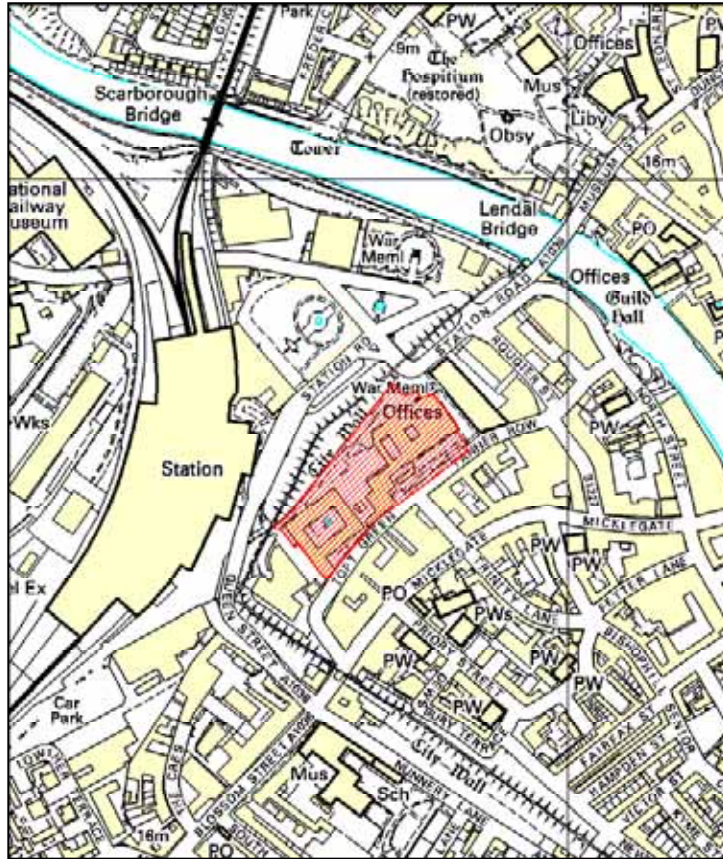


Appendix 12:

Sites with 'unknown' availability.



Site Details

GENERAL			
Site Reference	0604		
Name of Site	Hudson House and Old Station Buildings		
Address	Toft Green		
Ward	Micklegate		
Easting	459788.095	Northing	451675.168
Gross Site Area	1.84Ha		

PLANNING STATUS		
Current Land use	Offices	
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	Application not valid (refused/ withdrawn/ lapsed)	N/A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"> 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 (within the city centre) 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"> Insufficient access to 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, including park and ride Good access to non frequent bus routes within 400m Good access to York railway station within 400m No existing cycle route within 100m. A comprehensive transport assessment is required. There are potential access issues and a reduced level of off street parking. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> There are potential contamination issues from the previous industrial use. Will require further assessment Is within 50m of the Air Quality Management Area. An air quality assessment may be required if there is a potential increase in traffic on Blossom Street/ Nunnery Lane (which is an air quality hotspot) from further development would be a constraint. This site may need to consider noise from nearby uses such as pubs/clubs 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 local parks, natural/semi-natural greenspace, children's openspace, allotments, city parks, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to young persons openspace. This site includes listed buildings and is contained within a conservation area 1: city centre and the City Centre Area of Archaeological Importance. It is also within 50m of the City Walls which is a Scheduled Ancient Monument This site is not located within proximity to a historic park and garden. This site is included as an employment site within the Employment Land Study (ELR). 	Amber

Comments: This is a brownfield site within located within the city centre. The site has good access to a convenience store and is within 400 to 800m of a health facility. There is no access to a primary school within 400m. The site has good access to frequent and non-frequent bus routes as well as to the railway station. There is however, no access to an existing cycle route within proximity. The site also has excellent access to a range of openspace. The building within the site itself is Grade II listed and the site is located within the City centre Conservation area as well as an Area of Archaeological Importance. The site is also adjacent to the city walls, which are a SAM. Potential constraints on the site have been identified as contamination, which given the previous use of the site may be present, and air quality. The site is within 50m of the AQMA and creation of new traffic on Blossom Street/ Nunnery Lane may be constraint is an existing air quality hotspot. The site is also proposed in the

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.

ELR as a potential site for B1a office use.
Recommendation: This site is **suitable** for residential development subject to overcoming identified constraints but is likely to be required as an employment site as it is short listed within the top 20 sites for B1(a) offices within the ELR.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in private multiple ownership with developer control 						Amber
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 						
Timescales	<ul style="list-style-type: none"> This site is currently in use for employment purposes and is unlikely to become available in the short term. 						
<p>Comments: This site is still in use and although it has developer control, is unlikely to come forward within the short term for residential purposes. This site is short listed within the top 20 sites for B1(a) offices within the ELR and therefore likely to be allocated for employment purposes.</p> <p>Recommendation: This site is has unknown availability as it is currently shortlisted for employment use.</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 type="checkbox"/>	This site is within the Draft Greenbelt <input type="checkbox"/>	unknown <input checked="" type="checkbox"/>	

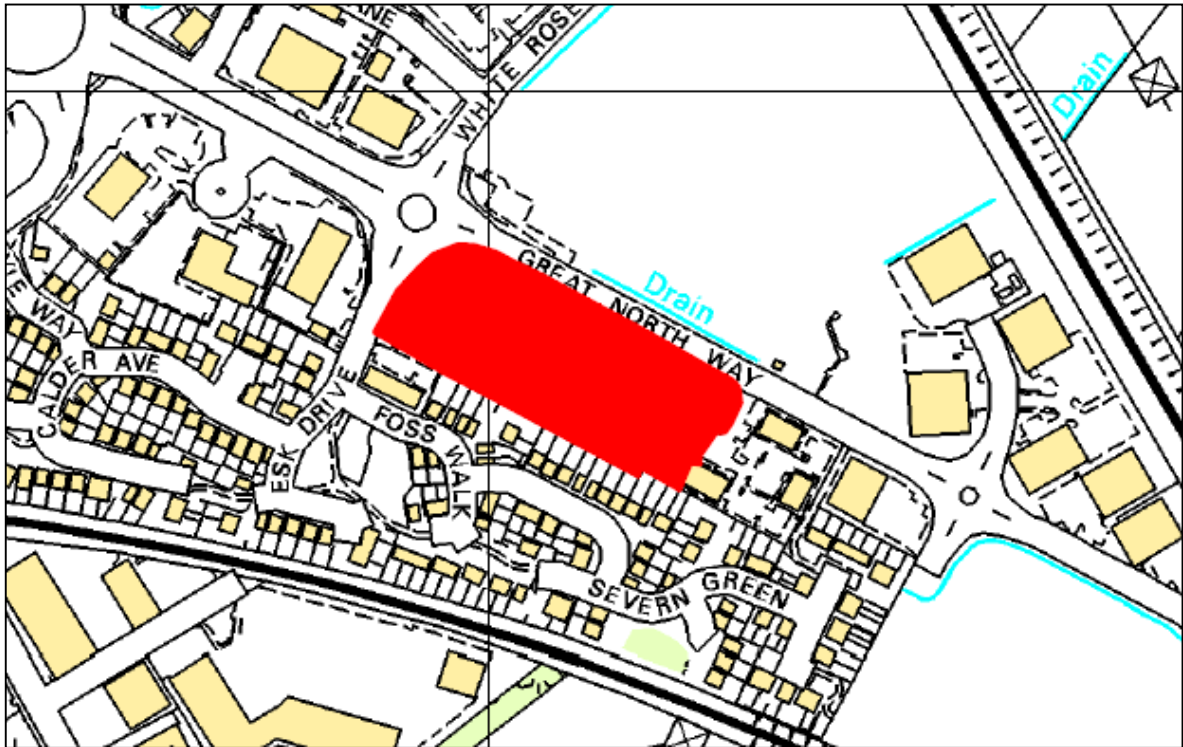
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	1.84				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				1.47
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input 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"/>

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		136			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	68	68	136	
	Semi-detached / Townhouses	47	47	94	
	Detached	1	1	2	
No of Flats		20	20	40	
Estimated Scheme Value (private & affordable scheme value)		£18,491,000			
Estimated build cost		£5,523,836.00			
Estimated site works cost		£1,087,000.00			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£9,677,138.40			
Viability calculation (Scheme Value – (build costs + site works + other costs))		(£18,491,000 - (£5,523,836.00 + £1,087,000.00 + £9,677,138.40)) = £2,203,025.58			
Abnormal development considerations		This site has potential contamination constraints from its previous use which would require further investigation. Measures may need to be provided to mitigate any adverse air quality issues relating to the development for it is within the AQMA. This site may have higher than average design costs due to the historic considerations outlined for the site, including a listed building.			
<p>Comments: The viability calculation for this site shows that it should make an excess profit over the 17.5% included within the calculation. However there, there are several abnormal development considerations to take into account as well as one of the buildings being listed. This could mean that part of the site would go forward through conversion and may not achieve the housing mix outlined above. However, given the amount of excess profit, should this site come forward for housing and not employment, it should be viable.</p>					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL		
Site Reference	0028a, 2526	
Name of Site	York Business Park	
Address	Nether Poppleton	
Ward	Rural West York	
Easting	457037.419843234	Northing 453846.577023927
Gross Site Area	1.370642458	
PLANNING STATUS		
Current Land use	Vacant	
Source of site	NLUD	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Mixed industrial use. (B1, B2, B8)
	Application Reference	99/01777/OUT and 06/00518/FUL
	Date permitted	*Permission granted 06/07/06 for extension to time period for submission of reserved matters application until 01/04/13 on this site
	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

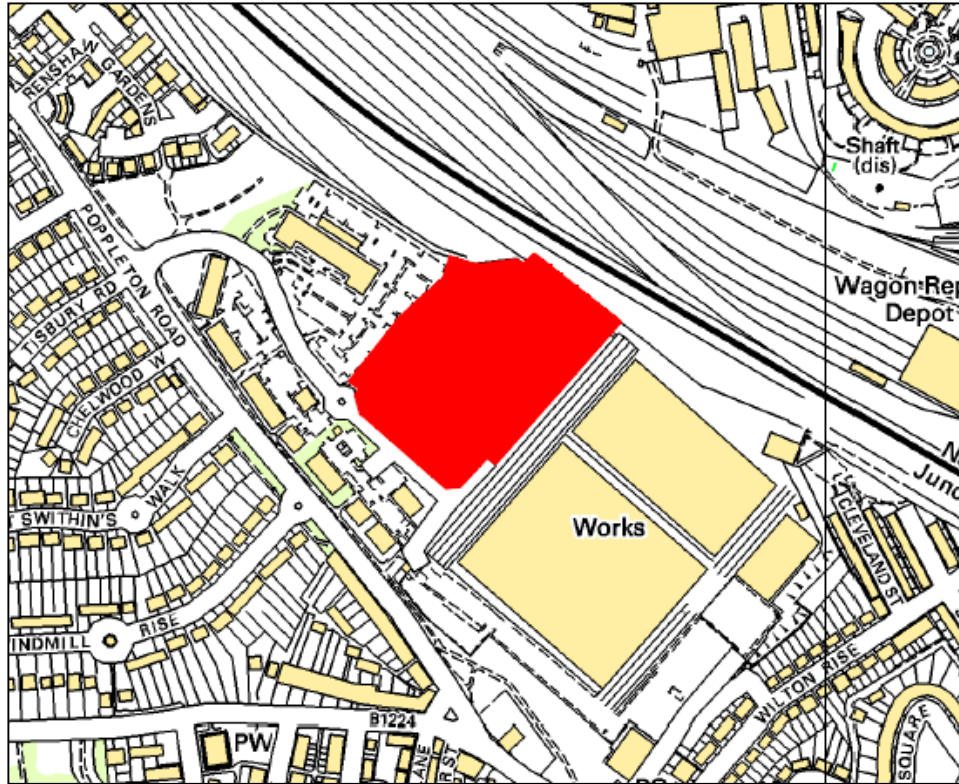
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within the floodplain (zone 3b)</u> • <u>No nature conservation areas within proximity of the site</u> • <u>Not within a Greenbelt Character Appraisal area</u> 	Green
Location Suitability	<ul style="list-style-type: none"> • <u>Within the urban area of York</u> • <u>This is a brownfield site</u> • <u>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 (Over 400m) • Insufficient access to health care facilities (over 800m) • <u>Good access to a convenience store (within 400m)</u> • Insufficient access to a frequent bus routes (15 minute intervals or less) within 400m • <u>Proposed Rail Halt</u> • <u>Good access to non frequent bus routes with 400m</u> • <u>Good access to an existing cycle route within 100m</u> • Transport assessment required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • The site is assessed as 'medium' in terms of contamination and will require a desktop assessment together with a ground gas test • <u>No likely Air Quality Issues</u> • PPG24 noise assessment needed as close to employment uses • <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, amenity open space, children's open space and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks, young persons openspace and allotments. • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</u> • The site is short listed in the Draft Employment Land Review for a Standard Employment Site (B2/B8) 	Amber
<p>Comments: This is a brownfield site within the urban area. The site has outline consent for employment use (B1, B2, B8) and is within York Business Park. The site has been shortlisted in the Draft Employment Land Review as a standard employment site. The site does not have access to a primary school within 400m or a health facility but does have access to a convenience store. In terms of public transport accessibility the site currently has access to a non-frequent bus route within 400m however, there are plans for a Rail Halt at York Business Park which could improve future access. There may be contamination issues on the site which would require further investigation.</p>		
<p>Recommendation: This site is suitable for housing development but may require some mitigation with regards to contamination should the site not be required or taken forward for employment use.</p>		

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.

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> Unknown 					
Planning Status	<ul style="list-style-type: none"> The site has outline consent for mixed use including business (B1), general industrial (B2) and storage and distribution (B8) and a proposed rail halt which was granted in April 2004 (99/01777/OUT). In October 2006 permission was granted for an extension to the timescale for a reserved matters application to be submitted on this site until 01/04/13 (06/00518/FUL) This site is a vacant plot on York Business park which is an existing industrial estate. 					
Timescales	<ul style="list-style-type: none"> Long-term as the site has outline permission for employment use and is shortlisted in the Draft Employment Land Review as a standard employment site. 					
<p>Comments: The site has existing outline consent for employment use and is a short listed site in the Draft Employment Land Review</p>						
<p>Recommendation: The availability of this site is deemed as unknown until it is no longer required for employment use</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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.



Site Details

GENERAL			
Site Reference	0029		
Name of Site	Holgate Park		
Address			
Ward	Holgate		
Easting	458723.411162493	Northing	451695.722699573
Gross Site Area	2.381407037		

PLANNING STATUS		
Current Land use	Vacant (Use Class: no current)	
Source of site	NLUD	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	NA
	Completed	NA
	Excluded	NA
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	NA
	Application Reference	
	Date permitted	
	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 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> This site is considered to be at high risk from flooding (zone 3aⁱⁱ). This site would need to be assessed using the sequential and exceptions test in the Strategic Flood Risk Assessment. 	Amber
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> <u>Access to a potential rail halt.</u> A transport assessment is required. 	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 associated with railway carriage works. Would require further assessment. <u>This site is not within 50m of the AQMA</u> Potential implications for Holgate Road air quality technical breach area. Further assessment required. There is potential noise and vibration issues from adjacent railway line. A PPG24 noise and vibration assessment would be required. <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 cityparks, 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 local parks <u>This site is not located within 50m of a listed building, a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u> Holgate park is a short listed site within the Draft Employment Land Review (ELR) 	Green

Comments:

This is a Brownfield site in the urban area. There is a high risk of flooding to the site as the entire site is within flood zone 3aⁱⁱ. Healthcare and grocery stores are within 400m but access to a primary school further than 400m of the site. There are frequent and regular bus services close to the site and a rail halt is proposed nearby although the existing railway station is just over 800m away. There is a good access to a range of openspace within the vicinity. Contamination of the site has been assessed at a medium level due to the past industrial activity associated with previous use as railway carriage works. A noise and vibration assessment would be required due to the proximity to the railway lines adjacent to the site. The site is not in 50m of any historical attributes. This site is a vacant plot within a small business park and adjacent to other industrial uses which would detract from this becoming a residential site and it is included as a short listed site within the Draft Employment Land Review.

