

# **Appendix 8: 0-5 Years Supply.**



## Site Details

### GENERAL

Site Reference	0017, 1525		
Name of Site	15 a-c Haxby Road		
Address			
Ward	Clifton		
Easting	460745	Northing	453281
Gross Site Area	0.25		

### PLANNING STATUS

Current Land use	Derelict factory buildings (use class B2)	
Source of site	Draft Local Plan allocation	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
Application not valid (refused/ withdrawn/ lapsed)	N/A	

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to primary schools within 400m</u></li> <li>• <u>Access to health care facilities with 400-800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• <u>Good access to existing cycle route within 100m.</u></li> <li>• A comprehensive transport assessment is required.</li> <li>• There are potential access issues and a reduced level of off street parking.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>There are no identified potential contamination issues on site.</u></li> <li>• <u>This site is not within 50m of the AQMA</u></li> <li>• <u>There are no potential noise issues on site</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to local parks, natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to city parks and young persons openspace.</li> <li>• This site is adjacent to a listed building (Haxby Road School, Grade 2).</li> <li>• <u>This site is not located within proximity to a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u></li> </ul>	Green
<p><b>Comments:</b> The site is brownfield and located within the urban area. It has access to a primary school and grocery store within 400m and also is within 400m of a frequent bus route. The site also has good access to a range of openspace within distances specified by the PPG17 assessment. The site is an existing housing allocation in the City of York Development Control Local Plan. The site is located within the low risk flood zone 1. The site is adjacent to Haxby Road School, which is a grade 2 listed building but this would not preclude residential development. This would require sensitive and complementary design.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to location and accessibility criteria as well as limited environmental and strategic constraints.</p>		

## AVAILABILITY

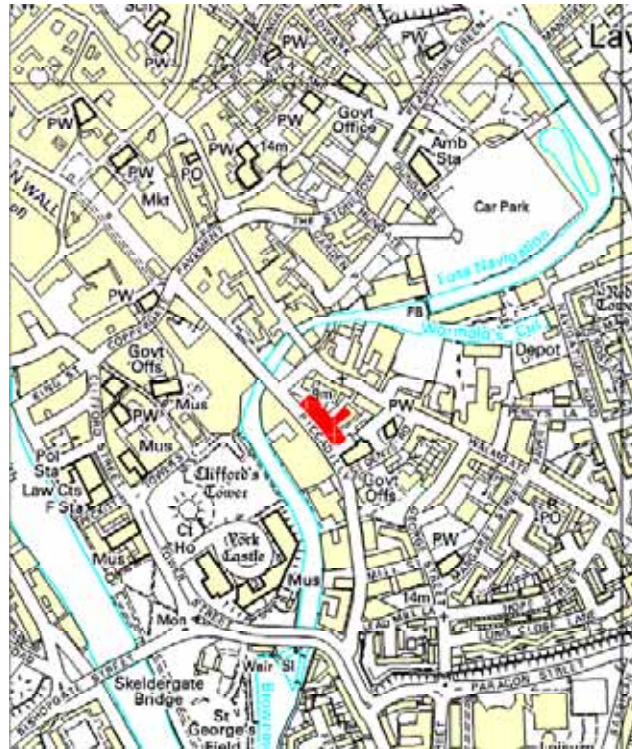
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>						Green
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>This site has been identified to come forward by the owners in the short term.</li> </ul>						
<b>Comments:</b> This site is for sale and currently being marketed. The agents acting on behalf of the landowner state that the site is available immediately. As the site is in private single ownership there will limited issues with agreeing the future of the site.							
<b>Recommendation:</b> This site is <b>available</b> in the short term.							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.25				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	0.25				
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input checked="" type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			23		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	23	0	23
	Semi-detached / Townhouses	16	0	16
	Detached	0	0	0
No of Flats		7	0	7
Estimated Scheme Value (private & affordable scheme value)		£4,026,100		
Estimated build cost		£924,944		
Estimated site works cost		£182,500		
Estimated 'other costs' (land value, professional fees, contingency, interest on loans & developer profit)		£1,992,508		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£4,026,100 - (£924,944 + £182,500 + £1,992,508)) = £926,148$		
Abnormal development considerations		No major considerations identified		
<b>Comments</b>				
When all the major costs involved are taken into consideration, this site seems viable and makes a profit over and above that included in the calculation. There are also no abnormal development constraints identified which would need mitigation.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0013		
Name of Site	Reynard's Garage		
Address			
Ward	Guildhall		
Easting	460634	Northing	451585
Gross Site Area	0.132735242		

PLANNING STATUS		
Current Land use	Former engineering works (Use class: B2)	
Source of site	Draft Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	N/a
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 2)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• Insufficient access to primary schools within 400m</li> <li>• <u>Good access to health care facilities within 400m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u></li> <li>• <u>Good access to non frequent bus routes with 400m</u></li> <li>• <u>Access to an existing cycle route within 100m</u></li> <li>• Highway issues are being dealt with as part of Castle Piccadilly development .</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Potential contamination issues have been identified due to previous industrial uses. Further assessment will be required.</li> <li>• This site is adjacent to the AQMA. Likely to require an air quality impact assessment.</li> <li>• Potential noise issues from passing traffic. PPG24 assessment may be required.</li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to City parks, local parks, amenity greenspace children's openspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to allotments and young persons openspace.</li> <li>• This site is within the city centre conservation area and AAI. It is also within 50m of several grade II listed buildings on Walmgate and has a scheduled ancient monument in close proximity.</li> <li>• <u>This site is not within proximity of historic parks and gardens.</u></li> </ul>	Amber

**Comments:** The site is considered suitable in accordance with current national and up to date regional policy. The site is Brownfield and located close to the city centre and its facilities. The site is not included in the air quality management area (AQMA) but the carriageway is. If development proposals are likely to increase annual average daily traffic flows on roads within the AQMA by more than 5%, a full air quality impact assessment will be required. If residential is proposed for this location the Environmental Protection Unit (EPU) would recommend setting buildings back from the Piccadilly carriageway as far as possible. The site has good access to healthcare and convenience stores within 400m but there is no primary school within proximity. The site also has good access to public transport within 00m and a range of openspace. The site is set within the city centre conservation area and AAI boundaries as well as within proximity of listed buildings and scheduled ancient monuments. The historical constraints should preclude development however. Sensitive design would be need to pursue development ton this site. This site is also contained within the Castle Piccadilly Development brief.

**Recommendation:** This site is **suitable** for residential use. The constraints identified can be mitigated through design.

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>A Planning Statement was produced for this site in July 2008 by City of York Council to provide a planning framework for the site. The Planning Authority are seeking a proposal that ensures the long-term future of the site that will bring regeneration and enhancement benefits to the area. Given the circumstances of the site and its location within the defined city centre it is considered appropriate for a range of uses including residential, commercial, tourism, transport and leisure.</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The timescale for this site to come forward is potentially short term.</li> </ul>					
<b>Comments:</b> This site is in local authority ownership and a planning statement has already been prepared showing an intention to develop the site						
<b>Recommendation:</b> The site has the potential to come forward in the short term.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	■	□	□	□	□	□

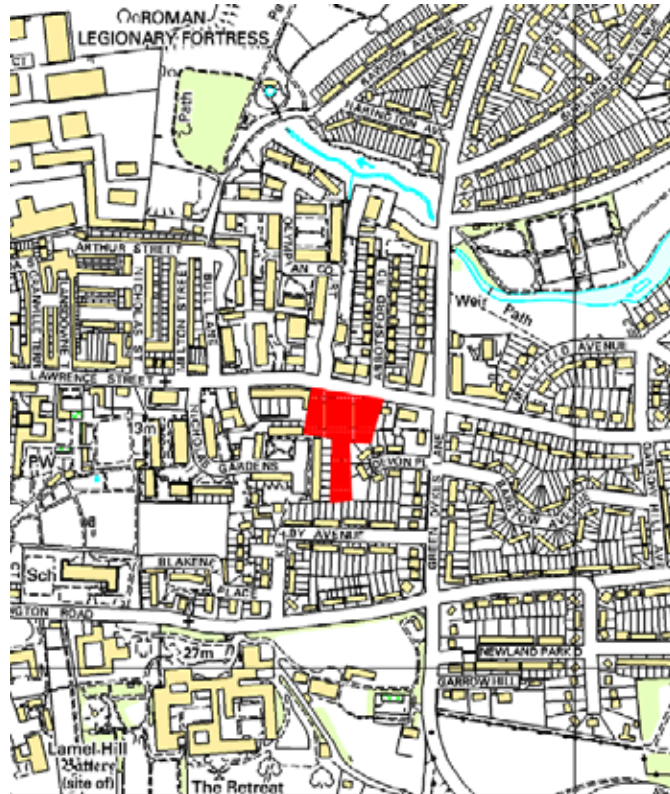
## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.13				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
0.13					
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	■
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	□
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	□
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	□
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	□

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Estimated total number of dwellings		12		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	12	0	12
	Semi-detached / Townhouses	8	0	8
	Detached	0	0	0
No of Flats		4	0	4
Estimated Scheme Value (private & affordable scheme value)		£2,922,800		
Estimated build cost		£478,832		
Estimated site works cost		£94,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£572,832		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2,922,800- (478,832+ 94,000 +572,832)) = £983,220		
Abnormal development considerations		Potential contamination issues have been identified on site due to previous use. There may be additional costs in mitigating this. The site also has some historical considerations which may lead to higher than average design and construction costs.		
Comments: This site has potential identified issues with contamination and higher than average design and construction costs. However, the indicative viability assessment estimates there to be excess profit over and above the 17.5% included within the calculation which could take account of extra costs. This site is therefore viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0018		
Name of Site	10-18 Hull Road		
Address			
Ward	Fishergate		
Easting	461732	Northing	451259
Gross Site Area	0.57		

PLANNING STATUS		
Current Land use	Former Northern Dairies Site (Use class: Sui Generis)	
Source of site	Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	07/02815/OUT
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	48
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	Withdrawn

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

**Site Suitability**

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 2)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m with capacity</li> <li>Good access to health care facilities within 400m</li> <li>Good access to convenience stores within 400m</li> <li>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</li> <li>Good access to non frequent bus routes with 400m</li> <li>No access to an existing cycle route within 100m</li> <li>Transport assessment would be required.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination issues have been identified on site due to past industrial uses. Further investigation will be required.</li> <li>Adjacent to AQMA and Walmgate / A1079 technical air quality breach area. Air quality assessment will potentially be required.</li> <li>Potential noise issues from road fronting site. <u>Likely that scheme design could mitigate this.</u></li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, local parks, amenity greenspace, children's openspace, allotments, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to young persons openspace.</li> <li>This site is within the city centre Area of Archaeological Importance.</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, historic parks and gardens or conservation areas.</li> </ul>	Green

**Comments:** Site is considered suitable in national and regional policy terms. This is a brownfield site located in urban area with access to primary school (with capacity), grocery store and health facility with 400m. Access to frequent bus route also within 400m from site. The site located in flood risk zone 1 (low risk). Site is adjacent to AQMA and an air quality breach area so is likely to require buildings being set back from carriage way. Medium levels of contamination due to former use of site and located close to a former landfill site. The site is also located within the city centre Area of Archaeological Importance but this should not preclude development. Sensitive design and potential archaeological excavation would be required.

**Recommendation:** This site is **suitable** for housing due to its location, accessibility and conformity to strategic policies.

