



## **Strategic Housing Land Availability Assessment Addendum**

**November 2023**

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## Introduction

1. A Strategic Housing Land Availability Assessment (SHLAA) was prepared with a base date of 1<sup>st</sup> April 2023 to inform the preparation of the Local Plan. The Council has subsequently undertaken a review of its land and property assets. A report on the asset review was considered by the Council's Executive on 21<sup>st</sup> November 2023, who approved the disposal of six parcels of land for housing that had not been included in the earlier SHLAA. The SHLAA addendum report assesses these additional sites in order that they can be considered through the Local Plan review process.
2. The addendum report should be read in conjunction with the main SHLAA report, which sets out the methodology used to assess all sites. As with the main report, where a site is designated in the adopted Local Plan as Green Wedge or Primary Open Space the site has been assessed initially using a 'policy on' approach against adopted Local Plan Policies and then using a 'policy neutral' approach.

## Housing Land Availability – Potential Dwelling Supply

3. When assessed against the adopted Local Plan policies the asset review sites have potential to deliver 16 dwellings.

Table 1: Housing supply based on 'policy on' assessment

Ref	Sites without planning permission and not allocated	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
AYR2	Stainsby Road					0	
COU2	Coulby Farm Way East					0	
COU3	Coulby Farm Way West					0	
LAD3	Land east of Municipal Golf Centre Driving Range					0	
LON9	Cavendish Road		16			16	
NUN7	Muirfield					0	
Total			16			16	

4. When assessed using a policy neutral approach the asset review sites have potential to deliver 171 dwellings.

Table 2: Housing supply based on 'policy neutral' assessment

Ref	Sites without planning permission and not allocated	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
AYR2	Stainsby Road		47			47	
COU2	Coulby Farm Way East		6			6	
COU3	Coulby Farm Way West		11			11	

Ref	Sites without planning permission and not allocated	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
LAD3	Land east of Municipal Golf Club Driving Range		77			77	
LON9	Cavendish Road		16			16	
NUN7	Muirfield		14			14	
Total			171			171	

5. Appendix A provides a location plan of the sites. The policy on site assessments and boundary plans are set out in Appendix B. The policy neutral assessments are set out in Appendix C.



## Appendix B: 'Policy On' Assessment of Sites

Table 3: AYR2 Stainsby Road policy on site assessment

<b>Ref No</b>	AYR2	<b>Site name</b>	Stainsby Road		
<b>Site area (ha)</b>	2.08	<b>Site address</b>			
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Ayresome		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	447365	<b>Northings</b>	517808
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
All of the site is designated as Primary Open Space. Housing development is contrary to Policy E7. The western part of the site is also designated as Green Wedge, where housing development is contrary to Policy E2 and E22. Historic Environment Record for a medieval boundary ditch along the southwestern boundary.					
<b>Current land use and character</b>					
Grassed open space with scrubland and trees around east, south and southwestern boundary. A copse of recently planted saplings is located within the southern part of the site.					
<b>Surrounding land uses and character</b>					
Residential, open space, Green Wedge, copse of trees, footpath/cycle path					
<b>Site access</b>					
Stainsby Road					
<b>Physical or environmental constraints to development</b>					
The western part of the site is in relatively close proximity to the A19. An acoustic barrier is already in place. Noise and/or air quality assessments may be required and appropriate mitigation measures incorporated into the development. Adjacent footpath/ cycleway will impact on site layout / orientation.					
<b>Does the site have housing potential</b>			No - site is designated as Primary Open Space and partially Green Wedge. Housing development is contrary to these designations.		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space and partially as Green Wedge.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0		
<b>Basis of calculation of developable area</b>			Site is designated as Primary Open Space and partially as Green Wedge.		
<b>Indicative site yield</b>			0		
<b>Basis of calculation of site yield</b>			Site is designated as Primary Open Space and partially as Green Wedge.		
<b>Is site suitable for residential development</b>			When considered against adopted Local Plan Policies, the site is not suitable as it is Primary Open Space and partially Green Wedge and would be contrary to Policies E7, E2 and E22.		
<b>Potential types of residential development</b>			N/A		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11. 23 the Council's Executive approved the principle of		

