

Strategic Housing Land Availability Assessment Addendum November 2023

Contents

List of Tables	2
Introduction	3
Housing Land Availability – Potential Dwelling Supply	3
Appendix A: Site Location Plan	5
Appendix B: 'Policy On' Assessment of Sites	6
Appendix C: 'Policy Neutral' Assessment of Sites	24

List of Tables

Table 1: Housing supply based on 'policy on' assessment	3
Table 2: Housing supply based on 'policy neutral' assessment	3
Table 3: AYR2 Stainsby Road policy on site assessment	6
Table 4: COU2 Coulby Farm Way East policy on site assessment	9
Table 5: COU3 Coulby Farm Way West policy on site assessment	12
Table 6: LAD3 Land East of Municipal Golf Centre Driving Range policy on site assessment	15
Table 7: LON9 Cavendish Road policy on site assessment	18
Table 8: NUN7 Muirfield policy on site assessment	21
Table 9: AYR2 Stainsby Road policy neutral assessment	24
Table 10: COU2 Coulby Farm Way East policy neutral assessment	26
Table 11: COU3 Coulby Farm Way West policy neutral assessment	28
Table 12: LAD3 Land East of Municipal Golf Centre Driving Range policy neutral assessment	30
Table 13: NUN7 Muirfield policy neutral assessment	32

Introduction

- 1. A Strategic Housing Land Availability Assessment (SHLAA) was prepared with a base date of 1st 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 21st 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	2023/24	2028/29 -	2033/34 -	2038/39 -	Total	Post
	not allocated	-	2032/33	2037/38	2040/41		2041
		2027/28					
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.

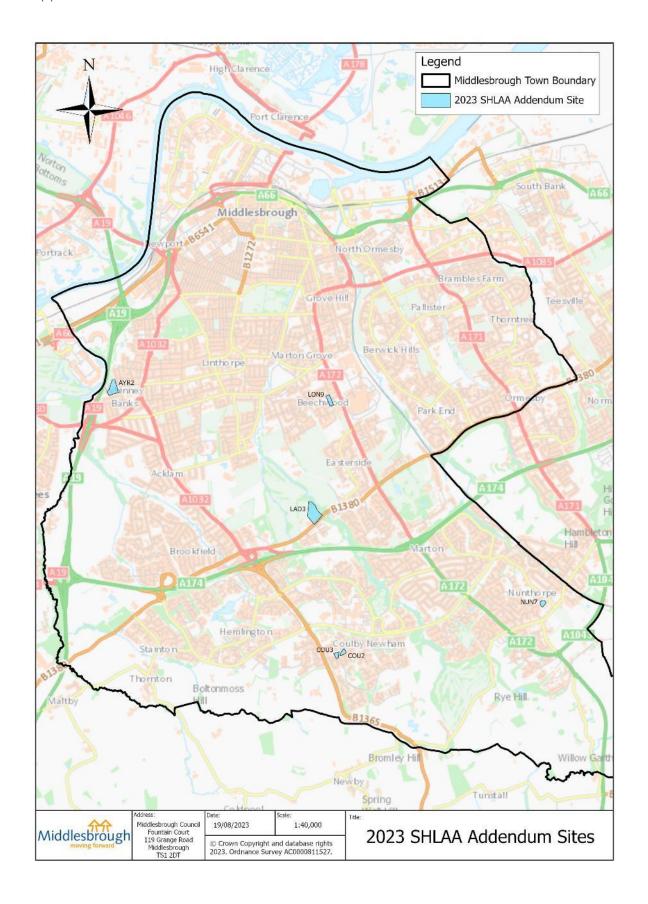
Table 2: Housing supply based on 'policy neutral' assessment

Ref	Sites without planning permission and	2023/24	2028/29 -	2033/34 -	2038/39 -	Total	Post
	not allocated	-	2032/33	2037/38	2040/41		2041
		2027/28					
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	2023/24	2028/29 -	2033/34 -	2038/39 -	Total	Post
	not allocated	-	2032/33	2037/38	2040/41		2041
		2027/28					
LAD3	Land east of Municipal Golf Club Driving		77			77	
	Range						
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 A: Site Location Plan



Appendix B: 'Policy On' Assessment of Sites

Table 3: AYR2 Stainsby Road policy on site assessment

Ref No	AYR2	Site name	Stainsby Road					
Site area (ha)	2.08	Site address						
Is site	Yes	Ward	Ayresome					
vacant?			,					
Brownfield /	Greenfield	Eastings	447365	Northings	517808			
Greenfield								
Ownership			•	·				
Council owned								
Category 1 site	s: national de	signations which pre	clude developmen	t				
N/A								
Category 2 site	s: national or	local designations wl	hich may impact or	n development potenti	al			
All of the site is	s designated as	Primary Open Space	. Housing developn	nent is contrary to Police	cy E7. The			
western part o	f the site is also	o designated as Greei	n Wedge, where ho	using development is o	contrary to			
Policy E2 and E	22. Historic En	vironment Record for	r a medieval bound	ary ditch along the sou	thwestern			
boundary.								
Current land u								
•	•			southwestern boundar	ry. A copse of			
		cated within the sout	thern part of the sit	ie.				
Surrounding la								
Residential, op	en space, Gree	en Wedge, copse of tr	ees, footpath/cycle	path				
Site access								
Stainsby Road								
•		nstraints to develop						
-			•	. An acoustic barrier is	• •			
				e mitigation measures	incorporated			
	·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	e layout / orientation.				
Does the site h	nave housing p	otential		esignated as Primary O	•			
				en Wedge. Housing de	velopment is			
				hese designations.				
	d for developn	nent in adopted Loca		is designated as Primar	ry Open Space			
Plan		-11	and partially	as Green Wedge.				
	planning pern	nission at 1.04.23						
No Dovolonment I	Drograss							
On 21 11 22 th		ocutive approved the	nrinciple of disposi	ng of the site for housi	20			
			principle of disposi	ing of the site for flousing	ıg.			
Estimate of de Indicative deve			0					
Basis of calcula	-			nated as Primary Open	Snace and			
Dasis Of Calcula	ation of develo	ihanic ai ca		Green Wedge.	space and			
Indicative site	viold		0	neen weuge.				
Basis of calcula	-	ald.		nated as Primary Open	Snace and			
Dasis Of Calcula	ation of site yie	ziu -		Green Wedge.	Space and			
Is site suitable	for residential	develonment		dered against adopted	ocal Plan			
is site suitable	ioi residentidi	acvelopillelit		site is not suitable as it				
				and partially Green We	-			
			'	to Policies E7, E2 and E	•			
Potential types	s of residential	develonment	N/A	to . Officies E7, E2 and E				
		al development now		not available now On 2	1 11 23 the			
is site available	c ioi residellillo	a development now		No – site is not available now. On 21.11. 23 the Council's Executive approved the principle of				
			Council 3 Ext	cative approved tile p	morpie oi			

Ref No	AYR2	Site name	Sta	insby Road				
				selling the site	selling the site for housing but the site has not yet			
			been made ava	ailable to th	ne market.			
Is site achievable for residential development within				No – as the sit	e is not ava	ilable now it	cannot be	
0-5 years -ir	0-5 years -including viability				evable with	nin 5 years.		
Is site achie	Is site achievable for residential development within				ot a reasor	able prospe	ct of	
6-15 years -	including viab	ility		development v	within 15 ye	ears as the si	te's	
				development v	would be co	ontrary to ad	opted Local	
				Plan Policies E	7 and E2.			
Is site delive	erable/develo	pable		Not developab	le			
Potential ti	Potential timescale for development to commence							
Potential ar	nual delivery	rate	N/A					
Actions nee	ctions needed to overcome constraints				through Lo	cal Plan revi	ew whether	
				the Primary Open Space and Green Wedge				
				designations should be amended.				
Straight line	distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre	employment	stop	station		
			/	site / mixed				
			District	use site				
			Centre					
0.19	1.03	0.43	2.4	2.29	0.43	3.66	1.29	

