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## Maps of Sites by Area

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- Whitby and Sleights

\*Please note that the references in this document are different to those in subsequent Local Plan documents as sites have been combined to reduce the overall number of assessments. The site references which correspond to the Local Plan have been included for clarity and cross reference purposes.

## Final SHELAA Calculations by Settlement

Area	Housing Land <sup>1</sup>				Employment Land <sup>2</sup>	
	0-5 Years	6-10 Years	11 - 14 Years	Beyond 2032	0-14 Years	Beyond 2032
Reighton				592		
Hunmanby				523		18,795
Filey	32			275		
Folkton / Flixton			10	150		
Muston				60		
Lebberston				26		
Cayton				1,414	1,715	
Scarborough	100	60		2,052		
Newby and Scalby	40	10		373		
Seamer		10		1,000	2,310	
Irton				34		1,260
East Ayton				20		
West Ayton				190		
Ruston / Wykeham	10					7,385
Brompton				11		
Snainton		12		591		
Burniston				268		
Cloughton				283		
Whitby			75	589		
Eskdaleside				102		
<b>Total</b>	<b>182</b>	<b>92</b>	<b>85</b>	<b>8,553</b>	<b>4,025</b>	<b>27,440</b>

<sup>1</sup> Figures are number of dwellings

<sup>2</sup> Figures are employment floorspace in sq m

# Site Assessments by Area

## Reighton and Speeton

Address: Little Croft and associated land, St Helens Lane, Reighton		Site Ref: 01/B (Local Plan Ref: 01-06 – Dismissed Site)	Site Area: 0.55ha
Description of site (inc. any planning status): Agricultural with tree cover to south and western boundaries. The site has no relevant planning history.		Site Access: Access would be off St Helens Lane, but would likely require the demolition of Little Croft.	
		Access to Services: There are limited local services with a small shop (250m) with limited convenience goods, a public house and a Village Hall. 4.5km to doctors, 5km to junior school and 5.8km to senior school. 4.5km to Hunmanby centre (service village).	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Demolition of existing property. Partly outside current development limits. Would also result in the loss of historic earthworks.
Details of Constraints: The development of the site would need to address the impact on the conservation area. The lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: Small scale private and affordable scheme.			
Densities: Less than 30 dph	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site	12 dwellings (1 dwelling could potentially come forward in the first 5 years at the frontage which lies within the development limits).		

Address: Land North of The Dotterel Inn and at, and to the south of, Reighton House, Reighton		Site Ref: 01/C (Local Plan Ref: 01/08, 01/11, 01/12 – Dismissed Sites)	Site Area: 4.99ha
Description of site (inc. any planning status): The site comprises primarily agricultural land and farmhouses / outbuildings. The site has no relevant planning history.		Site Access: Access would be off the A165.	
		Access to Services: There are limited local services with a small shop (500m) with limited convenience goods, a public house and a Village Hall. 5km to doctors, 5.5km to junior school and 6.5km to senior school. 5km to Hunmanby centre (service village).	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No

Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Outside current development limits.
Details of Constraints: There are no site specific constraints, however, the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: The area would lend itself to low density village development of affordable and private housing.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site		105 dwellings.	

Address: Reighton Nurseries, Hunmanby Road, Reighton.		Site Ref: 01/D (Local Plan Ref: 01-14 - Dismissed Site)		Site Area: 3.4 ha	
Description of site (inc. any planning status): The site is currently in use as a garden nursery business and consists of a car park, a dwelling, retail premises and greenhouses. The majority of southern part of site appears to be in horticultural use but not accessible to the public as part of the nursery. The site has an extensive planning history relating to the current use as a nursery for new buildings, alterations and the relocation of the car park.		Site Access: Access would be off Hunmanby Road.			
		Access to Services: There are limited local services with a small shop (1.1km) with limited convenience goods, a public house and a Village Hall. 3.8km to doctors, 4.3km to junior school and 4.2km to senior school. 3.8km to Hunmanby centre (service village).			
		Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations		No	Listed Buildings		No
Flooding (Band 3)		No	Historic Park		No
Conservation Area		No	Scheduled Monument / Archaeology		No
Coastal Erosion Zone (SMP2)		No	Infrastructure Constraints - Water/Waste		Yes
Groundwater Source Protection Zone		No	- Roads		No
Gas Pipeline		No	Other Constraints		Outside current development limits.
Details of Constraints: There are no site specific constraints, however, the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward. In addition the current buildings including greenhouses would have to be removed.					
Suitable type of development: Draft plans have been submitted showing a traditional village style layout with a mix of private and affordable housing.					
Densities: 47 dwellings on northern part of site (as shown on plan). At a similar density this would allow 57 on remainder of site, making a total of 104 dwellings.			Time Frame: Apart from the clearing of existing structures, the site is available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.					
Final suggested net yield for site			104 dwellings.		

Address: Land alongside Reighton Bypass,		Site Ref: 01/E		Site Area: 3.15ha	
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opposite Reighton Nursery, Hunmanby Road, Reighton.		(Local Plan Ref: 01/17 – Dismissed Site)	
Description of site (inc. any planning status): The site is in agricultural use opposite Reighton Nursery and adjacent to the new bypass. The site has no relevant planning history.		Site Access: Access would be off Hunmanby Road.	
		Access to Services: There are limited local services with a small shop (1.1km) with limited convenience goods, a public house and a Village Hall. 3.8km to doctors, 4.3km to junior school and 4.2km to senior school. 3.8km to Hunmanby centre (service village).	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No (adjacent)	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Yes
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Outside current development limits.
Details of Constraints: Would require new access point off Reighton Bypass which may pose potential safety and technical issues. There are no other site specific constraints, however, the lack of capacity in the water treatment works for this area would also need to be addressed prior to the site coming forward.			
Suitable type of development: Village style development with a mix of housing including an appropriate affordable element.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site		66 dwellings.	

Address: Land off Church Hill, Reighton		Site Ref: 01/F (Local Plan Ref: 01/04, 01/14a, 01/16 – Dismissed Sites)		Site Area: 3.84 ha	
Description of site (inc. any planning status): The site is currently open countryside with some tree cover to the north and western sides of the site. The site has had planning permission refused recently for the erection of a dwelling on the grounds of being an open countryside location and impact on the conservation area. The southern end of the site is in agricultural use and in private ownership.		Site Access: Access would be off Church Hill.			
		Access to Services: There are limited local services with a small shop (300m) with limited convenience goods, a public house and a Village Hall. 4.3km to doctors, 4.8km to junior school and 5.8km to senior school. 4.3km to Hunmanby centre (service village).			
		Ownership: The site is owned by County Council to the north and privately owned to the south.			
Site Constraints					
Nature / Geological Designations		No	Listed Buildings		No
Flooding (Band 3)		No	Historic Park		No
Conservation Area		Yes	Scheduled Monument / Archaeology		No
Coastal Erosion Zone (SMP2)		No	Infrastructure Constraints - Water/Waste		Yes
GSPZ		No	- Roads		Yes
Gas Pipeline		No	Other Constraints		Topography, Drainage

			Sensitive Area. Outside current development limits.
Details of Constraints: Topographical constraints. The development of the site would need to address the impact on the conservation area. The lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward. Junction works would be required onto A165.			
Suitable type of development: Low density village development to rear of site.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and, as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site		80 dwellings	

Address: Land at Church Farm, Church Hill, Reighton		Site Ref: 01/G (Local Plan Ref: 01/10a, 01/10b – Dismissed Sites)	Site Area: 2.06 ha
Description of site (inc. any planning status): Open countryside with small amount of tree coverage to south of site. The site has no relevant planning history.		Site Access: Access would be off Clifford's Terrace and/or Reynolds Terrace	
		Access to Services: There are limited local services with a small shop (500m) with limited convenience goods, a public house and a Village Hall. 4.5km to doctors, 5km to junior school and 6km to senior school. 4.5km to Hunmanby centre (service village).	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	3 Grade II Listed Buildings on adjacent sites.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes (Part of)	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Yes
Gas Pipeline	No	Other Constraints	Majority in Drainage Sensitive Area. Majority lies outside current Development Limits.
Details of Constraints: The lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward. Need to ensure no adverse impact on nearby listed buildings and potential major improvements required at any junction of A165.			
Suitable type of development: The area would lend itself to low density village development of affordable and private housing.			
Densities: 30 dph on 70% developable site area.		Time Frame: It is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site		43 dwellings.	

Address: Land at Sands Road / Butts Hill, Reighton.		Site Ref: 01/H Local Plan Ref:	Site Area: 0.89 ha
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		01/09, 01/15 – Dismissed Site)	
Description of site (inc. any planning status): The site has been amended since its original submission and the infill sites along Butts Hill and Watsons Lane, although being pursued in the Local Plan would only yield 3 and 2 units respectively. Thus the site has been reduced to the stretch along Sands Lane and beyond. It is currently in agricultural use.	Site Access: Access could be taken from Butts Hill, Sands Lane or Watson's Lane.		
	Access to Services: There are limited local services with a small shop adjacent with limited convenience goods, a public house and a Village Hall. 4.5km to doctors, 5km to junior school and 5.8km to senior school. 4.5km to Hunmanby centre (service village).		
	Ownership: The site is privately owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Yes
Gas Pipeline	No	Other Constraints	Partly in Drainage Sensitive Area. Outside current development limits.
Details of Constraints: There is the likelihood that a development of this scale would have implications on the A165 junction and significant junction improvements may be necessary. The lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: The area would lend itself to low density village development of affordable and private housing.			
Densities: 30 dph	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site	26 dwellings.		

Address: Field No. 8059 at Butts Hill, Reighton.	Site Ref: 01/1 (Local Plan Ref: 01/07a – Dismissed Site)	Site Area: 1.97ha	
Description of site (inc. any planning status): The site is a field situated between the north side of St Helens Lane and the Caravan Sales area. The site has no relevant planning history. There is some limited tree cover on the site.	Site Access: Access would likely be directly off the A165 at Butts Hill.		
	Access to Services: There are limited local services with a small shop adjacent with limited convenience goods, a public house and a Village Hall. 4.5km to doctors, 5km to junior school and 5.8km to senior school. 4.5km to Hunmanby centre (service village).		
	Ownership: The site is privately owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No

Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Outside current development limits. Historic earthworks.
Details of Constraints: The development of the site would need to address the impact on the conservation area. The lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: Village style of development with a mix of house types including an affordable element.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site		41 dwellings.	

Address: Land adjacent Mount Pleasant, Hunmanby Road / St Helens Lane, Reighton.		Site Ref: 01/K (Local Plan Ref: 01/13a&b – Dismissed Site)	Site Area: 1.50ha
Description of site (inc. any planning status): The site is dissected by the Reighton Bypass and comprises a field and land that has recently been used for storage during construction. The site has planning history in relation to the construction of Reighton bypass.		Site Access: Access would be off either St Helens Lane or Hunmanby Road.	
		Access to Services: There are limited local services with a small shop (800m) with limited convenience goods, a public house and a Village Hall. 4km to doctors, 3.8km to junior school and 4.2km to senior school. 3.8km to Hunmanby centre (service village).	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Fronts onto Conservation Area at Northern boundary of 01/Kii	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Split by bypass.
Details of Constraints: The major constraints are the relationship that residential would have with the bypass. The lack of capacity in the water treatment works for this area would also need to be addressed prior to the site coming forward.			
Suitable type of development: Village development that was considerate of adjoining Conservation Area, with a mix of housing including affordable element.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments other than limited yield owing to adjacent bypass.			
Final suggested net yield for site		45 dwellings.	

Address: Field to East of Car Park at Honey Pot Inn, Speeton.	Site Ref: 01/L Local Plan Refs: 01/02 –	Site Area: 0.32ha
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		Dismissed Site)	
Description of site (inc. any planning status): The site comprises a field to the east of the existing car park of the adjacent pub. It is bounded by hedgerows. There is no relevant planning history for this site.		Site Access: Access would be off Flamborough Road.	
		Access to Services: There are no local services other than the adjacent public house. 2km to a small shop with limited convenience goods in Reighton. 6km to doctors, 6.5km to junior school and 7.3km to senior school. 6km to Hunmanby centre (service village).	
		Ownership: The site is in private ownership	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints: - Water/Waste	Yes
GSPZ	No	- Roads	No
Gas Pipeline	No	Other Constraints	Outside current development limits.
Details of Constraints: There are no site specific constraints, however, the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: The site could be brought forward for a mix of private and affordable housing. It would have to respect the open rural nature of the area.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy. No site-specific comments.			
Final suggested net yield for site		10 dwellings.	

Address: Wold Edge, St Helen's Lane, Reighton		Site Ref: 01/N (Local Plan Ref: 01/18 – Dismissed Site)		Site Area: 2.9 ha	
Description of site (inc. any planning status): Site comprises open field adjacent to realigned A165. It has no planning history.		Site Access: Access would be via St Helens Lane			
		Access to Services: There are limited local services with a small shop (800km) with limited convenience goods, a public house and a Village Hall. 4km to doctors, 3.8km to junior school and 4.2km to senior school. 3.8km to Hunmanby centre (service village).			
		Site Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations	No	Listed Buildings		No	
Flooding (Band 3)	No	Historic Park		No	
Conservation Area	Partly in South-East corner and at Southern frontage.	Scheduled Monument / Archaeology		No	
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste		Yes	
Groundwater Source Protection Zone	No	- Roads		No	
Gas Pipeline	No	Other Constraints		Land adjoins Reighton bypass.	

Details of Constraints: South-East part of site lies within and all the remainder of southern and eastern boundaries of site adjoin Conservation Area, this would require addressing prior to any development. Site also adjoins realigned A165 to the west.	
Suitable type of development: Village development with a mix of housing including affordable element.	
Densities: 30 dph at 70% developable site area.	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from SHELAA Sub-Group: No site specific comments although various comments regarding infrastructure capacity in Reighton and village role in settlement hierarchy.	
Final suggested net yield for site	60 dwellings

## Hunmanby

Address: Land off Malton Road to Park House Farm, Hunmanby.		Site Ref: 02/B (Local Plan Ref: 02/06 – Dismissed Site)	Site Area: 5.43ha
Description of site (inc. any planning status): The site is in agricultural use and has tree cover to the east side of the site. The site has no relevant planning history.		Site Access: Access would be off Malton Road.	
		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. This site is 700m from the village centre and 1.5km from the train station.	
Ownership: The site is under private ownership.			
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Opposite Grade 2, Hunmanby Hall.
Flooding	No	Historic Park	No
Conservation Area	Adjacent to Hunmanby Conservation Area	Scheduled Monument / Archaeology	Opposite scheduled monument.
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Outside current development limits.
Details of Constraints: Any development would have to respect the adjacent conservation area and listed / scheduled monuments. Additionally the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: Development could mimic opposite side of Malton Road with estate / cul-de-sac style.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Discussion concerning appropriateness of this site in providing opportunity for allocation providing WWTW capacity constraints are overcome. Could be archaeological issues, however, deemed no highways constraints associated. Marketable site.			
Final Suggested net yield for site:		114 dwellings	

Address: Land to the Rear of 57-67 Northgate		Site Ref: 02/C (Local Plan Ref: 02/22, 02/23 – Dismissed Site)	Site Area: 5.09 ha
Description of site (inc. any planning		Site Access: Access would be off Northgate or Muston Road	

status): Site comprises open field located at northern end of Hunmanby. The site has no relevant planning history.		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. This site is 800m from the village centre and 1.6km from the train station.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	SINC borders site at North and East boundaries.	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Implications for Muston Road and/or junction with Northgate (either end).
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: The impact on the relevant highways would have to be fully assessed and any required improvements put in place. The lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: Development of a low-medium density with the retention of the character of existing adjacent dwellings would be considered in keeping with the identity of Hunmanby whilst limiting the detrimental impact of possible overdevelopment. Protection of adjoining SINC would also require assurances.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Agreed that WWTW capacity constraints may delay development, as such, estimated 11 - 15 years. Concerns over highways and further advice taken from County Highways. Response accepted access points onto site are adequate, although transport assessment required to determine the impact on wider network.			
Final Suggested net yield for site:		107 dwellings	

Address: Land between Sheepdyke Lane and Sands Lane, Hunmanby.		Site Ref: 02/F (Local Plan Ref: 02/02 – Not Allocated)	Site Area: 4.1ha
Description of site (inc. any planning status): The site lies east of the railway line near to the Railway Tavern Pub. The site is currently in agricultural use and permission was refused in the 1970's for a single dwelling on the site.		Site Access: Access would be off Sands Lane or Sheepdyke Lane.	
		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. The site is 1km from the village centre and 900m from the train station.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure	Yes

		Constraints - Water/Waste	
Groundwater Source Protection Zone	No	- Roads	Yes
Gas Pipeline	No	Other Constraints	Adjoining Railway line. Outside current development limits.
Details of Constraints: Would need upgrading of Sheepdyke Lane and Sands Lane to allow suitable access to the site. Additionally the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: The site would be suitable for a mixed private / affordable scheme. Being a service village a mid-density scheme would be appropriate, however, it would need to be pulled a sufficient way off the railway line.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. Subject to WWTW capacity being addressed and road improvements this could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Agreed that WWTW capacity constraints may delay development and major highways / road improvements needed. Questioned marketability. As such, beyond 2032.			
Final suggested net yield for site: 86 dwellings			

Address: Land off Sands Lane, opposite Rowedale Close Farm, Hunmanby.		Site Ref: 02/G (Local Plan Ref: 02/09 – Not Allocated)	Site Area: 4.67ha
Description of site (inc. any planning status): The site is currently grassland / agricultural land. It is detached from the village along Sands Lane. There is no planning history for the site.		Site Access: Access would be off Sands Lane.	
		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. This site is 1.5km from the village centre and 1.4km from the train station.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	SINC adjoins at eastern boundary of the site.	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Yes. Would likely require upgrading of Sands Lane.
Gas Pipeline	No	Other Constraints	Outside current development limits.
Details of Constraints: To open site of this scale along Sands Lane would likely require significant upgrading for a considerable section of the road is currently a country lane. Additionally the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: Any development of this site would need to ensure the rural locality and adjacent SINC are enhanced wherever possible. The retention of open space areas and housing at a low density would limit any detrimental impacts. A mix of private / affordable units could be provided.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. Subject to the addressing of issues, the site could come forward beyond 2032.	

Marketing, Viability and Comments from the SHELAA Sub-Group: Agreed that WWTW capacity constraints may delay development and major highways / road improvements needed. Questioned marketability. As such, beyond 2032.

Final suggested net yield for site: 98 dwellings.

Address: Land to South of Bridlington Road (adjacent railway), Hunmanby.		Site Ref: 02/I (Local Plan Ref: 02/05 – Dismissed Site)	Site Area: 4.15ha
Description of site (inc. any planning status): The site is currently grassland / agricultural land opposite the railway station and westerly part of the industrial estate. It has no relevant planning history.		Site Access: Access would be off Bridlington Road.	
		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. This site is 900m from the village centre and is opposite the train station.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	SINC at South-West corner	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Access within close proximity to railway crossing. Outside current development limits.
Details of Constraints: No site specific constraints other than taking into account any potential impact on the railway line and crossing and SINC at south-west corner. Additionally the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: The site could accommodate a development with a mixture of house types including affordable units.			
Densities: At 30 dph the site would accommodate approx 125 dwellings.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Agreed that WWTW capacity constraints may delay development, as such, site likely to come forward within 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated.			
Final suggested net yield for site		87 dwellings	

Address: Land at Windmill Farm, Hunmanby		Site Ref: 02/J (Local Plan Ref: 02/18 – Dismissed Site)	Site Area: 1.49ha
Description of site (inc. any planning status): Site in form of agricultural land and buildings located on Malton Road to the west of Hunmanby. It has no relevant planning history.		Site Access: Access would be off Malton Road	
		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. This site is 1,000m from the village centre and is opposite the train station.	

		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Outside current development limits.
Details of Constraints: No site specific constraints. Additionally the lack of capacity in the water treatment works for this area would need to be addressed prior to the site coming forward.			
Suitable type of development: The site could accommodate a development with a mixture of house types including affordable units.			
Densities: At 30 dph the site would accommodate approx 31 dwellings.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: No site-specific comments, however, agreed that WWTW capacity constraints may delay development, as such, site likely to come forward within 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated.			
Final suggested net yield for site		31 dwellings.	