<b>Ref No</b>	AYR2	<b>Site name</b>	Stainsby Road				
			selling the site for housing but the site has not yet been made available to the market.				
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years.				
<b>Is site achievable for residential development within 6-15 years -including viability</b>			No – there is not a reasonable prospect of development within 15 years as the site’s development would be contrary to adopted Local Plan Policies E7 and E2.				
<b>Is site deliverable/developable</b>			Not developable				
<b>Potential timescale for development to commence</b>			N/A				
<b>Potential annual delivery rate</b>			N/A				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Primary Open Space and Green Wedge designations should be amended.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.19	1.03	0.43	2.4	2.29	0.43	3.66	1.29





Table 4: COU2 Coulby Farm Way East policy on site assessment

<b>Ref No</b>	COU2	<b>Site name</b>	Coulby Farm Way East		
<b>Site area (ha)</b>	0.47	<b>Site address</b>	Coulby Farm Way		
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Coulby Newham		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450655	<b>Northings</b>	514054
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Primary Open Space. Housing development is contrary to Policy E7.					
<b>Current land use and character</b>					
Open space, predominantly grassed with mounded land with trees on top adjacent to Coulby Farm Way. A footpath with lamp posts runs around the eastern and southern boundary. A couple of trees are located on the southern boundary of the site.					
<b>Surrounding land uses and character</b>					
Residential, open space, road and footpaths/cycleway					
<b>Site access</b>					
Coulby Farm Way					
<b>Physical or environmental constraints to development</b>					
Retention of mounding and mature trees on site, along with footpath links around edge of site will impact on developable area of site and site layout.					
<b>Does the site have housing potential</b>			No - site is designated as Primary Open Space. Housing development is contrary to this designation.		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0		
<b>Basis of calculation of developable area</b>			Site is designated as Primary Open Space		
<b>Indicative site yield</b>			0		
<b>Basis of calculation of site yield</b>			Site is designated as Primary Open Space		
<b>Is site suitable for residential development</b>			When considered against adopted Local Plan Policies, the site is not suitable as it is Primary Open Space and would be contrary to Policy E7.		
<b>Potential types of residential development</b>			N/A		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11. 23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years.		
<b>Is site achievable for residential development within 6-15 years -including viability</b>			No – there is not a reasonable prospect of development within 15 years as the site's development would be contrary to adopted Local Plan Policy E7.		

Ref No	COU2	Site name	Coulby Farm Way East				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Primary Open Space designations should be amended.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.41	0.97	0.98	0.42	1.11	0	2.96	0.69





Table 5: COU3 Coulby Farm Way West policy on site assessment

<b>Ref No</b>	COU3	<b>Site name</b>	Coulby Farm Way West		
<b>Site area (ha)</b>	0.43	<b>Site address</b>	Coulby Farm Way		
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Coulby Newham		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450557	<b>Northings</b>	514019
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Primary Open Space. Housing development is contrary to Policy E7.					
<b>Current land use and character</b>					
Grassed open space, with a very large oak tree towards western boundary, a cluster of trees within western part of site and trees along southern boundary					
<b>Surrounding land uses and character</b>					
Residential, open space, road and footpaths/cycleway					
<b>Site access</b>					
Coulby Farm Way, Crossfields					
<b>Physical or environmental constraints to development</b>					
Large oak tree on site will need to be retained subject to being in good health. Retention of other trees on site where possible. Footpath links around edge of site will impact on site layout.					
<b>Does the site have housing potential</b>			No -site is designated as Primary Open Space. Housing development is contrary to this designation.		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0		
<b>Basis of calculation of developable area</b>			Site is designated as Primary Open Space		
<b>Indicative site yield</b>			0		
<b>Basis of calculation of site yield</b>			Site is designated as Primary Open Space		
<b>Is site suitable for residential development</b>			When considered against adopted Local Plan Policies, the site is not suitable as it is Primary Open Space and would be contrary to Policy E7.		
<b>Potential types of residential development</b>			N/A		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11.23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years.		
<b>Is site achievable for residential development within 6-15 years -including viability</b>			No – there is not a reasonable prospect of development within 15 years as the site's development would be contrary to adopted Local Plan Policy E7.		
<b>Is site deliverable/developable</b>			Not developable		
<b>Potential timescale for development to commence</b>			N/A		
<b>Potential annual delivery rate</b>			N/A		