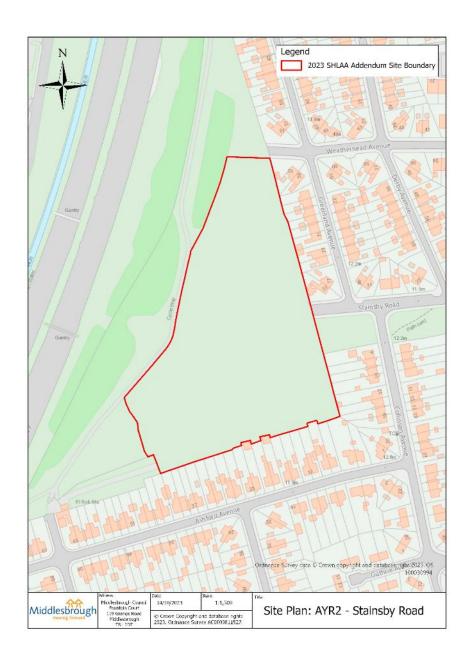




Table 4: COU2 Coulby Farm Way East policy on site assessment

Ref No	COU2	Site name	Coulby F	arm Way East		
Site area (ha)	0.47	Site address	Coulby F			
Is site	Yes	Ward	Coulby N	•		
vacant?	163	wara	Coulby	CWITATTI		
Brownfield /	Greenfield	Eastings	45065	;	Northings	514054
Greenfield	Greenneid	Lustings	45005	,	i tortimigs	314034
Ownership					1	
Council owned						
	s: national des	signations which pre	clude deve	lopment		
N/A						
-	s: national or	ocal designations wh	hich mav i	npact on deve	elopment potenti	al
		ary Open Space. Hou		•		
Current land u				, p	,	
		rassed with mounded	d land with	trees on top a	adiacent to Coulb	v Farm Way. A
		s around the eastern		•	-	
the southern b						
Surrounding la	·					
		and footpaths/cyclev	way			
Site access	, , , = = = =	1 -1-1500	•			
Coulby Farm W	/av					
•		nstraints to develop	ment			
-		nature trees on site, a		footpath links	around edge of si	ite will impact
on developable	_					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
			N	aika ia daalaa	-tlDui	
Does the site h	ave nousing p	otentiai		_	ated as Primary O	•
				-	nent is contrary to	tnis
le site allegator	d for dovolopm	nent in adopted Loca		gnation. The site is dos	ignated as Primar	ny Onan Snaca
Plan	u ioi developii	ient in adopted Loca	II NO.	The site is des	igilateu as Pililiai	y Open Space.
	nlanning nern	nission at 1.04.23				
No	planning pern	11551011 41 1104125				
Development I	Progress					
	_	cutive approved the	principle c	f disposing of	the site for housi	าต
Estimate of de			principie e	r disposing or	the site for floush	16.
Indicative deve			0			
Basis of calcula			-	is designated	as Primary Open	Snace
Indicative site		 	0	is a co.g. ratea	as i i i i a i j	
Basis of calcula	•	eld		is designated	as Primary Open	Space
Is site suitable	-				against adopted I	
		, , , , , , , , , , , , , , , , , , ,			not suitable as it	
					ould be contrary	-
Potential types	of residential	development	N/A		· ,	,
		I development now			ailable now. On 2	1.11. 23 the
		•			e approved the pi	
			selli	ng the site for	housing but the s	site has not yet
			bee	n made availal	ole to the market.	·
Is site achieval	ole for resident	ial development wit	hin No	- as the site is	not available now	it cannot be
0-5 years -inclu	iding viability		clas	sed as achieva	ble within 5 years	S
Is site achieval	ole for resident	ial development wit	thin No	- there is not a	reasonable pros	pect of
6-15 years -inc	luding viability	•	dev	elopment with	in 15 years as the	e site's
			dev	elopment wou	ld be contrary to	adopted Local
			Plar	Policy E7.		

Ref No	COU2	Site name	Co	ulby Farm Way E	ast		
Is site delive	erable/develo	pable	Not developab	le			
Potential tir	nescale for de	evelopment to com	N/A				
Potential an	nual delivery	rate	N/A				
Actions nee	ded to overco	me constraints		Consideration	through Lo	cal Plan revi	ew whether
			the Primary Op	oen Space o	designations	should be	
			amended.				
Straight line	distance fron	n centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre	employment	stop	station	
			/	site / mixed			
			District	use site			
			Centre				
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

Ref No	COU3	Site name	Cou	lby Farm Way V	Voct	
Site area (ha)	0.43	Site name		ilby Farm Way v	vest	
Is site	Yes	Ward	_	lby Newham		
vacant?	163	vvaru	Cou	iby Newilalli		
Brownfield /	Greenfield	Eastings	1	50557	Northings	514019
Greenfield	dieeiilield	Lastings	4.	30337	Northings	314019
Ownership						
Council owned						
	s: national de	signations which pre	clude	develonment		
N/A	s. national ac	ngnations which pre	ciuuc	development		
	s: national or	local designations w	hich r	nay impact on o	development potentia	al
					contrary to Policy E7.	
Current land u						
			wards	western bound	ary, a cluster of trees	within western
	-	outhern boundary			a. ,, a c.accc. c. c. c.cc	
Surrounding la						
		and footpaths/cycle	wav			
Site access						
Coulby Farm W	ay, Crossfields					
		nstraints to develop	ment			
-		-			health. Retention of c	ther trees on
-		links around edge o	-			
Does the site h	· · · · · · · · · · · · · · · · · · ·				gnated as Primary Op	en Space.
	0.1				opment is contrary to	-
				designation.		
Is site allocated	d for developn	nent in adopted Loca	al		designated as Primar	y Open Space.
Plan	•	•				
Does site have	planning pern	nission at 1.04.23				
No						
Development I	Progress					
On 21.11.23 th	e Council's Exe	cutive approved the	princ	iple of disposing	g of the site for housin	g.
Estimate of de	velopable pote	ential				
Indicative deve	elopable area (ha)		0		
Basis of calcula	ition of develo	pable area		Site is designa	ted as Primary Open S	pace
Indicative site	yield			0		
Basis of calcula	ntion of site yie	eld		Site is designa	ted as Primary Open S	pace
Is site suitable	for residential	development			red against adopted L	
				•	te is not suitable as it	•
					nd would be contrary	to Policy E7.
Potential type:				N/A		
Is site available	e for residentia	al development now	'		t available now. On 21	
					utive approved the pr	•
					for housing but the s	ite has not yet
					ailable to the market.	
		tial development wi	thin		e is not available now	
0-5 years -inclu					ievable within 5 years	
		tial development wi	thin		ot a reasonable prosp	
6-15 years -inc	luding viability	1		-	within 15 years as the	
					would be contrary to	adopted Local
				Plan Policy E7.		
Is site delivera				Not developat	ole	
Potential times	scale for devel	opment to commen	ce	N/A N/A		
Potential annu						

