

## Annex 3

### Strategic Housing Land Availability Site Suitability Proformas

## Context

PPS3 sets out the requirement for Local Authorities to demonstrate a 5-year deliverable and 6-15 year developable supply of housing. Local Authorities are required to demonstrate that they have a sufficient supply of potential sites suitable for residential development for a 15-year trajectory. It notes how a robust shared evidence base of land availability through a Strategic Housing Land Availability Assessment (SHLAA) should inform Local Development Document policies and highlights the SHLAA as the main mechanism through which to identify a deliverable and developable supply of sites.

The purpose of the SHLAA is to identify sites with housing potential, make an assessment of how many dwellings could come forward and when. This enables a calculation to be made of any shortfall in supply required to meet housing targets so that measures can be taken to allocate additional land.

Strategic Housing Land Availability Assessments provide a robust methodology by which all potential housing sites within a defined area of search can be identified. Sites are then assessed on the basis of when and whether they are likely to be developed, meaning that, in principle, a continuous five-year supply of housing and a forward trajectory of housing supply can be identified. A SHLAA is therefore a critical part of the evidence base necessary to support the production and adoption of Development Plan Documents. The results from the SHLAA should be used to inform the LDF allocation process, although the identification of sites in a SHLAA will not determine allocations for housing development.

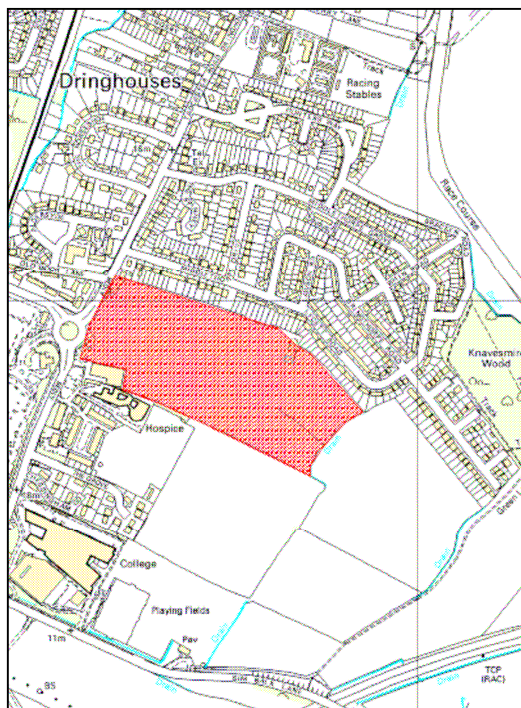
The Strategic Housing Land Availability Assessments Practice Guidance details the requirements of Local Authorities to identify the potential of each site by ascertaining that the site is available, suitable and achievable. All sites should be in a suitable location for housing development and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

The table and proformas included within this annex identify which of the sites submitted for analysis through the SHLAA have emerged as being potentially suitable for residential development in accordance with the guidance and details the number of homes we could expect to be generated as well as the timeframes we would expect to see them come forward in. They are set out in order of the categories we would use for our housing trajectory.

SHLAA Ref.	Site	No. of Dwellings
<b>Allocated Sites with Permission</b>		
130	York College, Tech Site	313
119	Germany Beck	700
126	Minster Engineering	57
115	Hungate	557
128	The Croft Campus Heworth Green	55
127	Birch Park	193
334	Kennings Garage	19
120	Bonding Warehouse	2
106	Metcalfe Lane	540
<b>Allocated Sites without Permission</b>		
3	15 a-c Haxby Road	15
116	Castle Piccadilly	20
117	Area North of Trinity Lane	31
118	Peel Street/Margaret Street Car Park	34
121	Burnholme WMC, Burnholme Drive	23
125	Reynard's Garage	12
129	10-18 Hull Road	43
40	Heworth Green South/Frog Hall Site	72
<b>Potential Sites Identified in the SHLAA</b>		
20	York Central	1780
13	British Sugar	1250
140	Terry's	395
276	Nestle South	235
15a	Former Bio-Rad Premises Haxby Road	153
54	Land at Frederick House East of Fulford	31
91	Land at Cherry Lane	16
108	Heworth Family Centre, Sixth Avenue	16
111	Asham Bar Park and Ride Car Park	68
150	Manor CE Secondary School, Low Poppleton Ln	141
151	Lowfield Secondary School, Dijon Avenue	183
195	Former Citroen Dealership - Lawrence Street	29
223	The Tannery, Sheriff Hutton Road	94
29	Millfield Industrial Estate Wheldrake (1)	46
62	The Grange, Huntington	110
89	Land at Mill Mount	23
93	Rear of 62 Mill Lane, Wigginton	10
101	Land at Blairgowerie House, Main Street	21
135	Council Depot, Beckfield Lane, Acomb	20
156	1 - 9 St Leonard's Place	25
219	22 Princess Road	21
231	Land at Bootham Crescent	88
278	Site off Water Lane, Clifton	18
309	Yearsley Bridge Centre	53
202	Land to R/O 20a and 22 Mill Lane Wigginton	13
193	Barbican Centre	94
15b	Site to the North East of Nestle	367
277	Sutton Way/Lilbourne Drive	25
327	Former Garage 172 Fulford Road	13
225	Safeguarded Land Brecks Lane Strensall	150
18	Land West of Grimston Bar (Safeguarded Land)	254
21b	Monks Cross North	591
329	Our Lady's RC Primary School Windsor Garth	69
330	Sessions Factory Huntington Road	76
332	Millfield Industrial Estate Wheldrake (2)	99
333	ATS Euromaster 110 Layerthorpe	17

## **Allocated Sites With Permission**





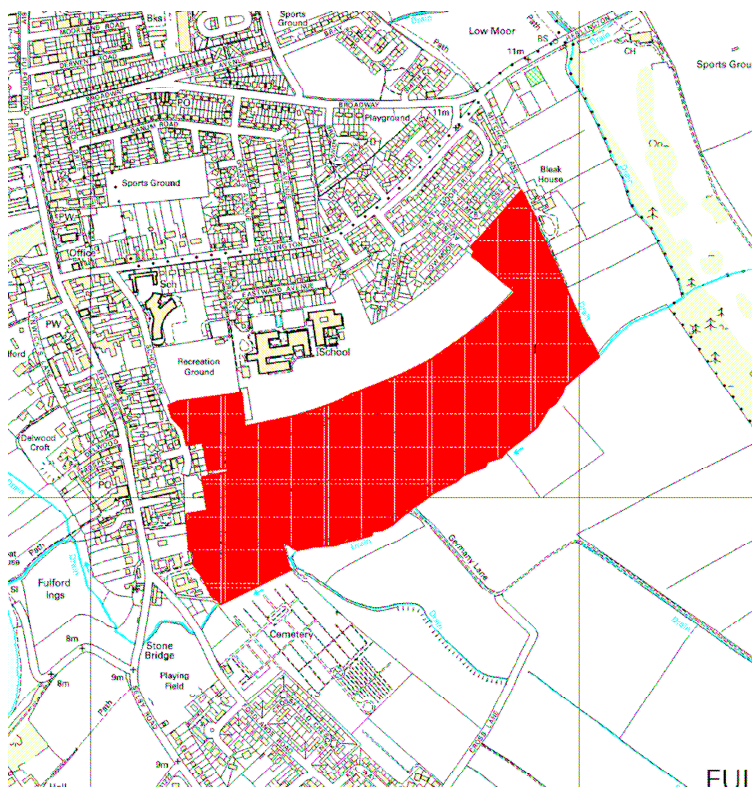
## Site Details

### GENERAL

Site Reference	130		
Name of Site	York College		
Address	Off Tadcaster Road A1036		
Ward	Dringhouses and Woodthorpe		
Easting	458622	Northing	4488555
Gross Site Area	10.3 ha		

### PLANNING STATUS

Current Land use/	York College (Use class: D1)	
Source of site	Outstanding Planning Application	
Site Status	Potential site	
	With permission	Yes
	Under Construction	Yes
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	07/00752/REM
	Date permitted	07/11/2007
	Date Expired	07/11/2009
	Date development started	28/02/08
	Number of units outstanding	313
	Number of units completed	47
	Application not valid (refused/ withdrawn/ lapsed)	Granted



## Site Details

GENERAL			
Site Reference	0006		
Name of Site	Germany Beck		
Address			
Ward	Fulford		
Easting	461599	Northing	449207
Gross Site Area	26.22		
PLANNING STATUS			
Current Land use	Open land / agricultural (use class: agricultural)		
Source of site	Draft Local Plan Housing Allocation and Site with Planning Consent		
Site Status	Potential site	Yes	
	With permission	Yes	
	Under Construction	N/A	
	Completed	N/A	
	Excluded	N/A	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential	
	Application Reference	01/01315/OUT	
	Date permitted	09/05/2007	
	Expiry Date		
	Date development started	N/A	
	Number of units outstanding	700	
	Number of units completed	0	
	Application not valid (refused/ withdrawn/ lapsed)	Granted	



## Site Details

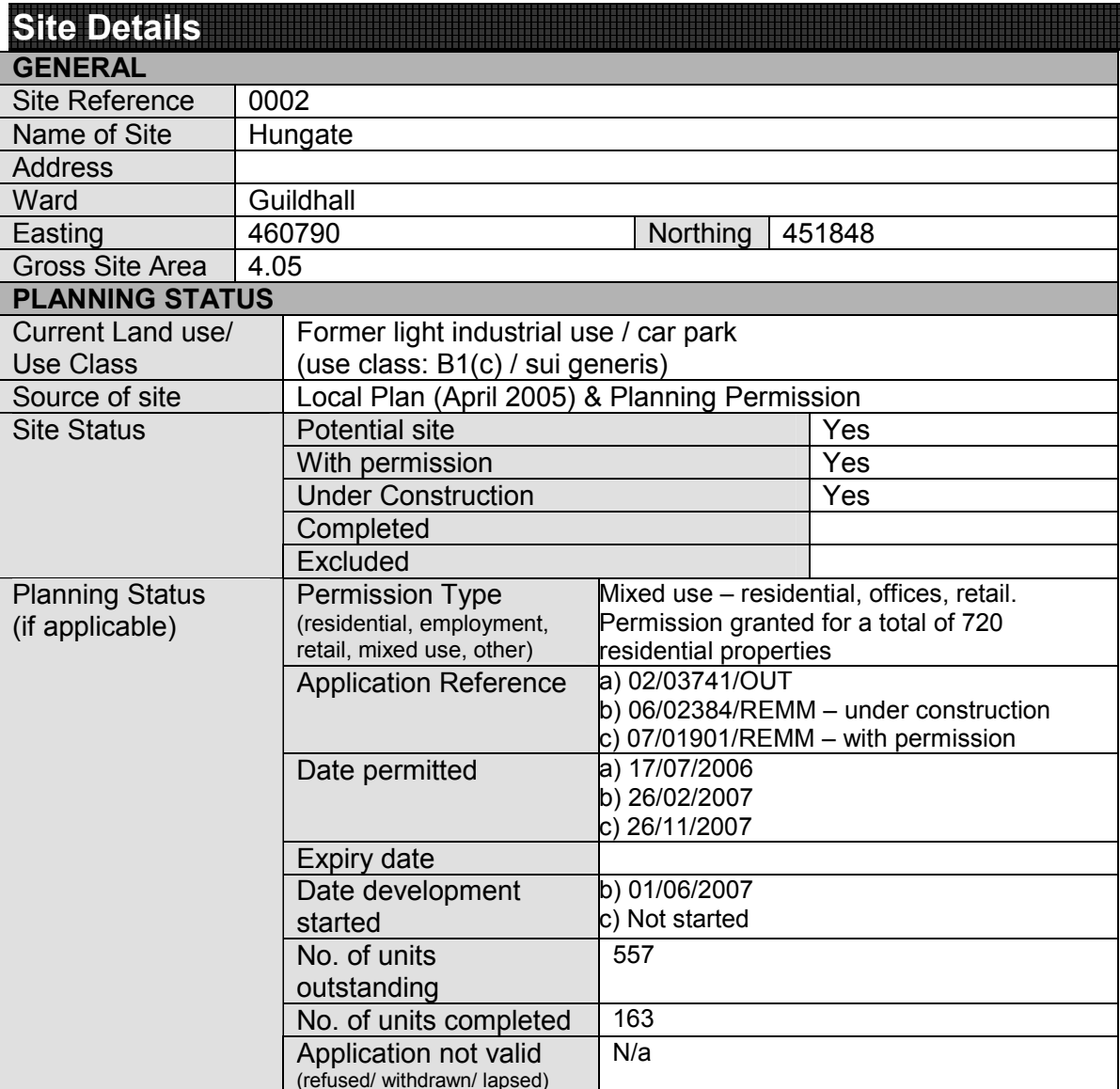
### GENERAL

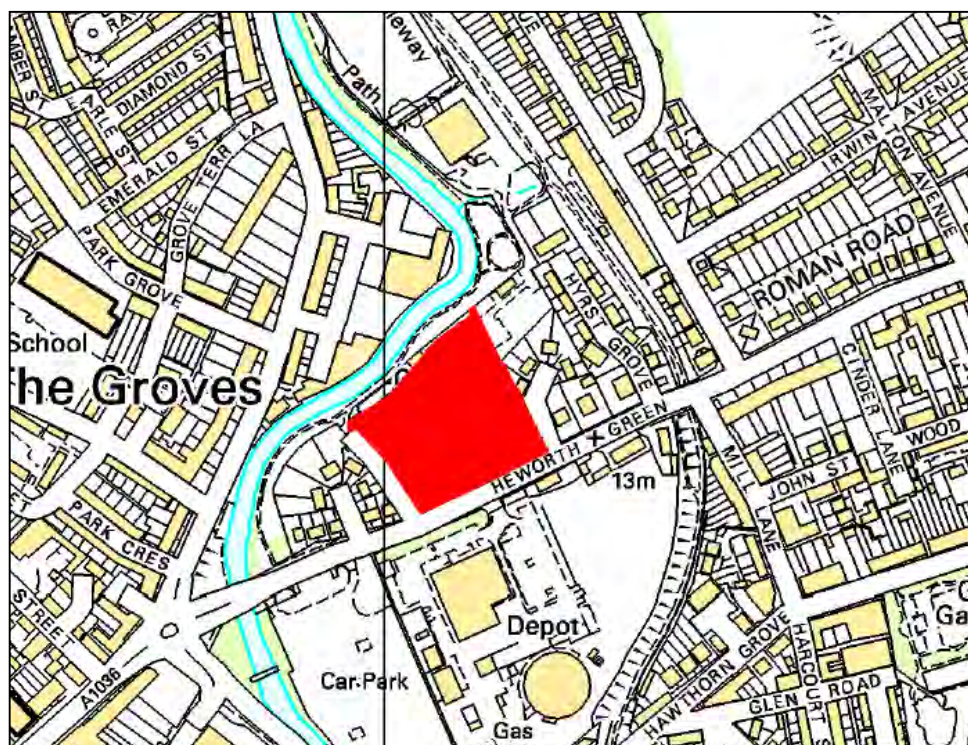
Site Reference	0014		
Name of Site	Minster Engineering		
Address			
Ward	Guildhall		
Easting	460986	Northing	452709
Gross Site Area	0.71ha		

### PLANNING STATUS

Current Land use/Use Class	Former Engineering works (use class: B2) – Under Construction	
Source of site	Local Plan Housing Designation and Site with Planning Consent	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	Yes
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	03/03698/FUL
	Date permitted	13.02.2006
	Date Expired	13.02.2011
	Date development started	Spring 2008
	Number of units outstanding	57
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	N/A







## Site Details

### GENERAL

Site Reference	0016		
Name of Site	The Croft Campus		
Address			
Ward	Heworth		
Easting	461047	Northing	452653
Gross Site Area	1.18		

### PLANNING STATUS

Current use/Use Class	(use class: B1(c))	
Source of site	Draft Local Plan Housing Designation and Site with Planning Consent	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	Yes
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (144 units)
	Application Reference	04/01208/FUL
	Date permitted	22.07.2005
	Date Expired	22.07.2010
	Date development started	03.04.2006
	Number of units outstanding	55
	Number of units completed	89
	Application not valid (refused/ withdrawn/ lapsed)	N/A