Recommendation: This site is **suitable** for residential development but may require some mitigation with regards to contamination should the site not be required or taken forward for employment use.

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown 						Red
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site is short listed within the Draft ELR for B1a Office use. 						
Timescales	<ul style="list-style-type: none"> Medium/long term given the unknown ownership details and due to it being a short listed site within the ELR. 						
Comments:							
This site has come forward from the NLUD list of sites, no ownership details or development programme have been suggested and therefore, a short/medium term timescale would be suitable for this stage of the SHLAA. However this site is located within a small business park and has been short listed within the Draft Employment Land Review for B1a office use.							
Recommendation:							
This site is of unknown availability							
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

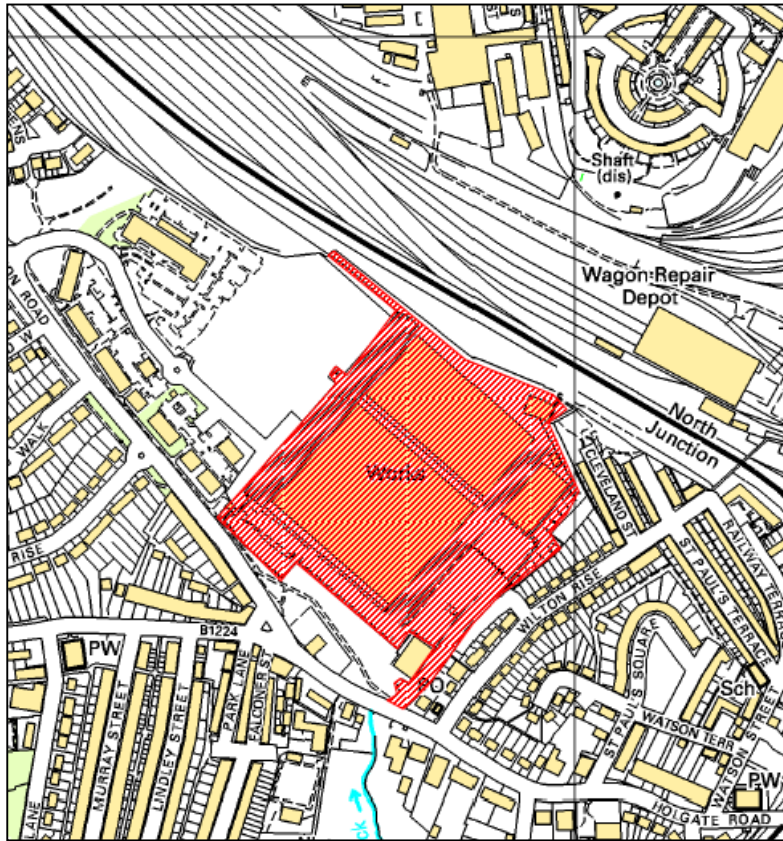
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	2.38				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	1.90				
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input 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		161			

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	80	81	161
	Semi-detached / Townhouses	56	56	112
	Detached	0	1	1
No of Flats		24	24	48
Estimated Scheme Value (private & affordable scheme value)		£18,187,400		
Estimated build cost		£605,188.00		
Estimated site works cost		£1,282,500.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£9,961,712.40		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£18,187,400 - (£605,188.00 + £1,282,500.00 + £9,961,712.40)) = £437,999.64$		
Abnormal development considerations		This site may have contamination issues due to its previous use. A noise/vibration and air quality assessment will also be required and any adverse impacts from development mitigated.		
<p>Comments: This site has abnormal considerations in the form of contamination and noise/vibration assessments but these should be covered by the scheduled costs from the development, which make an excess profit to the 17.5% included within the calculation.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	2512		
Name of Site	Holgate Park		
Address			
Ward	Holgate		
Easting	458828.510956349	Northing	451562.490836797
Gross Site Area	7.158759398		
PLANNING STATUS			
Current Land use	Employment –Carriageworks and Associated Parking (use class: B2)		
Source of site	Call for Sites		
Site Status	Potential site	Yes	
	With permission		
	Under Construction		
	Completed		
	Excluded		
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None	
	Application Reference		
	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 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> This site is considered to be at high risk from flooding (zone 3a_{ii}). This site would need to be assessed using the sequential and exceptions test in the Strategic Flood Risk Assessment. 	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 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> <u>Access to a potential rail halt</u> A transport assessment is required. <u>Existing access can be gained to site via industrial road off Poppleton Road</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> The site may have high potential contamination issues on site due to past industrial activity associated with railway carriage works. Would require further assessment. This site is within the AQMA Potential implications for Holgate Road air quality technical breach area. Further assessment required. There is potential noise and vibration issues from adjacent railway line. A PPG24 noise and vibration assessment would be required. <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 cityparks, 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 local parks <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> <u>This site is within 50m of a listed building.</u> 	Green

Comments:

This site is deemed suitable for development in accordance with current national and local policy. It is a brownfield site within the urban area, within good access to all main services and is close to an excellent array of open spaces. A large part of the site falls within zone 3a_{ii} (medium/high risk), which would mean the site would be subject to exceptions and sequential tests set out by the Strategic Flood Risk Assessment. The site is within an AQMA and is assessed as being at medium risk of contamination due to associated uses with the railway carriage works. Access can be gained from Poppleton Road and the site benefits from its proximity to a proposed rail halt. The current railway station is within 800m of the site and there is good access to public transport. This site is currently in employment use.

Recommendation: This site is **suitable** for residential development but may require some mitigation with regard to flood risk. ~~The inclusion of sites within this study should not be taken to imply that the~~
The Council would consider planning applications favourably. Although it will inform housing allocations, it will not determine the allocation of land for housing development.

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 currently in employment use. 					
Timescales	<ul style="list-style-type: none"> The site would require remediation of potential contamination issues and demolition / site clearance of existing buildings. The land owner has suggested that they like to develop the site by 2013. 					
Amber						
<p>Comments: This site has come forward from the call for sites and is in single private ownership. The agents have stated that they like to bring forward the site for development by 2013. The site is still in use and there would be contamination and clearance issues. If this site were to become available for residential use alternative employment land would need to be found.</p>						
<p>Recommendation: This site is of unknown availability as it is still in employment use.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SITE ACHIEVABILITY

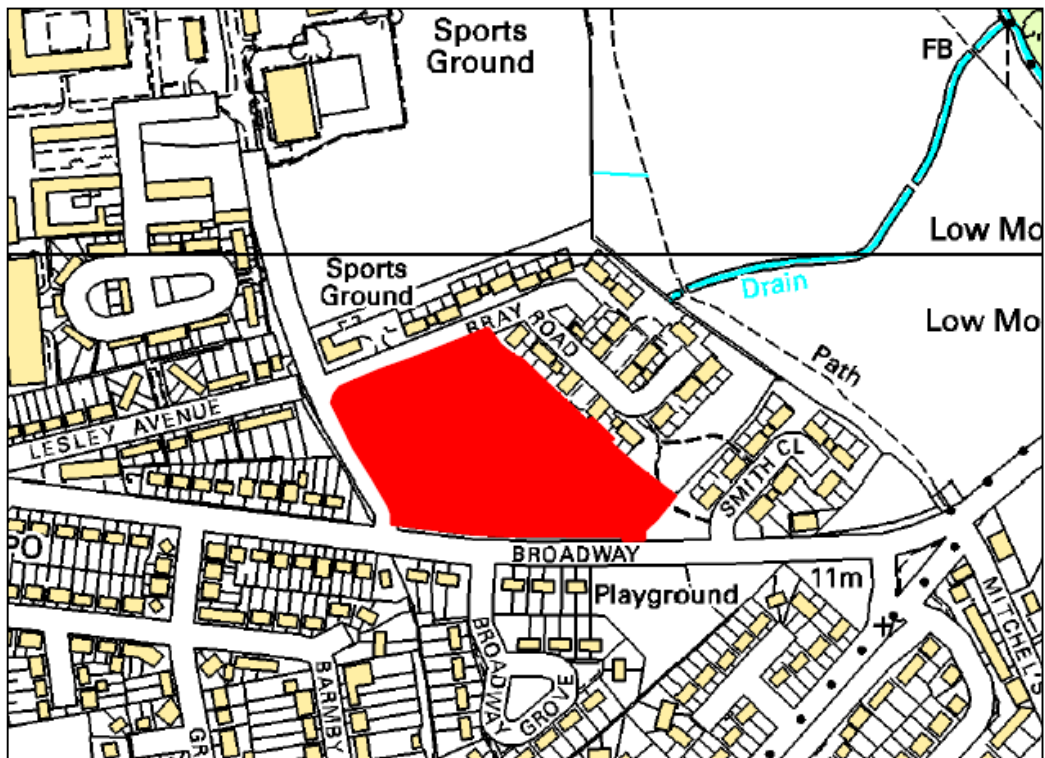
Estimated Housing Capacity					
Gross site area	7.18				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%	5.03			
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	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 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			426		

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	213	213	426
	Semi-detached / Townhouses	149	149	298
	Detached	0	0	0
No of Flats		64	64	128
Estimated Scheme Value (private & affordable scheme value)		£48,446,000		
Estimated build cost		£17,149,372		
Estimated site works cost		£3,386,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£26,463,103		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£48,446,000 - (£17,149,372 + £3,386,000 + £26,463,103)) = £1,447,524$		
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"/>

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.

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Site Details

GENERAL			
Site Reference	0011		
Name of Site	MOD Land Fulford		
Address	Broadway		
Ward	Fishergate		
Easting	461501.098	Northing	449883.761
Gross Site Area	1.661		

PLANNING STATUS		
Current Land use	Maintained Grassland/Temporary Car Parking Area	
Source of site	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)	Small part of site had consent for children's play area
	Application Reference	04/04029/CGO
	Date permitted	13/12/2004
	Date development started	Complete
	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 Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area 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 within the urban area</u> • <u>This is a Brownfield site</u> • <u>This site is considered to be at low risk of flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to a primary school with capacity within 400m</u> • <u>Access to health centres within 400-800m</u> • <u>Good access to convenience stores within 400m</u> • <u>Access to frequent bus routes (15 minute intervals or less) within 400-800m</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>There is no existing access to cycle routes within 100m</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>Contamination – Due to past industrial (military) activity nearby a desktop study and site investigations will be required</u> • <u>Air Quality – Due to nearby air quality issues near the junction of Heslington Lane and Fulford Main Street an assessment of any proposed development will be required to assess potential impact</u> • <u>No overhead power lines</u> • <u>A full drainage assessment of the site would be required</u> • <u>No known TPOs on site</u> 	Amber
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site does contain designated open space (MOD Play Area and amenity open space)</u> • <u>This site has access to natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace, childrens openspace and allotments within PPG17 acceptable distances</u> • <u>The site is deficient in access to city parks, local parks young persons openspace</u> • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Amber
<p>Comments: This is a brownfield site within the Urban area. The land is designated in the Local Plan as a Housing Allocation (H1.37) and has since been identified by the PMP study as being a children’s play area and amenity green space. 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 in within a zone with a low probability of flooding (zone 1). The site has reasonable access to local services, however, there is no primary school with capacity within 400m. Reasonable access to local bus services are within 400-800m. 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 with good location and accessibility these factors balance out the open space designation and possible contamination/air quality issues relating to the site.</p>		

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is in sole ownership of the MOD 						Red
Planning Status	<ul style="list-style-type: none"> There are no relevant outstanding planning permissions relating to this site 						
Timescales	<ul style="list-style-type: none"> Following recent communications with the MOD it is evident that there is presently no intention of bringing this site forward for housing 						
Comments: The site is in MOD ownership and is used as a children's play area and amenity greenspace together with use as temporary car parking							
Recommendation: This site is deemed unavailable for development as there is no evidence that this site will be brought forward by the MOD for housing.							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

90

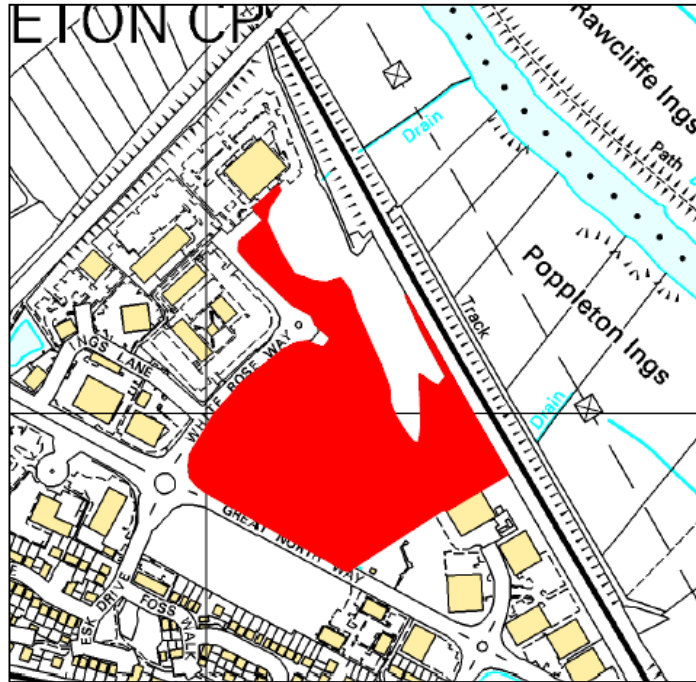
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		1.66			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			1.33
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 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			78		

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	39	39	78
	Semi-detached / Townhouses	27	27	54
	Detached	0	0	0
No of Flats		12	12	24
Estimated Scheme Value (private & affordable scheme value)		£10016100		
Estimated build cost		£3220020		
Estimated site works cost		£618000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£5330556		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(10016100- (3220020+ 618000 +5330556)) = £847523		
Abnormal development considerations		This site has potential contamination issues which may need to be mitigated. This site also requires a drainage and air quality assessment.		
<p>Comments: This site makes an indicative excess profit above the 17.5% included within the calculation. It has identified contamination issues but any additional costs would be anticipated to be covered by the excess profit.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL		
Site Reference	0028c	
Name of Site	York Business park	
Address	Nether Poppleton	
Ward	Rural West York	
Easting	457089	Northing 454106
Gross Site Area	4.71 hectares	
PLANNING STATUS		
Current Land use	Grassed area / partly development for employment use. (Use class: B1 / B2 / B8)	
Source of site	Draft Development Control Local Plan (April 2005) / NLU D	
Site Status	Potential site	
	With permission	Yes
	Under Construction	Yes
	Completed	Partly
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	Employment – B1/B2/B8
	Application Reference	a) 06/01940/REMM b) 06/02112/REMM c) 07/02315/REMM
	Date permitted	a) 30.11.06 b) 19.12.06 c) 20.12.07
	Expiry Date	a) 20.12.09 b) completed c) 21.12.10
	Date development started	a) Under construction b) Completed c) Under construction
	Number of units outstanding	Office/ industrial units outstanding only.
	Number of units completed	

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.

