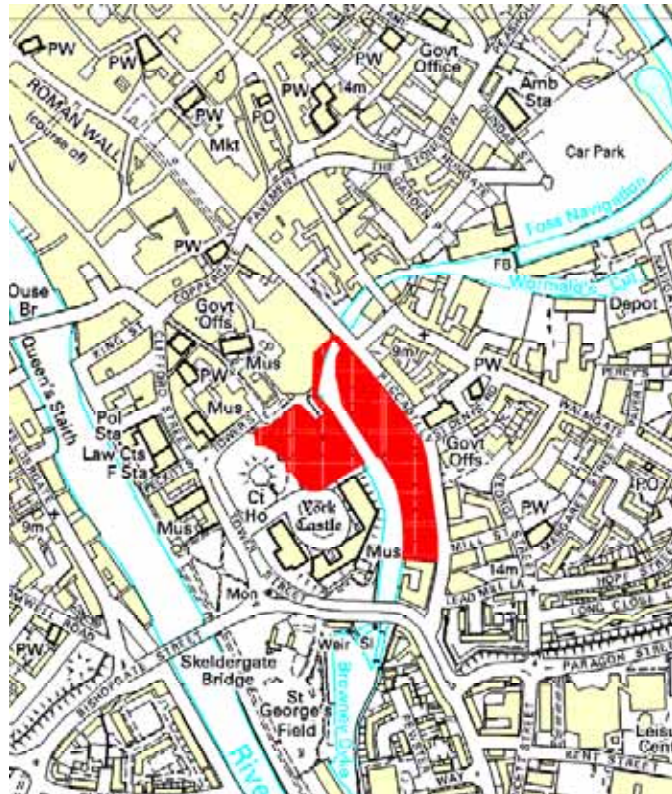


Appendix 9: 6-10 Years Supply.



Site Details

GENERAL			
Site Reference	0003		
Name of Site	Castle Piccadilly		
Address			
Ward	Guildhall		
Easting	460563	Northing	451506
Gross Site Area	1.87		

PLANNING STATUS		
Current Land use	Car Park, offices, vacant buildings (Use class: B1(a))	
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)	
	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	Application not valid (refused/ withdrawn/ lapsed)	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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>Considered to be at high risk from flooding (zone 3a ii)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m with capacity</u> • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • <u>Good access to an existing cycle route within 100m</u> • Highways transport assessment would be required. A full transport assessment will be expected to be submitted as part of any planning application for this area. It must be demonstrated that the local highway network can accommodate the amount of traffic likely to be generated by the development. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • There may be some contamination on site due to past mixed industrial uses. Will require further assessment • The site is within the AQMA. Air quality assessment would be required. • PPG24 noise assessment needed due to traffic noise from nearby main road. • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <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> • This site is deficient in access to young persons openspace and allotments. • The entire site falls within the Central Historic Core Conservation Area and is within a designated Area of Archaeological Importance. The Castle Precinct including Clifford's Tower is a Scheduled Ancient Monument and Clifford's Tower, the Debtor's prison, the Crown Court and the Female Prison are all Grade I listed. • <u>This site is not within proximity of historic parks and gardens.</u> 	Amber
<p>Comments: The site is considered suitable in accordance with current national and regional policy. The Council's vision for the development of Castle Piccadilly is to promote sustainable regeneration and enhancement by seeking high quality mixed use development which helps to address the retail needs of the city with high quality civic and open space which will enhance the vitality and viability of the city centre whilst ensuring the settings and views of the internationally important listed buildings within and adjoining the site are protected and enhanced. Proposals for the site must demonstrate how the objective of preserving and enhancing the character and appearance of the internationally important historic area will be achieved. The site is well located to services and public transport. The entire site falls within the Central Historic Core</p>		

Conservation Area and is within a designated Area of Archaeological Importance. The Castle Precinct including Clifford's Tower is a Scheduled Ancient Monument and Clifford's Tower, the Debtor's prison, the Crown Court and the Female Prison are all Grade I listed. The site lies within a zone with a high probability of flooding (zone 2 and 3a) as defined in Planning Policy Statement 25: Development and Flood Risk. The information required to accompany a planning application would vary depending on the nature of what is proposed. A Flood Risk Assessment would be required and any proposal for 10 or more dwellings or non-residential development over 1,000 sq m would need a sequential test and exceptions test as detailed in the Strategic Flood Risk Assessment.

Recommendation: This site is potentially **suitable** for mixed use development including housing.

Availability

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private single ownership This site has developer control 						Green
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site has a planning brief detailing mixed use development on site. This site still has current uses on site. 						
Timescales	<ul style="list-style-type: none"> This site would be available in the short to medium term. 						
Comments:							
The Council is seeking a comprehensive mixed use development of the site which should include retail as a key element of the proposal. The Council identified in the Planning Brief a mix of uses that will be acceptable including residential.							
Recommendation:							
This site is available in the short to medium 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 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		1.87				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			1.50	
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"/>	

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 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		The development brief for this site estimates a small number of potential housing, 20 dwellings			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total			20	
	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		Contaminaiton, noise and air quality issues will need further investigation on site. The site includes historical attributes and therefore planning, design and construction may be higher than average.			
Comments: This site is hoped to be progressed as a mixed use scheme including retail, offices and residential. The site has a planning brief and hopes to be brought forward within the short to medium term. Given the location of the site and the mixed use scheme, the site is anticipated to be viable.					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL		
Site Reference	0004	
Name of Site	Area North of Trinity Lane	
Address		
Ward	Micklegate	
Easting	459958	Northing 451574
Gross Site Area	0.34	
PLANNING STATUS		
Current Land use	Storage/Mixed Use (use class: B8/ A1/ Sui Generis)	
Source of site	Draft Local Plan Housing Allocation	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	04/03328/FUL
	Date permitted	05/12/2005
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	0
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	Refused

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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York (city centre site)</u> • <u>This is a Brownfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary schools within 400m</u> • <u>Access to health care facilities within 400-800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • <u>This site has access to the railway station</u> • <u>Good access to an existing cycle route within 100m</u> • <u>Highways transport assessment would be required.</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No identified contamination constraints on site</u> • <u>No current air quality issues.</u> Within proximity of the air quality management zone and area of technical breach (Blossom Street). An air quality assessment may be needed. • <u>No noise issues identified.</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to City parks, allotments, local parks, amenity greenspace, children's openspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • <u>This site is deficient in access to young persons openspace.</u> • <u>This site is within the City Centre conservation area and Area of Archaeological Importance. It is also opposite and adjacent to grade 2 and 2* listed buildings.</u> • <u>This site is not within proximity of scheduled ancient monuments, historic parks and gardens.</u> 	Amber
<p>Comments: This site is Brownfield and located within the city centre. It is currently in use for a variety of purposes but is a current housing allocation in the City of York Draft Local Plan. In 2001 permission was granted for change of use to create 5 flat units on one area of the site. A more recent application for 24 units was refused in 2005. The site does not have access to a primary school within 400m but does have good access to health facilities and a grocery store within 800m, access to sustainable travel is excellent including frequent and none frequent buses, trains and cycle routes. The site is not an open space but does have excellent facilities to most types of open space as outlined in the PMP study. There are no obvious pollution or contamination issues but further investigation could be required. The site is however within the City Centre Conservation Area and AAI as well as being adjacent to a number of listed buildings. Sensitive design would be necessary but would not preclude development.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and limited geo-environmental constraints. Any development would have to be sensitive to the historic context surrounding the site however.</p>		

AVAILABILITY

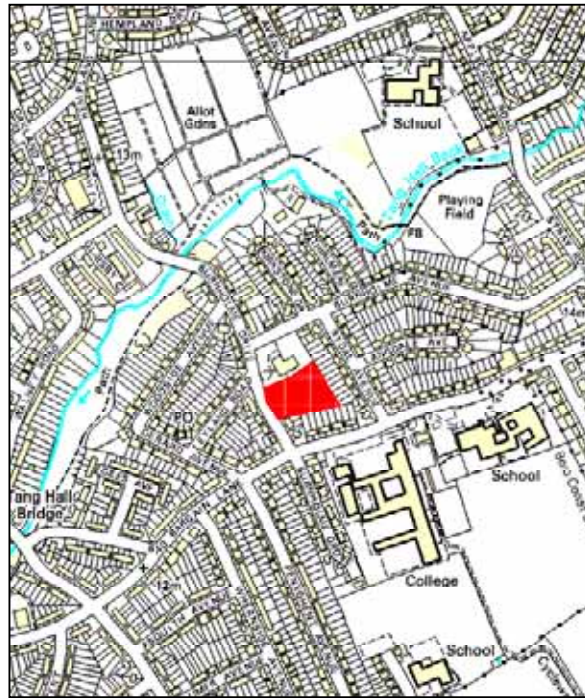
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private multiple ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission The site has a refused permission for 24 dwellings due to the impact on the conservation area and listed buildings. 					
Timescales	<ul style="list-style-type: none"> Developers have shown interest in the site and it may therefore come forward in the short- medium term. 					
<p>Comments: Developers have shown interest in this site however a more sympathetic scheme would be needed to that which was proposed. There may be some ownership issues due to the multiple ownership of the site which may delay the site slightly in coming forward.</p>						
<p>Recommendation: This site may be available in the short to medium term subject to a consensus to develop between the owners.</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 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	0.34				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
0.34					
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"/>

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		31		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	15	16	31
	Semi-detached / Townhouses	10	11	21
	Detached	0	0	0
No of Flats		5	5	10
Estimated Scheme Value (private & affordable scheme value)		£4068500		
Estimated build cost		£1240574		
Estimated site works cost		£244000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2280053		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(4389000- (1271154+ 249000 +2280053)) = £444347		
Abnormal development considerations		The context of the site is historical and therefore may require above average design and construction costs		
Comments: This site has limited abnormal constraints and planning and design costs have a sum included within the calculation. This site also makes an indicative profit over and above the 17.5% included within the calculation which would be able to pay for any additional costs.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0008		
Name of Site	Burnholme WMC		
Address	Burnholme Drive		
Ward	Heworth		
Easting	462426	Northing	452562
Gross Site Area	0.43		

PLANNING STATUS		
Current Land use	Maintained grassland adjacent to WMC (Use class: D2)	
Source of site	Local Plan Housing Allocation	
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	
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
Application not valid (refused/ withdrawn/ lapsed)		

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>Not considered to be at risk from flooding (zone 2)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m with capacity</u> • <u>Access to health care facilities within 400-800m</u> • <u>Good access to convenience stores within 400m</u> • No access to frequent bus routes (15 minute intervals or less) including a park and ride within 800m. • <u>Good access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • <u>No highway issues identified</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>No air quality issues identified</u> • <u>No noise issues identified</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to City parks, children's openspace, allotments, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, amenity greenspace and young persons openspace. • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Green
<p>Comments: This site is in line with national and regional policy. This is a brownfield site within the urban area with good access to a local primary school and grocery store within 400m. A large part of the site lies within flood zone 2 (low/medium risk of flooding). There is no access to a frequent bus service within 800m or existing cycle route within 100m but there is access to a non frequent bus route with 400m and there are no issues highlighted with regards to highways or geo-environmental constraints.</p>		
<p>Recommendation: This site is suitable for housing due to its locations and its limited geo-environmental constraints and conformity to strategic policies.</p>		

AVAILABILITY

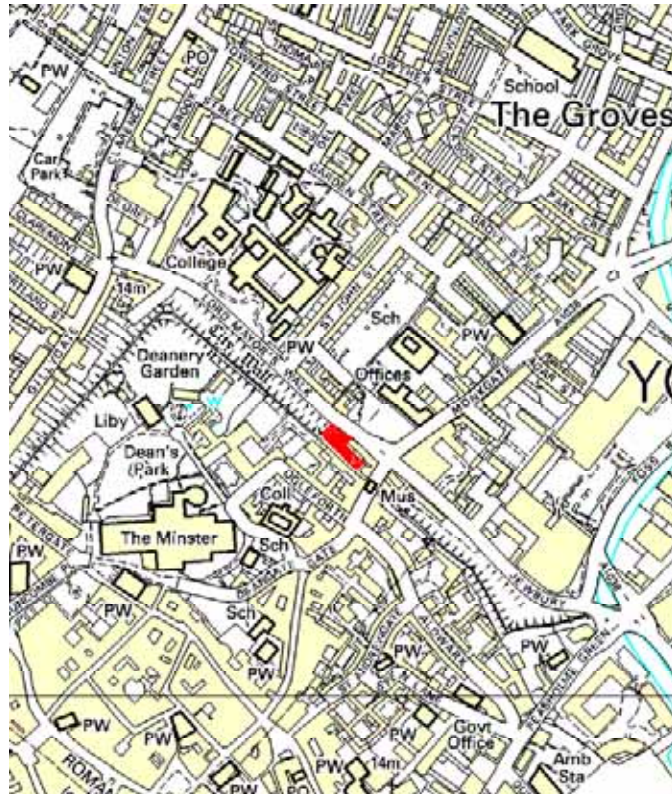
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission The building adjacent is currently the Burholme WMC 						
Timescales	<ul style="list-style-type: none"> The timescale for this site to come forward is unknown but it could potentially be available in the short term. 						
Comments:							
Whilst this site has single ownership and could be potentially brought forward, the timescales are currently unknown.							
Recommendation:							
The site has the potential to come forward in the short to medium 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 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	0.43				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	0.34				
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			20		

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	10	10	20
	Semi-detached / Townhouses	6	6	12
	Detached	1	1	2
No of Flats		3	3	6
Estimated Scheme Value (private & affordable scheme value)		£2423900		
Estimated build cost		£866364		
Estimated site works cost		£162000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1324345		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2423900- (866364+ 162000 +1324345)) = £71,190		
Abnormal development considerations		No abnormal costs identified		
Comments: This site makes an excess profit over and above the 17.5% included within the calculation. Given the limited abnormal constraints identified, the site would be viable.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL

Site Reference	0012		
Name of Site	Monk Bar Garage		
Address	Lord Mayor's Walk		
Ward	Guildhall		
Easting	460523	Northing	452287
Gross Site Area	0.082544048		

PLANNING STATUS

Current Land use	Commercial Garage	
Source of site	Draft 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)	N/A
	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.