Address: Land to the East of Hunmanby Industrial Estate, Hunmanby		Site Ref: 02/K	Site Area: 5.37 ha
Description of site (inc. any planning status): The site lies to the east of Hunmanby Industrial Estate which is a well-established Industrial Estate serving much of the southern portion of the Borough. This parcel of land is open field with access to the main arterial road serving the Industrial Estate. The site has been reduced from previous SHELAA's, as the northernmost part of the initial site is allocated as site 'EMP-A3' in the submitted Local Plan. Thus that part of the site forms part of the Allocations section of the SHELAA.		Site Access: Access would be via Hunmanby Industrial Estate or Bridlington Road	
		Access to Services: Hunmanby has various convenience shops, supermarket, post office, opticians, hairdressers and doctors surgery. There are numerous public houses, a gym (with sports facilities and golf), takeaway restaurants. There are also regular bus and train services to Scarborough, Bridlington and Hull with access onto the mainline. The site is 1km from the village centre and 900m from the train station. The site is adjacent existing Industrial Estate which is well established and has a workforce of over 200 people.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Outside current development limits.
Details of Constraints: No site specific constraints, although access may be an issue if no suitable access can be achieved onto the main arterial road of the Industrial Estate.			
Suitable type of development: As the site is located some distance from the residential form of Hunmanby and adjacent the existing Industrial Estate, it is considered employment land would be the most suitable form of development.			
Densities: 0.35 plot ratio for employment floorspace		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local	

	Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments.	
Final suggested net yield for site: 18,795 sq m of employment floorspace	

## Filey

Address: Land at Scarborough Road, Filey		Site Ref: 03/G (Local Plan Ref: 03/03a&b – Dismissed Site)	Site Area: 7.17 ha
Description of site (inc. any planning status): Site comprises two parcels of open land located to the west of Pasture Crescent and bounded at the north by Scarborough Road. The two parcels of land are separated by the intersecting railway line. To the west the site is bounded by pond. The land has no relevant planning history.		Site Access: Access would be off Scarborough Road	
		Access to Services: Site located at north-western edge of Filey, approximately 1.2 km away from town centre and associated facilities available via Scarborough Road. Bus services run from Scarborough Road into town centre, whilst train station also in close proximity offering services toward Scarborough to the north and Bridlington and Hull to the south.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside current Development Limits.
Details of Constraints: Entire site lies within Drainage Sensitive Area and Filey has had significant flooding and drainage issues in the recent past. Any development of this site would have to firstly be timed in accordance with any future expansion of capacity in the WWTW, and secondly, ensure that detailed consideration of the potential impact of Filey in terms of flooding is carried out. If development is to occur in Filey it is likely that a full risk assessment for town as a whole and mitigation recommended prior to the agreement of any development.			
Suitable type of development: Development here could form a continuation of existing dwellings along Pasture Crescent similar in layout and design with added focus on the creation of open space areas, hence, this would be considered in keeping with the character of this area of the town. Particular attention could be made on enhancing the enjoyment of local ponds in close proximity to the site. A mix of private / affordable units could be provided.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development, however, there are particular constraints concerning flooding and drainage issues. In addition, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Agreement that despite not actually a flood zone, Filey should be considered as flood zone 3 until determined otherwise. No site-specific comments.			
Final suggested net yield for site		151 dwellings.	

Address: Land at Mill Farm, Muston Road, Filey	Site Ref: 03/H (Local Plan Ref: 03/05 –	Site Area: 5.91 ha
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		Dismissed Site)	
Description of site (inc. any planning status): Site comprises Mill Farm and associated land used for agricultural purposes. The site has only planning history related to conversion of redundant agricultural buildings into holiday accommodation.		Site Access: Access would be off Muston Road	
		Access to Services: Site located at southern entrance into Filey, approximately 1.2 km away from town centre and associated facilities available via Muston Road. Site located in close proximity to Filey School. Bus services run from Muston Road into town centre, whilst train station near town centre offers services toward Scarborough to the north and Bridlington and Hull to the south.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Access onto Mill Lane would need to be resolved.
Gas Pipeline	No	Other Constraints	Northern end of site lies within Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: Filey has had significant flooding and drainage issues in the recent past. Any development of this site would have to firstly be timed in accordance with any future expansion of capacity in the WWTW, and secondly, ensure that detailed consideration of the potential impact of Filey in terms of flooding is carried out. If development is to occur in Filey it is likely that a full risk assessment for town as a whole and mitigation recommended prior to the agreement of any development. The adjacent site to the north has been developed over recent years, however, with Open Space, there remains a clear separation from this site thus it would remain isolated from remainder of Filey.			
Suitable type of development: Site is located in a prominent position, thus development should seek to enhance the appearance of the town through design wherever possible. Conversion of agricultural buildings if deemed worthy of retention may be appropriate. Any new build should be in keeping with wider area and perhaps form a continuation of any development of adjacent site to the north. A mix of private / affordable units could be provided.			
Densities: 30 on 70% developable site area.		Time Frame: The site is vacant and available for development, however, is largely dependent on the addressing of flooding and drainage issues in addition to development of adjacent site. The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from SHELAA Sub-Group: Agreement that despite not actually a flood zone, Filey should be considered as flood zone 3 until determined otherwise. Acknowledgment that any development would be dependent on the completion of existing allocation at Muston Road. Access issues not considered to be preventative to development.			
Final suggested net yield for site		124 dwellings.	

Address: Old Laundrette, Laundry Road	Site Ref: 03/1 (Local Plan Ref: N/A) Site identified in Employment Land Review (Ref: F125)	Site Area: 0.18 ha
Description of site (inc. any planning status): Site comprises derelict land formerly in employment use. The site	Site Access: Access would be off Laundry Road	
	Access to Services: Site located in close proximity to Filey town centre and associated services available here	



has been identified through the Employment Land Review as being released for non-employment uses.		accessible via Scarborough Road / Mitford Street. Bus services run from this area into town centre, whilst train station also in close proximity to town centre offering services toward Scarborough to the north and Bridlington and Hull to the south.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Conservation Area adjacent to the site at its eastern end.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Existing use. Drainage Sensitive Area.
Details of Constraints: Any redevelopment would have to consider the impact on the adjacent Conservation Area. The development of this brownfield / infill site would not likely receive an objection from Yorkshire Water on capacity grounds as they have confirmed that small scale infill sites within existing development limits would generally be acceptable and connected to the system.			
Suitable type of development: Redevelopment of this derelict site could enhance the character of the area in close proximity to the Conservation Area. This may be in the form of flat-type development. The site could provide a mix of private / affordable units.			
Densities: 60dph		Time Frame: Subject to issues regarding existing usage and clearing of the site, this site is within the existing development limits could come forward within 5 years.	
Marketing, Viability and Comments from SHELAA Sub-Group: Agreement that despite not actually a flood zone, Filey should be considered as flood zone 3 until determined otherwise. Notwithstanding this, it is anticipated that the relocation of facilities and subsequent development of this site will be within 5 years and the group agreed to that timescale.			
Final suggested net yield for site		20 dwellings.	

Address: Land at Carlton Road, Filey		Site Ref: 03/J (Local Plan Ref: N/A) Site identified in Employment Land Review (Ref: F118 and F119)		Site Area: 0.20 ha	
Description of site (inc. any planning status): Site comprises employment units. The site has been identified through the Employment Land Review as being released for non-employment uses.		Site Access: Access would be off Carlton Road			
		Access to Services: Site located in close proximity to Filey town centre and associated services available here accessible via West Road. Bus services run from this area into town centre, whilst train station also in close proximity to town centre offering services toward Scarborough to the north and Bridlington and Hull to the south.			
		Ownership: The site is privately owned.			
<b>Site Constraints</b>					
Nature / Geological Designations	No	Listed Buildings	No		
Flooding (Band 3)	No	Historic Park	No		
Conservation Area	No	Scheduled Monument / Archaeological	No		
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes		
Groundwater Source Protection Zone	No	- Roads	No		

Gas Pipeline	No	Other Constraints	Existing use. Drainage Sensitive Area.
Details of Constraints: The development of this brownfield / infill site would not likely receive an objection from Yorkshire Water on capacity grounds as they have confirmed that small scale infill sites within existing development limits would generally be acceptable and connected to the system.			
Suitable type of development: Redevelopment of this brownfield site could enhance the character of the area. This may be in the form of flat-type development. The site could provide a mix of private / affordable units.			
Densities: 60dph		Time Frame: Subject to issues regarding existing usage and clearing of the site, this site is within the existing development limits and could come forward within 5 years.	
Marketing, Viability and Comments from SHELAA Sub-Group: Agreement that despite not actually a flood zone, Filey should be considered as flood zone 3 until determined otherwise. Notwithstanding this, it is anticipated that the relocation of facilities and subsequent development of this site will be within 5 years and the group agreed to that timescale.			
Final suggested net yield for site		12 dwellings.	

## Folkton and Flixton

Address: Land to the west of Flixton Caravan Park, Main Street, Flixton		Site Ref: 04/A (Local Plan Ref: 04/12 – Not Allocated)		Site Area: 2.04ha	
Description of site (inc. any planning status): The site comprises open field located adjacent Spring Willow Caravan Park in close proximity to the roundabout at the A64 / A1039 junction.		Site Access: Access would be off Main Street			
		Access to Services: Site located to the West of Flixton, towards Staxton roundabout on the A64. Flixton has localised services such as community hall and public house available here. Further facilities available in Scarborough to the north and Filey to the east. Occasional bus services connect Folkton to both towns in addition to Seamer train station, accessible to the north.			
		Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations	No	Listed Buildings	No		
Flooding (Band 3)	No	Historic Park	No		
Conservation Area	No	Scheduled Monument / Archaeological	No		
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes		
Groundwater Source Protection Zone	No	- Roads	No		
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.		
Details of Constraints: Extensive development would cause significant capacity issues for Flixton in terms of waste water capacity and the WWTW would have to be expanded or replaced prior to accommodating a development of this scale.					
Suitable type of development: This site is located some distance from the defined settlement of Flixton. There is sporadic frontage only development along parts of the A1039. A mix of private / affordable units could be provided here.					
Densities: 30 dph on 70% developable site area.		Time Frame: The site is primarily vacant and available for development. Subject to constraints being addressed, the site could come forward post 2032.			
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments on this site.					
Final suggested net yield for site: 43 dwellings					

Address: Land at Back Lane / Green Lane, Flixton (i)		Site Ref: 04/B (Local Plan Ref: 04/05a – Not Allocated)		Site Area: 0.58 ha	
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Description of site (inc. any planning status): Site comprises parcel of land to the south of Flixton, located between Back Lane to the north and Green Lane to the south and west. Comprises open fields and has no relevant planning history.	Site Access: Access would be off Green Lane		
	Access to Services: Site located off Back Lane to south of Flixton with localised services such as community hall and public house available here. Further facilities available in Scarborough to the north and Filey to the east. Occasional bus services connect Folkton to both towns in addition to Seamer train station, accessible to the north.		
	Ownership: The site is privately owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Adjoins site at North-Eastern boundary	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Access off Back Lane
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Development of the site would greatly expand Flixton to the south, well beyond its current Development Limits. Extensive development would cause significant capacity issues for Flixton in terms of waste water capacity and the WWTW would have to be expanded or replaced prior to accommodating a development of this scale. Accessing the site from Back Lane would currently be unacceptable for such a development and significant widening and junction works would be required.			
Suitable type of development: Where development may be permitted it should be in keeping with existing dwellings to the north within Flixton, with emphasis placed on low density development with the maintaining of significant areas of green space. A mix of private / affordable units could be provided here.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. Subject to addressing WWTW and accessibility issues this could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: At present Back Lane is restricted access but an adopted road. This would require significant widening, however, comments from County Council Highways say this is not achievable. As such, any development would be unlikely prior to 2032.			
Final suggested net yield for site: 17 dwellings			

Address: Land at Back Lane / Green Lane, Flixton (ii)	Site Ref: 04/C (Local Plan Ref: 04/05b, 04/10 – Not Allocated)	Site Area: 3.08 ha	
Description of site (inc. any planning status): Site comprises parcel of land to the south of Flixton. The site contains a public footpath and emanates from Back Lane, with its eastern edge adjoining Limekiln Lane. The land comprises open field with public footpath intersecting. The site has no relevant planning history.	Site Access: Access would be off Green Lane and/or Back Lane		
	Access to Services: Site located off Back Lane to south of Flixton with localised services such as community hall and public house available here. Further facilities available in Scarborough to the north and Filey to the east. Occasional bus services connect Folkton to both towns in addition to Seamer train station, accessible to the north.		
	Ownership: The site is privately owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure	Yes

		Constraints - Water/Waste	
Groundwater Source Protection Zone	No	- Roads	Access off Back Lane
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Development of the site would greatly expand Flixton to the south, well beyond its current Development Limits. Extensive development would cause significant capacity issues for Flixton in terms of waste water capacity and the WWTW would have to be expanded or replaced prior to accommodating a development of this scale. Accessing the site from Back Lane would currently be unacceptable for a development of this scale and significant widening and junction works would be required.			
Suitable type of development: Due to significant issues associated with the scale of the site, it is likely only a portion of the land would be deemed developable with assurances over the maintaining of rural character and identity of Flixton and development does not compromise the sites proximity to Conservation Area. Where development may be permitted it should be in keeping with existing dwellings to the north within Flixton, with emphasis placed on low density development with the maintaining of significant areas of green space. A mix of private / affordable units could be provided here.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. Subject to WWTW capacity being resolved and the addressing of significant access issues, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: At present Back Lane is restricted access but an adopted road. This would require significant widening, however, comments from County Council Highways say this is not achievable. As such, any development would be unlikely prior to 2032.			
Final suggested net yield for site: 65 dwellings			

Address: Land to the East of Limekiln Lane, Flixton		Site Ref: 04/D (Local Plan Ref: 04/06, 04/08 – Not Allocated)		Site Area: 0.86 ha	
Description of site (inc. any planning status): Site comprises areas of open fields in agricultural / horticultural usage. The site has no relevant planning history.		Site Access: Access would be off Limekiln Lane			
		Access to Services: Site located off Back Lane to south of Flixton with localised services such as community hall and public house available here. Further facilities available in Scarborough to the north and Filey to the east. Occasional bus services connect Folkton to both towns in addition to Seamer train station, accessible to the north.			
		Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations		No	Listed Buildings	No	
Flooding (Band 3)		No	Historic Park	No	
Conservation Area		No	Scheduled Monument / Archaeological	No	
Coastal Erosion Zone (SMP2)		No	Infrastructure Constraints - Water/Waste	Yes	
Groundwater Source Protection Zone		No	- Roads	Access off Back Lane	
Gas Pipeline		No	Other Constraints	Site located outside Development Limits.	
Details of Constraints: Extensive development would cause significant capacity issues for Flixton in terms of waste water capacity and the WWTW would have to be expanded or replaced prior to accommodating a development of this scale. Accessing the site from Back Lane would currently be unacceptable for a development of this scale and significant widening and junction works would be required.					
Suitable type of development: Where development may be permitted it should be in keeping with existing dwellings to the north within Flixton, with emphasis placed on low density development with the maintaining of significant areas of green space thus enhancing the rural identity of Flixton and preserving the enjoyment of adjacent Conservation Area. A mix of private / affordable units could be provided here.					
Densities: Development of the full site at 30 dph would yield approximately 25			Time Frame: The site is primarily vacant and available for development. Subject to constraints being addressed, the site		

dwelling.	could come forward post 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: At present Back Lane is restricted access but an adopted road. This would require significant widening, however, comments from County Council Highways say this is not achievable. As such, any development would be unlikely prior to 2032.	
Final suggested net yield for site: 25 dwellings	

Address: Land at Granary Farm, Folkton	Site Ref: 04/E (Local Plan Ref: 04/07a – Dismissed Site)	Site Area: 0.55 ha	
Description of site (inc. any planning status): The site forms Granary Farm with associated agricultural buildings, located within Main Street area of Folkton.	Site Access: Access would be via Main Street		
	Access to Services: Site is located near village centre of Folkton, approximately 0.2 km to the east, with Flixton village centre 1.2 km to the west. Local pub and community hall in Flixton. Further facilities available in Scarborough to the north and Filey to the east. Occasional bus services connect Folkton to both towns in addition to Seamer train station, accessible to the north.		
	Ownership: The site is under private ownership.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Yes, barn at entrance to the site.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Site access currently in the form of farm entrance.
Gas Pipeline	No	Other Constraints	Demolition of existing buildings / existing usage.
Details of Constraints: The aspects associated with Granary Farm at the south would be more likely deemed developable with a small infill or conversion of existing buildings.			
Suitable type of development: Development of the site around Granary Farm could enhance the rural identity and character associated with Folkton. Located within Conservation Area, much of the agricultural outbuildings could represent opportunities for conversion thus maintaining this rural identity. Any development should not detract from the adjacent dwellings, with particular emphasis on ensuring listed building on site, and further listed buildings adjacent are not compromised.			
Densities: The site could likely accommodate 10 units.	Time Frame: Subject to existing usage constraints, the site could come forward within 11 – 15 years.		
Marketing, Viability and Comments from the SHELAA Sub-Group: Presents opportunity for small infill development within Folkton. Agreed likely within 11 - 15 years.			
Final suggested net yield for site: 10 dwellings			

## Muston

Address: Redundant Nursery Gardens, Main Street, Muston	Site Ref: 05/A (Local Plan Ref: 05/01 – Dismissed Site)	Site Area: 0.81 ha	
Description of site (inc. any planning status): Site comprises Nursery facilities with horticultural buildings on site in addition to areas of open space. The site also comprises 'Blakey House' at its entrance. The site has no relevant planning history.	Site Access: Access would be via Hunmanby Street		
	Access to Services: Site located within Muston with access to facilities here including shops, church and public house. Further facilities available in Scarborough to the north and Filey to the east. Occasional bus services run into both Scarborough and Filey which also host train stations.		
	Ownership: The site is under private ownership.		
Site Constraints			
Nature /	No	Listed Buildings	No

Geological Designations			
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Fronts onto Conservation Area at Western boundary	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Majority of site located outside Development Limits. Demolition of existing horticultural units.
Details of Constraints: Majority of site accessible via track emanating from alongside Blakey House, any extensive development would require widening. The ability of the current WWTW to cater with the increased capacity would have to be explored, however, it is likely that no objections would be raised to small scale infill type of developments.			
Suitable type of development: Due to the rural location and character of Muston, redevelopment of this site should not detract from this and wherever possible enhance the setting through the maintaining of green areas for instance. Redeveloping this site would be deemed favourable. Housing should be in keeping with existing dwellings along Main Street therefore, protecting the Conservation Area.			
Densities: 30 dph would yield approximately 20 dwellings		Time Frame: Existing horticultural units would require clearing prior to the commencement of development. The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Yield would likely be reduced depending on likelihood of site to rear also coming forward as access to this site would be required via here.			
Final suggested net yield for site: 12 dwellings, based on reduced yield owing to restricted developable site area.			

Address: Mount Pleasant, King Hill		Site Ref: 05/C (Local Plan Ref: 05/05 – Not Allocated)	Site Area: 1.6 ha
Description of site (inc. any planning status): Site comprises land located at junction of A165 and A1039. The site has no relevant planning history.		Site Access: Access would be off King Hill	
		Access to Services: Site located approximately 0.4km to the east of Muston village centre with access to facilities here including shops, church and public house. Further facilities available in Scarborough to the north and Filey to the south. Occasional bus services run into both Scarborough and Filey which also host train stations.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Opposite site at North-West boundary	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Require appropriate safe access from King Hill.
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.