	Application not valid (refused/ withdrawn/ lapsed)	
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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 partly Greenfield and partly brownfield site Considered to be at low risk from flooding (zone 2) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary schools within 400m Insufficient access to health care facilities within 400-800m Good access to convenience stores within 400m Insufficient access to frequent bus routes (15 minute intervals or less) within 400-800m Access to non frequent bus routes within 400-800m Access to existing cycle route within 100m. Transport Issues should addressed through planning consent 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> This site is assessed as having potential contamination issues due to previous industrial use. <u>This should be addressed through the current planning application.</u> No air quality issues identified Potential noise and vibration assessment require due to proximity of railway line Full drainage assessment required. No overhead power lines No known TPOs on site. 	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 children’s play areas, natural/semi-natural green space, amenity green space, allotments, outdoor sports facilities within PPG17 acceptable distances.</u> This site is deficient in access to local parks, City parks and young people’s facilities. <u>This site is not located within 50m of a listed building, a Conservation Area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</u> This site is shortlisted for development within the employment land review 	Amber
<p>Comments: This site is in accordance with national and regional policy. It is a partly Greenfield and brownfield site located within the urban area. The site has a convenience store within 400m but not a primary school and healthcare facilities are within 400-800m. There is also access to a non-frequent bus route within 400m as well as 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 but this should be dealt with in the granted planning permission. The site is a part completed and part vacant plot with permission on York Business park and is surrounded by a mix of office/industrial use. The site is shortlisted for development within the Employment Land Review</p>		
<p>Recommendation: This site is suitable for residential development subject to not being taken forward in the employment land review.</p>		

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.

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is in single private ownership with developer control 					
Planning Status	<ul style="list-style-type: none"> There is an outline planning permission on this site for employment use. The site has 3 reserved matters permissions, one of which is outstanding, 1 which has been completed and 1 which is under construction. 					
Timescales	<ul style="list-style-type: none"> This site is being developed and has permission for employment use. Residential development is unlikely. 					
<p>Comments: This site has planning permission for employment use and is partly completely and partly under construction.</p>						
<p>Recommendation: This site is not available for development.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

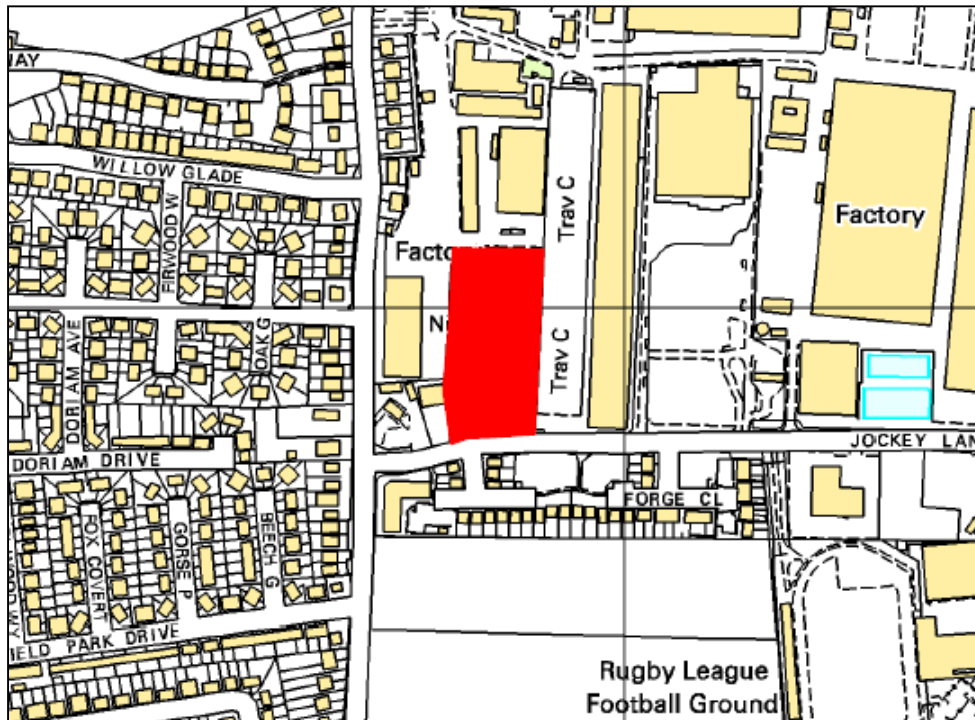
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		4.71			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
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			This site has planning permission for employment land		

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

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total			
	Semi-detached / Townhouses			
	Detached			
No of Flats				
Estimated Scheme Value (private & affordable scheme value)		£		
Estimated build cost		£		
Estimated site works cost		£		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(- (+ +)) =		
Abnormal development considerations				
Comments				
This site has planning permission for employment use and has therefore been deemed viable for another use. Should it not be taken forward for employment use, it will be re-assessed for housing.				
Viability Assessment				
Viable <input type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0032		
Name of Site	Annamine Nurseries		
Address			
Ward	Huntington and New Earswick		
Easting	461896.762034023	Northing	454971.035151137
Gross Site Area	1.038120406		

PLANNING STATUS		
Current Land use	Sales office & marketing suite (part) (Use class: A1)	
Source of site	NLUD	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Other (temporary sales office)
	Application Reference	08/01005/FUL
	Date permitted	15/07/2008
	Expiry date	15.07.2011
	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 greenfield site Not considered to be at risk from flooding (zone 2) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Insufficient access to health care facilities within 800m Good access to convenience stores within 400m access to frequent bus routes (15 minute intervals or less) including a park and ride within 400-800m. Good access to non frequent bus routes with 400m Access to an existing cycle route within 100m No identified traffic issues. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> Contamination issues have been identified on site due to past industrial uses. Further investigation will be required. No current air quality issues identified. Potential noise issues from surrounding B2 industrial uses. 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 amenity greenspace, children's openspace, allotments, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to City parks, local parks and young persons openspace. This site is not within proximity of scheduled ancient monuments, listed buildings, Area of Archaeological Importance historic parks and gardens or conservation areas. 	Green
<p>Comments: Site is considered suitable in national and regional policy terms. The site is considered to be marginally suitable in relation to current national and regional policy. The site is a Greenfield site located in the urban area. It has access to a grocery store within 400m but not a primary school or health facility. The site is within 400 - 800m of a frequent bus route but has access to both a non frequent bus route and a cycle route. The site is located next to an existing industrial park so noise disturbance will be an issue. The site is also not located within proximity of any major historic constraints.</p>		
<p>Recommendation: This site is marginally suitable for residential development.</p>		

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.

AVAILABILITY

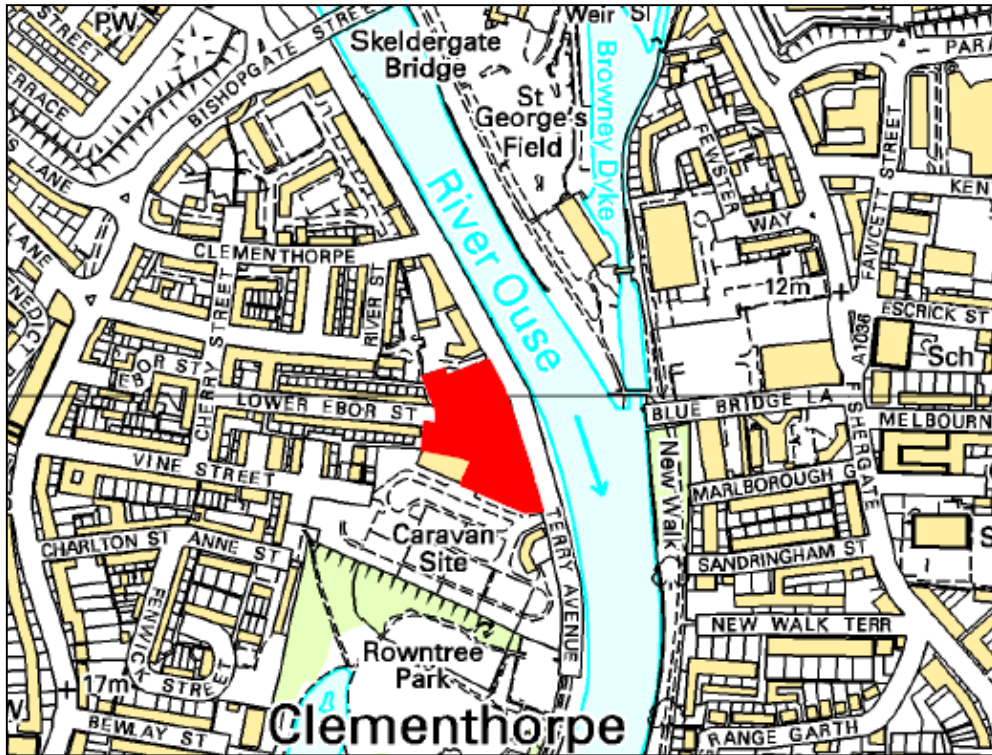
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission for residential use Existing permission (08/01055/FUL) granted July 2008 for the use of a show building as a sales office, a Portakabin Titan building as a marketing suite and a Portakabin building as a store. Application refused (04/02183/FUL) for erection of 7 houses and 82 apartments by virtue of sensitivity of living conditions due to noise from existing B2 industrial use, the massing, scale and proportions of the flats and unacceptable level of open space. 						
Timescales	<ul style="list-style-type: none"> There is an obvious intention for this site to be developed due to the previous submission of an application. 						
Comments:							
<p>Whilst this site has had a previous application for residential showing a clear intention to develop, it now has temporary employment permission for a marketing showroom. The time frame for which this site is likely to come forward is unknown but likely to be in the medium to long-term..</p>							
Recommendation:							
<p>The site is anticipated to come forward for development in the medium to long term but this is ultimately unknown. The site is therefore available but in an unknown timescale.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		1.04				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.83	
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		39			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	19	20	39	
	Semi-detached / Townhouses	8	8	16	
	Detached	5	6	11	
No of Flats		6	6	12	
Estimated Scheme Value (private & affordable scheme value)		£4814700			
Estimated build cost		£1870908			
Estimated site works cost		£325500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2683640			
Viability calculation (Scheme Value – (build costs + site works + other costs))		(4814700- (1870908+ 325500 +2683640)) = -£65,348			
Abnormal development considerations		This site has some abnormal development costs due to previous and adjacent uses.			
Comments: The calculation for this site shows that the sites makes a loss from the viability calculation. However, should this site go for housing the site mix may be negotiable as well as the profit margin which could potential make this site viable to develop.					
Viability Assessment					
Viable <input type="checkbox"/>		Marginal <input checked="" type="checkbox"/>		Negative <input type="checkbox"/>	



Site Details

GENERAL			
Site Reference	0058		
Name of Site	Parkside Commercial Centre		
Address	Terry Avenue		
Ward	Micklegate		
Easting	460473.293460224	Northing	450970.460303775
Gross Site Area	0.560335985		

PLANNING STATUS		
Current Land use	Commercial Centre/Industrial Workshops	
Source of site	CYC Property	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	No
	Completed	No
	Excluded	No
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	05/00618/GRG3
	Date permitted	Pending
	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 3ai) (0.47ha zone 3ai, 0.004 ZONE 3a(iii) 0.58Ha zone 2)</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>Access to an existing cycle route within 100m</u> • Transport assessment 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>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 all types of openspace outlined in the PPG17 assessment.</u> • This site is within the city centre Area of Archaeological Importance. • <u>This site is not within proximity of scheduled ancient monuments, listed buildings, historic parks and gardens or conservation areas.</u> 	Green
<p>Comments: This site is considered suitable for development in accordance with current national and regional policies. Forming a brownfield site within an urban location the site has good access to all major facilities within 400m. Good bus and cycle routes can be found nearby, whilst there is good access to all types of local open spaces within PPG17 stated distances. Situated adjacent to the River Ouse, the majority of the site lies within flood zone 3ai and as such, any proposed development would need undergo the sequential and exceptions test set out by the Strategic Flood Risk Assessment.</p>		
<p>Recommendation: This site is suitable for housing due to its accessibility, limited geo-environmental constraints and conformity to strategic policies subject to satisfying the requirements set out by PPG25.</p>		

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.

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"> There is currently an outstanding outline planning application pending consideration for residential development relating to this site (application 05/00618/GRG3) The site has current B1(c) uses on site. 						
Timescales	<ul style="list-style-type: none"> The site is in the ownership of CYC, however, there are leasehold and relocation issues of existing tenants to resolve, together with flood risk concerns to address with the Environment Agency before any development of the site can take place. This is likely to take up a considerable amount of time and until these issues are resolved timescales for development are unknown. 						
Comments:							
This site is in local authority ownership and there is an intention to develop subject to the relocation of the current businesses.							
Recommendation:							
The site will be available for development in an unknown timeframe..							
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

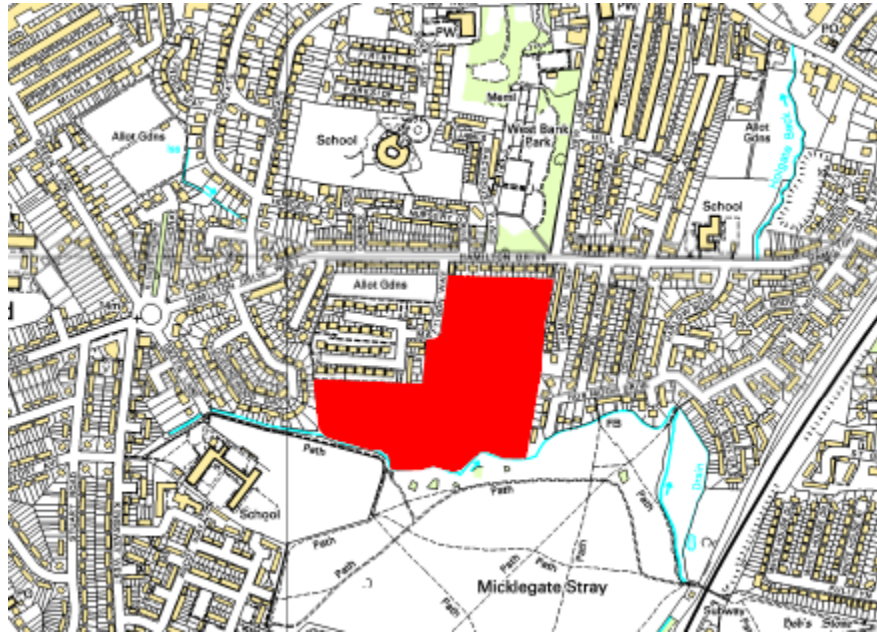
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.56			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.45
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		26			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	13	13	26	
	Semi-detached / Townhouses	8	8	16	
	Detached	1	1	2	
No of Flats		4	4	8	
Estimated Scheme Value (private & affordable scheme value)		£3,827,800			
Estimated build cost		£1,105,780.00			
Estimated site works cost		£209,000.00			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,984,719.10			
Viability calculation (Scheme Value – (build costs + site works + other costs))		(£3,827,800 - (£1,105,780.00 + £209,000.00 + £1,984,719.10)) = £528,300.90			
Abnormal development considerations		This site has an identified issue of flood risk. This site would need to make extra consideration for this is it was to go ahead for development			
Comments: This site makes an excess profit on the viability calculation. However, flood risk will have to be a major consideration for this development and may be a costly exercise for design and construction and flood mitigation. For this reason the site may only be marginally viable.					
Viability Assessment					
Viable <input type="checkbox"/>		Marginal <input checked="" type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0077		
Name of Site	Land at York Railway Institute Rugby Ground		
Address			
Ward	Holgate		
Easting	458231.560	Northing	450814.005
Gross Site Area	6.72 ha		