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m with capacity</u> • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • <u>Good access to an existing cycle route within 100m</u> • Highways transport statement would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • Records show some potential contamination site from previous uses. Will require further assessment • This site is within the AQMA • Potential air quality issues due to elevated levels of nitrogen dioxide monitored in this location in recent years. Any residential would need setting well back from roadside to prevent exposure of future occupants to poor air quality. • PPG24 noise assessment as adjacent to the inner ring road • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to City parks, local parks, amenity greenspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to children's openspace, young persons openspace and allotments. • This site is adjacent to the city walls, which are scheduled ancient monuments, and is within 50m of listed buildings. The site is also within the city centre conservation area and area of archaeological importance. • <u>This site is not within proximity of historic parks and gardens.</u> 	Amber
<p>Comments: This site is in line with national and regional policy. It is a Brownfield site within the Urban area with excellent access to facilities within 400m and sustainable transport and open space. The site is located within an AQMA and may have some contamination issues due to past industrial activity on the site. EPU would require any housing to be set well back from the road to avoid exposure to poor air. Therefore a full desktop study of contamination, air quality and assessment of noise from traffic. The site is also within the city centre conservation area, AAI and adjacent to the city walls (scheduled ancient monuments) and listed buildings. Sensitive design would be required but the historical constraints should not preclude development.</p>		
<p>Recommendation: This site is potentially suitable for housing development as the constraints identified could be overcome.</p>		

AVAILABILITY

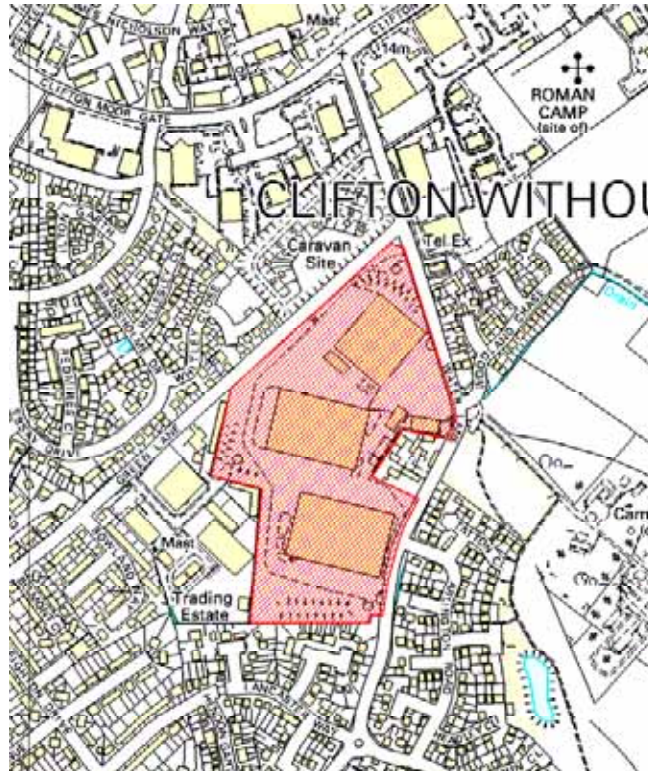
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission The site is currently in use as a garage 						
Timescales	<ul style="list-style-type: none"> The timescale for this site to come forward is unknown but it could potentially be available in the short to medium term. 						
Comments:							
The site is currently in use and the timescale / ownership details are unknown.							
Recommendation:							
The site has the potential to come forward in the short to medium 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 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	0.08				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%	0.08			
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 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			8		

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	8	0	8
	Semi-detached / Townhouses	5	0	5
	Detached	0	0	0
No of Flats		3	0	3
Estimated Scheme Value (private & affordable scheme value)		£1,915,800		
Estimated build cost		£315630		
Estimated site works cost		£61500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£896429		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(1,915,800- (315630+ 61500 +896429)) = £642240		
Abnormal development considerations		This site requires further noise, contamination and air quality assessments. There may be unscheduled costs involved should mitigation be required.		
<p>Comments: This site has potential identified considerations, which for a small site effect the overall site profit. However, the indicative viability calculation shows that this site could make an excess profit over the 17.5% already included within the viability calculation. Therefore, this site should be viable.</p>				
Viability Assessment				
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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • <u>Good access to health care facilities with 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Good access to existing cycle route within 100m.</u> • A comprehensive transport assessment is required. Traffic issues have been taken into consideration within the current planning application. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • The site may have high potential contamination issues on site due to past industrial activity. Would require further assessment. • <u>This site is not within 50m of the AQMA</u> • Potential AQ implications for Clifton Green area as a result of increased traffic flows. • <u>There are no potential noise issues on site</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <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> • This site is deficient in access to local parks and city parks. • <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> 	Green
<p>Comments: 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>Recommendation: This site is suitable 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>		

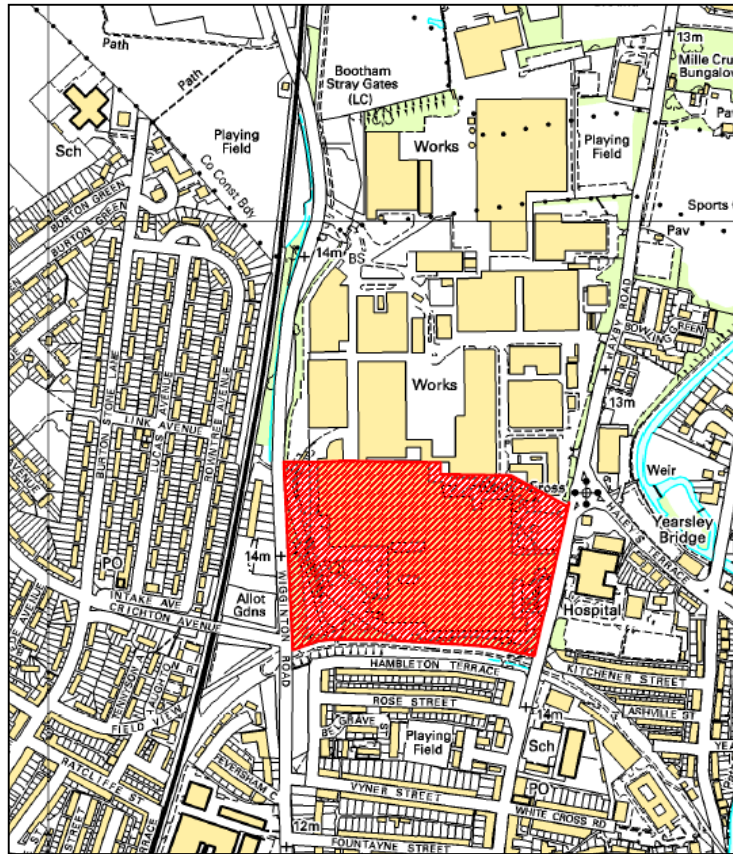
AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in single private ownership 						Green
Planning Status	<ul style="list-style-type: none"> 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. The planning permission is currently outstanding. 						
Timescales	<ul style="list-style-type: none"> This site is available to develop within the short term given that it has planning permission. 						
<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 available 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	
	■	■	□	□	□	□	

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

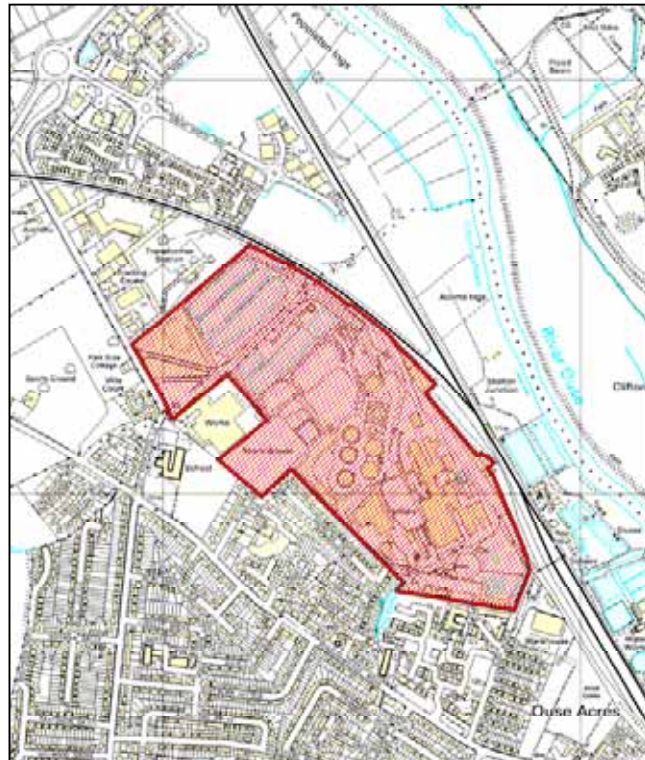
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in single private ownership 						Green
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is currently in use as a chocolate factory (B2). 						
Timescales	<ul style="list-style-type: none"> This site has a development brief and will become available within the short term 						
<p>Comments: 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>Recommendation: This site may be available for development 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)	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.				
Viability Assessment				
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"> • <u>Not situated within flood zone 3b</u> • <u>No Nature Conservation sites known in the proximity of the site</u> • <u>Not within a greenbelt character appraisal area.</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>This site is within the urban area.</u> • <u>The site Brownfield</u> • <u>The site is considered of be of low risk of flooding (Zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary schools within 400m</u> • <u>There access to a health centre within 800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Due to the size of the site it is anticipated that extra facilities will be provided on site</u> • <u>There is good access to none frequent bus routes within 400m</u> • <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> • <u>Access to an existing cycle route within 100m</u> • <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> • <u>Highways are currently considering this site as part of the York North West Area Action Plan.</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <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> • <u>Potentially huge air quality implications for West of city. Full Air Quality assessment required.</u> • <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> • <u>No Foreseeable drainage issues</u> • <u>No overhead power lines</u> • <u>No TPO's</u> 	Red
Strategic Policies	<ul style="list-style-type: none"> • <u>Not currently within the draft greenbelt</u> • <u>This site does contain designated open space (outdoor sports facility -Craven Sports ground)</u> • <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> • <u>The site is deficient in access to local parks and young peoples open space.</u> • <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> • <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> • <u>The site has no impact on listed buildings, AAI's conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</u> 	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

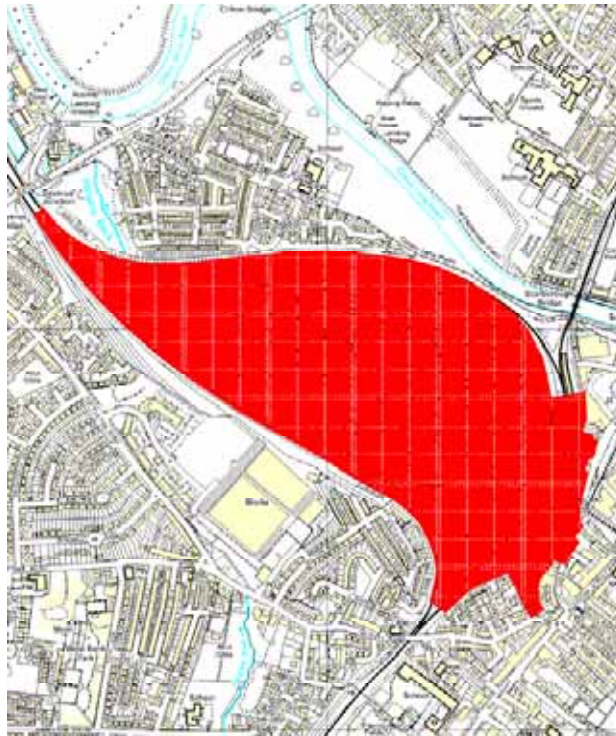
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is short listed for employment use within the Employment Land Review This site is a former employment site which is being brought forward as part of the York Northwest Area Action Plan 					
Timescales	<ul style="list-style-type: none"> Consultation response from agent (Rapley's) is aiming for development to start between April 2010 – March 2011 					
<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 available 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>Comments: 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>					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL			
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.		
PLANNING STATUS			
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"> <u>This site is not within Flood Zone 3b</u> <u>There are no known nature conservation areas within proximity of the site</u> <u>This site is not within a Greenbelt character appraisal area.</u> 	Green
Location Suitability	<ul style="list-style-type: none"> <u>This site is within the urban area</u> <u>This site is Brownfield</u> <u>This site is considered to be of low risk of flooding (Flood Zone 2)</u> 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. 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> 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. <u>There is good access to health centres within 400m of parts of the site.</u> <u>Good access to convenience stores within 400m.</u> <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> <u>There is good access to non frequent bus routes within 400m of much of the site</u> <u>There is good access to frequent (15mins or less) bus routes including park and ride within 400m of much of the site</u> <u>Access to an existing cycle route within 100m.</u> <u>There is good access to existing rail links.</u> Highways are currently considering this site as part of the York North West Area Action Plan Preferred Options. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> 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. Potentially significant air quality impact on Air Quality Management Area (AQMA) and other areas of poor air quality in the city. 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. <u>No Foreseeable drainage issues</u> <u>No overhead power lines</u> <u>No TPO's</u> 	Red
Strategic Policies	<ul style="list-style-type: none"> <u>This site is not within the draft greenbelt</u> <u>This site does not contain designated open space.</u> <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> 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> 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. The site is within proximity (50m) of the Central Historic Core 	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"> The site has is not within proximity (50m) of Historic Parks and Gardens or Ancient Woodlands. 	
<p>Comments: 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>Recommendation: The site is suitable 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