Details of Constraints: Site lies in close proximity to Conservation Area. Site would require access from King Hill which could cause significant safety concerns. Alternatively, the widening of existing track that leads from Sandpit Farm could serve development of a smaller scale. Extensive development would cause significant capacity issues in terms of waste water capacity and the WWTW would have to be expanded or replaced prior to accommodating a development of this scale.	
Suitable type of development: Any development should take place towards the western end of the site, and/or along King Hill providing safety constraints at junction with A165 permit. Development on this smaller scale would also ease issues associated with constraints and assist in the maintaining and, where possible, enhancing of Muston and its rural character. A mix of private / affordable units could be provided.	
Densities: 30 dph	Time Frame: The site is primarily vacant and available for development. Subject to constraints being addressed, the site could come forward beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group:	
Final suggested net yield for site: 48 dwellings	

## Lebberston

Address: Land at junction of Lingholm Lane and Filey Road, Lebberston		Site Ref: 07/A (Local Plan Ref: 07/01 – Dismissed Site)	Site Area: 0.56 ha
Description of site (inc. any planning status): Site comprises area of open land, either side of Filey Road situated at south-eastern end of Lebberston. The site has no relevant planning history.		Site Access: Access would be off Filey Road	
		Access to Services: Site located in Lebberston within close proximity of associated facilities here such as public house. Further localised services available at Gristhorpe to the east. A wider range of facilities are available in both Scarborough to the north, and Filey to the east. Occasional bus services run to both towns from Lebberston.	
Ownership: The site is under private ownership.			
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Conservation Area lies adjacent	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Any development would have to address the current capacity issues with the WWTW serving this area.			
Suitable type of development: Development here would be of a small scale in ensuring the rural character associated with Lebberston is not compromised, whilst careful consideration must be taken to protect the enjoyment of Conservation Area. A mix of private / affordable units could be provided.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Sub-Group raised no constraints or major issues with regards to development here providing Lebberston had the ability to sustain development of any scale.			
Final suggested net yield for site: 16 dwellings.			

Address: Land at Filey Road and to the Rear of Manor View Road, Lebberston		Site Ref: 07/B (Local Plan Ref: 07/02 –	Site Area: 0.33 ha
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		Dismissed Site)	
Description of site (inc. any planning status): Site comprises area of open land, either side of Filey Road situated at south-eastern end of Lebberston. The site has no relevant planning history.		Site Access: Access would be off Filey Road	
		Access to Services: Site located in Lebberston within close proximity of associated facilities here such as public house. Further localised services available at Gristhorpe to the east. A wider range of facilities are available in both Scarborough to the north, and Filey to the east. Occasional bus services run to both towns from Lebberston.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Conservation Area lies adjacent	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Any development would have to address the current capacity issues with the WWTW serving this area.			
Suitable type of development: Development here would be of a small scale in ensuring the rural character associated with Lebberston is not compromised, whilst careful consideration must be taken to protect the enjoyment of the Conservation Area. A mix of private / affordable units could be provided.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Sub-Group raised no constraints or major issues with regards to development here providing Lebberston had the ability to sustain development of any scale.			
Final suggested net yield for site: 10 dwellings.			

## Cayton

Address: Land to the South of Seafeld Avenue and South of A165, Cayton / Osgodby.		Site Ref: 08/A (Local Plan Ref: 08/14 – Not Allocated)	Site Area: 6.86 ha
Description of site (inc. ownership and any planning status): Site comprises land located off A165 to the south of Osgodby comprising open field. The re-aligned bypass will lie to the west of the site. The site has no relevant planning history.		Site Access: Access would be off Seafeld Avenue or alternative routes.	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 1.5 km to the north of village centre. Sites proximity to Osgodby centre provides access to localised services. Bus services run from Cayton into Scarborough and also serve train station at Crossgates.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No



Coastal Erosion Zone (SMP2)	See details of constraints.	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Access required, original A165 could provide opportunity for access with reduced traffic volumes, however, further research on the longevity of this road would be necessary.
Gas Pipeline	No	Other Constraints	Drainage Sensitive Areas. Potential geo-technical issues. Site located outside Development Limits.
Details of Constraints: Although site not within 100yr erosion zone, site is in close proximity to cliff top which may cause issues of lifespan of any development. Development could potentially lead to further de-stabilisation from ground works and prior to develop full and detailed geo-technical reports would need to be commissioned. Additionally, the capacity issue of the WWTW would need to be resolved prior to development.			
Suitable type of development: Development similar to that at Seafeld Avenue and in the form of cul-de-sac style development could be adequate for the area. Where site lies in close proximity to bypass, areas of open space should be sought. A mix of private / affordable units could be provided.			
Densities: 30 dph at 70% developable site area.		Time Frame: The site is vacant and available for development, however, there are major constraints and unknowns in relation to cliff stability and geo-technical issues. It is unlikely that such issues could be addressed and the timescale for development is pushed beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Deemed little marketability value with this site due to constraints identified with particular reference to stability.			
Final suggested net yield for site: 144 dwellings.			

Address: Land adjacent to Eldin Hall Holiday Park (Formerly the Old Waterworks), Osgodby Lane, Cayton		Site Ref: 08/B (Local Plan Ref: 08/21 – Dismissed Site)	Site Area: 5.54 ha
Description of site (inc. ownership and any planning status): Site comprises open fields used as agricultural land located at Osgodby Lane surrounding Old Waterworks. The site has no relevant planning history.		Site Access: Access would be off Osgodby Lane	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 600m to the north of village centre, isolated from remainder of Cayton. Bus services run from Cayton into Scarborough and also serve train station at Crossgates.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: Isolated from village centre and joining of Cayton and Osgodby. Main constraint is the lack of capacity of the WWTW which would require resolving before development. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			

Suitable type of development: Due to sites location, careful design considerations should be placed so as to ensure the rural identity of Cayton is not compromised through low density housing and areas of open space. A mix of private / affordable units could be provided.	
Densities: 30 dph on 70% developable site area	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Site would be likely either subsequent or alongside site 08/C, although this would likely become a significant capacity issue. There may also be issues regarding overland flooding thus site would likely require assessment. Site predicted within 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032.	
Final suggested net yield for site	116 dwellings.

Address: Land at Cayton Leys Field, Cayton		Site Ref: 08/E (Local Plan Ref: 08/07, 08/11, 08/12 – Dismissed Site)	Site Area: 20.99 ha
Description of site (inc. ownership and any planning status): Site comprises open field used for agricultural purposes with varying levels of tree coverage in addition. The site has no relevant planning history.		Site Access: Access would be off Mill Lane	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 150m to the north-east of village centre. Bus services run from Mill Lane, Cayton into Scarborough and also serve train station at Crossgates.	
Ownership: The site is under private ownership.			
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	West half of site located within Drainage Sensitive Area.
Details of Constraints: The main constraint for the site is the capacity of the WWTW and this would have to be resolved prior to the commencement of development. Additionally, the area would need to address the fact that it lies within a drainage sensitive area as identified within the SFRA. The site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Any development here should respect the sites location on the periphery of Cayton and the adjoining rural / coastal landscape. Therefore, the retention of areas of open space with mid density housing. A mix of private / affordable units could be provided.			
Densities: 30 dph on 70% developable site area	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: May be some overland flooding / drainage issues therefore would require assessment. Site on this scale could also stretch WWTW capacity and wider infrastructure network including A64. Site could be deliverable and suggested 6-10 years. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032.			

Final suggested net yield for site	441 dwellings.
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Address: Land adjacent No. 157 Main Street, Cayton		Site Ref: 08/F (Local Plan Ref: 08/15 – Dismissed Site)	Site Area: 1 ha
Description of site (inc. ownership and any planning status): Site comprises open field located adjacent Main Street to the east of Cayton village centre. The site has no relevant planning history.		Site Access: Access would be off Main Street	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 300m to the east of village centre. Bus services run from Cayton into Scarborough and also serve train station at Crossgates.	
		Ownership: The site is under private ownership.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site adjoins Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: The area has inadequate capacity in the WWTW for significant expansion, however, such a small scale development may not receive objection from YW. Notwithstanding this, a full risk assessment to the GSPZ would need to be undertaken prior to development to determine whether the water supply would be compromised.			
Suitable type of development: A continuation of existing frontage along Main Street with access to a cul-de-sac style development such as at nearby Stanley Close would be considered in keeping with character of Cayton and enhance a rural location of the site. A mix of private / affordable units could be provided.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Group see no reason to suggest this site would not be deliverable within 5 years and seen as logical but limited expansion of Cayton to the east. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032			
Final suggested net yield for site		30 dwellings.	

Address: Land at Killerby Old Hall, Main Street, Cayton		Site Ref: 08/G (Local Plan Ref: 08/16 – Dismissed Site)	Site Area: 2.27 ha
Description of site (inc. ownership and any planning status): Site comprises buildings currently used for holiday accommodation at the centre of the site surrounded by further caravan facilities. The site has planning history related mainly to holiday accommodation.		Site Access: Access would be off Main Street	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 400m to the east of village centre. Bus services run from Cayton into	

		Scarborough and also serve train station at Crossgates.	
		Ownership: The site is under private ownership.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	Killerby Old Hall adjoins the site.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Loss of holiday accommodation. Demolition of existing buildings where required. Outside development limits.
Details of Constraints: Extensive development of the site would vastly expand Killerby beyond its current capacity, the village itself offers no services, although services are available in Cayton, approximately 300-400m to the west. The area has inadequate capacity in the WWTW for significant expansion and would require resolving before development could commence. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Where deemed worthwhile of retention, some existing buildings may offer source of dwellinghouses thus not altering the characteristics of site in close proximity to Listed Building. On remainder of site, subject to capacity constraints, the development of similar style detached dwellings may be appropriate. A mix of private / affordable dwellings could be provided.			
Densities: Bespoke density based on current buildings.		Time Frame: The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site could be expected to yield up to 20 dwellings on site where holiday accommodation is currently located alongside listed building at Killerby Old Hall. Site within 5 years. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032			
Final suggested net yield for site: Estimated maximum of 20 dwellings.			

Address: Land adjacent Killerby Old Hall and Killerby Croft, Main Street		Site Ref: 08/H (Local Plan Ref: 08/19 – Dismissed Site)	Site Area: 11.93 ha
Description of site (inc. ownership and any planning status): Site comprises open field used for agricultural purposes located adjacent Killerby Old Hall and further open land to the south of Main Street. The site has no relevant planning history.		Site Access: Access would be off Main Street	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 400m to the east of Cayton village centre, within Killerby which has no services. Bus services run from Cayton into Scarborough and also serve train station at Crossgates.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone	No	Infrastructure	Yes

(SMP2)		Constraints - Water/Waste	
Groundwater Source Protection Zone	No	- Roads	Yes
Gas Pipeline	No	Other Constraints	Sustainability of growth. Outside development limits.
Details of Constraints: Extensive development of the site would vastly expand Killerby beyond its current capacity, the village itself offers no services, although services are available in Cayton, approximately 300-400m to the west. The main constraint for the site is the capacity of the WWTW and this would have to be resolved prior to the commencement of development. Impact on B1261, A165 and A64 would have to be fully assessed prior to development and any upgrading provided.			
Suitable type of development: Development of site, subject to capacity constraints, would be low density with a mix of private / affordable dwellings could be provided.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is vacant and available for development. However, the site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: The Sub-Group were less supportive of extending the South Cayton growth area to the east beyond Killerby, with development on such a scale enveloping of the settlement. Consensus suggests likely within 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032			
Final suggested net yield for site: 251 dwellings.			

Address: Land between Station Road and Main Road, Killerby, Cayton		Site Ref: 08/1 (Local Plan Ref: 08/22 – Dismissed Site)	Site Area: 4.69 ha
Description of site (inc. ownership and any planning status): Site comprises open field possibly used as agricultural land located to the east of Cayton between B1261 and railway line which borders to the south. The site has no relevant planning history.		Site Access: Access would be off B1261	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located beyond Killerby and approximately 1.2 km to the east of Cayton village centre. Bus services run from Cayton into Scarborough and also serve train station at Crossgates.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Isolated from Cayton / Killerby. Site located outside Development Limits.
Details of Constraints: Although site isolated, opposite site 08/19 therefore development may take place alongside this, however, this would vastly expand Killerby beyond its current capacity, the village itself offers no services, although services are available in Cayton. The main constraint for the site is the capacity of the WWTW and this would have to be resolved prior to the commencement of development.			
Suitable type of development: Small-scale development in the form of low-density development with the retention of open space.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for	

	development. However, the site is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Site considered unmarketable, particularly in the short term as isolated from Killerby / Cayton. Within 11 - 15 years estimated. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032.	
Final suggested net yield for site: 98 dwellings.	

Address: Land to South of Killerby		Site Ref: 08/L (Local Plan Ref: 08/08 – Not Allocated)	Site Area: 14.93 ha
Description of site (inc. ownership and any planning status): Site comprises open fields used for agricultural purposes and associated outbuildings. The site has planning history related only to agricultural use and visitor accommodation.		Site Access: Access would be via Main Street / B1262	
		Access to Services: Cayton offers various shops, restaurants, a public house, churches, village hall, filling station, and recreational facilities. The site is located approximately 1.5 km to the north of village centre. Sites proximity to Osgodby centre provides access to localised services. Bus services run from Cayton into Scarborough and also serve train station at Crossgates.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Western half of site within Zone 1 or Zone 2.	- Roads	Yes
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: The main constraint for the site is the capacity of the WWTW and this would have to be resolved prior to the commencement of development. Additionally, part of the site lies within the GSPZ 2 or 3 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Any development here should represent the sites location as part of Killerby, and isolated from Cayton. A mix of private / affordable units could be provided.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is primarily vacant and available for development. Subject to constraints being addressed, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group:			
Final suggested net yield for site: 314 dwellings.			

Address: Land at Wareham Road, Scarborough Business Park, Cayton		Site Ref: 08/M 1999 Borough Local Plan Allocation IN5	Site Area: 0.49ha
Description of site (inc. ownership and any planning status): The site is vacant land located within Scarborough Business Park. It was allocated for employment uses in the 1999 Borough Local Plan, however,		Site Access: Access would be Wareham Road.	
		Access to Services: Site located to the south-west of Cayton village centre although access available to Business Park once future expansion has been completed.	
		Ownership: The site is privately owned.	

has not come forward. It is not allocated within the new Local Plan, however, it remains within the development limits.			
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	Yes
Gas Pipeline	No	Other Constraints	
Details of Constraints: The main constraint for the site is the capacity of the WWTW and this would have to be resolved prior to the commencement of development. Additionally, part of the site lies within the GSPZ 2 or 3 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: The location of the site within the Business Park would mean development for similar uses would be the most likely form of development.			
Densities: Plot ratio of 0.35 used for calculating employment floorspace.		Time Frame: The site is primarily vacant and available for development. It is within the existing development limits and could come forward within the Plan period.	
Marketing, Viability and Comments from the SHELAA Sub-Group:			
Final suggested net yield for site: 1,715 sq m of employment floorspace			

## Scarborough

Address: Land at Rear of Seamer Road		Site Ref: 10/B (Local Plan Ref: 10/21, 10/23 – Not Allocated)	Site Area: 53.66 ha
Description of site (inc. any planning status): Site comprises combination of open fields, allotments, caravan park, and Barry's Lane industrial units at western end of Scarborough connecting two major access routes into the town from the south and west. The site has various planning history, related mainly to existing usage. Amended since original submission to accord with Local Plan site (Barrys Lane and Falsgrave Park removed).		Site Access: Access would be via an extension of track emanating from Lightfoots Road.	
		Access to Services: Site in Falsgrave Ward nearby college and school. Localised shops and Falsgrave facilities also well accessible. Access also available to the town centre facilities in and around Scarborough. Bus services run through to Scarborough whilst train station located in town serving a wider region.	
		Ownership: The site is under mixed ownership.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	Site adjoins Scheduled Monument at its south-western border.
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection	No	- Roads	Yes

Zone			
Gas Pipeline	No	Other Constraints	Site located outside Development Limits. Electricity pylons intersect site. Existing holiday accommodation.
Details of Constraints: Development on such a scale may cause significant issues on surrounding road infrastructure capacity in the area. At present site only accessible via single track from Lightfoots Lane, this would require expansion. Development of the full site would see the merging of two characteristically different areas of the town thus eroding their separate identities whilst the site would also vastly expand the town to the south-west. Potential requirement for relief road running through the site.			
Suitable type of development: The sites location adjacent extensive tree coverage and on the edge of town should ensure development enhances the location and places emphasis on open space areas enhancing the attraction of the area including protection of Falsgrave Park. Developing the site could form part of a larger development thus increasing affordable housing provision and areas of open space, although this may cause wider-reaching issues. Development would likely be at a low density owing to the topographical constraints of the site and the amount of road infrastructure that would be required. A good mix of house types and tenures would be appropriate with a significant level of affordable housing.			
Densities: Maximum 30 dph on 70% developable area, however, owing to topography this could be significantly reduced.		Time Frame: The site is vacant and available for development. Subjects to issues arising, the addressing of accessibility issues and the investigating of feasibility of wider-scale development, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Significant A64 capacity issues, site also deemed topographically very challenging. Issue also associated with industrial units at Barry's Lane with employment land generally in balance and units here deemed valuable to retain as supplies diverse industrial units. As such economic viability would suggest site likely beyond 2032.			
Final suggested net yield for site: 1,127 dwellings.			

Address: Land at Jacobs Mount		Site Ref: 10/C (Local Plan Ref: 10/16 = Not Allocated)	Site Area: 18.46 ha
Description of site (inc. any planning status): Site comprises open fields, located adjacent Jacobs Mount Caravan Park, the east of the site includes extensive tree coverage.		Site Access: Access would be via connection onto Stepney Road or Lightfoots Road	
		Access to Services: Site in Falsgrave Park Ward nearby college and school. Localised shops and Falsgrave facilities also well accessible. Access also available to the town centre facilities in and around Scarborough. Bus services run through to Scarborough whilst train station located in town serving a wider region.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	Yes
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Yes
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: The site developed alongside other sites around this location could cause significant road capacity issues. Without development of other sites, this site would be offset from rest of Scarborough. Access to this site could only take place either through the adjacent site, 10/B, or off Stepney Hill, which from an initial inspection has significant highway safety concerns.			
Suitable type of development: Development of a low density with particular emphasis on areas of open space should be sought, thus to enhance the location of the site at the edge of Scarborough and take account of topography. A mix of private / affordable units could be provided here.			



Densities: 30 dph on 70% developable area	Time Frame: The site is vacant and available for development. However, without other developments in the vicinity this would be detached from any development and is therefore reliant on 10/B. As 10/B is suggested for beyond 2032 this site should also be put into that category.
Marketing, Viability and Comments from the SHELAA Sub-Group: Agreed significant access issues and site unlikely without prior development of adjacent land to the east. Beyond 2032.	
Final suggested net yield for site: 388 dwellings.	

Address: Land off Queen Margarets Road	Site Ref: 10/G (Local Plan Ref: Part of 10/28 – Not Allocated)	Site Area: 1.07 ha	
Description of site (inc. any planning status): Site comprises open fields located to west of Queen Margarets Road with Seamer Road industrial units to the south and west, and Weaponness Valley Road to the east. The site has no relevant planning history but its submitted form has been reduced by over half from the original submission.	Site Access: Access would be off Queen Margarets Road and/or Weaponness Valley Road		
	Access to Services: Site located in Weaponness area of Scarborough, with access towards town centre and associated facilities available via Ramshill Road to the east or Seamer Road to the west with localised services also available in these areas. Bus services run into town, whilst Scarborough train station runs services to a wider region.		
	Ownership: The site is owned by Borough Council.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No known constraints at present
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Topography. Site located outside Development Limits.
Details of Constraints: The site lies on the western slope up towards Olivers Mount, the land here is fairly steep in areas. This site is no longer available as forms part of the wider Sports Centre site. It will be used as links to the sports centre.			
Suitable type of development: The site is a prominent position located up towards Olivers Mount visible from a wide area in this area of the town, therefore, consideration for development, if topography allows, should be placed in ensuring this enhancing the hillside with open green areas and the maintaining of any potentially affected tree coverage. A mix of private / affordable units could be provided at a low-medium density.			
Densities: 30 dph	Time Frame: The site is vacant, however, it is no longer considered to be available for development. Site would be unlikely to come forward before 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: Following discussions, suggested the site reduced in size to that represented by 10/G, with yield approximately 32 dwellings.			
Final suggested net yield for site: 32 dwellings.			