## AVAILABILITY

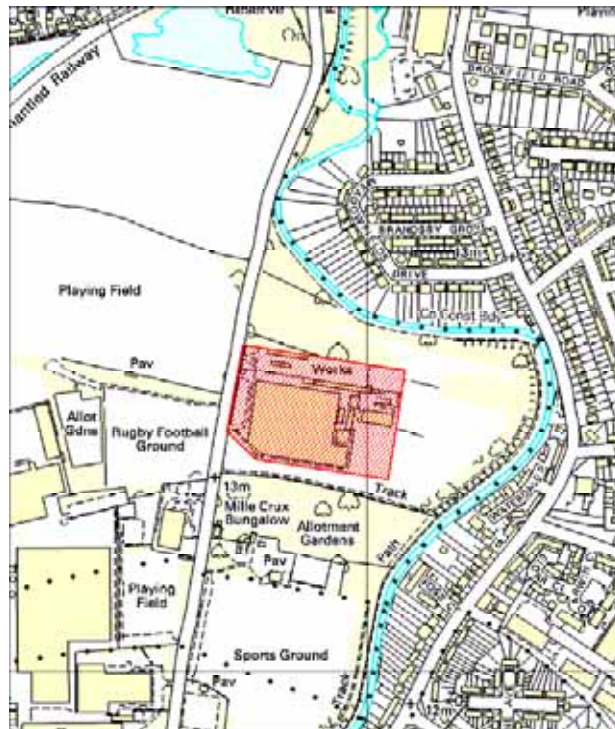
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>						Green
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>Outline application submitted November 2007 by the landowner (Co-Operative Group) for 48 residential units. The application was subsequently withdrawn and a re-submission for an alternative scheme is anticipated.</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>There is an obvious intention for this site to be developed due to the previous submission of an application and therefore it is likely to come forward in the short term.</li> </ul>						
<b>Comments:</b>							
This site has had a previous application for residential although this was withdrawn and therefore there is a likely intention to development.							
<b>Recommendation:</b>							
The site is anticipated to come forward in the short term.							
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.57				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	0.46				
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	■
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Estimated total number of dwellings		This site has planning permission for 48 dwellings		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)				
Estimated build cost				
Estimated site works cost				
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)				
Viability calculation (Scheme Value – (build costs + site works + other costs))				
Abnormal development considerations		Any abnormal costs identified will have been taken into consideration within the current planning permission,		
Comments: This site has planning permission and is therefore deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



## Site Details

GENERAL			
Site Reference	2502		
Name of Site	Former Bio-Rad Premises		
Address	Haxby Road New Earswick		
Ward	Huntington and New Earswick		
Easting	460934.6458	Northing	454330.048
Gross Site Area	2.89		

PLANNING STATUS		
Current Land use	Vacant industrial premises (use class: B2)	
Source of site	Call For Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Expiry Date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• Insufficient access to primary schools within 400m</li> <li>• <u>Access to health care facilities with 400-800m</u></li> <li>• <u>Access to convenience stores within 400-800m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• No existing access to existing cycle route within 100m.</li> <li>• A comprehensive transport assessment is required. Likely to require contributions and mitigation works.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• The site may have potential contamination issues on site due to some past activity. Would require further assessment.</li> <li>• <u>This site is not within 50m of the AQMA</u></li> <li>• Potential for air quality issues on York ring road depending on levels of traffic generated.</li> <li>• <u>There are no potential noise issues on site</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to local parks, city parks and young persons openspace.</li> <li>• <u>This site is not located within 50m of a listed building, conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u></li> </ul>	Green
<p><b>Comments:</b> This is a brownfield site located within the urban area of York. It is located within a zone of low flood risk and is not within proximity of any historic constraints. The site has access to healthcare and convenience store within 400-800m but a primary school is located over 400m away. The site has good access to both frequent and non frequent bus routes within 400m but no existing cycle route within 100m. There have been potential air quality and contamination issues on site which would potentially need to be mitigated.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to location and accessibility criteria as well as strategic constraints but may require some mitigation with regards to contamination.</p>		

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>					<b>Green</b>
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>This site has been identified to come forward by the owners in the short term.</li> </ul>					
<p><b>Comments:</b> The owners would like to see the site come forward by the end of March 2009 but a planning application has not yet been submitted and some site clearance would be required. As the site is in private single ownership there would be limited issues with agreeing the future of the site.</p>						
<p><b>Recommendation:</b> This site is <b>available</b> in the short term.</p>						
When is this site likely to come forward?	0 to 5 years (2008 –2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	unknown	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

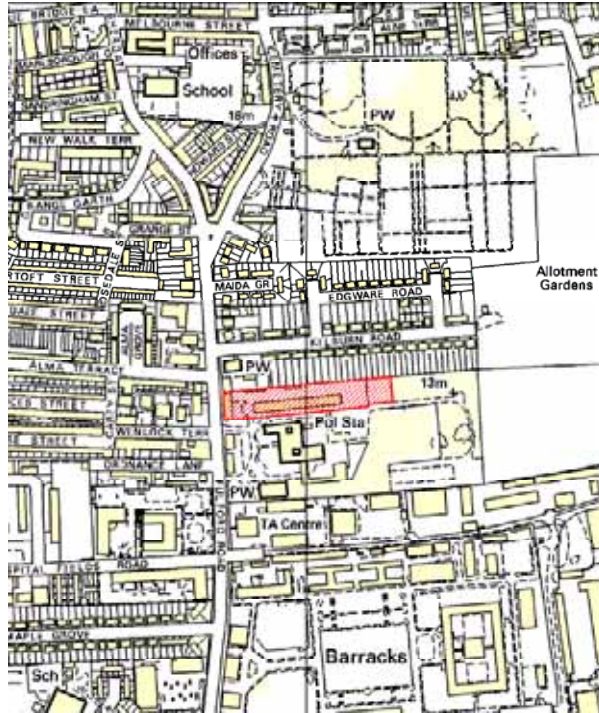
## SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		2.89				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			2.31	
Estimated housing mix and type Criteria						
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable	
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>	
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>	
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>	
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>	
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Estimated total number of dwellings		136		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	68	68	136
	Semi-detached / Townhouses	47	47	94
	Detached	1	1	2
No of Flats		20	20	40
Estimated Scheme Value (private & affordable scheme value)		£15,805,100		
Estimated build cost		£5,674,448		
Estimated site works cost		£1,087,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£8,564,739.6		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(15,805,100 - (5,674,448 + 1,087,000 + 8,564,739.6)) = £388,912.44$		
Abnormal development considerations		A full drainage assessment is required. This may incur additional costs to the development. This site will need to provide contributions and mitigation works for better access into the site and junction improvements.		
<p>Comments: This site makes a profit over and above the 17.5% used within the calculation. However, there may be additional costs incurred through providing better access and junction improvements. There may need to be some negotiation on type and mix of dwellings / affordable dwellings / land value / contributions but this site should be viable to develop.</p>				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



## Site Details

GENERAL			
Site Reference	2577c		
Name of Site	Land at Frederick House		
Address	East of Fulford Road		
Ward	Fishergate		
Easting	461016	Northing	450498
Gross Site Area	0.78		

PLANNING STATUS		
Current Land use	Employment (Use Class: B1a)	
Source of site	Call for Sites	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Several minor applications and tree preservation orders
	Application Reference	
	Date permitted	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

**Suitability**

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li><u>Not situated within the floodplain (zone 3b)</u></li> <li><u>No nature conservation areas within proximity of the site</u></li> <li><u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li><u>Within the urban area of York</u></li> <li><u>This is a brownfield site</u></li> <li><u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Insufficient access to primary schools within 400m</li> <li><u>Good access to health care facilities with 400m</u></li> <li><u>Good access to convenience stores within 400m</u></li> <li><u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u></li> <li><u>Good access to non frequent bus routes within 400m</u></li> <li><u>Good access to existing cycle route within 100m.</u></li> <li>A comprehensive transport assessment is required.</li> <li>There are potential access issues to the site.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>The site may have high potential contamination issues on site due to past industrial activity. Would require further assessment.</li> <li><u>This site is not within 50m of the AQMA</u></li> <li>This site is very close to Fishergate gyratory (area of air quality technical breach and within AQMA). Potential air quality issues at this site</li> <li>A PPG24 noise assessment would be required due to location adjacent A19</li> <li><u>No foreseeable drainage issues.</u></li> <li><u>No overhead power lines</u></li> <li>There is a TPO on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li><u>This site is not located within the Draft Greenbelt.</u></li> <li><u>This site is not classed as openspace</u></li> <li><u>The site has access to all types of openspace (cityparks, locals parks, natural/semi-natural greenspace, children's openspace, young persons openspace, allotments, amenity greenspace and outdoor sports facilities) within PPG17 acceptable distances.</u></li> <li><u>This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u></li> <li>This site is within 50m of a listed building and is located within conservation area No.7: Fulford Road.</li> </ul>	Green
<p><b>Comments:</b> The site is considered suitable for development in accordance with national and regional policy. The site is brownfield and lies within the urban area. There may be air quality issues due to the sites proximity to the Fishergate gyratory and due to the past use as a military site, contamination issues may need to be addressed. Flooding of the site is not an issue as it falls into Zone 1 (low risk). There is good access to convenience shops, healthcare facilities and public transport routes but is over 400m from a primary school. Consideration will have to be taken for historical attributes as this site is within the Fulford road conservation and has listed buildings within proximity.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to location and accessibility criteria as well as strategic constraints but may require some mitigation with regards to contamination and sensitive design due to the conservation area status.</p>		

## AVAILABILITY

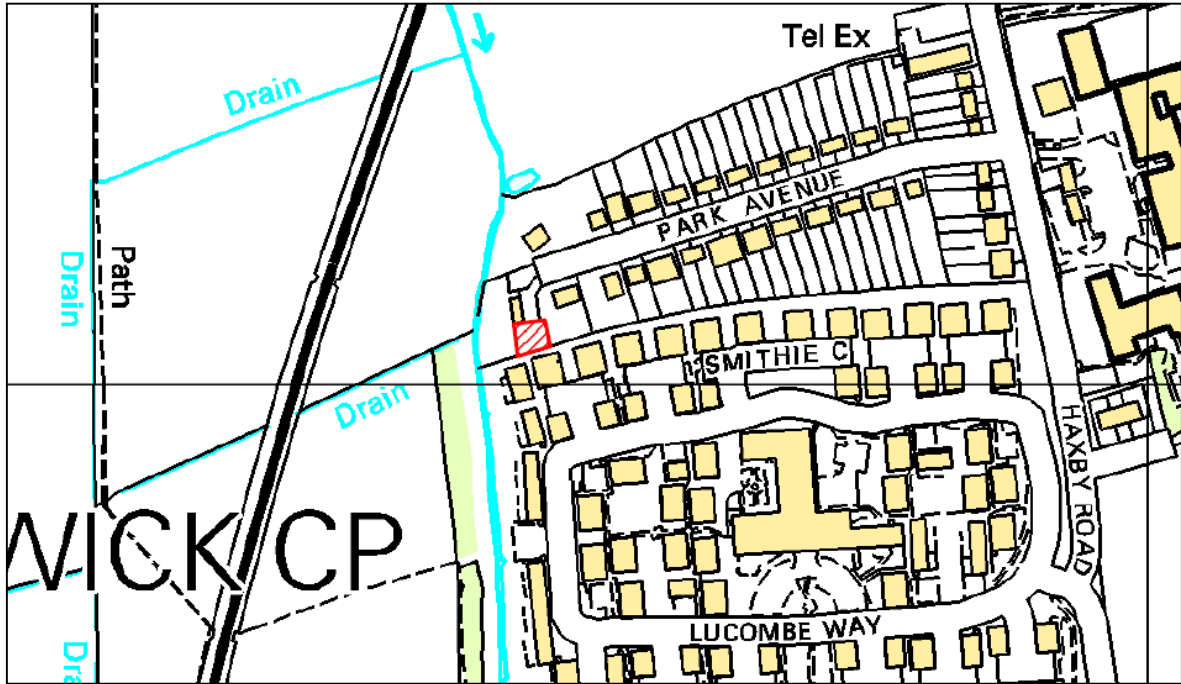
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership.</li> <li>The site has developer control.</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>This site is currently in use as employment.</li> <li>This site has no outstanding planning permission.</li> <li>An invalid REM application for employment was received in 2007 but the outline permission it refers to has since lapsed.</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>As the site has been submitted by an agent, on behalf of a developer, it has been assumed that the site is likely to come forward within short term.</li> </ul>					
<b>Amber</b>						
<b>Comments:</b> This site is already in the control of a developer and is more likely to come forward as this shows intent to develop the land. However, previous applications on site have been for employment uses and this site is still in employment use. It may therefore take a little longer to come forward should relocation need to take place.						
<b>Recommendation:</b> This site is <b>available</b> for development within the short term given the site is in developer control.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	■	□	□	□	□	□

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.78				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.63
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	□
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	□
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	■
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	□

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings		36			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	18	18	36	
	Semi-detached / Townhouses	11	11	22	
	Detached	2	2	4	
No of Flats		5	5	10	
Estimated Scheme Value (private & affordable scheme value)		£4,7771,784			
Estimated build cost		£1,558,784			
Estimated site works cost		£295,000			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,547,955.5			
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(4,7771,784 - (1,558,784 + 295,000 + 2,547,955.5)) = £369,260.52$			
Abnormal development considerations		Contamination issues have been identified on site which may incur mitigation costs.			
Comments: This site has made a profit over and above the 17.5% included within the calculation. Contamination could be an issue when redeveloping the site but this should still be viable when all costs are taken into consideration.					
<b>Viability Assessment</b>					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



### Site Details

GENERAL			
Site Reference	0164e		
Name of Site	Park Avenue		
Address	New Earswick		
Ward	Huntington and New Earswick		
Easting	460656	Northing	456025
Gross Site Area	0.02 ha		

PLANNING STATUS		
Current Land use	Garden (use class: C3)	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	yes
	Under Construction	Yes
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	04/01522/FUL
	Date permitted	12.07.2004
	Expiry Date	12.07.2009
	Date development started	07.04.2005
	Number of units outstanding	2
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area</u></li> <li>• <u>Brownfield site</u></li> <li>• <u>Considered to be at high risk from flooding (zone 3ai)</u></li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Insufficient access to primary schools within 400m</u></li> <li>• <u>Insufficient access to health care facilities within 800m</u></li> <li>• <u>Access to convenience stores within 400-800m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u></li> <li>• <u>Good access to non frequent bus routes with 400m</u></li> <li>• <u>No access to an existing cycle route within 100m</u></li> <li>• <u>Highways transport assessment would be required.</u></li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>No contamination issues identified</u></li> <li>• <u>No air quality issues identified</u></li> <li>• <u>No noise issues identified</u></li> <li>• <u>Full drainage assessment required.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to natural/semi-natural greenspace, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• <u>This site is deficient in access to City parks, local parks, children's openspace, young persons openspace and allotments.</u></li> <li>• <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u></li> </ul>	Green
<p><b>Comments:</b> This site is considered to be of marginal suitability in national and regional policy terms. It is a brownfield site located within the urban area. The site has access to a convenience store within 800m but has insufficient access to a primary school and healthcare facilities. There is also access to a frequent and non frequent bus route within 400m. It has been identified that a full drainage assessment will need to be undertaken for the site but there are no known contamination issues. This site has access to several openspaces. This site has planning permission which should take into account it's location within flood zone 3ai.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing development due to its conformity with strategic policy and limited geo-environmental constraints.</p>		

## AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in sole ownership with developer control</li> </ul>						Green
Planning Status	<ul style="list-style-type: none"> <li>This site has an outstanding planning permission for two dwellings (04Green/01522/FUL)</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>As this site has planning permission, it is expected to become forward within the first five years supply.</li> </ul>						
<p><b>Comments:</b> This site has planning permission and the developer has control of the site showing that there is a definite ability to develop the site in the short term.</p>							
<p><b>Recommendation:</b> This site is <b>available</b> within the short term.</p>							
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

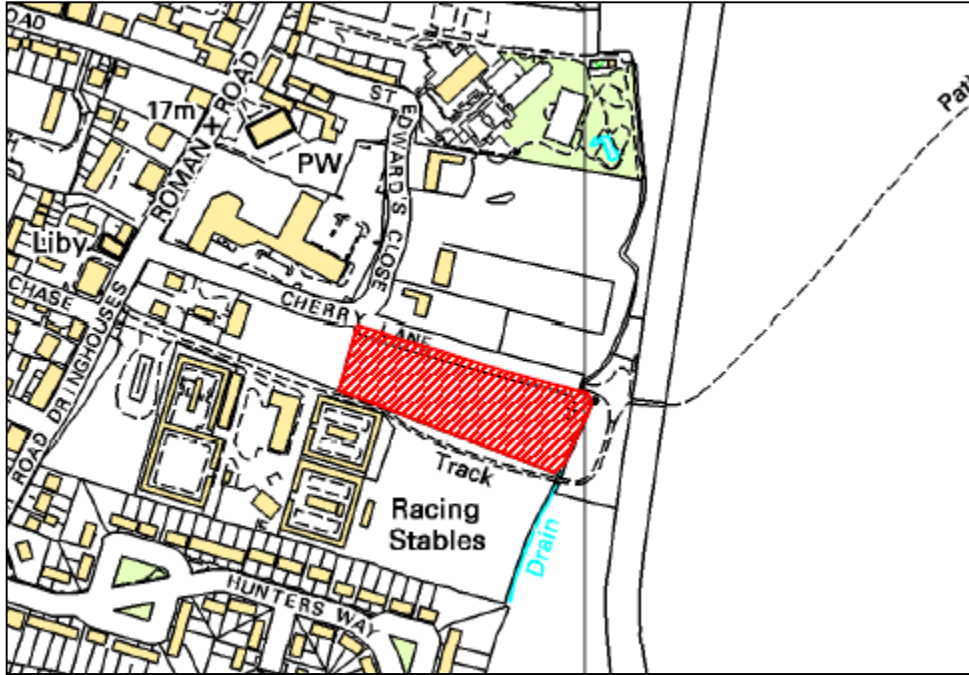
## Achievability

Estimated Housing Capacity					
Gross site area	0.02				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.02
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Estimated total number of dwellings		This site has outstanding planning permission for 2 dwellings		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)				
Estimated build cost				
Estimated site works cost				
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)				
Viability calculation (Scheme Value – (build costs + site works + other costs))				
Abnormal development considerations		No abnormal issues identified.		
Comments: This site has planning permission and is therefore deemed viable				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



**Site Details**

GENERAL			
Site Reference	2577a		
Name of Site	Land at Cherry Lane		
Address			
Ward	Dringhouses and Woodthorpe		
Easting	458914	Northing	449496
Gross Site Area	0.90		

PLANNING STATUS		
Current Land use	Agricultural	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	no
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (five dwellings)
	Application Reference	00/02741/FUL
	Date permitted	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	Withdrawn

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within Flood Zone 3b</u></li> <li>• <u>No nature conservation area within proximity of the site</u></li> <li>• <u>Not within a greenbelt character appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>This site is within the urban area</u></li> <li>• This is a Greenfield site</li> <li>• <u>This site is considered to be at low risk to flooding (Zone 1)</u></li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to a primary school without capacity within 400m</u></li> <li>• <u>Access to health centres within 400-800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• <u>There is access to cycle routes within 100m</u></li> <li>• A transport statement required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>There are no known contamination issues linked to this site</u></li> <li>• <u>No overhead power lines</u></li> <li>• A full drainage assessment required</li> <li>• <u>No known TPOs on site</u></li> <li>• Adjacent to racing stables so noise may be an issue.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not within the draft greenbelt</u></li> <li>• This site does contain designated open space (Cherry Lane Amenity Green Space)</li> <li>• <u>This site has access to natural/semi-natural greenspace, outdoor sports facilities and amenity greenspace within PPG17 acceptable distances</u></li> <li>• This site is deficient in access to city parks, local parks, children's and young peoples openspace and allotments</li> <li>• <u>This site is not within 50m of scheduled ancient monuments</u></li> <li>• <u>This site is not within 50m of listed buildings</u></li> <li>• <u>This site is not within 50m of Historic Parks and Gardens</u></li> <li>• <u>This site is not within 50m of an Area of Archaeological Importance</u></li> <li>• <u>This site is not within 50m of a conservation area</u></li> </ul>	Amber
<p><b>Comments:</b> This is a Greenfield Site within the Urban area. The site is designated as open space in the Local Plan and it has since been identified by the PMP study as being an area of amenity green space (Cherry Lane AGS). Should this site come forward, more extensive investigations would be required to identify open space accessibility and need within the area to relocate or improve current facilities. The site appears to have no major flood or contamination issues and has good access to convenience stores, public transport and cycle routes within 400m. There is also access to a primary school without capacity and healthcare facilities within 400m. The site has no historical constraints.</p>		
<p><b>Recommendation:</b> This site is considered to be <b>suitable</b> for housing.</p>		

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>The site is in private single ownership</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>There are no outstanding planning permissions relating to the site, however, an application for 5 dwellings was withdrawn in 2001.</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>It is unknown when the site is likely to come forward for residential development</li> </ul>					
<p><b>Comments:</b> The site is in single private ownership and no recent planning applications have been submitted for development of the site. As the site has been put forward during the 'call for sites' there is an indication that the site could be available in the short to medium term.</p>						
<p><b>Recommendation:</b> A <b>positive</b> indication of availability is considered appropriate for this site and a short to medium term availability assessment is deemed appropriate in terms of residential development.</p>						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.9				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.72
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses / 15% semi-detached	■
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			42		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	21	21	42
	Semi-detached / Townhouses	14	14	28
	Detached	1	1	2
No of Flats		6	6	12
Estimated Scheme Value (private & affordable scheme value)		£5,003,700		
Estimated build cost		£1,780,104		
Estimated site works cost		£339,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,119,104		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(5,003,700- (1,780,104+ 339,000 + 2,119,104)) = £152,025		
Abnormal development considerations		Part of the site contains openspace which would need to be relocated/replaced elsewhere. Also, a full drainage assessment would be required.		
<p>Comments: This site makes profit over and above the 17.5% included within the calculation and has limited constraints to consider. The provision of openspace elsewhere may form part of a contribution which could be covered by the excess profit. Due to this the site is deemed as viable.</p>				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



## Site Details

GENERAL			
Site Reference	2297d		
Name of Site	Heworth Family Centre		
Address	Sixth Avenue		
Ward	Heworth		
Easting	461492	Northing	452373
Gross Site Area	0.270567258		

PLANNING STATUS		
Current Land use	Family Centre (Use class: D1)	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to primary schools within 400m</u></li> <li>• <u>Good access to health care facilities within 800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u></li> <li>• <u>Good access to non frequent bus routes with 400m</u></li> <li>• There is no access to an existing cycle route within 100m</li> <li>• Highways transport assessment would be required.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>No contamination issues identified on site</u></li> <li>• <u>No air quality issues anticipated on site</u></li> <li>• <u>This site is not within the AQMA</u></li> <li>• <u>No noise issues anticipated on site</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to City parks, local parks, natural/semi-natural greenspace, children's openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to amenity greenspace and young persons openspace.</li> <li>• <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u></li> </ul>	Green
<p><b>Comments:</b> This site is considered suitable in accordance with national and regional policy. The site is Brownfield and located in the urban area. The site lies within 400m of a primary school, health care facility and grocery store/supermarket and has access to frequent bus services. Situated in flood risk zone 1 there is a low risk of flooding to the site. The site also has good access to openspace within PPG17 specified distances and is not in proximity of historical constraints.</p>		
<p><b>Recommendation:</b> This site is potentially <b>suitable</b> for housing development due to its conformity with primary constraints, location strategic policies and environmental considerations.</p>		

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in owned by the local authority</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The site is currently in use, however, this site should be available before March 2010.</li> </ul>					
<b>Comments:</b> This site is owned by the local authority and is envisaged to be available in the short term.						
<b>Recommendation:</b> This site is available in the short-term subject to the relocation of the family centre / end of current use.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.27				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
0.27					
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	■
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			16		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	16	0	16
	Semi-detached / Townhouses	10	0	10
	Detached	1	0	1
No of Flats		5	0	5
Estimated Scheme Value (private & affordable scheme value)		£2,716,700		
Estimated build cost		£672,598		
Estimated site works cost		£128,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£800,598		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(2,716,700 - (672,598 + 128,000 + 800,598)) = £553,215.69$		
Abnormal development considerations		No major constraints identified		
<p>Comments: This site makes a profit over and above that of the 17.5% included in the calculation. It has no identified major constraints, which would add a cost and is therefore deemed viable.</p>				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



**Site Details**

GENERAL			
Site Reference	2297f		
Name of Site	Land At Marygate		
Address			
Ward	Guildhall		
Easting	459982.399	Northing	452286.373
Gross Site Area	0.506Ha		

PLANNING STATUS		
Current Land use	Prefabricated Store and Bowling Green (Use class: Sui Generis)	
Source of site	Call for Sites –Property Services	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	N/A
	Expiry Date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

**SUITABILITY**

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• This is a part Brownfield part Greenfield site</li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• Poor access to primary schools</li> <li>• <u>Good access to health care facilities</u></li> <li>• <u>Good access to convenience stores</u></li> <li>• <u>Good access to frequent and non frequent bus routes</u></li> <li>• <u>Good access to an existing cycle route within 100m.</u></li> <li>• There are access issues with this site</li> <li>• Improvements to Marygate would be sought</li> <li>• A transport statement would be required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>No known previous contamination</u></li> <li>• Site is within an AQMA and an air quality impact assessment is required.</li> <li>• PPG24 noise assessment needed which must consider any proposed development and the various uses contained within it</li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>Although the site contains a bowling green it was not classed as open space in the recent PMP study.</u></li> <li>• <u>The site has access to City parks, local parks, amenity green space, and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to natural and semi natural green space, young peoples facilities and children's openspace.</li> <li>• This site is still within a current use</li> <li>• This site is adjacent to the City Art Gallery and 40 Bootham both Grade II listed buildings. It is also adjacent to the City Walls (Grade I) and in proximity of several other listed buildings along bootham and the head masters house and kings manor.</li> <li>• The site is contained within the Central Historic Core Conservation Area</li> <li>• The Site is contained within the City Centre Area of Archaeological Importance.</li> <li>• This site is located within proximity to a St Marys Abbey and the abbey precinct walls (SAM's)</li> <li>• Adjacent to Museum Gardens, a historic park and garden</li> </ul>	Amber
<p><b>Comments:</b> This is a part Brownfield, part Greenfield site within the Urban area with excellent access to facilities and sustainable transport and open space. It is located within an AQMA and EPU would require any housing to be laid out to avoid exposure to poor air and an assessment of noise from traffic. Design needs to be sensitive to surrounding historic settings and character. The site may be considered for other uses (e.g. leisure, culture) as part of the St Mary's Abbey / Cultural Quarter initiative being taken forward as part of the City Centre Area Action Plan.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing if transport and environmental issues could be overcome in a way sensitive to the conservation of the surrounding area and buildings.</p>		

## AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in Local Authority single ownership</li> </ul>						Green
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is classed as a bowling green but not identified within the PPG17 openspace assessment.</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>This site would be available in the short-term.</li> </ul>						
<b>Comments:</b>							
As this site is owned by the local authority it is thought to be available in the short-term.							
<b>Recommendation:</b>							
This site may be available in the long-term subject to a detailed review of the greenbelt.							
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.506				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.4
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	■
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			37		