Ref No	COU3	Site name	Coulby Farm Way West				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Primary Open Space designations should be amended.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.43	0.55	0.98	0.5	1.15	0.02	3.05	0.74





Table 6: LAD3 Land East of Municipal Golf Centre Driving Range policy on site assessment

<b>Ref No</b>	LAD3	<b>Site name</b>	Land East of Municipal Golf Centre Driving Range		
<b>Site area (ha)</b>	3.91	<b>Site address</b>	Ladgate Lane		
<b>Is site vacant?</b>	No	<b>Ward</b>	Ladgate		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450241	<b>Northings</b>	516024
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Green Wedge and Primary Open Space - housing development is contrary to Local Plan Policies E2, E7 and E22.					
<b>Current land use and character</b>					
Practice ranges at golf course. Trees around edges of site.					
<b>Surrounding land uses and character</b>					
Wooded beck valley, golf course, residential, transport infrastructure					
<b>Site access</b>					
Ladgate Lane					
<b>Physical or environmental constraints to development</b>					
Trees around boundary of site to be retained subject to being in good health. Noise mitigation from Ladgate Lane may be required within southern section of site.					
<b>Does the site have housing potential</b>			No – site is designated as Green Wedge and Primary Open Space. Housing development is contrary to these designations.		
<b>Is site allocated for development in adopted Local Plan</b>			No – site is designated as Green Wedge and Primary Open Space		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0		
<b>Basis of calculation of developable area</b>			Site is designated as Green Wedge and Primary Open Space		
<b>Indicative site yield</b>			0		
<b>Basis of calculation of site yield</b>			Site is designated as Green Wedge and Primary Open Space		
<b>Is site suitable for residential development</b>			When considered against adopted Local Plan Policies, the site is not suitable as it is Green Wedge and Primary Open Space and would be contrary to Policies E2, E7 and E22.		
<b>Potential types of residential development</b>			N/A		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11.23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – there is not a realistic prospect of development within 5 years as the site is not available now and its development would be contrary to adopted Local Plan Policies E2, E7 and E22.		
<b>Is site achievable for residential development within 6-15 years -including viability</b>			No – there is not a reasonable prospect of development within 15 years as the site's		

<b>Ref No</b>	LAD3	<b>Site name</b>	Land East of Municipal Golf Centre Driving Range				
			development would be contrary to adopted Local Plan Policies E2, E7 and E22.				
<b>Is site deliverable/developable</b>			Not Developable				
<b>Potential timescale for development to commence</b>			N/A				
<b>Potential annual delivery rate</b>			N/A				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Green Wedge and Primary Open Space designations should be amended.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.53	0.67	0.88	1.4	2.3	0.01	1.89	1.52