PLANNING STATUS		
Current Land use	Sports Ground and Facilities (Use Class D2 – Assembly & Leisure)	
Source of site	Alternative Sites at Changes 3	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Other (Extensions to community sports hall)
	Application Reference	07/02687/FUL
	Date permitted	06/02/2008
	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 Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <u>Not situated within Flood Zone 3b</u> • <u>No nature conservation area 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 within the urban area</u> • <u>This is a Greenfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to primary schools with capacity within 400m</u> • <u>Access to health centres within 400-800m</u> • <u>Access to convenience stores within 400-800m</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>There is existing access to cycle routes within 100m</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>There are no known contamination issues</u> • <u>No overhead power lines</u> • <u>A full drainage assessment of the site would be required</u> • <u>No known TPOs on site</u> 	Green
Strategic Policies	<ul style="list-style-type: none"> • <u>This site is not within the draft greenbelt</u> • <u>This site contains designated open space (BR Sports Facility) and has permission for an extension to the community sports hall</u> • <u>This site has access to city parks, local parks, natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace, childrens and young persons openspace and allotments within PPG17 acceptable distances</u> • <u>This site is not within 50m of scheduled ancient monuments</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Amber
<p>Comments: This is a Greenfield 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 an outdoor sports facilities (BR Sports Facility). Should this site come forward, more extensive investigations would be required to identify open space accessibility and need within the area to relocate or improve current facilities. The site appears to have no major flood or contamination issues and has good access to the local primary school, and is within 800m of healthcare facilities and convenience store/supermarket. There is good access to a variety of local open space and public transport. 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 potentially suitable for housing however it is an existing outdoor sports facility and further assessment would be required as to its potential for relocation.</p>		

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is in private single ownership 						Red
Planning Status	<ul style="list-style-type: none"> There is an outstanding planning permission for an extension to the community sports hall, granted in February 2008, which has not yet been implemented. 						
Timescales	<ul style="list-style-type: none"> It is unknown when the site is likely to come forward for residential development 						
<p>Comments: The site is in private ownership and is a fully functioning sports club, there has been no indication that the site is likely to be considered for residential use.</p> <p>Recommendation: A negative indication of availability is considered appropriate for this site due to there being no residential permissions on the site and there is no indication that the site is being considered for development other than for sport/outdoor recreational uses. This site is therefore deemed unavailable.</p>							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

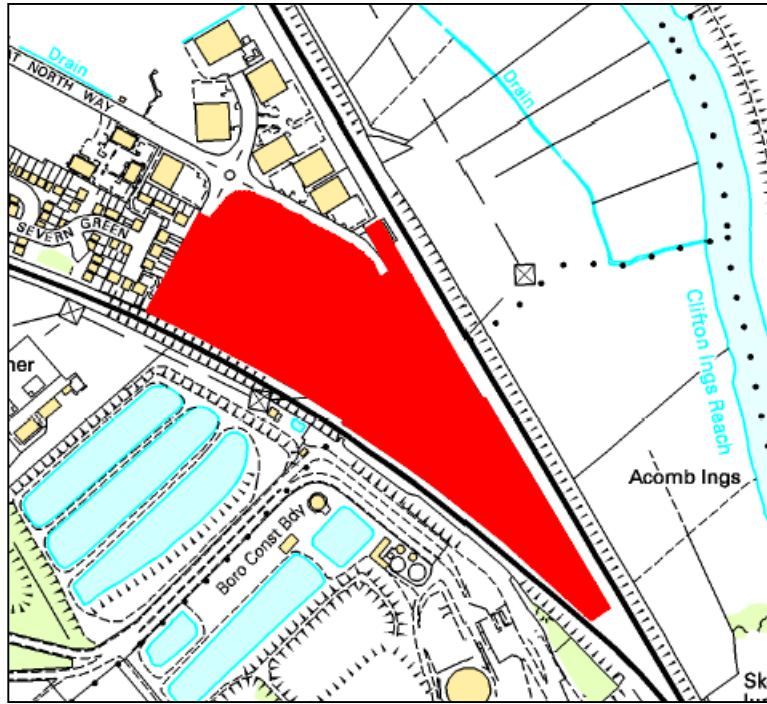
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	6.72				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	4.7				
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			277		

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	138	139	277
	Semi-detached / Townhouses	97	97	194
	Detached	0	0	0
No of Flats		83		
Estimated Scheme Value (private & affordable scheme value)		£31,953,000		
Estimated build cost		£11,454,820		
Estimated site works cost		£2,202,500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£17,493,095		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£31,953,000 - (£11,454,820 + £2,202,500 + £17,493,095)) = £802,884.60$		
Abnormal development considerations		This site requires a full drainage assessment.		
Comments				
This site has limited constraints and makes an indicative profit from the viability calculation. Therefore this site is deemed viable.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0028b		
Name of Site	York Business park		
Address	Nether Poppleton		
Ward	Rural West York		
Easting	4574129	Northing	453544
Gross Site Area	6.03 hectares		
PLANNING STATUS			
Current Land use	Grassed area / partly development for employment use. (Use class: B1 / B2 / B8)		
Source of site	Draft Development Control Local Plan (April 2005) / NLU D		
Site Status	Potential site		
	With permission	Yes	
	Under Construction	Yes	
	Completed	Part complete	
	Excluded		
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	Employment – office and workshop units.	
	Application Reference	a) 06/01688/REM b) 05/02148/REM	
	Date permitted	a) 22.01.07 b) 21.12.05	
	Expiry Date	a) 22.01.09 b) 21.12.10	
	Date development started	a) not started b) completed	
	Number of units outstanding	Office/ industrial units outstanding only.	
	Number of units completed		
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>		

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

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> 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 partly Greenfield and partly brownfield site Considered to be at low risk from flooding (zone 2) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to a primary schools within 400m Access to health care facilities within 400-800m Good access to convenience stores within 400m Insufficient access to frequent bus routes (15 minute intervals or less) within 400-800m Access to non frequent bus routes within 400-800m Access to existing cycle route within 100m. Transport Issues should addressed through planning consent 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> This site is assessed as having potential contamination issues due to previous industrial use. This should be addressed through the current planning application. No air quality issues identified Potential noise and vibration assessment require due to proximity of railway line 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, outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to local parks, City parks and young people's facilities. This site is not located within 50m of a listed building, a Conservation Area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. This site is shortlisted for development within the employment land review 	Amber
<p>Comments: This site is in accordance with national and regional policy. It is a partly Greenfield and brownfield site located within the urban area. The site has a convenience store within 400-800m but not a primary school and healthcare facilities are within 400-800m. There is also access to a non-frequent bus route within 400m as well as an existing cycle route within 100m. The site has access to several types of openspace within PPG17 specified distances. The site has limited environmental constraints although potential contamination has been identified but this should be dealt with in the granted planning permission. The site is a part completed and part vacant plot with permission for employment use and is part of York Business park. It is surrounded by a mix of office/industrial use. The site is short listed for development within the Draft Employment Land Review</p>		
<p>Recommendation: This site is potentially suitable for residential development subject to not being taken forward in the employment land review.</p>		

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.

AVAILABILITY

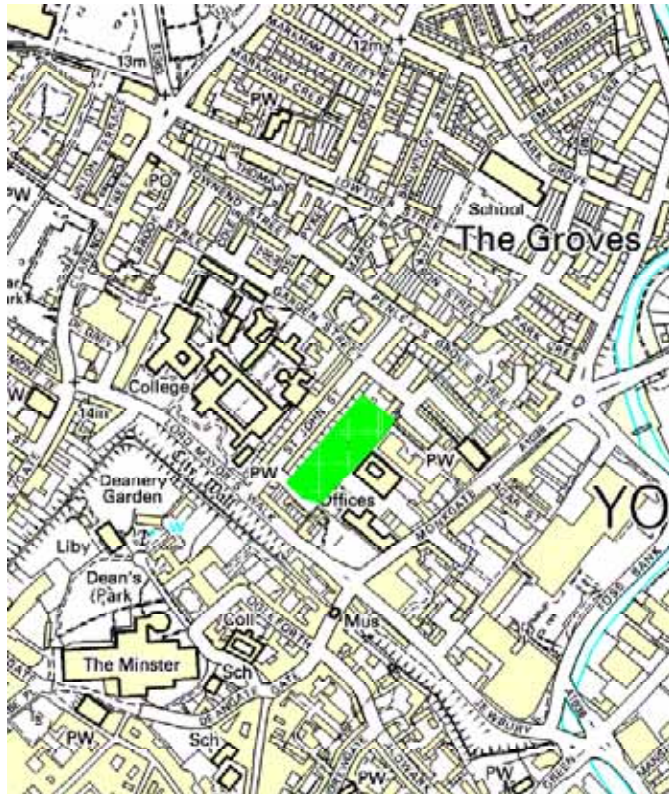
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in single private ownership with developer control 						Red
Planning Status	<ul style="list-style-type: none"> There is an outline planning permission on this site for employment use. The site has 2 reserved matters permissions, one of which is outstanding, 1 which has been completed. 						
Timescales	<ul style="list-style-type: none"> This site is being developed and has permission for employment use. Residential development is unlikely. 						
<p>Comments: This site has planning permission for employment use and is partly completely and partly under construction.</p>							
<p>Recommendation: This site is not available for development.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	6.03				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
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		This site has planning permission for employment land		
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				
<p>Comments</p> <p>This site has planning permission for employment use and has therefore been deemed viable for another use. Should it not be taken forward for employment use, it will be re-assessed for housing.</p>				
Viability Assessment				
Viable <input type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0159		
Name of Site	Car Park, High Newbiggin Street		
Address			
Ward	Guildhall		
Easting	460555	Northing	452430.
Gross Site Area	0.61ha		

PLANNING STATUS		
Current Land use	Operational Car Park (use class: Sui generis)	
Source of site	Map Survey	
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>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>Access to existing cycle route within 100m.</u> • Transport Issues could be addressed through planning consent • The site is an existing Car Park and there are no plans to release operational car parks for re-development 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified on site</u> • This site is within the AQMA. Full air quality assessment required. • <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 all types of openspace stated in the PPG17 assessment within the distances specified.</u> • This site is within the Area of Archaeological Importance and the central historic core conservation area as well as within 50m of listed buildings and scheduled ancient monuments. • <u>This site is not located within 50m of a historic park and garden.</u> 	Amber
<p>Comments: This site is in accordance with national and regional policy. This is a brownfield site located within the urban area but is currently in use as an operational car park. It has good access to services and facilities as well as frequent bus routes and cycle access. This site also has excellent access to openspace and has no major identified constraints in this section. The site is within, and has within proximity, a number of historical attributes. This would not preclude development but would require high quality design and construction methods.</p>		
<p>Recommendation: This site is potentially suitable for residential development due to its location, accessibility and limited geo environmental constraints but is in use as a car park</p>		

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.

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in local authority ownership 						Red
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permissions This site is currently an operational car park and there are no plans to bring forward any car parks for redevelopment at this time. 						
Timescales	<ul style="list-style-type: none"> This site may come forward in the long-term but only subject to being surplus to requirements as a car park. 						
<p>Comments: This site is still in use and there are no commitments to releasing operational car parks for redevelopment.</p> <p>Recommendation: This site is not available for development.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

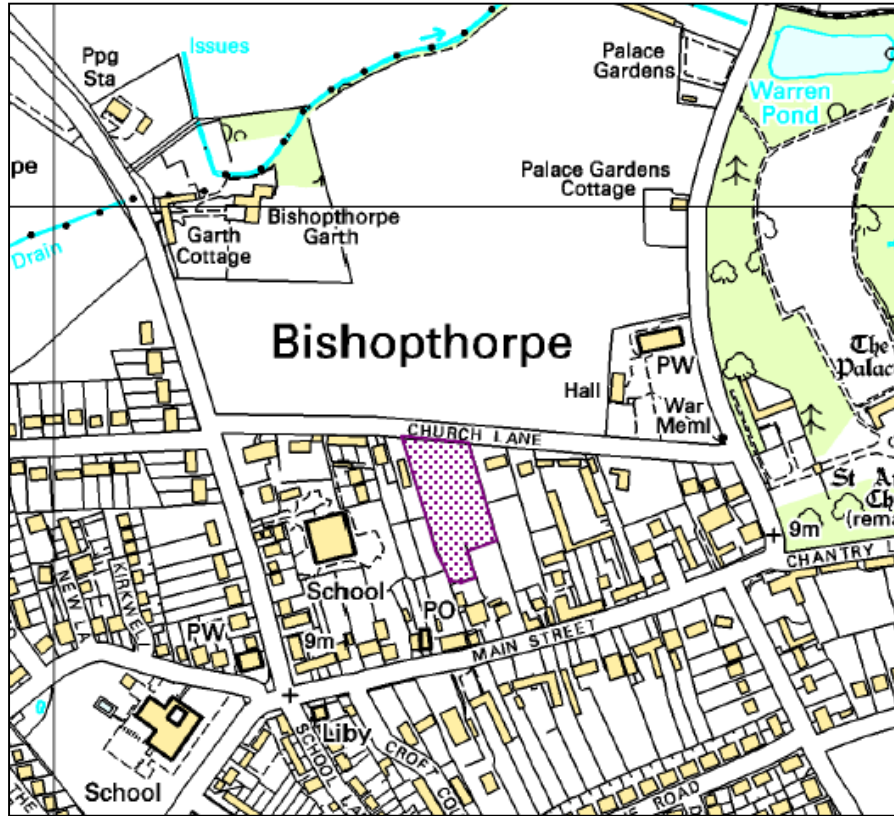
AVAILABILITY

SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		0.61				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.48	
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	<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		28		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	14	14	28
	Semi-detached / Townhouses	10	10	20
	Detached	0	0	0
No of Flats		4	4	8
Estimated Scheme Value (private & affordable scheme value)		£4,332,700		
Estimated build cost		£1,153,156		
Estimated site works cost		£224,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,208,198		
Viability calculation (Scheme Value – (build costs + site works + other costs))		£747,345.18		
Abnormal development considerations		Air quality assessment required.		
Comments				
This site makes an indicative profit above the 17.5% included within the calculation and has limited constraints. This site is deemed viable.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	LSC14		
Name of Site	Land Adj. 26 & 38 Church Lane		
Address			
Ward	Bishopthorpe		
Easting	459327	Northing	447748
Gross Site Area	0.546904286		

PLANNING STATUS		
Current Land use	Grassed open land / paddock	
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)	
	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 ASSESSMENT

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 Bishopthorpe Village Greenfield site Low risk from flooding (zone 2) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Good access to primary school with current capacity (within 400m) Access to a health care facility (within 400m) Access to a convenience store (within 400m) Insufficient current access to frequent bus routes (15 minute intervals or less) (over 800m). Good access to non frequent bus routes (within 400m) No current access to cycle route within 100m Highways transport assessment would be required 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No likely contamination issues No likely air quality issues No foreseeable drainage issues. No overhead power lines No known 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 designated as an open space The site is deficient in access to all open space types within acceptable PPG17 distances except outdoor sports facilities and allotments This site is within Bishopthorpe Village Conservation Area so any residential development would need to respect the character of the area. This site is also within proximity of Bishopthorpe Palace which is a listed building and designated historic park and garden. This site is not within proximity of an AAI or scheduled ancient monument. 	Amber
<p>Comments: This site is considered to be suitable for housing development. The site is greenfield but is located within Bishopthorpe village with access to local facilities within 400m. It has access to a bus route although not a frequent service. The site lies within Bishopthorpe conservation area and is within proximity of Bishopthorpe Palace which is a listed building and registered historic park and garden. Whilst these historical considerations are not necessarily a constraint to development any development proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. The site has no identified geo-environmental constraints and is located within a low flood risk zone.</p>		
<p>Recommendation: This site is considered suitable for housing development</p>		