Ref No	COU3	Site name	Co	oulby Farm Way V	Vest		
Actions nee	eded to overco	ome constraints	Consideration the Primary Op amended.	_			
Straight line	e distance fror	n centre of site (in	km) to:				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	site / mixed	Bus stop	Train station	GP
0.43	0.55	0.98	0.5	1.15	0.02	3.05	0.74

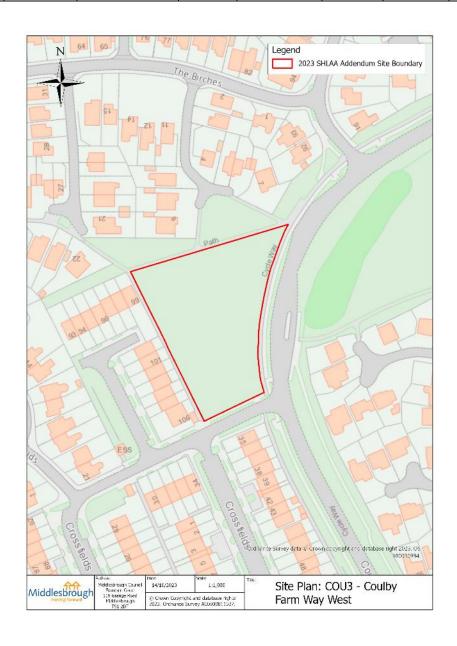




Table 6: LAD3 Land East of Municipal Golf Centre Driving Range policy on site assessment

Ref No	LAD3	Site name	Land I	ast of Municip	al Golf Centre Drivi	ng Range
Site area (ha)	3.91	Site address		te Lane		<u> </u>
Is site	No	Ward	Ladga			
vacant?						
Brownfield /	Greenfield	Eastings	450	241	Northings	516024
Greenfield	0.00		.50		1101011111	32332.
Ownership			<u> </u>			
Council owned						
	s: national des	signations which p	reclude de	velonment		
N/A	3. Hational des	signations winch p	i eciade d	velopilient		
	s: national or	local designations	which ma	v impact on de	evelopment potent	ial
					g development is co	
Plan Policies E2	=	ii weage and riiii	ary Open	space - nousin	g development is co	ontrary to Local
Current land us		O.				
			os of sito			
		. Trees around edg	es of site.			
Surrounding la						
	railey, goit cou	rse, residential, tra	risport inf	astructure		
Site access						
Ladgate Lane						
-		nstraints to develo	-		1.1	
	•		•	ing in good he	alth. Noise mitigati	on from Ladgate
•	•	southern section o				
Does the site h	ave housing p	otential			gnated as Green W	_
					pace. Housing deve	lopment is
				•	se designations.	
	d for developm	nent in adopted Lo			gnated as Green W	edge and
Plan			P	rimary Open S	pace	
	planning pern	nission at 1.04.23				
No						
Development I						
			ne principl	e of disposing	of the site for housi	ng.
Estimate of de						
Indicative deve	-	-	C			
Basis of calcula	ition of develo	pable area	S	ite is designate	ed as Green Wedge	and Primary
			C	pen Space		
Indicative site	yield		C			
Basis of calcula	ition of site yie	eld	S	ite is designate	ed as Green Wedge	and Primary
			C	pen Space		
Is site suitable	for residential	development	٧	/hen considere	ed against adopted	Local Plan
			P	olicies, the site	e is not suitable as i	t is Green
			٧	ledge and Prin	nary Open Space ar	id would be
			С	ontrary to Poli	cies E2, E7 and E22.	
Potential types	of residential	development	N	/A		
Is site available	for residentia	I development no	w N	o – site is not	available now. On 2	1.11.23 the
				ouncil's Execu	tive approved the p	rinciple of
			s	elling the site f	or housing but the	site has not yet
			b	een made avai	ilable to the market	•
Is site achieval	ole for resident	tial development v	vithin N	o – there is no	ot a realistic prospec	ct of
0-5 years -inclu	iding viability		d	evelopment w	ithin 5 years as the	site is not
			a	vailable now a	nd its development	would be
			c	ontrary to ado	pted Local Plan Poli	cies E2, E7 and
			E	22.		
Is site achieval	le for resident	tial development v	vithin N	o – there is no	t a reasonable pros	pect of

Ref No	LAD3	Site name	Lar	nd East of Munici	pal Golf Ce	ntre Driving	Range
				development v	would be co	ontrary to ac	lopted Local
				Plan Policies E	2, E7 and E	22.	
Is site deliv	erable/develo	pable		Not Developat	ole		
Potential ti	mescale for de	evelopment to com	mence	N/A			
Potential a	nnual delivery	rate		N/A			
Actions nee	eded to overco	me constraints		Consideration	through Lo	cal Plan revi	ew whether
				the Green Wee	dge and Pri	mary Open S	Space
				designations s	hould be ar	mended.	
Straight line	e distance fror	n centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre	employment	stop	station	
			/	site / mixed			
			District	use site			
			Centre				
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

Ref No	LON9	Site name	Cave	ndish Road		
Site area (ha)	0.84	Site address				
Is site	Yes	Ward	Long	lands and Be	echwood	
vacant?	. 55					
Brownfield /	Greenfield	Eastings	45	0468	Northings	517653
Greenfield					Ĭ	
Ownership	1				'	
Council owned						
Category 1 site	s: national de	signations which pred	clude	levelopment		
N/A						
Category 2 site	s: national or	local designations wh	hich m	ay impact on	development potential	
N/A						
Current land u	se and charact	er				
Non-designate	d open space v	vith trees along north	nern bo	oundary and a	a tree on eastern bounda	ry. Recently
planted trees li	ine the footpat	h that runs through t	he mid	ldle of the sit	e.	
Surrounding la	nd uses and cl	naracter				
Residential, no	n-designated c	pen space, healthcar	e, hot	el, care home	<u> </u>	
Site access						
Cavendish Roa	d, Kilburn Road	d, Hurworth Road				
Physical or env	vironmental co	nstraints to develop	ment			
					ill impact on site layout ,	
			oe reta	ined to link ir	nto green space to west o	of site.
Does the site h				Yes		
	d for developn	nent in adopted Loca			is not allocated/designat	
Plan				specific use ii	n the adopted Housing Lo	ocal Plan
	planning pern	nission at 1.04.23				
No						
Development I						
		• • • • • • • • • • • • • • • • • • • •	princip	ole of disposir	ng of the site for housing.	
Estimate of de						
Indicative deve				0.48		
Basis of calcula	ition of develo	pable area		-	er applied to 0.64 ha (exc	
					to be retained to link into	green space
Indiantiva sita	بنماط		-	to west of sit 16	е).	
Indicative site		اما			nor ho	
Basis of calcula	•			35 dwellings	per na	
Is site suitable Potential types		-		Yes	rdable, older persons	
		al development now			ot available now. On 21.1	1 22 +bo
is site available	e ioi residentia	ai development now			cutive approved the prin	
					e for housing but the site	
					vailable to the market.	. Has not yet
Is site achieval	ole for resident	tial development wit			ite is not available now it	cannot be
		worelopilicite Wit			hievable within 5 years.	2400 50
0-5 years -inclu	iding viability				ed that the site is released	
0-5 years -inclu		tial development wit	hin	ICS DIOVIGE	tu tiiat tiie site is releasei	d for
Is site achieval	ole for residen	tial development wit		•		
	ole for residen	=		development	there is a reasonable pr	
Is site achieval	ole for resident luding viability	,		development		
Is site achieval 6-15 years -inc Is site delivera	ole for resident luding viability ble/developab	,		development development	there is a reasonable pr	
Is site achieval 6-15 years -inc Is site delivera	ole for resident luding viability ble/developab scale for devel	le opment to commenc		development development Developable	there is a reasonable pr	
Is site achieval 6-15 years -inc Is site delivera Potential time	ole for resident luding viability ble/developab scale for devel al delivery rat	ole opment to commend e	ce	development development Developable 6-10 years 16	there is a reasonable pr	ospect of
Is site achieval 6-15 years -inc Is site delivera Potential time Potential annu	ole for resident luding viability ble/developab scale for devel al delivery rat	ole opment to commend e	ce	development development Developable 6-10 years 16	t there is a reasonable pr t within 6-10 years.	ospect of

