24/07/10. Reduce site by 0.06 ha.	76	Flood Zone 1 (76)
PHS/22/004	0-7 Years	Land at Barlow Common Road/Mill Lane, Barlow	5.14	180	None.	180	Flood Zone 1 (180)
						256	FZ1 (256) FZ2 (-) FZ3 (-)
<b>Brayton Designated Service Village</b>							
PHS/20/009	0-7 Years	Land north of Mill Lane, Brayton	7.1	248	None.	248	Flood Zone 1 (248)
PHS/20/001	8-17 Years	Land north east of A63 bypass/A19 junction, Brayton	6.85	240	None.	240	50% FZ1 (120) 50% FZ2 (120)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/20/002	8-17 Years	Land south east of Brayton	20.88	512	None.	512	20% FZ1 (102) 80% FZ2 (410)
PHS/20/003	8-17 Years	Land north west of A63 bypass/A19 junction, Brayton	6.2	217	2005/0749/FUL – Erection of a replacement dwelling. Approved 23/08/05, expires 23/08/10. Site size reduced by 0.48 ha	200	Flood Zone 1 (200)
PHS/20/010	8-17 Years	Land west of St Wilfrid's Church, Doncaster Road, Brayton	2.61	91	None.	91	90% FZ2. (82) 10% FZ3 (9)
PHS/20/012	8-17 Years	Land at Foxhill Lane, Brayton	6.85	240	None.	Strategic Site F	Flood Zone 2
PHS/20/013	8-17 Years	Land south of Railway, Brayton	26.64	653	None.	Strategic Site F	Flood Zone 2
						1291	FZ1 (670) FZ2 (612) FZ3 (9)
Byram Designated Service Village							
PHS/50/001	8-17 Years	BYR/1 – Land at East Acres, Byram	0.65	23	None.	23	Flood Zone 1 (23)
						23	FZ1 (23) FZ2 (-) FZ3 (-)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Camblesforth							
PHS/23/001	8-17 Years	CAM/1 – Land adjacent to Drax Road (A645), Camblesforth	1.68	59	None.	59	Flood Zone 2 (59)
PHS/23/002	8-17 Years	Land at Camela Lane, Camblesforth	3.1	108	None.	108	Flood Zone 2 (108)
PHS/23/004	8-17 Years	Land north of Camblesforth Hall, Camblesforth	2.16	76	None.	76	Flood Zone 2 (76)
PHS/23/005	8-17 Years	Land at Camblesforth Hall, Adjacent to A1041, Camblesforth	2.32	81	None.	81	Flood Zone 2 (81)
PHS/23/006	8-17 Years	Land at Camblesforth Hall, Adjacent A1041, Camblesforth	4.64	162	None.	162	Flood Zone 2 (162)
						486	FZ1 (-) FZ2 (486) FZ3 (-)
Carlton Designated Service Village							
PHS/29/002	0-7 Years	CAR/1 – Land west of High Street, Carlton	2.47	86	None.	86	70% FZ1 (60) 30% FZ3 (26)
PHS/29/001	8-17 Years	The Grange, Mill Lane, Carlton	0.4	14	None.	14	Flood Zone 1 (14)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/29/003	8-17 Years	CAR/2 (North) – Land west of Low Street, Carlton	0.48	17	None.	17	Flood Zone 3 (17)
PHS/29/004	8-17 Years	CAR/2 (South) – Land west of Low Street, Carlton	0.74	26	None.	26	Flood Zone 3 (26)
						143	FZ1 (74) FZ2 (-) FZ3 (69)
Cawood Designated Service Village							
PHS/35/004	0-7 Years	Land between 61 and Wistowgate House, Wistowgate, Cawood	0.65	20	None.	20	Flood Zone 2 (20)
						20	FZ1 (-) FZ2 (20) FZ3 (-)
Church Fenton Designated Service Village							
PHS/62/001	0-7 Years	Land south of Common Lane, Church Fenton	1.1	38	None.	38	Flood Zone 1 (38)
PHS/62/003	8-17 Years	Old Forge Cottage, Main Street, Church Fenton	0.48	17	None.	17	Flood Zone 1 (17)
PHS/62/005	8-17 Years	Hall Farm, Hall Lane, Church Fenton	0.53	19	None.	19	Flood Zone 1 (19)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
						74	FZ1 (74) FZ2 (-) FZ3 (-)
Cliffe							
PHS/17/001	8-17 Years	Land at Haymoor House, Moor Lane, South Duffield	0.44	15	None.	15	Flood Zone 1 (15)