## Site Details

### GENERAL

Site Reference	0015		
Name of Site	Birch Park		
Address			
Ward	Huntington and New Earswick		
Easting	461424	Northing	453966
Gross Site Area	2.57ha		

### PLANNING STATUS

Current Land use/Use Class	Vacant site (use class: B1(c))	
Source of site	Local Plan Housing Designation and Site with Planning Consent	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	Yes
	Completed	No
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	02/03936/FUL
	Date permitted	12.04.2005
	Expiry Date	12.04.2010
	Date development started	07.04.2007
	Number of units outstanding	193
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	



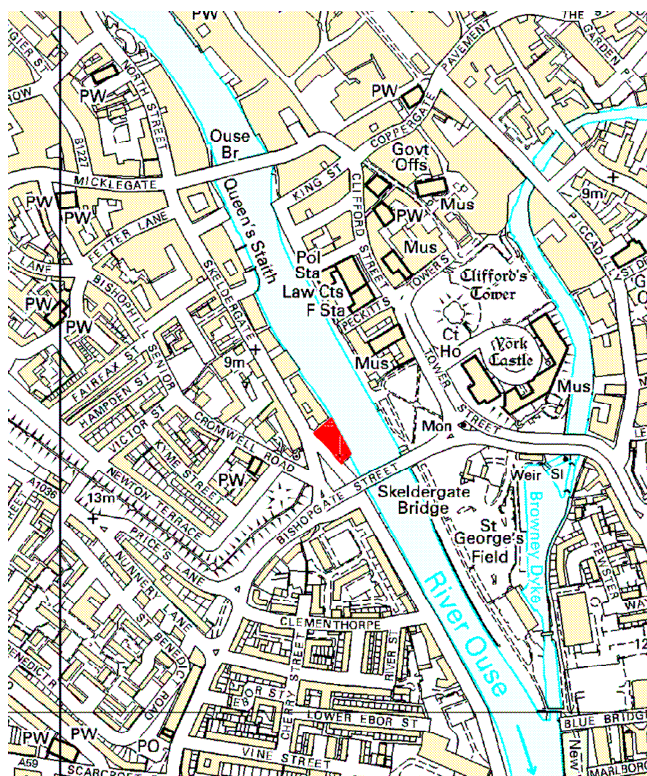
## Site Details

### GENERAL

Site Reference	H1.21		
Name of Site	Kennings Garage		
Address			
Ward	Micklegate		
Easting	459,808.91	Northing	451,481.40
Gross Site Area	0.22 Ha		

### PLANNING STATUS

Current Land use	Vehicle Hire Centre (Minster Self Drive Limited)	
Source of site	Draft Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	Part
	Under Construction	No
	Completed	Part (Original allocation 30 dwellings)
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (11 townhouses)
	Application Reference	00/02192/FUL
	Date permitted	09/04/2001
	Expiry Date	N/A
	Date development started	2007
	Number of units outstanding	19
	Number of units completed	11
	Application not valid (refused/ withdrawn/ lapsed)	N/A

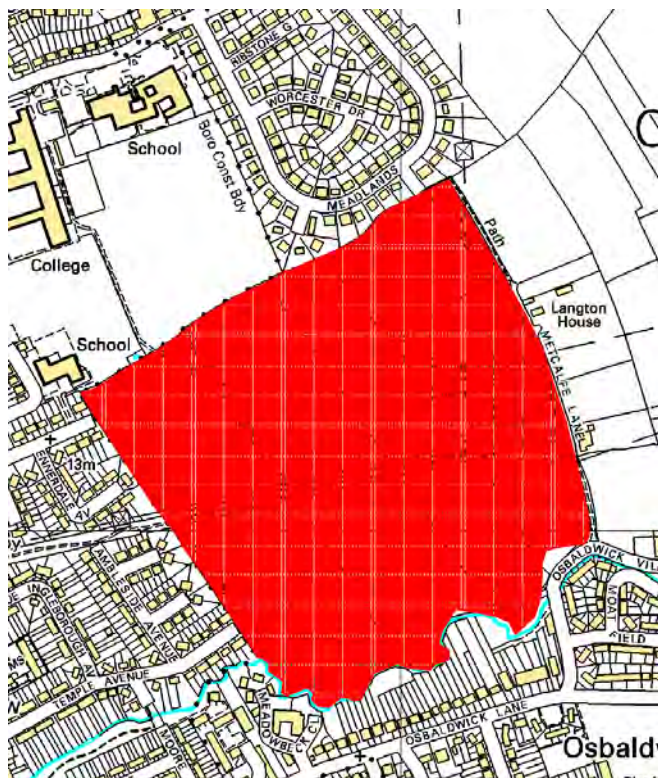


## Site Details

GENERAL			
Site Reference	0007		
Name of Site	Bonding Warehouse		
Address			
Ward	Micklegate		
Easting	460322	Northing	451322
Gross Site Area	0.09ha		

PLANNING STATUS		
Current Land use	Vacant Building	
Source of site	Housing Allocation	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	Yes
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Mixed Use (B1 Office & residential)
	Application Reference	09/00031/FULM
	Date permitted	25/03/09
	Expiry Date	25/03/12
	Date development started	N/a
	Number of units outstanding	2
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	N/A



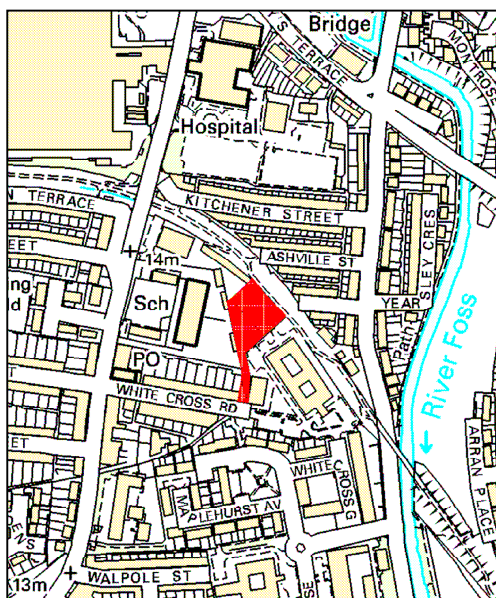


## Site Details

GENERAL			
Site Reference	0001		
Name of Site	Land at Metcalfe Lane		
Address	South of Meadlands, East of Temple Avenue		
Ward	Osbalwick		
Easting	462924	Northing	452101
Gross Site Area	21.66 ha		

PLANNING STATUS		
Current Land use	Pasture Land	
Source of site	Housing Allocation and Site with Planning Consent	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	03/02709/OUT
	Date permitted	09/05/2007
	Expiry Date	09/05/2010
	Number of units outstanding	540
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	Granted

## **Allocated Sites Without Permission**



## Site Details

GENERAL			
Site Reference	0017, 1525		
Name of Site	156 a-c Haxby Road		
Address			
Ward	Clifton		
Easting	460745	Northing	453281
Gross Site Area	0.25		

PLANNING STATUS		
Current Land use	Derelict factory buildings (use class B2)	
Source of site	Draft Local Plan Housing allocation	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (17 dwellings – 100% affordable)
	Application Reference	10/00580/FULM
	Date permitted	Refused
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Site located within York urban area and fits with spatial principle of firstly bringing forward development within main urban area and prioritising PDL</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m (Haxby Rd Primary)</li> <li>Access to GP Surgery (Heworth Green Surgery) within 800m</li> <li>Good access to convenience stores within 400m (Haxby Rd parade inc LONDIS general store, Lloyds TSB &amp; launderette).</li> <li>Good access to frequent bus routes (15 min intervals or less) within 400m (No's 1 and 6)</li> <li>Good access to non frequent bus routes within 400m (No's 5, 55, 12 &amp; 13)</li> <li>Good access to existing cycle route within 100m.</li> <li>A comprehensive transport assessment is required.</li> <li>There are potential access issues and a reduced level of off street parking. A recent planning application was refused on the grounds of restricted width of the access road and lack of pedestrian facilities within the site.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>There are no identified potential contamination issues on site.</li> <li>This site is not within 50m of the AQMA</li> <li>There are no potential noise issues on site</li> <li>Detailed Drainage assessment would be required</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to local parks, natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>Site is deficient in access to city parks &amp; young persons openspace.</li> <li>Clifton ward has a deficit in provision of natural and semi-natural open space (-27.36ha), amenity green space (-10.78ha), a significant shortfall of children's facilities (-2.17ha), facilities for young people (-2.70ha), outdoor sports facilities (0.96ha) and allotments (-2.71ha).</li> <li>Site adjacent to listed building (Haxby Rd School, Grade II) - A recent application was refused partly due to visual Impact.</li> <li>This site is not located within proximity to a conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</li> </ul>	Amber
<p><b>Comments:</b> The site is brownfield and located within the York urban area. It has access to a primary school and neighbourhood parade that includes a grocery store within 400m and also is within 400m of a frequent bus route. The site also has good access to a range of openspace within distances specified by the PPG17 assessment. The site is an existing housing allocation in the City of York Development Control Local Plan. The site is located within the low risk flood zone 1. The site is adjacent to Haxby Road School, which is a grade 2 listed building; this would not preclude residential development but would require sensitive &amp; complementary design. A planning application for 8 houses and 9 flats was refused in 2010 due to massing and scale of development and lack of amenity space provided on site. The local plan allocation was originally for 10 dwellings – a density closer to this value may be more realistic due to the particular constraints of the site.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>Planning application Refused for 17 dwellings (8 semi-detached and 9 apartments) 100% affordable – Yorkshire Housing</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site has been identified to come forward by the owners in the short term.</li> </ul>											
<b>Comments:</b> This site is for sale and currently being marketed. The agents acting on behalf of the landowner state that the site is available immediately. As the site is in private single ownership there will be limited issues with agreeing the future of the site.												
<b>Recommendation:</b> This site is <b>available</b> in the short term.												
When is this site likely to come forward?	0 to 5 years (2010-2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	This site is within the Draft Greenbelt	Unknown						
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.25	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	0.25

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban/LSC	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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		15		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	7	8	15
	Semi / Town	4	5	9
	Detached	1	1	2
No of Flats		2	2	4

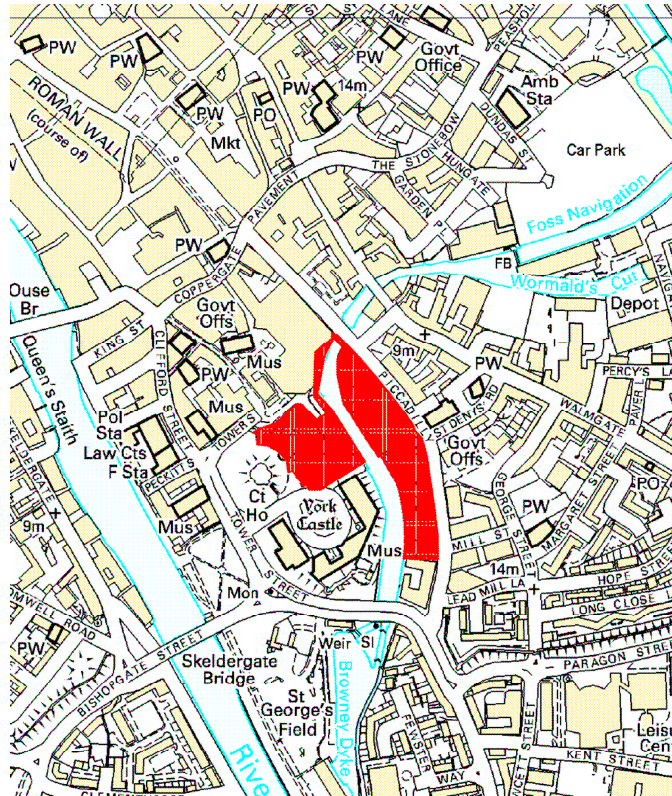
Estimated Scheme Value (private & affordable scheme value)	£1,951,700
Estimated build cost	£648,926
Estimated site works cost	£124,000
Estimated 'other costs' (land value, professional fees, contingency, interest on loans & developer profit)	£1,047,339
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £131,434
Abnormal development considerations	No major considerations identified. However a lower density scheme may be more likely to come forward on the site which would have an affect on the viability.

Comments: When all the major costs involved are taken into consideration, this site is deemed viable and makes a profit over and above that included in the calculation which includes an allowance for developer profit. This is based on providing 50% affordable housing. There are no abnormal development constraints identified which would need mitigation at this stage.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

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

PLANNING STATUS		
Current Land use	Car Park, offices, vacant buildings (Use class: B1(a))	
Source of site	Draft Local Plan mixed Allocation Retail and Housing.	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)(the river runs through the site but this would <u>not be developed and has been removed from the overall site boundary measurements</u>)</li> <li><u>No nature conservation areas within proximity of the site</u></li> <li><u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li><u>Within the urban area of York</u></li> <li><u>Major development opportunity in Core Strategy Preferred Options (June 2008). Strategic City Centre site.</u></li> <li><u>This is a brownfield site</u></li> <li>Majority of the site to the east of the river considered to be at high risk from flooding(3a(ii) – 1 in 100 year flood event with 50 year flood defences) A small part of the western part is in zone 3a(iii). Will require SFRA assessment and mitigation.</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to primary schools within 800m (Fishergate Primary)</li> <li>Access to health care facilities within 800m (York Medical Practice, Peasholme Green)</li> <li><u>Good access to convenience stores within 400m (M&amp;S food and city centre facilities)</u></li> <li><u>Good access to frequent bus routes (15 min intervals or less) inc park &amp; ride in 400m.</u></li> <li><u>Good access to non frequent bus routes with 400m</u></li> <li><u>Good access to an existing cycle route within 100m</u></li> <li>A full transport assessment will be expected as part of any planning application for this area. It must be demonstrated that the local highway network can accommodate any traffic generated.</li> </ul>	Green
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>There may be some contamination on site due to past industrial uses.</li> <li>Site is within an AQMA. An assessment would be required.</li> <li>PPG24 noise assessment needed due to traffic on nearby main road.</li> <li><u>No foreseeable drainage issues.</u></li> <li><u>No overhead power lines</u></li> <li>The Council carried out a detailed tree survey within the site in 2004. Every effort should be made to retain the best trees in terms of their quality, amenity value and viability, namely category A &amp; B trees.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li><u>This site is not located within the Draft Greenbelt.</u></li> <li><u>This site is not classed as openspace</u></li> <li><u>The site has access to City parks, local parks, amenity green space, children's open space, natural/semi-natural green space and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>Guildhall ward is deficient in the provision of natural and semi natural open space (-4.91ha), amenity green space (-5.04ha), provision for children (-1.43ha), facilities for young people (-1.50ha), outdoor sports facilities (-7.03ha) and allotments</li> <li>The provision of substantial quality civic and open space is essential for the area, particularly on the west bank of the Foss</li> <li>The entire site falls within a Conservation Area and is within a designated Area of Archaeological Importance. The Castle Precinct is a Scheduled Ancient Monument and there are several Grade I listed buildings. The Council has produced a Castle Piccadilly Conservation Area appraisal to accompany the Planning Brief. Proposals should be of the highest quality in terms of urban design and sensitive to nearby historic structures.</li> <li><u>This site is not within proximity of historic parks and gardens.</u></li> <li><u>Castle Piccadilly is a strategic site in the city centre adjacent to the historic Clifford's Tower. Its redevelopment provides the opportunity to enhance the retail offer provided by the city centre, create a high quality mixed use development including public open space and provide an important setting for the adjacent historic buildings.</u></li> </ul>	Amber

**Comments:** The Council's vision for the development of Castle Piccadilly is to promote sustainable regeneration and enhancement through high quality mixed-use development to address the retail needs of the city. High quality civic and open space will enhance the vitality and viability of the city centre whilst ensuring the settings and views of the internationally important listed buildings within and adjoining the site are protected and enhanced. Proposals for the site must demonstrate how the objective of preserving and enhancing the character and appearance of the internationally important historic area will be achieved. The site is well located for services and public transport. The entire site falls within the Central Historic Core Conservation Area and is within a designated Area of Archaeological Importance. The Castle Precinct including Clifford's Tower is a Scheduled Ancient Monument and Clifford's Tower, the Debtor's prison, the Crown Court and the Female Prison are all Grade I listed. The site has a high probability of flooding as defined in Planning Policy Statement 25: Development and Flood Risk. A Flood Risk Assessment would be required and any proposal for 10 or more dwellings or non-residential development over 1,000 sq m would need a sequential test and exceptions test as detailed in the Strategic Flood Risk Assessment.