Ref No	LON9	Site name	(Cavendish Road			
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centr / Distric	e employment site / mixed ct 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

Define	NILINI7	Cita mama	N 4.	اماد الساد		
Ref No	NUN7	Site name	IVIL	uirfield		
Site area (ha)	0.55	Site address	.	.1		
Is site	Yes	Ward	Nu	nthorpe		
vacant?	C fi . l .l	Factions	۲,	152542	No and later and	F4.47FF
Brownfield /	Greenfield	Eastings	4	153513	Northings	514755
Greenfield						
Ownership Council owned	<u> </u>					
		cianationa which are	امداد	a davalanmant		
N/A	es: national de	signations which pre	ciuae	e development		
	s: national or	local designations w	hich	may impact on dovo	lonmont notont	al
		ary Open Space. Hou				
Current land u			Silig	development is cont	rary to Folicy L7.	
		all number of trees ar	ounc	houndary Land clos	nes downwards t	owards the
north-east.	space with sind	an number of trees ar	ounc	a boundary. Land Slop	Jes downwards t	owards trie
Surrounding la	and uses and ch	haracter				
Residential	iiiu uses allu Cl	iui actei				
Site access						
Muirfield						
	vironmental co	onstraints to develop	men	†		
Slope of site m		•		•		
Does the site h		•		No -site is designat	ted as Primary O	nen Snace
Does the site i	iave nousing p	Otential		Housing developm		:
				designation.	che is contrary to	7 (1113
Is site allocate	d for developn	nent in adopted Loca	1	No. The site is desi	gnated as Prima	ry Open Space.
Plan			· -		S. racea as r r ma	, open opace.
Does site have	planning pern	nission at 1.04.23		L		
No						
Development	Progress					
		ecutive approved the	princ	ciple of disposing of t	he site for housi	ng.
Estimate of de			•	, , ,		
Indicative deve				0		
Basis of calcula				Site is designated a	as Primary Open	Space
Indicative site	yield	•		0	, ,	•
	ation of site yie	eld		Site is designated a	as Primary Open	Space
Is site suitable	for residential	l development		When considered		
		-		Policies, the site is		
				Open Space and w	ould be contrary	to Policy E7.
Potential type:	s of residential	l development		N/A		
Is site available	e for residentia	al development now		No – site is not ava	nilable now. On 2	1.11. 23 the
				Council's Executive		
				selling the site for		
				been made availab		
				subject to a coven		ts development
				to 4 houses and no		
		tial development wit	hin	No – as the site is i		
0-5 years -inclu				classed as achieval		
		tial development wit	hin	No – there is not a	-	•
6-15 years -inc	luding viability	1		development with		
				development would	d be contrary to	adopted Local
				Plan Policy E7.		
Is site delivera				Not developable		
Potential time	scale for devel	opment to commend	ce	N/A		

Ref No	NUN7	Site name	Mι	ıirfield			
Potential ar	nnual delivery	rate		N/A			
		ome constraints n centre of site (in	km) to:	Consideration the Primary Op amended. See restrictive cove more than 4 de	oen Space o k agreemer enant if site	lesignation s nt on amend	hould be ment to
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
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

Ref No	AYR2	Site name	Stainsby Road	– Policy Neutral	Assessme	nt
Site area (ha)	2.08	Site address	,	,		
Is site	Yes	Ward	Ayresome			
vacant?			,			
Brownfield /	Greenfield	Eastings	447365	North	ings	517808
Greenfield					J	
Ownership			•	-		
Council owned						
Category 1 site	s: national de	signations which pre	clude developm	ent		
N/A						
Category 2 site	s: national or	local designations wl	hich may impac	t on developme	nt potentia	al
All of the site is	designated as	Primary Open Space	. Housing develo	opment is contra	ry to Polic	y E7. The
western part o	f the site is also	o designated as Greei	n Wedge, where	housing develop	pment is co	ontrary to
Policy E2 and E	22. Historic En	vironment Record for	r a medieval bou	ındary ditch alor	ng the sout	hwestern
boundary.						
Current land u	se and charact	er		-25		
	-	ıbland and trees arou			n boundar	y. A copse of
recently plante	ed saplings is lo	cated within the sout	thern part of the	e site.		
Surrounding la						
Residential, op	en space, Gree	n Wedge, copse of tr	ees, footpath/c	ycle path		
Site access			, ,			
Stainsby Road						
Physical or env	vironmental co	nstraints to develop	ment			
The western pa	art of the site is	s in relatively close pr	oximity to the A	19. An acoustic	barrier is a	Iready in place.
Noise and/or a	ir quality asses	sments may be requi	red and approp	riate mitigation i	measurse i	ncorporated
into the develo	pment. Adjace	ent footpath/ cyclewa	y will impact on	site layout / ori	entation.	
Does the site h	ave housing p	otential		Primary Open S	-	_
		00	_	ons were to be r		
			_	he Local Plan rev	view the si	te would have
	•		housing p	•		
	d for developn	nent in adopted Loca		ite is designated		y Open Space
Plan			and parti	ally as Green We	edge.	
	planning pern	nission at 1.04.23				
No						
Development I						
		ecutive approved the	principle of disp	osing of the site	for housin	ıg.
Estimate of de						
Indicative deve	•	•	1.34			
Basis of calcula		pable area	65% mult	iplier		
Indicative site	•		47			
Basis of calcula				ngs per ha		
Is site suitable	for residential	development		e Primary Open		
			_	ons were to be r		_
				review the site		suitable.
Potential types				e, older persons		
Is site available	e for residentia	al development now		is not available r		
				Executive appro	-	
				e site for housing		ite has not yet
			been mad	de available to th	ie market.	