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> Ownership details are unknown 						Amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> Ownership details are unknown and the site has not been submitted as part of the Call for Sites. This site is however vacant and could realistically come forward in a short to medium timeframe subject to the ownership details. 						
Comments: Ownership details are unknown for this site.							
Recommendation: The availability details for this site are unknown							
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.55				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%	0.44			
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input 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		13		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	6	7	13
	Semi-detached / Townhouses	2	2	4
	Detached	4	5	9
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£2,458,000		
Estimated build cost		£765,192.00		
Estimated site works cost		£130,500.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,292,213.70		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£2,458,000 - (£765,192.00 + £130,500.00 + £1,292,213.70)) = £270,094.26$		
Abnormal development considerations		This site has no major identified constraints		
<p>Comments: This site is located within the Bishopthorpe conservation area and therefore may require greater than average design and construction costs. However, the site incorporates a cost for design fees and a profit is made over and above the 17.5% included within the calculation which could be anticipated to cover any additional costs.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	LSC19		
Name of Site	Land Adj. 131 Long Ridge Lane		
Address	Upper Poppleton		
Ward	Rural West York		
Easting	456032.701432638	Northing	454107.502334834
Gross Site Area	0.202231667		

PLANNING STATUS		
Current Land use	Field	
Source of site	Desk top map survey	
Site Status	Potential site	
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	None
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

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

SUITABILITY ASSESSMENT

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 a proposed Local Service Centre Greenfield site Not considered to be at risk from flooding (zone 1) Grade 2 (good) agricultural land 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Access to health care facility within 400m Access to convenience store within 800m Insufficient access to a frequent bus routes (15 minute intervals or less) – over 800m Access to less frequent bus route within 400m No existing access to cycle route within 100m Highways transport assessment would be required. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No likely contamination issues No likely air quality issues No foreseeable drainage issues. No overhead power lines No known 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 outdoor sports facilities and allotments within PPG17 acceptable distances. This site is deficient in access to local parks, natural and semi-natural greenspace, amenity greenspace, children’s openspace, young persons openspace and allotments. This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas. 	Amber
<p>Comments: This site is considered to be of marginal suitability in national and regional policy terms. It is a Greenfield site located within a proposed Local Service Centre. The site has access to a less frequent bus route within 400m and access to a health facility but does not have access to a primary school within 400m nor a convenience store. The site is grade 2 agricultural land but is not located within the greenbelt. The site has poor access to open space within the PPG17 acceptable distances only having access to allotments and outdoor sports facilities.</p>		
<p>Recommendation: This site potentially suitable for housing development subject to improvements to open space provision.</p>		

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.

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> Ownership is currently unknown 					
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 not been put forward through the Call for Sites and no ownership details are currently known. 					
<p>Comments: Ownership details are unknown and the site has no outstanding planning permission for housing.</p>						
<p>Recommendation: The availability of this site is unknown.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

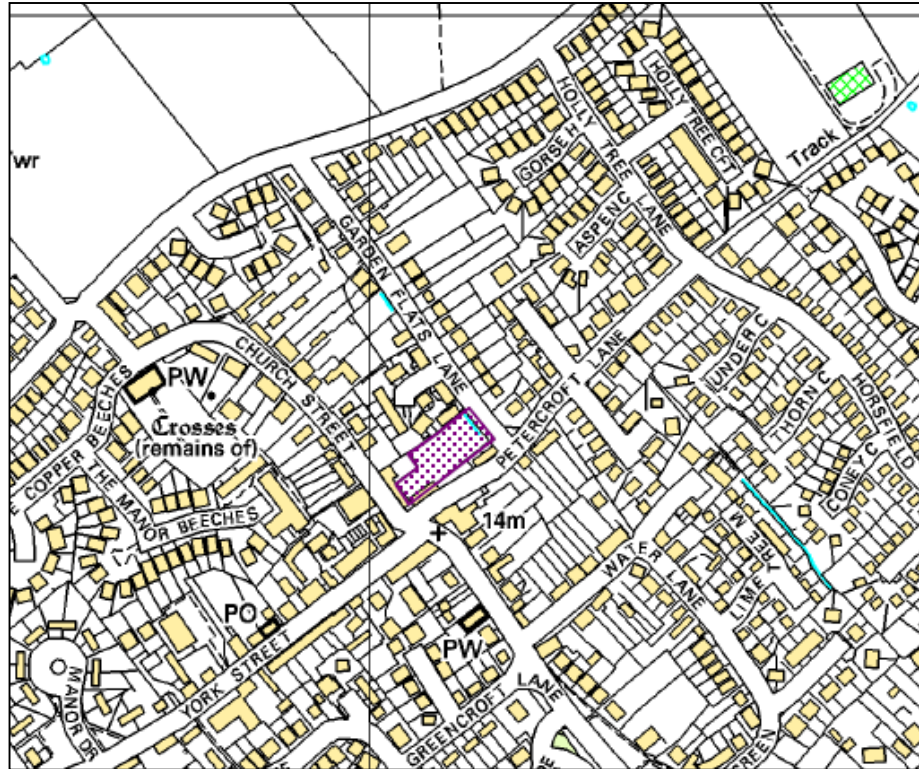
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.20				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%	0.20			
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			6		

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	3	3	6
	Semi-detached / Townhouses	0	0	0
	Detached	3	3	6
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£1,304,400		
Estimated build cost		£379,800.00		
Estimated site works cost		£63,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£674,526.00		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£1,304,400 - (£379,800.00 + £63,000.00 + £674,526.00)) = £187,074.00$		
Abnormal development considerations		No major constraints identified		
<p>Comments: This site has no major constraints and makes an indicative profit over the 17.5% included within the calculation. It is therefore deemed viable for housing development.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	LSC23		
Name of Site	Land RO Surgery & 2a/2b Petercroft Lane		
Address	Dunnington		
Ward	Derwent		
Easting	467058.945319055	Northing	452653.238613494
Gross Site Area	0.233340598		

PLANNING STATUS		
Current Land use	Grassed open land	
Source of site	Desk top Map Survey	
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>	
	Application Reference	
	Date permitted	
	Expiry Date	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>	

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

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>Within Dunnington Village</u> • <u>Brownfield site</u> • <u>Low risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Insufficient access to primary schools (further than 400m)</u> • <u>Access to a health care facility (within 400m)</u> • <u>Access to a convenience store (within 400m)</u> • <u>Insufficient current access to frequent bus routes (15 minute intervals or less) (over 800m).</u> • <u>Good access to non frequent bus routes (within 400m)</u> • <u>Access to 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 likely 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 designated as an open space</u> • <u>The site has access to local parks, natural/semi-natural greenspace, outdoor sports facilities, amenity greenspace and children's openspace within PPG17 acceptable distances</u> • This site is deficient in access to young persons openspace • This site is within 50m of a listed building and is within the Dunnington Village Conservation Area so any residential development would need to respect the character of the area. • <u>This site is not within proximity of a historic park and garden, scheduled ancient monument or AAI</u> 	Green
<p>Comments: This site is considered to be suitable for housing development. The site is brownfield and located within the village of Dunnington. It has access to local services and a bus route within 400m. The site is at low risk of flooding and has no likely contamination or air quality issues. The site is located within Dunnington Village Conservation Area and in proximity to listed buildings, which would not preclude development but would require high quality design and construction.</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 					
Timescales	<ul style="list-style-type: none"> Ownership details are unknown and the site has not been submitted as part of the Call for Sites. 					
Comments: Ownership and availability details are unknown for this site.						
Recommendation: The availability of this site is unknown						
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.23				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.23
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"/>

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		7		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	3	4	7
	Semi-detached / Townhouses	0	2	2
	Detached	3	2	5
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£1,429,200		
Estimated build cost		£414,426.00		
Estimated site works cost		£70,500.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£738,917.40		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£1,429,200 - (£414,426.00 + £70,500.00 + £738,917.40)) = £205,536.63$		
Abnormal development considerations		No major considerations.		
Comments: This site makes an excess profit above the 17.5 % included within the calculation. There are no major considerations identified and therefore the site seems viable.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL

Site Reference	LSC 42		
Name of Site	Builders Yard		
Address	Bishopthorpe		
Ward	Bishopthorpe		
Easting	459431	Northing	447755
Gross Site Area	0.33		

PLANNING STATUS

Current Land use	Builders Merchants		
Source of site	Desk top Map Survey		
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.

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>Within Bishopthorpe Village</u> • <u>Brownfield site</u> • <u>Low risk from flooding (zone 1)</u> 	Green
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Good access to primary school with current capacity (within 400m)</u> • <u>Access to a health care facility (within 400m)</u> • <u>Access to a convenience store (within 400m)</u> • <u>Insufficient current access to frequent bus routes (15 minute intervals or less) (over 800m).</u> • <u>Access to non frequent bus routes (within 400m)</u> • <u>No existing access to a cycle route within 100m</u> • <u>Highways transport assessment would be required</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No likely 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 designated as an open space</u> • <u>The site is deficient in access to all open space types within acceptable PPG17 distances except outdoor sports facilities.</u> • <u>This site within Bishopthorpe Village Conservation Area so any residential development would need to respect the character of the area. This site is also within proximity of Bishopthorpe Palace which is a listed building and designated historic park and garden.</u> • <u>This site is not within proximity of a scheduled ancient monument or AAI</u> 	Amber
<p>Comments: This site is considered to be suitable for housing development. The site is brownfield and located within Bishopthorpe village with access to local facilities. It has access to a bus route although not a frequent service. The site lies within Bishopthorpe conservation area and is within proximity of Bishopthorpe Palace which is a listed building and registered historic park and garden. Whilst these historical considerations are not necessarily a constraint to development any development proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. The site has no identified geo-environmental constraints and is located within a low flood risk zone.</p>		
<p>Recommendation: This site is considered suitable for housing development subject to identified constraints being overcome.</p>		

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> Ownership details are unknown 						amber
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> Ownership details are unknown and the site has not been submitted as part of the Call for Sites. 						
Comments: Ownership details are unknown for this site.							
Recommendation: The details of this site are unknown							
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

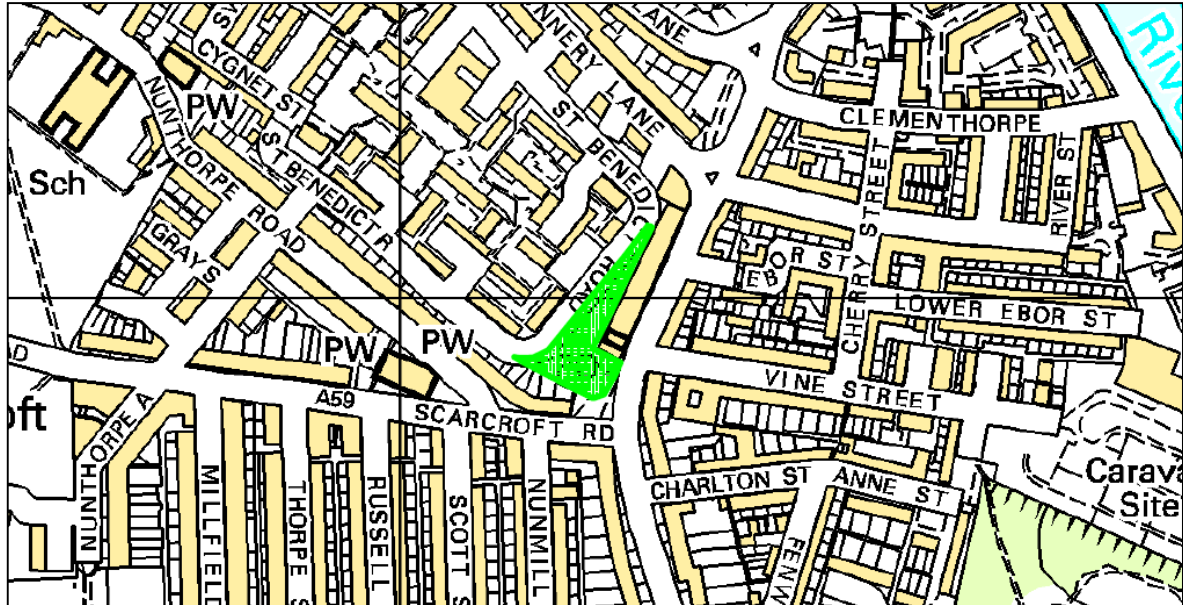
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.33				
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 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			10		

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	5	5	10
	Semi-detached / Townhouses	2	2	4
	Detached	3	3	6
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£1,963,000		
Estimated build cost		£575,292.00		
Estimated site works cost		£99,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,017,830.70		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£1,963,000 - (£575,292.00 + £99,000.00 + £1,017,830.70)) = £270,877.26$		
Abnormal development considerations		No major abnormal costs identified		
<p>Comments: This site is located within the Bishopthorpe conservation area and therefore may require greater than average design and construction costs. However, the site incorporates a cost for design fees and a profit is made over and above the 17.5% included within the calculation which could be anticipated to cover any additional costs</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL

Site Reference	0137		
Name of Site	Car park off Bishophorpe Road		
Address			
Ward	Micklegate		
Easting	460108	Northing	450991
Gross Site Area	0.20		

PLANNING STATUS

Current Land use	Operational Car Park	
Source of site	Desktop 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)	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)	

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>Access to existing cycle route within 100m.</u> • Transport Issues should addressed through planning consent • The site is currently in use as a car park and there are no plans to redevelop 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified on site</u> • <u>This site is within the AQMA. No other 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> • <u>This site is not classed as openspace</u> • <u>The site has access to all types of openspace stated in the PPG17 assessment within the distances specified.</u> • <u>This site is within 50m of a listed building</u> • <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> 	Green
<p>Comments: This site is in accordance with national and regional policy. This is a brownfield site located within the urban area but is currently in use as an operational car park. It has good access to services and facilities as well as frequent bus routes and cycle access. This site also has excellent access to openspace and has no major identified constraints in this section.</p>		
<p>Recommendation: This site is potentially suitable for residential development but is currently unavailable.</p>		

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in local authority ownership 						Red
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application. The site is currently an operational car park. There are no plans at this time to release any operational car parks for redevelopment. 						
Timescales	<ul style="list-style-type: none"> This site may come forward in the long-term but only subject to being surplus to requirements as a car park. 						
Comments: This site is still in use and there are no commitments to releasing operational car parks for redevelopment.							
Recommendation: This site is not available for 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