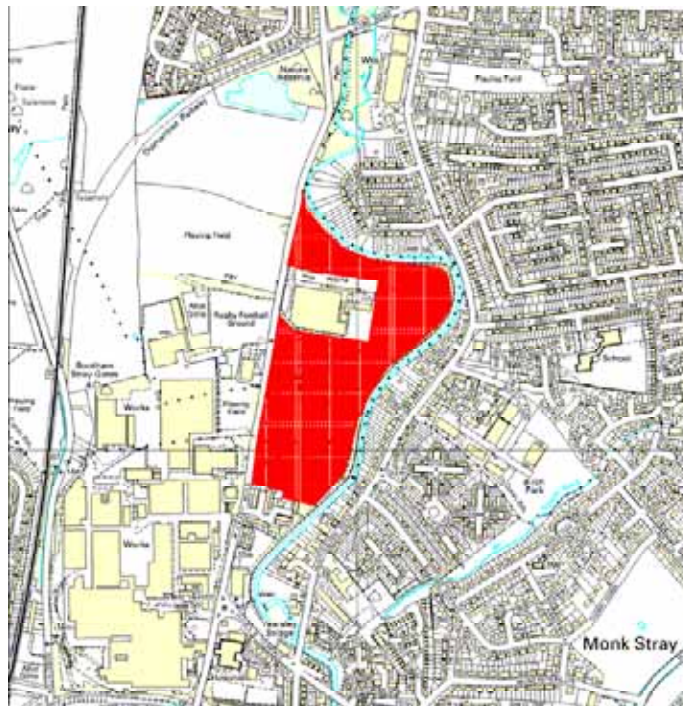
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private multiple ownership 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> This is a large site and therefore the development would come forward over a number of years. 						
<p>Comments: 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>Recommendation: This site is available 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	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Site Achievability

Estimated Housing Capacity						
Gross site area		30				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			21	
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>					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL			
Site Reference	0103		
Name of Site	Land NE of Nestle Factory		
Address	Haxby Road New Earswick		
Ward	Huntington and New Earswick		
Easting	460993.449629909	Northing	454230.857024921
Gross Site Area	12.48Ha		

PLANNING STATUS		
Current Land use	Allotments, Bungalow and open space	
Source of site	Alternative site at changes 3	
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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a part Brownfield part Greenfield site</u> • <u>Not considered to be at risk from flooding (zones 1 and 2)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m</u> • <u>Access to health care facilities with 800m</u> • <u>Access to convenience stores within 800m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to existing cycle route within 100m.</u> • A comprehensive transport assessment is required. • Likely to require contributions and mitigation works. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no known contamination issues</u> • <u>This site is not within 50m of the AQMA</u> • No AQ issues in immediate vicinity although potential knock on air quality implications for inner ring road depending on levels of traffic generated • Noise from Nestle to south of site will need to be assessed (BS4142). • A full drainage assessment would be required • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site is designated open space (amenity green space, allotments and outdoor sports facility) • <u>The site has access to natural/semi-natural green space, children's openspace, allotments, amenity green space and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, city parks and young persons openspace. • <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> 	Amber
<p>Comments: This is a mixed site located within the urban area of York but with the majority being Greenfield land. It is located within a zone of low flood risk and is not within proximity of any historic constraints. The site has access to primary school, healthcare and convenience store within 400-800m. The site has good access to both frequent and non-frequent bus routes within 400m and existing cycle route within 100m. There is the potential for air quality and noise issues on site that would potentially need to be mitigated along with transport works. The area does appear to be a very significant area of open space containing allotments, outdoor sports facilities and amenity green space the loss of which may be contested and an assessment of open space need would have to be carried out.</p>		
<p>Recommendation: This site is suitable for residential development due to location and accessibility criteria but may require some mitigation with regards to contamination and access. The issue of open space also needs to be assessed</p>		

AVAILABILITY

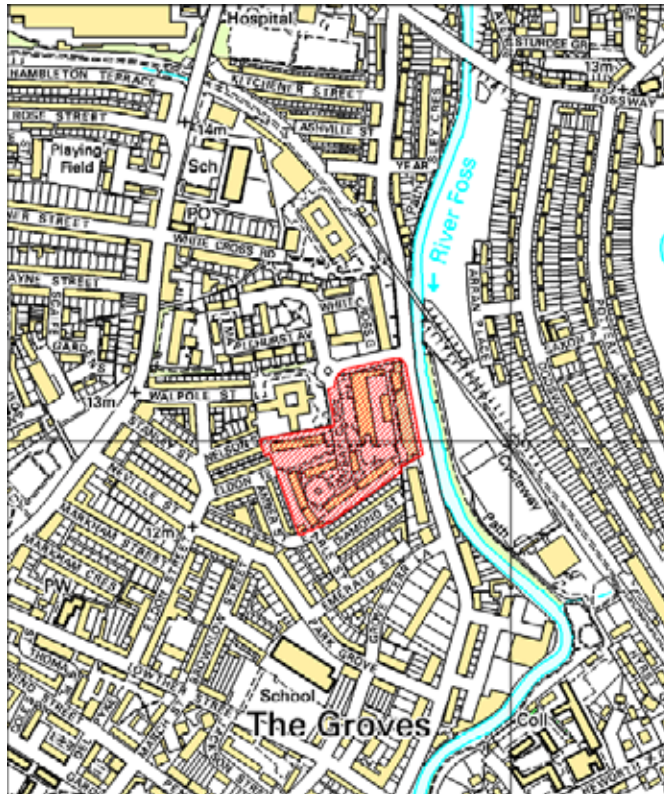
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 					Green
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 					
Timescales	<ul style="list-style-type: none"> This site has been identified to come forward by the owners in the short term and may take 5 years to develop. 					
Comments:						
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 existing open space facilities would need to be relocated or negotiated. As the site is in private single ownership there would be limited issues with agreeing the future of the site.						
Recommendation: This site is available in the medium 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)	unknown	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		12.48				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			8.74	
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			514			

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	257	257	514
	Semi-detached / Townhouses	179	178	356
	Detached	2	2	4
No of Flats		77	77	154
Estimated Scheme Value (private & affordable scheme value)		£59,778,300		
Estimated build cost		£21,335,360		
Estimated site works cost		£4,093,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£32,684,104		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(59,751,300 - (21,335,360 + 4,093,000 + 32,673,304)) = £1,665,835$		
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>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0045b		
Name of Site	The Grange, Huntington Road		
Address			
Ward	Clifton		
Easting	460800	Northing	453004
Gross Site Area	2.07		

PLANNING STATUS		
Current Land use / use class	Student residential accommodation Use Class: C2	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
	Permission Type (residential, employment, retail, mixed use, other)	
Planning Status (if applicable)	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"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Within the urban area of York This is a brownfield site The majority of this site is in low flood risk (0.63 ha is in zone 2). The remainder of the site (0.09 ha) is within zone 3aii. 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Good access to primary schools within 400m with capacity Access to health care facilities with 400-800m Good access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. A transport assessment may be required should this site come forward for development. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> This site has no identified contamination issues This site is not within the AQMA There are no noise issues associated with the site.. No foreseeable drainage issues. No overhead power lines There are no TPOs on site. 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is not located within the Draft Greenbelt. This site is not classed as openspace 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. This site is deficient in city parks and young persons openspace This site is not located within 50m of Scheduled Ancient Monuments or a historic park and garden. There are 2 Grade II listed buildings on site (Grange House and St Mary's) and it is located partly within the Area of Archaeological Importance and Heworth/Heworth Green Conservation area 	Amber
<p>Comments: This is a brownfield site located within the urban area of York. This site has access to a primary school with capacity and a convenience shop with 400m and health care facilities within 400-800m. This site also has good access to frequent and non-frequent bus routes within 400m but not an existing cycle route. The site contains 2 listed buildings and is partly within both an AAI and conservation area which would require sensitive design and construction. There are no known contamination or air quality issues associated with the site. The site is currently student accommodation.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and limited geo-environmental considerations. The historic attributes on site would need to be sensitively considered but need not preclude further residential development.</p>		

AVAILABILITY

Criteria	Considerations	
Ownership	<ul style="list-style-type: none"> This site is in other public single ownership 	Green
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is currently in use as student accommodation. 	
Timescales	<ul style="list-style-type: none"> This site has been stated by the owners to become available between 2011 and 2014. 	
Comments:		
The owners of this site presume that it will become surplus to requirements circa 2011 to 2014. The site currently has no outstanding permission but has been submitted by agents on behalf of the owners.		
Recommendation:		
This site may be available for development in the medium term subject to when it may become surplus to current requirements.		

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 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	2.07				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	1.66				
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			97		

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	48	49	97
	Semi-detached / Townhouses	33	34	67
	Detached	1	0	1
No of Flats		14	15	29
Estimated Scheme Value (private & affordable scheme value)		£11,918,700		
Estimated build cost		£4,033,858		
Estimated site works cost		£773,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£6,425,846		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£11,918,700 - (£4,033,858 + £773,000 + £6,425,846)) = £685,996$		
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>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	2577d		
Name of Site	Land at Mill Mount		
Address			
Ward	Micklegate		
Easting	459536	Northing	451031
Gross Site Area	0.361		

PLANNING STATUS

Current Land use	Offices (Use class: B1(a))	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
	Permission Type (residential, employment, retail, mixed use, other)	
Planning Status (if applicable)	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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>The majority of this site is in low flood risk (0.63 ha is in zone 2). The remainder of the site (0.09 ha) is within zone 3aii.</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m with capacity</u> • <u>Access to health care facilities with 400-800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Good access to existing cycle route within 100m.</u> • A transport assessment would be required should this site come forward for development. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>This site has no identified contamination issues</u> • This site is within the AQMA • <u>There are no noise issues associated with the site..</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>There are no TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to city parks, natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in local parks and young persons openspace • <u>This site is not located within 50m of Scheduled Ancient Monuments, Area of Archaeological Importance or a historic park and garden.</u> • This site is within 50m of listed buildings and it is located in the City Centre Conservation area. 	Amber
<p>Comments: This site is located in the city centre and is well located for facilities and public transport within 400m. The site is in flood zone 1 (low risk) and is brownfield. It is within the Air Quality Management Area and further assessment would be required for air quality. The site is currently in use as offices and an assessment would be required regarding retaining the site as an employment site although it is not short listed within the ELR. The site is within the city centre conservation area and within 50m of listed buildings which would require sensitive design.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and limited geo-environmental considerations. The historic attributes on site would need to be sensitively considered but need not preclude further residential development.</p>		

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in single private ownership 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is currently in use as office (B1(a)). 						
Timescales	<ul style="list-style-type: none"> No timescale was submitted for this site but it could be available within the short to medium term. 						
Comments:							
This site is currently in use and therefore the conversion / demolition of the offices would need to take place. Given that it is in sole private ownership and limited constraints there would be few issues with taking the site forward.							
Recommendation:							
This site may be available for development in the short /medium 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 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	0.36				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	0.36				
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"/>

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		33		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	16	17	33
	Semi-detached / Townhouses	11	11	22
	Detached	0	1	1
No of Flats		5	5	10
Estimated Scheme Value (private & affordable scheme value)		£4,279,700		
Estimated build cost		£1,347,368		
Estimated site works cost		£263,500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,267,629		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£4,279,700 - (£1,347,368 + £263,500 + £2,267,629)) = £401,202$		
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>				
Viability Assessment				
Viable		Marginal		Negative
<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>



Site Details			
GENERAL			
Site Reference	2535		
Name of Site	Rear of 62 Mill Lane, Wigginton		
Address			
Ward	Haxby and Wigginton		
Easting	459390	Northing	458489
Gross Site Area	0.22ha		

PLANNING STATUS		
Current Land use / Use Class	Garden/Paddock C3 (Residential) / agricultural	
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.

Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within a proposed Local Service Centre</u> • This is Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools (over 400m) • Insufficient access to health care facilities (over 800m) • <u>Access to convenience store within 400-800m</u> • <u>Good access to frequent and non frequent bus routes</u> • There is no access to an existing cycle route within 100m. • A transport statement would be required 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • Areas of infilled land on site may have caused contamination and a desk-top study and site investigation will be required • <u>No anticipated air quality issues</u> • PPG24 noise assessment needed which must consider any proposed development and the various uses contained within it. Adjacent to Wigginton Sports Club. • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>The site does not contain any designated open space</u> • <u>The site has access to Natural/semi natural greenspace, outdoor sports facilities, amenity greenspace and allotments within PPG17 acceptable distances.</u> • This site is deficient in access to young peoples facilities and children's openspace. • <u>The site is not within proximity of listed buildings, Scheduled Ancient Monuments, Historic Parks and Gardens, Area of Archaeological Importance or Conservation Areas</u> • <u>This site is not included as an employment site within the Employment Land Study (ELR).</u> 	Green
<p>Comments: This is a greenfield site within Wigginton. Haxby and Wigginton is classed as a Local Service Centre. The site is at low risk of flooding (Zone 1). The site does not have access to a primary school within 400m or sufficient access to a health care facility (further than 800m) but does have access to a convenience store within 400-800m. The site has good access (within 400m) to a frequent bus route. The site would require a desk top study and site investigation work for contamination and a noise assessment would be required. There are no likely air quality issues. The site has access to some open space types, including natural and semi natural greenspace and amenity open space within the PPG17 standards but does not have sufficient current access to children's open space or young people's facilities.</p>		
<p>Recommendation: This site is suitable for housing subject to the identified constraints being addressed.</p>		

Availability

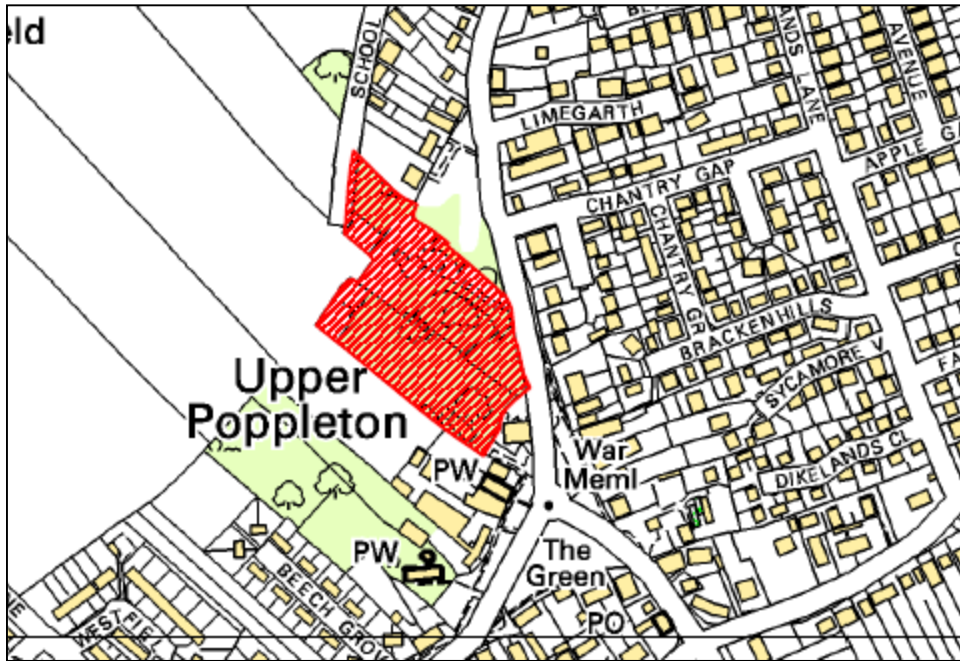
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private multiple ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 					
Timescales	<ul style="list-style-type: none"> This site has been stated by the owners to become available for development from 2011/12 					
Green						
Comments:						
The site has been submitted by one of the landowners as part of the call for sites and is suggested as being available for development from 2011/12.						
Recommendation:						
This site may be available for development in the medium term subject to when it may become surplus to current requirements.						
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 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		0.22				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.22	
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 checked="" 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		10		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	10	0	10
	Semi-detached / Townhouses	4	0	4
	Detached	3	0	3
No of Flats		3	0	3
Estimated Scheme Value (private & affordable scheme value)		£1,914,800		
Estimated build cost		£483,552		
Estimated site works cost		£84,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£961,725		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£1,914,800 - (£483,552 + £84,000 + 961,725)) = £385,522$		
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>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL

Site Reference	2525		
Name of Site	Land at Blairgowerie House, Main Street		
Address	Upper Poppleton		
Ward	Rural West York		
Easting	455545	Northing	454236
Gross Site Area	1.54		

PLANNING STATUS

Current Land use	House and Garden (vacant) (use class: C3)	
Source of site	Call for sites	
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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Located within Upper Poppleton Local Service Centre</u> • <u>Brownfield site</u> • <u>Considered to be at low risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to a primary schools within 400m with capacity</u> • <u>Good access to health care facilities with 400m</u> • <u>Access to convenience stores within 400-800m</u> • Insufficient access to frequent bus routes (15 minute intervals or less) within 800m • <u>Good access to non frequent bus routes within 400m</u> • No access to existing cycle route within 100m. • Transport stated would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified.</u> • <u>No air quality issues identified</u> • <u>No foreseeable issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to natural/semi natural greenspace, amenity greenspace, outdoor sports facilities, children's openspace and allotments within distances set out by the PPG17 assessment.</u> • This site is deficient in city parks, local parks and young persons openspace. • This site contains a Grade II listed building – Beechwood House, Gates and Railings and is located within the Upper and Nether Poppleton conservation area. • <u>This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u> 	Amber
<p>Comments: This site is in accordance with regional and national policy. It is a brownfield site located within Upper Poppleton village, which is designated as a local service centre. This site has good access to a primary school with capacity, healthcare facilities and a convenience store. The site also has good access to a non-frequent bus route but not a frequent route within 400m. There are no geo-environmental constraints identified at present and the site has access to a range of openspace. The site is located within the Poppleton Conservation Area and the existing house on site is Grade II listed. These historical considerations would not preclude development but would mean sensitive design and construction would be required.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and limited geo-environmental constraints. The historical considerations will need to be taken into consideration but would not preclude development of this site.</p>		

Availability

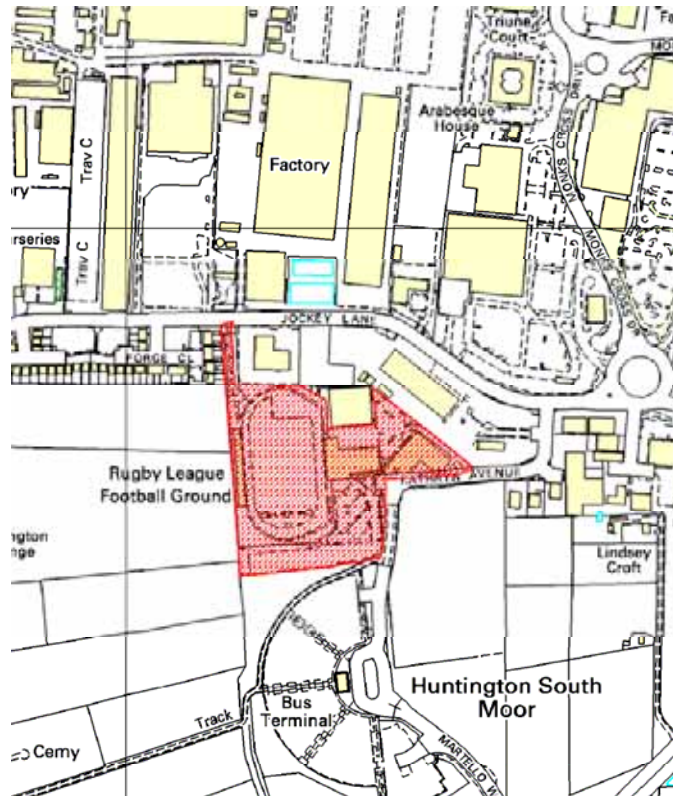
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private sole ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission The site incorporates a Grade II listed house, gate and railings. 					
Timescales	<ul style="list-style-type: none"> The submission for this site through the call for sites consultation does not state a date for when this site could potentially be brought forward. The current house and site are vacant however. 					
Amber						
<p>Comments: Given that this property is single ownership and is currently vacant, it is envisaged that it could be brought forward within the short to medium term subject to planning permission and listed building consent.</p>						
<p>Recommendation: This site is located within the short to medium 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 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	1.54				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.23
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"/>
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	8	8	21
	Detached	10	11	16
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£6,712,400		
Estimated build cost		£2,111,268		
Estimated site works cost		£364,500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£3,539,100		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(6,712,400 - (2,111,268 + 364,500 + 3,539,100)) = £697,532		
Abnormal development considerations		The site is within a conservation area and includes a grade two listed building, gate and railings		
<p>Comments</p> <p>This site has potential identified issues with the potential for 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 that could take account of extra costs and some costs within the scheme may be negotiated down. This site is therefore viable.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	2297i		
Use of Site	Monks Cross Stadium		
Address	Kathryn Avenue		
Ward	Huntington & New Earswick		
Easting	462252.849732857	Northing	454744.679944641
Gross Site Area	3.99ha		

PLANNING STATUS		
Current Land use	Fitness Centre, Pool and Sports Stadium	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	Allocated	
	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
	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"> <u>This site is not situated within Flood Zone 3b</u> <u>There are no known nature conservation areas within proximity of the site</u> <u>Is not within a Greenbelt character appraisal area.</u> 	Green
Location Suitability	<ul style="list-style-type: none"> <u>This site is within the urban area</u> <u>This site is Brownfield</u> <u>Site is considered to be at low risk of flooding (Zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health centres within 800m Good access to convenience stores within 400m Good access to non frequent bus routes within 400m Good access to frequent (15mins or less) bus routes including Park and Ride within 400m Access to an existing cycle route within 100m Highways consider that access to the site may present problems A Transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> Records show some areas of in-filled land on site that may have caused land contamination. Will require desktop study. Potential AQ / odour issues from Polar Ford spray shop. Site located next to Industrial park so noise from units will be an issue. BS4142 & PPG24 assessment needed. <u>No foreseeable drainage issues</u> <u>No overhead power lines</u> <u>No known TPO's on site</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> <u>This site is not within the draft greenbelt</u> This site contains designated open space (outdoor sports facility – Monks Cross Stadium) Loss of this open space would need to be mitigated with a replacement athletes facility elsewhere in the city. <u>The site has access to natural and semi natural greens space and amenity green spaces within PPG17 acceptable distances</u> The site is deficient in access to City Parks, Local Parks, children and young peoples open space and Allotments. The Site is adjacent to a Roman Camp (Scheduled Ancient Monument) <u>The site has no impact on listed buildings, AAI's conservation areas and Historic parks and gardens.</u> 	Amber

Comments: The site is considered suitable in accordance with current national and regional policy. The site is currently in use as a sports stadium, pool and fitness centre and as such is designated as open space (built sports facility) within the PPG17 open space study. If this site were to be brought forward for housing then alternative facilities would need to be provided. The site is located close to the Park and Ride facility at Monks Cross and has access to supermarkets within 400m. The site has access to a primary school within 800m but no access (within 800m) to a health facility.

Recommendations: This site is **suitable** for housing if accessibility and contamination issues can be overcome and the existing sports facilities relocated.

AVAILABILITY

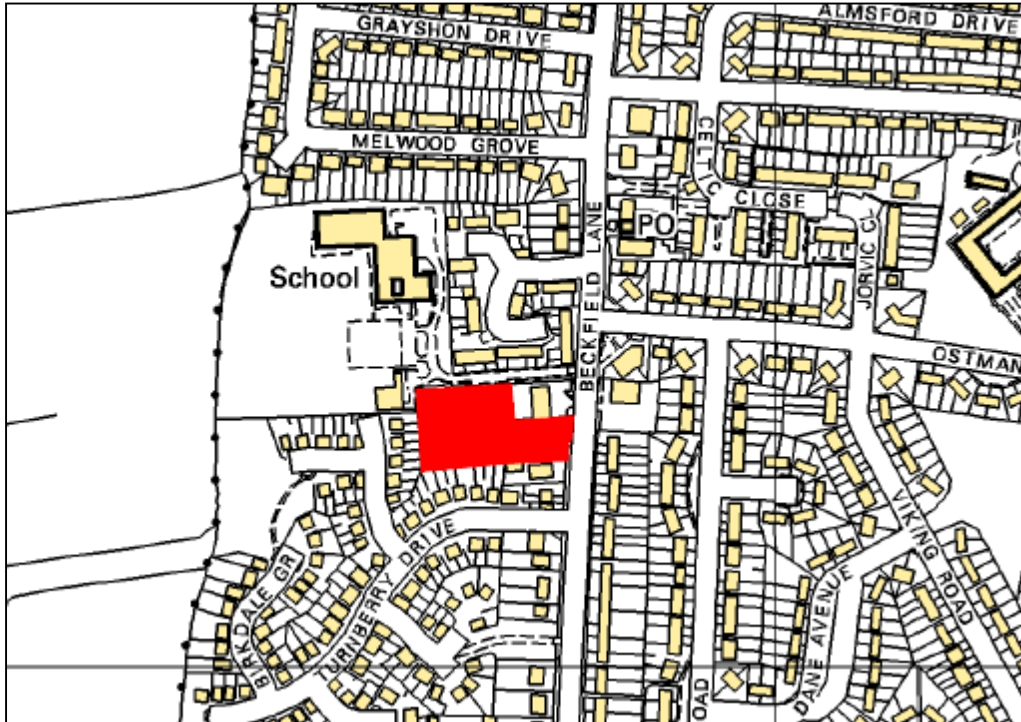
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in local authority ownership 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is an athletic stadium 						
Timescales	<ul style="list-style-type: none"> This site would be available in the short to medium term as it still currently in use. 						
Comments:							
This site is currently in use as a sports stadium and is not immediately available for development. To develop the site a new community sports stadium and the relocation of athletic facilities would need to take place.							
Recommendation:							
This site may be available in the short to medium term subject to the relocation of the sports facilities.							
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 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		3.99				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			3.19	
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 checked="" 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		150		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	75	75	150
	Semi-detached / Townhouses	34	34	68
	Detached	19	18	38
No of Flats		22	23	45
Estimated Scheme Value (private & affordable scheme value)		£18,841,300		
Estimated build cost		£7,201,164		
Estimated site works cost		£1,258,500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£10,455,104		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(18,841,300 - (7,201,164 + 1,258,500 + 10,455,104)) = -£73,468		
Abnormal development considerations		Contamination investigation into in-filled land. Access improvements. Adjacent to a scheduled ancient monument. Relocation of open space.		
Comments				
<p>This site would require further assessment in terms of contamination and potentially archaeology given it is adjacent to a scheduled ancient monument. As the site is currently designated greenspace some contributions would be expected for relocation of existing facilities. Extra costs may be incurred through minimising industrial noise and improving access to the site. The site scheme applied for 150 homes half of which would be affordable housing results in a negative gross value for the site. It should however be noted that this value already incorporated 17.5% developer profits and an assumed land value of 7.5million. As these values and the housing mix are negotiable it is expected that a this site could still achieve a healthy profit and we have deemed in marginally viable.</p>				
Viability Assessment				
Viable <input type="checkbox"/>		Marginal <input checked="" type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0026		
Name of Site	Council Deport, Beckfield Lane		
Address			
Ward	Acomb		
Easting	456801	Northing	452169
Gross Site Area	0.48		