Is site achiev 0-5 years -in		dential developme		1 - T			
0-5 years -in		acirciai acreiopine	nt within	No – as the sit	e is not ava	ilable now it	cannot be
	ıcluding viabil	ity		classed as achi	ievable with	nin 5 years. H	lousing could
				be developed if the Local Plan Primary Open Space			
				and Green We	dge designa	ations were t	o be
				removed. Give	n potential	timescales for	or the review
				and lead in tim		•	
				this assessmer			-
				that housing w			
		dential developme	nt within	If the Primary			-
6-15 years -i	including viab	ility		designations w			
				through the Lo			
				prospect of de	velopment	within 6-10	years.
	rable/develo	-		Developable			
		evelopment to com	ımence	6-10 years			
	nual delivery			30			*
Actions need	ded to overco	me constraints		Consideration	_		
				the Primary O			edge
				designations s	hould be an	nended.	
	1	n centre of site (in	1	T =			
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre	employment	stop	station	
				site / mixed			
			District	use site			
0.40	4.02	0.42	Centre	2.20	0.42	2.66	4.20
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

Ref No	COU2	Site name	Coulby Farm Way E	East — Policy Noutral	Accacement
Site area (ha)	0.47	Site address	Coulby Farm Way	ast - Folicy Neutral	Assessment
Is site	_	Ward	· ·		
vacant?	Yes	waru	Coulby Newham		
Brownfield /	Greenfield	Eastings	450655	Northings	514054
Greenfield	Greenneid	Eastings	450055	Northings	514054
Ownership					
Council owned					
		ianations which n	raduda davalanmant		
N/A	s. Hational des	signations willen pi	reclude development		
	s: national or	local designations	which may impact on o	develonment notent	rial
<u> </u>			ousing development is	•	
Current land u	_		busing development is	contrary to Foncy L7	
			led land with trees on t	ton adjacent to Coult	ov Farm Way A
			n and southern bound		
the southern b			ii aliu soutileiii boullu	ary. A couple of trees	s are located on
Surrounding la					,
		and footpaths/cyc	loway		
Site access	en space, roau	and rootpatris/cyc	ieway		
	lav				
Coulby Farm W		nstraints to develo	nmont		
•			, along with footpath li	inks around adap of	sita will impact
on developable	-		e, along with rootpath ii	inks around edge of s	site will impact
OII DEVELODADIE	e ai ea ui site ai				
Does the site h		·-	Yes (if the Prin	nary Open Space des	signation were to
·		·-		mary Open Space des	_
·		·-	be removed fr		the Local Plan
Does the site h	nave housing p	·-	be removed fr review the site	om the site through	the Local Plan g potential).
Does the site h	nave housing p	otential	be removed fr review the site	om the site through e would have housing	the Local Plan g potential).
Does the site h	nave housing p	otential	be removed fr review the site	om the site through e would have housing	the Local Plan g potential).
Is site allocate Plan Does site have	nave housing p d for developn planning pern	otential	be removed fr review the site	om the site through e would have housing	the Local Plan g potential).
Is site allocate	nave housing p d for developn planning pern	otential	be removed fr review the site	om the site through e would have housing	the Local Plan g potential).
Is site allocate Plan Does site have No Development	nave housing p d for developn planning pern Progress	otential nent in adopted Lo nission at 1.04.23	be removed fr review the site	om the site through e would have housin designated as Prima	the Local Plan g potential). iry Open Space.
Is site allocate Plan Does site have No Development	d for developn planning pern Progress e Council's Exe	otential nent in adopted Lo nission at 1.04.23 ccutive approved th	be removed fr review the site cal No. The site is	om the site through e would have housin designated as Prima	the Local Plan g potential). iry Open Space.
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development	d for developn planning pern Progress e Council's Exe velopable pote	nent in adopted Lo nission at 1.04.23 ecutive approved the	be removed fr review the site is No. The site is ne principle of disposing 0.18	om the site through e would have housing designated as Prima	the Local Plan g potential). ary Open Space. ing.
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de	d for developn planning pern Progress e Council's Exe velopable pote	nent in adopted Lo nission at 1.04.23 ecutive approved the	be removed fr review the site is No. The site is ne principle of disposing 0.18 Exclusion of m	om the site through e would have housing designated as Primary g of the site for house mounded area with tr	the Local Plan g potential). ary Open Space. ing.
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development	d for developn planning pern Progress e Council's Exe velopable pote	nent in adopted Lo nission at 1.04.23 ecutive approved the	be removed fr review the site is No. The site is ne principle of disposing 0.18	om the site through e would have housing designated as Primary g of the site for house mounded area with tr	the Local Plan g potential). ary Open Space. ing.
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development	d for developn planning pern Progress e Council's Exe velopable pote	nent in adopted Lo nission at 1.04.23 ecutive approved the	be removed fr review the site is No. The site is ne principle of disposing 0.18 Exclusion of m	om the site through e would have housing designated as Primary g of the site for house mounded area with tr	the Local Plan g potential). ary Open Space. ing.
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development	d for development planning perment progress e Council's Exercise velopable area (ation of development)	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) ppable area	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6	om the site through e would have housing designated as Primary g of the site for house mounded area with tr	the Local Plan g potential). Try Open Space. ing. ees on and land
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development Indicative site	d for developmed for developmed planning permental progress e Council's Executed pable pote planning developmed for developmental progress elopmental progress elopmen	nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p	oom the site through e would have housing designated as Prima g of the site for hous hounded area with troad.	the Local Plan g potential). Iry Open Space. ing. ees on and land elopable area
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative devel Basis of calculation	d for developmed for developmed planning permental progress e Council's Executed pable pote planning developmed for developmental progress elopmental progress elopmen	nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Prin	om the site through e would have housing designated as Primary g of the site for house nounded area with trooad.	the Local Plan g potential). Iry Open Space. ing. ees on and land elopable area signation was to
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative devel Basis of calculation	d for developmed for developmed planning permental progress e Council's Executed pable pote planning developmed for developmental progress elopmental progress elopmen	nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Prin	om the site through would have housing designated as Prima of the site for house mounded area with troad. The per ha applied to dever ha applied to dever ha applied to dever has applied to dever ha	the Local Plan g potential). Iry Open Space. ing. ees on and land elopable area signation was to
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development Indicative site Basis of calculations of calculations and the Indicative site	d for development planning permogress e Council's Exercise council's exercise area (action of development) gield councils area (action of site yield action of site yield for residential	otential nent in adopted Lo nission at 1.04.23 cutive approved the ential (ha) pable area eld development	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Prin be removed th would be suita	om the site through would have housing designated as Prima of the site for house mounded area with troad. The per ha applied to dever ha applied to dever ha applied to dever has applied to dever ha	ing. ees on and land elopable area signation was to
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculations is site suitable Potential types	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential	otential nent in adopted Lo nission at 1.04.23 cutive approved the ential (ha) pable area eld development	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Pri be removed th would be suita Market, afforce	om the site through would have housing designated as Primary of the site for house mounded area with the road. The site for house many of the Local Planable.	ing. ees on and land elopable area signation was to n review the site
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculations is site suitable Potential types	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Prin be removed th would be suita Market, afforc w No – site is no	g of the site for hous nounded area with troad. Der ha applied to develor mary Open Space de prough the Local Planable. dable, older persons,	ing. ees on and land elopable area signation was to n review the site self-build 21.11.23 the
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculations is site suitable Potential types	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development	be removed fr review the site No. The site is No. The site is 0.18 Exclusion of m for an access m 6 35 dwellings p Yes - if the Prin be removed th would be suite Market, afforce No – site is no Council's Exec	g of the site for hous mounded area with tracoad. Der ha applied to develor mary Open Space de prough the Local Planable. dable, older persons, it available now. On 2	the Local Plan g potential). Intry Open Space. Ing. ees on and land elopable area signation was to a review the site self-build 21.11.23 the principle of
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculations of calculation	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development	be removed fr review the site No. The site is No. The site is O.18 Exclusion of m for an access m 6 35 dwellings p Yes - if the Prin be removed th would be suita Market, afforc W No – site is no Council's Exect selling the site	om the site through would have housing designated as Primary of the site for house mounded area with the coad. The per halp applied to dever the applied to dever halp of the Local Planable. The per halp of the Local Planable of the Local per halp of the Local pe	ing. ees on and land elopable area signation was to review the site self-build 21.11.23 the orinciple of site has not yet
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development as is of calculative site. Basis of calculative site as is of calculative site. In the site of the site suitable as is of calculative site as is of calculative site. It is site suitable as is of calculative site. It is site suitable as is of calculative site. It is site suitable as it is site available.	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development	be removed fr review the site No. The site is No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Prin be removed th would be suita Market, afforc W No - site is no Council's Exect selling the site been made av	om the site through would have housing designated as Primary of the site for house many Open Space demough the Local Planable. Idable, older persons, it available now. On a set of the site for housing but the set of housing but the	ing. ees on and land elopable area signation was to review the site self-build 21.11.23 the principle of site has not yet t.
Is site allocated Plan Does site have No Development On 21.11.23 the Estimate of de Indicative development as is of calculative site. Basis of calculative site as is of calculative site as is of calculative site. In the site of calculative site as is of calculative site. It is site suitable as is of calculative site. It is site suitable site available site avail	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential e for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development al development al development no	be removed fr review the site No. The site is No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Pri be removed th would be suite Market, afforc w No – site is no Council's Exec selling the site been made av vithin No – as the site	g of the site for hous many Open Space de mrough the Local Plarable. dable, older persons, at available now. On a cutive approved the personal to the marker of the marker	ing. ees on and land elopable area signation was to n review the site self-build 21.11.23 the orinciple of site has not yet t. w it cannot be
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculations of calculations of calculations of calculations is site suitable. Is site available.	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential e for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development al development al development no	be removed fr review the site No. The site is No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Pri be removed th would be suita Market, afforc W No - site is no Council's Exec selling the site been made av within No - as the sit classed as ach	g of the site for house of the site for housing but the site is not available now ievable within 5 years	ing. ees on and land elopable area signation was to n review the site self-build 21.11.23 the orinciple of site has not yet t. w it cannot be rs. Housing could
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculations of calculations of calculations of calculations is site suitable. Is site available.	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential e for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development al development al development no	be removed fr review the site No. The site is ne principle of disposing 0.18 Exclusion of m for an access r 6 35 dwellings p Yes - if the Pri be removed th would be suita Market, afforc w No – site is no Council's Exec selling the site been made av within No – as the sit classed as ach be developed	g of the site for house of the site site for housing but the site is not available now invalidable to the market of the site is not available now invalidable within 5 year if the Local Plan Print of the site is not available now if the Local Plan Print of the site is not available now invalidable within 5 year if the Local Plan Print of the site is not available now if the local Plan Print of the site is not available now if the local Plan Print of the site is not available now if the local Plan Print of the site is not available now if the local Plan P	ing. ees on and land elopable area signation was to n review the site self-build 21.11.23 the orinciple of site has not yet t. w it cannot be rs. Housing could nary Open Space
Is site allocated Plan Does site have No Development On 21.11.23 th Estimate of de Indicative development Indicative site Basis of calculation is site suitable Potential types Is site available Is site achieval	planning pern planning pern Progress e Council's Exe velopable pote elopable area (ation of develor yield ation of site yiel for residential e for residential	otential nent in adopted Lo nission at 1.04.23 ecutive approved the ential (ha) pable area eld development al development al development no	be removed fr review the site No. The site is No. The site is O.18 Exclusion of m for an access m 6 35 dwellings p Yes - if the Prin be removed th would be suita Market, afforc W No – site is no Council's Exect selling the site been made av within No – as the sit classed as ach be developed designation w	g of the site for house of the site for housing but the site is not available now ievable within 5 years	ing. ees on and land elopable area signation was to n review the site self-build 21.11.23 the orinciple of site has not yet t. w it cannot be rs. Housing could nary Open Space Given potential