**Recommendation:** This site is **suitable** for mixed-use development including an element of housing.



Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> <li>This site has developer control</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site has a planning brief detailing mixed use development on site.</li> <li>This site still has current uses on site.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site would be available in the medium term.</li> </ul>											
<b>Comments:</b> The Council is seeking a comprehensive mixed-use development of the site, which should include retail as a key element of the proposal. The Council identified in the Planning Brief a mix of uses that will be acceptable including residential.												
<b>Recommendation:</b> This site is available in the short to medium term.												
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	1.87	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	1.68

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

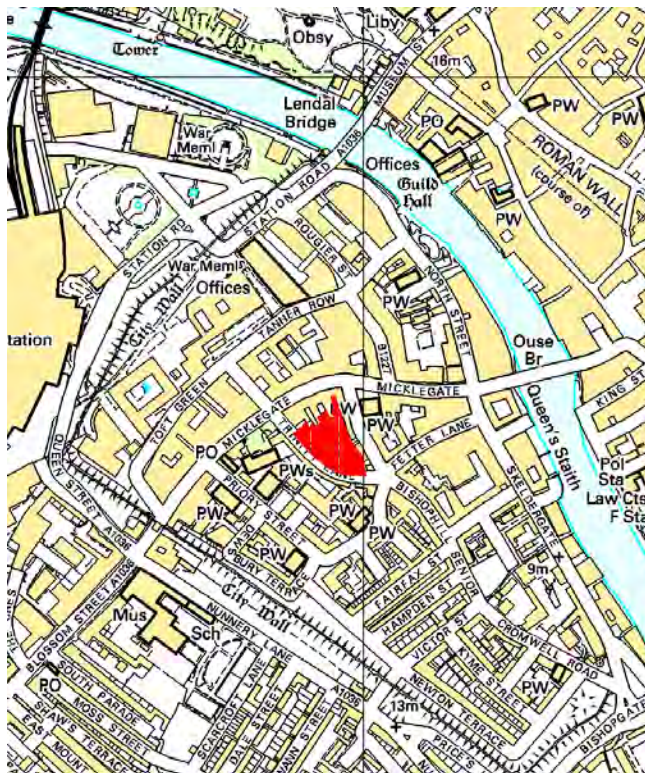
Estimated total number of dwellings	20 dwellings has been used as an indicative figure for the purposes of the SHLAA in line with the Development Brief and the Development Control Local Plan.			
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total	
No of houses	Total		20	
	Semi/ Town			
	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	Contamination, noise and air quality issues will need further investigation. The site includes historical attributes making planning, design and construction costs higher than average.

Comments: It is hoped this site will be progressed as a mixed-use scheme including retail, offices and a small element of residential. The site has a planning brief and hopes to be brought forward within the short to medium term. Given the location of the site and the mixed-use scheme, the site is anticipated to be viable.

### Viability Assessment

<div>Viable</div> <input checked="" type="checkbox"/>	<div>Marginal</div> <input type="checkbox"/>	<div>Negative</div> <input type="checkbox"/>
-------------------------------------------------------	----------------------------------------------	----------------------------------------------



## Site Details

GENERAL			
Site Reference	0004		
Name of Site	Area North of Trinity Lane		
Address			
Ward	Micklegate		
Easting	459958	Northing	451574
Gross Site Area	0.34		
PLANNING STATUS			
Current Land use	Storage/Mixed Use (use class: B8/ A1/ Sui Generis)		
Source of site	Draft Local Plan Housing Allocation		
Site Status	Potential site	Yes	
	With permission	No	
	Under Construction	N/A	
	Completed	N/A	
	Excluded	N/A	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential	
	Application Reference	04/03328/FUL	
	Date permitted	05/12/2005	
	Expiry date	N/A	
	Date development started	N/A	
	Number of units outstanding	0	
	Number of units completed	0	
	Application not valid (refused/ withdrawn/ lapsed)	Refused	

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York (city centre site)</li> <li>This is a Brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Insufficient access to primary schools within 400m</li> <li>Access to health care facilities within 400-800m</li> <li>Good access to convenience stores within 400m</li> <li>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</li> <li>Good access to non frequent bus routes with 400m</li> <li>This site has access to the railway station</li> <li>Good access to an existing cycle route within 100m</li> <li>Highways transport assessment would be required.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>No identified contamination constraints on site</li> <li>Within proximity of the air quality management zone and area of technical breach (Blossom Street). An air quality assessment may be needed.</li> <li>PPG24 Noise Assessment would be required. There is Historic evidence of noise complaints and resulting legal action</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, allotments, local parks, amenity greenspace, children's openspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to young persons openspace.</li> <li>Micklegate ward is deficient in the provision of natural and semi natural open space (-17.42ha), provision for children (-2.64ha) and facilities for young people (-1.47ha)</li> <li>This site is within the City Centre conservation area and Area of Archaeological Importance. It is also opposite and adjacent to grade 2 and 2* listed buildings.</li> <li>This site is not within proximity of scheduled ancient monuments, historic parks and gardens.</li> </ul>	Amber
<p><b>Comments:</b> This site is Brownfield and located within the city centre. It is currently in use for a variety of purposes but is a current housing allocation in the City of York Draft Local Plan. In 2001 permission was granted for change of use to create 5 flat units on one area of the site. A more recent application for 24 units was refused in 2005. The site does not have access to a primary school within 400m but does have good access to health facilities and a grocery store within 800m, access to sustainable travel is excellent including frequent and none frequent buses, trains and cycle routes. The site is not an open space but does have access to most types of open space as outlined in the PMP study. There are no obvious pollution or contamination issues but further investigation could be required as the site is close to the Air Quality Management Area and close to an area of technical breach (Blossom Street). The site is however within the City Centre Conservation Area and AAI as well as being adjacent to a number of listed buildings. Sensitive design would be necessary but would not preclude development.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private multiple ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>The site has a refused permission for 24 dwellings due to the impact on the conservation area and listed buildings.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>Developers have shown interest in the site and it may therefore come forward in the short- medium term.</li> </ul>											
<b>Comments:</b> Developers have shown interest in this site however a more sympathetic scheme would be needed to that which was proposed. There may be some issues due to the multiple ownership of the site, which may delay the site slightly in coming forward.												
<b>Recommendation:</b> This site may be available in the short to medium term subject to a consensus to develop between the owners.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.34	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%	0.34

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input checked="" type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	31			
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total	
No of houses	Total	15	16	31
	Semi / Town	10	11	21
	Detached	0	0	0
No of Flats	5	5	10	

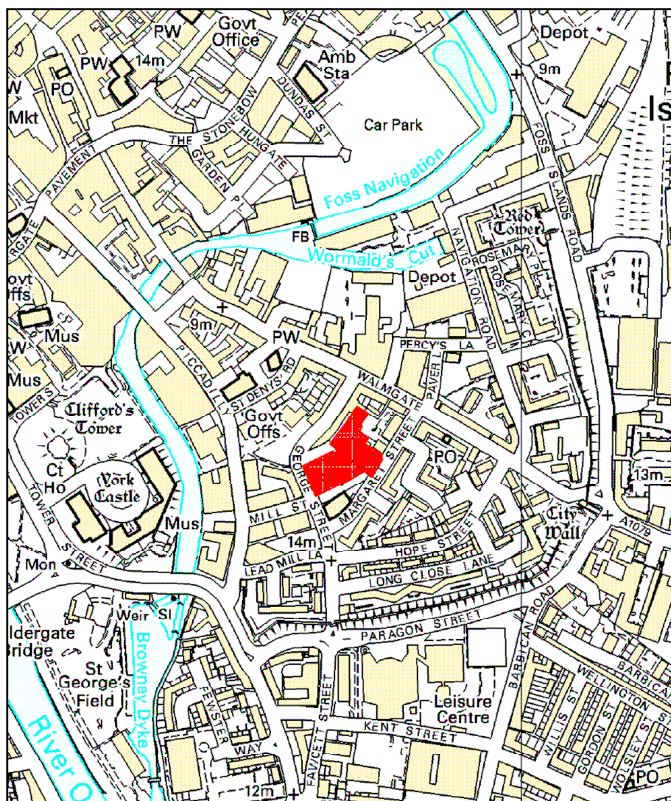
Estimated Scheme Value (private & affordable scheme value)	£4068500
Estimated build cost	£1240574
Estimated site works cost	£244000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2280053
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £444347
Abnormal development considerations	The context of the site is historical and therefore may require above average design and construction costs

Comments: This site has limited abnormal constraints and makes an indicative profit over and above the 17.5% included within the calculation, which would be able to pay for any additional costs.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

Site Reference	0005		
Name of Site	Peel Street / Margaret Street		
Address			
Ward	Guildhall		
Easting	460793	Northing	451471
Gross Site Area	0.41 ha		

### PLANNING STATUS

Current Land use	Car Park (use class: Sui Generis)	
Source of site	Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• Greenfield site</li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to primary schools within 400m with capacity</u></li> <li>• <u>Access to GP Surgery within 800m</u></li> <li>• <u>Good access to convenience stores within 400m</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m.</u></li> <li>• <u>Good access to non frequent bus routes with 400m</u></li> <li>• <u>Good access to an existing cycle route within 100m</u></li> <li>• Highways transport statement would be required.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Records show past industrial activity on site. Will require desktop study and site investigations.</li> <li>• The site is located within the AQMA.</li> <li>• <u>No noise issues identified</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to City parks, local parks, children's openspace, amenity greenspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to young persons openspace and allotments.</li> <li>• Guildhall ward is deficient in the provision of natural and semi natural open space (-4.91ha), amenity green space (-5.04ha), provision for children (-1.43ha), facilities for young people (-1.50ha), outdoor sports facilities (-7.03ha) and allotments</li> <li>• The site is adjacent to listed buildings on George Street and St George's Church. It is also within the City Centre Area of Archaeological Importance and has possible major archaeological potential. It is also located within central historic core conservation area.</li> <li>• <u>This site is not within proximity of scheduled ancient monuments or historic parks and gardens.</u></li> </ul>	Amber
<p><b>Comments:</b> This site is Brownfield and located within the city centre. It is currently used as a car park but is a current housing allocation in the City of York Draft Local Plan. It has good access to facilities and public transport. The site is located within the Air Quality Management Area and is assessed to have medium levels of contamination due to past industrial activity on site. A desktop study and site assessment will be required. The site is within the city centre conservation area and area of archaeological importance as well as adjacent to listed buildings. Any new development would have to be sensitive to the surrounding historic attributes but would not preclude development.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		



## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission for residential use</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>There are no current plans to release car parks for alternative uses within the authority at this time.</li> </ul>											
<b>Comments:</b> This site is in local authority ownership but currently there are no plans to release car parks for alternative uses and therefore the site may only come forward in the long term.												
<b>Recommendation:</b> This site may be available in the long-term subject to a policy change releasing the car park for other development.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010–2015)  <input type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input checked="" type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.41	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	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 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/ LSC	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		34		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	17	17	34
	Semi /Towns	11	11	22
	Detached	1	1	2
No of Flats		5	5	10

Estimated Scheme Value (private & affordable scheme value)	£5,828,600
Estimated build cost	£1,410,688
Estimated site works cost	£274,000.00
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2,912,650
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £1,231,281
Abnormal development considerations	This site would require further contamination investigation due to previous industrial uses. It may also require archaeological excavation due to the historic context in which the site is set.

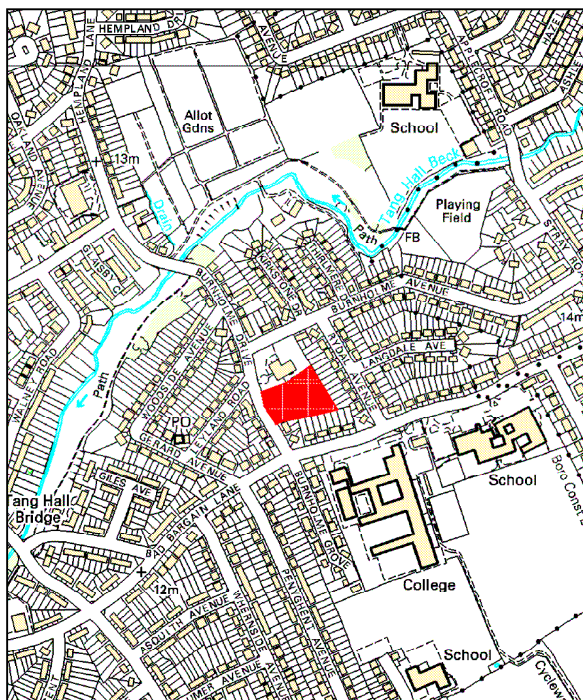
**Comments:** This site makes a profit over and above that of the 17.5% included within the calculation. The abnormal costs outlined such as the archaeological excavation should be able to cover this and therefore maintains the site viability should it come forward.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



# Strategic Housing Land Availability Assessment Site Based Proforma for Suitability



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Maintained grassland adjacent to WMC (Use class: D2)	
Source of site	Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 2)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Access to ST Aelred's RC Primary within 400m and Hempland Primary within 400-800m</u></li> <li>• <u>Access to GP Surgery within 800m</u></li> <li>• <u>Access to small convenience store (Bad Bargain Lane &amp; Gerard Avenue) within 400m</u></li> <li>• No access to frequent bus routes (15 minute intervals or less) including a park and ride within 800m.</li> <li>• <u>Access to non-frequent bus route within 400m (Number 11)</u></li> <li>• No access to an existing cycle route within 100m</li> <li>• <u>No highway issues identified</u></li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>No contamination issues identified</u></li> <li>• <u>No air quality issues identified</u></li> <li>• <u>No noise issues identified</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>Protected trees within site boundary</u></li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to City parks, children's openspace, allotments, natural/semi-natural green space and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to local parks, amenity green space and young persons open space.</li> <li>• <u>Heworth ward is deficient in the provision of city/local parks (-2.26ha), natural and semi natural open space (-20.48ha), provision for children (-1.03ha), facilities for young people (-2.64ha) and outdoor sports facilities (-13.14ha)</u></li> <li>• <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAIs, historic parks and gardens or conservation areas.</u></li> </ul>	Amber
<p><b>Comments:</b> This is a brownfield site within the urban area with access to a local primary school and grocery store within 400m. A large part of the site lies within flood zone 2 (1/1000 year risk of flooding) and some mitigation may be required. There is no access to a frequent bus service within 800m or existing cycle route within 100m but there is access to a non frequent bus route with 400m. There are no issues highlighted with regards to highways or geo-environmental constraints. There are protected trees within the site. Opportunities for additional open space within Heworth ward should be maximised in line with the deficiencies highlighted in the PMP Open Space Study.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>The building adjacent is currently the Burnholme WMC</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The site is being marketed for potential residential development by the owner</li> </ul>											
<b>Comments:</b> The site has single ownership and the owner has indicated that the site is being actively marketed for residential development. There is the potential that this site could come forward in the short term subject to planning permission.												
<b>Recommendation:</b> The site has the potential to come forward in the short to medium term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input type="checkbox"/>	11 to 15 years (2018 – 2022) <input type="checkbox"/>	Over 15 years (2023 or later) <input type="checkbox"/>	With Draft Greenbelt Boundary <input type="checkbox"/>	Unknown <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.43
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	0.39

