



YORK

CITY OF YORK
LOCAL PLAN
Further Sites Consultation
Appendix 13: Potential Quantum
for Development
June 2014

Appendix 13: Potential Quantum's For Development

Contents

A13.1 INTRODUCTION.....	2
A13.2 METHODOLOGY.....	2
A13.3 POTENTIAL QUANTUM'S OF SITES WITHIN APPENDIX 2.....	4
A13.4 POTENTIAL QUANTUM'S OF SITES WITHIN APPENDIX 4.....	10
A13.5 POTENTIAL QUANTUM'S OF SITES WITHIN APPENDIX 5.....	12
A13.6 POTENTIAL QUANTUM'S OF SITES WITHIN APPENDIX 6.....	13

A13.1 Introduction

This Appendix sets out the potential quantum of sites identified within the document should they come forward for residential development. The quantum's have been assessed on the same basis as the local plan preferred options sites as laid out in the methodology below.

A13.2 Methodology

Sites assessed for potential allocation within the Local Plan

Each of the site proformas show indicative amounts of development. These amounts are also summarised in the following tables. The quantum's have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

We received comments on this evidence base and the draft policy as part of the Local Plan Preferred Options consultation undertaken last summer, which is currently in the process of being reviewed and updated prior to completing the final draft Plan. In addition to this high level masterplanning work is being undertaken by some of the developers of the Strategic Sites to address issues and help demonstrate that sites are viable and deliverable.

The work on sites is ongoing and therefore the indicative amounts in this document are for illustrative purposes only and are liable to change subject to further work¹.

¹ Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

Sites assessed for potential safeguarded options

Sites with potential for inclusion in the Local Plan for safeguarded land is set out in section A13.6 of this appendix. These include boundary changes to existing areas of safeguarded land identified in the Preferred Options Local Plan. In these cases the full site areas are shown. For those areas of safeguarded land which are considered suitable for potential residential use in the future, an indicative amount of development has been indicated and is for illustrative purposes only.

It should be stressed that safeguarded land is not identified for development and could only be brought forward with a review of the plan. Safeguarded land therefore may not come forward for development or may come forward in part. Consequently, for indicative purposes, we have presented 100% of the land coming forward and 50% of the land coming forward. The quantum's have been calculated using evidence from the Local Plan Viability Study (June 2013) undertaken by consultants Peter Brett Associates to inform the emerging Local Plan process. This set out development ratios and density assumptions for different types of sites around York to provide indicative amounts of development. This evidence base was used to support the Preferred Options Local Plan.

A13.3 Potential Quantum of sites within Appendix 2



White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantum.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
9	Land at corner of Common Road and Hassacarr Lane, Dunnington	Derwent	1.27	Village/Rural (Large)	0.80	30	30
13	Land at Station Yard, Wheldrake	Wheldrake	4.79	Village/Rural (Large)	0.80	30	115
30	Land at Intake Lane Dunnington	Derwent	0.75	Village/Rural (Medium)	0.90	30	20
43	Land at Hull Road Dunnington	Derwent	6.08	Village/Rural (Village Expansion)	0.70	30	128
44	Common Lane Dunnington	Derwent	0.95	Village/Rural (Large)	0.80	30	23
67	Land at Millfield Lane, Nether Poppleton	Rural West York	1.92	Village/Rural (Large)	0.80	30	46
76	Duncombe Farm, Strensall	Strensall	34.35	Major Village Expansion	0.70	30	721
83	Land at Main Street, Knapton	Rural West York	0.33	Village/Rural (Medium)	0.90	30	9
84	Land at Knapton Lane, Knapton	Acomb	0.71	Suburban (small)	0.90	40	26
88	Land at Villa Pond, Wigginton Road	Haxby and Wigginton	3.30	Village/rural (Large)	0.80	30	79
112	Brook Nook, Osbaldwick Way	Osbalwick	0.05	Suburban (small)	0.90	40	2
114	Land at Crompton Farm, South of Haxby	Huntington and New Earswick	3.20	Suburban (medium)	0.80	40	102
115	Crompton Farm, South of Haxby	Huntington and New Earswick	0.60	Suburban (small)	0.90	40	22
125	Morrell House EPH, Burton Stone Lane	Clifton	0.23	Urban (small)	0.90	50	10
137	Land at Heworth Croft	Heworth	1.69	Urban (large)	0.80	50	68
138	York St John University playing field, Hull Road	Hull Road	1.72	Urban (large)	0.80	50	69
139	Biorad, Haxby Road	Huntington and New Earswick	2.90	Urban (large)	0.80	50	116