Ref No	COU2	Site name	Cou	ulby Farm Way E	ast – Policy	/ Neutral Asse	essment
				is not a realisti		that housing	will be
14- 11		denskal de d		delivered with			
		dential developme	nt within	If the Primary		_	
6-15 years -	including viab	omty		removed from review there is		_	
				development v			
				location attrac		•	
Is site delive	erable/develo	pable		Developable			
		evelopment to com	mence	6-10 years 6			
Potential an	nual delivery	rate					
Actions nee	ded to overco	ome constraints		Consideration the Primary Op amended.	_		
Straight line	distance fror	m centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre	employment	stop	station	
			/	site / mixed			
			District Centre	use site			
0.41	0.97	0.98	0.42	1.11	0	2.96	0.69
				0			
		×	(0				
		2					
		100					
		100					
	· · C	100					
	110	100					
0							
9							
9							
0							

Table 11: COU3 Coulby Farm Way West policy neutral assessment

0.43	Site name	Coulby Fa	rm Way We	st - Policy Neutral	Assessment
	Site address	Coulby Fa	· · · · · · · · · · · · · · · · · · ·	, ,	
Yes	Ward	Coulby Ne	•		
- -					
Greenfield	Eastings	450557		Northings	514019
	1	l.		1	
national des	signations which pro	eclude devel	opment		
			<u>- p</u>		
national or	local designations v	vhich mav in	pact on de	velopment potent	ial
			•		
		asing acreic	p		1
		wards weste	rn houndar	v a cluster of trees	s within western
		wards weste	.iii boanaar	y, a claster of tice.	Within Western
		leway			
i space, rodu	s and rootpatiis/cyc	acway			
v Crossfiolds					
		nmont			
		•	g in good ho	alth Petention of	other troop on
					other trees on
					ignation word to
ve nousing p	otentiai				_
				_	
for dovolope	ant in adopted Loc	_			
ioi developii	ient in adopted Loc	NO. I	THE SILE IS U	esignateu as Friina	ry Open Space.
lanning nern	nission at 1 04 23				
idilililig peril	11331011 at 1.04.25				
Ogress					
	ocutive approved the	e nrincinle of	disnosing o	f the site for housi	nσ
		e principie or	disposing o	T the site for flousi	118.
		0.32			
			multiplier		
	pable area		munipher		
	الما		uallings nor	ha	
					signations t-
or residential	uevelopment				_
				•	i review the site
f rocido::4:-1	dovolonment				solf build
or residentia	ii development nov				
				ve approved the p or housing but the	-
			-	able to the market	•
	tial dayalanmant			s not available nov	
for recident	ııaı develübillent W			s not available NO/	
e for resident		l clace		ahle within E year	
e for resident ing viability				vable within 5 year	s. Housing could
		be de	eveloped if t	he Local Plan Prim	s. Housing could nary Open Space
		be de desig	eveloped if t gnation were	the Local Plan Prime to be removed. G	s. Housing could nary Open Space Given potential
	,	be de desig	eveloped if t gnation were scales for th	he Local Plan Prime to be removed. G e review and lead	s. Housing could nary Open Space Given potential in times for
		be de designation deve	eveloped if tognation were scales for the lopment, at	the Local Plan Prime to be removed. Ge review and lead the date of this as	s. Housing could nary Open Space Given potential in times for ssessment there
	,	be do desig time deve is no	eveloped if t gnation were scales for th lopment, at t a realistic	the Local Plan Prime to be removed. Good review and lead the date of this asprospect that house	s. Housing could nary Open Space Given potential in times for ssessment there
ing viability	tial development w	be do desig time deve is no deliv	eveloped if t gnation were scales for th lopment, at t a realistic ered within	the Local Plan Prime to be removed. Good review and lead the date of this asprospect that house	s. Housing could hary Open Space Given potential in times for ssessment there sing will be
	national or lated as Prim and charact ace, with a warees along so duses and charact ace, road as a space, road by, Crossfields onmental consite will need ble. Footpath ave housing progress Council's Exectlopable pote on of developed on of site yield or residential	national or local designations wated as Primary Open Space. How and character ace, with a very large oak tree to rees along southern boundary duses and character aspace, roads and footpaths/cycly, Crossfields conmental constraints to develong site will need to be retained suble. Footpath links around edge of the housing potential for development in adopted Local lanning permission at 1.04.23 Togress Council's Executive approved the elopable area (ha) on of developable area eld on of site yield or residential development	national or local designations which may implement and character acce, with a very large oak tree towards wester rees along southern boundary duses and character aspace, roads and footpaths/cycleway y, Crossfields onmental constraints to development asite will need to be retained subject to being ble. Footpath links around edge of site will implement and premission at 1.04.23 lanning permission at 1.04.23 ogress Council's Executive approved the principle of elopable potential pable area (ha) on of developable area (ha) on of developable area (ha) asite yield and or residential development yes be residential development of the principle of	and character ace, with a very large oak tree towards western boundary duses and character a space, roads and footpaths/cycleway y, Crossfields onmental constraints to development a site will need to be retained subject to being in good he ole. Footpath links around edge of site will impact on site we housing potential Yes (if the Prima be removed from review the site w for development in adopted Local lanning permission at 1.04.23 lanning permission at 1.04.23 ogress Council's Executive approved the principle of disposing of elopable area (ha) on of developable area eld on of site yield on of site yield or residential development for residential development Market, affordate for residential development now No – site is not a	national or local designations which may impact on development potent lated as Primary Open Space. Housing development is contrary to Policy E7 and character lace, with a very large oak tree towards western boundary, a cluster of trees rees along southern boundary duses and character la space, roads and footpaths/cycleway y, Crossfields onmental constraints to development la site will need to be retained subject to being in good health. Retention of ole. Footpath links around edge of site will impact on site layout. ye housing potential Yes (if the Primary Open Space des be removed from the site through review the site would have housing for development in adopted Local No. The site is designated as Prima lanning permission at 1.04.23 lanning permission at 1.04.23 orgess Council's Executive approved the principle of disposing of the site for housilelopable area (ha) on of developable area eld 11 on of site yield 35 dwellings per ha yes - if the Primary Open Space des be removed through the Local Plar would be suitable. of residential development Market, affordable, older persons,

