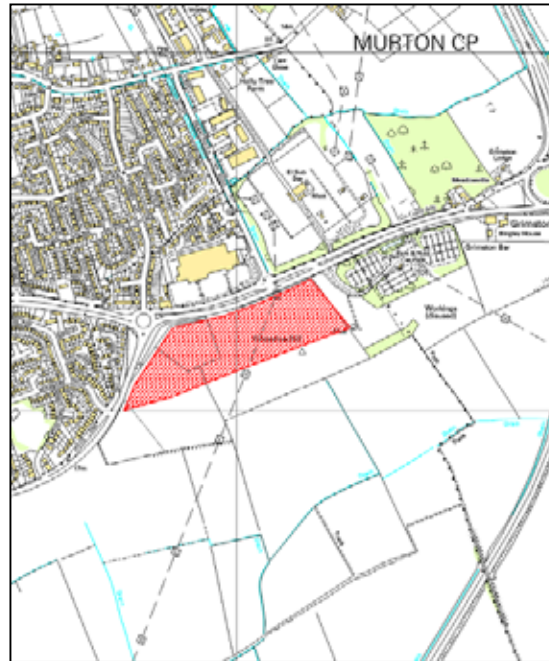


Appendix 11: Over 15 Years Supply.



Site Details

GENERAL			
Site Reference	2533, 102		
Name of Site	Land west of Grimston Bar		
Address	land adjacent Field Lane		
Ward	Heslington		
Easting	463,971	Northing	451,184
Gross Site Area	8.61 ha		

PLANNING STATUS		
Current Land use	Agriculture	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	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	Application not valid (refused/ withdrawn/ lapsed)	N/A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 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>This site is on the edge/adjacent to the urban area</u> • This is a Greenfield site • <u>This site is at Low risk of flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to a Primary School within 400m • <u>Access to health care facilities within 800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Good access to frequent bus routes (within 15 minute intervals or less) including Park and Ride.</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to a cycle route within 100m</u> • Transport Assessment is required with likely contributions and mitigation works. • Access issues will need to be resolved 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No immediate AQ issues</u> although potential for increased traffic levels along Lawrence St (an AQ technical breach area) and other areas of inner ring road. • <u>Records show no contamination on site</u> but a former landfill site near by which require desktop study and site investigations initially. • <u>No noise issues</u> • A full drainage assessment required • Overhead power lines • <u>No known TPO's on site</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>The site is not located within the draft greenbelt</u> • <u>The site is not designated open space</u> • <u>The site has access to children's open space and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to city parks, local parks, amenity green space, natural and semi natural open spaces young persons open space and allotments. • This site may need an archaeological excavation. • <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
<p>Comments: This site is deemed suitable for development in accordance with current national and regional policy. This is a Greenfield site located on the edge of the urban area, adjacent to the new University of York Heslington East Campus. The site is currently designated as reserved land within the Draft Local Plan. It has access to some facilities and good access to a frequent bus route and cycle routes. This site is located near to a former landfill site and overhead power lines also cross a part of this site. There are no other major constraints identified.</p>		
<p>Recommendation: This site is suitable for residential development but only subject to overcoming a number of identified constraints regarding access, contamination and over head power lines.</p>		

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is within single private ownership 						Amber
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning consent 						
Timescales	<ul style="list-style-type: none"> Owners have not specified specific timescales for development 						
<p>Comments: A response has been received on the site and ownership identified. Development of the site however will be dependent on junction improvements to the Heslington University campus and acquiring planning consent.</p> <p>Recommendation: The site is thought to become available in the Medium to Long term</p>							
When is this site likely to come forward?	0 to 5 years (2008 – 2012) <input type="checkbox"/>	6 to 10 years (2013 – 2017) <input type="checkbox"/>	11 to 15 years (2018 – 2022) <input type="checkbox"/>	Over 15 years (2023 or later) <input checked="" type="checkbox"/>	This site is within the Draft Greenbelt <input type="checkbox"/>	unknown <input type="checkbox"/>	