Table 7: LON9 Cavendish Road policy on site assessment

<b>Ref No</b>	LON9	<b>Site name</b>	Cavendish Road		
<b>Site area (ha)</b>	0.84	<b>Site address</b>			
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Longlands and Beechwood		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450468	<b>Northings</b>	517653
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
N/A					
<b>Current land use and character</b>					
Non-designated open space with trees along northern boundary and a tree on eastern boundary. Recently planted trees line the footpath that runs through the middle of the site.					
<b>Surrounding land uses and character</b>					
Residential, non-designated open space, healthcare, hotel, care home					
<b>Site access</b>					
Cavendish Road, Kilburn Road, Hurworth Road					
<b>Physical or environmental constraints to development</b>					
Footpaths run around boundaries of site and through the site which will impact on site layout / orientation of dwellings. Green space in centre of site should be retained to link into green space to west of site.					
<b>Does the site have housing potential</b>			Yes		
<b>Is site allocated for development in adopted Local Plan</b>			No – the site is not allocated/designated for a specific use in the adopted Housing Local Plan		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0.48		
<b>Basis of calculation of developable area</b>			75% multiplier applied to 0.64 ha (excludes central green space to be retained to link into green space to west of site).		
<b>Indicative site yield</b>			16		
<b>Basis of calculation of site yield</b>			35 dwellings per ha		
<b>Is site suitable for residential development</b>			Yes		
<b>Potential types of residential development</b>			Market, affordable, older persons		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11.23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years.		
<b>Is site achievable for residential development within 6-15 years -including viability</b>			Yes – provided that the site is released for development there is a reasonable prospect of development within 6-10 years.		
<b>Is site deliverable/developable</b>			Developable		
<b>Potential timescale for development to commence</b>			6-10 years		
<b>Potential annual delivery rate</b>			16		
<b>Actions needed to overcome constraints</b>			Council to decide when to release land to the market.		
<b>Straight line distance from centre of site (in km) to:</b>					

Ref No	LON9	Site name	Cavendish Road				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.43	1.11	0.54	1.68	2.39	0.06	0.81	0.1