Address: Land off Proposed Re-Aligned A165	Site Ref: 10/I (Local Plan Ref: 10/12 – Not Allocated)	Site Area: 24.37 ha
Description of site (inc. any planning status): Site comprises open fields alongside re-aligned A165. The site has planning history related only to the re-alignment.	Site Access: Access would be via Re-Aligned A165.	
	Access to Services: Site located at south of Scarborough. The proximity of the site to re-aligned A165 provides access into town and south towards Filey and Bridlington. Access also available to localised services within Osgodby and Cayton. Bus services run from Filey Road into Scarborough where train station serves the wider region.	

		Ownership: The site is owned by County Council.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Two small parcels within northern part of site within Flood Zone 3	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Access from A165.
Gas Pipeline	No	Other Constraints	Local Plan designations. Part of site lies within Drainage Sensitive Area. Topography.
<p>Details of Constraints: Access onto the site from the A165 may not be a feasible option, although alternative access may be available from Filey Road and adjacent areas. The site also lies within designated areas such as student accommodation and public open space provision as in the Local Plan. Localised flood concerns relating to run-off and is identified as a drainage sensitive area, thereby any proposal would have to carry out risk assessments relating to flooding and drainage. Part of the site has already been used for the golf course re-alignment and the Student Accommodation designation remains extant and potentially required if the University expands. As such this adds up to 15.39 hectares, leaving 8.98 hectares.</p>			
<p>Suitable type of development: Development would depend on potential alongside A165, however, any development should be considerate towards the sites location at a major entrance into the town from the south and form an appealing gateway to the town. Existing housing nearby benefit from good sized gardens and open spaces, development should form a continuation of this. The scale of the site means any greatly extensive development could cause significant infrastructure capacity constraints on a wider-scale, therefore, a low-medium density should be sought. The site would provide a mix of private / affordable dwellings.</p>			
<p>Densities: Development of the remaining site would be restricted to low density owing to topography at a maximum of 30 dph, which would yield approximately 269 dwellings.</p>		<p>Time Frame: Subject to the overcoming of significant issues identified, the site would come forward beyond 2032.</p>	
<p>Marketing, Viability and Comments from the SHELAA Sub-Group: Proximity to major road and existing designations means any development would likely be beyond 2032.</p>			
<p>Final suggested net yield for site: 269 dwellings.</p>			

Address: Osgodby Service Reservoir, off Reservoir Lane	Site Ref: 10/J (Local Plan Ref: 10/25 – Not Allocated)	Site Area: 1.28 ha
Description of site (inc. any planning status): Site comprises open field on site of former service reservoir, located near re-aligned A165 adjacent designated park and ride site. The site has no relevant planning history	Site Access: Access would be via Reservoir Lane	
	Access to Services: Site located at south of Scarborough. The proximity of the site to re-aligned A165 provides access into town and south towards Filey and Bridlington. Access also available to localised services within Osgodby and Cayton. Bus services run from Filey Road into Scarborough where train station serves the wider region.	
Ownership: Site is owned by Yorkshire Water.		
Site Constraints		

Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Unclear
Groundwater Source Protection Zone	No	- Roads	Very narrow access road with little option for widening.
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Use of site in relation to re-aligned A165.
Details of Constraints: Access to site via Reservoir Lane, appears to be a single track that would require widening. The capacity of the WWTW would have to be determined as this lies on the boundary between catchment areas.			
Suitable type of development: Development here would be small-scale infill development, perhaps similar to existing adjacent housing at Osgodby Close. A mix of private / affordable dwellings could be provided here.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. Subject to the resolution of the capacity issue for WWTW, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Viability as a result of costs could be an issue and suggests likely beyond 2032.			
Final suggested net yield for site: 38 dwellings.			

Address: Land at Racecourse Road / Stepney Hill, adjacent to Pinewood		Site Ref: 10/K (Local Plan Ref: 10/22 – Not Allocated)	Site Area: 2.73 ha
Description of site (inc. any planning status): Site comprises dwelling and associated outbuildings with open space and tree coverage at the west and rear. It has recent history relating to the development of holiday accommodation.		Site Access: Access would be via Stepney Hill.	
		Access to Services: Site located off Stepney Hill which forms major access road into Scarborough from the west. To the west, the site is approximately 2.5 km from East Ayton with localised facilities here. Facilities in Scarborough at Scalby Road and Falsgrave Road, both approximately 2.0 km to the east. Stepney Road and Falsgrave Road provide access into town centre, whilst bus service into town available from East Ayton or Stepney Road in Scarborough. Scarborough train station serves the wider region.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	Yes, north-west of the site
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	Yes, within Zone 3	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits. Access to services. Demolition of existing outbuildings.
Details of Constraints: Site located between East Ayton and Falsgrave Ward of Scarborough with car access the only suitable available mode of transport to services in either area. Site located within Source Protection Zone 3. Recent applications concerning holiday accommodation.			
Suitable type of development: Development that will enhance the rural location of the site should be sought. The tree coverage on site offers potential to incorporate areas of open space on site. A mix of private / affordable dwellings could be provided here.			
Densities: 30 dph on 70%		Time Frame: Much of the site is vacant and available for	

developable site area	development, however, demolition may be required on other areas of site. Subject to further constraints, the site would be likely to come forward post 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Location deemed unsustainable and difficult in marketing, therefore, likely post 2032.	
Final suggested net yield for site: 57 dwellings.	

Address: Stepney Hill Farm		Site Ref: 10/L (Local Plan Ref: 10/13a &10/17 – Not Allocated)	Site Area: 3.91 ha
Description of site (inc. any planning status): Site located between Woodlands Drive and Stepney Hill at the rear of Hovingham Drive. To the immediate east of the site lies land allocated for public open space and housing (HA8, West of Woodlands Vale) in the Local Plan. The site has no relevant planning history.		Site Access: Access would be off Woodlands Drive and/or Stepney Hill	
		Access to Services: Site in Falsgrave Park Ward nearby college and school. Localised shops and Falsgrave facilities also well accessible. Access also available to the town centre facilities in and around Scarborough. Bus services run through to Scarborough whilst train station located in town serving a wider region.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Site adjoins listed building at 169 Stepney Road
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits. Topography. Adjacent to crematorium.
Details of Constraints: Drain borders site to the west and lies in an area identified in SFRA as drainage sensitive. Risk assessments would have to be carried out prior to any development. The site was reduced to that identified as 10/L due to topographical issues in addition to access difficulties onto Stepney Road. Part of the site at the northern end at Woodlands Drive has also been identified as potential site for provision of allotments and with the remainder being topographically challenging it would represent significant difficulty in this site coming forward.			
Suitable type of development: A continuation of existing housing at Hovingham Drive. A mix of private / affordable units could be provided.			
Densities: 30dph on 70% developable area		Time Frame: The site is vacant and available for development, however, constraints mean the site would come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Suggested landscape value of this land in addition to topographical constraints and drainage issues. Development realistic beyond 2032.			
Final suggested net yield for site: 82 dwellings.			

Address: Esplanade Coach Park		Site Ref: 10/M (Local Plan Ref: 10/43 – Not Allocated)	Site Area: 0.1 ha
Description of site (inc. any planning status): Site used as coach park in area of Scarborough abundant with hotels and within close proximity to south cliff attractions. Adjacent to the east lies		Site Access: Access would be off Esplanade Road	
		Access to Services: Site located within South Cliff area of Scarborough, approximately 1 km to the south of the town centre. More localised facilities available at Ramshell area. Bus services run from this area of town into centre	

Montrosa Residential Home. The site has no relevant planning history		whilst train station operates services to the wider region. Ownership: The site is Borough Council owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Relocation of existing coach park would be required.
Details of Constraints: The site is presently used as coach park and this would require alternative arrangements prior to development. There are no immediate plans to bring this site forward, however, this may be an option in the longer term dependent on future strategy of coach parking provision in the town.			
Suitable type of development: Existing housing in close proximity along Esplanade Road and in this area of South Cliff is in the forms of apartments, hotels or residential homes of several-storeys in height. The site could be used for a similar development of flats, however, this would be dependent on finding alternative sites for existing coach park.			
Densities: Flat development of a number of storeys could provide approx 12 units.		Time Frame: Although site is within the development limits, indications suggest it is unlikely the site will come forward until the longer term. As such should be considered for post 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: This site should be considered in line with parking strategy and is expected post 2032.			
Final suggested net yield for site: 12 dwellings.			

Address: Ramshill Toilet Block Site and Open Space		Site Ref: 10/N (Local Plan Ref: 10/41 – Not Allocated)	Site Area: 0.11 ha
Description of site (inc. any planning status): Site comprises public toilet block, sub station, open space and tree coverage located on the corner of Prince of Wales Terrace and Filey Road in the Ramshill area of Scarborough. The site has no relevant planning history.		Site Access: Access would be via Prince of Wales Terrace	
		Access to Services: Site located in Ramshill area of Scarborough, approximately 0.6 km to the south of town centre and associated facilities. More localised services are available in the Ramshill vicinity. Furthermore, bus services run into town centre, whilst train station operates services to the wider region.	
		Ownership: The site is Borough Council owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Existing usage.
Details of Constraints: There are few areas of open space in the Ramshill area, this would represent a further loss, and would therefore be subject to off-site improvements to accessible alternative open space within this area along with the loss of impressive trees.			
Suitable type of development: Development here should be in keeping with existing adjacent dwellings along Prince of Wales Terrace. These are all several storeys high and many comprise a number of flats with hotels also present. Therefore, a continuation of this may be in keeping with Conservation Area. The retention of tree coverage at the rear of the site should also be sought if possible.			
Densities: Flat development of high density		Time Frame: The site is vacant and available for	

likely to yield approx 12 units.	development. Although the site is within the existing development limits, there is a current lack of progress in determining suitable use for site, as such, site likely beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Beyond 2032.	
Final suggested net yield for site: 12 dwellings.	

Address: Redevelopment of Market Street / Queen Street and Newborough (Mixed Development)		Site Ref: 10/V (Local Plan Ref: 10/03 – Not Allocated)	Site Area: 0.26 ha
Description of site (inc. any planning status): Site comprises units used primarily for retail purposes.		Site Access: Access would be via Newborough / Market Street / Queen Street	
		Access to Services: Site located within Scarborough town centre, with access to facilities here and seaside attractions available only a short walk away. Furthermore, train station located at other side of town centre, serves a wider region.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Edge of site lies within Conservation Area	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Existing uses / demolition.
Details of Constraints: A number of existing retail units are still well-used, however, a mixed scheme could retain commercial usage and provide some residential.			
Suitable type of development: The site is located in an area of town centre. Redevelopment of the site to form a mixed-use development consisting retail / offices / apartments could rejuvenate the site in what remains a prime town centre location with its proximity to seaside attractions, also. Retail study stated a requirement for more town centre offices and the diversification of the area, this site could assist this and would represent effective brownfield development.			
Densities: Potential mixed-use development and possibly upwards of 20 flats.		Time Frame: Subject to issues regarding current usage, and the promotion of an acceptable scheme the redevelopment of this site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Previously suggested as within 6-10 years, however, as result of current economy and difficulties in retail redevelopment group indicated that mixed commercial and residential development will commence most likely beyond 2032.			
Final suggested net yield for site: 20 dwellings.			

Address: Land to rear of St Leonard's Crescent		Site Ref: 10/CC (Local Plan Ref: 10/07 – Not Allocated)	Site Area: 2.1 ha
Description of site (inc. any planning status): Site comprises open fields, perhaps used for recreational purposes, lying adjacent to Northstead Primary School. The site is bounded to the east by dismantled railway; a public footpath also		Site Access: Access would be via St Leonard's Crescent	
		Access to Services: Site located in Barrowcliff Ward, with its locality provided access into town centre via Barrowcliff Road and Scalby Road. Further localised services are available on Scalby Road towards Scalby. School located adjacent to site. Bus services also run into town centre	

intersects the site. The site has no relevant planning history.		whilst train station operates services to the wider region.	
		Ownership: The site is Borough Council owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Southern end of the site lies within Drainage Sensitive Area. Access difficulties.
Details of Constraints: Sites proximity to school means the public footpath on the site and open space are well used and would need either retaining or re-routing. Access would need resolving which may require major road improvements serve a site of this scale.			
Suitable type of development: Development here should promote a use of open space due to the sites locality to school and the presence of public footpath on site. Housing similar to existing adjacent dwellings would maintain the character of the Barrowcliff area. A mix of private / affordable dwellings could be provided here.			
Densities: Early discussions with planning and highways have suggested a maximum yield of 60 dwellings.		Time Frame: The site is vacant and available for development. Subject to any issues arising, the site would be expected to come forward within 6-10 years. The site is within the existing development limits.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Potential for site to come forward with affordable units on some of site, although likely maintaining important area of open space. Due to progression with this, agreed likely within 6-10 years.			
Final suggested net yield for site: 60 dwellings.			

Address: Land between Overdale and Osgodby Hall Road, Osgodby		Site Ref: 10/HH (Local Plan Ref: 10/68 – Not Allocated)	Site Area: 1.83 ha
Description of site (inc. any planning status): Site comprises open field located to the rear of Osgodby Hall Road and bounded to the west by the realigned Overdale. The site has no relevant planning history.		Site Access: Access would be via Overdale.	
		Access to Services: Site located to south of Scarborough, alongside Osgodby. The proximity of the site to re-aligned A165 provides access into town and south towards Filey and Bridlington. Access also available to localised services within Osgodby and Cayton. Bus services run from Filey Road into Scarborough where train station serves the wider region.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside development limits. Access to site.
Details of Constraints: Site located in close proximity to realigned A165 at roundabout serving Park and Ride site. This has issues associated with access to the site. There may be little opportunity for alternative access arrangements from either the East or South. The site is located within a Drainage Sensitive Area and, in addition, the capacity of the WWTW would have to be determined as this lies on the boundary between catchment areas.			

Suitable type of development: Development here would have to consider adjacent developments such as at Osgodby Hall Road. A mix of private / affordable dwellings could be provided here.	
Densities: 30 dph	Time Frame: Site is vacant and available for development, however, identified constraints including lack of available access would put any development likely beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Addition for 2011 update and no comments received from SHELAA group in relation to this site.	
Final suggested net yield for site: 55 dwellings	

Address: Land at Cleveland Road, Scarborough		Site Ref: 10/II (Local Plan Ref: N/A) Site identified in Employment Land Review (Ref: CE27)	Site Area: 0.50 ha
Description of site (inc. any planning status): Site comprises employment units. The site has been identified through the Employment Land Review as being an opportunity for a future release for non-employment uses.		Site Access: Access would be off Cleveland Road	
		Access to Services: Site located in close proximity to Scarborough town centre, just to the north, off Northway. Town centre facilities easily accessible and more localised facilities in close proximity along Columbus Ravine, Castle Road and Victoria Road. Train station also in close proximity.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Existing use. Drainage Sensitive Area.
Details of Constraints: No known constraints.			
Suitable type of development: Redevelopment of this brownfield site could enhance the character of the area. This may be in the form of flat-type development. The site could provide a mix of private / affordable units.			
Densities: 60dph		Time Frame: Subject to issues regarding existing usage and clearing of the site, this site could come forward within 5 years.	
Marketing, Viability and Comments from SHELAA Sub-Group: No comments.			
Final suggested net yield for site		30 dwellings.	

Address: Land at Melrose Street, Scarborough		Site Ref: 10/JJ (Local Plan Ref: N/A) Site identified in Employment Land Review (Ref: CE33)	Site Area: 0.6 ha
Description of site (inc. any planning status): Site comprises employment units. The site has been identified through the Employment Land Review as being released for non-employment uses.		Site Access: Access would be off Melrose Street	
		Access to Services: Site located in close proximity to Scarborough town centre, just to the north, off Columbus Ravine / Trafalgar Street West. Town centre facilities easily accessible and more localised facilities in close proximity along Columbus Ravine, Castle Road and Victoria Road. Train station also in close proximity.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological	No	Listed Buildings	No



Designations			
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Existing use. Drainage Sensitive Area.
Details of Constraints: No known constraints.			
Suitable type of development: Redevelopment of this brownfield site could enhance the character of the area. This may be in the form of flat-type development. The site could provide a mix of private / affordable units.			
Densities: 60dph		Time Frame: Subject to issues regarding existing usage and clearing of the site, this site could come forward within 5 years.	
Marketing, Viability and Comments from SHELAA Sub-Group: No comments.			
Final suggested net yield for site		30 dwellings.	

## Newby / Scalby

Address: Land to rear of Stoneway House, North Street, Scalby		Site Ref: 18/A (Local Plan Ref: 18/01 – Dismissed Site)	Site Area: 7.89 ha
Description of site (inc. any planning status): Site is located to the west of Scalby village centre and comprises primarily green areas with connection onto North Street, it is bordered at the south and east by Church Beck. The site has no relevant planning history.		Site Access: Access would be via North Street	
		Access to Services: Access to Scalby village facilities and onwards along Scalby Road with shops, a library, and the hospital. Regular bus services into Scarborough town centre.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Grade II Listed 4 Church Beck adjacent at southern end of site.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Far eastern and southern portion of site lies within or adjacent Conservation Area.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Majority of site lies outside Development Limits. Drainage Sensitive Area; Church Beck (potential flood risk in south-east corner)
Details of Constraints: The entire site lies within a drainage sensitive area. Furthermore, the south-eastern corner lies adjacent to a flood zone 3 and further assessments on the impact of the development would be required.			
Suitable type of development: Although very little of the site actually lies within the Conservation Area, it is required that any housing would have to enhance the rural location of the site and be sympathetic to the adjacent Conservation Area and any nearby listed buildings. The scale of the site would allow a large mix of private / affordable dwellings at a low-medium density. Preliminary masterplans have been			

submitted that show a developable area of approx 5 hectares and yield of 170 dwellings.	
Densities: Indicative drawings have shown a yield of 170 dwellings.	Time Frame: The site is vacant and available for development. Although the site could come forward, subject to access and drainage, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Masterplan submitted and general confidence that site could come forward within 5 years. However, as noted above it is not proposed in the Local Plan as allocated.	
Final suggested net yield for site: 170 dwellings.	

Address: Land at Barmoor Lane / North Street, Scalby	Site Ref: 18/D (Local Plan Ref: 18/12, 18/13 – Dismissed Sites)	Site Area: 5.5 ha	
Description of site (inc. ownership and any planning status): The site is located at Barmoor Lane and North Street to north-west of village centre. It currently comprises open field with tree coverage in the south-west and north-east corners. The site has no relevant planning history.	Site Access: Access would be via Barmoor Lane and / or North Street.		
	Access to Services: Access to Scalby village facilities and onwards along Scalby Road with shops, a library, and the hospital. Facilities at Burniston Road also available to the south-east. Regular bus services into Scarborough town centre.		
	Ownership: The site is privately owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site lies outside Development Limits.
Details of Constraints: Sites location within drainage sensitive area needs further assessment.			
Suitable type of development: Development should be in keeping with the rural environment with low density housing that protects the tree coverage and attractive landscape in which it is set.			
Densities: As at the edge of Scalby Village and edging toward National Park a low density of 30 dph would be deemed necessary on 70% developable site area	Time Frame: The site is primarily vacant, however, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: The site is marketable and deliverable with few constraining issues. No reason to suggest site cannot be developed within 5 years, therefore, agreed site should be within 5 year supply. However, as noted above it is not proposed in the Local Plan as allocated.			
Final suggested net yield for site: 116 dwellings.			

Address: Land to East of Hackness Road, Scalby	Site Ref: 18/E (Local Plan Ref: 18/06 – Not Allocated)	Site Area: 4.16 ha
Description of site (inc. any planning status): Site is located to south-west of Scalby Village Centre and is bordered to the south by Scalby Beck, and to the west by Church Beck. The site currently comprises	Site Access: Access would be via Hackness Road from the west or Scalby Beck Road from the east.	
	Access to Services: Access to Scalby village facilities and onwards along Scalby Road with	

open fields and has no relevant planning history.		shops, a library, and the hospital. Regular bus services into Scarborough town centre.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Almost entire site location within flood zones 2 and 3.	Historic Park	No
Conservation Area	Entire site located within Conservation Area.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Access via Hackness Road would have to be over Church Beck.
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits. The west portion of the site lies within a Drainage Sensitive Area.
Details of Constraints: The majority of the site lies within flood zones, conservation area, and drainage sensitive area, all of which are significant constraints.			
Suitable type of development: The site would more likely be developed at its eastern end providing development is of a low density, and is a mix of private / affordable schemes. A continuation of existing dwellings along Scalby Beck Road and further complementing of existing developments could enhance character of Scalby.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is primarily vacant and ready for development. Subject to significant constraints involving flood risk being addressed and drainage, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Entire site affected by flooding issues thus affecting the viability of development. Considered likely beyond 2032.			
Final suggested net yield for site: 87 dwellings.			