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

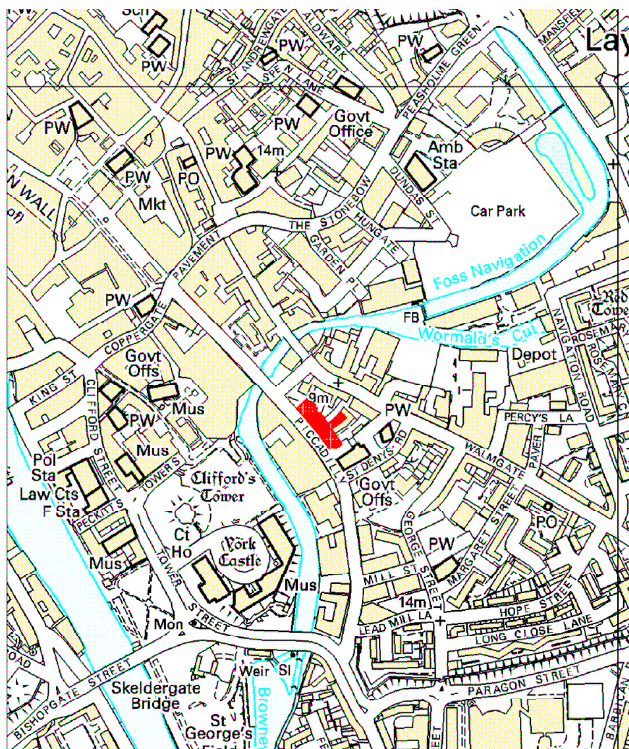
Estimated total number of dwellings		23		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	11	12	23
	Semi- / Town	8	9	17
	Detached	0	0	0
No of Flats		3	3	6

Estimated Scheme Value (private & affordable scheme value)	£2,560,800
Estimated build cost	£957,234
Estimated site works cost	£186,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,418,735
Viability calculation (Scheme Value – (build costs + site works + other costs))	= - £1,169
Abnormal development considerations	No abnormal costs identified

Comments: Given the limited abnormal constraints identified, the site would be viable if housing mix /type or land values could be negotiated

### Viability Assessment

Viable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Negative <input type="checkbox"/>
------------------------------------	-------------------------------------------------	--------------------------------------



## Site Details

### GENERAL

Site Reference	0013		
Name of Site	Reynard's Garage		
Address			
Ward	Guildhall		
Easting	460634	Northing	451585
Gross Site Area	0.13ha		

### PLANNING STATUS

Current Land use	Former engineering works (Use class: B2)	
Source of site	Draft Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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



## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 2)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to primary school (Fishergate Primary) within 800m</li> <li>Access to GP Surgery (York Medical Practice, Peaseholme Green) within 800m</li> <li>Access to convenience stores within 400m including M&amp;S Food and other City Centre facilities</li> <li>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m</li> <li>Good access to non frequent bus routes with 400m</li> <li>Access to an existing cycle route within 100m</li> <li>Highway issues are being dealt with as part of Castle Piccadilly Site.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Potential contamination issues have been identified due to previous industrial uses. Further assessment will be required. Asbestos potentially on site.</li> <li>This site is adjacent to the AQMA. Air quality impact assessment required.</li> <li>Potential noise issues from passing traffic (PPG24 assessment).</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, local parks, amenity greenspace children's openspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to allotments and young persons openspace. Guildhall ward is deficient in the provision of natural and semi natural open space (-4.91ha), amenity green space (-5.04ha), provision for children (-1.43ha), facilities for young people (-1.50ha), outdoor sports facilities (-7.03ha) and allotments</li> <li>This site is within the city centre conservation area and AAI. It is also within 50m of several Grade II listed buildings on Walmgate and has a scheduled ancient monument in close proximity.</li> <li>This site is not within proximity of historic parks and gardens.</li> </ul>	Amber
<p><b>Comments:</b> The site is Brownfield and located close to the city centre and its facilities. The site is not included in the air quality management area (AQMA) but the carriageway is. If development proposals are likely to increase annual average daily traffic flows on roads within the AQMA by more than 5%, a full air quality impact assessment will be required. If residential is proposed for this location the Environmental Protection Unit (EPU) would recommend setting buildings back from the Piccadilly carriageway as far as possible. The site has good access to healthcare and convenience stores within 400m but there is no primary school within 400m. The site also has good access to public transport within 400m and a range of openspace. The site is set within the city centre conservation area and AAI boundaries as well as within proximity of listed buildings and scheduled ancient monuments. The historical constraints should preclude development, however, sensitive design would need to be pursued for development to take place on this site. This site is also contained within the Castle Piccadilly Development Brief.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential use. The constraints identified can be mitigated through design</p>		



## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.13	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	0.13

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town /semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town /semi 50% detached	<input type="checkbox"/>

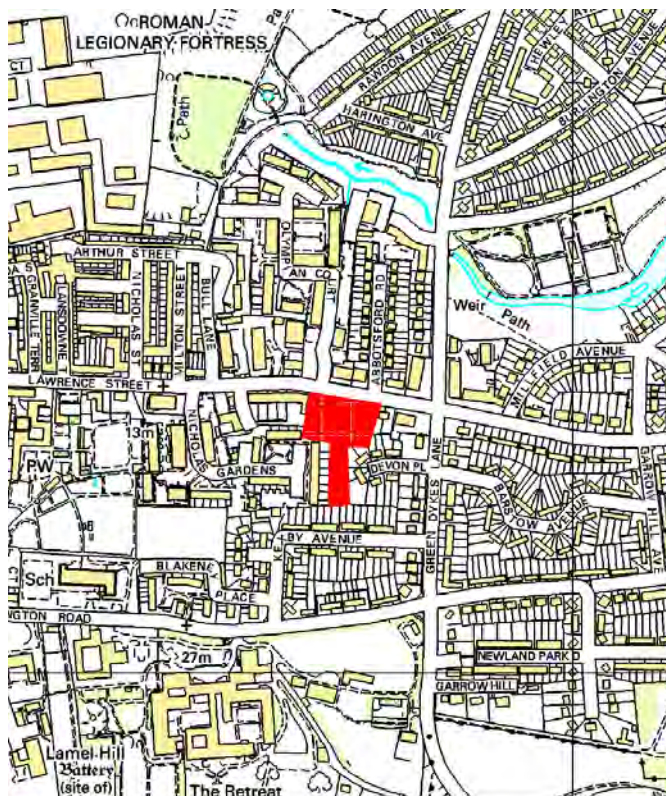
Estimated total number of dwellings		12		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	12	0	12
	Semi / Town	8	0	8
	Detached	0	0	0
No of Flats		4	0	4

Estimated Scheme Value (private & affordable scheme value)	£2,922,800
Estimated build cost	£478,832
Estimated site works cost	£94,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£572,832
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £983,220
Abnormal development considerations	Potential contamination issues have been identified on site due to previous use. The site also has some historical considerations which may lead to higher than average design and construction costs.

**Comments:** This site has potential identified issues with contamination and higher than average design and construction costs. However, the indicative viability assessment estimates there to be excess profit over and above the 17.5% included within the calculation, which could take account of extra costs. This site is therefore viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Former Northern Dairies Site (Use class: Sui Generis)	
Source of site	Local Plan Housing Allocation	
Site Status	Potential site	Yes
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	10/00583/OUTM Application refused for 332 student spaces in 7 blocks and separate flat
	Date permitted	Refused (25/06/10)
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	Refused

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 2)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m (St Laurences Primary School)</li> <li>Good access to GP Surgery within 400m (Park View Surgery)</li> <li>Good access to convenience stores within 400m (Freshways, newsagents, Co-operative, access to Hull Road Neighbourhood Parade)</li> <li>Good access to frequent bus routes (Number 4) (15 min intervals or less) including a park and ride within 400m (drop off only).</li> <li>Good access to non frequent bus routes with 400m</li> <li>No access to an existing cycle route within 100m</li> <li>Transport assessment would be required.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>Contamination issues have been identified on site due to past industrial uses. Some Studies may have been completed as a result of recent planning app.</li> <li>Adjacent to AQMA and Walmgate / A1079 technical air quality breach area. Air quality assessment will potentially be required.</li> <li>Potential noise issues from road fronting site. <u>Likely that scheme design could mitigate this.</u></li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, local parks, amenity green space, children's open space, allotments, natural/semi-natural green space and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to young persons open space.</li> <li>Fishergate ward is deficient in the provision of city/local parks (-1.52ha), amenity green space (-2.41ha), facilities for young people (-1.78ha) and outdoor sports facilities (-7.46ha) against recommended local standards.</li> <li>This site is within the city centre Area of Archaeological Importance.</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, historic parks and gardens or conservation areas.</li> </ul>	Amber
<p><b>Comments:</b> This is a brownfield site located in urban area with access to primary school (with capacity), grocery store and health facility with 400m. Access to frequent bus route also within 400m from site. The site is located in flood risk zone 1 (low risk). Site is adjacent to AQMA and an air quality breach area so is likely to require buildings being set back from carriage way. Medium levels of contamination due to former use of site and located close to a former landfill site. The site is also located within the city centre Area of Archaeological Importance but this should not preclude development. Sensitive design and potential archaeological excavation would be required. Opportunities to provide additional open space through the development of this site should be maximised in line with the deficiencies in provision outlined in the PMP Open Space Study.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing</p>		

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"><li>This site is in private single ownership</li></ul>		Green			
Planning Status	<ul style="list-style-type: none"><li>Application refused (10/00583/OUTM) for 332 student spaces &amp; 1 flat (25/06/10)</li><li></li></ul>					
Timescales	<ul style="list-style-type: none"><li>Application refused for student accommodation</li></ul>					
<b>Comments:</b> This site has a refused application for student accommodation but the site is likely to come forward for development within the short term.						
<b>Recommendation:</b> The site is anticipated to come forward in the short term.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.57	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%	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 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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	43			
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total	
No of houses	Total	21	22	43
	Semi / Town	14	15	29
	Detached	1	0	1
No of Flats	6	7	13	

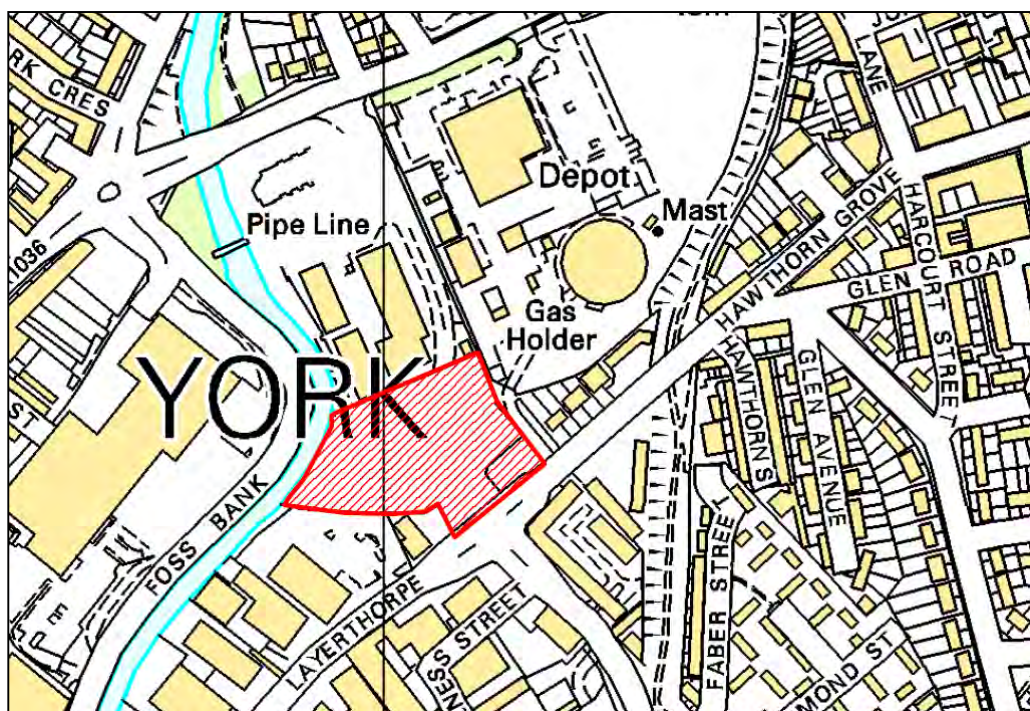
Estimated Scheme Value (private & affordable scheme value)	£4,549,800
Estimated build cost	£1,749,986
Estimated site works cost	£343,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2,942,000
Viability calculation (Scheme Value – (build costs + site works + other costs))	£514,813
Abnormal development considerations	

Comments: Applying general assumptions of site capacity and levels of affordable housing this scheme is still showing the ability to turn a profit and leave a margin for any unforeseen abnormal costs.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

Site Reference	0010, 04/01745/FULM		
Name of Site	Heworth Green South		
Address	Adjacent to the River Foss		
Ward	Heworth		
Easting	461001	Northing	452409
Gross Site Area	0.94		

### PLANNING STATUS

Current Land use/Use Class	Vacant site	
Source of site	Local Plan Housing Designation	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	04/01745/REM
	Date permitted	25.05.2006
	Expiry Date	25.05.2011
	Date development started	
	Number of units outstanding	157
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	Application withdrawn 01/10/09

## Site Details

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Considered to be at High risk from flooding (zone 3a ii)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to a primary schools within 400m</li> <li>Access to health care facilities with 400m</li> <li>Good access to convenience stores within 400m</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m, including park and ride</li> <li>Good access to non frequent bus routes within 400m</li> <li>Good access to existing cycle route within 100m.</li> <li>Transport Issues addressed through planning consent</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>There are serious land contamination issues connected with this site in relation to previous land uses. The problems are not insurmountable but there will be high remediation cost associated.</li> <li>This site is within an AQMA</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, local parks, natural/semi-natural green space, amenity green space children's play areas, allotments and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to young peoples facilities.</li> <li>Heworth ward is deficient in the provision of local parks (-2.26ha), natural and semi natural open space (-20.48ha), children's play space (-1.03ha), facilities for young people (-2.64ha) and outdoor sports facilities (-13.14ha) against recommended local standards.</li> <li>This site is adjacent to, but not within, the central historic core conservation area.</li> <li>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.</li> </ul>	Green
<p><b>Comments:</b> This is a brownfield site located within the urban area of York. The site has access to a health centre, convenience store and primary school within 400m. There is also good access to both frequent and non-frequent bus routes within 400m and an existing cycle route within 100m. The site is however, located within a zone of High flood risk adjacent to a conservation area and within an Air Quality Management zone. There are expected to be high remediation costs associated with the site as a result of previous industrial land use. Evaluation of the flood risk would be required through the SFRA and mitigation of any negative impact on air quality or contamination. Previous discussions relating to this site have included the possibility of including a mini football pitch within the site boundary.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development due to location and accessibility criteria as well as strategic constraints but will require mitigation with regards to flooding and contamination.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership with developer control</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>Planning permission (subject to the signing of a S106 Agreement) for residential development was granted on this site in 2006. The application was withdrawn on 01/10/09 due to viability issues</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site may be available to develop within the short to medium term.</li> </ul>											
<b>Comments:</b> Application for 158 flats withdrawn on 01/10/09 due to viability issues. The site may come forward for development in the short to medium term but there are viability issues regarding contamination remediation costs.												
<b>Recommendation:</b> This site is <b>available</b> for development within the medium term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input type="checkbox"/>	6 to 10 years (2016 – 2020)  <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.94
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 70%
	0.85

### 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		72		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	36	36	72
	Semi / Town	25	25	50
	Detached	0	0	0
No of Flats		11	11	22

Estimated Scheme Value (private & affordable scheme value)	£8,212,900
Estimated build cost	£2,894,540
Estimated site works cost	£571,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£4,480,771
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £266,588
Abnormal development considerations	Contamination and flood risk issues will need to be addressed and may affect the viability of this site for development.