PHS/17/003	8-17 Years	Land at Station Road, Cliffe	0.42	15	None.	15	Flood Zone 1 (15)
PHS/17/004	8-17 Years	Land adjacent White House, Hull Road, Cliffe	0.5	18	None.	18	70% FZ1 (12) 10% FZ2 (2) 20% FZ3 (4)
PHS/17/005	8-17 Years	Land at Willow Cottage, Mill Lane, South Duffield	2.84	99	None.	99	Flood Zone 1 (99)
						147	FZ1 (141) FZ2 (2) FZ3 (4)
Drax							
PHS/25/001	8-17 Years	Mansion House, 164 Main Road, Drax	0.47	16	None.	16	Predominately (16) Flood Zone 3
						16	FZ1 (-) FZ2 (-) FZ3 (16)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
<b>Eggborough Designated Service Village</b>							
PHS/37/001	0-7 Years	EGG/2 – Land east of High Eggborough Road, Eggborough	1.44	50	None.	50	Flood Zone 1 (50)
PHS/37/003	0-7 Years	Land east of Selby Road, Eggborough	2.5	88	None.	88	Flood Zone 1 (88)
PHS/37/005	0-7 Years	EGG/3 – Land between A19/Selby Road, Eggborough	6.79	238	None.	238	Flood Zone 1 (238)
PHS/37/002	8-17 Years	Bowmans Mill, Selby Road, Eggborough	5.29	185	None.	185	Flood Zone 1 (185)
						561	FZ1 (561) FZ2 (-) FZ3 (-)
<b>Fairburn Designated Service Village</b>							
PHS/48/001	0-7 Years	Land rear of 27 Lunnsfield Lane, Fairburn	0.4	14	None.	14	Flood Zone 1 (14)
PHS/48/002	8-17 Years	Land north of Top House Farm Mews, Fairburn	2.32	81	None.	81	Flood Zone 1 (81)
PHS/48/003	8-17 Years	Land at Rawfield Lane, Fairburn	1	35	None.	35	Flood Zone 1 (35)
PHS/48/004	8-17 Years	Land adjacent The Old Vicarage, Silver Street, Fairburn	0.4	14	None.	14	Flood Zone 1 (14)



SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/48/005	8-17 Years	Land at Watergarth Quarry, Lunnsfield Lane, Fairburn	2.63	92	None.	92	Flood Zone 1 (92)
						236	FZ1 (236) FZ2 (-) FZ3 (-)
<b>Hambleton Designated Service Village</b>							
PHS/33/003	0-7 Years	Land north of Station Road, Hambleton	0.6	21	2005/0876/FUL – Erection of 89 dwellings. Approved 08/08/06, expires 08/08/09. Various subsequent applications for amendments to house types etc.	0	Flood Zone 1
PHS/33/001	8-17 Years	Land east of A63 roundabout, Thorpe Willoughby	18.7	393	None.	393	Flood Zone 1 (393)
PHS/33/002	8-17 Years	Land south of Field Lane, Thorpe Willoughby	6.9	229	None.	229	Flood Zone 1 (229)
PHS/33/004	8-17 Years	HAM/1 – Land east of Cherwell Croft, Hambleton	0.82	29	None.	29	Flood Zone 1 (29)
PHS/33/005	8-17 Years	7 & 9 Main Road, Hambleton	0.83	29	None.	29	Flood Zone 1 (29)
PHS/33/006	8-17 Years	Land at Gateforth Lane, Hambleton	0.42	15	None.	15	Flood Zone 1 (15)
						695	FZ1 (695) FZ2 (-) FZ3 (-)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Hemingbrough Designated Service Village							
PHS/18/003	0-7 Years	Land east of Hemingbrough Primary School, School Road, Hemingbrough	0.8	28	None.	28	Flood Zone 1 (28)
PHS/18/004	0-7 Years	Land at Hull Road, Hemingbrough	1.89	66	None.	66	Predominately (66) Flood Zone 1
PHS/18/006	0-7 Years	Land at Northfield Road, Hemingbrough	2.45	86	None.	86	Flood Zone 1 (86)
PHS/18/007	0-7 Years	Land at A63, Hemingbrough	6.06	212	None.	212	Flood Zone 1 (212)
PHS/18/001	8-17 Years	North of Hull Road, Hemingbrough	0.6	21	None.	21	Flood Zone 1 (21)
PHS/18/002	18+ Years	The Old Brickworks, Hull Road, Hemingbrough	1.63	57	None.	0	Flood Zone 1
						413	FZ1 (413) FZ2 (-) FZ3 (-)
Hensall							
