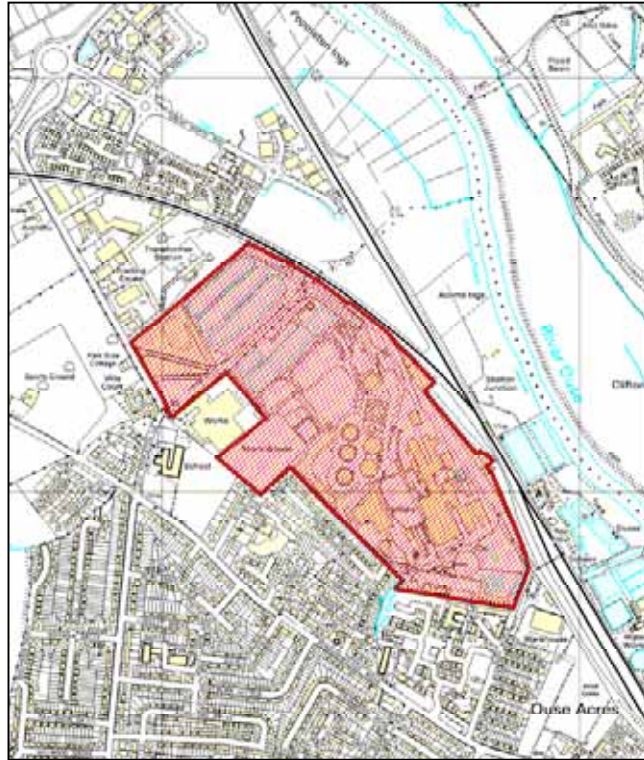


Appendix 10:

11 - 15 Years Supply.



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	Application not valid (refused/ withdrawn/ lapsed)	N/A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

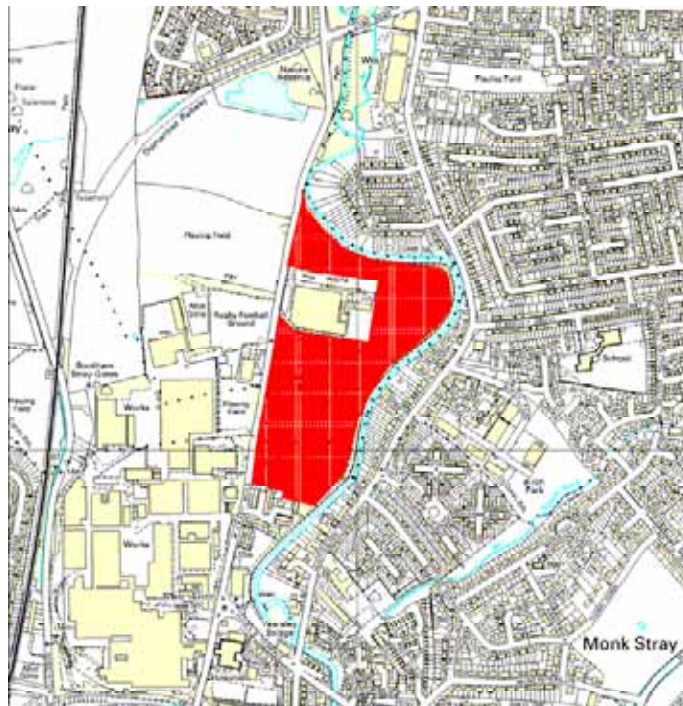
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is short listed for employment use within the Employment Land Review This 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.			
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.					
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 <small>(residential, employment, retail, mixed use, other)</small>	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 <small>(refused/ withdrawn/ lapsed)</small>	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