PLANNING STATUS		
Current Land use	Recycling centre (Use class: Sui Generis)	
Source of site	NLUD	
Site Status	Potential site	Yes
	With permission	Pending permission
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Outline application for residential pending.
	Application Reference	05/00619/GRG3
	Date permitted	Pending
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary schools within 400m with capacity</u> • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Transport assessment would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • Contamination issues have been identified on site due to its current use as a waste recycling facility. Further investigation will be required. • <u>No air quality issues identified.</u> • <u>No noise issues identified.</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to amenity greenspace, children's openspace, allotments, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to City parks, local parks young persons openspace. • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, Area of Archaeological Importance, historic parks and gardens or conservation areas.</u> 	Green
<p>Comments: This site seems in accordance with national regional policy. The council depot on Beckfield Lane is currently in use as recycling and storage facility. The site has good access to facilities and services including a frequent bus route, a school with capacity within 400m and a mixture of openspace with the PPG17 specified distances. There are no other major constraints identified although the site has been scored medium for contamination due to its present use. Currently there is a pending outline planning application for residential use on the site.</p>		
<p>Recommendation: This site is suitable for housing due to its location, accessibility and conformity to strategic policies.</p>		

AVAILABILITY

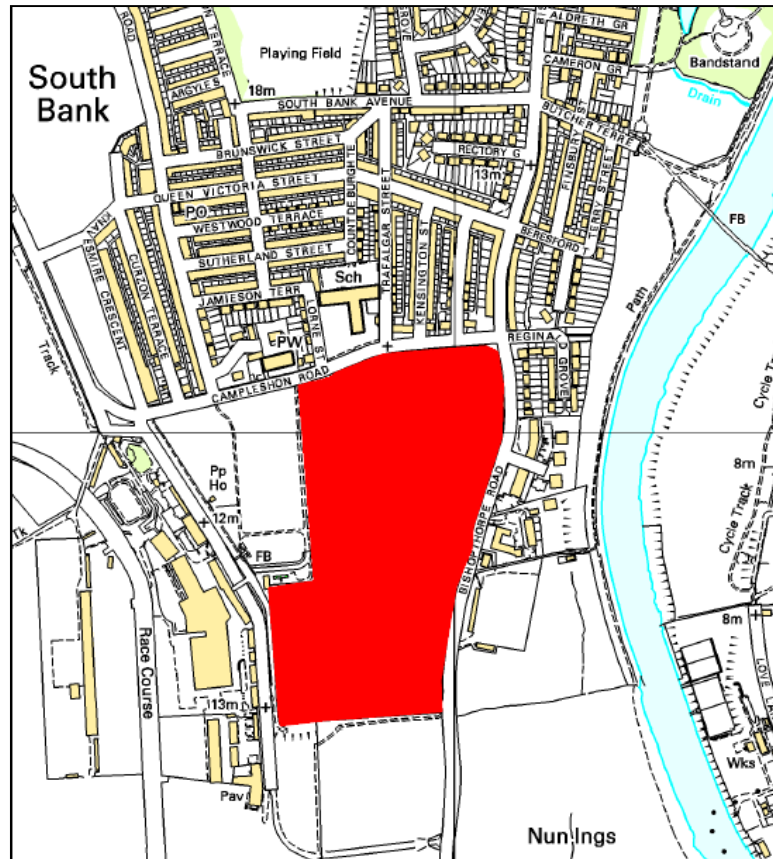
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in Local authority ownership 						Green
Planning Status	<ul style="list-style-type: none"> There is currently a pending application for residential on this site 						
Timescales	<ul style="list-style-type: none"> There is an obvious intention for this site to be developed due to the submission of an application and therefore it is likely to come forward in the short term. The current recycling facility will have to be relocated before development of this site, 						
Comments:							
This site has a pending permission for residential showing an obvious intention to develop the site. The existing facilities have to be relocated before this will be available to come forward.							
Recommendation:							
The site is anticipated to come forward in the short to medium term subject to the relocation of the recycling facilities.							
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 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		0.48				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.38	
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 checked="" 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		18		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	9	9	18
	Semi-detached / Townhouses	4	4	8
	Detached	2	2	4
No of Flats		3	3	6
Estimated Scheme Value (private & affordable scheme value)		£2337200		
Estimated build cost		£840504		
Estimated site works cost		£147000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1291569		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2337200- (840504+ 147000 +1291569)) = £98127		
Abnormal development considerations		Further assessment required for contamination issues.		
Comments: This site makes an excess profit above that included within the calculation. There are limited abnormal cost considerations but any additional costs that arise should be covered by this excess.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0034		
Name of Site	Terry's Factory		
Address			
Ward	Micklegate		
Easting	459914	Northing	449870
Gross Site Area	10		

PLANNING STATUS

Current Land use	This site is currently a disused factory with a number of buildings and hard standing. (Use class: B2)	
Source of site	City Development	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Mixed use inc. Residential
	Application Reference	06/02560/OUTM
	Date permitted	
	Expiry date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	Refused

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"> <u>Not situated within the floodplain (zone 3b)</u> <u>No nature conservation areas within proximity of the site</u> <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> <u>Within the urban area of York</u> <u>This is a brownfield site</u> <u>Not considered to be at low risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> <u>Good access to primary schools within 400m</u> <u>Good access to health care facilities within 400m</u> <u>Good access to convenience stores within 400m</u> <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> <u>Good access to non frequent bus routes within 400m</u> No railway or proposed railway access <u>Good access to an existing cycle route within 100m.</u> A comprehensive transport assessment is required to further the evidence in the development brief. This states that the council is investing different ways to promote the relief of new traffic on the existing network. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> There are potential contamination issues from the previous industrial use. Will require further assessment An air quality impact assessment is required PPG24 noise assessment needed which must consider any proposed development and the various uses contained within it <u>No foreseeable drainage issues.</u> <u>No overhead power lines</u> <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> <u>This site is not located within the Draft Greenbelt.</u> <u>This site is not classed as openspace</u> <u>The site has access to City parks, amenity greenspace, natural/semi-natural greenspace, young persons openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> This site is deficient in access to local parks and children's openspace. This site contains 5 listed buildings and is within the Racecourse and Terry's Factory Conservation Area <u>This site is not located within proximity to a SAM, historic park and garden or AAI.</u> This site is included as a short listed employment site within the Employment Land Study (ELR). 	Amber
<p>Comments: This site is located within the main urban area and has good access to services within 400m. A general bus route is within 400m of the site and a frequent bus route is within 400-800m of the site. There is also access to cycle routes near the site although improvements and additions to this are expected as part of the development brief. This site is brownfield and not located within the greenbelt. It has access to a variety of openspace with the PPG17 accepted distances. The site is within a conservation area and includes 5 listed buildings. No major constraints have been identified at this point apart from a medium risk for contamination given the site was in factory use. This site is included within the ELR as a potential site for B1a Office use. The Council has prepared a development brief for this site. It is envisaged that the site will be developed for mixed use and the council will be working with developers to deliver high standards of sustainable development.</p>		
<p>Recommendation: This site is suitable for housing due to its location and accessibility. It should be brought forward as part of a mixed use scheme, including residential and employment uses.</p>		

Availability

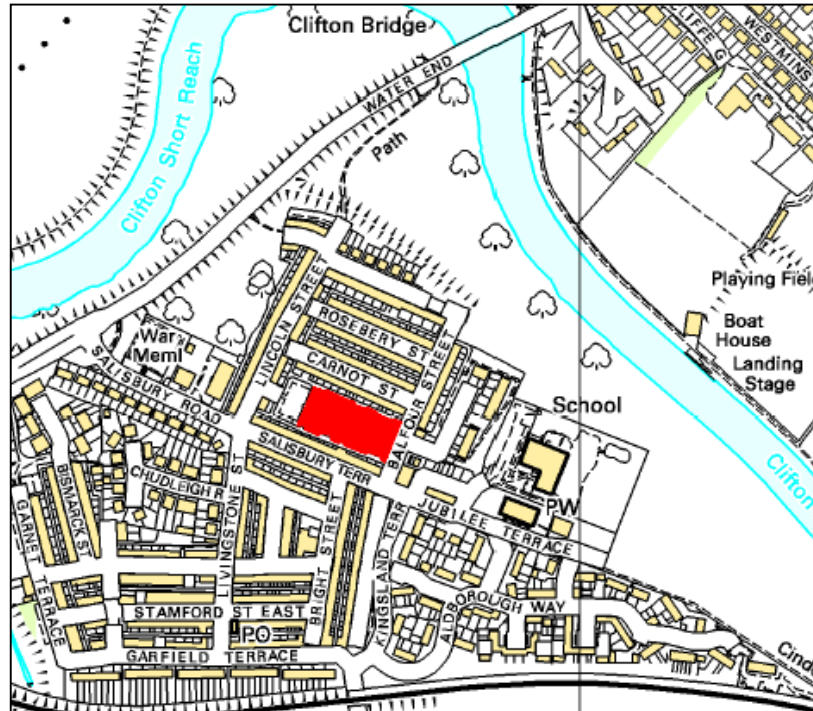
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is located within the draft greenbelt 					
Timescales	<ul style="list-style-type: none"> This site would be available in the short-term. 					
Green						
<p>Comments: This site has a development brief setting out planning expectations for the site. An application for mixed use development was refused in September 2008 (06/02560/OUTM). A revised planning brief is currently out to public consultation. This reaffirms the availability of the site for residential and employment uses.</p>						
<p>Recommendation: This site may be available in the short-term subject.</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Achievability

Estimated Housing Capacity					
Gross site area	10				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				7.0
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			412		

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	206	206	412
	Semi-detached / Townhouses	143	143	286
	Detached	1	1	2
No of Flats		62	62	124
Estimated Scheme Value (private & affordable scheme value)		£57287600		
Estimated build cost		£17075000		
Estimated site works cost		£3277000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£29936480		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(57287600- (17075000+ 3277000 +29936480)) = £6999120		
Abnormal development considerations		This site has potential contamination issues which need to be resolved and access issues.		
<p>Comments: This site has a planning brief and developer in place. An initial application was refused for mixed use development but another application is anticipated. The abnormal development constraints have been taken into consideration and deemed viable by the landowner. The indicative viability calculation takes shows that this site is also deemed viable.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL

Site Reference	0048		
Name of Site	Park off Balfour Street, Leeman Road Area		
Address			
Ward	Holgate		
Easting	458788	Northing	452432
Gross Site Area	0.328		

PLANNING STATUS

Current Land use	Children's Open Space	
Source of site	City of York Council Property Services	
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 Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within Flood Zone 3b No nature conservation area within proximity of the site Not within a greenbelt character appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> This site is within the urban area This is a Brownfield site This site is considered to be at high risk to flooding (Zone 3a ii) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Access to primary schools with capacity within 400m Access to health centres within 400-800m Good access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m There is existing access to cycle routes within 100m 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> Contamination - Records show the site to be near to a former landfill site and will require a desktop study and ground gas assessment Air Quality - Elevated concentrations of nitrogen dioxide have been monitored in this area in recent years. Likely that scheme design could address any air quality issues. No overhead power lines A full drainage assessment of the site would be required No known TPOs on site 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is not within the draft greenbelt This site is designated open space (Back Park / Balfour Street Play Area) This site has access to city parks, outdoor sports facilities, amenity greenspace, childrens openspace and allotments within PPG17 acceptable distances The site is deficient in access to local parks, natural/semi-natural greenspace and young persons openspace This site is not within 50m of scheduled ancient monuments This site is not within 50m of listed buildings This site is not within 50m of Historic Parks and Gardens This site is not within 50m of an Area of Archaeological Importance This site is not within 50m of a conservation area 	Amber
<p>Comments: This is a brownfield site within the Urban area. The land is designated in the Local Plan as open space and has since been identified by the PMP study as being a children’s play area (Back Park/Balfour Street Play Area). 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 is located within a zone with a high probability of flooding (zone 3a ii). Any proposal for 10 or more dwellings would require a sequential test and exception test as detailed in the City of York Strategic Flood Risk Assessment (SFRA) and PPS25. The site has good access to local services and is within 400m of a frequent bus route. A full drainage assessment would be required as surface run off would be increased and no existing systems are in place.</p>		
<p>Recommendation: This site is considered to be suitable for housing. Being a brownfield site within the urban area any consideration of the open space designation, potential flooding and contamination issues are balanced by the advantages the site has in terms of access and location.</p>		