Address: Land off Moor Lane and Linden Road		Site Ref: 18/F (Local Plan Ref: 18/04 – Not Allocated)	Site Area: 2.24 ha
Description of site (inc. any planning status): Site located to south-west of Scalby village centre, lying adjacent to playing fields. The site has no relevant planning history.		Site Access: Would be via Moor Lane	
		Access to Services: Access to Scalby village facilities and onwards along Scalby Road with shops, a library, and the hospital. Regular bus services into Scarborough town centre.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No

Gas Pipeline	No	Other Constraints	Drainage Sensitive Area.
Details of Constraints: The entire site lies within drainage sensitive area. Access may need to be retained in some form to the adjoining open space / playing fields.			
Suitable type of development: See comments under 'Marketing, Viability and Comments from the SHELAA Sub-Group'.			
Densities: Preliminary discussions have suggested lower yield due to topography and access arrangements.		Time Frame: The site is vacant and ready immediately. The site is within the existing development limits and, subject to addressing drainage issues, could come forward within 5 years.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site likely to be used for private and affordable housing provision, likely 30 units within 5 years. Progress made on site and has had some early marketing.			
Final suggested net yield for site: 30 dwellings.			

Address: Land at 171 Burniston Road, Scalby		Site Ref: 18/I (Local Plan Ref: 18/07 – Proposed Amendment of Development Limits)	Site Area: 0.43 ha
Description of site (inc. ownership and any planning status): The site is located to the west of Burniston Road adjacent to Scalby Beck to the north. The site comprises a dwelling (171 Burniston Road) and associated outbuildings. The rear of the site comprises extensive tree coverage and faces an embankment towards the river. The site has been the subject of various applications for development.		Site Access: Access to the site would be via Burniston Road	
		Access to Services: Access to Scalby village facilities and onwards along Scalby Road with shops, a library, and the hospital. Facilities at Burniston Road also available to the south-east. Regular bus services into Scarborough town centre.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	North of site within flood zones 2 and 3.	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Access via Burniston Road has confirmed to be appropriate from County Highways.
Gas Pipeline	No	Other Constraints	Steep embankment towards the Beck.
Details of Constraints: The sites location adjacent to Scalby Beck with associated flood zones provides a major constraint on development. In addition to this, increased capacity at access to and from Burniston Road would cause safety concerns.			
Suitable type of development: Due to the relief of the site and proximity to Scalby Beck it is unlikely any development could be located at the northern end of the site. There may be potential for a small number of dwellings towards the south and rear of the site that could enhance the potential of the site and its extensive tree coverage.			
Densities: 10 dwellings.		Time Frame: The site is vacant and available for development. Site within the development limits as amended. It could progress in next 5 years.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Highways and access were considered to be a major problem, however, since the initial consideration submitted information by the agent backed up by County Highways has suggested access can be resolved without major problems. As such this could come forward in next 5 years.			

Final suggested net yield for site: 10 dwellings.
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Address: Danes Dyke Surgery, Newby		Site Ref: 18/L (Local Plan Ref: N/A)	Site Area: 0.2 ha
Description of site (inc. any planning status): Site comprises doctor's surgery, located on northern side of Danes Dyke. The long term future of this surgery suggests the site is available for redevelopment following a reconfiguration of doctor's surgery facilities in the Newby / Scalby area.		Site Access: Access would be off Danes Dyke	
		Access to Services: Site is located to south of Scalby facilities with access also available to facilities down Scalby Road. Regular bus services to services within Scarborough town centre.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	No
Details of Constraints: Existing use of site as Doctors Surgery and relocation of those facilities.			
Suitable type of development: Development should be sympathetic towards its location along Danes Dyke which is a single access road.			
Densities: Although the site is relatively small, it is anticipated a modest development for around 10 flats would be appropriate.		Time Frame: Due to the requirement for new facilities to be provided elsewhere prior to the release of this site, it is considered the site is most likely within the 6-10 years time period.	
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments received.			
Final suggested net yield for site		10 dwellings.	

## Seamer

Address: Land at Crab Lane / Long Lane, Seamer		Site Ref: 09/B (Local Plan Ref: 09/01 – Dismissed Site)	Site Area: 0.97 ha
Description of site (inc. any planning status): Site comprises open field located to south of Crossgates. The site is bounded to the south-east by railway line. The site has no relevant planning history.		Site Access: Access would be via Long Lane	
		Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to services in Crossgates and near train station which operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	Potentially on local highways.

Gas Pipeline	No	Other Constraints	Proximity to railway line (embankment). Site located outside Development Limits.
Details of Constraints: Crab Lane / Long Lane may require widening with significant development; this could also have safety issues at adjacent playing fields. There is also the need to address insufficient capacity in the WWTW system prior to development. The capacity issues of the WWTW may potentially be an issue depending on the comments of YW. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Development here could mimic the design and layout of recent housing to the north at Magpie Garth for example. The provision of open space to the north of the site should be enhanced where possible and the development could contain a mix of affordable and private housing.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Concerns raised over archaeology and highways issues. Response from County Highways stated this part of Crab Lane would not be wide enough to serve the proposed development and would require upgrading; furthermore, the impact on the wider network would need to be established within a transport assessment. With this in mind viability may be an issue although site still deemed marketable, therefore 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated, and is therefore beyond 2032.			
Final suggested net yield for site: 29 dwellings.			

Address: Land between Seamer and Crossgates		Site Ref: 09/D (Local Plan Ref: 09/02c – Dismissed Site)	Site Area: 21.76 ha
Description of site (inc. any planning status): Site comprises land located between Seamer and Crossgates, either side of Long Lane to the rear of housing at Pasture Lane. The site has no relevant planning history.		Site Access: Access would be via Long Lane and Pasture Lane	
		Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to services in Crossgates and near train station which operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	Western part of site located adjacent to Conservation Area	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	Significant capacity issues associated with Love Lane and Pasture Lane. A64 impact
Gas Pipeline	No	Other Constraints	Majority of site located outside Development Limits. Scale of site.
Details of Constraints: Significant capacity issues associated with Love Lane and Pasture Lane and major works would be likely. Capacity of WWTW would not be able to cope with additional housing until such time capacity has been raised / addressed. The impact on the A64 and Musham Bank roundabout would have to be addressed and any alleviating works carried out if existing capacities were exceeded. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			

Suitable type of development: On plot to east of Pasture Lane, discussions over possibility of a care village scheme have taken place. A mix of dwelling types within such a use would be appropriate with a proportion of affordable units available. The early indicative masterplans for the area show a low density style of development characteristic of the more rural locations.	
Densities: 30 dph on 70% developable site area	Time Frame: The site is primarily vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Access constraints deemed restrictive in viable development. Site would be dependent on significant highway expenditure thus affecting deliverability of affordable units. (Also see 09/C)	
Final suggested net yield for site: 457 dwellings.	

Address: Land south of Scarborough Road, Seamer	Site Ref: 09/E (Local Plan Ref: 09/07a – Dismissed Site)	Site Area: 9.7 ha	
Description of site (inc. any planning status): Site comprises land to the south of Scarborough Road, Seamer. This site is in the form of open fields that characterise the gap between Seamer and Crossgates to the east. The site has no relevant planning history. Part of this site received planning permission in January 2014 and this assessment has been amended to take this into account.	Site Access: Access would be via Scarborough Road		
	Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to services in Crossgates and near train station which operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.		
	Ownership: Site is Borough Council owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	Development of entire site in conjunction with adjoining sites could cause capacity issues at Scarborough Road and on the wider region including A64.
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Development of entire site would cause significant infrastructure capacity constraints on the WWTW and could not progress until such issues were resolved. The impact of large scale development (if incorporated with adjacent sites) on highways is also a major constraint that may require significant investment to upgrade existing highways in the vicinity as well as potential improvements to Musham Bank and the A64. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Due to the scale of the site, any development should be restricted to low density with key focus placed upon the creation of open space areas, with the maintaining of the separate identities of Seamer and Crossgates required. A mix of private / affordable schemes could be provided.			
Densities: 30 dph on 70% developable site area	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: No specific comments.			
Final suggested net yield for site: 203 dwellings.			

Address: Land north of Scarborough Road, Seamer		Site Ref: 09/F (Local Plan Ref: 09/07a&c, 09/14 – Not Allocate)	Site Area: 11.31 ha
Description of site (inc. any planning status): Site comprises open field located north of Scarborough Road, to the east of Stoney Higgs Road. The site has no relevant planning history.		Site Access: Access would be off Scarborough Road	
		Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to services in Crossgates and near train station which operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.	
		Ownership: The site is owned by Borough Council.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	May cause capacity issues at Scarborough Road.
Gas Pipeline	No	Other Constraints	Site located outside Development Limits. Possible extensive development of this area.
Details of Constraints: Development of entire site would cause significant infrastructure capacity constraints on the WWTW and could not progress until such issues were resolved. The impact of large scale development on highways is also a major constraint that may require significant investment to upgrade existing highways in the vicinity as well as potential improvements to Musham Bank and the A64. Part of site is also part of the temporary Gypsy site, for Seamer Fare. This has proved successful for previous 2 years and could potentially have a long-term role. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Due to the scale of the site, any development should be restricted to low density with key focus placed upon the creation of open space areas, with the maintaining of the separate identities of Seamer and Crossgates required. A mix of private / affordable schemes could be provided.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is vacant and available for development. Subject to the addressing of constraints, the site would come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Group felt that sites below main Crossgates to Seamer road were more marketable. Also unknown impact of development of Gypsy site, therefore put back beyond 2032.			
Final suggested net yield for site: 238 dwellings.			

Address: Land to Rear of School House Drive, Seamer		Site Ref: 09/J (Local Plan Ref: 09/10 – Not Allocated)	Site Area: 0.71 ha
Description of site (inc. any planning status): Site comprises open field located at the rear of School House Drive. The site has planning history related only to holiday accommodation.		Site Access: Access would be off School House Drive	
		Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to bus services connecting the local area whilst train station in Crossgates operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.	
		Ownership: The site is privately owned.	
Site Constraints			



Nature / Geological Designations	No	Listed Buildings	No
Flooding	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeology	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: None except WWTW capacity.			
Suitable type of development: Continuation of cul-de-sac style development at existing School House Drive would be considered in keeping with Seamer and assist with the maintaining of the rural identity of the village. Affordable / private units would be provided here. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Densities: 30 dph would yield approximately 20 dwellings.		Time Frame: The site is vacant and available for development. Subject to the addressing of constraints and this small scale development not impacting on WWTW capacity, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Contention over belief site may have been former burial ground.			
Final suggested net yield for site: 20 dwellings.			

Address: Land at Main Street / Ratten Row, Seamer		Site Ref: 09/K (Local Plan Ref: 09/17 – Dismissed Site)	Site Area: 1.77 ha
Description of site (inc. any planning status): Site comprises area located at corner of Main Street and Ratten Row forming open field and vegetated area at its north-east corner. The site was the subject of a refused application concerning the erection of a dwellinghouse on the site, 06/00346/FL.		Site Access: Access would be off Ratten Row	
		Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to bus services connecting the local area whilst train station in Crossgates operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.	
Ownership: The site is privately owned.			
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Opposite site on Main Street
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Adjoins at north-eastern border	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits. Future growth of Seamer.
Details of Constraints: Development of full site may cause road capacity issues at Ratten Row and Main Street. The capacity issues with WWTW would require resolving prior to granting consent for development.			
Suitable type of development: Development of this site should enhance the sites location at the edge of Seamer and in close proximity to Conservation Area with housing at a low density and of similar design to existing adjacent dwellings with some areas of open space retained.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	

Marketing, Viability and Comments from the SHELAA Sub-Group: No real interest from marketing point of view, therefore, deemed 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated.

Final suggested net yield for site: 53 dwellings.

Address: Land at Burtendale Road, Crossgates		Site Ref: 09/P (Local Plan Ref: 09/26 – Not Allocated)	Site Area: 0.62 ha
Description of site (inc. any planning status): Site comprises open fields located between Burtendale Road and Seamer Road at the northern end of Crossgates. The site has no relevant planning history.		Site Access: Access would be via the B1261 (Seamer Road)	
		Access to Services: Seamer offers various shops, car garage, restaurants, public houses, churches, village hall, primary and nursery schools, and recreational facilities. The site also in close proximity to bus services connecting the local area whilst train station in Crossgates operates regular services to Scarborough, Bridlington and Hull in addition to transpennine services.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: The constraints of this site relate to impact on the GSPZ's which will likely require the undertaking of a risk assessment to assess the impact on the water resource.			
Suitable type of development: Development could be similar in design to Beacon Road.			
Densities: Early indicative layouts have shown circa 10 dwellings.		Time Frame: The site is vacant and available for development. Site within the development limits as amended. Subject to the addressing of constraints, the site could come forward within 6-10 years.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site submitted recently through Local Plan. No comments from Sub-Group			
Final suggested net yield for site: 10 dwellings			

Address: Land at Salter Road, Scarborough Business Park, Cayton		Site Ref: 09/Q 1999 Borough Local Plan Allocation IN6	Site Area: 0.66ha
Description of site (inc. ownership and any planning status): The site is vacant land located within Scarborough Business Park. It was allocated for employment uses in the 1999 Borough Local Plan, however, has not come forward. It is not allocated within the new Local Plan, however, it remains within the development limits.		Site Access: Access would be Salter Road.	
		Access to Services: Site located to the south-west of Cayton village centre although access available to Business Park once future expansion has been completed.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No

Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	Yes
Gas Pipeline	No	Other Constraints	
Details of Constraints: The main constraint for the site is the capacity of the WWTW and this would have to be resolved prior to the commencement of development. Additionally, part of the site lies within the GSPZ 2 or 3 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: The location of the site within the Business Park would mean development for similar uses would be the most likely form of development.			
Densities: Plot ratio of 0.35 used for calculating employment floorspace.		Time Frame: The site is primarily vacant and available for development. It is within the existing development limits and could come forward within the Plan period.	
Marketing, Viability and Comments from the SHELAA Sub-Group:			
Final suggested net yield for site: 2,310 sq m of employment floorspace			

## Irton

Address: Land at Ayton Road adjacent to Mobberley, Irton		Site Ref: 11/B (Local Plan Ref: 11/03 – Dismissed Site)		Site Area: 1.14 ha	
Description of site (inc. ownership and any planning status): The site is located to east of Irton on Ayton Road. There is no relevant planning history.		Site Access: Access would be via Ayton Road			
		Access to Services: Services including shops, restaurants, public houses, churches, village hall, garage, two nursery schools and primary school in Seamer approx. 1km away. Bus stop 400 metres away with regular service into Scarborough.			
		Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations	No	Listed Buildings	No		
Flooding (Band 3)	No	Historic Park	No		
Conservation Area	No	Scheduled Monument / Archaeological	No		
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes		
Groundwater Source Protection Zone	Zone 1	- Roads	No		
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits		
Details of Constraints: There are no specific site constraints, however, site lies adjacent to portion of Irton Conservation Area and there are issues to resolve as to whether a scheme of this scale would impact on the limited capacity of the WWTW. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.					
Suitable type of development: A continuation of the frontage along Ayton Road would ensure the rural character and proximity to the Conservation Area are enhanced with the provision of private / affordable dwellings. Development of the full site would vastly increase the size of Irton.					
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.			
Marketing, Viability and Comments from the SHELAA Sub-Group: Ability of site to come forward within 5					

years subject to WWTW capacity. Deemed natural expansion to Irton. However, as noted above it is not proposed in the Local Plan as allocated.

Final suggested net yield for site: 34 dwellings

Address: Land to south of Irton Garden Centre, Irton		Site Ref: 11/C (Local Plan Ref: 11/04 – Not Allocated)	Site Area: 0.36 ha
Description of site (inc. ownership and any planning status): The site is located to north of Irton on Irton Moor Lane. The site is located to the south of Irton Garden Centre and its curtilage. There is no relevant planning history.		Site Access: Access would be via Irton Moor Lane	
		Access to Services: Services including shops, restaurants, public houses, churches, village hall, garage, two nursery schools and primary school in Seamer approx. 1.3km away. Buses run from Seamer with regular service into Scarborough.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits and is clearly detached from Irton.
Details of Constraints: The site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: The site was submitted through the Local Plan process for consideration for employment land.			
Densities: Plot ratio of 0.35 for calculating employment floorspace.		Time Frame: The site is vacant and available for development. Subject to the addressing of constraints, the site would come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments			
Final suggested net yield for site: 1,260 sq m of employment floorspace.			

## East Ayton

Address: Land between Racecourse Road and Seamer Road, East Ayton		Site Ref: 12/B	Site Area: 0.65 ha
Description of site (inc. ownership and any planning status): The site is located to the north of Seamer Road. The land is an open field. This site formed part of a larger site which is now allocated as HA30 in the submitted Local Plan. This assessment concerns the part of the site not allocated, measuring 0.65 ha.		Site Access: Access would be via Seamer Road.	
		Access to Services: Facilities in East Ayton approx. 0.3 km away including shops, restaurants, primary school and public house. Further services available in West Ayton. Regular bus services from East Ayton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Site located in close proximity to flood zone at its southern boundary.	Historic Park	No
Conservation Area	No	Scheduled Monument /	No

		Archaeological	
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Outside development limits.
Details of Constraints: The site is located within GSPZ 1 therefore an appropriate risk assessment would have to be completed to ensure that the development of the site did not increase flood risk or adversely impact on the water resource.			
Suitable type of development:			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group:			
Final suggested net yield for site: 20 dwellings			

## West Ayton

Address: Land South-West of Pearson Garth / Morley Drive, off Farside Road, West Ayton		Site Ref: 13/D (Local Plan Ref: 13/04, 13/05 – Dismissed Site)	Site Area: 7.3 ha
Description of site (inc. ownership and any planning status): Open field in agricultural use lying to the south-west of West Ayton. The site has no relevant planning history.		Site Access: Access would be via a continuation of nearby estates from Farside Road leading on from Garth End Road.	
		Access to Services: Facilities in West Ayton including library, doctors surgery, church and restaurant are located in village centre approx 0.3 km away. Regular bus services run from bus stop in centre of West Ayton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits. There is currently no vehicular access to the site. Any access would be via existing or forthcoming adjacent housing developments.
Details of Constraints: The majority of the site is offset from West Ayton, with site reference 13/C being straddled by this site and existing housing. Access would require a connection to Farside Road through site 13/C, therefore, development of this site would be heavily reliant on development of 13/C. Furthermore, the southern end of site 13/C contains land in flood zone 2. Additional issues relate to the capacity of the WWTW. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: A continuation of similar style semi-detached and detached housing			

currently in existing adjacent residential areas would provide a mix of private and affordable dwellings. The location of the site on the extreme south-west of the village means its rural location is to be enhanced.	
Densities: 30 dph on 70% developable site area	Time Frame: Although this land is vacant and available for development, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Requirement for 13/C to come forward prior, therefore, estimated 11 - 15 years. However, as noted above it is not proposed in the Local Plan as allocated.	
Final suggested net yield for site: 153 dwellings	

Address: Land to East of Garth End Road, West Ayton		Site Ref: 13/E (Local Plan Ref: 13/02 – Not Allocated)	Site Area: 3.73 ha
Description of site (inc. ownership and any planning status): The site is located at the east of West Ayton off Garth End Road. Consisting of an open field, the site has no relevant planning history.		Site Access: Access would be via Garth End Road	
		Access to Services: Facilities in West Ayton including library, doctors surgery, church and restaurant are located in village centre approx 0.3 km away. Regular bus services run from bus stop in centre of West Ayton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	The majority of the site from the east lies within flood zones 2 and 3.	Historic Park	No
Conservation Area	North-western corner of site lies within West Ayton Conservation Area.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits. Development of the site would cause stresses on the capacity of Garth End Road and its junction onto the A170.
Details of Constraints: Due to the majority of the site (approx 60-70%) lying within flood zones 2 and 3 in addition to the proximity of the Conservation Area which also breaches the site, it is highly unlikely much of the site is developable. Additional issues to resolve as to whether a scheme of this scale would impact on the limited capacity of the WWTW. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Any development perhaps at the south-eastern end of the site, alongside Garth End Road is likely to be a small-scale continuation of existing detached dwellings along the road frontage. The proximity of the site in relation to the Conservation Area, in addition to the surrounding rural environment means development should be of a low density.			
Densities: Because a small proportion of the site is developable, a density of 30dph would yield approximately 25 dwellings.		Time Frame: Although the site is vacant and available for development, the significant constraints to development cause great problems to be overcome before development may commence, this would likely be beyond 2032	
Marketing, Viability and Comments from the SHELAA Sub-Group: Due to flood risk, beyond 2032.			
Final suggested net yield for site: 25 dwellings			

Address: Land adjacent to 103 Garth End Road, West Ayton		Site Ref: 13/F (Local Plan Ref: 13/03 – Not Allocated)	Site Area: 0.41 ha
Description of site (inc. ownership and any planning status): The site is located at the south of West Ayton off Garth End Road. Consisting of an open field, the site has no relevant planning history.		Site Access: Access would be via Garth End Road	
		Access to Services: Facilities in West Ayton including library, doctors surgery, church and restaurant are located in village centre approx 0.3 km away. Regular bus services run from bus stop in centre of West Ayton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Yes, entire site lies within flood zone 3.	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits. Development of the site could cause stresses on Garth End Road and perhaps threaten capacity at the junction with the A170.
Details of Constraints: The location of the site within flood zone 3 is a major constraint. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: The sites location at the very southern end of West Ayton makes it imperative any development is with the consideration of the rural environment. A small-scale development adjacent to the agricultural buildings could provide an opportunity for affordable units.			
Densities: 30 dph would yield 12 dwellings		Time Frame: Because of the major constraints of the flood zone, the site should only be considered under mitigating circumstances in the face of little alternative sites. In this instance, it would be likely the site would come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Due to flood risk, beyond 2032.			
Final suggested net yield for site		12 dwellings.	