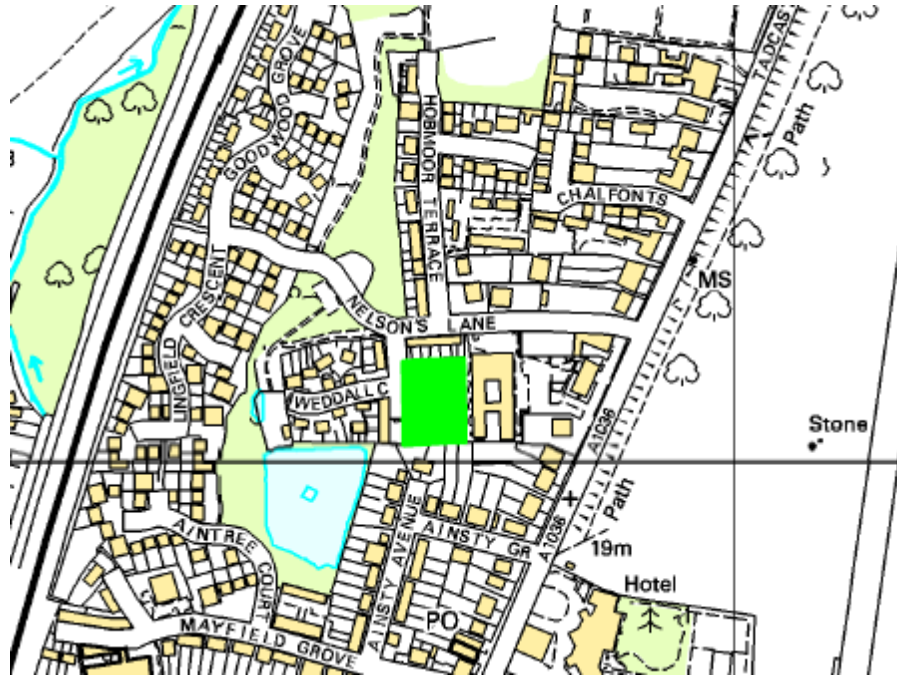
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.20			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.20
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			12		
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	12	0	12
	Semi-detached / Townhouses	8	0	8
	Detached	0	0	0
No of Flats		4	0	4
Estimated Scheme Value (private & affordable scheme value)		£2,469,200		
Estimated build cost		£489,590.00		
Estimated site works cost		£94,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,189,018.60		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£2,469,200 - (£489,590.00 + £94,000.00 + £1,189,018.60)) = £696,591.45$		
Abnormal development considerations		No major issues identified		
<p>Comments: Should this site come forward, the indications are it would be a viable site as the viability assessment shows an excess profit over and above the 17.5% included within the calculation could be achieved.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0141		
Name of Site	Land at Brear Close		
Address			
Ward	Dringhouses and Woodthorpe		
Easting	458760	Northing	450047
Gross Site Area	0.32		

PLANNING STATUS		
Current Land use	Vacant/Scrubland / woodland	
Source of site	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	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 Flood Zone 3b</u> • <u>No nature conservation area 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 within the urban area</u> • <u>This is a Greenfield site</u> • <u>This site is considered to be at low risk to flooding (Zone 1)</u> 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • <u>Access to primary schools with capacity within 400m</u> • <u>Good access to health centres 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> • <u>There is no existing access to cycle routes within 100m</u> 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No known contamination</u> • <u>No overhead power lines</u> • <u>No noise impacts identified.</u> • <u>A full drainage assessment required</u> • <u>TPOs on site</u> 	Amber
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 does contain woodland/protected trees but is not designated as open space in the recent PMP study</u> • <u>This site has access to natural/semi natural green space, outdoor sports facilities, amenity greenspace, children's openspace and allotments within PPG17 acceptable distances</u> • <u>This site is deficient in access to city parks, local parks, amenity green space and young persons openspace.</u> • <u>This site is not within 50m of a Scheduled Ancient Monument</u> • <u>This site is not within 50m of listed buildings</u> • <u>This site is not within 50m of Historic Parks and Gardens</u> • <u>This site is not within 50m of an Area of Archaeological Importance</u> • <u>This site is not within 50m of a conservation area</u> 	Amber
<p>Comments: This is a Greenfield site within the urban area. The site appears to have no major flood or contamination issues and has good access to a primary school, health facilities, convenience stores and public transport within 400m. There are tree preservation orders relating to this site and 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 potentially suitable for housing however, there are protected trees within the site which would affect its developability.</p>		

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown 						Red
Planning Status	<ul style="list-style-type: none"> There are no outstanding planning permissions relating to this site There are Tree preservation orders on site. 						
Timescales	<ul style="list-style-type: none"> It is unknown when the site is likely to come forward for residential development 						
<p>Comments: It is unclear who owns this site and no planning applications have been submitted. The land is likely to be owned by CYC, investigations are ongoing. The site has existing TPOs.</p>							
<p>Recommendation: This site is unavailable for development due to the TPOs on 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

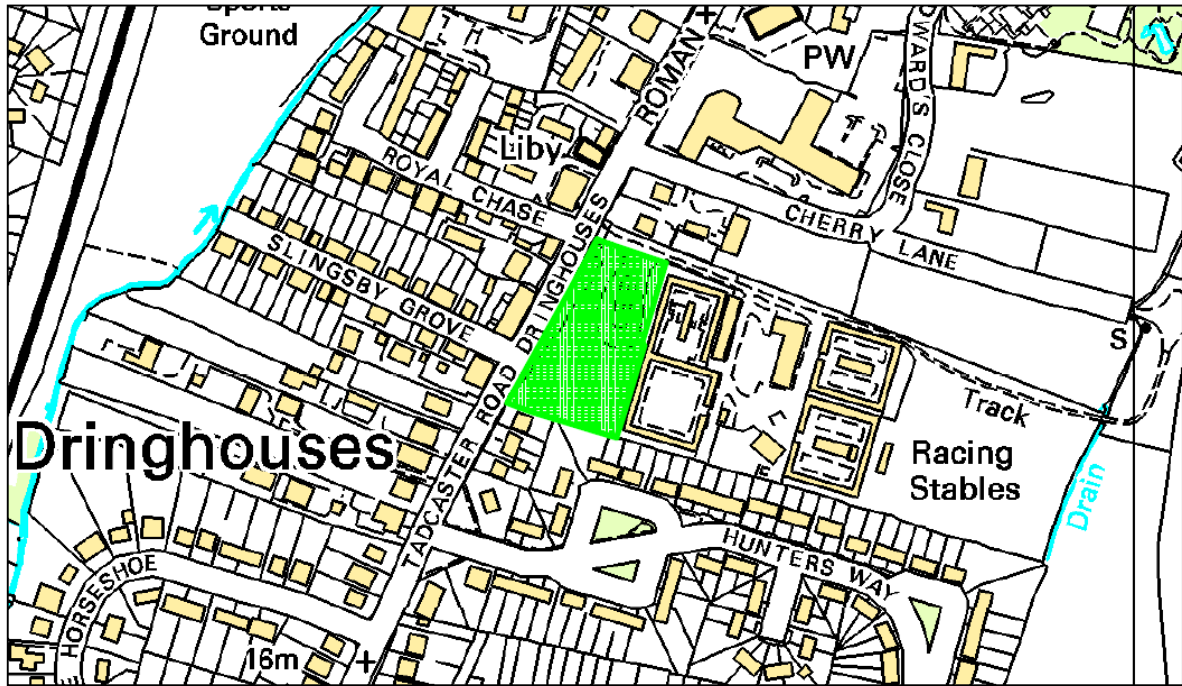
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.32				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				
	0.32				
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			19		

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	9	10	19
	Semi-detached / Townhouses	6	7	13
	Detached	0	0	0
No of Flats		3	3	6
Estimated Scheme Value (private & affordable scheme value)		£2,232,400		
Estimated build cost		£783,258		
Estimated site works cost		£150,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,214,934		
Viability calculation (Scheme Value – (build costs + site works + other costs))		£84,207.99		
Abnormal development considerations		There are limited constraints identified.		
<p>Comments: This site makes an additional profit in addition to the 17.5% included within the calculation. There are limited constraints identified and therefore this site is deemed viable.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0145		
Name of Site	Racing Stables,		
Address	Tadcaster Road		
Ward	Dringhouses and woodthorpe		
Easting	458663.370	Northing	449489.944
Gross Site Area	0.64Ha		

PLANNING STATUS		
Current Land use	In current use as part of stables (use class: Sui Generis)	
Source of site	Map Survey	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
Planning Status (if applicable)	Excluded	
	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
Application not valid (refused/ withdrawn/ lapsed)	N/A	

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

Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> • <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>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</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to existing cycle route within 100m.</u> • Transport statement needed 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified on site</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> • <u>This site is not classed as openspace</u> • <u>The site has access to natural/semi-natural green space, amenity green space and outdoor sports facilities within PPG17 acceptable distances.</u> • This site is deficient in access to local parks; children's play areas, allotments, City parks and young people's facilities. • This site contains a listed building • <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> 	Green
<p>Comments: This site is in accordance with national and regional policy. This is a brownfield site located within the urban area but is currently in use as racing stables connected to the York Racecourse. It has good access to services and facilities as well as frequent bus routes and cycle access. This site also has access to several types of openspace and has no major identified constraints. A listed building is on site however, which would need to be sensitively incorporated.</p>		
<p>Recommendation: This site is potentially suitable for residential development but is currently unavailable.</p>		

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AVAILABILITY

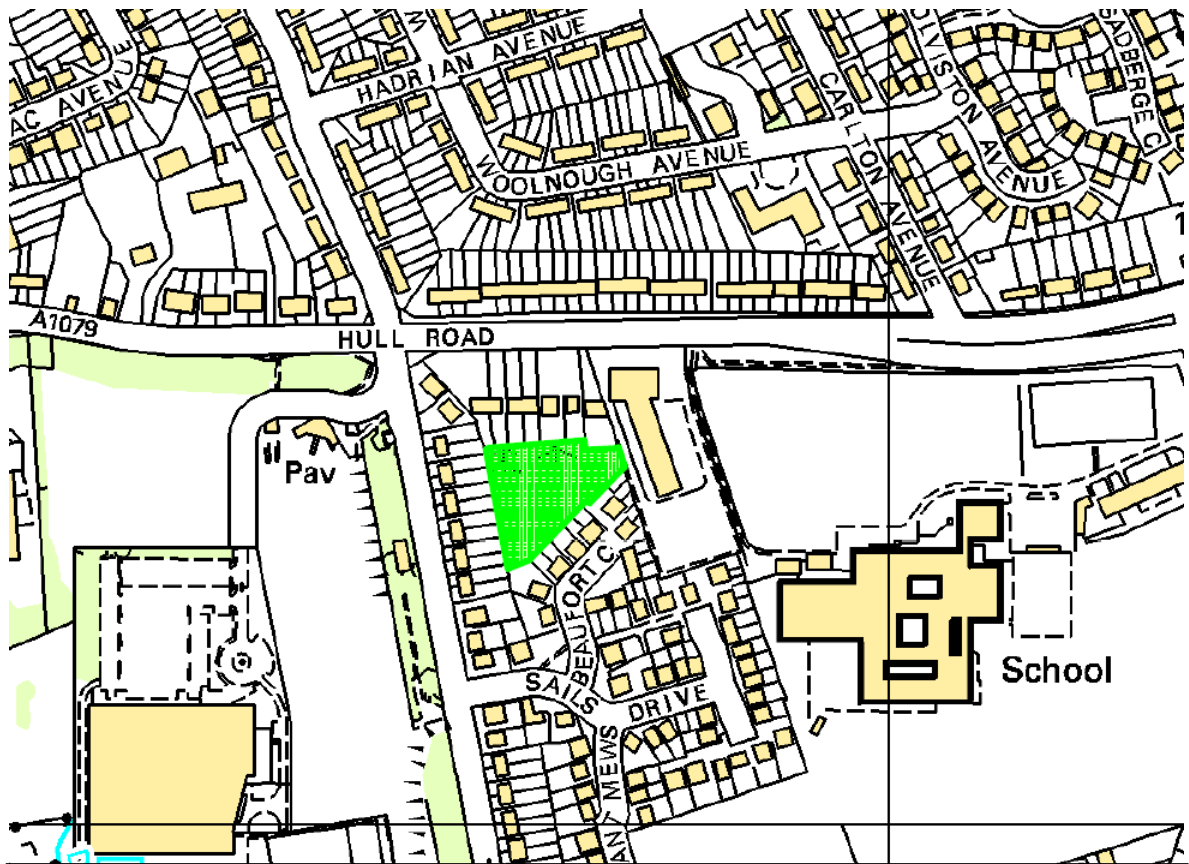
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This site is in single ownership 						Red
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application. The site is currently in use as stables associated with the York Racecourse. 						
Timescales	<ul style="list-style-type: none"> This site was identified through map survey and as no interest has specifically been expressed in developing this land at this stage, it is not expected to become available in the immediate future. 						
<p>Comments: This site is still in use and there are no commitments for redevelopment. This site was found through a map survey and therefore development seems unlikely.</p> <p>Recommendation: This site is currently unavailable.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.64				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%				0.51
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		30		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	15	15	30
	Semi-detached / Townhouses	11	11	22
	Detached	0	0	0
No of Flats		4	4	8
Estimated Scheme Value (private & affordable scheme value)		£3,505,700		
Estimated build cost		£1,261,660		
Estimated site works cost		£242,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,921,042		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(£3,505,700- (£1,261,660+ £242,000 + £1,921,042)) = £80,997		
Abnormal development considerations		This site has limited contamination constraints.		
<p>Comments: This site is deemed to be viable as no abnormal costs have as yet been identified and with the proposed scheme is £80,997 above the 17.5 profit margin already incorporated.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0146		
Name of Site	Land RO 190-178 Hull Road		
Address			
Ward	Hull road		
Easting	462806	Northing	451216
Gross Site Area	0.34		

PLANNING STATUS		
Current Land use	Undesignated Woodland	
Source of site	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)	
	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 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 Good access to health care facilities with 400-800m Good access to convenience stores within 400-800m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m Access to existing cycle route within 100m. This site has access issues 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified No air quality issues identified No noise issues identified. Full drainage assessment required. No overhead power lines There are Tree preservation orders 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 open space The site does contain protected trees The site has access to City parks, amenity green space, children's play areas, natural/semi-natural green space, and outdoor sports facilities within PPG17 acceptable distances. This site is deficient in access to local parks, allotments, and young people's facilities. This site is not located within 50m of a listed building, conservation area scheduled ancient monument s, Area of archaeological Importance or a historic park and garden. 	Amber
<p>Comments: This site is in accordance with national and regional policy although the site is Greenfield, it is located within the urban area. The site is within flood zone 1 showing a low risk and it has good access to frequent public transport and facilities within 400m. This site would require a full drainage assessment and has tree preservation orders on several of the trees on site.</p>		
<p>Recommendation: This site is potentially suitable for residential development however, there are several protected trees on site which would affect its developability.</p>		

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.