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	18	19	37
	Semi-detached / Townhouses	12	13	25
	Detached	0	0	0
No of Flats		6	6	12
Estimated Scheme Value (private & affordable scheme value)		£5668200		
Estimated build cost		£1479990		
Estimated site works cost		£291000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2878271		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(5668200- (1479990+ 291000 +2878271)) = £1,018,938		
Abnormal development considerations		This site is very constrained by historic setting in which it is located in and adjacent to. The costs of developing this site may be high than average due to the materials and design needed in order to comply with the surroundings.		
Comments: This site is severely constrained by the historic environment in which it is located and would probably occur higher than average design and buildings costs. However, the site makes a profit over and above the 17.5% included within the calculation and therefore is deemed viable as any additional costs could be covered by the excess amount.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



## Site Details

GENERAL		
Site Reference	2297h	
Name of Site	Askham Bar Park and Ride Car Park	
Address		
Ward	Dringhouses and Woodthorpe	
Easting	458208	Northing 448951
Gross Site Area	1.60	
PLANNING STATUS		
Current Land use	Existing Park and Ride Car Park	(Use class: Sui Generis)
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Expiry Date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• Insufficient access to primary schools within 400m</li> <li>• <u>Good access to health care facilities within 400-800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u></li> <li>• <u>Good access to non frequent bus routes with 400m</u></li> <li>• <u>Good access to an existing cycle route within 100m</u></li> <li>• Transport assessment required.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Records show the site to be adjacent to a former landfill site. Will require further assessment.</li> <li>• Air quality issues. May present new opportunities for exposure based on proximity to roundabout (elevated levels of nitrogen dioxide observed near the roundabout in recent years). <u>Likely that scheme design could address any issues.</u></li> <li>• PPG24 noise assessment needed as near to A1036 and railway line. Also vibration assessment needed due to railway line.</li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to City parks, local parks, amenity greenspace, children's openspace, young persons openspace and allotments.</li> <li>• <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u></li> </ul>	Amber
<p><b>Comments:</b> The site is considered to be suitable in accordance with national and regional policy. The site is brownfield and located in the urban area. It has access to a supermarket within 400m and a frequent bus route but does not have access to a primary school within 800m. The site is in flood zone 1 (low risk). Records show the site to be adjacent to a former landfill site so a desk top study and site investigation would be required. In terms of air quality the site may present new opportunities for exposure based on proximity to roundabout (elevated levels of nitrogen dioxide observed near the roundabout in recent years) however, it is likely that scheme design could address any issues. A noise assessment in accordance with Planning Policy Statement 24 would be required as site is close to the A1036 and the railway line. A vibration assessment would also be required due to the railway line.</p>		
<p><b>Recommendation:</b> This site is potentially <b>suitable</b> for housing development. However, this site is located within the draft greenbelt and would therefore only come forward in line with the emerging core strategy and following a detailed evaluation of the greenbelt value.</p>		

## AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>						Amber
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is in use as a park &amp; ride car park.</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>This site could come forward in the next five years dependent on the relocation of the existing P&amp;R facility to a new site.</li> </ul>						
<b>Comments:</b>							
This site is owned by the local authority and was submitted as part of the call for sites. Currently, the site is in use as a park and ride but may come forward in the short term subject to the relocation of the park and ride facility.							
<b>Recommendation:</b>							
This site may be available in the short-term subject to the relocation of park and ride.							
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

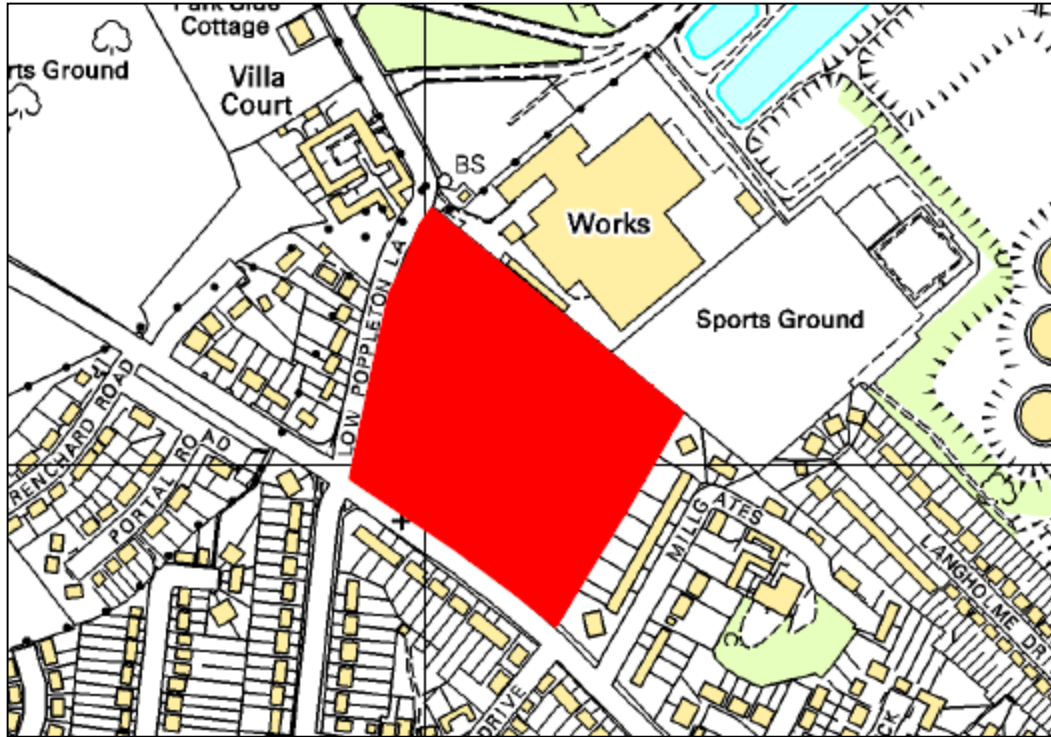
## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	1.60				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.28
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	■
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Estimated total number of dwellings		60		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	30	30	60
	Semi-detached / Townhouses	12	12	24
	Detached	9	9	18
No of Flats		9	9	18
Estimated Scheme Value (private & affordable scheme value)		£8,259,300		
Estimated build cost		£2,901,312		
Estimated site works cost		£504,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£3,405,312		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(8,259,300- (2,901,312+ 504,000 +3,405,312)) = £375,435		
Abnormal development considerations		Records show potential contamination issues due to nearly former use as landfill. The site is adjacent to the railway line and therefore a noise / vibration assessment will be necessary.		
Comments: This site is currently a park and ride car park. It has some potential contamination and noise issues which may need to be mitigated on site but development indicated that it makes a profit over and above the 17.5% included within the calculation and therefore can be deemed as viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0050		
Name of Site	Manor School		
Address			
Ward	Acomb		
Easting	457063	Northing	453018
Gross Site Area	3.758398613		

PLANNING STATUS		
Current Land use	School and Playing Fields. School moving to new site April 09	
Source of site	CYC Property Services	
Site Status	Potential site	Yes
	With permission	N/a
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within York Urban Area</li> <li>Brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a primary school (400-800m)</li> <li>Access to health care facilities (400-800m)</li> <li>Access to a convenience store (400-800m)</li> <li>Access to frequent bus routes (15 minute intervals or less) within 400-800m</li> <li>Access to non frequent bus routes with 400m</li> <li>Access to an existing cycle route within 100m</li> <li>Highways transport assessment would be required</li> <li>Potential access issues. Need to be considered as part of York Northwest AAP</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Medium contamination assessment so would require further site investigation</li> <li>No current air quality issues but may need air quality assessment depending on traffic generation</li> <li>No noise issues identified on site</li> <li>No foreseeable drainage issues</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>The existing playing fields are used as outdoor sports facilities and so open space would need to be retained within the site</li> <li>The site has access to natural/semi-natural green space and outdoor sports facilities within acceptable PPG17 distances</li> <li>The site is deficient in access to other open space types such as amenity green space and children's open space</li> </ul>	Amber
<p><b>Comments:</b> The site is brownfield and within the York urban area. The site has access to an adequate range of facilities within 400-800m but this should be improved through on-site provision if this site is developed. The site has access to a frequent bus route within 800m and a less frequent service within 400m. The existing school playing fields are used as outdoor sports facilities and these should be retained on the site. Additional open space including amenity green space and children's open space should be provided on site to enhance local provision. An air quality assessment may be required depending on traffic generation and further site investigation is required regarding contamination. A transport assessment would be required. There may be access issues which would need to be considered as part of the York North West AAP.</p>		
<p><b>Recommendation:</b> This site is considered <b>suitable</b> for housing development subject to overcoming identified constraints.</p>		

## AVAILABILITY

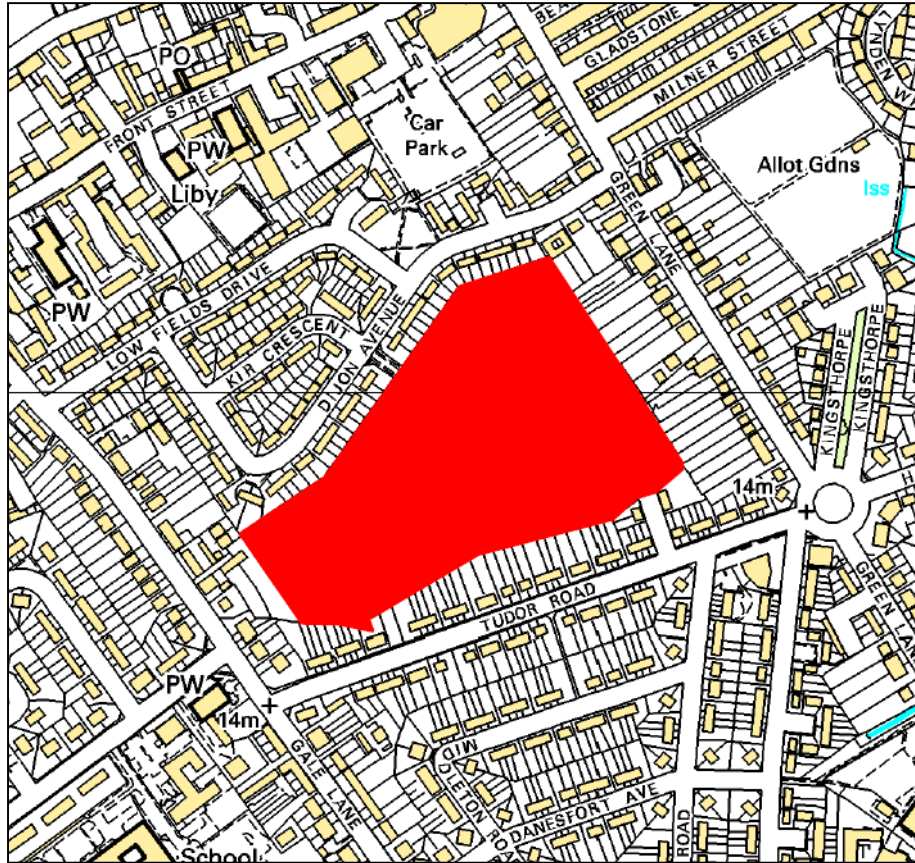
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>The site has been submitted by CYC Property Services through the Call for sites. The site is owned by City of York Council</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning permission</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The existing school is due to relocate to new premises in April 2009 and this site would then become available. A timescale of 0-5 years has been estimated.</li> </ul>					
<b>Green</b>						
<p><b>Comments:</b> The site has been submitted through the call for sites by CYC Property Services and will become vacant in April 2009.</p>						
<p><b>Recommendation:</b> The site could come forward within 5 years</p>						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	3.76				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	3.01				
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	■
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Estimated total number of dwellings		141		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	70	71	141
	Semi-detached / Townhouses	32	32	64
	Detached	17	18	35
No of Flats		21	21	42
Estimated Scheme Value (private & affordable scheme value)		£18,913,400		
Estimated build cost		£6,717,612		
Estimated site works cost		£1,174,500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£10,288,138.6		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(18,913,400- (6,717,612+ 1,174,500 +10,288,138.6)) = £733,149.36		
Abnormal development considerations		The site has potential contamination constraints and therefore would need further site investigation		
Comments: This site makes a profit over and above the 17.5% set out in the calculation which could cover an additional contamination assessment if required.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0051		
Name of Site	Lowfield Secondary School		
Address	Dijon Avenue		
Ward	Westfield		
Easting	457476.626003029	Northing	450957.264081154
Gross Site Area	5.571562283		