## Wykeham / Ruston

Address: Land at Manor Farm and Ruston Farm, Ruston		Site Ref: 15/A (Local Plan Ref: 15/01, 15/02 – Dismissed Site)	Site Area: 1.04 ha
Description of site (inc. ownership and any planning status): The site is located in centre of Ruston and comprises Manor Farm and Ruston Farm including agricultural buildings. It has planning history regarding only agricultural		Site Access: Access would be via Westgate, Ruston	
		Access to Services: Ruston itself offers no services, however, facilities in nearby Wykeham available approximately 2 km to the east. Bus services run from A170 into Scarborough to the east and west	

applications.		towards Pickering and Helmsley all offering further services.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Yes, approximately one third of site, at its northern and eastern edges lie in flood zones 2 and 3	Historic Park	No
Conservation Area	Majority of site at North and East are within Conservation Area.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Existing agricultural buildings.
Details of Constraints: Location of much of the site within flood zones provides major constraints in developing site. Furthermore, site located within the Conservation Area. Additionally, the site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: Due to its location within Conservation Area and its rural environment, any small-scale development must reflect and enhance the aesthetic external quality of surrounding existing housing. Existing agricultural buildings represent an opportunity for conversion. The site could provide affordable housing.			
Densities: Bespoke yield based on redevelopment opportunities and constraints; 10 dwellings.	Time Frame: Although there are constraints relating to the floodzone it is considered that the conversion of some of the buildings to the front would be appropriate and some limited development outside of floodzone, though this would limit number to a maximum of 10 units, possibly less. On this basis and the fact it lies wholly within development limits this could happen in next 5 years.		
Marketing, Viability and Comments from the SHELAA Sub-Group: Initial suggestion that flood risk would put it later, however, recent progression suggests otherwise.			
Final suggested net yield for site: 10 dwellings			

Address: Land to East of Wykeham Business Centre, and South and East of Hillyard, Wykeham		Site Ref: 15/B (Previous Ref: 15/04)	Site Area: 1.24 ha
Description of site (inc. ownership and any planning status): The site is located to the east of Wykeham Business Centre which is a well-established area of small employment units. This site has been submitted through the Local Plan process for employment allocation, however, is not included as an allocation and lies outwith the amended development limits.		Site Access: Access would be via existing access to Wykeham Business Centre or A170.	
		Access to Services: Wykeham has a number of facilities including school, church, and public house. Bus services run from A170 into Scarborough to the east and west towards Pickering and Helmsley all offering further services. There are already well-established employment units in the village serving a wider population and much of the western part of the Borough.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	Yes
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Majority of site at	Scheduled	No



	North and East within Conservation Area.	Monument / Archaeological	
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	Existing buildings.
Details of Constraints: The site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised. Much of the site is located within the Conservation Area and the site actually includes a Listed Building at Hill Farm. A number of other Listed Buildings are in close proximity at the northern boundary of the site.			
Suitable type of development: Due to its location within Conservation Area and its rural environment, any small-scale development must reflect and enhance the aesthetic external quality of surrounding existing properties. The existing employment units at Wykeham Business Centre are considered an example of what development may be appropriate. Particular care must be taken over the northern portion of the site with the location of, and close proximity to other, Listed Buildings.			
Densities: Plot ratio of 0.35 for calculating employment floorspace	Time Frame: This site has been submitted through the Local Plan process for employment allocation, however, is not included as an allocation and lies outwith the amended development limits. Nevertheless, Policy EG6 in the Local Plan details where the expansion of existing businesses in the countryside may be appropriate. This policy would be the key consideration in any proposal. For the purposes of this SHELAA, however, the site is not allocated and is outwith the development limits, therefore, its anticipated timescale is post 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments			
Final suggested net yield for site: 4,340 sq m of employment floorspace.			

Address: Land to the South of Farfield Workshop Space, Wykeham		Site Ref: 15/C (Previous Ref: 15/05)	Site Area: 0.87 ha
Description of site (inc. ownership and any planning status): The site is located to the south of Farfield Workshop Space which is a well-established area of small employment units. This site has been submitted through the Local Plan process for employment allocation, however, is not included as an allocation and lies outwith the amended development limits.		Site Access: Access would be via access serving existing 'Farfield' centre.	
		Access to Services: Wykeham has a number of facilities including school, church, and public house. Bus services run from A170 into Scarborough to the east and west towards Pickering and Helmsley all offering further services. There are already well-established employment units in the village (in addition to Farfield) serving a wider population and much of the western part of the Borough.	
Ownership: The site is privately owned.			
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	Zone 1	- Roads	No
Gas Pipeline	No	Other Constraints	None
Details of Constraints: The site lies within the GSPZ1 and any development, if it was to include this area would have to carry out appropriate risk assessments to ensure the water supply is not compromised.			
Suitable type of development: The site is located some distance from Wykeham but the existing employment units at Wykeham Business Centre are considered an example of what development may be			

appropriate.	
Densities: Plot ratio of 0.35 for calculating employment floorspace	Time Frame: This site has been submitted through the Local Plan process for employment allocation, however, is not included as an allocation and lies outwith the amended development limits. Nevertheless, Policy EG6 in the Local Plan details where the expansion of existing businesses in the countryside may be appropriate. This policy would be the key consideration in any proposal. For the purposes of this SHELAA, however, the site is not allocated and is outwith the development limits, therefore, its anticipated timescale is post 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments	
Final suggested net yield for site: 3,045 sq m of employment floorspace.	

## Brompton-by-Sawdon

Address: Land at Woodgate, Brompton-by-Sawdon		Site Ref: 16/B (Local Plan Ref: 16/01 – Not Allocated)	Site Area: 0.38
Description of site (inc. ownership and any planning status): Site is located approx 0.8 km to the north of Brompton-by-Sawdon village centre. The site comprises an open field and has no relevant planning history.		Site Access: Would be off a junction at Cross Lane and Woodgate	
		Access to Services: Facilities located in Brompton-by-Sawdon village centre approx 0.8 km to the south including shops, public house, restaurant, church, primary school and bus stop with hourly services to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits
Details of Constraints: No specific constraints.			
Suitable type of development: Small-scale development of low density and that is considerate of its rural surroundings.			
Densities: 30 dph would yield approx 11 dwellings.		Time Frame: Subject to capacity of road access, this site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Access and potential technical issues suggest beyond 2032.			
Final suggested net yield for site: 11 dwellings.			

## Snainton

Address: Land to West of Croft Lane, Snainton	Site Ref: 17/A (Local Plan Ref: 17/01 – Dismissed Site)	Site Area: 0.66 ha
Description of site (inc. any planning status):	Site Access: Would be via West Lane or a widening of	

The site is situated in village of Snainton directly to the south of High Street, to the north of West Lane and adjacent Croft Lane. Previous various applications for housing on this site were refused in 1990 and 1991.		Croft Lane.	
		Access to Services: Site located in Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	Adjacent at southern boundary of site.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes, entire site within Conservation Area	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Use of Croft Lane to access the site would require the lane to be widened and improvements at the junction with High Street, which already has capacity issues.
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits
Details of Constraints: A listed building is located to the immediate west of the southern edge of the site. Any development would have to take this into account along with the conservation area. An assessment of whether a site of this scale would affect the capacity of the WWTW would have to be undertaken.			
Suitable type of development: Due to the sites location within Snainton Conservation Area, any development must enhance the rural environment and contribute to the enhancement of Snainton's aesthetic qualities, with particular respect shown for the adjacent listed building and dwellings to the East of Croft Lane. A mix of private / affordable dwellings could be provided at a low density.			
Densities: 30 dph would yield approx 20 dwellings, however, plot shape will limit yield.		Time Frame: It is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. Decided yield would be restricted by plot shape and surrounding densities, approximately 10 dwellings were estimated.			
Final suggested net yield for site: 10 dwellings.			

Address: Land at West Lane, Snainton		Site Ref: 17/B (Local Plan Ref: 17/02 – Dismissed Site)	Site Area: 1.37ha
Description of site (inc. any planning status): Site is located to south-west of Snainton village centre. The site has no relevant planning history.		Site Access: Access would be via West Lane	
		Access to Services: Site located approximately 0.2 km to west of Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.	
		Ownership: Site is under private ownership.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes, northern portion of site lies within Conservation Area	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints	Yes

		- Water/Waste	
Groundwater Source Protection Zone	No	- Roads	Extensive development would cause capacity issues on West Lane to the north and/or Foulbridge Lane to the south.
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits. A drain channel borders the site to the south and west.
Details of Constraints: The sites location within the Conservation Area and its locality to adjacent listed buildings provides constraints. Similarly development on a large scale may have significant implications for the capacity of village infrastructure, both in terms of roads and waste treatment.			
Suitable type of development: Due to the northern portion of the site lying within Snainton Conservation Area, any development must enhance the rural environment and contribute to the enhancement of Snainton's aesthetic qualities, with particular respect shown for adjacent listed buildings and dwellings east along West Lane. A mix of private / affordable dwellings could be provided at a low density. Development of the majority of the site to the south would become offset from the village.			
Densities: 30 dph.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. Suggest reduced density to approx 15 dwellings allowing a linear development. Access issues deemed more significant here. County Highways raised no concern over access from West Lane, however, stress that development could see residents use Croft Lane which would not be suitable.			
Final suggested net yield for site: 15 dwellings.			

Address: Land to the rear of 21/22 and Prospect Farm, Snainton		Site Ref: 17/C (Local Plan Ref: 17/04, 17/10, 17/14 – Dismissed Site)	Site Area: 7.19 ha
Description of site (inc. any planning status): Site is located within Snainton south of High Street, to the east of 'The Orchard' and bounded to the south by Green Lane. It is primarily open grassland and has no relevant planning history.		Site Access: Access would be via High Street to the north or Green Lane to the south.	
		Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No, in close proximity at northern boundary.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes, northern part of the site lies within Snainton Conservation Area	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Green Lane to the south would require significant widening to meet extra requirements. Alternative access via High Street would require junction, however, existing dwellings located here. Access from the west via The Orchard would cause capacity issues if fully developed.
Gas Pipeline	No	Other	Majority of site lies outside Development

		Constraints	Limits. Public footpath located on western border of site.
Details of Constraints: The location of the northern edge of the site within the Conservation Area, also flanked by three Grade II Listed Buildings provides constraints. Extensive development would cause significant infrastructure capacity issues in terms of roads and WWTW and would vastly expand the size of Snainton.			
Suitable type of development: The sites location within the Conservation Area and adjacent to listed buildings would require enhancement of the rural environment as with existing Snainton. A mix of private / affordable dwellings could be provided at low density thus easing capacity constraints. A development similar in nature to 'The Orchards' at the south of the site would be in keeping with local character.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. County Highways were consulted on site and commented access from The Orchard could serve an additional 68 dwellings providing an emergency access point was implemented, without emergency access point, a Minor Access Road such as The Orchard could provide a further 18 units. In order to determine the impact on wider network, a transport assessment would also be required.			
Final suggested net yield for site: 68 dwellings.			

Address: Land at Carr House, Green Lane, off Station Road, Snainton		Site Ref: 17/D (Local Plan Ref: 17/15a – Dismissed Site)		Site Area: 0.7 ha	
Description of site (inc. any planning status): The site is located approximately 0.3 km to the south of the village centre, and to the east of Carr House. The site comprises open grassland and has no relevant planning history.		Site Access: Access to the site would be off Green Lane.			
		Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.			
		Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations	No	Listed Buildings	No		
Flooding (Band 3)	No	Historic Park	No		
Conservation Area	No	Scheduled Monument / Archaeological	No		
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes		
Groundwater Source Protection Zone	No	- Roads	No		
Gas Pipeline	No	Other Constraints	A public footpath lies adjacent to the eastern border of the site. TPO adjacent site.		
Details of Constraints: With development, Green Lane would face issues of carrying capacity. Must take into account protection of TPO adjacent site.					
Suitable type of development: Small-scale infill development that enhances and promotes the rural location of the site within Snainton. A low density development of private / affordable dwellings could be provided.					
Densities: 30 dph		Time Frame: The site is vacant and ready for development. The site is within the amended development limits. Subject to addressing capacity issues, the site could come forward within 6-10 years.			
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. Access improvements required although not deemed to affect viability. Suggested that density reduced to lower level, hence only 12 dwellings.					
Final suggested net yield for site: 12 dwellings.					

Address: Land to rear of High Street / Lairs Crescent, Snainton		Site Ref: 17/E (Local Plan Ref: 17/08 – Not Allocated)	Site Area: 1.72
Description of site (inc. any planning status): Site is located to north of High Street near village centre. The site contains a dwelling ('Pear Tree House') and a number of green areas. It has no relevant planning history.		Site Access: Would be via connection from High Street	
		Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes, extreme south-western corner of site.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits
Details of Constraints: The site contains a number of outbuildings that lie to the rear of dwellings on High Street and thus, inside the Conservation Area. An assessment of whether a site of this scale would affect the capacity of the WWTW would have to be undertaken.			
Suitable type of development: Due to the sites location within and close to the Conservation Area, development should be of low density and be considerate towards its rural environment and the external quality of surrounding buildings. A development similar to that of the adjacent Lairs Crescent could provide a mix of private / affordable housing.			
Densities: 30 dph would yield approximately 50 dwellings		Time Frame: The site is predominantly vacant and ready for development. Subject to addressing issues of accessibility and locality to Conservation Area, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. Site landlocked and deemed unlikely to come forward prior to 2032. Additionally, the submission has been suggested for amendment for a smaller scheme of a single dwelling to replicate existing property.			
Final suggested net yield for site: 50 dwellings.			

Address: Land off Cliff Lane to rear of Fire Station, Snainton		Site Ref: 17/F (Local Plan Ref: 17/11 – Dismissed Site)	Site Area: 0.4 ha
Description of site (inc. any planning status): Site is located off Cliff Lane to the rear of the Fire Station, High Street. The site is open grassland and has no relevant planning history.		Site Access: Access would be off Cliff Lane	
		Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological	No	Listed Buildings	No

Designations			
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits
Details of Constraints: The location of the site off Cliff Lane means access becomes the major constraint. Addressing this issue is further complex due to the situation of the Fire Station. Unlikely that a small development such as this would impact on WWTW capacity.			
Suitable type of development: The site could be a suitable location for small-scale development of a low density that contributes to the enhancement of Snainton and its rural environment. A mix of private / affordable dwellings could be provided at a low density.			
Densities: 30 dph would yield approximately 12 dwellings.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. Agreed acceptable to suggest site will come forward within 5 years. Notwithstanding this, the site is not proposed as an allocation within the Local Plan and remains outwith the development limits.			
Final suggested net yield for site: 12 dwellings.			

Address: Land to south of Green Lane, adjacent South View Farm, Snainton		Site Ref: 17/G (Local Plan Ref: 17/13 – Not Allocated)	Site Area: 1.69
Description of site (inc. any planning status): Site is located approx 0.5 km to the south of village centre. The site has no relevant planning history.		Site Access: Access to the site would be off Green Lane	
		Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.	
		Ownership: Site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Green Lane would require significant widening for extensive development.
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits. Drainage Channel borders the west of the site.
Details of Constraints: Development of the site would mean a substantial expansion of Snainton to the south and greatly expand the population of the village thus causing infrastructure capacity issues on roads and WWTW. Green Lane, itself, is little more than a single track and would require significant expansion to its carrying capacity.			
Suitable type of development: Development must enhance the image of Snainton and its rural location. A mix of private / affordable dwellings of a low density would be required.			

Densities: 30 dph would yield approximately 50 dwellings	Time Frame: The site is vacant and ready for development. Subject to accessibility issues being addressed the site could come forward beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. County Highways confirmed significant widening of Green Lane toward Station Road would be required. Barkers Lane to the east also not wide enough at present. Due to these constraints the site would be likely beyond 2032.	
Final suggested net yield for site: 50 dwellings.	

Address: Land adjacent to 'Greenacres', High Street, Snainton	Site Ref: 17/H (Local Plan Ref: 17/09 – Dismissed Site)	Site Area: 0.63	
Description of site (inc. any planning status): Site is located approximately 0.5 km to the west of the village centre. It has no relevant planning history.	Site Access: Access would be via B1258		
	Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley.		
	Ownership: The site is under private ownership.		
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits
Details of Constraints: The site is within the Conservation Area. Vehicular access would be via the B1258, in very close proximity to the junction with the A170. Unlikely that a small development such as this would impact on WWTW capacity.			
Suitable type of development: Due to the sites location within the Conservation Area, development should enhance the value of this area and the rural environment in which it is set. Small-scale development of a low density could provide affordable housing.			
Densities: 30 dph would yield approximately 19 dwellings	Time Frame: The site is vacant and is available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: Snainton determined to have Waste Water Treatment Works capacity and Highways issues that could reduce deliverability. Location of the site at junction requires assessment into highways safety. Also reduced density owing to access arrangements. County Highways raised no concern over access onto site although this is being re-visited. Transport assessment would be required to determine effect on wider network.			
Final suggested net yield for site: 19 dwellings.			

Address: Land West of Cliff Lane, Snainton	Site Ref: 17/I (Local Plan Ref: 17/16b – Not Allocated)	Site Area: 13.22 ha
Description of site (inc. any planning status): Site comprises open fields located to the north-west of the centre of Snainton. The site runs from High Street at its southern point, alongside Cliff Lane adjacent to the east. The site has no relevant	Site Access: Access would be off High Street	
	Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect	



planning history.		Snainton to Scarborough, Pickering and Helmsley. Ownership: Site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Safe access to serve this scale of development.
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits.
Details of Constraints: Access to the site would be an issue due to the scale of development and ensuring safe access onto High Street (A170). Development of the site would mean a substantial expansion of Snainton to the north and west and greatly expand the population of the village thus causing infrastructure capacity issues on the wider road network capacity and WWTW.			
Suitable type of development: A mix of private / affordable dwellings of a low density would be required.			
Densities: 30 dph on 70% developable site area: 275 dwellings		Time Frame: The site is vacant and available for development. Subject to the addressing of constraints, it would be likely the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments			
Final suggested net yield for site: 275 dwellings.			