AVAILABILITY

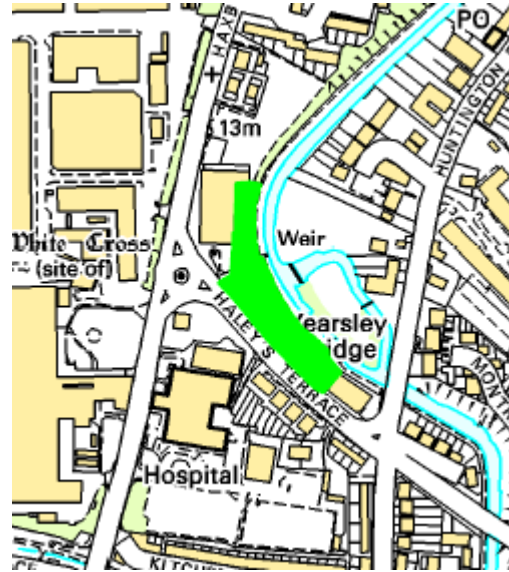
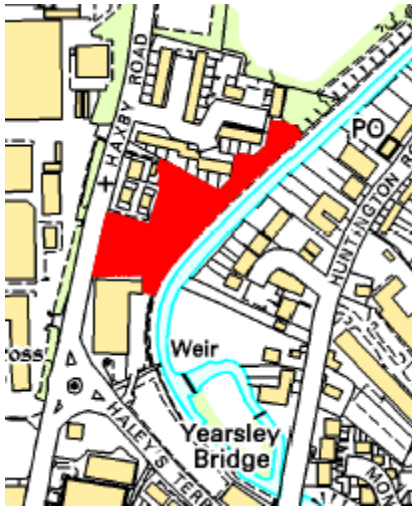
Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This ownership of this site is unknown 					
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission This site has TPOs on site. 					
Timescales	<ul style="list-style-type: none"> The timescale for this site to come forward is unknown. 					
Comments: The ownership details of this site are unknown and there are TPOs on site.						
Recommendation: The availability of this site is unknown .						
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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		
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	10	10	20
	Semi-detached / Townhouses	7	7	14
	Detached	0	0	0
No of Flats		3	3	6
Estimated Scheme Value (private & affordable scheme value)		£2,209,000		
Estimated build cost		£826,752		
Estimated site works cost		£159,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,223,684		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(2,209,000 - (£826,752 + £159,000 + £1,223,684)) = £-436.44$		
Abnormal development considerations		No abnormal considerations have been identified		
Comments				
Although this site appears as a minus figure it is only a very small amount in the negative values. Based on the fact that there is already a margin for 17.5% developer profits built into the proposed scheme and that the land value, costs and affordable housing/Mix are negotiable. This site is still deemed to be Viable				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0155_0156		
Name of Site	Carparks Adj to Yearsley Bridge Haleys terrace and Haxby Rd		
Address			
Ward	Clifton		
Easting	460770.099	Northing	453772.858
Gross Site Area	1.05		

PLANNING STATUS		
Current Land use	Operational Car Park	
Source of site	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)	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)	

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"> Good access to a 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 Good access to non frequent bus routes within 400m No access to existing cycle route within 100m. Transport Issues – loss of car parking? 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No contamination issues identified on site No air quality issues identified. No foreseeable drainage issues. No overhead power lines No known 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; 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 and young people's facilities. This site is within 50m of a listed building and is partly located within the Nestle / Rowntree Conservation area This site is not located within an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Green
<p>Comments: This site is in accordance with national and regional policy. This is a brownfield site located within the urban area but is currently in use as an operational car park. It has good access to services and facilities as well as frequent bus routes and cycle access. This site also has good access to openspace and has no major identified constraints. The site is partly located within the Nestle/Rowntree Conservation area however and has a listed building within close proximity.</p>		
<p>Recommendation: This site is potentially suitable for residential development but is currently unavailable.</p>		

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.

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This ownership of this site is partly local authority and partly private. 					
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application. The sites are currently operational car parks. There are no plans at this time to release any operational car parks for redevelopment. 					
Timescales	<ul style="list-style-type: none"> This site may come forward in the long-term but only subject to being surplus to requirements as a car park. 					
<p>Comments: This site was identified through a map survey but are still in operational use as carparks. There are no commitments to releasing operational car parks for redevelopment.</p>						
<p>Recommendation: This site is not available for development.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

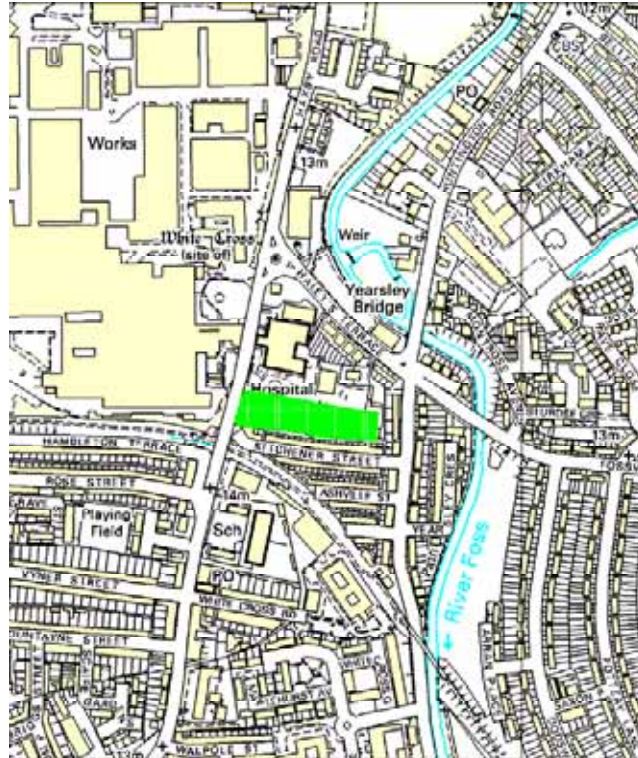
SITE ACHIEVABILITY

Estimated Housing Capacity						
Gross site area		1.05				
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.84	
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			49			

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	24	25	49
	Semi-detached / Townhouses	17	18	35
	Detached	0	0	0
No of Flats		7	7	14
Estimated Scheme Value (private & affordable scheme value)		£5,796,700		
Estimated build cost		£2,044,918		
Estimated site works cost		£392,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£3,159,416		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£5,796,700 - (£2,044,918 + £392,000 + £3,159,416)) = £200,365$		
Abnormal development considerations		This site has no major constraints identified		
<p>Comments: This site makes an indicative excess profit above the 17.5% included within the calculation. There are limited constraints on site and therefore this site is deemed viable.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL

Site Reference	0157		
Name of Site	Carparks at Nuffield Hospital		
Address			
Ward	Clifton		
Easting	460738.091842547	Northing	453456.668634043
Gross Site Area	0.63		

PLANNING STATUS

Current Land use	Operational Car Park	
Source of site	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	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"> • <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>Insufficient access to health care facilities within 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</u> • <u>Good access to non frequent bus routes within 400m</u> • <u>Access to existing cycle route within 100m.</u> • <u>Transport issues –Highways would object to the loss of parking</u> 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>Contamination investigations required on site initially.</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> 	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 play areas, natural/semi-natural green space, amenity green space, allotments and outdoor sports facilities within PPG17 acceptable distances.</u> • <u>This site is deficient in access to young people’s facilities.</u> • <u>This site is partially within the nestle rowntree conservation area</u> • <u>This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monument listed building or a historic park and garden.</u> 	Green
<p>Comments: This site is in accordance with national and regional policy. This is a brownfield site located within the urban area but is currently in use as an operational car park. It has good access to services and facilities except health care as well as frequent bus routes and cycle access. This site also has good access to openspace and has no major identified constraints. However Highways would have objections to any loss of car parking at this stage and further studies into contamination are required.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and accessibility and compliance with strategic policies, however further investigation is required into identified parking and contamination issues.</p>		

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.

AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This site is assumed to be in single private ownership. 					
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application. The site is currently an operational car park. There are no plans at this time to release any operational car parks for redevelopment. 					
Timescales	<ul style="list-style-type: none"> This site may come forward in the long-term but only subject to being surplus to requirements as a car park. 					
<p>Comments: This site was identified through a map survey and is still in operational use as a car park. There are no commitments to releasing operational car parks for redevelopment and the site has not been submitted by the current land owners.</p>						
<p>Recommendation: This site is not available for development.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

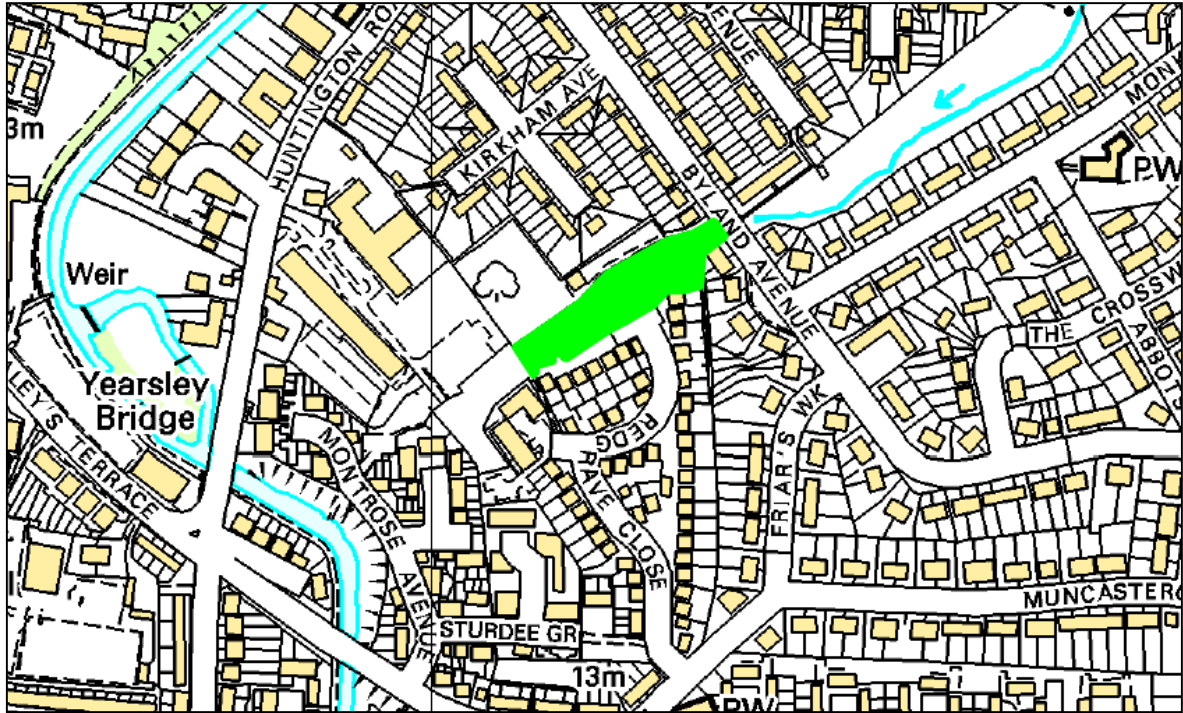
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.63			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.51
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			30		
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	15	15	30
	Semi-detached / Townhouses	9	9	18
	Detached	2	2	4
No of Flats		4	4	8
Estimated Scheme Value (private & affordable scheme value)		£4,077,800		
Estimated build cost		£1,319,368		
Estimated site works cost		£248,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£2,171,862		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£4,077,800 - (£1,319,368 + £248,000 + £2,171,862)) = £3,338,570$		
Abnormal development considerations		Contamination investigations, high standard of design to accommodate conservation area and relocation of car parking.		
Comments				
This site comes out with a profit of £3,338,570 over and above the expected 17.5% developer profit already worked in. This should be more than ample to cover the potential for contamination costs. Therefore this site is deemed to be viable.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0158		
Name of Site	Land at Pinsent Court		
Address			
Ward	Heworth		
Easting	461113	Northing	453661
Gross Site Area	0.36		

PLANNING STATUS		
Current Land use	Vacant / open space	
Source of site	Desktop 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)	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"> • <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> • This is a Greenfield site • <u>Considered to be at low risk from flooding (zone 1)</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 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</u> • <u>Good access to non frequent bus routes within 400m</u> • 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. • Full drainage assessment 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> • <u>This site is not classed as openspace</u> • <u>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.</u> • This site is deficient in access to City parks, local parks and young people's facilities. • <u>This site is not located within 50m of a listed building, conservation area scheduled ancient monument s, Area of archaeological Importance or a historic park and garden.</u> 	Green
<p>Comments: This site is in accordance with national and regional policy. This site is a Greenfield 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.</p>		
<p>Recommendation: This site is potentially suitable for residential development.</p>		

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.

AVAILABILITY

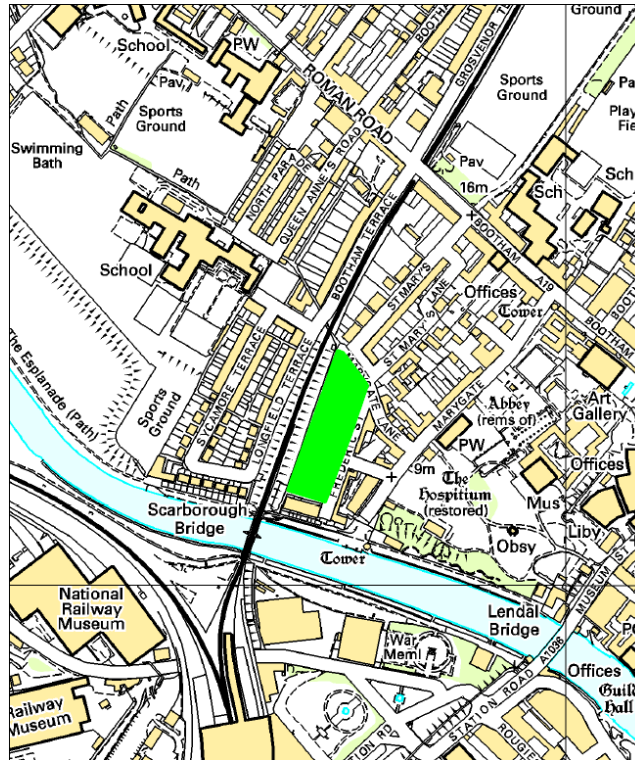
Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This ownership of this site is unknown 						Red
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application for residential 						
Timescales	<ul style="list-style-type: none"> The timescales for this site to come forward are unknown 						
Comments: This details of this site are unknown as the site was identified via a map survey.							
Recommendation: This availability of this is unknown .							
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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			21		
Housing Type and Mix:			Private dwellings	Affordable dwellings	Total
			10	11	21
			6	7	13
			Semi-detached / Townhouses		

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.

	Detached	1	1	2
No of Flats		3	4	7
Estimated Scheme Value (private & affordable scheme value)		£2500900		
Estimated build cost		£942578		
Estimated site works cost		£176500		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1386441		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(2500900- (942578+ 176500 +1386441)) = -£4619		
Abnormal development considerations		There may be potential contamination issues which will need mitigating. An air quality assessment and noise assessment may also be required.		
Comments				
This site has identified constraints, which may need to be mitigated. The indicative viability calculation also shows a slight loss. However, should this site be brought forward for development, there could be negotiations on site with regards to housing mix and land value to make the site more viable. Given that that this has potential constraints and makes a loss, this site is deemed marginally viable for development.				
Viability Assessment				
Viable <input type="checkbox"/>		Marginal <input checked="" type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0170		
Name of Site	Marygate Car Park		
Address	Off Hetherton's Street		
Ward	Guildhall		
Easting	459710.674778739	Northing	452192.960366772
Gross Site Area	0.81		

PLANNING STATUS		
Current Land use	Car Park	
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)	
	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 York Urban Area Brownfield site High risk of flooding (zone 3a (ii) – would require Flood Risk Assessment and mitigation measures 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Access to a primary school (400-800m) Access to health care facilities (400-800m) Access to a convenience store (within 400m) Access to frequent bus routes (15 minute intervals or less) within 400m Access to non frequent bus routes with 400m Access to an existing cycle route within 100m Highways Impact Assessment would be required Current CYC Car Park so would be parking policy issues and an assessment of parking policy/provision would be required 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> No likely contamination issues Air Quality survey would be required Adjacent to railway line so noise and vibration assessment required No foreseeable drainage issues No overhead power lines TPO No. 57 adjacent to west of site 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is not located within the Draft Greenbelt. The site has access to City Parks, amenity open space and outdoor sports facilities within acceptable PPG17 distances The site is deficient in access to children’s open space Site is within the City Centre Area of Archaeological Importance so would require further investigation in liaison with CYC Archaeological Officer Site is within Central Historic Core Conservation Area and in the vicinity of a Scheduled Ancient Monument (St Mary’s Abbey) and Grade II listed properties (Marygate/Marygate Lane). Any development proposal must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Buildings should be designed with reference to their surroundings. 	Amber

Comments: This site is brownfield and within the urban area. The site is within flood zone 3 a (ii) so a flood risk assessment would be required and mitigation measures if appropriate in liaison with CYC and the Environment Agency. The site is currently a car park and is owned and run by City of York Council. An assessment of parking policy and provision would be required. The site has good access to facilities and public transport and is within walking distance of the city centre so is in a sustainable location. The site has good access to open space including the Museum Gardens. The site is within the City Centre Area of Archaeological Importance so would require further investigation and liaison with CYC archaeological officer. The site lies within the Central Historic Core Conservation Area and within the vicinity of St Mary’s Abbey and several listed buildings so any development proposal would need to respect the adjacent buildings, open spaces, land marks and settings and have regard to local scale, proportion, detail and materials. An assessment of noise and vibration would be required due to proximity to railway line.