PLANNING STATUS		
Current Land use	School and Playing Fields. School moving to new site April 09	
Source of site	CYC Property Services	
Site Status	Potential site	Yes
	With permission	N/a
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within York Urban Area</li> <li>This site is a Part Brownfield Part Greenfield Site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a primary school (400-800m)</li> <li>Access to health care facilities (within 400m)</li> <li>Access to a convenience store (within 400m)</li> <li>Access to frequent bus routes (15 minute intervals or less) within 400m</li> <li>Access to non frequent bus routes with 400m</li> <li>No access to an existing cycle route within 100m</li> <li>Highways transport assessment would be required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No likely contamination issues</li> <li>No current air quality issues but may need air quality assessment depending on traffic generation</li> <li>No noise issues identified on site</li> <li>No foreseeable drainage issues</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>The existing playing fields are used as outdoor sports facilities and so open space would need to be retained within the site</li> <li>The site is deficient in access to other open space types such as natural/semi-natural green space, amenity green space and children's open space</li> </ul>	Amber
<p><b>Comments:</b> This site is in accordance with national and regional policy. It is brownfield and located within the York urban area. The site has access to an adequate range of facilities within 400-800m but this should be improved through on-site provision if this site is developed. The site has access to a frequent bus route within 400m and a less frequent service within 400m. The existing school playing fields are used as outdoor sports facilities and these should be retained on the site. Additional open space including amenity green space and children's open space should be provided on site to enhance local provision. An air quality assessment may be required depending on traffic generation. A transport assessment would be required.</p>		
<p><b>Recommendation:</b> This site is considered <b>suitable</b> for housing development subject to overcoming identified constraints.</p>		

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>The site has been submitted by CYC Property Services through the Call for sites. The site is owned by City of York Council</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning permission</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The existing school is due to relocate to new premises in April 2009 and this site would then become available. A timescale of 0-5 years has been estimated.</li> </ul>					
<b>Green</b>						
<b>Comments:</b> The site has been submitted through the call for sites by CYC Property Services and will become vacant in April 2009.						
<b>Recommendation:</b> The site could come forward within 5 years						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

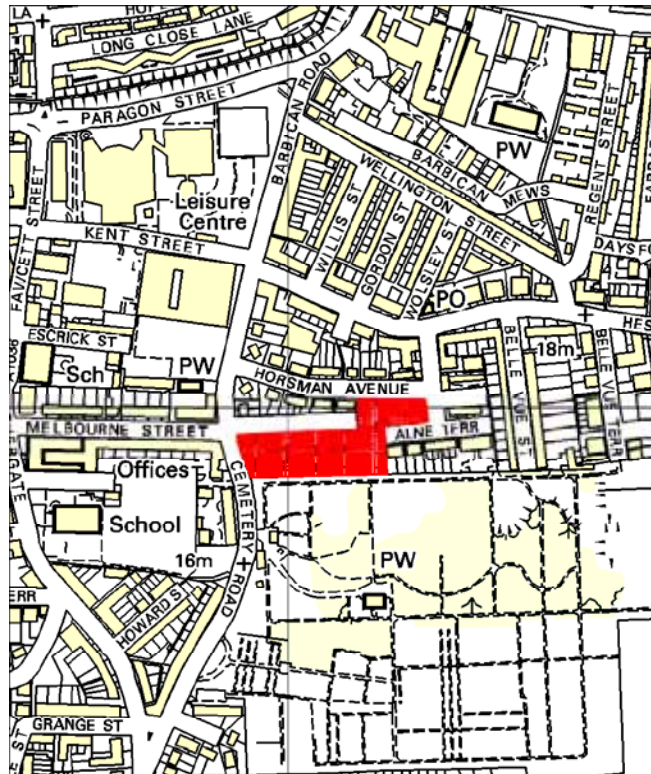
## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	5.57				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				3.90
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	■
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Estimated total number of dwellings		183		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	91	92	183
	Semi-detached / Townhouses	42	42	84
	Detached	22	22	44
No of Flats		27	28	55
Estimated Scheme Value (private & affordable scheme value)		£22,051,800		
Estimated build cost		£8,690,132		
Estimated site works cost		£1,520,500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£12,343,388		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(22,051,800- (8,690,132+ 1,520,500 +12,343,388)) = -£502,220.04		
Abnormal development considerations		This site has no major abnormal development constraints although demolition of the existing school building would be required.		
<p>Comments: This site has no major identified abnormal constraints. The viability calculation shows a loss is made for this site. However, developer profit margin of 17.5% has already been taken into consideration and the site is in council ownership. Therefore there would be no land value cost associated with this site and the profit margin / housing mix could be negotiated making the site viable.</p>				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0122		
Name of Site	Discus Bungalows, St Anne's Court		
Address	Off Cemetery Raod and Horsman Avenue		
Ward	Fishergate		
Easting	461,040	Northing	450,974
Gross Site Area	0.67Ha		

PLANNING STATUS		
Current Land use	Residential bungalows	
Source of site	Call for sites	
Site Status	Potential site	
	With permission	Yes
	Under Construction	
	Completed	
Planning Status (if applicable)	Excluded	
	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	08/01911/FULM
	Date permitted	21/11/2008
	Date Expired	25/11/2011
	Number of units outstanding	12
	Number of units completed	0
Application not valid (refused/ withdrawn/ lapsed)	Granted	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within Flood Zone 3b</li> <li>No nature conservation area within proximity of the site</li> <li>Not within a greenbelt character appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>This site is within the urban area</li> <li>This is a Brownfield site</li> <li>This site is considered to be at low risk to flooding (Zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m</li> <li>Access to health centres within 800m</li> <li>Good access to convenience stores within 400m</li> <li>Good access to non frequent bus routes within 400m</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m</li> <li>No access to cycle routes within 100m</li> <li>Transport issues addressed through planning permission</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination issues addressed through planning application</li> <li>No overhead power lines</li> <li>No noise issues identified</li> <li>Not within the AQMA</li> <li>Drainage issues addressed through planning application</li> <li>No known TPOs on site</li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not within the draft greenbelt</li> <li>This site is not designated open space</li> <li>This site has access to city parks, local parks, natural/semi natural green space, outdoor sports facilities, young peoples facilities, allotments and children's play areas within PPG17 acceptable distances</li> <li>This site is deficient in access to amenity green space.</li> <li>This site is not located within 50m of listed buildings, a conservation area, Scheduled Ancient Monuments, historic park and garden or ancient woodland.</li> <li>This site is within the City Centre Area of Archaeological Importance</li> </ul>	Green
<p><b>Comments:</b> This site is Brownfield land within the urban area and has excellent access to all facilities and sustainable transport except rail links. The site is not open space and has good access to all different types of open space except amenity green space. As the site is already developed with housing it is deemed suitable for this type of use. A full planning application has been granted on the site for 12 houses and 41 bed car home; access and contamination issues have been identified and mitigation sought through the planning application process.</p>		
<p><b>Recommendation:</b> This site is considered to be <b>suitable</b> for housing.</p>		

## AVAILABILITY

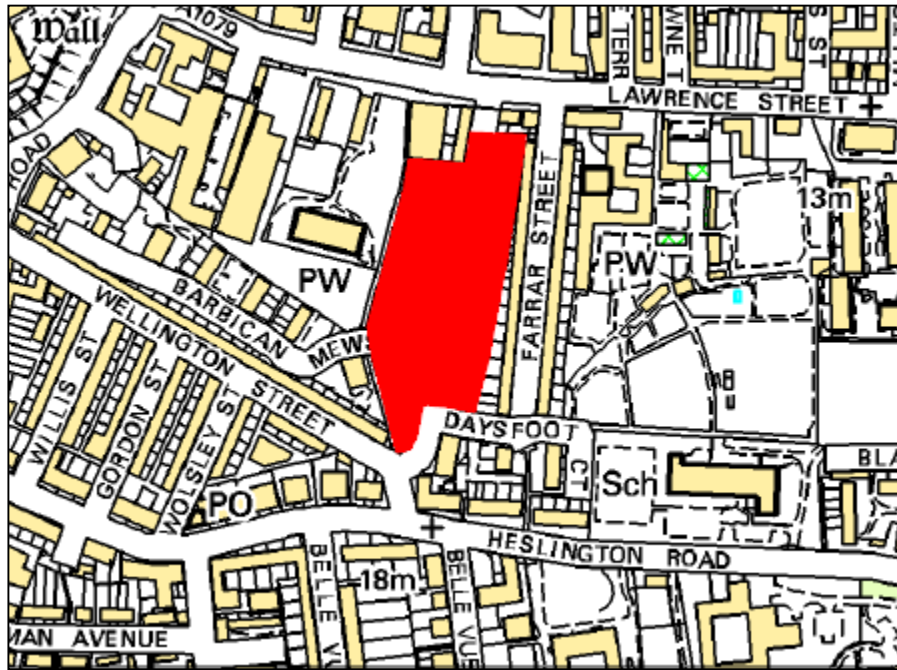
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>The site is in local authority ownership with developer control</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>There is a full application granted for 12 dwellings and 41bed care home, shop and amenity space.</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The site is immediately available in terms of ownership but is awaiting site clearance.</li> </ul>					
<p>Comments: A full planning application for residential use has already been granted on the site. There are no ownership issues and the site is expected to commence development within the next 5 years.</p>						
<p>Recommendation: This site is currently <b>Available</b> and expected to come forward in the short term</p>						
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown
	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.67			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.53
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	■
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Estimated total number of dwellings		This site has outstanding planning consent for 12 dwellings and a care home.		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			12
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)				
Estimated build cost				
Estimated site works cost				
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)				
Viability calculation (Scheme Value – (build costs + site works + other costs))				
Abnormal development considerations		Any abnormal issues will have been taken into consideration within the existing planning consent.		
Comments: This site has outstanding planning permission and therefore is deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0123		
Name of Site	Discus Bungalows,		
Address	Regent Street		
Ward	Fishergate		
Easting	461273	Northing	451222
Gross Site Area	1.10		

PLANNING STATUS		
Current Land use	Residential use (use class: C3)	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	08/01909/FUL
	Date permitted	25.11.2008
	Expiry date	25.11.2011
	Date development started	N/a
	Number of units outstanding	58
	Number of units completed	N/a
Application not valid (refused/ withdrawn/ lapsed)	N/a	

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Considered to be at low risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to a primary schools within 400m with capacity</u></li> <li>• <u>Access to health care facilities with 400-800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• <u>Access to existing cycle route within 100m.</u></li> <li>• Transport assessment required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Contamination issues have been identified on site as the current prefabricated bungalows contained asbestos. This has been taken into consideration within the current planning application.</li> <li>• Lawrence is an air quality hotspot and a full air quality assessment will be required</li> <li>• Noise assessment required.</li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to young people's facilities.</li> <li>• This site is within 50m of a listed building and scheduled ancient monument and is within the city centre area of archaeological importance</li> <li>• <u>This site is not located within 50m of a conservation area or a historic park and garden.</u></li> </ul>	Amber
<p><b>Comments:</b> This site is in accordance with national and regional policy. This site is a brownfield site located within the urban area. It is located off Lawrence Street and has good access to a primary school and supermarket and has a health facility within 800m. There is access to a frequent bus route within 400m and an existing cycle route. The site has been deemed to have a medium rating for contamination due to the current properties containing asbestos and a noise assessment would be necessary due to it's proximity to the A1079. This site is within the AAI and adjacent to a Scheduled ancient monument and listed building.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to its location and accessibility.</p>		

## AVAILABILITY

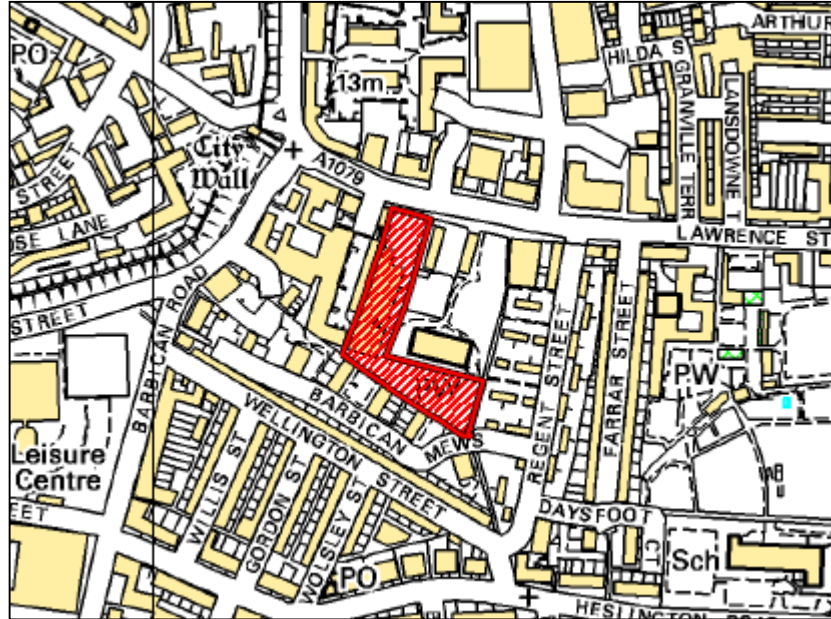
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>The site has outstanding planning permission for 58 dwellings</li> <li>Development has not commenced</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>This site will be developed within the short term given the existing planning application</li> </ul>					
Green						
<b>Comments:</b> This site has existing planning permission and will be available within the next five years.						
<b>Recommendation:</b> This site may be <b>available</b> for development in the short term.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		1.10				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.88	
Estimated housing mix and type Criteria						
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable	
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>	
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>	
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>	
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>	
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>	
Estimated total number of dwellings			This site has outstanding planning consent for 58 dwellings			



Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)				
Estimated build cost				
Estimated site works cost				
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)				
Viability calculation (Scheme Value – (build costs + site works + other costs))				
Abnormal development considerations		Any abnormal development constraints will have been taken into consideration within the existing planning application.		
<b>Comments</b>				
This site has outstanding planning permission and is therefore deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0580a		
Name of Site	Former Citroen delaership		
Address	Lawrence Street		
Ward	Fishergate		
Easting	461156	Northing	451276
Gross Site Area	0.55		

PLANNING STATUS		
Current Land use	Former car dealership (use class: Sui Generis)	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)	N/a	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Considered to be at low risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to a primary schools within 400m with capacity</u></li> <li>• <u>Access to health care facilities with 400-800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• <u>Access to existing cycle route within 100m.</u></li> <li>• Transport assessment required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Contamination issues have been identified on site from previous industrial use.</li> <li>• Lawrence is an air quality hotspot and a full air quality assessment will be required</li> <li>• Noise assessment required.</li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to young people's facilities.</li> <li>• This site is within 50m of a listed building and scheduled ancient monument and is within the city centre area of archaeological importance</li> <li>• <u>This site is not located within 50m of a conservation area or a historic park and garden.</u></li> </ul>	Amber
<p><b>Comments:</b> This site is in accordance with national and regional policy. This site is a brownfield site located within the urban area. It is located off Lawrence Street and has good access to a primary school and supermarket and has a health facility within 800m. There is access to a frequent bus route within 400m and an existing cycle route. The site has been deemed to have a medium rating for contamination due to previous industrial uses and a noise assessment would be necessary due to it's proximity to the A1079. This site is within the AAI and adjacent to a Scheduled ancient monument and listed building.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to its location and accessibility.</p>		

## AVAILABILITY

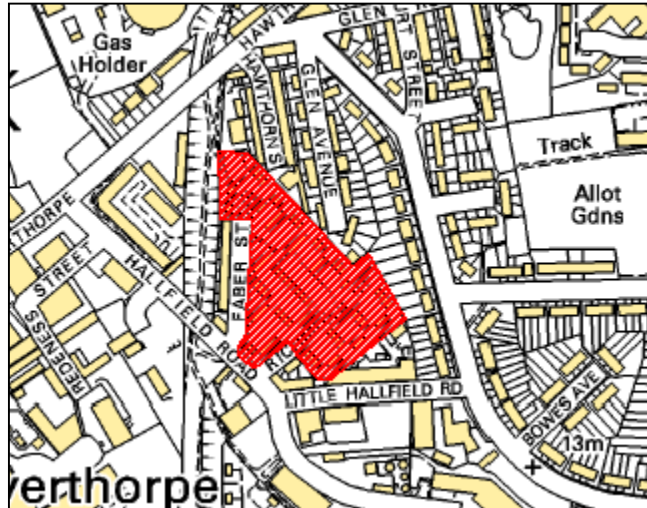
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This ownership of this site is unknown</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding permission</li> <li>This site is currently vacant</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>This timescale for this site to come forward is unknown but as it is vacant, this could be within the short to medium term</li> </ul>					
<b>Comments:</b> This site is vacant but there is no outstanding permission and the ownership details are unknown.						
<b>Recommendation:</b> This site may be <b>available</b> for development in the medium term.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.55				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
0.44					
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input checked="" type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			37		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	18	19	37
	Semi-detached / Townhouses	12	13	25
	Detached	1	0	1
No of Flats		5	6	11
Estimated Scheme Value (private & affordable scheme value)		£4789600		
Estimated build cost		£1510570		
Estimated site works cost		£296000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2539106		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(4789600- (1510570+ 296000 +2539106)) = £443923		
Abnormal development considerations		Thi site may have potential contamination issues due to it previous use. This site is also located adjacent to an air quality hotspot and within the AQMA meaning hat an air quality assessment is required and posibile mitigation of negative impacts on air quality from any development.		
Comments: This site has identified constraints. It is shown however, that the viability calculation provides an excess profit above the 17.5% included within the calculation and therefore these extra costs would be covered. This site is therefore deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0124		
Name of Site	Discus Bungalows		
Address	Faber Street		
Ward	Heworth		
Easting	461255	Northing	452232
Gross Site Area	1.35		

PLANNING STATUS		
Current Land use	Residential (use class: C3)	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	yes
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	08/01910/FULM
	Date permitted	25.11.2008
	Expiry date	25.11.2011
	Date development started	N/a
	Number of units outstanding	85 dwelling – 59 houses & 26 flats
	Number of units completed	N/a
Application not valid (refused/ withdrawn/ lapsed)	N/a	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Considered to be at low risk from flooding (zone 1).</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to a primary schools within 400m with capacity</u></li> <li>• <u>Good access to health care facilities with 400m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• <u>Good access to existing cycle route within 100m.</u></li> <li>• Transport assessment required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Contamination issues have been identified on site due to some past industrial activity</li> <li>• Within AQMA</li> <li>• Full air quality assessment required to proximity to main roads.</li> <li>• Noise assessment required due to proximity of traffic on A1079.</li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to City parks, local parks children's play areas, natural/semi-natural green space, , allotments, and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to amenity green space and young people's facilities.</li> <li>• <u>This site is not located within 50m of a listed building, conservation area, scheduled ancient monument s, Area of archaeological Importance or a historic park and garden.</u></li> </ul>	Green
<p><b>Comments:</b> This site is in accordance with national and regional policy. This site is a brownfield site located within the urban area. The site is within flood zone 1 showing a low risk of flooding and it has good access to frequent public transport. It also has access to a primary school with capacity convenience store and healthcare within 400m. Some contamination issues have been highlighted on the site due to previous industrial activity and an air quality assessment may be required due to its proximity to the road as well as a noise assessment.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to its location, accessibility and accordance with strategic policy..</p>		

## AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in Local Authority ownership</li> </ul>						Green
Planning Status	<ul style="list-style-type: none"> <li>The site has outstanding planning permission for residential (85 units)</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>As this site has planning permission it will be available within the short term.</li> </ul>						
<b>Comments:</b> This site has outstanding planning permission and will therefore be developed within the short term.							
<b>Recommendation:</b> This site will be <b>available</b> for development in the short term.							
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

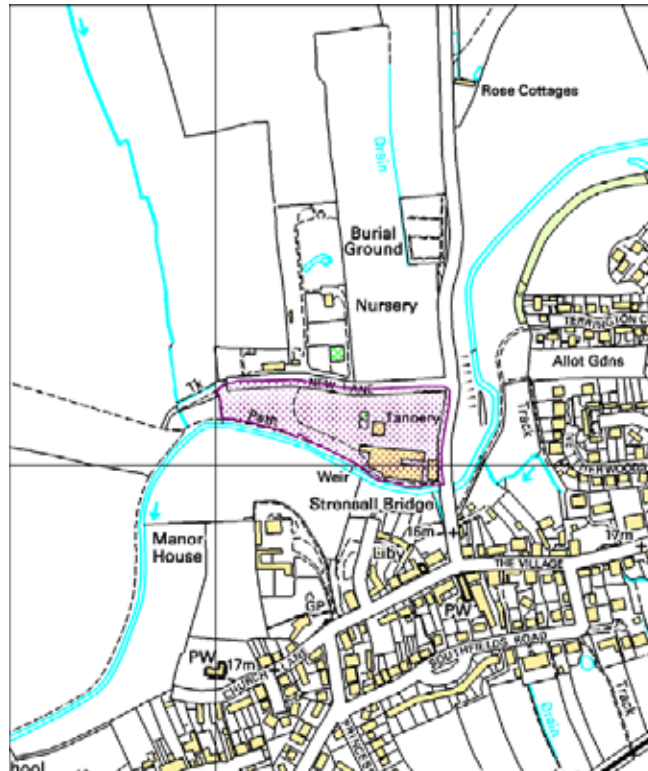
## SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		1.35				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			1.08	
Estimated housing mix and type Criteria						
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable	
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>	
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input checked="" type="checkbox"/>	
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>	
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>	
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>	
Estimated total number of dwellings			This site has planning permission for 85 dwellings			

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)				
Estimated build cost				
Estimated site works cost				
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)				
Viability calculation (Scheme Value – (build costs + site works + other costs))				
Abnormal development considerations		Any abnormal considerations have been taken into consideration within the current planning permission		
Comments: This site has outstanding planning permission and is therefore deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



**Site Details**

GENERAL			
Site Reference	LSC 31		
Name of Site	The Tannery		
Address	Strensall		
Ward	Strensall		
Easting	463139	Northing	461036
Gross Site Area	2.22		

PLANNING STATUS		
Current Land use	Vacant former tannery and Sawmill (Use Class B2 – General Industrial)	
Source of site	Call for Sites	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	B1 Office
	Application Reference	01/02856/OUT
	Date permitted	25/04/06
	Expiry Date	25/04/09
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid <small>(refused/ withdrawn/ lapsed)</small>	Expires April 2009	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within a proposed Local Service Centre</u></li> <li>• <u>Brownfield site</u></li> <li>• <u>Low risk of flooding (Zone 2)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• Insufficient access to primary schools within 400m</li> <li>• <u>Access to health care facility within 400m</u></li> <li>• Insufficient access to convenience stores within 800m</li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m.</u></li> <li>• No existing access to an cycle route within 100m however S106 Notice attached to current permission for B1 office use required a cycle path/footbridge to be constructed over the adjacent section of the River Foss</li> <li>• Highways transport assessment would be required.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• May be hazardous risks associated with previous use of site as a tannery</li> <li>• Owners have had Phase 1 and 2 Environmental Surveys carried out which have identified two principal hot spots that require remediation. Ongoing discussions with CYC officers and Environment Agency regarding remediation of the site</li> <li>• <u>Topographical survey completed</u></li> <li>• <u>No likely air quality issues</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to natural/semi-natural greenspace, amenity open space, children's open space, outdoor sports facilities and allotments within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to local parks and young person's facilities</li> <li>• <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u></li> </ul>	Green

**Comments:** This site is considered to be suitable for housing in accordance with national and regional guidance. The site is brownfield and located within Strensall village, a proposed Local Service Centre. The site is at a low risk of flooding (zone 2). The site has good access to frequent public transport within 400m. Due to its former use as a Tannery there may be hazardous risks on site however Phase 1 and 2 environmental surveys have been carried out as part of the existing permission for employment use and two hot spots have been identified which require remediation. There are ongoing discussions with CYC officers and the Environment Agency regarding remediation. The site has permission for employment (B1 office use) which is due to expire in April 2009 but has not been shortlisted as required for employment use in the Employment Land Review.

**Recommendation:** This site is **suitable** for housing development subject to the identified constraints being mitigated.

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership with registered title to the site</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>This site has permission for B1 office use which expires in April 2009</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The owners of the site have submitted the site through the Call for Sites. The site is available for development and is currently being marketed. Expressed interest from residential developers. Site marketed for business use with no interest. Site not short listed for employment use in the draft Employment Land Review.</li> </ul>					
<b>Green</b>						
<p><b>Comments:</b> The owner of the site has submitted the site for residential development through their agent (Carter Towler). The site is available for development and the owners are in discussion with CYC officers and the Environment Agency regarding remediation of the site.</p>						
<p><b>Recommendation:</b> This site could come available for residential development within 5 years subject to identified constraints being mitigated and subject to planning permission.</p>						
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	2.22				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.77
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input checked="" type="checkbox"/>

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Estimated total number of dwellings		53		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	26	27	53
	Semi-detached / Townhouses	12	12	24
	Detached	14	15	29
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£9038000		
Estimated build cost		£3008652		
Estimated site works cost		£520500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£4832757		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(9038000- (3008652+ 520500 + 4832757)) = £676090		
Abnormal development considerations		This site has identified contamination constraints identified. However, the landowners/developprs have already identified this as an issue and assessed the work needed. This site is in		
<p>Comments: This site has outstanding planning permission for employment. However, should this site come forward for housing development then there are contamination issues to consider but these have been deemed viable to mitigate for the employment land planning permission. Given that the site also makes an indicative profit above the 17.5% included within the calculation, should more work be needed for residential development, there would be sufficient funds available to cover this. This site is therefore viable.</p>				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



**Site Details**

GENERAL			
Site Reference	0035		
Name of Site	Sipton Street Primary School		
Address			
Ward	Clifton		
Easting	459974	Northing	453033
Gross Site Area	0.4		

PLANNING STATUS		
Current Land use	Former school / Temporary car park for NHS Staff (use class: D1 / sui generis)	
Source of site	NLUD	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	Residential
	Application Reference	07/01633/FULM
	Date permitted	Pending
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Considered to be at low risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to a primary schools within 400m with capacity</u></li> <li>• <u>Access to health care facilities with 400-800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to a frequent bus route (15 minute intervals or less) within 400m</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• No access to existing cycle route within 100m.</li> <li>• <u>Transport Issues are currently being considered as part of the pending planning permission</u></li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>There are no contamination issues identified.</u></li> <li>• <u>No air quality issues identified</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to local parks; children's play areas, outdoor sports facilities, allotments and City parks</u></li> <li>• This site is deficient in access to natural/semi-natural green space, amenity green space and young people's facilities within PPG17 acceptable distances.</li> <li>• The building on site is listed.</li> <li>• <u>This site is not located within 50m of a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u></li> </ul>	Amber
<p><b>Comments:</b> This site is in accordance with national and regional policy. Site is considered suitable in policy terms. It is a brownfield site located in the urban area and has access to local services within 400m and a frequent bus route. Application pending for residential development. Used as temporary car park for NHS staff currently.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to its location and limited geo environmental constraints.</p>		