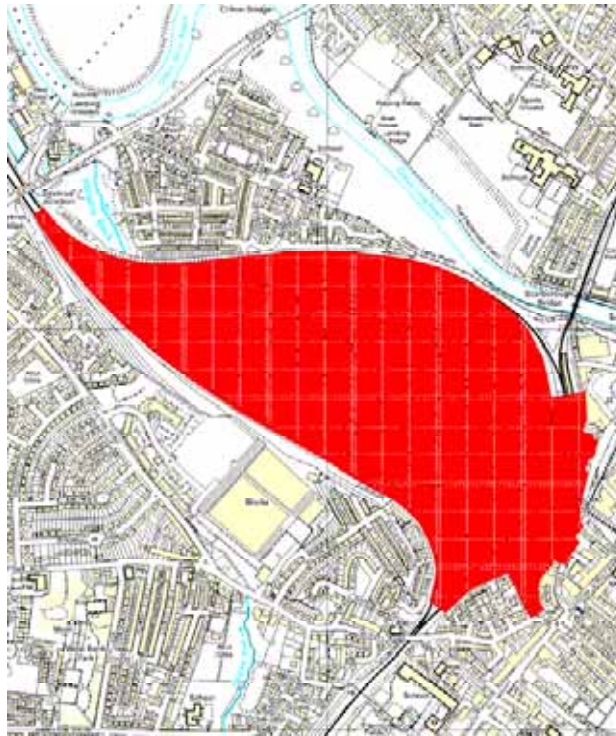
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in private single ownership 					Green
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 					
Timescales	<ul style="list-style-type: none"> This site has been identified 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	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

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	<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

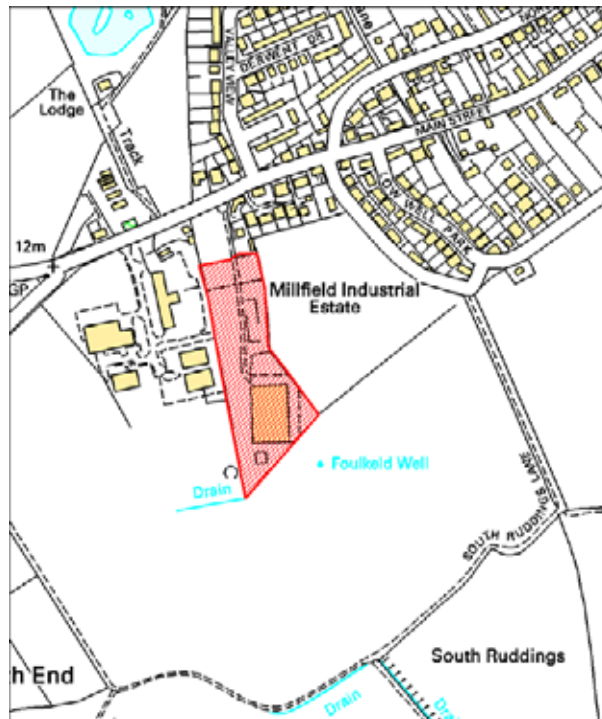
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private multiple ownership 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> This is a large site 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	
	■	■	■	■	□	□	

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	0030, 2514a		
Name of Site	Millfield Lane Industrial Estate		
Address	Off main street, Wheldrake		
Ward	Wheldrake		
Easting	467525.063358	Northing	467525.063358
Gross Site Area	1.72		

PLANNING STATUS		
Current Land use	Industrial Storage and Warehousing (B8)	
Source of site	Call for Sites and NLUD	
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.

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"> • On the edge /Adj to Wheldrake Village • <u>This is a Brownfield Site</u> • <u>Site is considered to be at low risk of flooding (Zone 2)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to a primary schools within 400m • <u>Access to health care facilities within 800m</u> • <u>Access to convenience stores within 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. • Full transport assessment required 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • This site is assessed as having potential contamination issues due to previous industrial use desktop and site investigations required initially. • <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> 	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 outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities. • This site is adjacent to the Wheldrake Conservation Area. • <u>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.</u> 	Amber
<p>Comments: This site is in accordance with national and regional policy although it is located on the edge/adjacent to Wheldrake village. The site has healthcare facilities and a convenience store within 400-800m but not a primary school. There is also access to a non-frequent bus route within 400m but no access to a frequent bus route within 800m or existing cycle route within 100m. The site only has access to one type of openspace within PPG17 specified distances. Contamination is likely to be an issue due to current land use and initial site investigations will be required. The site is also located adjacent to the Wheldrake Conservation Area so any development should be sensitive to this. An Application for housing has been granted at the entrance to this site.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and limited geo environmental constraints.</p>		