PHS/38/004	8-17 Years	Land at Heck Lane, Hensall	2.04	71	None.	71	Flood Zone 1 (71)
PHS/38/005	8-17 Years	Land at Weeland Road, Hensall	1	35	None.	35	Flood Zone 1 (35)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
						106	FZ1 (106) FZ2 (-) FZ3 (-)
Hillam Designated Service Village							
PHS/55/002	0-7 Years	(SL1) – Land west of Main Street, Hillam	2.8	98	None.	98	Flood Zone 1 (98)
						98	FZ1 (98) FZ2 (-) FZ3 (-)
Kellington Designated Service Village							
PHS/53/009	0-7 Years	Land at Southlands, Broach Lane, Kellington	7.94	278	None.	0	Flood Zone 1
PHS/53/003	8-17 Years	Land south of Lunn Lane, Kellington	13.64	318	None.	0	80% FZ1 20% FZ3
PHS/53/011	8-17 Years	Land at Roall Lane, Kellington	70.37	652	None.	0	60% FZ1 10% FZ2 30% FZ3
PHS/53/015	8-17 Years	South Field, Weeland Road, Eggborough (Kellington Parish)	67.3	1001	None.	0	Predominately Flood Zone 1

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
						0	FZ1 (-) FZ2 (-) FZ3 (-)
Monk Fryston Designated Service Village							
PHS/56/001	8-17 Years	Land at Greenacres, Fryston Common Lane, Monk Fryston	0.94	33	None.	33	Predominately (33) Flood Zone 1
						33	FZ1 (33) FZ2 (-) FZ3 (-)
North Duffield Designated Service Village							
PHS/13/002	0-7 Years	Land rear of Tall Timbers, Menthorpe Lane, North Duffield	0.6	21	None.	21	Flood Zone 1 (21)
PHS/13/004	0-7 Years	Land north of Kapuni, Green Lane, North Duffield	1.05	37	None.	37	Predominately (37) Flood Zone 1
PHS/13/003	8-17 years	Land surrounding Field View House, Beech Grove, North Duffield	1.14	40	None.	40	Flood Zone 1 (40)
						98	FZ1 (98) FZ2 (-) FZ3 (-)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Riccall Designated Service Village I							
PHS/15/001	0-7 Years	Land off Station Road, Riccall	1.46	51	None.	51	55% FZ1 (28) 45% FZ2 (23)
PHS/15/002	0-7 Years	Land between A19 and York Road, Riccall	0.42	15	None.	15	Flood Zone 2 (15)
PHS/15/003	0-7 Years	Land rear of 31 York Road, Riccall	0.85	30	None.	30	Flood Zone 2 (30)
PHS/15/004	8-17 Years	Land north of Riccall	6.3	220	None.	220	Predominately(220) Flood Zone 2
						316	FZ1 (28) FZ2 (288) FZ3 (-)
South Milford Designated Service Village							
PHS/57/002	0-7 Years	STM/1 – Land at Lund Syke Lane, South Milford	3.8	133	None.	133	Flood Zone 1 (133)
PHS/57/001	8-17 Years	Land south of Mill Lane, South Milford	1.27	44	None.	44	Flood Zone 1 (44)
PHS/57/003	8-17 Years	Lumby Court, Butts Lane, Lumby	0.46	16	2007/0969/FUL – Erection of 1 dwelling. Approved 15/10/07, expires 15/10/10. 2007/0997/FUL – Erection of 1 dwelling. Approved 15/10/07, expires 15/10/10. Reduce site by 0.06 ha.	14	Flood Zone 1 (14)
PHS/57/004	8-17 Years	Land at Hall Farm, Butts Lane, Lumby	0.46	16	None.	16	Flood Zone 1 (16)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/57/005	8-17 Years	Land at High Street, South Milford	2.6	91	None.	91	Flood Zone 1 (91)
PHS/57/006	8-17 Years	Land at Common Lane, South Milford	2.67	93	None.	93	Flood Zone 1 (93)
						391	FZ1 (391) FZ2 (-) FZ3 (-)
Stutton							
PHS/70/002	0-7 Years	Land off Church Lane, Stutton	6.66	105	None	105	35% FZ1 (37) 15% FZ2 (15) 50% FZ3 (53)
						105	FZ1 (37) FZ2 (15) FZ3 (53)
Thorpe Willoughby Designated Service Village							
PHS/34/001	0-7 Years	THW/2 – Land south of Leeds Road, Thorpe Willoughby	4.9	172	None.	172	Flood Zone 1 (172)