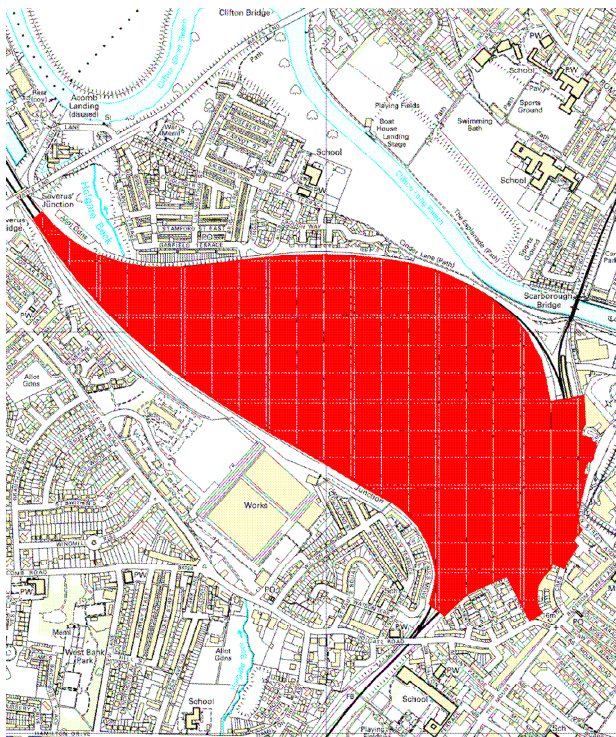
Comments: Due to potential flood risk and contamination considerations this site is deemed as having a marginal viability assessment.

### Viability Assessment

Viable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Negative <input type="checkbox"/>
------------------------------------	-------------------------------------------------	--------------------------------------

## **Potential Sites Identified in the SHLAA**





## Site Details

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

Suitability Assessment		
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>This site is not within Flood Zone 3b</li> <li>No known nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt character appraisal area.</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>This site is within the urban area</li> <li>This site is Brownfield</li> <li>The majority of the site is in flood zone 2 (1/1000 year risk). A small part of the site (between the station and the railway museum) is within flood zone 3a (iii).</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>There is good access to primary schools within 400m. Some parts of the site have access to St Paul's CE primary and others St Barnabas CE Primary</li> <li>Part of the site is within 400m of a GP Surgery (Holgate Surgery) and part is within 800m</li> <li>Part of the site is within 400m of a post office &amp; small-scale general store (Bright Street/Garfield Terrace).</li> <li>Due to the size of the site it is anticipated that extra facilities including convenience retail will be provided on site to serve the entire development of the area and support the potential rise in population.</li> <li>There is good access to non frequent bus routes within 400m of much of the site including No's 10, 20 &amp; 24</li> <li>There is good access to frequent (15mins or less) bus routes including park and ride within 400m of part of the site</li> <li>Access to an existing cycle route within 100m.</li> <li>There is good access to existing rail links from York Railway Station from part of the site.</li> <li>Highways are currently considering this site as part of the York North West Area Action Plan Preferred Options.</li> </ul>	Amber
Geo Environmental Consideration:	<ul style="list-style-type: none"> <li>Records show a nearby former landfill site and significant former industrial activities on site, both likely to result in land contamination. Will require desktop study and full site investigations.</li> <li>Potentially significant air quality impact on Air Quality Management Area (AQMA) and other areas of poor air quality in the city.</li> <li>Full noise and vibration assessments required due to proximity of railways, roads, industrial buildings etc. (PPG24 and BS4142).</li> <li>No Foreseeable drainage issues</li> <li>No overhead power lines</li> <li>No TPO's</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not within the draft greenbelt</li> <li>This site does not contain designated open space.</li> <li>The site currently has access to city parks, natural and semi natural open space, outdoor sports facilities, amenity green space, children's open space, young people's facilities and Allotments within PPG17 acceptable distances.</li> <li>The site is deficient in access to local parks. size of the site areas of open space would be incorporated into the development.</li> <li>Holgate ward has a large deficiency of natural and semi natural space (-25.50ha) against recommended local standards. It is also deficient in the provision of amenity green space (-0.57ha), facilities for young people (-1.60ha) and outdoor sports facilities (-10.74ha).</li> <li>This site is short listed in the employment land review but this would not preclude residential development as the site is expected to have a mixed use.</li> <li>The site is within proximity (50m) of the Central Historic Core Conservation Area, City Centre Area of Archaeological Importance, 5 Grade II listed buildings including the Railway Station, adjacent to the City Walls, which are a SAM</li> <li>The site has is not within proximity (50m) of Historic Parks and Gardens or Ancient Woodlands.</li> </ul>	Amber
<p><b>Comments:</b> This site is being progressed as a strategic site within the Core Strategy and as a Supplementary Planning Document (SPD) The site is a large Brownfield site located close to the city centre and most of the site has good access to surrounding local facilities and public transport infrastructure including York Railway Station. An SPD is being prepared to ensure the environmental impact and infrastructure requirements are assessed comprehensively and the opportunities from the development of the site are maximised.</p>		
<p><b>Recommendation:</b> The site is <b>suitable</b> for housing</p>		

## Availability

Criteria	Considerations											
Ownership	This site is in private multiple ownership											
Planning Status	This site has no outstanding planning permission											
Timescales	This is a large site and therefore the development would come forward over a number of years.											
<b>Comments:</b> The site has multiple owners and parts of the site have been submitted separately as part of the Call for Sites. A large part of the site is owned by Network Rail Ltd, the NRM and Yorkshire Forward. Part of the site (0602) has been submitted by Keyland Developments Ltd and part (0607) has been submitted by Cemex. This site is being taken forward as a strategic site within the CYC Local Development Framework and will form a SPD.												
<b>Recommendation:</b> This site is <b>available</b> over a broad timeframe due to the size and complexity of the site												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2015 – 2020)	11 to 15 years (2020 – 2025)	Over 15 years (2026 or later)	This site is within the Draft Greenbelt	Unknown						
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## Site Achievability

Estimated Housing Capacity		
Gross site area	30	
Net site area	Gross to net ratio: Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% Over 5 ha = 80%	21 - The net to gross ratio for this site has remained at 70% as per LDFWG 2009

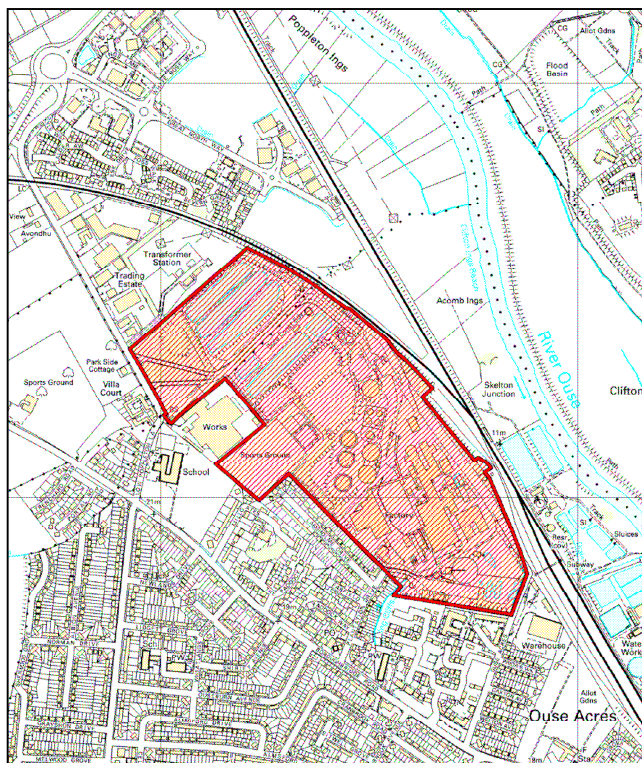
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / Semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		1780		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	890	890	1780
	Semi / Town	623	623	1246
	Detached	0	0	0
No of Flats		267	267	534

Estimated Scheme Value (private & affordable scheme value)	£202,537,700
Estimated build cost	£71,666004
Estimated site works cost	£14,151,000
Estimated 'other costs' (land value, professional fees, contingency, interest on loans & developer profit)	£110,621,946
Viability calculation (Scheme Value – (build costs + site works + other costs))	£6,098,749
Abnormal development considerations	A transport and infrastructure assessment has been undertaken for the site which has identified this as a costly exercise. The site also has identified contamination issues from its previous use which will need mitigation

Comments: This site is being brought forward as part of a SPD. As part of this, the site has been assessed for contamination, infrastructure and other works through a series of surveys and assessments. The costs involved in mitigating the site constraints have been found to be high. However, the landowners of the site have been actively marketing the land for mixed use, which indicates that the site is deemed viable.

Viability Assessment		
Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>



## Site Details

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

PLANNING STATUS		
Current Land use	Former sugar processing factory (use class B2/B8)	
Source of site	Call for Sites / Emerging SPD (British Sugar)	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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



## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within flood zone 3b</li> <li>No Nature Conservation sites known in the proximity of the site</li> <li>Not within a Greenbelt character appraisal area.</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>This site is within the urban area.</li> <li>The site Brownfield</li> <li>The site is considered of be of low risk of flooding (Zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>No access to primary school within 400m. Carr Infants &amp; Juniors within 800m</li> <li>Access to a GP Surgery (Lavender Grove) within 800m</li> <li>Access to small convenience store (Butchers &amp; Inner Space Station) within 400m</li> <li>Due to the size of the site it is anticipated that extra facilities will be provided on site</li> <li>Access to frequent bus routes (No. 1) within 800m but only by crossing busy roads</li> <li>Access to non frequent bus routes within 400m including Number 10 (half hourly service Mon to Fri daytime) &amp; numbers 24 &amp; 20 (hourly day time service)</li> <li>Access to an existing cycle route within 100m</li> <li>There is currently no access to rail links but there is a proposal for a light tram train halt in this area to service this development under consideration</li> <li>Highways are currently considering this site as part of the York North West Area Action Plan.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>Records show the site to be a former landfill site with past industrial activity as well, which is likely to give rise to land contamination. Extensive site investigations needed</li> <li>Potentially air quality implications for West of city. Air Quality assessment required.</li> <li>Parts of the site are located directly adjacent to existing railway line so noise and vibration will need to be considered (PPG24)</li> <li>Parts of site also next to industrial estate so will need BS4142 assessment.</li> <li>No Foreseeable drainage issues</li> <li>No overhead power lines</li> <li>No TPO's but a number of trees on the inventory surround the site so further investigation and tree survey required.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>Not currently within the draft greenbelt</li> <li>This site does contain designated open space (outdoor sports facility -Craven Sports ground). This site scores lower than average for accessibility (37%) with the median score being 67%. The site scores 56% for quality which is less than the lower quartile and significantly lower than the desired level of quality for outdoor sports facilities of 70%. Further assessment is required and either the open space should be retained and enhanced within the site or alternative high quality and accessible facilities provided within the local area. There is a deficiency of outdoor sports facilities in Acomb ward as a whole(-6.48ha) so it will be important to maintain and enhance existing facilities.</li> <li>The site has access to city parks, natural and semi natural open space, outdoor sports facilities, amenity green space, children's open space and Allotments within PPG17 acceptable distances.</li> <li>Acomb ward is deficient in all types of open space against the recommended local standards: city/local parks (-1.49ha), natural and semi natural open space (-15.40ha), amenity green space (-10.10 ha), children's provision (-1.97ha), facilities for young people (-1.74ha), outdoor sports facilities (-6.48ha) and allotments (-1.63ha)</li> <li>Due to the size of the site it is anticipated that other areas of open space would be provided.</li> <li>This site is short-listed in the employment land review but this would not preclude residential development however as the site is expected to have a mixed use.</li> <li>The site has no impact on listed buildings, AAI's conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</li> </ul>	Amber
<p><b>Comments:</b> The British sugar site is being progressed as a strategic site within the Core Strategy and as a Supplementary Planning Document (SPD). This is a Brownfield site within the urban area located adjacent to the ring road. As a large site distances to services and facilities will vary across it but overall it has reasonable access including a primary school, GP surgery &amp; small-scale convenience store within 800m. There is access to non-frequent bus routes within 400m of the site including the number 10 service. This site has a number of different open spaces within the vicinity and incorporates an open space within its boundary. It is important that opportunities to provide additional open space facilities on site are maximised, as there are significant deficiencies of open space in Acomb ward. The site has contamination issues given its previous use as a sugar refinery and the ground works present on the site. A main railway line borders the site and there is a proposal for a rail halt in this area to service this development.</p>		
<p><b>Recommendations:</b> The site is <b>suitable</b> for housing</p>		



## AVAILABILITY

Criteria	Considerations												
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>					Green							
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is short listed for employment use within the Employment Land Review</li> <li>This site is a former employment site which is being brought forward as a strategic site in the Core Strategy &amp; will have a Supplementary Planning Document (SPD)</li> </ul>												
Timescales	<ul style="list-style-type: none"> <li>SPD is expected to be consulted on later in 2010 with development projected to start in 2011.</li> </ul>												
<p>Comments:</p> <p>This site is being progressed as an SPD. The site is owned by Associated British Foods and will be available to come forward within the short to medium term. The site is envisaged to be of mixed use.</p>													
<p>Recommendation: This site is <b>available</b> over a range of time scales due to its size</p>													
When is this site likely to come forward?	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025) <input checked="" type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	This site is within the Draft Greenbelt <input type="checkbox"/>	Unknown <input type="checkbox"/>							

## Achievability

### Estimated Housing Capacity

Gross site area	38	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%	26.6 – The net to gross ratio for this site has remained at 70% as per LDFWG 2009

### 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/LSC	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% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

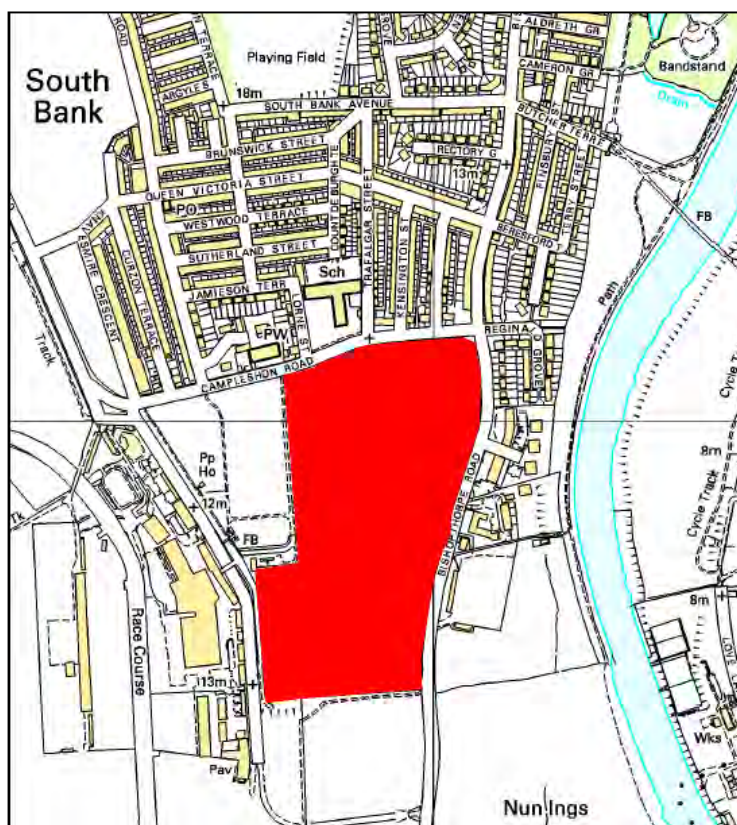
Estimated total number of dwellings	1250			
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total	
No of houses	Total	625	625	1251
	Semi / Town	288	288	375
	Detached	150	150	576
No of Flats		187	188	300

Estimated Scheme Value (private & affordable scheme value)	£168,905,400
Estimated build cost	£59,410,848
Estimated site works cost	£10,396,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£91,634,895
Viability calculation (Scheme Value – (build costs + site works + other costs))	=£7,452,356
Abnormal development considerations	This site has major contamination constraints which will need to be mitigated. The site also requires full air quality and noise/vibration assessments due to proximity to the railway.