Address: Land East of Cliff Lane, Snainton		Site Ref: 17/J (Local Plan Ref: 17/16a – Not Allocated)	Site Area: 4.43 ha
Description of site (inc. any planning status): Site comprises open field located to the north of Cliff Lane detached from the current built form of Snainton. The site has planning history related only to an application for a single dwelling at the east of the site fronting onto Nettledale Lane.		Site Access: Access would be off Cliff Lane Access to Services: Site located nearby Snainton village centre which hosts shops, garages, public houses, churches, a restaurant, a fire station and recreational facilities. Hourly bus services connect Snainton to Scarborough, Pickering and Helmsley. Ownership: Site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	Yes
Groundwater Source Protection Zone	No	- Roads	Access from Cliff Lane or Nettledale Lane
Gas Pipeline	No	Other Constraints	Site lies outside Development Limits.
Details of Constraints: Development of the site would mean a substantial expansion of Snainton to the north and west and greatly expand the population of the village thus causing infrastructure capacity issues on the wider road network capacity and WWTW. Access to the site would be an issue due to capacity of both Cliff Lane to the west, and Nettledale Lane to the east.			
Suitable type of development: Development must enhance the image of Snainton and its rural location. A mix of private / affordable dwellings of a low density would be required.			
Densities: 30 dph on 70% developable site area:		Time Frame: The site is vacant and available for	

92 dwellings	development. Subject to the addressing of constraints, it would be likely the site could come forward beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments	
Final suggested net yield for site: 92 dwellings.	

## Burniston

Address: Land to South of 4 Scalby Road, Burniston		Site Ref: 20/D (Local Plan Ref: 20/03, 20/09 – Dismissed Site)	Site Area: 1.41 ha
Description of site (inc. any planning status): The site comprises open grassland at southern end with agricultural land adjacent at its northern end. The site has no relevant planning history.		Site Access: Access would be off Scalby Road.	
		Access to Services: Located at southern end of Burniston, in close proximity to village centre facilities including shops, garages, public houses and recreational facilities. Regular bus services also run to Scarborough from Burniston.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Adjacent site to the north and east	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: The site is located adjacent to the Conservation Area to the north and east. An assessment of the drainage situation would be required prior to development.			
Suitable type of development: Due to the sites position on a major entrance into the village, attention should be paid to ensuring any development maintains and enhances the rural environment with no detracting from the adjacent Conservation Area. Development at a low density may achieve this with the provision of a mix of private / affordable dwellings.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is primarily vacant and ready for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Highlighted fact that site used to be used as showground, therefore, suggests no major access issues. Agreed within 5 years. However, as noted above it is not proposed in the Local Plan as allocated.			
Final suggested net yield for site: 30 dwellings			

Address: Land at Rocks Lane, Burniston		Site Ref: 20/F (Local Plan Ref: 20/06 – Not Allocated)	Site Area: 0.98 ha
Description of site (inc. any planning status): The site comprises open field and is located to the south-east of Burniston.		Site Access: Access would be via Rocks Lane or Rocks Lane Close.	
		Access to Services: Located at southern end of Burniston, approximately 0.4 km to south-east of village centre facilities including shops, garages, public houses and recreational facilities. Regular bus services also run to Scarborough from Burniston.	

		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	The west of the site lies within flood zone 2.	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: The site is bordered to the east by popular recreational resource of disused railway. Approximately a third of the site (at the west) lies within flood zone.			
Suitable type of development: Development in keeping with the rural character of Burniston and that complements the area is required. With the location of the site within flood zone, developing the rear of the site, adjacent to Rocks Lane could provide private / affordable units.			
Densities: Development of land excluded from flood zone at 30 dph would yield approximately 20 dwellings.		Time Frame: The presence of flood zones poses particular constraints, therefore, only part of the site is developable. Subject to addressing such constraints and issues of drainage, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Due to significant access and flooding issues the site would be most likely beyond 2032.			
Final suggested net yield for site: 20 dwellings			

Address: Land South of Burniston adjacent to 54 Scalby Road and land to the East of Scalby Road running through Scalby Beck		Site Ref: 20/H (Local Plan Ref: 20/18a&b – Dismissed Site)	Site Area: 10.36 ha
Description of site (inc. any planning status): The site comprises two large parcels of land either side of Scalby Road, Burniston. The site to the west of Scalby Road is approximately 5.9 ha in size, with the site to the east approximately 5.5 ha. Both sites comprise open fields and have no relevant planning history.		Site Access: Access would be via Scalby Road	
		Access to Services: Located at southern end of Burniston, approximately 0.5-0.7 km to south of village centre facilities including shops, garages, public houses and recreational facilities. Regular bus services also run to Scarborough from Burniston.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	SINC lies near to the very east of the site.	Listed Buildings	No
Flooding (Band 3)	East of site lies in close proximity to flood zone 2.	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Development of entire site may cause road capacity issues.
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: The vast scale of the site would greatly expand Burniston to the south towards			

Scalby and may cause significant capacity issues on the road infrastructure of Burniston. To the east of the site lies the nearby dismantled railway designated as a SINC, whilst the site lies in close proximity to flood zone 2.	
Suitable type of development: The site is located at the entrance to Burniston from the south. Therefore, development must reflect and enhance the intrinsic rural character associated with Burniston. Development of the west site could be a continuation of existing dwellings along Scalby Road whilst a similar development to those nearby could complement the existing nature of the village.	
Densities: 30 dph on 70% developable site area	Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Site reduced due to significant flooding issues to the east. No technical constraints and no reason to suggest the site cannot be brought into 5 years. However, as noted above it is not proposed in the Local Plan as allocated.	
Final suggested net yield for site: 218 dwellings	

## Cloughton

Address: Land to rear of Little Moor Close, Cloughton		Site Ref: 24/A (Local Plan Ref: 24/02 – Not Allocated)	Site Area: 2.93 ha
Description of site (inc. any planning status): The site is located at the very north-west of Cloughton, adjacent the A171 to Whitby. The site is on steep land at the rear of Little Moor Close. It has no relevant planning history.		Site Access: Access would be via Little Moor Close or White Way.	
		Access to Services: Site located at north of Cloughton and associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits. Topography of Site.
Details of Constraints: The site is located on a steep slope overlooking Little Moor Close, due to this topography, access also becomes a major constraint with no available alternatives.			
Suitable type of development: Due to the topography of the site, there is little opportunity for development. If development were to take place, it would be at the rear of the site on slightly flatter land although this would be offset from Cloughton. Any development should be in keeping with the rural character of the village as the location of the site lies on the major road out of the village.			
Densities: 30 dph on 70% developable site area		Time Frame: Although the site is vacant and available for development, it should be deemed undevelopable due to its significant constraints and should only be considered under mitigating circumstances in the light of few alternative options. The site would be likely to come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Agreement significant access and topographical constraints will push site beyond 2032.			
Final suggested net yield for site: 60 dwellings			

Address: Land south of Station Lane, Cloughton		Site Ref: 24/B (Local Plan Ref: 24/17 – Dismissed Site)	Site Area: 0.55 ha
Description of site (inc. ownership and any planning status): Located adjacent Linton Close, currently comprises an open field. The site has no recent relevant planning history.		Site Access: Access would be via Linton Close	
		Access to Services: Site located at south of Cloughton and associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints:			
Suitable type of development: A continuation of Linton Close could assist in ensuring the development is in keeping with the rural character of Cloughton. A mix of private / affordable units at a low-medium density could be provided.			
Densities: 10 dwellings considered maximum for site.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Keep site within 5 year period. However, as noted above it is not proposed in the Local Plan as allocated.			
Final suggested net yield for site		10 dwellings	

Address: Land at Quarry Bank, Cloughton		Site Ref: 24/C (Local Plan Ref: 24/09a – Dismissed Site)	Site Area: 1.33 ha
Description of site (inc. any planning status): The site is located at the south of Cloughton, between Quarry Bank and Lindhead School. The site comprises open field and has no relevant planning history.		Site Access: Access would be via Quarry Bank	
		Access to Services: Site lies just to the north of Burniston with access available to facilities here and to the north in Cloughton. Regular bus services also connect the site with Scarborough. The site lies adjacent to a primary school.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	Site in close proximity to SINC to the north.	Listed Buildings	No
Flooding (Band 3)	North of site lies within flood zones 2 and 3.	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Development of site may cause access and safety issues onto Mill Lane and nearby Lindhead

			School.
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: The northern end of the site lies within flood zone, has extensive tree coverage and is in close proximity to SINC.			
Suitable type of development: Extensive development of this area could have detrimental impacts on the character of Cloughton, cause significant strains on road capacity and form a merging of Cloughton and Burniston. Any development should be in keeping with rural character as the site lies by major focal point on A171. Housing of a low density and aimed at providing affordable schemes should be sought, with focus on design that enhances the locality to tree coverage and the Beck.			
Densities: 30 dph		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Development would require widening of Quarry Bank so push to latter period. However, as noted above it is not proposed in the Local Plan as allocated.			
Final suggested net yield for site: 40 dwellings			

Address: Land to East of Lindhead Primary School, Cloughton		Site Ref: 24/D (Local Plan Ref: 24/03, 24/09b – Dismissed Site)	Site Area: 1.69 ha
Description of site (inc. any planning status): The site is located between the A171 Mill Lane and Lindhead Primary School at the very south of Cloughton. It has no recent relevant planning history.		Site Access: Access would be via Limestone Road or Mill Lane	
		Access to Services: Site lies just to the north of Burniston with access available to facilities here and to the north in Cloughton. Regular bus services also connect the site with Scarborough. The site lies adjacent to a primary school.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Opposite southern end of site at No. 83 High Street
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits. Possible safety concerns with junction required nearby primary school.
Details of Constraints: Location of site in close proximity to school could cause safety issues with the requirement for a junction with access onto Limestone Road.			
Suitable type of development: The site is located in a prominent position between Burniston and Cloughton adjacent to the A171. With this in mind, development should be of a low density and be similar in design to existing nearby housing. A mix of private / affordable dwellings could be provided. The site narrows dramatically at its middle, which could limit developable area.			
Densities: Owing to shape of site a bespoke yield of less than 30dph is suggested. Max 30 dwellings.		Time Frame: The site is vacant and available for development. However, it is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Belief that site could come forward within 6-10 years but site shape means lower density. However, as noted above it is not proposed in the			

Local Plan as allocated.
Final suggested net yield for site: 30 dwellings.

Address: Land at Cloughton Hall, Mill Lane, Cloughton		Site Ref: 24/E (Local Plan Ref: 24/01 – Not Allocated)	Site Area: 1.66 ha
Description of site (inc. ownership and any planning status): The land includes the Grade II Listed Cloughton Hall and associated Dovecote with the remainder of the site used as gardens.		Site Access: Access would be via Mill Lane and / or Church Beck Cottages	
		Access to Services: Site located at south of Cloughton and associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	Yes, Cloughton Hall and Dovecote
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	Yes
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Majority of site located outside Development Limits.
Details of Constraints: The front of the site forms an attractive focal point for the whole of the village with the Listed Cloughton Hall and Dovecote and extensive tree coverage. The rear of the site is also part of the Conservation Area, although remains largely unused.			
Suitable type of development: The value of Cloughton Hall and the rest of the front of the site to the rest of Cloughton is unequivocal and therefore, development should only occur if it can enhance the quality of this site. Small-scale development that can promote Cloughton Hall with the maintaining of trees and some green spaces may be sought.			
Densities: Although 30 dph in the paddock to the rear of the listed building would yield approximately 30 dwellings, the issue of the listed building deems the site inappropriate.		Time Frame: The site to the rear is vacant and available for development; however, the development could not be carried out without impacting on the listed buildings on site. As such the site would only be likely to come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Development likely beyond 2032.			
Final suggested net yield for site: 30 dwellings.			

Address: Land to West of High Street (Town Farm Complex), Cloughton		Site Ref: 24/F	Site Area: 1.45 ha
Description of site (inc. ownership and any planning status): This site is located to the south of Town Farm, High Street, Cloughton. The Town Farm complex itself is covered under 'Known Sources of Housing' due to the progression of a planning application. This site now forms the remainder of the site, measuring 1.45 ha.		Site Access: Access would be via High Street	
		Access to Services: Site located within centre of Cloughton and in close proximity to associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	46 High Street is Grade II Listed.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	Yes	Scheduled	No

		Monument / Archaeological	
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	The south of the site is located within Drainage Sensitive Area.
Details of Constraints: The site lies within Conservation Area and incorporates a Grade II Listed Building (46 High Street)			
Suitable type of development: Due to the sites location within Conservation Area, there may be significant potential to enhance the appearance of Cloughton through the conversion of existing agricultural buildings. This would help preserve the rural character of the village and would limit any detrimental impacts to capacity within the village.			
Densities: 30 dph		Time Frame: The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site forms part of Cloughton village plan as drawn up by Duchy of Lancaster and members of community. Sub-Group members agreed within 5 years due to significant progress with this plan. As noted above, the site is not proposed in the Local Plan as allocated.			
Final suggested net yield for site: 44 dwellings			

Address: Land at rear of 44/45 High Street, Cloughton		Site Ref: 24/G (Local Plan Ref: 24/07 – Dismissed )		Site Area: 0.33 ha	
Description of site (inc. ownership and any planning status): The site is located adjacent to Hay Lane Terrace to the rear of High Street at centre of Cloughton. It comprises an open field and the site has no relevant planning history.		Site Access: Access would be via Hay Lane Terrace			
		Access to Services: Site located within centre of Cloughton and in close proximity to associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.			
		Ownership: The site is privately owned.			
Site Constraints					
Nature / Geological Designations		No	Listed Buildings	No	
Flooding (Band 3)		No	Historic Park	No	
Conservation Area		Yes	Scheduled Monument / Archaeological	No	
Coastal Erosion Zone (SMP2)		No	Infrastructure Constraints - Water/Waste	No	
Groundwater Source Protection Zone		No	- Roads	No	
Gas Pipeline		No	Other Constraints	Site located outside Development Limits.	
Details of Constraints: The entire site lies within Conservation Area.					
Suitable type of development: Due to the sites location within Conservation Area, any development must respect the rural character associated with Cloughton. Development of a low density would assist with this, and any issues regarding access or overcapacity. A mix of private / affordable dwellings could be provided.					
Densities: Density based on Duchy of Lancaster estimates.			Time Frame: The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.		
Marketing, Viability and Comments from the SHELAA Sub-Group: Site forms part of Cloughton village plan as drawn up by Duchy of Lancaster and members of community. Sub-Group members agree within 5 years due to significant progress with this plan, however the recent refusal supersedes this and the site is moved into the mid-period of 6-10 years. As noted above, the site is not proposed in the Local Plan as allocated.					
Final suggested net yield for site: As part of Duchy of Lancaster scheme, site considered to contribute					



approximately 10 dwellings. Formal outline submission has highlighted 17 units although this was refused consent, however, from a SHELAA point of view the site could deliver the suggested numbers.

Address: Land at rear of Red Lion, High Street, Cloughton		Site Ref: 24/H (Local Plan Ref: 24/13 – Dismissed Site)	Site Area: 0.64 ha
Description of site (inc. ownership and any planning status): The site is located between the Red Lion and adjacent dwellings to the east and Little Moor Close to the west. The site comprises open field with single outbuilding at its south-east corner. It has no relevant planning history.		Site Access: Access would be via Little Moor Close or High Street	
		Access to Services: Site located within centre of Cloughton and in close proximity to associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Western end of site within flood zones 2 and 3.	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Drainage Sensitive Area. Site located outside Development Limits.
Details of Constraints: Location of site within Conservation Area and in close proximity to Listed Buildings. Site at western end within flood zones 2 and 3 alongside Beck.			
Suitable type of development: The location of the site within Conservation Area should assist with ensuring the rural character of Cloughton is retained. A continuation of existing Little Moor Close housing could provide affordable units at a low-medium density.			
Densities: Density based on Duchy of Lancaster estimates.		Time Frame: The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site forms part of Cloughton village plan as drawn up by Duchy of Lancaster and members of community. Sub-Group members agree within 5 years due to significant progress with this plan, however the recent refusal supersedes this and the site is moved into the mid-period of 6-10 years. As noted above, the site is not proposed in the Local Plan as allocated.			
Final suggested net yield for site: As part of Duchy of Lancaster scheme, site considered to contribute approximately 30 dwellings. Formal outline submission has highlighted 27 units although this was refused consent, however, from a SHELAA point of view the site could deliver the suggested numbers.			

Address: Land to Rear of Village Hall and Croft Farm, High Street, Cloughton		Site Ref: 24/I (Local Plan Ref: 24/11, 24/12 – Dismissed Site)	Site Area: 1.21 ha
Description of site (inc. ownership and any planning status): The site comprises agricultural buildings and open field accessed via a track emanating from adjacent to 5 High Street or alongside Reading Room. At the rear of the site lies the adjoining Cloughton Beck. The site has		Site Access: Access would be via High Street	
		Access to Services: Site located within centre of Cloughton and in close proximity to associated facilities including shops, public houses and a church. Further facilities in nearby Burniston. Regular bus services provide access to Scarborough.	

no relevant planning history.		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	Yes, Much of site within Zones 2 and 3 at Western end of site	Historic Park	No
Conservation Area	Yes	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Development may require an improvement of access onto High Street.
Gas Pipeline	No	Other Constraints	Outside development limits. Drainage Sensitive Area
Details of Constraints: Sites location within Conservation Area. Much of the site alongside Cloughton Beck is within flood zones 2 and 3.			
Suitable type of development: Development would be small-scale infill development that enhances the Conservation Area and is in keeping with nearby existing housing design. The conversion of existing agricultural buildings could be a possibility. Development could provide a mix of private / affordable housing.			
Densities: Density based on Duchy of Lancaster estimates.		Time Frame: The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site forms part of Cloughton village plan as drawn up by Duchy of Lancaster and members of community. Sub-Group members agree within 5 years due to significant progress with this plan, however the recent refusal supersedes this and the site is moved into the mid-period of 6-10 years. As noted above, the site is not proposed in the Local Plan as allocated.			
Final suggested net yield for site: As part of Duchy of Lancaster scheme, site considered to contribute approximately 20 dwellings. Formal outline submission has highlighted 25 units although this was refused consent, however, from a SHELAA point of view the site could deliver the suggested numbers.			

## Whitby

Address: Land to East of Ruswarp Lane, Whitby		Site Ref: 35/C (Local Plan Ref: 35/03 – Not Allocated)	Site Area: 1.18 ha
Description of site (inc. ownership and any planning status): Site located within Ruswarp, at rear of 62-94 Ruswarp Lane. The site is heavily wooded and has no relevant planning history.	Site Access: Access would be via Ruswarp Lane		
	Access to Services: Site located within Ruswarp, to the south of Whitby and associated facilities including shops, restaurants, public houses, churches and recreational facilities approximately 1.5 km to the east. Localised facilities also available in Ruswarp. Bus services run regularly into Whitby, whilst Whitby train station has regular services to the north.		
	Ownership: The site is privately owned.		
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection	No	- Roads	No

Zone			
Gas Pipeline	No	Other Constraints	Site located outside Development Limits. Topography. Access required from Ruswarp Lane
Details of Constraints: Access to the site from Ruswarp Lane is blocked due to dwelling that forms part of the site and would require demolition and significant junction works to access. Topography of site would also represent a significant challenge.			
Suitable type of development: Any development should utilise opportunity presented by extensive tree coverage on site. Extensive development could threaten the rural nature of Ruswarp and threaten the character of the village. A mix of private /affordable housing at a low density would be required.			
Densities: 30 dph would yield approximately 35 dwellings		Time Frame: The site has significant access constraints and subject to the addressing of constraints could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Access constraints would substantially affect marketability of site, most likely beyond 2032.			
Final suggested net yield for site: 35 dwellings			

Address: Land at Mayfield Road, Whitby		Site Ref: 35/D (Local Plan Ref: 35/08 – Not Allocated)	Site Area: 2.6 ha
Description of site (inc. ownership and any planning status): Site comprises open fields and is located to south-west of Whitby town centre, and to the north of Ruswarp, via Ruswarp Lane. The site has been the subject of various applications for development of housing or residential care home.		Site Access: Access would be via Mayfield Road and/or Resolution Way and/or Pembroke Way	
		Access to Services: Site located approximately 2 km to the south-west of Whitby town centre and facilities including shops, restaurants, public houses, and churches. Localised facilities at Ruswarp village centre to the south, whilst schools are located in close proximity. Bus services run regularly into Whitby, whilst Whitby train station has regular services to the north.	
Ownership: The site is privately owned.			
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Topography and Covenants on land.
Details of Constraints: The main constraint to resolve is the covenants on the land, however, the site lies within current development limits and subject to the resolution of covenants would meet with current policy in terms of the principle of development.			
Suitable type of development: Development should enhance the rural/urban setting of the site as it abuts open countryside. A continuation of the adjacent housing at Pembroke Way would achieve the ensuring any new development will be in keeping with the current character of the area and would limit the loss of the village identity associated with Ruswarp to the south that may otherwise be eroded with the overdevelopment of Whitby. A mix of private / affordable housing could be provided at a low-medium density.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is vacant and available for development, however, there has still been no progress with the covenant issue. Subject to resolving this issue and the fact that this lies within development limits, the site could come forward, however, the lack of progress suggests that this would most likely be in the latter period of 11 - 15 years.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Discussions with agent suggested developer will pursue option on site, however, as no progress has been made it is suggested for the latter period of 11 - 15 years.			