A13.3 Potential Quantums of sites within Appendix 2

White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantums.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
165	Westfield Lane, Wigginton	Haxby and Wigginton	0.17	Suburban (small)	0.90	40	6
167	Shipton Road (Clifton Hospital)	Skelton, Rawcliffe and Clifton With	12.00	Suburban (Exceptional parcel of a major site)	0.70	40	336
170	Pond Field, Heslington	Heslington	5.71	exceptional (4ha parcel of maj)	0.70	40	160
171	Lime Tree Farm, Heslington	Heslington	0.78	Suburban (small)	0.90	40	28
173	Land at Bishopthorpe	Bishopthorpe	1.39	Village/Rural (Large)	0.80	40	44
175	Land at Askham Bryan	Rural West York	0.97	Village/Rural (Large)	0.80	40	31
176	Land at South of Station Road, Haxby	Haxby and Wigginton	0.81	Suburban (small)	0.90	40	29
179	Whiteland Field, Haxby	Haxby and Wigginton	1.39	Suburban (medium)	0.80	40	44
180	Malton Road Site York	Huntington and New Earswick	2.82	Suburban (medium)	0.80	40	90
182	Old School Playing Field, New Earswick	Huntington and New Earswick	4.20	Suburban (Exceptional parcel of a major site)	0.70	40	118
183	Land to the north of Escrick	Wheldrake	6.10	Village Expansion	0.70	30	128
184	Land South of the A1237 (submission refers to site as land north of new earswick)	Huntington and New Earswick	6.67	Suburban (Exceptional parcel of a major site)	0.70	40	187
185	Land South of Tadcaster Road	Rural West York	7.56	Village Expansion	0.70	30	159
187	Land N of Stockton Lane	Heworth Without	5.91	Suburban (Exceptional parcel of a major site)	0.70	40	165
191	Land off Avon Drive Huntington	Huntington and New Earswick	4.70	Suburban (Exceptional parcel of a major site)	0.70	40	132
200	Severus Hill	Holgate	1.13	Urban (large)	0.80	50	45
206	Land at Moor Lane, Copmanthorpe. Field	Rural West York	12.99	Major Village Expansion	0.60	50	390

No. 7222

A13.3 Potential Quantums of sites within Appendix 2



White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantums.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
207	Land at Temple Lane North, Copmanthorpe	Rural West York	10.23	Major Village Expansion	0.60	50	307
210	Land north of Askham Richard	Rural West York	1.59	Village/Rural (Large)	0.80	30	38
215	Land at Manor Close Upper Poppleton	Rural West York	0.15	Village/rural(small)	0.90	30	4
216	Land at Shipton Road, Skelton	Skelton, Rawcliffe and Clifton With	0.67	Village/Rural (Medium)	0.90	30	18
219	Skelton Park Golf Club	Skelton, Rawcliffe and Clifton With	8.62	Village Expansion	0.70	30	181
220	Land at Wetherby Road Knapton	Rural West York	9.53	Village Expansion	0.70	30	200
221	Agricultural Land Sim Baulk Lane	Dringhouses and Woodthorpe	2.16	Village/rural (large)	0.80	30	52
250	North of Knapton/East of A1237	Rural West York	42.68	Extension to suburban area	0.60	50	1280
262	Land at Acaster Lane, Bishopthorpe	Bishopthorpe	0.28	Village/rural (medium)	0.90	30	8
263	Land Rear of Hopgrove PH	Huntington and New Earswick	1.88	Village/Rural (Large)	0.80	30	45
294	Amalgamated sites north of Bishopthorpe	Bishopthorpe	0.28	Village/Rural (Medium)	0.90	30	8
297	Land to the rear of Main Street, Elvington	Wheldrake	8.21	village expansion	0.70	30	172
298	Amalgamated sites at Connaught Court Care Home	Fulford	2.04	Suburban (medium)	0.80	40	65
304	Amalgamated sites north of Murton Way	Osbalwick	9.96	Extension to suburban area	0.60	50	299
607	Elvington Air Field	Heslington	24.65	Major Village Expansion	0.60	50	739
621	Rear of Bluecoat Farm, Murton	Osbalwick	0.43	Village/Rural (medium)	0.90	30	12
676	Rufforth Airfield south of Southfield Close	Rural West York	4.17	Village/rural (large)	0.80	30	100
719	Terry's carpark and land to south	Micklegate	0.85	Suburban (small)	0.90	40	31