AVAILABILITY

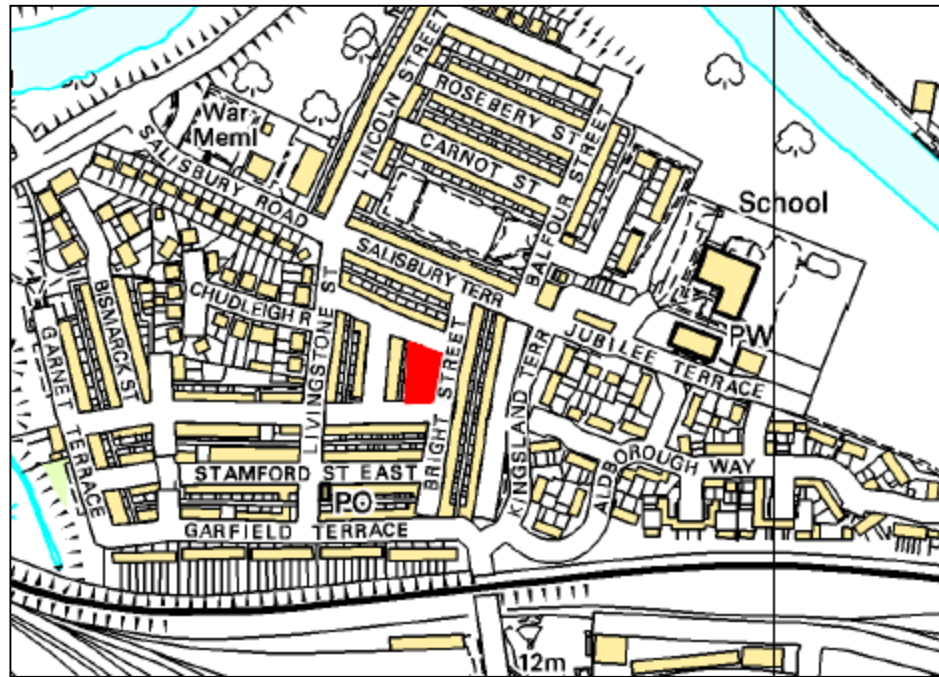
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is owned by City of York Council 						Amber
Planning Status	<ul style="list-style-type: none"> There are no outstanding planning permissions relating to this site 						
Timescales	<ul style="list-style-type: none"> Property Services confirmed the site is suitable for development without providing a timescale 						
<p>Comments: The site is in CYC ownership and is a used children's play area, should development be considered on this site appropriate investigations would be required to identify open space accessibility and need within the area to relocate or improve current facilities.</p>							
<p>Recommendation: This site is deemed available for development in the short to medium term, relocation of play facilities may delay any development in the immediate 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.328			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.328
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		19		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	9	10	19
	Semi-detached / Townhouses	5	6	11
	Detached	1	1	2
No of Flats		3	3	6
Estimated Scheme Value (private & affordable scheme value)		£2208100		
Estimated build cost		£812112		
Estimated site works cost		£153000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1216203		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2208100- (812112+ 153000 +1216203)) = £26,784		
Abnormal development considerations		This site require a further desktop study for contamination and noise issues. Also, this is designated openspace and therefore this would need relocating before development could take place.		
Comments: This site makes an excess profit above the 17.5% included within the calculation. Development of this site may require an openspace assessment and the relocation of this type of openspace. However, given that the site makes a profit, there is enough funds anticipated for this.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0052		
Name of Site	St Barnabas Primary School		
Address	Bright St		
Ward	Holgate		
Easting	458751	Northing	452331
Gross Site Area	0.08		

PLANNING STATUS		
Current Land use	Former Primary School (use class: D1)	
Source of site	CYC Property Services	
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	05/01689/OUT
	Date permitted	18.09.2006
	Expiry date	09.11.2008
	Date development started	N/a
	Number of units outstanding	N/a
	Number of units completed	N/a
Application not valid (refused/ withdrawn/ lapsed)	2 REM applications have been refused for apartments to date.	

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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Located within the urban area</u> • <u>Brownfield site</u> • Considered to be at high risk from flooding (zone 3a ii) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to a primary schools within 400m with capacity</u> • <u>Access to health care facilities with 400-800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 800m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to existing cycle route within 100m.</u> • Transport stated would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified.</u> • <u>No air quality issues identified</u> • <u>Noise assessment not required.</u> • <u>No foreseeable issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to city parks amenity greenspace, outdoor sports facilities, children's openspace and allotments within distances set out by the PPG17 assessment.</u> • This site is deficient in natural/semi natural greenspace, local parks and young persons openspace. • <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> 	Green
<p>Comments: This site is in accordance with regional and national policy. It is a brownfield site located within the urban area. This site has good access to a primary school with capacity, healthcare facilities and a convenience store as well as frequent and non frequent bus routes within 400m. There are no geo-environmental constraints identified at present and the site has access to a range of openspace. There are no historical constraints identified. The site is located within flood zone 3a ii however, and will therefore need to satisfy</p>		
<p>Recommendation: This site is suitable for residential development due to its accessibility, limited geo-environmental constraints and conformity to strategic policy.</p>		

Availability

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in local authority ownership 					
Planning Status	<ul style="list-style-type: none"> This site has an outstanding outline planning permission for residential use. There have been two refused reserved matters applications since 2007. The expiry date of the outline permission was in November 2008 					
Timescales	<ul style="list-style-type: none"> There is an obvious intention to develop this given the planning permission and submission of reserved matters applications, which have been refused. 					
<p>Comments: Given the expired outline consent and refused permissions, the site is likely to come forward in the short to medium term.</p>						
<p>Recommendation: This site is considered to be available within the short to medium 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Availability

Estimated Housing Capacity					
Gross site area	0.08				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.08
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 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"/>

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		5			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	5	0	5	
	Semi-detached / Townhouses	2	0	2	
	Detached	2	0	2	
No of Flats		1	0	1	
Estimated Scheme Value (private & affordable scheme value)		£1014100			
Estimated build cost		£246308			
Estimated site works cost		£44500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£505968			
Viability calculation (Scheme Value – (build costs + site works + other costs))		(1014100- (246308+ 44500 + 505968)) = £217,323			
Abnormal development considerations		This site has no identified major costs.			
Comments: This site makes a profit over and above the 17.5% included in the calculation. There are no identified abnormal constraints and therefore this site should be viable for development.					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL			
Site Reference	0057		
Name of Site	1-9 St Leonards Place		
Address			
Ward	Guildhall		
Easting	460076	Northing	452138
Gross Site Area	0.43		

PLANNING STATUS		
Current Land use	CYC Offices (Use class: B1)	
Source of site	City of York Council Property Services	
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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York (within the city centre)</u> • <u>This is a brownfield site</u> • <u>Not considered to be at risk from flooding (zone 2)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary schools within 400m • <u>Good access to health care facilities within 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • <u>Access to an existing cycle route within 100m</u> • Transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues have been identified</u> • Within AQMA. An Air quality assessment will be required. • Potential noise issues from traffic. PPG24 assessment may be required. • <u>No foreseeable drainage issues. Existing drainage available.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to City parks, local parks, amenity greenspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to children's openspace, allotments and young persons openspace. • 1-9 St Leonard's Place is a listed building and there are other listed buildings within close proximity. The site also contains and is adjacent to scheduled ancient monuments (City Walls). It is also within the city centre Area of Archaeological Importance and city centre conservation area. The site is also within 50m of Museum Gardens which is an historic park and garden. 	Amber
<p>Comments: Site is considered suitable in accordance with national and regional policy. It is a brownfield city centre site with excellent access to local services and frequent public transport although no primary school within 400m. The site is within the Air Quality Management Area as a result of harmful pollutants generated through traffic and would require a full assessment as likely to be major air quality issues. Also noise from traffic may be an issue so PPS24 Noise assessment would be required. The buildings are listed and are located within the Central Historic Core and within the City Centre Area of Archaeological Importance. Adjacent and included on the site are the city walls which are scheduled ancient monuments and 50m away is the Museum Gardens, an historic park and garden. The historic constraints should not preclude development but sensitive design will be needed to keep any future development in context.</p>		
<p>Recommendation: This site is suitable for residential development due to the location criteria and subject to overcoming the identified constraints.</p>		

AVAILABILITY

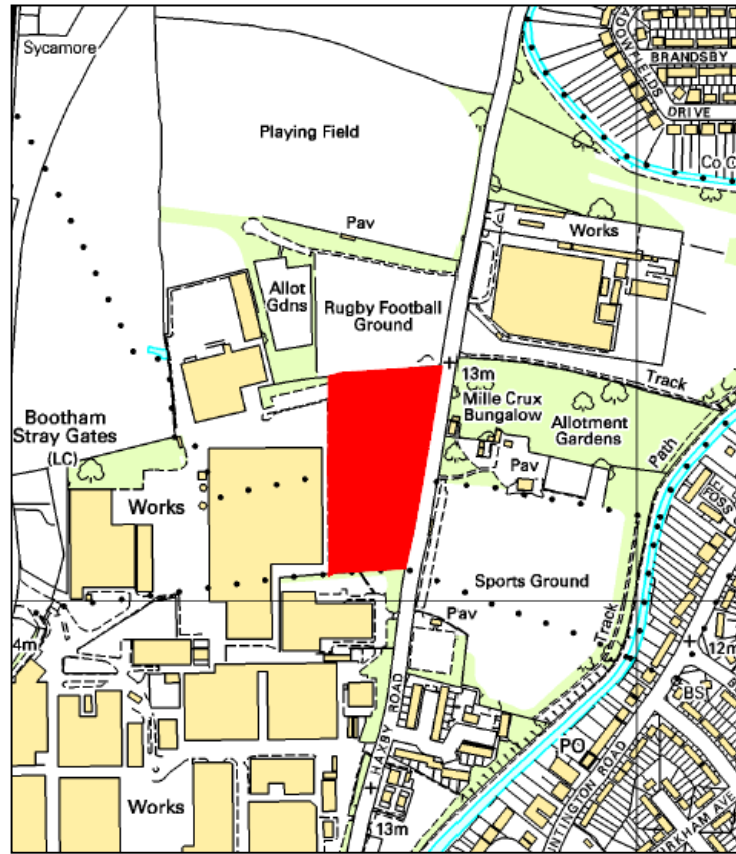
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 						Green
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is currently in use as Council Offices. 						
Timescales	<ul style="list-style-type: none"> The site is owned privately but is currently being leased back to the Council prior to their move to alternative premises. 						
Comments:							
The site is currently in use and will be available for development subject to the relocation of councils offices.							
Recommendation:							
The site is anticipated to become available in the short to medium 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 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		0.43			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.34
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			32		
Housing Type and Mix:			Private dwellings	Affordable dwellings	Total

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.