Final suggested net yield for site: 75 dwellings
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Address: Land to West of Carr Hall Gardens, The Carrs, Ruswarp		Site Ref: 35/E (Local Plan Ref: 35/09 – Not Allocated)	Site Area: 0.81 ha
Description of site (inc. ownership and any planning status): Site is located at far west of Ruswarp toward the boundary with Sleights. The site comprises an open field and has no relevant planning history.		Site Access: Access would be via Carr Hall Gardens.	
		Access to Services: Site located approx 2 km to north-east of Sleights village centre, with localised facilities available here and 1.5 km to the west of Ruswarp centre. Access into Whitby is available via A169 to west or B1416 Ruswarp Lane to the East with town centre services including shops, restaurants, public houses, schools, recreational facilities and churches. Bus services run regularly from both Sleights and Ruswarp into Whitby, whilst Whitby train station has regular services to the north.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits
Details of Constraints: Sites location adjacent Carr Hall and Grade II Listed Building. Site located in close proximity to flood zones to the south and may require assessment of flood risk.			
Suitable type of development: Due to the sites location offset from Ruswarp, bordering Sleights, any development should be small-scale so to maintain and protect the identity of both villages. With Carr Hall adjacent, development should enhance the rural character of the area, perhaps of similar design to existing adjacent housing at Carr Hill Lane / Ridge Lane. A mix of private / affordable housing could be provided.			
Densities: 30 dph would yield approximately 24 dwellings.		Time Frame: The site is vacant and available for development. Subject to constraints, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Location not marketable and access to the site would be via location within flood zone. Likely beyond 2032.			
Final suggested net yield for site: 24 dwellings			

Address: Land at Stonegate Lodge Farm, Whitby		Site Ref: 35/F (Local Plan Ref: 35/10 – Not Allocated)	Site Area: 2.9 ha
Description of site (inc. ownership and any planning status): Site located at Stonegate Lodge Farm off The Carrs. The site comprises open fields, bordered by extensive tree coverage. It has no relevant planning history.		Site Access: Access would be via The Carrs	
		Access to Services: Site located at south-west of Ruswarp village centre with localised facilities. Whitby and associated services including shops, restaurants, public houses, schools, recreational facilities and churches located to the north via Ruswarp Lane. Bus services run regularly into Whitby, whilst Whitby train station has regular services to the north.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	SINC lies adjacent to the west / south-west	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation	No	Scheduled Monument /	No

Area		Archaeological	
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No known constraints at present
Groundwater Source Protection Zone	No	- Roads	Stonegate Lodge Farm currently accessed by track from The Carrs, this would require significant expansion, or alternative access from The Carrs as the site is isolated.
Gas Pipeline	No	Other Constraints	Topography. Site located outside Development Limits.
Details of Constraints: The track used to access Stonegate Lodge Farm, is also used by Turneredale Hall, and would require significant expansion, whilst few alternative access opportunities are available.			
Suitable type of development: Development should enhance the rural location of Ruswarp and its design should utilise the potential of extensive tree coverage surrounding the site with low density housing whilst protecting adjacent SINC. Developing a smaller portion of the site would ease issues associated with access, capacity and the overdevelopment of Ruswarp. This could provide a mix of private / affordable dwellings.			
Densities: Development of the full site at 30 dph on a 70% developable site area would yield approximately 61 dwellings.		Time Frame: The site is vacant and available for development. Subject to addressing problematic accessibility issues and assurances over the protection of SINC being addressed, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Lack of access and location deemed not marketable suggests site likely beyond 2032.			
Final suggested net yield for site: 61 dwellings			

Address: Land at Folly Gardens, Green Lane, Whitby		Site Ref: 35/J (Local Plan Ref: 35/30 – Dismissed Site)	Site Area: 0.77 ha
Description of site (inc. ownership and any planning status): The site is located to east of River Esk, off Green Lane. To the south, the site is bounded by Spital Beck. The site comprises open field with 'Folly Gardens' at its northern end. The site has planning history relevant to the development of bungalows surrounding 'Folly Gardens'.		Site Access: Access would be via Green Lane.	
		Access to Services: Site located to the east of River Esk and approximately 1km to the south of Whitby town centre and associated facilities including shops, restaurants, public houses, churches and recreational facilities. Localised facilities available at Church Street. Regular bus services run regularly into town centre, whilst Whitby train station has regular services to the north.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	South of site located within flood zones 2 and 3	Historic Park	No
Conservation Area	Opposite at North Western boundary	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Topography of site towards south and Spital Beck. Site located outside Development Limits.

Details of Constraints: No known major technical constraints..	
Suitable type of development: Development should be in keeping with the unique character associated with the Church Street / Green Lane area of Whitby, particularly necessary so as to not detract from the character of the nearby Conservation Area. Development similar design and density to that at St Marys Crescent or Captain Cook Crescent could provide an effective balance between contrast of these areas and Conservation Area.	
Densities: 30 dph	Time Frame: The site is not allocated within the Local Plan and as such, the time frame is beyond 2032.
Marketing, Viability and Comments from the SHELAA Sub-Group: Development at the northern end of the site deemed deliverable providing topographical constraints towards the south are overcome. Likely within 6-10 years. However, as noted above it is not proposed in the Local Plan as allocated.	
Final suggested net yield for site: 23 dwellings	

Address: Land North of Crowdy Hall Farm, Whitby		Site Ref: 35/K (Local Plan Ref: 35/15 – Not Allocated)	Site Area: 3.2 ha
Description of site (inc. ownership and any planning status): Site located within meander of River Esk (a SINC) which flows at its western and north-western boundaries and is also intersected by Larpool Lane and dismantled railway. To the north lies housing at Resolution Close. The site comprises open fields with tree coverage bordering where site abuts River and Larpool Wood. The site has no relevant planning history.		Site Access: Access would be via Larpool Lane	
		Access to Services: Site located at very south of Whitby, approximately 2 km from town centre and associated facilities including shops, restaurants, public houses, churches and recreational facilities. Site also approximately 1 km to the west of Ruswarp with localised facilities available.	
		Ownership: The site is in private ownership.	
Site Constraints			
Nature / Geological Designations	Various SINC's in close proximity to site	Listed Buildings	No
Flooding (Band 3)	Very far north and west of site lies nearby flood zone 3	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No known constraints at present
Groundwater Source Protection Zone	No	- Roads	Access required from Larpool Lane and likely major improvements to the current road infrastructure.
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: The main constraints relate to the proximity of the flood zone and the potential impact upon a development within this area. In addition, the access to the site would require significant investment to allow for an increase in vehicular movements to this isolated site. In addition, SINC's of River Esk, Larpool Wood and Whitehall Wood are all in close proximity.			
Suitable type of development: Development of the east of the site would be more likely, thus not detracting from the natural beauty associated with Larpool Wood and the River Esk. Here, development similar to that of Resolution Close adjacent to the site, could provide a mix of private / affordable dwellings. Any development should depend on achieving improved access to services.			
Densities: 30 dph on 70% developable site area		Time Frame: The site is vacant and available for development. Subject to issues associated with the protection of natural beauty and access to services, some of the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Required highway infrastructure			

improvements would affect the viability of the site. Beyond 2032.
Final suggested net yield for site: 67 dwellings

Address: Land at Larpool Drive / Larpool Lane, Whitby		Site Ref: 35/L (Local Plan Ref: 35/21, 35/31 – Not Allocated)	Site Area: 3.45 ha
Description of site (inc. ownership and any planning status): Site located at south of Whitby, off Larpool Lane opposite Larpool Wood. The site comprises open fields (possibly currently in recreational use), and has no relevant planning history.		Site Access: Access would be via Larpool Lane.	
		Access to Services: Site located at very south of Whitby, approximately 2 km from town centre and associated facilities including shops, restaurants, public houses, churches and recreational facilities. Site also approximately 1 km to the west of Ruswarp with localised facilities available. Whilst Stainsacre Lane services, including schools, to the east.	
		Ownership: The site is privately owned.	
<b>Site Constraints</b>			
Nature / Geological Designations	No, adjacent Larpool Wood to the north, designated SINC	Listed Buildings	Grade II Listed Gate Piers to Larwood Hall, lies adjoining site in north-east corner.
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Likely major improvements required to current road infrastructure
Gas Pipeline	No	Other Constraints	Site located outside Development Limits
Details of Constraints: Proximity of site to Grade II Listed Larwood Hall and its Gate Piers, also listed.			
Suitable type of development: The sites location adjacent the entrance to Larpool Hall in addition to its close proximity to Larpool Wood means development must enhance this location with housing considerate to this locality. The adjacent sites could be brought alongside this site to form a larger development, although this could cause capacity issues and see a significant expansion of the town to the south. Development could provide private / affordable units.			
Densities: 30 dph on 70% developable site area.		Time Frame: The site is vacant and available for development. Subject to constraints, the site could come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Discussion over potential presence of sports pitches on this site, thus could require retaining. Further constraints such as road capacity means site likely beyond 2032.			
Final suggested net yield for site: 72 dwellings			

Address: Land at Prospect Farm, Mayfield Road, Whitby		Site Ref: 35/Q (Local Plan Ref: 35/24 – Not Allocated)	Site Area: 0.54 ha
Description of site (inc. ownership and any planning status): Site located to the rear of Shackleton Close, adjoined to the east by allotments. The site comprises open field and has no relevant planning history.		Site Access: Access would be off connection from Shackleton Close.	
		Access to Services: Site located at south of Whitby, approximately 1.5 km access from town centre and associated facilities including shops, restaurants, public houses, churches and recreational facilities via Prospect Hill and Bagdale. Localised facilities available at Stakesby Road. Bus services run to town centre with Whitby train station operating services to the north.	

		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Access
Gas Pipeline	No	Other Constraints	No
Details of Constraints: There are currently no access opportunities to the site. Development of site 35/P could provide this, although development of both sites would exacerbate any capacity issues at Shackleton Close and Canterbury Close and junctions at Pembroke Way and onto the A171. The site is in close proximity to allotments, a valuable community amenity.			
Suitable type of development: Development of this site would be likely in sync, or as a result of development of site 35/P as road access is required. Development should enhance the location relative to the town, its rural boundary and adjacent allotments whereby conflict may arise.			
Densities: 30 dph		Time Frame: The site is vacant and available for development, however, there are significant accessibility issues. Therefore, the site could be expected to come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Significant access constraints highlighted, therefore, likely beyond 2032.			
Final suggested net yield for site: 16 dwellings			

Address: Land at Captain Cook Crescent, Whitby		Site Ref: 35/S (Local Plan 35/50b and 35/51)	Site Area: 9.59 ha
Description of site (inc. ownership and any planning status): Site located to the east of Captain Cook Crescent, off Green Lane and extends to the north as far as Abbey Lane. The site is in the form of open fields. This site initially included the Local Plan allocation HA18, however, this has been removed from this assessment. The site has no relevant planning history.		Site Access: Access would be via Castle Road, High Stakesby Road and/or Guisborough Road.	
		Access to Services: Site located to the east of River Esk and approximately 1km to the south of Whitby town centre and associated facilities including shops, restaurants, public houses, churches and recreational facilities. Localised facilities available at Church Street. Regular bus services run regularly into town centre, whilst Whitby train station has regular services to the north.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No but Whitby Abbey is in close proximity to the north.
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Potential impact on capacity of roads.
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Site lies in close proximity to Whitby Abbey and its grounds which is a scheduled monument. Development could cause road capacity issues.			
Suitable type of development: Development would be in accordance with existing properties along Green Lane. Careful consideration must be placed over the design in relation to the proximity to Whitby Abbey. Development of this site could provide a mix of private / affordable dwellings			
Densities: 30 dph on 70% developable site area		Time Frame: The site is vacant and available for development. However, the site is not allocated within the Local Plan and as such, the time frame is beyond 2032.	



Marketing, Viability and Comments from the SHELAA Sub-Group: No comments
Final suggested net yield for site: 201 dwellings

Address: Land south of Lambert Hill, The Carrs, Ruswarp		Site Ref: 35/U (Local Plan Ref: 35/49 – Not Allocated)	Site Area: 2.37 ha
Description of site (inc. ownership and any planning status): Site comprises open fields located off Ruswarp to Sleights road. The site has no relevant planning history.		Site Access: Access would be via The Avenue	
		Access to Services: Site located in open countryside, west of Ruswarp. Localised facilities also available in Ruswarp, though this is not within close proximity and there are no designated footpaths.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological Designations	SINC to east but does not adjoin and is a little distance away.	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Topography. Development Limits
Details of Constraints: Site located between Ruswarp and Sleights with car access the only suitable available mode of transport to services in either area. The area is also topographically difficult to develop with a considerable slope running up from the road.			
Suitable type of development: Development that will enhance the rural location of the site should be sought, although with openness/ exposed location this may be difficult. A mix of private / affordable dwellings could be provided here			
Densities: Development of 70% at 30 dph would yield approximately 50 dwellings.		Time Frame: The site is vacant and available for development, however, there are significant issues in relation to its isolation, topography and prominence in the countryside. Therefore, the site could be expected to come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Location deemed unsustainable and difficult in marketing, therefore, likely post 2032			
Final suggested net yield for site: 50 dwellings			

Address: Land to the East of The Avenue, Ruswarp		Site Ref: 35/X (Local Plan Ref: 35/47 – Not Allocated)	Site Area: 16.24 ha
Description of site (inc. ownership and any planning status): Site comprises open fields located off The Avenue, Ruswarp extending to the north towards the south of Whitby. The site has no relevant planning history.		Site Access: Access would be via The Avenue	
		Access to Services: Site located within Ruswarp, to the south of Whitby and associated facilities including shops, restaurants, public houses, churches and recreational facilities approximately 1.5 km to the east. Localised facilities also available in Ruswarp. Bus services run regularly into Whitby, whilst Whitby train station has regular services to the north.	
		Ownership: The site is privately owned.	
Site Constraints			
Nature / Geological	Much of the Eastern boundary of site adjoins	Listed Buildings	No

Designations	SINC		
Flooding (Band 3)	Yes, only far western end of the site lies outside flood zones 2 and 3.	Historic Park	No
Conservation Area	Adjacent site at South-East corner.	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	Access. The Avenue is single lane and private access.
Gas Pipeline	No	Other Constraints	No
Details of Constraints: The site has significant constraints to development, primarily associated with much of the eastern portion of the site. This lies within flood zones, adjacent SINC and would see development of a scale very significant for Ruswarp. As such, the area of land that may be considered more suitable for development would be the eastern portion alongside The Avenue, although this has issues with access due to private road and issues associated with junction onto Ruswarp Lane.			
Suitable type of development: Development at its western end should enhance the location relative to Ruswarp and place consideration over existing properties along The Avenue and the nearby Conservation Area of Ruswarp.			
Densities: Development of the full site at 30 dph would yield approximately 340 dwellings. Reducing the scale of the site in order to take into account extent of flood zones would yield approximately 40 dwellings.		Time Frame: The site is vacant and available for development, however, there are significant accessibility issues associated with the only part of the site considered developable. Therefore, this western part of the site could be expected to come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Significant access constraints highlighted, therefore, likely beyond 2032.			
Final suggested net yield for site: 40 dwellings			

## Eskdaleside

Address: Land adjacent to remains of Eskdale Chapel, Sleights		Site Ref: 34/A (Local Plan Ref: 34/05, 34/06 – Not Allocated)	Site Area: 2.02 ha
Description of site (inc. ownership and any planning status): Site located approximately 0.6 km to the west of Sleights in close proximity to National Park boundary and adjoins the River Esk in its northern corner. It comprises open field and has no relevant planning history.		Site Access: Access would be via track emanating from Eskdale Gate	
		Access to Services: Access to Sleights village centre is available via approximately a 0.6 km trip by track to the south to Eskdaleside, and a further 0.8 km to the north-east. Facilities here include shops, garages, public houses, doctors surgery, community hall, churches and recreational facilities. Frequent bus services run to Whitby with trains servicing Whitby and, less frequently, Middlesbrough.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	Extreme north of site adjoins SINC at River Esk	Listed Buildings	No
Flooding (Band 3)	Almost entire site lies within flood zone 2 with north of site within flood zone 3.	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints	No

		- Water/Waste	
Groundwater Source Protection Zone	No	- Roads	No road access to site, track currently used from Eskdaleside.
Gas Pipeline	No	Other Constraints	Access to services. Site located outside Development Limits. Close proximity to National Park.
Details of Constraints: The site is almost all in defined flood zones, with poor access to the site requiring major infrastructure investment.			
Suitable type of development: Development of this site would be highly unlikely due to its location relative to Sleights and within flood zones.			
Densities: 30 dph on 70% developable site area.		Time Frame: The sites location within the defined flood zone suggests that, unless there are no more appropriate sites, this would be likely to come forward beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: Site has significant constraints attached to it, therefore, deemed unlikely to come forward prior to 2032.			
Final suggested net yield for site: 42 dwellings.			

Address: Land at rear of 75 Carr Hill Lane, Briggswath		Site Ref: 34/B (Local Plan Ref: HA34 – Proposed Allocation)	Site Area: 1.99 ha
Description of site (inc. ownership and any planning status): Site located at very northern end of Briggswath off Carr Hill Lane and running adjacent to A169. The site has no relevant planning history.		Site Access: Access would be via Carr Hill Lane.	
		Access to Services: Site located at north of Briggswath. Sleights is accessible further to the south and has facilities including shops, garages, public houses, doctors surgery, community hall, churches and recreational facilities. Frequent bus services run to Whitby with trains servicing Whitby and, less frequently, Middlesbrough.	
		Ownership: The site is under private ownership.	
Site Constraints			
Nature / Geological Designations	No	Listed Buildings	No
Flooding (Band 3)	No	Historic Park	No
Conservation Area	No	Scheduled Monument / Archaeological	No
Coastal Erosion Zone (SMP2)	No	Infrastructure Constraints - Water/Waste	No
Groundwater Source Protection Zone	No	- Roads	No
Gas Pipeline	No	Other Constraints	Site located outside Development Limits.
Details of Constraints: Following the recent Local Plan consultation, further complications have been raised from NYCC Highways. They have objected to the lack of pedestrian connectivity to the wider network and Sleights. They have raised a formal objection and do not support this proposal. For this reason and the lack of any likely solution, the scheme has been moved back in terms of its delivery			
Suitable type of development: Briggswath is characterised by detached properties and has grown sporadically extending further north. Development of this site could provide a mix of private / affordable dwellings			
Densities: 30 dph		Time Frame: The site is vacant and available for development, however, subject to no solutions to the connectivity issue raised by NYCC Highways the site is pushed back to beyond 2032.	
Marketing, Viability and Comments from the SHELAA Sub-Group: No comments.			
Final suggested net yield for site: 60 dwellings			