Recommendation: This site is considered **suitable** for housing development subject to overcoming identified constraints.

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.

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> This is owned by the local authority 						Red
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> This site is an operational car park. It has been advised that there are no plans for any operational car parks to be released for other uses. 						
<p>Comments: This site is an operational car park and there are no plans to release these for other uses. This site is therefore currently unavailable for development.</p>							
<p>Recommendation: This site is unavailable.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.81				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%	0.65			
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			60		

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	30	30	60
	Semi-detached / Townhouses	21	21	42
	Detached	0	0	0
No of Flats		9	9	18
Estimated Scheme Value (private & affordable scheme value)		£9,439,200		
Estimated build cost		£2,415,708.00		
Estimated site works cost		£477,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£4,773,664.30		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£9,439,200 - (£2,415,708.00 + £477,000.00 + £4,773,664.30)) = £1,772,827.74$		
Abnormal development considerations		This site has potential air quality issues. It is also located within an historical context which would require sensitive and high quality design and construction. There may be a requirement for archaeological excavation given its location as well.		
<p>Comments: This site makes an indicative profit above the 17.5% included within the calculation. There may be higher than average costs associated with design and construction. The site may also require archaeological assessment. It is anticipated that additional costs could be covered by the indicative excess profit made.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <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.



Site Details

GENERAL			
Site Reference	0176		
Name of Site	Elm Tree Garage Car Park		
Address			
Ward	Huntington and New Earswick		
Easting	460808.35625325	Northing	455128.899962804
Gross Site Area	0.31		

PLANNING STATUS		
Current Land use	Car Park	
Source of site	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)	
	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

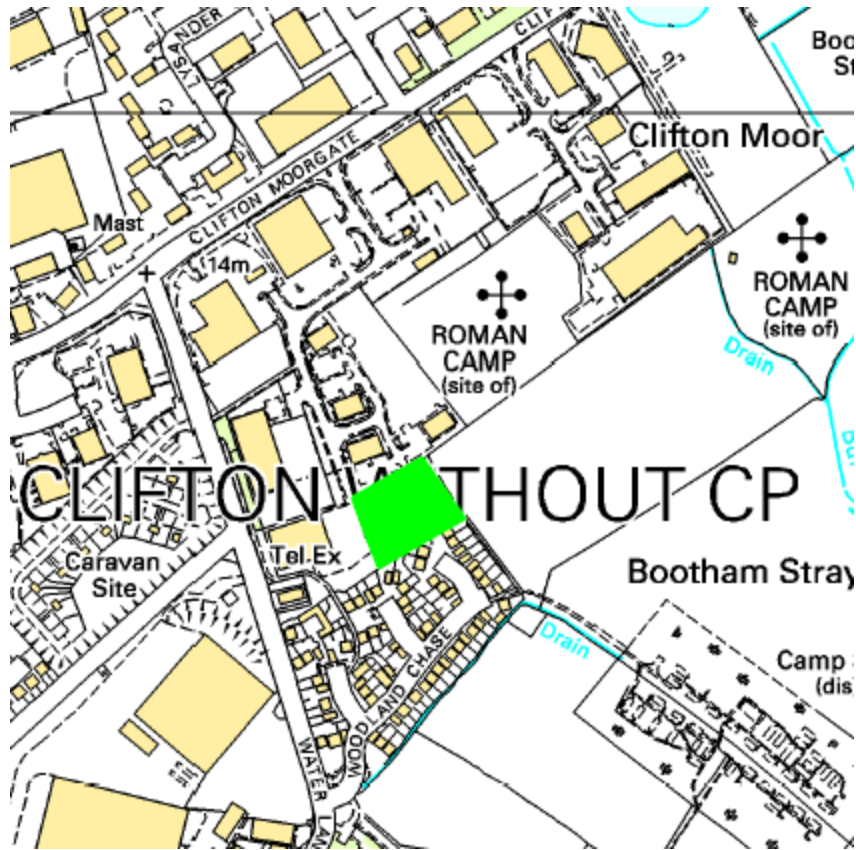
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> Not situated within the floodplain (zone 3b) No nature conservation areas within proximity of the site Not within a Greenbelt Character Appraisal area 	Green
Location Suitability	<ul style="list-style-type: none"> Within the urban area 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"> Good access to a primary schools within 400m with capacity Good access to health care facilities with 400m 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 Issues should addressed through planning consent 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> Some contamination issues have been identified on site due to some in-filled land on site. No air quality issues identified. 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 local parks; City parks and young people's facilities. This site is within 50m of a listed building and is located within a conservation area This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden. 	Amber
<p>Comments: A planning application has been granted permission on 0.07Ha to the Eastern side of this site (formerly Elm Tree Garage) and the 6 houses are now complete. The remainder of the site is still in use as an operational car park serving the local community facilities. The site is Brownfield land within the urban area with excellent access to primary schools, health facilities, convenience stores and buses. Also good access to open spaces with the site being adjacent to an outdoor sports facility, amenity green space and children's play area. There is currently no access to a cycle route within 100m and records show that part of the site may contain an area of unknown in filled land giving it a medium contamination risk and requiring further study.</p>		
<p>Recommendation: This site is suitable for residential development due to its location and accessibility.</p>		

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AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> This ownership of this site is unknown 					
Planning Status	<ul style="list-style-type: none"> The site has no outstanding planning application. The site is currently an operational car park. 					
Timescales	<ul style="list-style-type: none"> Investigations are still ongoing as to if this site is in council ownership. No planning permission has been received on the site and it is current council policy not to release car parks for development. This site may come forward in the long-term but only subject to being surplus to requirements as a car park. 					
<p>Comments: This site is still in use and there are no commitments to releasing operational car parks for redevelopment.</p>						
<p>Recommendation: This site is not available for development.</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Site Details

GENERAL			
Site Reference	0179		
Name of Site	Land off Tribune Way		
Address	Cliton Moorgate		
Ward	Skelton, Rawcliffe and Clifton Without		
Easting	459579.330955398	Northing	454683.147558103
Gross Site Area	0.407395602		
PLANNING STATUS			
Current Land use	Vacant/Scrubland		
Source of site	Map Survey		
Site Status	Potential site		
	With permission	Yes	
	Under Construction		
	Completed		
	Excluded		
Planning Status (if applicable)	Permission Type <small>(residential, employment, retail, mixed use, other)</small>	Nursing Home (70 bed)	
	Application Reference	08/01988/FULM	
	Date permitted	9 th October 2008	
	Date development started		
	Number of units outstanding		
	Number of units completed		
	Application not valid <small>(refused/ withdrawn/ lapsed)</small>		

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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 Greenfield site This site is considered to be at low risk to flooding (Zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> Insufficient access to primary schools within 400m Good access to health centres within 400m Good access to convenience stores within 400-800m Good access to frequent bus routes (15 minute intervals or less) within 400m Good access to non frequent bus routes within 400m There is no existing access to cycle route 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> Past industrial activity on the site would require a full contamination assessment No overhead power lines No foreseeable drainage issues No known TPOs on site 	Amber
Strategic Policies	<ul style="list-style-type: none"> This site is not within the draft greenbelt This site does not contain designated open space This site has access to natural/semi natural green space, outdoor sports facilities and allotments within PPG17 acceptable distances This site is deficient in access to city parks, local parks, amenity greenspace and children's openspace. This site is adjacent to a Scheduled Ancient Monument 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 	Green
<p>Comments: This is a Greenfield site within the urban area. The site has good access to frequent public transport and is within 400m of a health facility. A primary school and grocery store are within 800m of the site. The site has planning permission for a nursing home granted in October 2008.</p>		
<p>Recommendation: This site is considered to be potentially suitable for housing but has planning permission for a nursing home, granted October 2008.</p>		

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AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The site is in single private ownership 						Red
Planning Status	<ul style="list-style-type: none"> There is an outstanding planning permission for a 70 bed nursing home 						
Timescales	<ul style="list-style-type: none"> It is unknown when or whether the site is likely to come forward for residential development as the planning permission granted is for a nursing home and the permission expiry is 2011 						
Comments: Permission for a nursing home is outstanding on the site and was granted in Autumn 2008 and as such any other use can not be considered until this status changes							
Recommendation: This site is unavailable							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.4			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			
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		This site has planning permission for a care home		
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				
Comments: This site has planning permission for a care home and has therefore been deemed viable for other uses. Should this come forward at a later date, the site will be reassessed.				
Viability Assessment				
Viable <input type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>



Site Details

GENERAL			
Site Reference	0163		
Name of Site	Land Around Burdike Between Sutton Way & Lilbourne Drive		
Address			
Ward	Clifton		
Easting	459676	Northing	453863
Gross Site Area	0.465 ha		

PLANNING STATUS		
Current Land use	Grassland	
Source of site	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	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 in 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 Greenfield site Not considered to be at risk of flooding (zone 1) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> This site is within 400m of a primary school without capacity Access to Healthcare Centres within 400-800m Access to Convenience Stores within 400-800m Good access to frequent (15 mins or less) bus routes including Park & Ride There is existing access to cycle routes within 100m There are no highway issues relating to this site 	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> There are no contamination issues relating to this site There are no noise issues relating to this site No overhead power lines No known TPOs on site No foreseeable drainage issues 	Green
Strategic Policies	<ul style="list-style-type: none"> This site is not within the draft greenbelt This site does not contain designated open space This site has access to city parks, amenity green space, children's open space, natural/semi-natural green space, outdoor sports facilities and allotments This site is deficient in access to local parks and young persons open space This site is not within proximity to a SAM, Listed building, AAI, conservation area or historic park and garden 	Green
<p>Comments: This land lies within the urban area and is a Greenfield site. There is a low risk of flooding (zone 1) and there is good access to both frequent and less frequent bus routes. This site also has access to services within 800 and a cycle route within 100m. The site has no identified geo-environmental constraints but is within 50m of a non-statutory nature conservation site. The site has access to a number of openspaces and is not within proximity of any historical constraints.</p>		
<p>Recommendation: This site is suitable for housing due to its location and accessibility.</p>		

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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"> There are no outstanding planning applications relating to this site 						
Timescales	<ul style="list-style-type: none"> The timescales for this site to come forward are unknown 						
Comments: This plot of land is owned by CYC, there is not currently an application relating to this site.							
Recommendation: The details of the availability are unknown							
When is this site likely to come forward?	0 to 5 years (2008 – 2012)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	This site is within the Draft Greenbelt	unknown	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

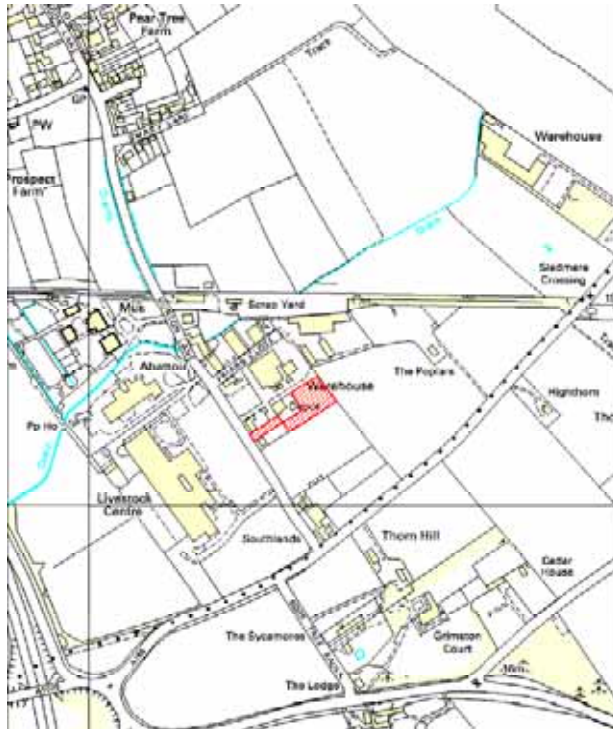
SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.47			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%			0.37
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			22		

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

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	11	11	22
	Semi-detached / Townhouses	7	7	14
	Detached	1	1	2
No of Flats		3	3	6
Estimated Scheme Value (private & affordable scheme value)		£2,827,600		
Estimated build cost		£953,352.00		
Estimated site works cost		£180,000.00		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,522,046.40		
Viability calculation (Scheme Value – (build costs + site works + other costs))		$(£2,827,600 - (£953,352.00 + £180,000.00 + £1,522,046.40)) = £172,201.56$		
Abnormal development considerations		None identified		
<p>Comments: This site indicatively makes an excess profit over the 17.5% included within the calculation. Any additional costs to this development such as for access issues would therefore be anticipated to be covered.</p>				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>

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Site Details

GENERAL			
Site Reference	79		
Name of Site	Land at Murton Industrial Estate		
Address	Off Murton Lane South of Friars Close		
Ward	Osbalwick		
Easting	465351	Northing	452167
Gross Site Area	0.4		

PLANNING STATUS		
Current Land use	Agricultural	
Source of site	Employment Land Review	
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

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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"> • Located within Murton (Village) • Greenfield site • <u>Not considered to be at risk from flooding (zone 1)</u> • Grade 2 Agricultural Land (very good) 	Amber
Transport and Accessibility	<ul style="list-style-type: none"> • Insufficient access to primary school with capacity within 400m • Insufficient access to health care facility within 800m • Insufficient access to a convenience store within 800m • No access to frequent bus routes (15 minute intervals or less) • <u>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. 	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> • <u>No contamination issues identified</u> • <u>The site is not in proximity of the AQMA</u> • <u>No potential air quality issues identified</u> • Full drainage site assessment needed • <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> • This site is deficient in all types of openspace within the distances specified by the PPG17 assessment • <u>This site is not within proximity of listed buildings, conservations, historic parks and gardens, AAls or scheduled ancient monuments.</u> 	Amber
<p>Comments: This site is marginally in accordance with national and regional policy. It is a Greenfield site located within the village. It is in an area of low flood risk and has access to a non-frequent bus route. The site has limited access to other facilities.. There are limited geo-environmental constraints although a full drainage assessment will be required. The site is not within the greenbelt but is adjacent to the boundary. The site has access to several openspaces within PPG17 distances</p>		
<p>Recommendation: This site is considered suitable for residential development</p>		

AVAILABILITY

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> The ownership of this site is unknown 						Red
Planning Status	<ul style="list-style-type: none"> This site has no outstanding planning permission 						
Timescales	<ul style="list-style-type: none"> The timescales for this site to come forward are unknown. 						
Comments: This site has been identified through the draft local plan but the details for the site are unknown.							
Recommendation: The availability of this site to come forward is unknown.							
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area	0.40				
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%	0.32			
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			10		

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Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	5	5	10
	Semi-detached / Townhouses	2	2	4
	Detached	3	3	6
No of Flats		0	0	0
Estimated Scheme Value (private & affordable scheme value)		£1,541,700		
Estimated build cost		£575,292		
Estimated site works cost		£99,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£849,310		
Viability calculation (Scheme Value – (build costs + site works + other costs))		(£1,541,700 - (575,292 + 99,000 + 849,310)) = £18097		
Abnormal development considerations		No abnormal contamination issues have been identified at this stage but further investigation would be required		
Comments				
As the site appears to make a profit of £18,097 above the built in 17.5% with the applied scheme it is assumed that the site is viable even if further abnormal costs are identified.				
Viability Assessment				
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>

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