A13.3 Potential Quantums of sites within Appendix 2

White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantums.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
720	Land to the East of Terry's	Micklegate	9.44	Suburban (Exceptional parcel of a major site)	0.70	40	264
733	The Old Vinery, Cinder Lane, Upper Poppleton	Rural West York	0.39	Village/rural (medium)	0.90	30	11
734	Hawthorn Farm, Wetherby Road, Rufforth	Rural West York	0.12	Village/rural (small)	0.90	30	3
736	Land to RO of Hilbra Ave, Haxby	Haxby and Wigginton	0.10	Suburban (small)	0.90	40	4
737	Stock Hill Field, West of Church Balk, Dunnington	Derwent	1.86	Village/Rural (Large)	0.80	30	45
738	Land on South side of Intake Lane, Dunnington	Derwent	0.83	Village/rural (medium)	0.90	30	22
739	The Old Rectory, Moor Lane, Haxby	Haxby and Wigginton	0.16	Suburban (small)	0.90	40	6
740	South of Yorkfield Lane at the end of Learmans Way, Copmanthorpe	Rural West York	0.49	Village/rural (medium)	0.90	30	13
741	Moor Villa Farm Paddock, Hessay	Rural West York	0.63	Village/rural (medium)	0.90	30	17
742	Poppleton Garden Centre, Northfield Road	Rural West York	2.73	Village/rural (large)	0.80	30	66
743	Land SE of Moor Lane, Bishopthorpe	Bishopthorpe	3.56	Village/rural (large)	0.80	30	85
744	Bull Balks, Dunnington	Derwent	1.59	Village/rural (large)	0.80	30	38
745	Intake Lane, Acaster Malbis	Bishopthorpe	0.45	Village/rural (medium)	0.90	30	12
746	Temple Garth Hughes land Copmanthorpe	Rural West York	0.18	Village/rural (medium)	0.90	30	5
747	Elm Tree Farm Elvington	Wheldrake	0.61	Village/rural (medium)	0.90	30	16
748	Adjacent Stamford Bridge Road Dunnington	Derwent	0.93	Village/rural (medium)	0.90	30	25
749	North of Riverside Gardens, Elvington	Wheldrake	1.47	Village/rural (large)	0.80	30	35
751	Off Fordlands Road Fulford	Fulford	12.00	Major Village Expansion	0.60	40	288

A13.3 Potential Quantums of sites within Appendix 2

White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantums.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
752	Wheldrake East Field	Wheldrake	4.90	Village Expansion	0.70	30	103
753	Behind Manor Farm Rufforth	Rural West York	5.14	Village Expansion	0.70	30	108
754	Land to the West of Strensall Rd Earswick	Strensall	0.47	Village/Rural (Medium)	0.90	30	13
755	Land to the East of Strensall Rd Earswick	Strensall	12.35	Major Village Expansion	0.60	40	296
757	Haxby Hall EPH	Haxby and Wigginton	0.42	Suburban (small)	0.90	40	15
758	Broad Highway Wheldrake	Wheldrake	0.67	Village/Rural (Medium)	0.90	30	18
759	North of Vicarage Lane Naburn	Wheldrake	3.06	Village/Rural (Large)	0.80	30	73
760	Rear of the Walled Garden Naburn	Wheldrake	0.57	Village/Rural (Medium)	0.90	30	15
761	Temple Lane Copmanthorpe	Rural West York	0.16	Village/Rural (Medium)	0.90	30	4
762	Sycamore Barn and Fir Tree Farm	Heslington	4.49	Village/Rural (Large)	0.80	30	108
763	Land West of Upper Poppleton	Rural West York	11.56	Major Village Expansion	0.60	40	277
764	Land west of Millfield Lane Upper Poppleton	Rural West York	116.98	Major Village Expansion	0.60	40	2808
765	Placepot Corner, Sandy Lane, Stockton-on-the-Forest	Strensall	0.13	Village/rural (small)	0.90	30	3
766	112 Strensall Road, Earswick	Strensall	0.15	Village/rural (small)	0.90	30	4
767	Land East of A19 (Selby Road) Fulford	Fulford	0.13	Village/rural (small)	0.90	30	3
768	Land to the West of Moor Lane, Copmanthorpe	Rural West York	15.34	Major Village Expansion	0.60	40	368
769	Oaktree Nursery, Upper Poppleton	Rural West York	2.84	Village/Rural (Large)	0.80	30	68
770	Land at Deighton, York	Wheldrake	1.06	Village/Rural (Large)	0.80	30	26
771	South of Colton Lane, Copmanthorpe	Rural West York	9.59	Village Expansion	0.70	30	201
773	Land North of Skelton Village	Skelton, Rawcliffe and Clifton With	31.19	Major Village Expansion	0.60	40	748

A13.3 Potential Quantum of sites within Appendix 2

White - sites entire site boundary submitted passed criteria 123 and therefore whole site had developable potential

Orange - These sites are assessed with a reduced site boundary from that submitted. This is either due to them being situated partially within criteria 123 or after technical officers have agreed to take forward an amended site area after considering submitted evidence.