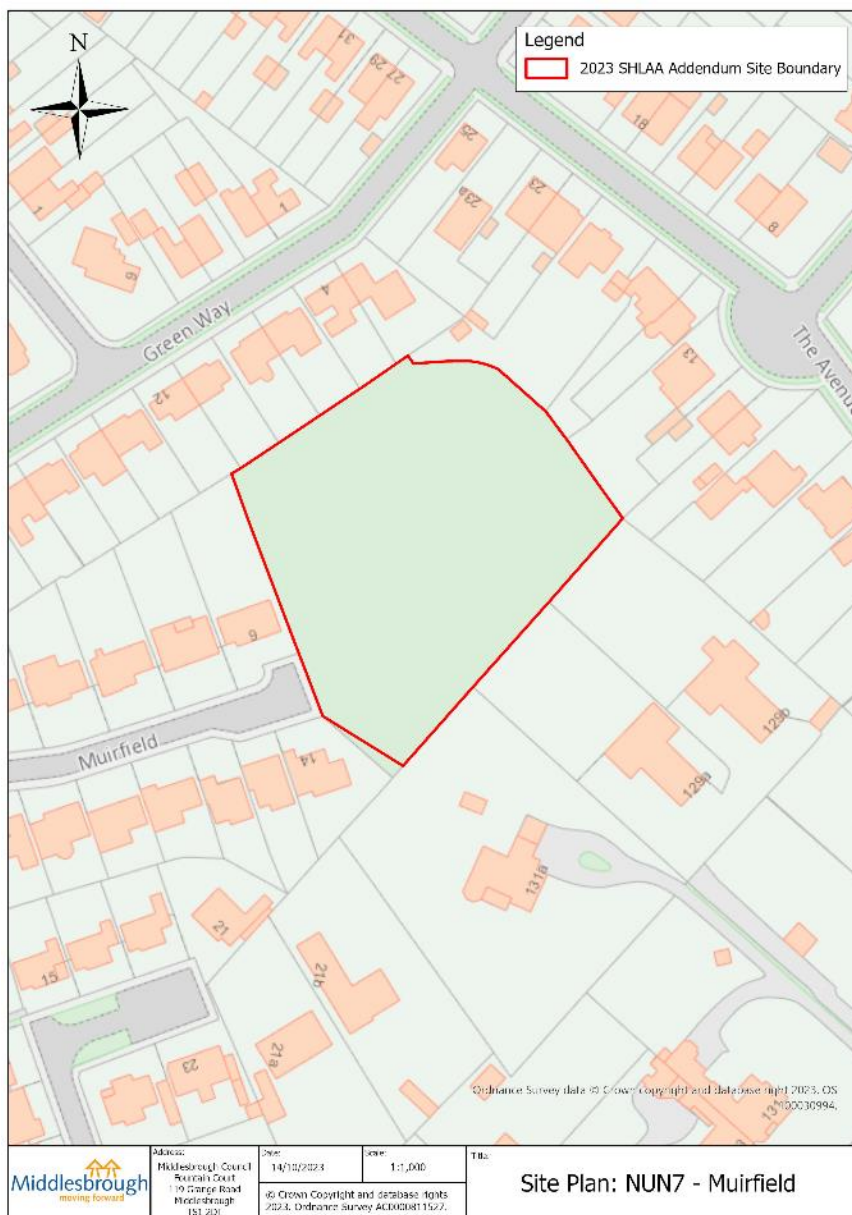




Table 8: NUN7 Muirfield policy on site assessment

<b>Ref No</b>	NUN7	<b>Site name</b>	Muirfield		
<b>Site area (ha)</b>	0.55	<b>Site address</b>			
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Nunthorpe		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	453513	<b>Northings</b>	514755
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Primary Open Space. Housing development is contrary to Policy E7.					
<b>Current land use and character</b>					
Grassed open space with small number of trees around boundary. Land slopes downwards towards the north-east.					
<b>Surrounding land uses and character</b>					
Residential					
<b>Site access</b>					
Muirfield					
<b>Physical or environmental constraints to development</b>					
Slope of site may impact on site layout					
<b>Does the site have housing potential</b>			No -site is designated as Primary Open Space. Housing development is contrary to this designation.		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0		
<b>Basis of calculation of developable area</b>			Site is designated as Primary Open Space		
<b>Indicative site yield</b>			0		
<b>Basis of calculation of site yield</b>			Site is designated as Primary Open Space		
<b>Is site suitable for residential development</b>			When considered against adopted Local Plan Policies, the site is not suitable as it is Primary Open Space and would be contrary to Policy E7.		
<b>Potential types of residential development</b>			N/A		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11. 23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market. The site is also subject to a covenant which restricts development to 4 houses and no bungalows.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years.		
<b>Is site achievable for residential development within 6-15 years -including viability</b>			No – there is not a reasonable prospect of development within 15 years as the site's development would be contrary to adopted Local Plan Policy E7.		
<b>Is site deliverable/developable</b>			Not developable		
<b>Potential timescale for development to commence</b>			N/A		

<b>Ref No</b>	NUN7	<b>Site name</b>	Muirfield				
<b>Potential annual delivery rate</b>			N/A				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Primary Open Space designation should be amended. Seek agreement on amendment to restrictive covenant if site is to be developed for more than 4 dwellings.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.2	0.99	0.55	2.58	4.23	0.2	0.43	0.54





## Appendix C: 'Policy Neutral' Assessment of Sites

Table 9: AYR2 Stainsby Road policy neutral assessment

<b>Ref No</b>	AYR2	<b>Site name</b>	Stainsby Road – Policy Neutral Assessment		
<b>Site area (ha)</b>	2.08	<b>Site address</b>			
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Ayresome		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	447365	<b>Northings</b>	517808
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
All of the site is designated as Primary Open Space. Housing development is contrary to Policy E7. The western part of the site is also designated as Green Wedge, where housing development is contrary to Policy E2 and E22. Historic Environment Record for a medieval boundary ditch along the southwestern boundary.					
<b>Current land use and character</b>					
Grassed open space with scrubland and trees around east, south and southwestern boundary. A copse of recently planted saplings is located within the southern part of the site.					
<b>Surrounding land uses and character</b>					
Residential, open space, Green Wedge, copse of trees, footpath/cycle path					
<b>Site access</b>					
Stainsby Road					
<b>Physical or environmental constraints to development</b>					
The western part of the site is in relatively close proximity to the A19. An acoustic barrier is already in place. Noise and/or air quality assessments may be required and appropriate mitigation measures incorporated into the development. Adjacent footpath/ cycleway will impact on site layout / orientation.					
<b>Does the site have housing potential</b>			Yes (if the Primary Open Space and Green Wedge designations were to be removed from the site through the Local Plan review the site would have housing potential)		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space and partially as Green Wedge.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			1.34		
<b>Basis of calculation of developable area</b>			65% multiplier		
<b>Indicative site yield</b>			47		
<b>Basis of calculation of site yield</b>			35 dwellings per ha		
<b>Is site suitable for residential development</b>			Yes - if the Primary Open Space and Green Wedge designations were to be removed through the Local Plan review the site would be suitable.		
<b>Potential types of residential development</b>			Affordable, older persons		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11.23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		