PHS/34/002	0-7 Years	Land north of Leeds Road, Thorpe Willoughby	6.03	211	None.	211	60% FZ1 (127) 40% FZ2 (84)
PHS/34/003	0-7 Years	Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby	0.41	14	None.	14	80% FZ2 (11) 20% FZ3 (3)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
PHS/34/004	0-7 Years	White House Farm, Leeds Road, Thorpe Willoughby	1.13	40	None.	40	5% FZ1 (2) 85% FZ2 (34) 10% FZ3 (4)
						437	FZ1 (301) FZ2 (129) FZ3 (7)
Ulleskelf Designated Service Village							
PHS/64/002	0-7 Years	Land adjacent Ulleskelf Railway Line, Church Fenton Lane, Uleskelf	1.12	39	None.	39	Flood Zone 1 (39)
PHS/64/005	0-7 Years	Land at Church Fenton Lane, Ulleskelf	2.81	98	None.	98	Flood Zone 1 (98)
PHS/64/003	8-17 Years	Four Leaf Nursery, Church Fenton Lane, Ulleskelf	0.88	31	None.	31	Flood Zone 1 (31)
PHS/64/004	8-17 Years	Land at West Farm, West End, Ulleskelf	1.18	27	None.	27	60% FZ1 (16) 10% FZ2 (3) 30% FZ3 (8)
PHS/64/001	18+ Years	Church Fenton Airbase, Busk Lane, Church Fenton (Ulleskelf Parish)	11.05	387	None.	0	Predominately Flood Zone 1
						195	FZ1 (184) FZ2 (3) FZ3 (8)

SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Wistow							
PHS/36/001	0-7 Years	Land south of Station Road, Wistow	4.55	143	None.	143	60% FZ2 (86) 40% FZ3 (57)
PHS/36/003	0-7 Years	Land south of Manor House Farm, Long Lane, Wistow	0.84	29	None.	29	Flood Zone 3 (29)
PHS/36/004	0-7 Years	Land at Willowside, Cawood Road, Wistow	1.28	45	None.	45	75% FZ2 (34) 25% FZ3 (11)
PHS/36/002	8-17 Years	Land at Woodlands House, Long Lane, Wistow	11.73	390	None.	390	Predominately (390) Flood Zone 3
PHS/36/005	8-17 Years	Land at Selby Road, Wistow	13.7	432	None.	432	40% FZ2 (173) 60% FZ3 (259)
PHS/36/006	8-17 Years	Land at Field Lane, Wistow	5.04	159	None.	159	35% FZ2 (56) 65% FZ3 (103)
PHS/36/007	8-17 Years	Land at Garmancarr Lane, Wistow	7.39	28	None.	28	Predominately (28) Flood Zone 3
PHS/36/008	8-17 Years	Land rear of Grange Garth, Garmancarr Lane, Wistow	1.2	42	None.	42	Flood Zone 3 (42)
						1268	FZ1 (-) FZ2 (349) FZ3 (919)



SHLAA Site Reference	Time Period	Location	Site Size (ha)	Yield Estimate	Planning Application Information	Amended Yield	Flood Zone (% approx.)
Whitley Designated Service Village							
PHS/42/001	0-7 Years	Greenlands, Selby Road, Whitley	0.54	19	2007/0203/OUT – Outline application for residential development. Approved – 05/06/07, expires 05/06/10	0	Flood Zone 1
PHS/42/002	0-7 Years	Whitley lodge, Selby Road, Whitley	2.06	72	2007/1406/MAJ – Residential development. Approved 20/01/09, expires 20/01/12.	0	Flood Zone 1
PHS/42/003	8-17 Years	Larth House, Selby Road, Whitley	0.47	11	2006/1244/FUL – Erection of 3 dwellings. Approved 08/01/07, expires 08/01/10. 2008/0635/FUL – Erection of a dwelling on plot 1. Approved 20/08/08, expires 20/08/11. Reduce site by 0.15 ha.	11	Flood Zone 1 (11)
PHS/42/004	8-17 Years	Land off Gravel Hill Lane, Whitley	1.51	53	None.	53	Flood Zone 1 (53)
PHS/42/005	8-17 Years	Land west of Selby Road, Whitley	12.97	454	None.	454	Flood Zone 1 (454)
PHS/42/006	8-17 Years	The Old Nursery, Whitefield Lane, Whitley	1.5	52	None.	52	Flood Zone 1 (52)
PHS/42/007	8-17 Years	Land east of Selby Road, Whitley	3.05	107	None.	107	Flood Zone 1 (107)
						677	FZ1 (677) FZ2 (-) FZ3 (-)