SITE ACHIEVABILITY

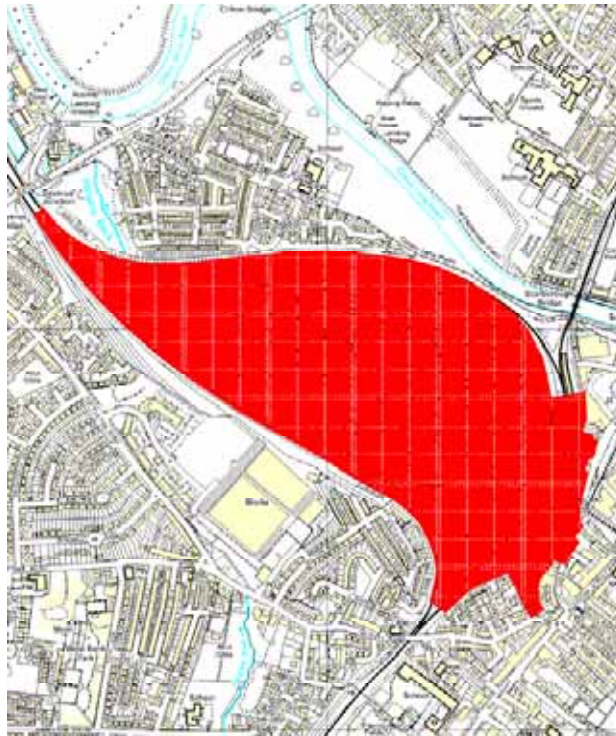
Estimated Housing Capacity					
Gross site area	8.61				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				6.03
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	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"/>
Estimated total number of dwellings			283		

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	141	142	283
	Semi-detached / Townhouses	64	64	128
	Detached	35	35	70
No of Flats		42	43	85
Estimated Scheme Value (private & affordable scheme value)		£45,130,800		
Estimated build cost		£13,467,944.00		
Estimated site works cost		£2,354,500.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£23,511,063.20		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£45,130,800 - (£13,467,944.00 + £2,354,500.00 + £23,511,063.20)) = £5,797,292.82$		
Abnormal development considerations		There is no contamination identified on site but in proximity to a former landfill which may need further site investigation. Also, some mitigation for air quality and traffic may be required given its proximity to the A64 and Hull Road roundabout. The site could also potentially require archaeological excavation.		
<p>Comments: Whilst there are abnormal costs associated with this site, the access and transport issues have partly been taken into consideration with the infrastructure costs. Archaeological remains have been found in proximity to this site so excavation may be required. However, should this site be developed the calculation shows that an excess profit is made above the 17.5% included in the calculation and therefore there should be enough profit to pay for additional work needed.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>

FINAL ASSESSMENT

	Deliverable 2008/09 – 2012/013	Deliverable 2013/14 – 2017/2018	Deliverable 2018/19 – 2022/23	Deliverable 2023/24 onwards	Not Developable (as per SHLAA 2008)	Located within the Greenbelt
This site is recommended to be delivered in:				Yes		
Estimated Capacity				283		



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

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.