<b>Ref No</b>	AYR2	<b>Site name</b>	Stainsby Road – Policy Neutral Assessment				
<b>Is site achievable for residential development within 0-5 years -including viability</b>		No – as the site is not available now it cannot be classed as achievable within 5 years. Housing could be developed if the Local Plan Primary Open Space and Green Wedge designations were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.					
<b>Is site achievable for residential development within 6-15 years -including viability</b>		If the Primary Open Space and Green Wedge designations were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years.					
<b>Is site deliverable/developable</b>		Developable					
<b>Potential timescale for development to commence</b>		6-10 years					
<b>Potential annual delivery rate</b>		30					
<b>Actions needed to overcome constraints</b>		Consideration through Local Plan review whether the Primary Open Space and Green Wedge designations should be amended.					
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.19	1.03	0.43	2.4	2.29	0.43	3.66	1.29

Table 10: COU2 Coulby Farm Way East policy neutral assessment

<b>Ref No</b>	COU2	<b>Site name</b>	Coulby Farm Way East – Policy Neutral Assessment		
<b>Site area (ha)</b>	0.47	<b>Site address</b>	Coulby Farm Way		
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Coulby Newham		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450655	<b>Northings</b>	514054
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Primary Open Space. Housing development is contrary to Policy E7.					
<b>Current land use and character</b>					
Open space, predominantly grassed with mounded land with trees on top adjacent to Coulby Farm Way. A footpath with lampposts runs around the eastern and southern boundary. A couple of trees are located on the southern boundary of the site.					
<b>Surrounding land uses and character</b>					
Residential, open space, road and footpaths/cycleway					
<b>Site access</b>					
Coulby Farm Way					
<b>Physical or environmental constraints to development</b>					
Retention of mounding and mature trees on site, along with footpath links around edge of site will impact on developable area of site and site layout.					
<b>Does the site have housing potential</b>			Yes (if the Primary Open Space designation were to be removed from the site through the Local Plan review the site would have housing potential).		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0.18		
<b>Basis of calculation of developable area</b>			Exclusion of mounded area with trees on and land for an access road.		
<b>Indicative site yield</b>			6		
<b>Basis of calculation of site yield</b>			35 dwellings per ha applied to developable area		
<b>Is site suitable for residential development</b>			Yes - if the Primary Open Space designation was to be removed through the Local Plan review the site would be suitable.		
<b>Potential types of residential development</b>			Market, affordable, older persons, self-build		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11.23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years. Housing could be developed if the Local Plan Primary Open Space designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there		

<b>Ref No</b>	COU2	<b>Site name</b>	Coulby Farm Way East – Policy Neutral Assessment				
			is not a realistic prospect that housing will be delivered within 5 years.				
<b>Is site achievable for residential development within 6-15 years -including viability</b>			If the Primary Open Space designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
<b>Is site deliverable/developable</b>			Developable				
<b>Potential timescale for development to commence</b>			6-10 years				
<b>Potential annual delivery rate</b>			6				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Primary Open Space designation should be amended.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.41	0.97	0.98	0.42	1.11	0	2.96	0.69