AVAILABILITY

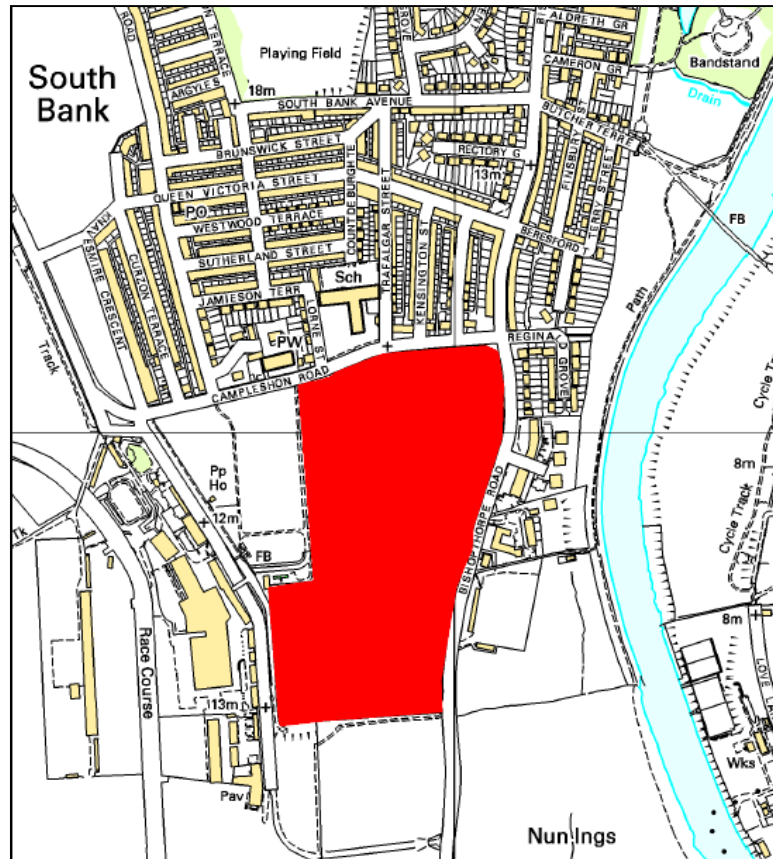
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is in single private ownership 						Amber
Planning Status	<ul style="list-style-type: none"> There are no outstanding planning applications 						
Timescales	<ul style="list-style-type: none"> The site was listed as immediately available but no timescales have been specified 						
<p>Comments: This site was submitted through the call for sites so we can assume there is some interest in developing it for housing. However no timescales have been specified for the development in our follow up questionnaire. Planning permission would have to be sought and the site cleared of its current buildings and uses as well as any investigation into possible contamination. The site is not therefore expected to come forward in the short term.</p>							
<p>Recommendation: The site is recommended to come forward the medium term (11 to 15 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		1.72				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			1.38	
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 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 checked="" type="checkbox"/>
Estimated total number of dwellings		41			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	20	21	41	
	Semi-detached / Townhouses	10	10	20	
	Detached	10	11	21	
No of Flats		0	0	0	
Estimated Scheme Value (private & affordable scheme value)		£6,765,500			
Estimated build cost		£2,306,760			
Estimated site works cost		£400,500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£3,640,204			
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(6,765,500 - (2,306,760 + 400,500 + 3,640,204)) = £438,035$			
Abnormal development considerations		Possible contamination issues			
<p>Comments This site appears to be deemed to be viable but is dependent on the cost of any contamination resolution. A potential scheme on the site come out in profit even allowing for an affordable housing scheme, 17.5% developer profits and with 5% contingency built in.</p>					
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"/>