**Comments:** This site makes a profit over & above the 17.5% taken into consideration within the calculation. However, there are major constraints identified, notably contamination from it's previous use. This site is coming forward as part of an SPD and works have begun on site in order to clear it & mitigate the contamination. The consultation response from the agent suggests developing the site within the next 5 years indicating that they feel it to be viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	This site is currently a disused factory with a number of buildings and hard standing. (Use class: B2)		
Source of site	Development Brief and Planning Permission		
Site Status	Potential site	Yes	
	With permission	Yes	
	Under Construction	N/A	
	Completed	N/A	
	Excluded	N/A	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Mixed use, Residential, Retail, Employment, Hotel...	
	Application Reference	09/01606/OUTM 395 homes (271 standard, 110 senior living, 14 live/work )	
	Date permitted	03/02/10 Awaiting S106 referred to Government Office	
	Expiry date		
	Date development started	N/A	
	Number of units outstanding	395	
	Number of units completed	0	
	Application not valid (refused/ withdrawn/ lapsed)	N/A	

Site Suitability		
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within York Urban Area</li> <li>Major Development Opportunity/Site as identified in the Core Strategy</li> <li>This is a brownfield site</li> <li>Needs flood risk assessment as part of application</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m (Knavesmire Primary School)</li> <li>Good access to GP Surgery within 400m (South Bank Medical Centre)</li> <li>Access to small scale convenience stores within 400m (Butchers, Mini-market and Newsagents)</li> <li>No access to frequent bus routes within 800m</li> <li>Good access to non frequent bus routes within 400m (Service No. 11 at half hourly weekly daytime frequency supplemented by hourly Sunday and weekday evening service)</li> <li>No railway or proposed railway access</li> <li>Good access to an existing cycle route within 100m.</li> <li>A comprehensive transport assessment will be submitted as part of the revised planning application.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Having a commercial history, the site will potentially be affected by land contamination. A desk study &amp; site investigation will be required (PPS23).</li> <li>An air quality impact assessment is required</li> <li>PPG24 noise assessment needed which must consider any proposed development and the various uses contained within it</li> <li>Environmental Statement submitted as part of revised application</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>There are 5 groups of trees not within the Conservation Area at the Campleshon Rd and Bishopthorpe Rd frontage. A Tree Survey is required.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The Open Space Study (PMP) highlights deficits of children's playspace, young persons play space and natural and semi-natural open space in Micklegate ward, whilst there is adequate provision to meet current demand for other typologies of open space.</li> <li>Development of Terry's would create additional demand on existing provision on all types of open space. Any proposals must be in accordance with the PMP Study in terms of the open space required and whether provision should be on site or a commuted sum payment towards off-site provision.</li> <li>This site contains 5 listed buildings and is within the Racecourse and Terry's Factory Conservation Area</li> <li>This site is not located within proximity to a SAM, historic park and garden or AAI.</li> <li>This site is included as a short listed employment site within the Employment Land Study (ELR) Stage 2 for B1a use with an element of Science City jobs. The emphasis for the site is employment use but residential development is considered acceptable provided that it is complementary to the primary employment use as this can contribute to the vitality and viability of the mix of uses and help to create a sustainable community.</li> <li>A design statement is required to accompany the masterplan. This will include contextual analysis, site analysis and justification for the design approach. A design code is required as part of the design statement.</li> </ul>	Amber
<p><b>Comments:</b> This site is located within the main York urban area and has good access to services within 400m. A non-frequent bus route (half hourly weekly daytime service) is within 400m of the site. There is also access to cycle routes near the site although improvements and additions to this are expected as part of the development brief. This site is brownfield and not located within the greenbelt. This site is short listed within the Employment Land Study (ELR) Stage 2 for B1a use with an element of Science City jobs. The emphasis for the site is employment use but residential development is considered acceptable provided that it is complementary to the primary employment use as this can contribute to the vitality and viability of the mix of uses and help to create a sustainable community. A Design Statement is required as part of the master plan. Open space provision or improvement will be an important element of any accepted planning application.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> as part of a mixed-use scheme.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has planning permission for mixed use development</li> <li>This site is not located within the draft greenbelt</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site would be available in the short-term.</li> </ul>											
<b>Comments:</b> This site has a development brief setting out planning expectations for the site. An application for mixed-use development was refused in September 2008 (06/02560/OUTM). A revised planning brief has been produced and a new application was submitted (August 2009). The application was permitted at planning committee on 3/2/10 and is currently awaiting S106 agreement. This reaffirms the availability of the site for residential and employment uses.												
<b>Recommendation:</b> This site is available in the short-term for re-development.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025) <input type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	With Draft Greenbelt Boundary <input type="checkbox"/>	Unknown <input type="checkbox"/>						

Achievability					
Estimated Housing Capacity					
Gross site area		10 Ha			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%		8.0 Ha	
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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>
Estimated total number of dwellings			395 units as per consented scheme. This consists 271 residential units (125 houses/146 flats), 14 live work units and 110 senior living units.		
Housing Type and Mix:			Private dwellings	Affordable dwellings	Total
No of houses	Total				
	Semi / Town				
	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:					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	





## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Offices, former production buildings, Factory buildings (Use Class: B1(c), B2)	
Source of site	Development Brief	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

Site Suitability		
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to Haxby Road primary school within 400m</li> <li>No access to GP Surgery within 800m</li> <li>Access to convenience store, post office and chemist (Intake Ave) within 400m</li> <li>Good access to frequent bus routes (15 mins or less) within 400m No's 1, 5 and 6) it is envisaged that this provision will be enhanced as appropriate</li> <li>Good access to non frequent bus routes within 400m (55, 40 and 12)</li> <li>Good access to an existing cycle route within 100m.</li> <li>A comprehensive transport assessment is required taking into account of current and committed developments as well as the existing highway capacity network.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>The Nestle site has a long commercial history and land contamination could have resulted from a number of sources. Desk study and site investigation work will be required in accordance with PPS23.</li> <li>An air quality impact assessment is required. The site is located 250m from the current AQMA. Other pollutant sources will need to be considered in relation to the development including the Nestle boiler plant.</li> <li>Redevelopment of part of a working factory site is likely to involve a phased approach to the development, there are a number of issues to be considered including the impact of ongoing development on occupiers of the 1<sup>st</sup> phases of development, the impact of the proposed mixed use of the site on future occupiers and the impact of the redevelopment on the surrounding residential areas. All to be addressed as part of an Environmental Impact Assessment.</li> <li>No foreseeable drainage issues. SUDs could be a solution to surface water drainage requirements if ground conditions are unsuitable.</li> <li>No overhead power lines.</li> <li>A Tree Survey was carried out in November 2008. Trees to be retained include a mature oak tree in east side garden, tulip tree, and green frontage along southern and western boundary. Other trees should be retained if the development permits in accordance with the survey results.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to local parks, natural/semi-natural greenspace, children's openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to City parks, amenity greenspace, and young persons openspace.</li> <li>Clifton ward has a deficit in provision of natural and semi-natural open space (-27.36ha), amenity green space (-10.78ha), children's facilities (-2.17ha), facilities for young people (-2.70ha), outdoor sports (0.96ha) and allotments (-2.71ha).</li> <li>The site has 1 listed building- the library and is contained within conservation area 35:Nestle/Rowntree Factory</li> <li>This site is not located within proximity to a SAM, historic park and garden or AAI.</li> <li>Part of the site is included as a short listed site in the Employment Land Study (ELR). 2ha of the site area is anticipated for B1a office use (5,000 sq m) as part of a mixed-use development although master planning and pre-application discussions are ongoing.</li> </ul>	Amber
<p><b>Comments:</b> The site is a brownfield site within the urban area. This site has good access to a primary schools and a convenience shop within 400m as well as frequent and non-frequent bus routes. The site incorporates buildings of historic value and part of the site is contained within the Rowntree/Nestle Conservation Area. Due to this being an industrial site there may be potential contamination issues and full transport, air quality and noise assessments will need to be undertaken. The Council has produced a Development Brief for the site and will be working with developers to take this forward. It is expected to achieve high standards of sustainable design and construction with innovative design whilst ensuring that the legacy and heritage of Rowntree is incorporated. The scheme will aim to replace jobs lost as a result of closure of part of the site, provide a mix of houses and flats, including affordable housing and bring other community uses to the site. Work is ongoing to develop an outline planning application by Summer 2010</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> as part of a mixed-use scheme.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is currently in use as a chocolate factory (B2).</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site would be available in the short-term.</li> </ul>											
<b>Comments:</b> A development brief for this site was produced in 2006. The Council is working with Nestle to develop an outline planning application to be submitted in Summer 2010 following consultation on the master plan, environmental impact assessment and transport assessment.												
<b>Recommendation:</b> This site is expected to be <b>available</b> for development in the short term												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input type="checkbox"/>	11 to 15 years (2021 – 2025) <input type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	With Draft Greenbelt Boundary <input type="checkbox"/>	Unknown <input type="checkbox"/>						

## Achievability

### Estimated Housing Capacity

Gross site area	7.82	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	6.26

### 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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	235 (This is an indicative figure based on the latest masterplanning work. A planning application is expected Summer 2010.)
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

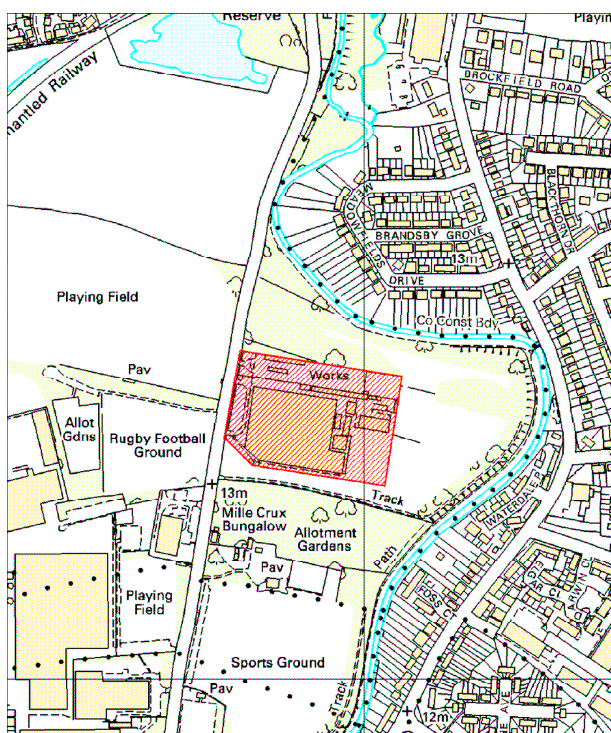
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total
No of houses			
Total			
Semi / Town			
Detached			
No of Flats			

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: The council is currently working with developers to bring forward a comprehensive mixed use development This site is therefore deemed viable.

### Viability Assessment

<div>Viable</div> <input checked="" type="checkbox"/>	<div>Marginal</div> <input type="checkbox"/>	<div>Negative</div> <input type="checkbox"/>
-------------------------------------------------------	----------------------------------------------	----------------------------------------------



## Site Details

### GENERAL

Site Reference	2502		
Name of Site	Former Bio-Rad Premises		
Address	Haxby Road New Earswick		
Ward	Huntington and New Earswick		
Easting	460934	Northing	454330
Gross Site Area	2.89		

### PLANNING STATUS

Current Land use	Vacant industrial premises (use class: B2)	
Source of site	Call For Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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



## SUITABILITY

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a primary school within 800m -Yearsley Grove Primary is accessible to the site over the footbridge for the River Foss. Haxby Rd Primary is 950m away</li> <li>No access to health care facility within 800m. Nearest GP surgery Victoria way surgery 850m by crossing the River Foss footbridge and Haxby Rd Practice at White Rose Avenue is 900m</li> <li>Access to convenience store (Tesco Express on Huntington Road) within 400m via the River Foss footbridge.</li> <li>Access to frequent bus route within 400m (No's 1 and 5 run along Haxby Road approx every 10 - 15 mins)</li> <li>Access to non-frequent routes within 400m (No 12 runs down Huntington rd every 30mins and No 55 runs down Haxby rd every hour)</li> <li>No existing access to existing cycle route within 100m.</li> <li>A comprehensive transport assessment is required. Likely to require improvements to access contributions and mitigation works.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>The site may have potential contamination issues on site due to some past industrial activity. Would require further assessment.</li> <li>This site is not within 50m of an AQMA</li> <li>Potential for air quality issues on York ring road depending on levels of traffic generated.</li> <li>There are no potential noise issues on site</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>There are a number of TPOs on site and a range of different species along the boundary of the former factory site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to local parks, city parks and young persons openspace.</li> <li>Huntington and New Earswick Ward is deficient in the provision of Parks and Gardens (City Parks and Local Parks) with an overall deficit of 2.33ha to meet the recommended standard. The ward also has a significant deficit of natural and semi-natural green space (-19.23ha)</li> <li>This site is not located within 50m of a listed building, conservation area, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</li> <li>The site is unallocated but is an existing employment site. The Employment Land Review ranks the site 11<sup>th</sup> for B1c, B2 and B8 uses although it would be unlikely to provide a net increase to employment land supply and has not been shortlisted for employment allocation.</li> </ul>	Amber

**Comments:** This is a brownfield site located within the urban area of York. It is located within a zone of low flood risk and is not within proximity of any historic constraints. The site has access to local facilities including a primary school and convenience store within 800m but both involve using the footbridge across the River Foss. Access to a GP is slightly further than a 10 minute walk away but the site does have good access to both frequent and non frequent bus routes within 400m. There may be some geo-environmental constraints regarding land contamination from past industrial activity but these are unlikely to prevent re-development of the site. There are a number of trees on site, which would need consideration/protection. The site is an existing employment site and ranked 11<sup>th</sup> in the Employment Land Review for B1(c), B2, B8 uses offering employment re-development opportunities. However, it has not been short listed as being required to meet intermediate or longer-term requirements. Should this site be developed in conjunction with the larger site surrounding it, the situation would be even more favourable given the greater opportunities for providing on site facilities and joint contributions to open space or improving links across the River Foss.

**Recommendation:** This site is **suitable** for residential development.



## AVAILABILITY

Criteria	Considerations				
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>	Green			
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>				
Timescales	<ul style="list-style-type: none"> <li>This site has been identified to come forward by the owners in the short term.</li> </ul>				
<b>Comments:</b> The owners would like to see the site come forward by the end of March 2009 but a planning application has not yet been submitted and further detailed assessment of open space needs would be required. As the site is in private single ownership there would be limited issues with agreeing the future of the site. The site is in single private ownership.					
<b>Recommendation:</b> This site is <b>available</b> in the medium term.					
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	2.89
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	2.60 Ha

### 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/LSC	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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

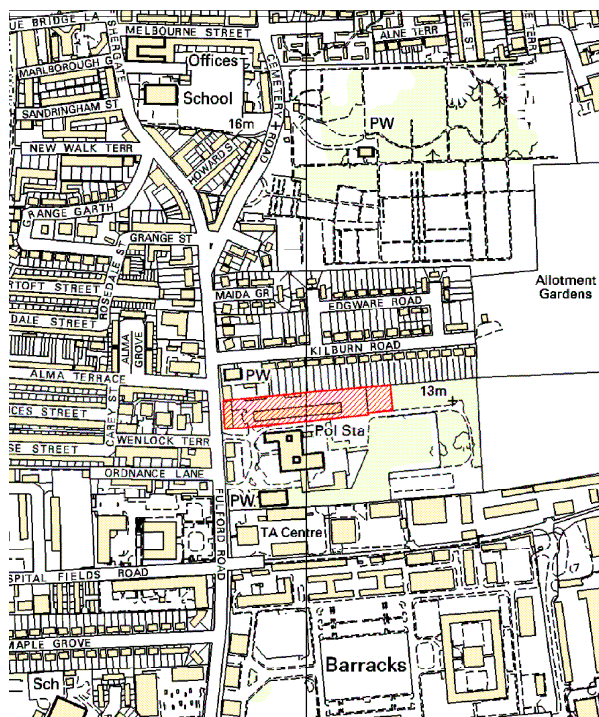
Estimated total number of dwellings		153		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	76	77	153
	Semi / Town	54	54	108
	Detached	0	0	0
No of Flats		22	23	45

Estimated Scheme Value (private & affordable scheme value)	£17,691,600
Estimated build cost	£6,341,880
Estimated site works cost	£1,219,500,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£9,685,316
Viability calculation (Scheme Value – (build costs + site works + other costs))	£444,903
Abnormal development considerations	There is likely to be some remediation of contaminated land required on site. A full drainage assessment is needed. The site has known TPOs. Site access and junction improvements still need to be investigated.