Table 11: COU3 Coulby Farm Way West policy neutral assessment

<b>Ref No</b>	COU3	<b>Site name</b>	Coulby Farm Way West – Policy Neutral Assessment		
<b>Site area (ha)</b>	0.43	<b>Site address</b>	Coulby Farm Way		
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Coulby Newham		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450557	<b>Northings</b>	514019
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Primary Open Space. Housing development is contrary to Policy E7.					
<b>Current land use and character</b>					
Grassed open space, with a very large oak tree towards western boundary, a cluster of trees within western part of site and trees along southern boundary					
<b>Surrounding land uses and character</b>					
Residential, open space, roads and footpaths/cycleway					
<b>Site access</b>					
Coulby Farm Way, Crossfields					
<b>Physical or environmental constraints to development</b>					
Large oak tree on site will need to be retained subject to being in good health. Retention of other trees on site where possible. Footpath links around edge of site will impact on site layout.					
<b>Does the site have housing potential</b>			Yes (if the Primary Open Space designation were to be removed from the site through the Local Plan review the site would have housing potential)		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0.32		
<b>Basis of calculation of developable area</b>			75% multiplier		
<b>Indicative site yield</b>			11		
<b>Basis of calculation of site yield</b>			35 dwellings per ha		
<b>Is site suitable for residential development</b>			Yes - if the Primary Open Space designation was to be removed through the Local Plan review the site would be suitable.		
<b>Potential types of residential development</b>			Market, affordable, older persons, self build		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11. 23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years. Housing could be developed if the Local Plan Primary Open Space designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.		
<b>Is site achievable for residential development within 6-15 years -including viability</b>			If the Primary Open Space designation were to be removed from the site through the Local Plan		

<b>Ref No</b>	COU3	<b>Site name</b>	Coulby Farm Way West – Policy Neutral Assessment				
			review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
<b>Is site deliverable/developable</b>			Developable				
<b>Potential timescale for development to commence</b>			6-10 years				
<b>Potential annual delivery rate</b>			11				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Primary Open Space designation should be amended.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.43	0.55	0.98	0.5	1.15	0.02	3.05	0.74

Table 12: LAD3 Land East of Municipal Golf Centre Driving Range policy neutral assessment

<b>Ref No</b>	LAD3	<b>Site name</b>	Land East of Municipal Golf Centre Driving Range – Policy Neutral Assessment		
<b>Site area (ha)</b>	3.91	<b>Site address</b>	Ladgate Lane		
<b>Is site vacant?</b>	No	<b>Ward</b>	Ladgate		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	450241	<b>Northings</b>	516024
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Green Wedge and Primary Open Space - housing development is contrary to Local Plan Policies E2, E7 and E22.					
<b>Current land use and character</b>					
Practice ranges at golf course. Trees around edges of site.					
<b>Surrounding land uses and character</b>					
Wooded beck valley, golf course, residential, transport infrastructure					
<b>Site access</b>					
Ladgate Lane					
<b>Physical or environmental constraints to development</b>					
Trees around boundary of site to be retained subject to being in good health. Noise mitigation from Ladgate Lane may be required within southern section of site.					
<b>Does the site have housing potential</b>			Yes (if the Green Wedge and Primary Open Space designations were to be removed from the site through the Local Plan review the site would have housing potential)		
<b>Is site allocated for development in adopted Local Plan</b>			No – site is designated as Green Wedge and Primary Open Space		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council’s Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			2.2		
<b>Basis of calculation of developable area</b>			Exclusion of area around boundaries of site covered by trees and further reduction to allow for roads.		
<b>Indicative site yield</b>			77		
<b>Basis of calculation of site yield</b>			35 dwellings per ha		
<b>Is site suitable for residential development</b>			Yes - if the Green Wedge and Primary Open Space designations were to be removed through the Local Plan review the site would be suitable.		
<b>Potential types of residential development</b>					
N/A					
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11. 23 the Council’s Executive approved the principle of selling the site for housing but the site has not yet been made available to the market.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years. Housing could be developed if the Local Plan Green Wedge and Primary Open Space designations were to be removed. Given potential timescales for the review and lead in times for development, at the date of		

<b>Ref No</b>	LAD3	<b>Site name</b>	Land East of Municipal Golf Centre Driving Range – Policy Neutral Assessment				
			this assessment there is not a realistic prospect that housing will be delivered within 5 years.				
<b>Is site achievable for residential development within 6-15 years -including viability</b>			If the Green Wedge and Primary Open Space designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
<b>Is site deliverable/developable</b>			Developable				
<b>Potential timescale for development to commence</b>			6-10 years				
<b>Potential annual delivery rate</b>			30 dwellings				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Green Wedge and Primary Open Space designations should be amended.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.53	0.67	0.88	1.4	2.3	0.01	1.89	1.52