No of houses	Total	16	16	32
	Semi-detached / Townhouses	11	11	22
	Detached	0	0	0
No of Flats		5	5	10
Estimated Scheme Value (private & affordable scheme value)		£5,010,800		
Estimated build cost		£1,284,068.00		
Estimated site works cost		£253,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,534,608.50		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£5,010,800 - (£1,284,068.00 + £253,000.00 + £2,534,608.50)) = £939,123,54$		
Abnormal development considerations		This site may have higher than average design costs due to needing to take consideration of the historic context in which the site is located.		
<p>Comments: This site has to consider the historic context in which means it may incur greater than average costs. An element for design has been included in the viability assessment but there is also an excess indicative profit from the calculation meaning that additional costs could be covered.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0061		
Name of Site	Land West of Haxby Road		
Address			
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	460739.584198606	Northing	454135.0744424
Gross Site Area	2.039268828		

PLANNING STATUS		
Current Land use	Playing Fields (Nestle)	
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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within York Urban Area</u> • <u>Part Brownfield / green field site</u> • <u>Not considered to be at risk from flooding (zone 2)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to a primary school (400-800m)</u> • <u>Access to health care facilities (400-800m)</u> • <u>Access to a convenience store (400-800m)</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Access to non frequent bus routes with 400m</u> • No access to an existing cycle route within 100m • Highways Impact Assessment would be required • Junction improvements required on Haxby Road 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely contamination issues</u> • <u>Air Quality survey would be required</u> • <u>No noise issues identified on site</u> • <u>No foreseeable drainage issues</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • This site is not located within the Draft Greenbelt. • The existing playing fields are used as outdoor sports facilities and so open space would need to be retained within the site or compensatory open space provided elsewhere • <u>The site has access to natural/semi-natural green space, amenity green space, children's open space, allotments and outdoor sports facilities within acceptable PPG17 distances</u> • Nestle Rowntree Conservation Area to south of the site. 	Amber
<p>Comments: The site is part brownfield and part greenfield and within the York urban area. The site has access to an limited range of facilities within 400-800m. The site has access to a frequent bus route within 400m and a less frequent service within 400m. The existing playing fields are used as outdoor sports facilities and these should be retained on the site or an alternative location found. A Highways Impact Assessment would be required and junction improvements to Haxby Road would be required. An Air Quality Assessment would be required. The site is within the Nestle Rowntree Conservation Area so design would be need to be appropriate and refer to the Nestle Rowntree Conservation Area Appraisal.</p>		
<p>Recommendation: This site is considered suitable for housing development subject to overcoming identified constraints.</p>		

AVAILABILITY

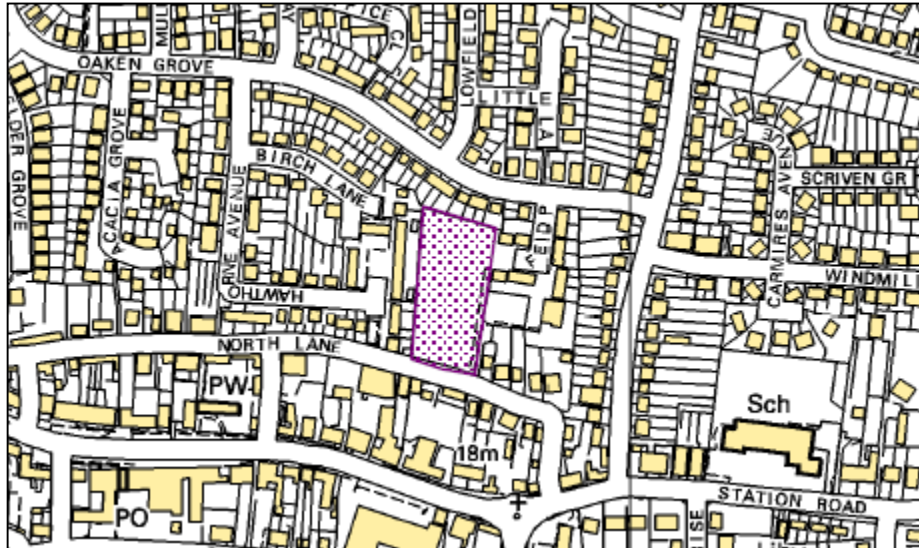
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> Site submitted through Call for Sites by agent and land owner details established 					
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning permission 					
Timescales	<ul style="list-style-type: none"> The site is considered to be available by the landowner. The existing outdoor sports facilities would need to be relocated or retained on site. 					
Amber						
<p>Comments: The site has been submitted through the call for sites by an agent acting on behalf of the landowners and is considered to be available.</p>						
<p>Recommendation: The site could come forward within 6-10 years</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 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	2.04				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.63
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	<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		96		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	48	48	96
	Semi-detached / Townhouses	33	33	66
	Detached	1	1	2
No of Flats		14	14	28
Estimated Scheme Value (private & affordable scheme value)		£11,116,900		
Estimated build cost		£4,020,944.00		
Estimated site works cost		£769,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£6,099,290.70		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£11,116,900 - (£4,020,944.00 + £769,000.00 + £6,099,290.70)) = £227,665.32$		
Abnormal development considerations		This site may require the relocation of openspace.		
<p>Comments: This site makes an excess profit over and above the 17.5% included within the calculation. Any additional costs will therefore be able to be covered to make this site viable.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	LCS03		
Name of Site	North lane		
Address	Haxby		
Ward	Haxby and Wigginton		
Easting	460859	Northing	458361
Gross Site Area	0.66 ha		
PLANNING STATUS			
Current Land use	Recreational space		
Source of site	Desktop study		
Site Status	Potential site	Yes	
	With permission	yes	
	Under Construction		
	Completed		
	Excluded		
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)		
	Application Reference	03/00546/GRG3	
	Date permitted	01.07.2003	
	Expiry Date	Not stated	
	Date development started	N/a	
	Number of units outstanding		
	Number of units completed		
Application not valid (refused/ withdrawn/ lapsed)	Planning application 03/00546/GRG3 has lapsed		

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Located within Haxby and Wigginton Local Service centre This is a Greenfield site Considered to be at low risk from flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Good access to a primary schools within 400m with capacity Access to health care facilities within 400-800m Good access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. Transport statement would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> This site is assessed as having potential contamination issues due to unknown infilled ponds on site. Further assessment may be required. No air quality issues identified No noise issues identified Full drainage assessment required No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is not located within the Draft Greenbelt. This site is not classed as openspace The site has access to children's play areas, natural/semi-natural green space, amenity green space, allotments, outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to local parks, City parks and young people's facilities. A potential archaeological excavation would be needed on site and it is located adjacent to Haxby Conservation area. This site is not located within 50m of a listed building, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Amber
<p>Comments: This site is in accordance with national and regional policy. It is a brownfield site located within Haxby local service centre. The site good access to a primary school, convenience store and healthcare facilities within 400m. There is also access to a frequent and non-frequent bus route within 400m but not an existing cycle route within 100m. The site only has access to several types of openspace within PPG17 specified distances. The site has limited environmental constraints although potential contamination has been identified and a full drainage assessment will be required. The site is adjacent to the Haxby Conservation area and may require an archaeological excavation.</p>		
<p>Recommendation: This site is suitable for residential development due to its location, accessibility and subject to any identified constraints being mitigated.</p>		

AVAILABILITY

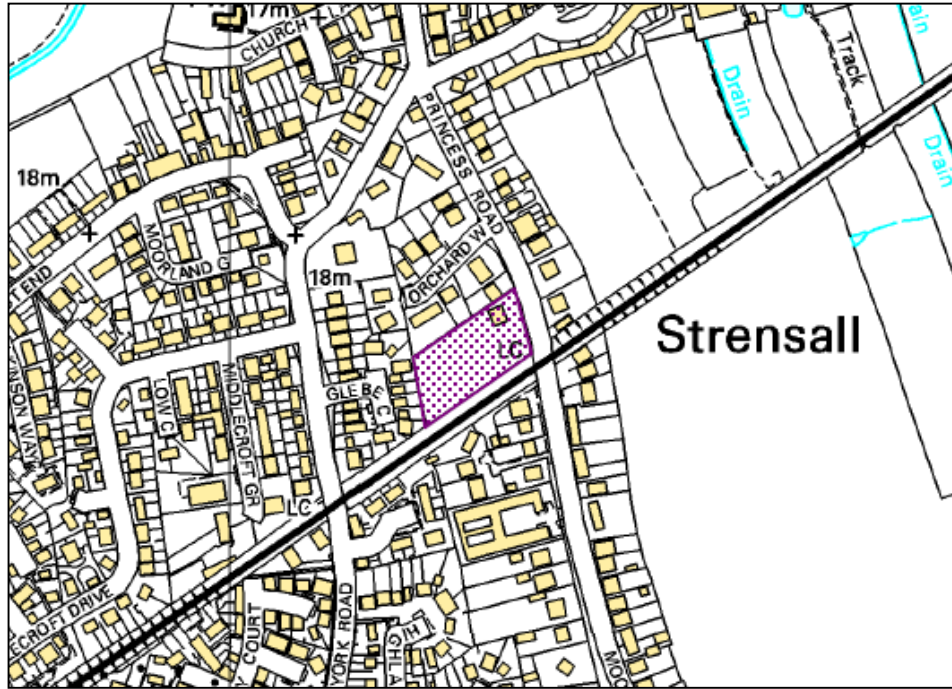
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is local authority ownership 					
Planning Status	<ul style="list-style-type: none"> There has been a lapsed planning permission for a conversion of buildings to a youth and community centre There are no outstanding planning applications for residential. 					
Timescales	<ul style="list-style-type: none"> The timescales are unknown 					
Amber						
<p>Comments:</p> <p>Given that this site is in local authority ownership and there has been a planning already submitted for another use which has lapsed, there is an obvious intention to develop the site but not necessarily for residential use. This site however, should it be put forward may be available in the short to medium term providing any identified constraints can be overcome.</p>						
<p>Recommendation:</p> <p>This site is available for development in the short to medium 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 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	0.66				
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	<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 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.

Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings		25			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	12	13	25	
	Semi-detached / Townhouses	4	6	10	
	Detached	4	3	7	
No of Flats		4	4	8	
Estimated Scheme Value (private & affordable scheme value)		£3195000			
Estimated build cost		£1193590			
Estimated site works cost		£207500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1761376			
Viability calculation (Scheme Value – (build costs + site works + other costs))		(3195000- (1193590+ 207500 +1761376)) = £32533			
Abnormal development considerations		This site has potential contamination issues which may need to be mitigated.			
Comments					
This site has potential contamination constraints but the indicative viability calculation indicates an excess profit will be made over and above the 17.5% included within the calculation. This site is therefore seemed viable.					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL			
Site Reference	LSC27		
Name of Site	22 Princess Road		
Address	Strensall		
Ward	Strensall		
Easting	463189	Northing	460488
Gross Site Area	0.50ha		

PLANNING STATUS		
Current Land use	Derelict Bungalow (Use Class C3 – Dwellinghouses)	
Source of site	Desk top Map Survey	
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	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	05/00677/OUT withdrawn in Feb 2006

SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>The site is within a proposed Local Service Centre (Strensall)</u> • <u>Brownfield Site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to primary school with current capacity within 400m</u> • <u>Access to health care facility within 400m</u> • <u>Access to convenience stores within 400m to 800m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m.</u> • There is no existing access to a cycle route within 100m • Highways transport assessment would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No foreseeable contamination issues</u> • <u>No likely air quality issues</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt</u> • <u>This site is not classed as openspace</u> • <u>The site has access to natural/semi-natural greenspace, amenity open space, outdoor sports facilities and allotments within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, children's openspace and young persons openspace. • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Green
<p>Comments: This site is considered to be suitable in national and regional policy terms. The site is brownfield land and is located within Strensall, a proposed Local Service Centre. It has good access to a frequent bus route and has access to a primary school with capacity within 400m and a health care facility. The site has access to natural/semi-natural greenspace, amenity open space and outdoor sports facilities within acceptable PPG17 standards but does not have current access to local parks, children's open space and young persons facilities.</p>		
<p>Recommendation: This site is considered suitable for housing development subject to site-specific assessments.</p>		

AVAILABILITY

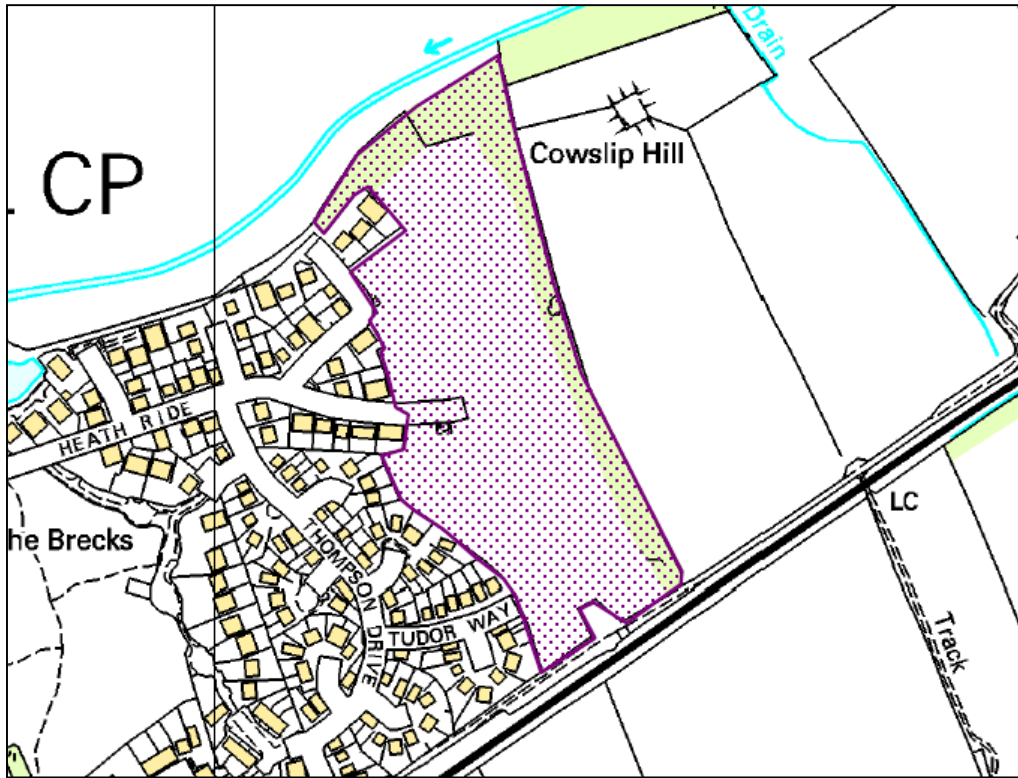
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> Ownership details for the site are currently not known 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission but a previous application for 4 detached dwellings (05/00677/OUT) was withdrawn in February 2006 This site currently has an existing property on site. 					
Timescales	<ul style="list-style-type: none"> Owner of site unknown and site not put forward through Call for Sites. No follow-up has been made to the previous withdrawn application. Given the previous application and an initial intention to develop the site a medium timescale would be suitable. 					
Amber						
<p>Comments: Ownership details are unknown and the site was not put forward through the Call for sites. A previous application for residential development was withdrawn in 2006 and no subsequent planning application has been submitted.</p>						
<p>Recommendation: This site may be available in the medium 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 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	0.50				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.40
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		12		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	6	6	12
	Semi-detached / Townhouses	2	2	4
	Detached	4	4	8
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£2,180,000		
Estimated build cost		£701,892.00		
Estimated site works cost		£120,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,155,552.70		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£2,180,000 - (£701,892.00 + £120,000.00 + £1,155,552.70)) = £202,555.26$		
Abnormal development considerations		No major constraints identified		
Comments: This site makes an excess profit over and above the 17.5% included within the calculation. Therefore any additional costs should be covered and the site will be viable.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL

Site Reference	LSC36		
Name of Site	Land adjacent the Brecks		
Address	Strensall		
Ward	Strensall		
Easting	464199	Northing	461410
Gross Site Area	4.99		

PLANNING STATUS

Current Land use	Vacant / open land	
Source of site	Draft Local Plan reserved land	
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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Located adjacent to Strensall Local Service Centre</u> • Greenfield site • <u>Considered to be at low risk from flooding (zone 1) (abuts flood zone 3b the north)</u> • This is classed a good agricultural land (ALC zone 3) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to a primary schools within 400m with capacity • Insufficient access to health care facilities with 800m • Insufficient access to convenience stores within 800m • <u>Due to the size of the site, services may potentially be provided on site</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • No access to non frequent bus routes within 800m • No access to existing cycle route within 100m. • Transport stated would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • Contamination issues have been identified on site due to past industrial activity and a landfill site within close proximity. • <u>No air quality issues identified</u> • PPG24 noise and vibration assessment required due to proximity of railway. • Full drainage assessment will be required • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site is classed as Hempland Lane Allotments • <u>The site has access to natural/semi natural greenspace, outdoor sports facilities, children's openspace and allotments within distances set out by the PPG17 assessment.</u> • This site is deficient in city parks, local parks, amenity greenspace, and young persons openspace. • <u>This site is not located within 50m of a conservation area, listed building, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u> 	Amber
<p>Comments: This site is in accordance with regional and national policy. It is a brownfield site located adjacent to Strensall village, which is designated as a local service centre. This site has insufficient access to a primary school with capacity, healthcare facilities and a convenience store but due to its size may be able to provide some facilities on site. The site has access to a frequent bus route within 400m. The site has some contamination issues identified and would need to undergo a noise and vibration assessment as well as a full drainage assessment. The site contains allotments which would need to be relocated should development be considered but the site does have access to several types of other openspace within the distances stated by the PPG17 assessment.</p>		
<p>Recommendation: This site is marginally suitable for residential development and subject the assessments required.</p>		

Availability

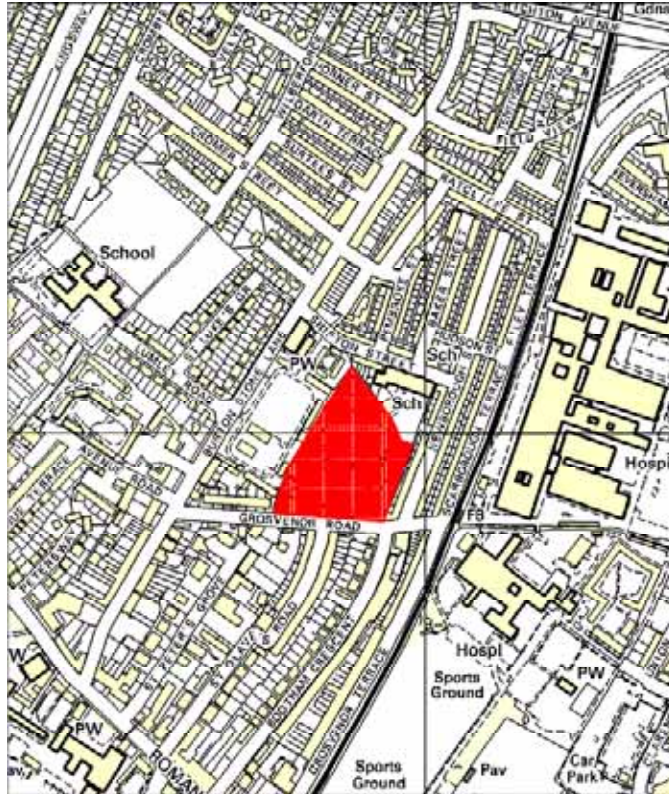
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in sole private ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 					
Timescales	<ul style="list-style-type: none"> The timescales put forward with the call for sites submission states this site could be available in the short to medium term. 					
Green						
<p>Comments: A submission for this site has been received via the call for sites consultation stating that it could be available within the short to medium term. Due to its location this will be in line with the emerging core strategy.</p>						
<p>Recommendation: This site may be available in short to medium.</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 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	4.99				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	3.99				
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		120		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	60	30	120
	Semi-detached / Townhouses	30	30	60
	Detached	30	30	60
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£20385000		
Estimated build cost		£6730380		
Estimated site works cost		£1170000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£10879631		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(20385000- (6730380+ 1170000 +10879631)) = £1604988		
Abnormal development considerations		This site may have potential contamination issues and requires an air quality and noise assessment.		
Comments: This site makes an indicative excess profit over and above the 17.5% included within the viability calculation. There are highlighted potential abnormal development constraints but this should be potentially covered with the excess profit.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0060		
Name of Site	Land at Bootham Crescent		
Address			
Ward	Clifton		
Easting	459904	Northing	452983
Gross Site Area	1.67		

PLANNING STATUS		
Current Land use	Football stadium	
Source of site	Alternative sites at changes 3	
Site Status	Potential site	Yes
	With permission	Pending
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	02/02212/FULM
	Date permitted	Pending consideration
	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"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area</u> • <u>This is a brownfield site</u> • <u>Considered to be at low risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to a primary schools within 400m with capacity</u> • <u>Good access to health care facilities with 400m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) within 400m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Good access to existing cycle route within 100m.</u> • Transport assessment will be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>No air quality issues identified</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • This site is identified as openspace within the PPG17 Assessment. • <u>The site has access to local parks, children's play areas, allotments, City parks and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to natural/semi-natural green space, amenity green space and young people's facilities. • This site is within 50m of a listed building. • <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> 	Amber
<p>Comments: This site is in accordance with national and regional policy. It is a brownfield site within the urban area. It has good access to services and facilities within 400m as well as a frequent /non frequent bus routes and a cycle route within 100m. There are no identified geo-environmental constraints identified and limited historical constraints. The Site is currently designated as openspace within the PPG17 Assessment as Bootham Crescent stadium. This facility will need to be replaced elsewhere in order for this site to develop. The site also has access to a number of other openspaces within the area.</p>		
<p>Recommendation: This site is suitable for residential development due to its location, accessibility and limited geo environmental constraints.</p>		

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in single private ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission There is a permission for 93 dwellings pending. 					
Timescales	<ul style="list-style-type: none"> This site will be available to develop subject to the relocation of the community stadium. The site is anticipated to be available in the short to medium term. 					
<p>Comments: This site is currently used as a community stadium and therefore will need to be relocated before development can proceed. There is an intention to develop the site however, given the pending permission.</p>						
<p>Recommendation: This site is available for development within the short to medium 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 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	1.67				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.34
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		79		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	39	40	79
	Semi-detached / Townhouses	27	27	54
	Detached	0	1	1
No of Flats		12	12	24
Estimated Scheme Value (private & affordable scheme value)		£9490800		
Estimated build cost		£3283320		
Estimated site works cost		£628500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£5145897		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(9490800- (3283320+ 628500 +5145897)) = £433082		
Abnormal development considerations		No major constraints identified., the stadium will however, have to be replaced before development can take place.		
<p>Comments: This site has no major constraints other than the replacement stadium facility. An excess profit can be seen from the indicative viability assessment but the pending planning permission also indicates that this site is considered viable by the land owners.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0166		
Name of Site	Site off Water Lane, Clifton		
Address			
Ward	Clifton		
Easting	459401.856015197	Northing	453172.360016538
Gross Site Area	0.31		

PLANNING STATUS		
Current Land use	Vacant land	
Source of site	Desk top survey	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (21 apartments)
	Application Reference	04/03335/FUL
	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)	withdrawn

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Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a mixed brownfield site</u> • <u>Not considered to be at risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary school with existing capacity within 400m</u> • <u>Good access to health care facility within 400m</u> • <u>Good access to convenience store within 400m</u> • <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u> • <u>Good access to non frequent bus routes with 400m</u> • <u>Access to an existing cycle route within 100m</u> • Highways transport assessment would be required. 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified on site</u> • The site is within the Air Quality Management Area. There are elevated levels of nitrogen dioxide monitored in the area. Likely to require buildings to be set back from the roadside • <u>No noise issues anticipated on site</u> • <u>No foreseeable drainage issues.</u> • <u>No overhead power lines</u> • <u>No known TPOs on site.</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not located within the Draft Greenbelt.</u> • <u>This site is not classed as openspace</u> • <u>The site has access to City parks, natural/semi-natural greenspace, children's openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> 	Green
<p>Comments: 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. The site is within an Air Quality Management Area and would require an Air Quality Assessment.</p>		
<p>Recommendation: This site is considered suitable for housing development</p>		

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> Ownership details are unknown 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission There has been a withdrawn application for 21 apartments 					
Timescales	<ul style="list-style-type: none"> Ownership details are unknown currently. There are no obvious major constraints to development. A medium timeframe has been given due to lack of knowledge regarding availability 					
Amber						
Comments: Ownership details are unknown and availability is unknown although the site is currently vacant						
Recommendation: This site should become available in the short to medium 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 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		0.31			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.31
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"/>

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		18			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	9	9	18	
	Semi-detached / Townhouses	5	5	10	
	Detached	1	1	2	
No of Flats		3	3	6	
Estimated Scheme Value (private & affordable scheme value)		£2431400			
Estimated build cost		£757860			
Estimated site works cost		£144000			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1283701			
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2431400- (757860+ 144000 +1283701)) = £245838			
Abnormal development considerations		This site is located within the AQMA and therefore will need to mitigate any adverse effects from development.			
Comments: This site makes an indicative profit from the viability calculation. There are limited constraints and any additional costs would be able to be covered by the indicative excess profit which deems this site viable.					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL			
Site Reference	0104		
Name of Site	Yearsley Bridge Centre		
Address			
Ward	Heworth		
Easting	460978	Northing	453670
Gross Site Area	1.3		

PLANNING STATUS		
Current Land use	Day centre (use class: D1)	
Source of site	CYC Community services	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
Planning Status (if applicable)	Excluded	
	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"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Within the urban area This is a Brownfield site Considered to be at low risk from flooding (zone 1) 	Green
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary schools within 400m Access to health care facilities with 400-800m Good access to convenience stores within 400m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. Transport assessment required 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> Contamination issues have been identified on site due to some past industrial activity May require Air Quality assessment EPU would recommend setting buildings back from the road in this location. Noise assessment required. No foreseeable drainage issues. No overhead power lines No known TPOs on site. 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is not located within the Draft Greenbelt. This site is not classed as openspace The site has access to; children's play areas, natural/semi-natural green space, amenity green space, allotments, and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to City parks, local parks and young people's facilities. Site is within 800m of the Nestle/Rowntree conservation area. This site is not located within 50m of a listed building, scheduled ancient monument s, Area of archaeological importance or a historic park and garden. 	Green
<p>Comments: This site is in accordance with national and regional policy. This site is a Brownfield site located within the urban area. The majority of the site is within flood zone 1 showing a low risk and it has good access to frequent public transport. It also has access to a convenience store within 400m, healthcare within 400-800m but insufficient access to a primary school, 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. The site also has access to a range of openspace. The site is located within 800m of the a conservation area but is not in close proximity to other historical attributes.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and accordance with strategic policy.</p>		

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in Local Authority ownership 					
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application for residential This site currently has planning permission for an ambulance station on 0.05 ha of the site. The current day centre is still in use. 					
Timescales	<ul style="list-style-type: none"> The timescales for this site to come forward are unknown but the site is still in use. The site could come forward should this close however in the short to medium term. 					
Amber						
<p>Comments: This site has been put forward by the local authority for assessment but is still currently in use. An application has also been approved on site for an ambulance station on part of the site.</p>						
<p>Recommendation: This site may be available for development in the short to medium term subject to the day centre becoming surplus to requirement..</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Achievability

Estimated Housing Capacity					
Gross site area	1.30				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.04
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		61		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	30	31	61
	Semi-detached / Townhouses	20	21	41
	Detached	1	1	2
No of Flats		9	9	18
Estimated Scheme Value (private & affordable scheme value)		£7,074,500		
Estimated build cost		£2,563,362.00		
Estimated site works cost		£489,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£3,882,864.90		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(£7,074,500 - (£2,563,362.00 + £489,000.00 + £3,882,864.90)) = £139,273.11		
Abnormal development considerations		Further investigation of contamination, noise and air quality issues is required.		
<p>Comments: This site may incur additional costs through assessments for contamination, noise and air quality plus any mitigation works which are needed. However, the site makes an indicative profit over and above the 17.5% included within the calculation and CYC own the land which would reduce the overall costs of the site making the site indicatively viable.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>