**Comments:** This site makes a profit over and above the 17.5% used within the calculation. However, there may be additional costs incurred through remediation of contaminated land, possible junction improvements and protection of trees. There is potential for negotiation on type and mix of dwellings / affordable dwellings / land value / contributions but this site should be viable to develop.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

Site Reference	2377c		
Name of Site	Land at Frederick House		
Address	East of Fulford Road		
Ward	Fishergate		
Easting	461016	Northing	450498
Gross Site Area	0.78		

### PLANNING STATUS

Current Land use	Employment (Use Class: B1a)	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	No
	Completed	No
	Excluded	No
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Several minor applications and tree preservation orders
	Application Reference	
	Date permitted	
	Date development started	
	Number of units outstanding	
	Number of units completed	
	Application not valid (refused/ withdrawn/ lapsed)	

## SUITABILITY

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to St Georges RC Primary School within 400m and Fishergate Primary School within 800m</li> <li>Access to GP Surgery (Wenlock Terrace) within 400m</li> <li>Good access to convenience stores within 400m including Sainsburys Local, Iceland and Aldi</li> <li>Good access to frequent bus routes (15 min intervals or less) within 400m, including park and ride (No's 7 and 415 -York to Selby)</li> <li>Good access to non frequent bus routes within 400m</li> <li>Good access to existing cycle route within 100m.</li> <li>A comprehensive transport assessment is required.</li> <li>There are potential access issues with the site due to the need to retain the cavalry barracks to the Fulford road frontage any access would have to be taken through the existing police station.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>The site may have high potential contamination issues on site due to past industrial activity. Would require further assessment.</li> <li>This site is now within 50m of the Fulford Road AQMA and is close to Fishergate gyratory (area of air quality technical breach). Potential air quality issues at this site</li> <li>A PPG24 noise assessment would be required in relation to A19</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>There is a TPO on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>The site is unallocated but is an existing employment site and would only be re-developed for other uses if there is a sufficient supply of employment land to meet both intermediate and longer term requirements in both quantitative and qualitative terms</li> <li>This site is not classed as openspace</li> <li>The site has access to all types of openspace (cityparks, locals parks, natural/semi-natural greenspace, children's openspace, young persons openspace, allotments, amenity greenspace and outdoor sports facilities) within PPG17 acceptable distances.</li> <li>Fishergate ward is deficient in the provision of amenity green space (-2.41ha), provision for children (1 facility) and young persons facilities (1.78ha)</li> <li>This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</li> <li>This site is within 50m of listed buildings and the frontage (Cavalry Barracks) is located within conservation area No.7: Fulford Road</li> </ul>	Amber
<p><b>Comments:</b> The site is brownfield and is within the urban area. The site is in existing employment use and would only be re-developed following an assessment of employment supply in both qualitative and quantitative terms. There may be air quality issues due to the sites proximity to the Fishergate gyratory and the recent designation of the Fulford Road AQMA. Increased homes could increase traffic that would need to be carefully managed. Past use as a military site may mean contamination issues need to be addressed. There is good access to a primary school, convenience shops, GP Surgery and public transport routes. Consideration will have to be taken for historical attributes as this site is within the Fulford Road Conservation Area and has listed buildings within close proximity. Advice from conservation is that the buildings fronting the A19 would need to be preserved as they are, as would the high wall to the rear of the site. This could be achieved by reducing the site area by 25%.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development</p>		

## SITE AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"><li>This site is in single private ownership.</li><li>The site has developer control.</li></ul>	Amber				
Planning Status	<ul style="list-style-type: none"><li>This site is currently in use as employment.</li><li>This site has no outstanding planning permission.</li><li>An invalid REM application for employment was received in 2007 but the outline permission it refers to has since lapsed.</li></ul>					
Timescales	<ul style="list-style-type: none"><li>As an agent, on behalf of a developer, has submitted the site it has been assumed that there is an intention to bring the site forward within the short term.</li><li>The site is still in employment use and may take time to transition to alternative locations.</li><li>Based on comments received from our conservation team it is thought more time may be required to devise a suitable scheme.</li><li>Time may also be needed to negotiate access requirements if it is to be provided through the existing police station site.</li></ul>					
<b>Comments:</b> This site is already in the control of a developer and is more likely to come forward as this shows intent to develop the land. However, previous applications on site have been for employment uses and this site is still in employment use. It may therefore take a little longer to come forward should relocation need to take place. Negotiation of access and schemes adequately preserving the listed elements of the site and conservation area may also slow the progress of the site.						
<b>Recommendation:</b> This site is <b>available</b> for development within the medium term given the site is in developer control but with some fundamental issues to overcome.						
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2015 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.78 Reduced to 0.58 following advice from conservation	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 70%	0.52

### 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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		31		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	15	16	31
	Semi / Town	11	12	23
	Detached	0	0	0
No of Flats		4	4	8

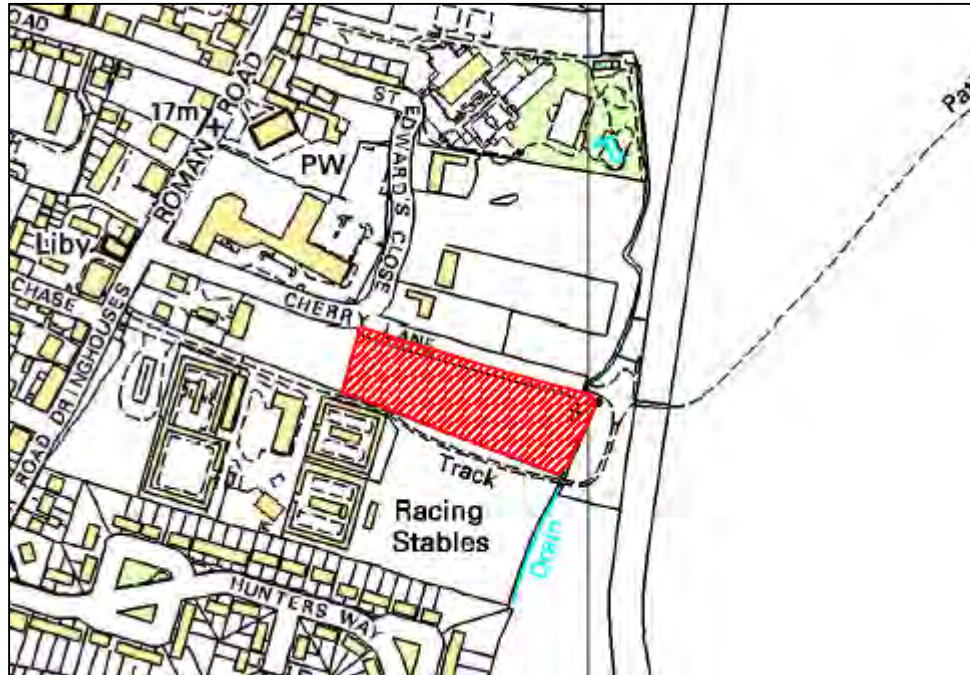
Estimated Scheme Value (private & affordable scheme value)	£3,887,100
Estimated build cost	£1,558,784
Estimated site works cost	£251,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2,091,731.5
Viability calculation (Scheme Value – (build costs + site works + other costs))	£239,232.87
Abnormal development considerations	Contamination and conservation issues have been identified on site which may incur mitigation costs.

Comments: This site has made a profit over and above the 17.5% included within the calculation. This is despite a reduction in overall site size. Contamination could be an issue when redeveloping the site and extra costs may be incurred through developing a conservation sensitive scheme however the site should still be viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

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

PLANNING STATUS		
Current Land use	Semi improved grassland used for grazing	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (five dwellings)
	Application Reference	00/02741/FUL
	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)	Withdrawn

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within Flood Zone 3b</li> <li>Adjacent to nature conservation area</li> <li>Not within a greenbelt character appraisal area</li> </ul>	Amber
Location Suitability	<ul style="list-style-type: none"> <li>This site is within the York urban area</li> <li>This is a Greenfield site</li> <li>This site is considered to be at low risk to flooding (Zone 1)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a primary school within 800m (Dringhouses Primary)</li> <li>No access to a GP Surgery within 800m</li> <li>Good access to convenience stores within 400m (Dringhouses local parade which includes Post Office, newsagents and Co-Op store)</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m (FTR (4) University to Acomb)</li> <li>Good access to non frequent bus routes within 400m (Service 12/Pink Line Acomb Park to Haxby, Service 13/Brown Line Copmanthorpe – City Centre – Monks Cross)</li> <li>There is access to cycle routes within 100m</li> <li>A transport statement is required. Hedgerows bordering the lane adjacent to the site are protected so access to the site could be an issue.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>There are no known contamination issues linked to this site however an initial assessment would still be advised</li> <li>Potential odour and noise issues from adjacent stables assessment required.</li> <li>No overhead power lines</li> <li>A full drainage assessment required</li> <li>No known TPO's on site but adjacent to protected hedgerows.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not within the draft greenbelt</li> <li>This site contains designated open space (Cherry Lane Amenity Green Space). The recommended standard for accessibility to AGS is a 5-minute walk (240 metres). The recommended standard of provision is 1.45ha per 1,000 populations and the current provision in Dringhouses and Wood Thorpe ward is 0.68ha per 1,000 population (7.76ha in total). There is a deficiency of 8.65ha of AGS to meet the recommended standard. There is no quality or accessibility score for this site in the PMP Study.</li> <li>This site has access to natural/semi-natural greenspace, outdoor sports facilities and amenity greenspace within PPG17 acceptable distances</li> <li>This site is deficient in access to city parks, local parks, children's and young peoples openspace and allotments</li> <li>This site is not within 50m of a scheduled ancient monument, listed buildings, Historic Parks and Gardens, Area of Archaeological Importance</li> <li>This site is adjacent to a conservation area but is not within it.</li> <li>Due to the character and openness of the area conservation have requested a lower density in keeping with the surrounding typical urban area.</li> </ul>	Amber
<p><b>Comments:</b> This is a greenfield Site within the urban area. The site is designated as open space in the Local Plan and it has since been identified by the PMP study as being an area of amenity green space (Cherry Lane AGS). The site has not been scored for quality and accessibility in the PMP Open Space Study so further assessment would be required. The ward is deficient in AGS against the recommended standard so more extensive investigations would be required to identify open space accessibility and need within the area to relocate or improve current facilities. The site appears to have no major flood or contamination issues and has good access to convenience stores, public transport and cycle routes within 400m. There is also access to a primary school within 800m but no access to a GP Surgery within 800m. The site has no historical constraints but needs to be in keeping with the existing urban area, which is of a much lower density and open aspect than most urban sites. A lower density assumption (than the standard SHLAA density calculation for urban areas) has been used which is based on the average density of the surrounding residential area (20dph).</p>		
<p><b>Recommendation:</b> This site is considered to be <b>suitable</b> for housing</p>		

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>The site is in private single ownership</li> </ul>	Amber				
Planning Status	<ul style="list-style-type: none"> <li>There are no outstanding planning permissions relating to the site, however, an application for 5 dwellings was withdrawn in 2001.</li> <li>The site is designated Amenity Green Space (AGS) and there is an existing deficiency of over 8ha of AGS within the Dringhouses and Woodthorpe ward. A detailed assessment of open space requirements would be required if this site was to be re-developed for residential use</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>It is unknown when the site is likely to come forward for residential development</li> </ul>					
<p><b>Comments:</b> The site is in single private ownership and no recent planning applications have been submitted for development of the site. As the site has been put forward during the 'call for sites' there is an indication that the site could be available in the short to medium term. However, the site is designated amenity green space and there is a deficiency of amenity space in the local area so a detailed assessment of open space needs would be required</p>						
<p><b>Recommendation:</b> The site is potentially suitable for development however; the site is designated open space and would require further detailed assessment of its suitability.</p>						
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	This site is within the Draft Greenbelt	unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.9	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	0.81

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town /semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town/semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	16* This figure is based on the typical density of the surrounding residential area (Middlethorpe Grove area) 20 dph and taking into account the proximity of the site to the Knavesmire / Micklegate Stray.
-------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

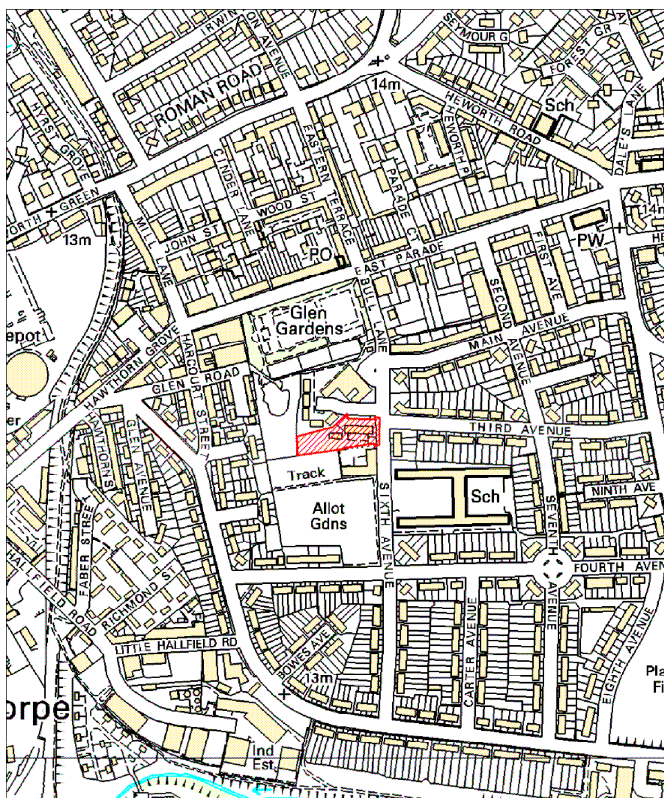
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	8	8	16
	Semi/ Town	6	6	12
	Detached	0	0	0
No of Flats		2	2	4

Estimated Scheme Value (private & affordable scheme value)	£1,821,600
Estimated build cost	£674,324
Estimated site works cost	£130,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,006,131
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £11,144
Abnormal development considerations	Part of the site contains openspace which would need to be relocated/replaced elsewhere. Access issues.

Comments: This site makes profit over and above the 17.5% included within the calculation. The provision of openspace elsewhere may require a contribution and issues with access may incur further pressure. However, the type and mix of housing along with land value are all negotiable.