## Availability

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership with developer control</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>This site has a pending permission for 38 residential dwellings</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>This site is available to develop within the short term given that planning permission has already been applied for.</li> </ul>					
Green						
<b>Comments:</b> This site has a pending planning permission and therefore should be available within the first 5 years supply.						
<b>Recommendation:</b> This site is <b>available</b> for development within the short term.						
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

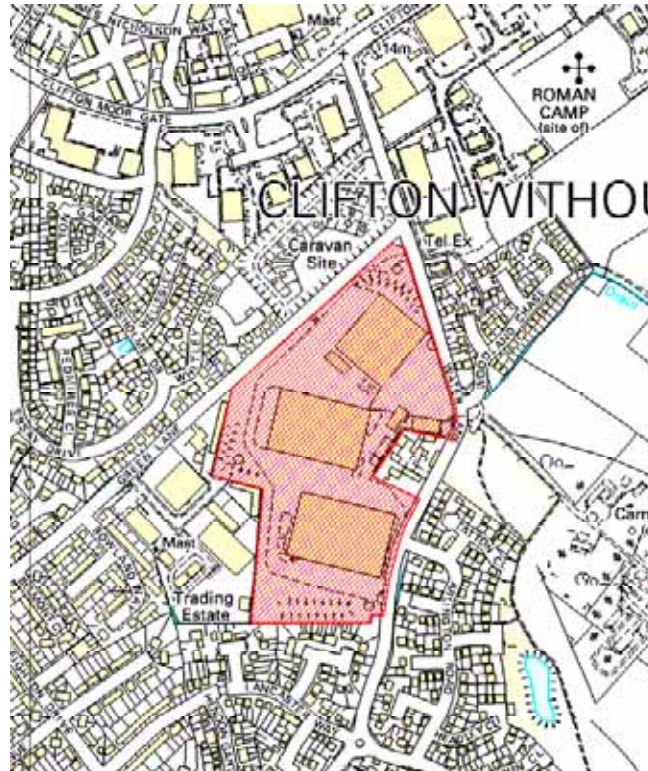
## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.4			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.4
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			23		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	11	12	23
	Semi-detached / Townhouses	7	8	15
	Detached	1	0	1
No of Flats		3	4	7
Estimated Scheme Value (private & affordable scheme value)		£2967600		
Estimated build cost		£966266		
Estimated site works cost		£184000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1583881		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2967600- (966266+ 184000 +1583881)) = £233452		
Abnormal development considerations		The shipton Street school building is listed and therefore there may be higher than average costs for design. There are no other abnormal considerations anticipated.		
Comments: This site has limited considerations and has a pending planning application for residential. The listed building status has obviously been taken into account and the site is therefore deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



## Site Details

GENERAL			
Site Reference	0614		
Name of Site	Grain Stores		
Address	Water Lane		
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	459,359	Northing	454,419
Gross Site Area	7.82		

PLANNING STATUS		
Current Land use	Vacant Industrial Buildings (use class: B2)	
Source of site	NLUD and Call for Sites	
Site Status	Potential site	
	With permission	Yes
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Mixed Use
	Application Reference	07/01992/OUTM
	Date permitted	29/11/2008
	Expiry Date	15.09.2011
	Date development started	N/A
	Number of units outstanding	197
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	Granted

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Site Details

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• Insufficient access to primary schools within 400m</li> <li>• <u>Good access to health care facilities with 400m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u></li> <li>• <u>Good access to non frequent bus routes within 400m</u></li> <li>• <u>Good access to existing cycle route within 100m.</u></li> <li>• A comprehensive transport assessment is required. Traffic issues have been taken into consideration within the current planning application.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• The site may have high potential contamination issues on site due to past industrial activity. Would require further assessment.</li> <li>• <u>This site is not within 50m of the AQMA</u></li> <li>• Potential AQ implications for Clifton Green area as a result of increased traffic flows.</li> <li>• <u>There are no potential noise issues on site</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to natural/semi-natural greenspace, children's openspace, young persons openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to local parks and city parks.</li> <li>• <u>This site is not located within 50m of a listed building, conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u></li> </ul>	Green
<p><b>Comments:</b> This is a brownfield site located within the urban area of York. It is located within a zone of low flood risk and is not within proximity of any historic constraints. The site has access to healthcare and convenience store within 400m but a primary school is located over 400m away. The site has good access to both frequent and non frequent bus routes within 400m and an existing cycle route within 100m. There may be potential air quality and contamination issues on site which would potentially need to be mitigated. However, this site has exiting planning consent for residential development which takes consideration of contamination issues.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to location and accessibility criteria as well as strategic constraints but may require some mitigation with regards to contamination, which is taken into consideration by the outstanding planning permission.</p>		

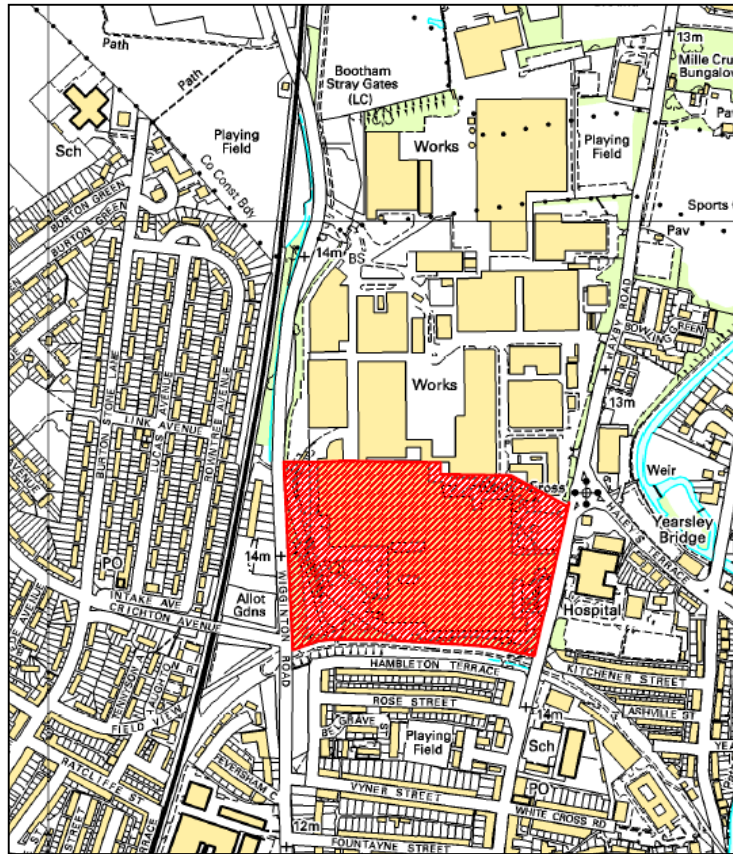
## AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership</li> </ul>						Green
Planning Status	<ul style="list-style-type: none"> <li>Planning permission for residential and mixed use has been granted on this site. It is thought that 197 houses will be built as a result of this.</li> <li>The planning permission is currently outstanding.</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>This site is available to develop within the short term given that it has planning permission.</li> </ul>						
<p>Comments: This site is likely to come forward within the next 5 years due to having an outstanding planning permission for residential development.</p> <p>Recommendation: This site is <b>available</b> for development within the short term.</p>							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	7.82				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	5.47				
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			197 dwellings as per the consultation response in relation to planning consent 07/01992/OUT.		

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)				
Estimated build cost				
Estimated site works cost				
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)				
Viability calculation (Scheme Value – (build costs + site works + other costs))				
Abnormal development considerations		This site has identified potential contamination issues which would need to be mitigated.		
<p>Comments: This site has outline planning permission for residential and office use. Whilst no reserved matters applications have been submitted, the agents on behalf of the developers stated in their consultation response 197 dwellings on site. As this site has granted consent, other costs will have been taken into consideration and the site deemed viable to develop.</p>				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



**Site Details**

GENERAL			
Site Reference	0183		
Name of Site	Nestle South		
Address			
Ward	Clifton		
Easting	460492	Northing	453560
Gross Site Area	7.82		

PLANNING STATUS		
Current Land use	Offices, former production buildings, Factory buildings (use class: B1(c), B2)	
Source of site	Sites with Development Brief	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m</li> <li>Insufficient access to health care facilities within 800m</li> <li>Good access to convenience stores within 400m</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m</li> <li>Good access to non frequent bus routes within 400m</li> <li>Good access to an existing cycle route within 100m.</li> <li>A comprehensive transport assessment is required. This will need to take account of current and committed developments taking place as well as the existing highway capacity network.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>There are potential contamination issues from the previous industrial use. Will require further assessment</li> <li>An air quality impact assessment is required. The site is located 250m from the current AQMA.</li> <li>PPG24 noise assessment needed which must consider any proposed development and the various uses contained within it</li> <li>No foreseeable drainage issues. SUDs should be considered as a solution to surface water drainage requirements if ground conditions are unsuitable.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to local parks, natural/semi-natural greenspace, children's openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to City parks, amenity greenspace, and young persons openspace.</li> <li>The site has 1 listed building- the library and is contained within conservation area 35:Nestle/Rowntree Factory</li> <li>This site is not located within proximity to a SAM, historic park and garden or AAI.</li> <li>This site is included as a short listed site in the Employment Land Study (ELR).</li> </ul>	Green

**Comments:** The site is considered suitable in national and regional policy terms. The site is brownfield and located in the urban area. This site has good access to a primary school with capacity and a convenience shop within 400m as well as frequent and non-frequent bus routes. The site incorporates buildings of historic value and part of the site is contained within Rowntree/Nestle Conservation Area. Due to this being an industrial site there may be potential contamination issues and full transport, air quality and noise assessments will need to be undertaken. The Council has produced a Development Brief for the site. The Council will be working with developers to take this forward and will be expected to achieve high standards of sustainable design and construction with innovative design whilst ensuring that the legacy and heritage of Rowntree is incorporated. The scheme will aim to replace jobs lost as a result of closure of part of the site, provide a mix of houses and flats, including affordable housing and bring other community uses to the site. Work is ongoing to develop an outline planning application by Spring 2009.

**Recommendation:** This site is **suitable** for housing development in terms of its location and limited constraints.

## AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership</li> </ul>						<b>Green</b>
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is currently in use as a chocolate factory (B2).</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>This site has a development brief and will become available within the short term</li> </ul>						
<p><b>Comments:</b> A development brief for this site was produced in 2006. The Council, is working with Nestle to develop an outline planning application to be submitted in Spring 2009 following consultation on the masterplan, environmental impact assessment and transport assessment.</p>							
<p><b>Recommendation:</b> This site may be <b>available</b> for development in the short term</p>							
<b>When is this site likely to come forward?</b>	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown	
	■	■	□	□	□	□	

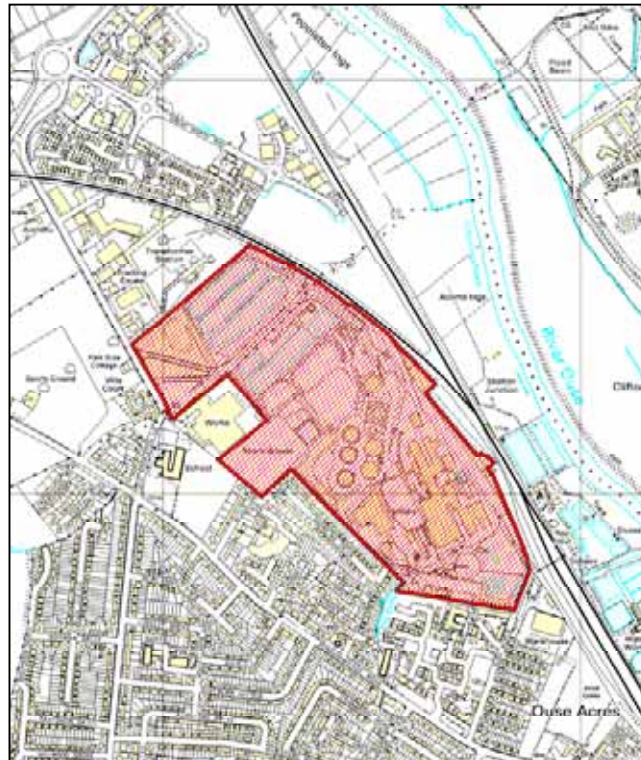
## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		7.82			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			5.48
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	□
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	■
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	□
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	□
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	□
Estimated total number of dwellings			464		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	232	232	464
	Semi-detached / Townhouses	162	162	324
	Detached	0	0	0
No of Flats		70	70	140
Estimated Scheme Value (private & affordable scheme value)		£56489600		
Estimated build cost		£18672856		
Estimated site works cost		£3686000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£30298845		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(56462600- (18672856+ 3686000 +3804898)) = £3,804,898		
Abnormal development considerations		There may be potential contamination constraints due to previous uses and air quality issues are identified and may need to be mitigated.		
Comments: Even though there have been abnormal costs identified, the site has a planning brief which sets out the context of the site. The council is currently working with developers to bring a mix use on site. This site is therefore deemed viable.				
<b>Viability Assessment</b>				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