Ref No	COU3	Site name	Cou	ulby Farm Way W	Vest – Polic	y Neutral As	sessment
	1	•	l .	review there is	a reasonal	ble prospect	of
				development v		-	
				location attrac	tive to the	housing mar	ket.
	erable/develo	-		Developable			
		evelopment to com	mence	6-10 years			
	nual delivery	rate me constraints		11 Consideration	through I -	cal Dlan ravii	
Actions nee	ueu to overco	me constraints		the Primary Op	_		
				amended.	Jen Jpace C		Julu DC
Straight line	distance from	n centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre	employment	stop	station	
			/	site / mixed	l		
			District	use site	l		
0.42	0.55	0.00	Centre	1 1 5	0.02	2.05	0.74
0.43	0.55	0.98	0.5	1.15	0.02	3.05	0.74
		100					
	((C						
0							
Q							
Q							
0							
Q							

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

Ref No	LAD3	Site name		nicipal Golf Centre Drivi	ing Range –
			Policy Neutral As	sessment	
Site area (ha)	3.91	Site address	Ladgate Lane		
Is site	No	Ward	Ladgate		
vacant?			1	T	T =
Brownfield /	Greenfield	Eastings	450241	Northings	516024
Greenfield					
Ownership					
Council owned	s: national do	signations which pre	sluda davalanman	•	
N/A	s. national de	signations which pre	ciude developmen	ι	
•	s: national or	local designations w	hich may impact or	n development potent	ial
		_		using development is co	
Plan Policies E2	_	en weage and i mila	y Open Space - not	asing development is co	Sittary to Local
Current land us	·	ter			
		e. Trees around edges	of site		
Surrounding la	_				
		ırse, residential, trans	sport infrastructure		
Site access	- 17 3-11 -00	,,,	, , , , , , , , , , , , , , , , , , , ,	5	
Ladgate Lane				07	
	vironmental co	onstraints to develop	ment		
				d health. Noise mitigati	on from Ladgate
	•	southern section of s			S
Does the site h	ave housing p	otential	Yes (if the G	reen Wedge and Prima	ry Open Space
			designations	s were to be removed f	rom the site
			through the	Local Plan review the	site would have
			housing pote	ential)	
Is site allocated	d for develop	nent in adopted Loca		designated as Green W	edge and
Plan			Primary Ope	en Space	
	planning perr	mission at 1.04.23			
No	_	07.			
Development I	Progress				
On 21 11 23 th					
	e Council's Exe		principle of disposi	ing of the site for housi	ng.
Estimate of de	e Council's Exe velopable pot	ential		ing of the site for housi	ing.
Estimate of de Indicative deve	e Council's Exe velopable pot elopable area	ential (ha)	2.2		
Estimate of de	e Council's Exe velopable pot elopable area	ential (ha)	2.2 Exclusion of	area around boundario	es of site
Estimate of de Indicative deve	e Council's Exe velopable pot elopable area	ential (ha)	2.2 Exclusion of covered by t		es of site
Estimate of de Indicative deve Basis of calcula	e Council's Exe velopable pot elopable area ation of develo	ential (ha)	2.2 Exclusion of covered by t roads.	area around boundario	es of site
Estimate of de Indicative deve Basis of calcula Indicative site	e Council's Exe velopable pot elopable area ation of develo yield	ential (ha) opable area	2.2 Exclusion of covered by t roads. 77	area around boundarion	es of site
Estimate of de Indicative deve Basis of calcula Indicative site Basis of calcula	e Council's Exe velopable pot elopable area ation of develo yield ation of site yie	ential (ha) opable area eld	2.2 Exclusion of covered by t roads. 77 35 dwellings	area around boundarion area around further reductions and further reductions are the specific per ha	es of site tion to allow for
Estimate of de Indicative deve Basis of calcula Indicative site Basis of calcula	e Council's Exe velopable pot elopable area ation of develo yield ation of site yie	ential (ha) opable area	2.2 Exclusion of covered by t roads. 77 35 dwellings Yes - if the G	area around boundarion rees and further reduces bernhause and Prima	es of site tion to allow for ary Open Space
Estimate of de Indicative deve Basis of calcula Indicative site Basis of calcula	e Council's Exe velopable pot elopable area ation of develo yield ation of site yie	ential (ha) opable area eld	2.2 Exclusion of covered by t roads. 77 35 dwellings Yes - if the G designations	area around boundarion rees and further reduces per ha Green Wedge and Primas were to be removed to	es of site tion to allow for ary Open Space through the
Estimate of de Indicative deve Basis of calcula Indicative site Basis of calcula Is site suitable	e Council's Exe velopable pot elopable area ation of develo yield ation of site yie for residentia	ential (ha) opable area eld I development	2.2 Exclusion of covered by t roads. 77 35 dwellings Yes - if the G designations Local Plan re	area around boundarion rees and further reduces bernhause and Prima	es of site tion to allow for ary Open Space through the
Estimate of de Indicative deve Basis of calcula Indicative site Basis of calcula Is site suitable	e Council's Exe velopable pot elopable area ation of develo yield ation of site yie for residentia	ential (ha) ppable area eld I development	2.2 Exclusion of covered by troads. 77 35 dwellings Yes - if the G designations Local Plan re	area around boundarion rees and further reduces per ha Green Wedge and Primas were to be removed to	es of site ction to allow for ary Open Space chrough the e suitable.
Estimate of de Indicative deve Basis of calcula Indicative site Basis of calcula Is site suitable	e Council's Exe velopable pot elopable area ation of develo yield ation of site yie for residentia	ential (ha) opable area eld I development	2.2 Exclusion of covered by troads. 77 35 dwellings Yes - if the Godesignations Local Plan re N/A No - site is r	area around boundarion in the second further reduces and further reduces per has freen Wedge and Prima were to be removed the site would be seview the site would be	es of site etion to allow for ary Open Space through the e suitable.
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Policy Neutral Assessment this delivered within 5 years. If the Green Wedge and Primary Open Space designation attractive to the housing market. Is site deliverable/developable Developable D	this assessment there is not a realistic prospect that housing will be delivered within 5 years. 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. Developable Potential timescale for development to commence Potential annual delivery rate Actions needed to overcome constraints Consideration through Local Plan review whether the Green Wedge and Primary Open Space designations should be amended. Straight line distance from centre of site (in km) to: Primary Secondary School Primary School Action School Potential Centre District Centre O.53 O.67 O.88 1.4 O.53 O.00 Inable delivered within 5 years. If the Green Wedge and Primary Open Space designations should be amended. Bus Train station site / mixed use site O.53 O.53 O.67 O.88 O.53 O.67 O.88 O.67 O.68 O.68 O.67 O.68 O.	Ref No	LAD3	Site name			ipal Golf Centre Dri	ving Range –
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Straight line distance from centre of site (in km) to: Primary school School Designated Designated Designated School Designated Designated School School Designated School Designated School Designated School School Designated School Designated School School Designated School School Designated School School School Designated School	Straight line distance from centre of site (in km) to: Primary School School Centre Centre Obstraict Centre						ation attractive to the	ne housing
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the Green Wedge and Primary Open Space designations should be amended. Straight line distance from centre of site (in km) to: Primary school School / Local Centre	the Green Wedge and Primary Open Space designations should be amended. Straight line distance from centre of site (in km) to: Primary school Secondary school							
Straight line distance from centre of site (in km) to: Primary school School / Local Centre / District Centre 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52	designations should be amended. Straight line distance from centre of site (in km) to: Primary school School / Local Centre / District Centre District Centre Site / mixed use site District Centre Site / mixed Site / mix	Actions nee	ded to overco	me constraints		Consideration		
Straight line distance from centre of site (in km) to: Primary Secondary School Centre Centre Centre Centre Local Centre	Primary Secondary Secondary School Centre Cen						- ,	
Primary school Secondary school Neighbourhood / Local Centre Town Centre / District Centre Designated employment site / mixed use site Bus station Train station 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52	Primary school Secondary school Neighbourhood / Local Centre Town Centre District Centre Designated employment site / mixed use site Bus station Train station 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52	Straight live	distance from	n contro of site (i-	km) to:	designations s	nould be amended	
school / Local Centre Centre / Site / mixed Use site stop Station 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52	school / Local Centre Centre / District Centre employment site / mixed use site stop station 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52					Designated	Bus Trai	n GP
District use site	District use site	-	_	_				
Centre Centre 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52	Centre Centre 0.53 0.67 0.88 1.4 2.3 0.01 1.89 1.52							
0.53	0.53					use site	551	
		0.53	0.67	0.88		23	0.01 1.89) 1.52
					(0)	35		1102