	<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

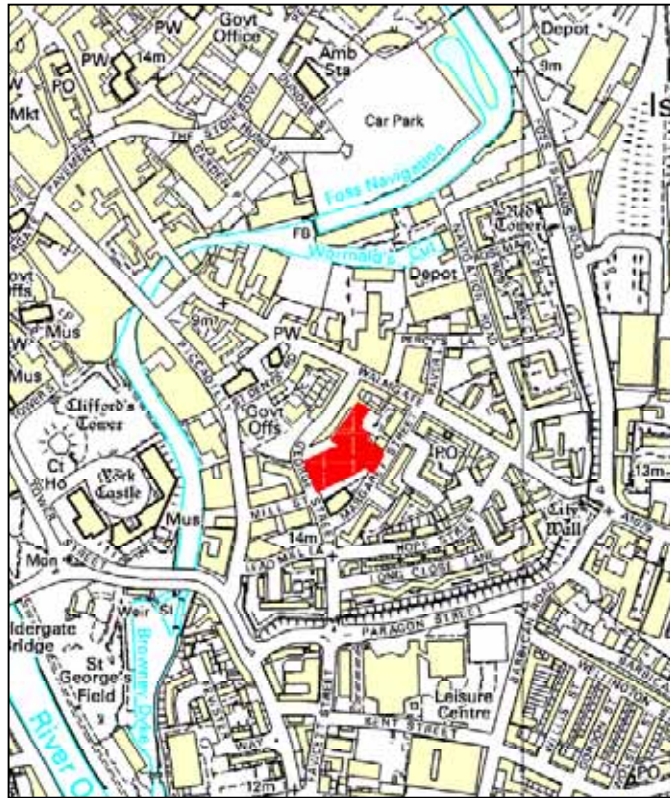
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private multiple ownership 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> This is a large site 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	0005		
Name of Site	Peel Street / Margaret Street		
Address			
Ward	Guildhall		
Easting	460793.432692657	Northing	451471.766806281
Gross Site Area	0.41 ha		

PLANNING STATUS		
Current Land use	Car Park	(use class: Sui Generis)
Source of site	Local Plan	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Other (continued use as a car park)
	Application Reference	04/03817/GRG3
	Date permitted	06/12/04
	Expiry Date	06.12.2009
	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> • Greenfield site • <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>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>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 past industrial activity on site. Will require desktop study and site investigations. • The site is located within the AQMA. • <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 City parks, local parks, children's openspace, amenity greenspace, 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 site is adjacent to listed buildings on George Street and St George's Church. It is also within the City Centre Area of Archaeological Importance and has possible major archaeological potential. It is also located within central historic core conservation area. • <u>This site is not within proximity of scheduled ancient monuments or historic parks and gardens.</u> 	Amber
<p>Comments: This site is Brownfield and located within the city centre. It is currently used as car park but is a current housing allocation in the City of York Draft Local Plan. It has good access to facilities and public transport. The site is located within the Air Quality Management Area and is assessed to have medium levels of contamination due to past industrial activity on site. A desk top study and site assessment will be required. The site is within the city centre conservation area and area of archaeological importance as well as adjacent to listed buildings. Any new development would have to be sensitive to the surrounding historic attributes but would not preclude development.</p>		
<p>Recommendation: This site is suitable for residential development due to it location, accessibility and limited environmental constraints. Any development would need to be sensitive to the historic context of the site however.</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 no outstanding planning permission for residential use Site has permission for continued use as a car park but no other outstanding permission 					
Timescales	<ul style="list-style-type: none"> This site has planning permission to remain as a carpark until December 2009. There are no current plans to release carparks for alternative uses within the authority at this time. 					
Comments:						
This site is in local authority ownership but currently there are no plans to release carparks for alternative uses and therefore the site may only come forward in the long term.						
Recommendation:						
This site may be available in the long-term subject to a policy change releasing the car park for other development.						
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.41				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.33
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		30		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	15	15	30
	Semi-detached / Townhouses	10	10	20
	Detached	1	1	2
No of Flats		4	5	9
Estimated Scheme Value (private & affordable scheme value)		£5,311,200		
Estimated build cost		£1,290,960.00		
Estimated site works cost		£250,500.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,656,283.70		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£5,311,200 - (£1,290,960.00 + £250,500.00 + £2,656,283.70)) = £1,113,456.30$		
Abnormal development considerations		<p>This site would require further contamination investigation due to previous industrial uses. It may also require archaeological excavation due to the historic context in which the site is set which may incur financial costs.</p>		
<p>Comments: This site makes a profit over and above that of the 17.5% included within the calculation. The abnormal costs outlined such as the archaeological excavation should be able to cover this and therefore maintains the site viability should it come forward.</p>				
Viability Assessment				
<p>Viabile</p> <input checked="" type="checkbox"/>		<p>Marginal</p> <input type="checkbox"/>		<p>Negative</p> <input type="checkbox"/>