### Site Details

GENERAL			
Site Reference	0525		
Name of Site	British Sugar		
Address			
Ward	Acomb		
Easting	457401	Northing	453160
Gross Site Area	37.54Ha		

PLANNING STATUS		
Current Land use	Former sugar processing factory (use class B2/B8)	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	N/A
	Expiry Date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within flood zone 3b</u></li> <li>• <u>No Nature Conservation sites known in the proximity of the site</u></li> <li>• <u>Not within a greenbelt character appraisal area.</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>This site is within the urban area.</u></li> <li>• <u>The site Brownfield</u></li> <li>• <u>The site is considered of be of low risk of flooding (Zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Insufficient access to primary schools within 400m</u></li> <li>• <u>There access to a health centre within 800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Due to the size of the site it is anticipated that extra facilities will be provided on site</u></li> <li>• <u>There is good access to none frequent bus routes within 400m</u></li> <li>• <u>There is access to frequent (15mins or less) bus routes including park and ride within 800m but this could also improve with development of the site.</u></li> <li>• <u>Access to an existing cycle route within 100m</u></li> <li>• <u>There is currently no access to rail links but there is a proposal for a light tram train halt in this area to service this development under consideration</u></li> <li>• <u>Highways are currently considering this site as part of the York North West Area Action Plan.</u></li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>Records show the site to be a former landfill site with past industrial activity as well, which is likely to give rise to land contamination.</u></li> <li>• <u>Potentially huge air quality implications for West of city. Full Air Quality assessment required.</u></li> <li>• <u>Parts of the site are located directly adjacent to existing railway line so noise and vibration will need to be considered. Will need PPG24 noise assessment and vibration assessment. Parts of site also next to industrial estate so will need BS4142 assessment.</u></li> <li>• <u>No Foreseeable drainage issues</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No TPO's</u></li> </ul>	Red
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>Not currently within the draft greenbelt</u></li> <li>• <u>This site does contain designated open space (outdoor sports facility -Craven Sports ground)</u></li> <li>• <u>The site has access to city parks, natural and semi natural open space, outdoor sports facilities, amenity green space, children's open space and Allotments within PPG17 acceptable distances.</u></li> <li>• <u>The site is deficient in access to local parks and young peoples open space.</u></li> <li>• <u>Due to the size of the site it is anticipated that other areas of open space would be incorporated into the development plan.</u></li> <li>• <u>This site is short-listed in the employment land review but this would not preclude residential development however as the site is expected to have a mixed use.</u></li> <li>• <u>The site has no impact on listed buildings, AAI's conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</u></li> </ul>	Green

**Comments:** This site is considered suitable in national and regional policy terms. The British sugar site is being progressed as part of the York Northwest Area Action Plan. This is one of two sites that makes up the Action Area and is a Brownfield site within the urban area located adjacent to the ring road. This is a large site and so distances to services and facilities will vary across it but overall it has good access within 800m. This site also has a number of different open spaces within the vicinity and incorporates an open space within its boundary. The site has contamination issues given its previous

use as a sugar refinery and the ground works present on the site. A main railway line borders the site and there is a proposal for a rail halt in this area to service this development.

**Recommendations:** The site is **suitable** for housing given its location and accessibility to services and facilities if contamination and road access issues can be resolved.

## AVAILABILITY

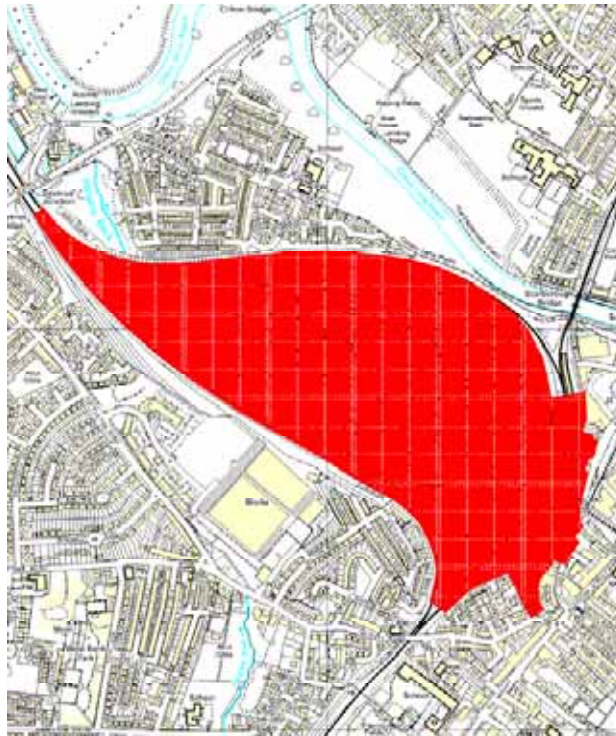
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>					
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is short listed for employment use within the Employment Land Review</li> <li>This site is a former employment site which is being brought forward as part of the York Northwest Area Action Plan</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>Consultation response from agent (Rapley's) is aiming for development to start between April 2010 – March 2011</li> </ul>					
<p>Comments: This site has a development brief and is being progressed as part of the York Northwest Area Action Plan. The site is owned by Associated British Foods and will be available to come forward within the short term. The site is envisaged to be of mixed use..</p>						
<p>Recommendation: This site is <b>available</b> over a range of time scales due to the size of the site</p>						
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown
	■	■	■	□	□	□

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	38				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				26.6
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	□
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	□
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	□
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	■

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings		1250			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	625	625	1251	
	Semi-detached / Townhouses	288	288	375	
	Detached	150	150	576	
No of Flats		187	188	300	
Estimated Scheme Value (private & affordable scheme value)		£168,878,400			
Estimated build cost		£59,410,848			
Estimated site works cost		£10,396,500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£91,634,895			
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(168,878,400 - (59,410,848 + 10,396,500 + 91,634,895)) = £7,436,156.94$			
Abnormal development considerations		This site has major contamination constraints which will need to be mitigated. The site also requires full air quality and noise/vibration assessments due to proximity to the railway.			
<p><b>Comments:</b> This site makes a profit over and above the 17.5% taken into consideration within the calculation. However there are major constraints identified, notably contamination from it's previous use. This site is however, coming forward as part of an Area Action Plan and works have begun on site in order to clear the previous industrial use and mitigate the contamination. The consultation response from the agent is looking to develop the site within the next five years and therefore the site must have been assessed as viable by the developer / landowner.</p>					
<b>Viability Assessment</b>					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



**Site Details**

<b>GENERAL</b>			
Site Reference	0020, 0602,0607		
Name of Site	York Central		
Address			
Ward	Holgate		
Easting	458971.925	Northing	451792.55
Gross Site Area	30.03 Ha The area of the site has been calculated by deducting the amount of land already built out, including: the railway station, National Railway Museum, St Peter's Quarter and operational rail requirements.		
<b>PLANNING STATUS</b>			
Current Land use	Derelict railway land and associated uses (Use class: mixed use B2/B8)		
Source of site	Emerging AAP/Call for Sites		
Site Status	Potential site	Yes with Development Brief	
	With permission		
	Under Construction		
	Completed		
	Excluded		
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A	
	Application Reference	N/A	
	Date permitted	N/A	
	Expiry date	N/A	
	Date development started	N/A	
	Number of units outstanding	N/A	
	Number of units completed	N/A	
Application not valid (refused/ withdrawn/ lapsed)	N/A		

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li><u>This site is not within Flood Zone 3b</u></li> <li><u>There are no known nature conservation areas within proximity of the site</u></li> <li><u>This site is not within a Greenbelt character appraisal area.</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li><u>This site is within the urban area</u></li> <li><u>This site is Brownfield</u></li> <li><u>This site is considered to be of low risk of flooding (Flood Zone 2)</u></li> <li>Approx 13.09 ha of the site is considered to be of high risk to flooding (Flood Zones 3ai and 3ii). More detailed re-evaluation of flooding on the site is currently underway for Jun 2009.</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>There is good access to primary schools within 400m of parts of the site though these are expected to be full to capacity within the next 5 – 6 years.</li> <li><u>There is good access to health centres within 400m of parts of the site.</u></li> <li><u>Good access to convenience stores within 400m.</u></li> <li><u>Due to the size of the site it is anticipated that extra facilities will be provided on site to serve the entire development of the area and support the potential rise in population.</u></li> <li><u>There is good access to non frequent bus routes within 400m of much of the site</u></li> <li><u>There is good access to frequent (15mins or less) bus routes including park and ride within 400m of much of the site</u></li> <li><u>Access to an existing cycle route within 100m.</u></li> <li><u>There is good access to existing rail links.</u></li> <li>Highways are currently considering this site as part of the York North West Area Action Plan Preferred Options.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Records show the site to be near a former landfill site, with significant former industrial activities on site, which are likely to give rise to land contamination. Will require desktop study and full site investigations.</li> <li>Potentially significant air quality impact on Air Quality Management Area (AQMA) and other areas of poor air quality in the city.</li> <li>Full Noise Assessment required around all parts of site due to proximity of railways, roads, industrial buildings etc. (PPG24 and BS4142). Vibration also needs to be assessed.</li> <li><u>No Foreseeable drainage issues</u></li> <li><u>No overhead power lines</u></li> <li><u>No TPO's</u></li> </ul>	Red
Strategic Policies	<ul style="list-style-type: none"> <li><u>This site is not within the draft greenbelt</u></li> <li><u>This site does not contain designated open space.</u></li> <li><u>The site currently has access to city parks, natural and semi natural open space, outdoor sports facilities, amenity green space, children's open space, young people's facilities and Allotments within PPG17 acceptable distances.</u></li> <li>The site is deficient in access to local parks. <u>However, due to the size of the site areas of open space would be incorporated into the development.</u></li> <li>This site is short listed in the employment land review but this would not preclude residential development as the site is expected to have a mixed use.</li> <li>The site is within proximity (50m) of the Central Historic Core</li> </ul>	Amber

	<p>Conservation Area, City Centre Area of Archaeological Importance, 5 Grade II listed buildings including the Railway Station, adjacent to the City Walls, which are a SAM</p> <ul style="list-style-type: none"> <li>The site has is not within proximity (50m) of Historic Parks and Gardens or Ancient Woodlands.</li> </ul>
<p><b>Comments:</b> This site is considered suitable in national and regional policy terms. The site is a large Brownfield site located close to the city centre and has good access to surrounding local facilities and public transport infrastructure including York Railway Station. An Area Action Plan is being prepared to ensure the environmental impact and infrastructure requirements are assessed comprehensively and the opportunities from the development of the site are maximised.</p>	
<p><b>Recommendation:</b> The site is <b>suitable</b> for housing due to its location and accessibility. Road access, contamination issues, and a mixed use design layout would need to be resolved in a way sensitive to the Conservation Area, AAI and protected structures.</p>	

## Availability

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in private multiple ownership</li> </ul>						Amber
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>This is a large site and therefore the development would come forward over a number of years.</li> </ul>						
<p><b>Comments:</b> The site has multiple owners and parts of the site have been submitted separately as part of the Call for Sites. A large part of the site is owned by Network Rail Ltd, the NRM and Yorkshire Forward. Part of the site (0602) has been submitted by Keyland Developments Ltd and part (0607) has been submitted by Cemex.</p>							
<p><b>Recommendation:</b> This site is <b>available</b> over a broad timeframe due to the size and complexity of the site</p>							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	■	■	■	■	□	□	

## Site Achievability

Estimated Housing Capacity					
Gross site area		30			
Net site area		Gross to net ratio:			21
		0 - 0.4 ha = 100%			
		0.41 - 5 ha = 80%			
		over 5 ha = 70%			
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable

The inclusion of sites within this study should not be taken to imply that the Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.



City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input checked="" type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			1780		
Housing Type and Mix:			Private dwellings	Affordable dwellings	Total
No of houses	Total		890	890	1780
	Semi-detached / Townhouses		623	623	1246
	Detached		0	0	0
No of Flats			267	267	534
Estimated Scheme Value (private & affordable scheme value)			£202,537,700		
Estimated build cost			£71,666,004		
Estimated site works cost			£14,151,000		
Estimated 'other costs' (land value, professional fees, contingency, interest on loans & developer profit)			£110,621,946		
Viability calculation (Scheme Value – (build costs + site works + other costs))			£6,098,749		
Abnormal development considerations			A transport and infrastructure assessment has been undertaken for the site which has identified this as a costly exercise. The site also has identified contamination issues from its previous use which will need mitigation		
<p>Comments: This site is being brought forward as part of the York Northwest Area Action Plan. As part of this, the site has been assessed for contamination, infrastructure and other works through a series of surveys and assessments. The costs involved in mitigating the site constraints have been found to be high. However, the landowners of the site have been actively marketing the land for mixed use, which indicates that the site is deemed viable.</p>					
<b>Viability Assessment</b>					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	