Table 13: NUN7 Muirfield policy neutral assessment

<b>Ref No</b>	NUN7	<b>Site name</b>	Muirfield – Policy Neutral Assessment		
<b>Site area (ha)</b>	0.55	<b>Site address</b>			
<b>Is site vacant?</b>	Yes	<b>Ward</b>	Nunthorpe		
<b>Brownfield / Greenfield</b>	Greenfield	<b>Eastings</b>	453513	<b>Northings</b>	514755
<b>Ownership</b>					
Council owned					
<b>Category 1 sites: national designations which preclude development</b>					
N/A					
<b>Category 2 sites: national or local designations which may impact on development potential</b>					
The site is designated as Primary Open Space. Housing development is contrary to Policy E7.					
<b>Current land use and character</b>					
Grassed open space with small number of trees around boundary. Land slopes downwards towards the north-east.					
<b>Surrounding land uses and character</b>					
Residential					
<b>Site access</b>					
Muirfield					
<b>Physical or environmental constraints to development</b>					
Slope of site may impact on site layout					
<b>Does the site have housing potential</b>			Yes - if the Primary Open Space designation were to be removed through the Local Plan review the site would be suitable.		
<b>Is site allocated for development in adopted Local Plan</b>			No. The site is designated as Primary Open Space.		
<b>Does site have planning permission at 1.04.23</b>					
No					
<b>Development Progress</b>					
On 21.11.23 the Council's Executive approved the principle of disposing of the site for housing.					
<b>Estimate of developable potential</b>					
<b>Indicative developable area (ha)</b>			0.41		
<b>Basis of calculation of developable area</b>			75% multiplier		
<b>Indicative site yield</b>			14		
<b>Basis of calculation of site yield</b>			35 dwellings per ha		
<b>Is site suitable for residential development</b>			Yes - if the Primary Open Space designation were to be removed through the Local Plan review the site would be suitable.		
<b>Potential types of residential development</b>			Market, affordable, self build		
<b>Is site available for residential development now</b>			No – site is not available now. On 21.11. 23 the Council's Executive approved the principle of selling the site for housing but the site has not yet been made available to the market. The site is also subject to a covenant which restricts development to 4 houses and no bungalows. An agreement would need to be reached to amend the covenant if the indicative site yield is to be achieved.		
<b>Is site achievable for residential development within 0-5 years -including viability</b>			No – as the site is not available now it cannot be classed as achievable within 5 years. Housing could be developed if the Local Plan Primary Open Space designation were to be removed. Given potential timescales for the review, the need to reach agreement on amending the covenant, and lead in times for development, at the date of this		



<b>Ref No</b>	NUN7	<b>Site name</b>	Muirfield – Policy Neutral Assessment				
			assessment there is not a realistic prospect that housing will be delivered within 5 years.				
<b>Is site achievable for residential development within 6-15 years -including viability</b>			If the Primary Open Space designation were to be removed from the site through the Local Plan review and the covenant amended there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
<b>Is site deliverable/developable</b>			Developable				
<b>Potential timescale for development to commence</b>			6-10 years				
<b>Potential annual delivery rate</b>			14				
<b>Actions needed to overcome constraints</b>			Consideration through Local Plan review whether the Primary Open Space designation should be amended. Seek agreement on amendment to restrictive covenant if site is to be developed for more than 4 dwellings.				
<b>Straight line distance from centre of site (in km) to:</b>							
<b>Primary school</b>	<b>Secondary school</b>	<b>Neighbourhood / Local Centre</b>	<b>Town Centre / District Centre</b>	<b>Designated employment site / mixed use site</b>	<b>Bus stop</b>	<b>Train station</b>	<b>GP</b>
0.2	0.99	0.55	2.58	4.23	0.2	0.43	0.54