Red - These sites failed criteria 123 and any evidence submitted was not accepted therefore there is no developable area. However, the original submission size of the site has been used indicatively for assessing potential quantum.

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable Ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
774	North of Railway Line adj Millfield Lane	Rural West York	4.01	Village/rual (large)	0.80	30	96
775	Land at Boroughbridge Road /Millfield Lane Site 1	Rural West York	0.11	Village/rural (small)	0.90	30	3
776	Land located off Willow Grove	No Willing Land Owner					
777	East of Earswick Village	Strensall	49.32	Major Village Expansion	0.60	40	1184
778	Land West of Chapel Fields	Rural West York	12.94	Extension to suburban area	0.60	50	388
779	Land at Boroughbridge Road /Millfield Lane Site 2	Rural West York	5.75	exceptional (4ha parcel of maj	0.70	40	161
780	Site South of Knapton Open Space	Rural West York	4.08	Village/Rural (Large)	0.70	30	86
781	Land to the West of Strensall Road	Strensall	0.66	Village/Rural (Medium)	0.90	30	18
782	Fossbank Farm	Strensall	0.71	Village/Rural (Medium)	0.90	30	19
783	Land at Crompton Farm, South of Haxby	Huntington and New Earswick	0.07	Suburban (small)	0.90	40	2
784	Crompton Farm, South of Haxby		2.16	Suburban (medium)	0.80	40	69
788	Westfield Lane, Wigginton	Huntington and New Earswick	0.29	Village/rural (small)	0.90	30	8
789	Land to the West of Becksid Elvington	Wheldrake	5.75	Village Expansion	0.70	30	121
790	Northfield, North of Knapton	Rural West York	43.56	Major Village Expansion	0.60	40	1045
796	Outskirt of Knapton Village	Rural West York	0.81	Village/rural (medium)	0.90	30	22

A13.4 Potential Quantum of Sites within Appendix 4

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
37	Ford Garage, Jockey Lane (E3)	Huntington and New Earswick	1.67	N/A	Employment Site		
46	Land to the South of Strensall Village (H30)	Strensall	2.53	Village/rural (Large)	0.80	30	61
55	Land at Dauby Lane, Elvington (H26)	Wheldrake	4.05	Village/rural (Large)	0.80	30	97
64	Land at Layerthorpe and James Street (E5)	Heworth	0.23	N/A	Employment Site		
64	Land at Layerthorpe and James Street (E5)	Heworth	0.23	N/A	Employment Site		
72	Water Tower Lane, Dunnington (H33)	Derwent	1.80	Village/rural (Large)	0.80	30	43
121	Burnholme School (existing building footprint) (H3)	Heworth	2.70	Urban (Large)	0.80	50	108
127	Lowfield School (H5)	Westfield	2.24	Suburban (Medium)	0.80	40	72
197	Former Bristow's Garage, Fulford Road (H24)	Fishergate	0.22	Urban (small)	0.90	50	10
202	St Joseph's monastery (H4)	Fishergate	2.62	City Centre/City Centre extension (large)	0.60	90	141
247	Land RO the Square, Tadcaster Road (H6)	Dringhouses and Woodthorpe	1.50	Suburban (Medium)	0.80	40	48
258	Land to the South of Strensall Village (H30)	Strensall	See site 46 above				
627	Land at Frederick House, Fulford Road (H11)	Fishergate	0.78	Urban (Medium)	0.85	50	33

A13.4 Potential Quantum of Sites within Appendix 4

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
639	Annamine Nursery, Jockey Lane (E11)	Huntington and New Earswick	1.04		Employment Site		
651	Heworth Green North (remaining land) (H25)	Micklegate	0.22	City Centre/City Centre extension (small)	0.90	100	20
654	Land at Mill Mount (H19)	Dringhouses and Woodthorpe	0.36	Urban (small)	0.90	50	16
696	Sites by the Racecourse, Tadcaster Road (H2)	Heworth	2.88	Urban (Large)	0.80	50	115
791	302 Amalgamated site west of Chapelfields 1 (H9)	Rural West York	1.30	Suburban (Medium)	0.80	40	42
791	217 Amalgamated sites north of moor lane woodthorpe (H9)	Rural West York	1.30	Suburban (Medium)	0.80	40	42
792	Land off Askham Lane (H9)	Rural West York	1.30	Suburban (Medium)	0.80	40	42
799	Designer Outlet (ST21)	Fulford	0.00	N/A	Non-Residential uses		

Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

A13.5 Potential Quantums of Sites within Appendix 5

Site Name	Ward	Gross Site Size (ha)	Strategic Greenspace (ha)	Developable Area (Ha)	Archetype	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings)
ST1: British Sugar/Manor School	Acomb/ Rural West York	40.7	5.2	35.50	Exceptional (4ha parcel of a major site)	0.70	40	994
ST2: Civil Service Sports Ground, Millfield Lane	Rural West York	10.9	2.3	8.60	Exceptional (4ha parcel of a major site)	0.70	40	241
ST6: Land East of Grimston Bar	Osbalwick	5.5	TBC	5.50	Exceptional (4ha parcel of a major site)	0.70	40	154
ST7: Land to the East of Metcalfe Lane	Osbalwick/ Heworth Without	113.3	34	79.30	Extension to Suburban Area	0.6	50	2379
ST9: Land North of Haxby	Haxby & Wigginton	33.5	6.4	27.10	Extension to Suburban Area	0.6	50	813
ST10: Land at Moor Lane, Woodthorpe	Dringhouses and Woodthorpe	17.02	TBC	17.02	Extension to Suburban Area	0.6	50	511
ST11: Land at New Lane, Huntington	Huntington & New Earswick	16.3	4.1	12.20	Extension to Suburban Area	0.6	50	366
ST12: Manor Heath Road, Copmanthorpe	Rural West York	14.75	TBC	14.75	Major Village Expansion	0.6	40	354
ST14: Land to North of Clifton Moor	Skelton, Rawcliffe & Clifton Without	157	47.3	109.70	Extension to Suburban Area	0.6	50	3291
ST15: Whinthorpe	Heslington	301.5	132.4	169.10	New Settlement	0.6	50	5073

Please note: In order to ensure a realistic approach and give a reasonable estimate of potential amounts of development on proposed strategic sites we have deducted the potential strategic greenspace from the total gross sites area before applying a net development ratio and indicative density to the remaining site area.

A13.6 Potential Quantums of sites within Appendix 6

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	100% Developable Area (Ha)	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings) on 100% of site
183	Land to the North of Escrick	Wheldrake	3.00	Village expansion	3.00	0.70	30	63
752	East Field Wheldrake	Wheldrake	4.90	Village expansion	4.90	0.70	30	103
793	Northminster Business Park	Westfield	25.00	N/A	N/A	N/A	N/A	N/A
802	Land at Elvington Village	Wheldrake	3.99	Village expansion	3.99	0.7	30	84
810	Earswick	Strensall	88.00	Major Village Expansion	88.00	0.6	40	2112
811	Land at Intake Lane, East of Dunnington	Derwent	5.00	Village expansion	5.00	0.7	30	105
SF3	Whinthorpe	Heslington	140.00	New Settlement	140.00	0.6	50	4200
SF4	Land North of Haxby	Haxby & Wigginton	30.00	Extension to Suburban Area	30.00	0.6	40	720
815	South of Elvington Airfield Industrial Estate	Wheldrake	7.00	N/A	N/A	N/A	N/A	N/A

A13.6 Potential Quantums of sites within Appendix 6

Site Ref	Site Name	Ward	Developable Area (Ha)	Archetype	50% Developable Area (Ha)	Net Developable ratio	Density (Dwellings per ha)	Estimated Yield (No. Dwellings) on 50% of site
183	Land to the North of Escrick	Wheldrake	3.00	Village expansion	1.50	0.70	30	32
752	East Field Wheldrake	Wheldrake	4.90	Village expansion	2.45	0.70	30	51
793	Northminster Business Park	Westfield	25.00	N/A	N/A	N/A	N/A	N/A
802	Land at Elvington Village	Wheldrake	3.99	Village expansion	2.00	0.7	30	42
810	Earswick	Strensall	88.00	Major Village Expansion	44.00	0.6	40	1056
811	Land at Intake Lane, East of Dunnington	Derwent	5.00	Village expansion	2.50	0.7	30	53
SF3	Whinthorpe	Heslington	140.00	New Settlement	70.00	0.6	50	2100
SF4	Land North of Haxby	Haxby & Wigginton	30.00	Extension to Suburban Area	15.00	0.6	40	360
815	South of Elvington Airfield Industrial Estate	Wheldrake	7.00	N/A	N/A	N/A	N/A	N/A