Table 13: NUN7 Muirfield policy neutral assessment

Ref No	NUN7	Site name	Muirfield – Policy	Neutral Assessment	
Site area (ha)	0.55	Site address			
Is site	Yes	Ward	Nunthorpe		
vacant?					
Brownfield /	Greenfield	Eastings	453513	Northings	514755
Greenfield					
Ownership					•
Council owned					
Category 1 site	s: national de	signations which p	reclude development		
N/A					
Category 2 site	es: national or	local designations	which may impact on	development potent	tial
The site is desi	gnated as Prim	ary Open Space. H	ousing development is	contrary to Policy E7	
Current land u	se and charact	er			
Grassed open s	space with sma	Il number of trees	around boundary. Lar	nd slopes downwards	towards the
north-east.			•		
Surrounding la	nd uses and cl	haracter			>
Residential					
Site access				-61	
Muirfield				-63	
	/ironmental co	nstraints to develo	pment	07	
Slope of site m				\overline{C}	
Does the site h			Yes - if the Pr	imary Open Space de	signation were
				ed through the Local P	•
			i to be remove		
			site would be	_	
Is site allocate	d for developn	nent in adopted Lo	site would be	e suitable.	ıry Open Space.
Is site allocate	d for developn	nent in adopted Lo	site would be	_	ry Open Space.
Plan			site would be	e suitable.	iry Open Space.
Plan		nent in adopted Lo	site would be	e suitable.	ry Open Space.
Plan Does site have	planning pern		site would be	e suitable.	ry Open Space.
Plan Does site have No Development	planning pern	nission at 1.04.23	site would be cal No. The site i	e suitable. s designated as Prima	
Plan Does site have No Development On 21.11.23 th	planning pern Progress e Council's Exe	nission at 1.04.23	site would be	e suitable. s designated as Prima	
Plan Does site have No Development On 21.11.23 th Estimate of de	planning pern Progress e Council's Exe velopable pote	nission at 1.04.23 ecutive approved the	site would be cal No. The site i	e suitable. s designated as Prima	
Plan Does site have No Development On 21.11.23 th Estimate of de Indicative deve	planning pern Progress e Council's Exe velopable pote	ecutive approved the	site would be No. The site in principle of disposin 0.41	e suitable. s designated as Prima	
Plan Does site have No Development On 21.11.23 th Estimate of de Indicative devel Basis of calcula	planning pern Progress e Council's Exe velopable pote elopable area (ation of develo	ecutive approved the	site would be No. The site in	e suitable. s designated as Prima	
Plan Does site have No Development On 21.11.23 th Estimate of de Indicative devel Basis of calcula	planning pern Progress e Council's Exe velopable pote elopable area (ation of develo	ecutive approved the ential (ha)	site would be No. The site in	e suitable. s designated as Prima ng of the site for hous	
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	NUN7	Site name	Mu	irfield – Policy N	leutral Asse	ssment	
				assessment th		-	•
				housing will be	e delivered	within 5 yea	rs.
		dential developme	nt within	If the Primary		_	
6-15 years -	including viab	ility		removed from		-	
				review and the			
				reasonable pro	-	•	
				years as the si		ation attrac	tive to the
1				housing marke	et.		
	erable/develo	•		Developable			
		evelopment to com	imence	6-10 years			
	nnual delivery	me constraints			through Lo	cal Dian ravi	ovy vyb oth or
Actions nee	eaea to overco	me constraints		Consideration	_		
				the Primary Op amended. See		_	
				restrictive cov	_		
				more than 4 d		. IS to be uev	cioped for
Straight line	e distance from	n centre of site (in	km) to:	more than 4 a	weilings.		
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre	employment	stop	station	
			/	site / mixed			
			District	use site			
			Centre				
0.2	0.99	0.55	2.58	4.23	0.2	0.43	0.54
	0.99		2.58	4.23	0.2	0.43	0.54