### Viability Assessment

Viable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Negative <input type="checkbox"/>
------------------------------------	-------------------------------------------------	--------------------------------------



## Site Details

GENERAL			
Site Reference	2297d		
Name of Site	Heworth Family Centre		
Address	Sixth Avenue		
Ward	Heworth		
Easting	461492	Northing	452373
Gross Site Area	0.27		

PLANNING STATUS		
Current Land use	Family Centre (Use class: D1)	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	N/A
	Application Reference	N/A
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A



## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area of York</u></li> <li>• <u>This is a brownfield site</u></li> <li>• <u>Not considered to be at risk from flooding (zone 1)</u></li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>• <u>Good access to primary schools within 400m</u></li> <li>• <u>Good access to health care facilities within 800m</u></li> <li>• <u>Good access to local shopping facilities within 400m including East Parade neighbourhood shopping parade, which includes a Co-Op grocery store and Post Office.</u></li> <li>• <u>Good access to frequent bus routes (15 minute intervals or less) within 400m.</u></li> <li>• <u>Good access to non frequent bus routes with 400m</u></li> <li>• <u>There is no access to an existing cycle route within 100m</u></li> <li>• <u>Highways transport assessment would be required.</u></li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• <u>No contamination issues identified on site</u></li> <li>• <u>No air quality issues anticipated on site</u></li> <li>• <u>This site is not within the AQMA</u></li> <li>• <u>No noise issues anticipated on site</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to City parks, local parks, natural/semi-natural green space, children's openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• <u>This site is deficient in access to amenity green space and young persons open space.</u></li> <li>• <u>Heworth ward is deficient in the provision of local parks (-2.26ha), natural and semi natural open space (-20.48ha), children's play space (-1.03ha), facilities for young people (-2.64ha) and outdoor sports facilities (-13.14ha) against recommended local standards</u></li> <li>• <u>This site is not within proximity of scheduled ancient monuments, listed buildings, AAIs, historic parks and gardens or conservation areas.</u></li> </ul>	Green
<p><b>Comments:</b> This site is considered suitable in accordance with national and regional policy. The site is Brownfield and located in the urban area. The site lies within 400m of a primary school, health care facility and grocery store/supermarket and has access to frequent bus services. Situated in flood risk zone 1 there is a low risk of flooding to the site. The site also has good access to openspace within PPG17 specified distances and is not in proximity of historical constraints.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing development.</p>		

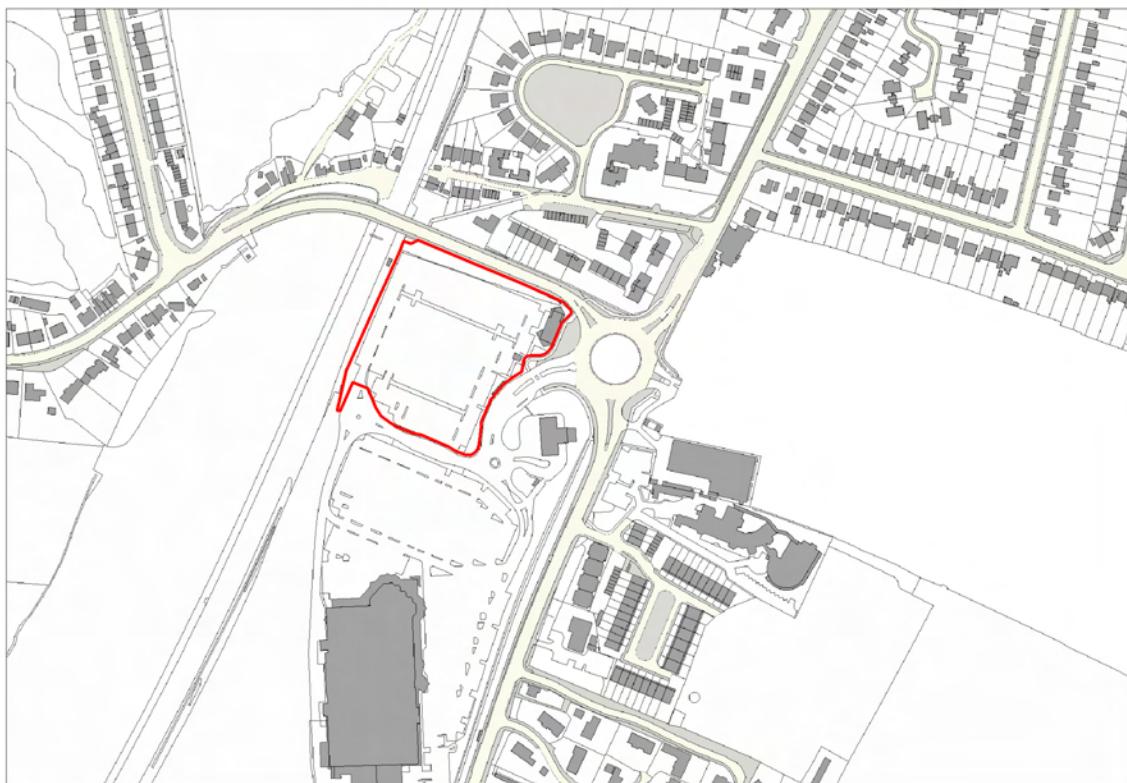


## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in owned by the local authority</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The site is currently in use</li> </ul>											
<b>Comments:</b> This site is owned by the local authority and is envisaged to be available in the short term.												
<b>Recommendation:</b> This site is available in the short-term subject to the relocation of the family centre / end of current use.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		0.27			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%		0.27	
Estimated housing mix and type Criteria					
Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>
Suburban/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>
Estimated total number of dwellings		16			
Housing Type and Mix:		Private dwellings	Affordable dwellings		Total
No of houses	Total	16	0		16
	Semi-detached / Townhouses	11	0		10
	Detached	0	0		1
No of Flats		5	0		5
Estimated Scheme Value (private & affordable scheme value)		£2,627,700			
Estimated build cost		£663,550			
Estimated site works cost		£126,500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£1,323,647			
Viability calculation (Scheme Value – (build costs + site works + other costs))		= £514,002			
Abnormal development considerations		No major constraints identified			
Comments: This site makes a profit over and above the 17.5% included in the calculation. It has no identified major constraints, which would add a cost and is therefore deemed viable.					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	



## Site Details

GENERAL			
Site Reference	2297h		
Name of Site	Askham Bar Park and Ride Car Park		
Address			
Ward	Dringhouses and Woodthorpe		
Easting	458208	Northing	448951
Gross Site Area	1.60		
PLANNING STATUS			
Current Land use	Existing Park and Ride Car Park (Use class: Sui Generis)		
Source of site	Call for Sites		
Site Status	Potential site	Yes	
	With permission	No	
	Under Construction	N/A	
	Completed	N/A	
	Excluded	N/A	
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	

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>No access to primary school within 800m. Nearest primary school is Acomb Primary which is further than 800m</li> <li>Within 800m of Acomb and Woodthorpe Surgery, Moorcroft Road</li> <li>Good access to convenience stores within 400m (Tesco Superstore)</li> <li>Good access to frequent bus routes (15 min intervals or less) within 400m</li> <li>Good access to non frequent bus routes with 400m (Service 12/Pink Line Acomb Park – Haxby &amp; Service 13/Brown Line Copmanthorpe-City Centre-Monks Cross)</li> <li>Good access to an existing cycle route within 100m</li> <li>Transport assessment required.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>Records show the site to be adjacent to a former landfill site. Will require further assessment.</li> <li>Air quality issues. May present new opportunities for exposure based on proximity to roundabout (elevated levels of nitrogen dioxide observed near the roundabout in recent years). Likely that scheme design could address any issues.</li> <li>PPG24 noise assessment needed as near to A1036 and railway line. Also vibration assessment needed due to railway line.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to natural/semi-natural green space and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to City parks, local parks, amenity greenspace, children's openspace, young persons openspace and allotments.</li> <li>Dringhouses &amp; Woodthorpe ward has a deficit of amenity green space (-8.65ha), children's open space (-2.51ha), young persons facilities (-2.41ha), outdoor sports facilities (-7.56ha) and allotments (-2.27ha) against recommended local standards</li> <li>This site is an existing Park and Ride Site. Current plans within Draft LTP3 are to relocate the Park and Ride to the rear of Tesco's subject to funding, making this site available for housing in the longer term.</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</li> <li>Some initial archaeological excavations and assessments would be required should the park and ride site be moved.</li> </ul>	Amber
<p><b>Comments:</b> This site is brownfield and located in the urban area. It has access to a supermarket within 400m and a frequent bus route but does not have access to a primary school within 800m. The site is in flood zone 1 (low risk). Records show the site to be adjacent to a former landfill site so a desktop study and site investigation would be required. In terms of air quality the site may present new opportunities for exposure based on its proximity to a roundabout (elevated levels of nitrogen dioxide observed near the roundabout in recent years) however, it is likely that good scheme design could address any issues. A noise assessment in accordance with Planning Policy Statement 24 would be required as site is close to the A1036 and the railway line. A vibration assessment would also be required due to the railway line. Dringhouses and Woodthorpe ward is deficient in the provision of a number of open space types including amenity green space and children's open space so opportunities to provide additional high quality and accessible open space within new development should be maximised.</p>		
<p><b>Recommendation:</b> This site is potentially <b>suitable</b> for housing development.</p>		

## Availability

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is in use as a park &amp; ride car park.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site could come forward in the longer term dependent on the relocation of the existing P&amp;R facility to a new site.</li> </ul>											
<b>Comments:</b> This site is owned by the local authority and was submitted as part of the call for sites. Currently, the site is in use as a park and ride but may come forward in the medium to long term subject to the relocation of the park and ride facility in line with LTP3 and funding becoming available. Some allowance must also be made for archaeological and contamination investigations												
<b>Recommendation:</b> This site may be available in the medium to long term subject to LTP3 funding, relocation of park and ride and archaeological investigations.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	1.60
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	1.44

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		68		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	34	34	68
	Semi / Town	14	14	28
	Detached	10	10	20
No of Flats		10	10	20

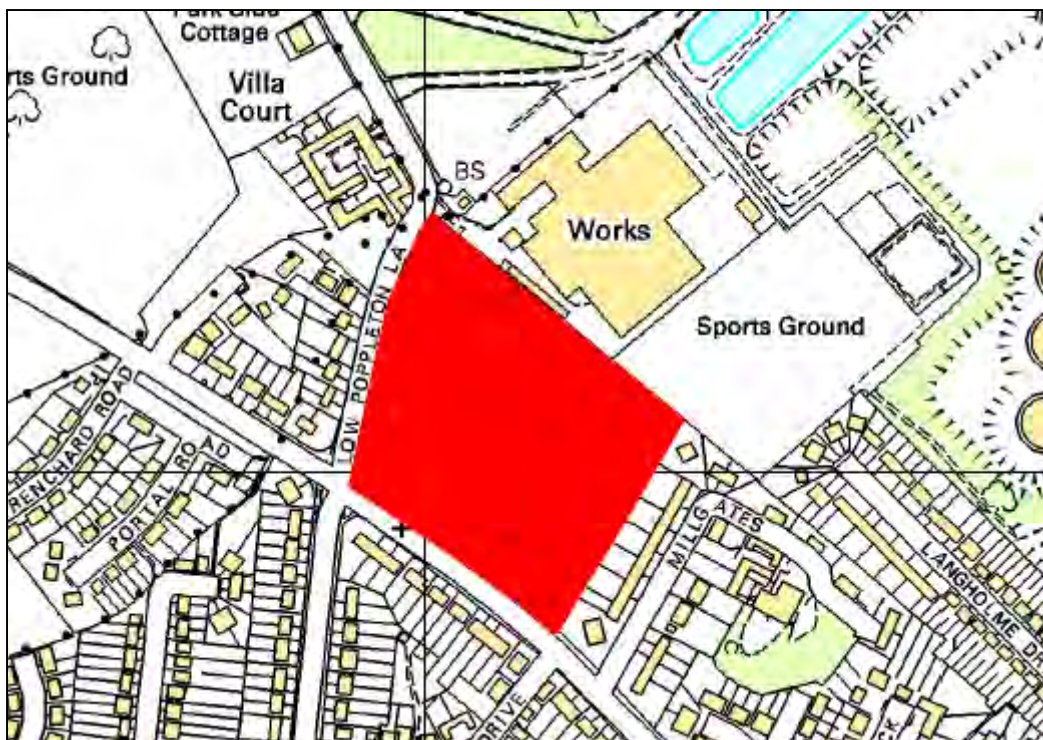
Estimated Scheme Value (private & affordable scheme value)	£9,288,000
Estimated build cost	£3,288,844
Estimated site works cost	£572,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£5,047,191
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £379,964
Abnormal development considerations	Potential contamination issues due to nearby former use as landfill. The site is adjacent to the railway line and therefore a noise / vibration assessment will be necessary.

**Comments:** This site is currently a park and ride car park. It has some potential contamination and noise issues that may need to be mitigated on site but development indicated that it makes a profit over and above the 17.5% included within the calculation and therefore can be deemed as viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

Site Reference	0050		
Name of Site	Manor School		
Address	Boroughbridge Road		
Ward	Acomb		
Easting	457063	Northing	453018
Gross Site Area	3.76		

### PLANNING STATUS

Current Land use	Vacated School and Playing Fields. School moved to new site in April 09	
Source of site	CYC Property Services	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within York Urban Area</li> <li>Brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>No access to primary school within 400m. Carr Infants &amp; Juniors within 800m</li> <li>No access to GP Surgery in 800m. Lavender Grove Surgery approx 1,200m</li> <li>Access to grocery shops within 800m including small convenience store, newsagents &amp; post office (Beckfield Land &amp; Boroughbridge Road Parades)</li> <li>No access to frequent bus route within 800m</li> <li>Access to non-frequent bus routes within 400m inc No. 10 (30Mins) and No's 20 &amp; 24 (hourly)</li> <li>Access to an existing cycle route within 100m</li> <li>Highways transport assessment would be required</li> <li>Potential access issues. Need to be considered as part of British Sugar and York Central SPD's on an area-wide basis</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>Medium contamination assessment so would require further site investigation</li> <li>No current air quality issues but may need air quality assessment depending on traffic generation</li> <li>No noise issues identified on site</li> <li>No foreseeable drainage issues</li> <li>No overhead power lines</li> <li>No TPO's on site but a number of trees along the boundary of the site fronting Boroughbridge Road and Poppleton Lane that are recorded on the Tree Inventory and should be retained.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>Sports pitches have been re-provided at the new school site.</li> <li>However some playing fields (Carr Vikings) are still in use and so open space would need to be retained within the site. The site scores 60% for current accessibility (lower quartile) and 67.5% for quality (desired level 70%). Acomb ward currently has 1ha/1000 people of outdoor sports against the recommended standard of 1.78ha/1,000 = deficiency of 6.48ha.</li> <li>There may be potential to improve British Sugar sports ground, Civil Service sports ground or a compromise of only developing part of Manor School and linking through to BS Sports pitches.</li> <li>The site has access to natural/semi-natural green space and outdoor sports facilities within acceptable PPG17 distances although there is a deficiency in provision of natural/semi-natural green space in Acomb ward as a whole with a need for a further 15.40ha.</li> <li>The site is deficient in access to other open space types such as amenity green space and children's open space.</li> <li>Acomb ward has a deficiency of 1.97ha of children's provision with 0.24ha/1,000 population against the recommended standard of 0.48ha.</li> <li>Acomb ward has a deficiency of 10.10ha of Amenity Green Space provision. Only 0.21ha of AGS per 1,000 population is provided when the recommended standard is 1.43ha.</li> </ul>	Amber

**Comments:** The site is brownfield and within the York urban area. The site has access to some facilities within 800m including a primary school and grocery store but this would need to be improved through on-site provision if this site is developed. The site does not have access to a GP Surgery or access to frequent public transport within 800m. The site does have access to a number of less frequent bus routes within 400m including the Number 10 York to Stamford Bridge Service which runs half hourly (daytime Mon to Fri). The existing school playing fields are used as outdoor sports facilities and further detailed assessments of open space issues would be required. Additional open space including amenity green space and children's open space should be provided on site to enhance local provision. An air quality assessment may be required depending on traffic generation and further site investigation is required regarding contamination. A transport assessment would be required. There may be access issues, which would need to be considered as part of the British Sugar and York Central SPD's on an area wide basis.

**Recommendation:** This site is considered **suitable** for housing

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>The site has been submitted by CYC Property Services through the Call for sites.</li> <li>The site is owned by City of York Council</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning permission</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The school relocated to new premises in April 2009 and this site is now available.</li> <li>A longer timeframe has been recommended to allow time for open space negotiations and possible relocation of facilities.</li> <li>The site may be delayed in coming forward as it would need to be considered as part of the British Sugar and York Central SPD's on an area-wide basis.</li> </ul>											
<b>Comments:</b> The site has been submitted through the call for sites by CYC Property Services and is now vacant. However no planning applications have been received and it may take some time to resolve strategic issues.												
<b>Recommendation:</b> It is thought this site could come forward in the medium to long term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	3.76ha	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	3.01 (Net to gross ratio remains at 80% as per Draft SHLAA Phase 2 taken to LDFWG March 2009)

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		141		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	70	71	141
	Semi / Town	32	32	64
	Detached	17	18	35
No of Flats		21	21	42

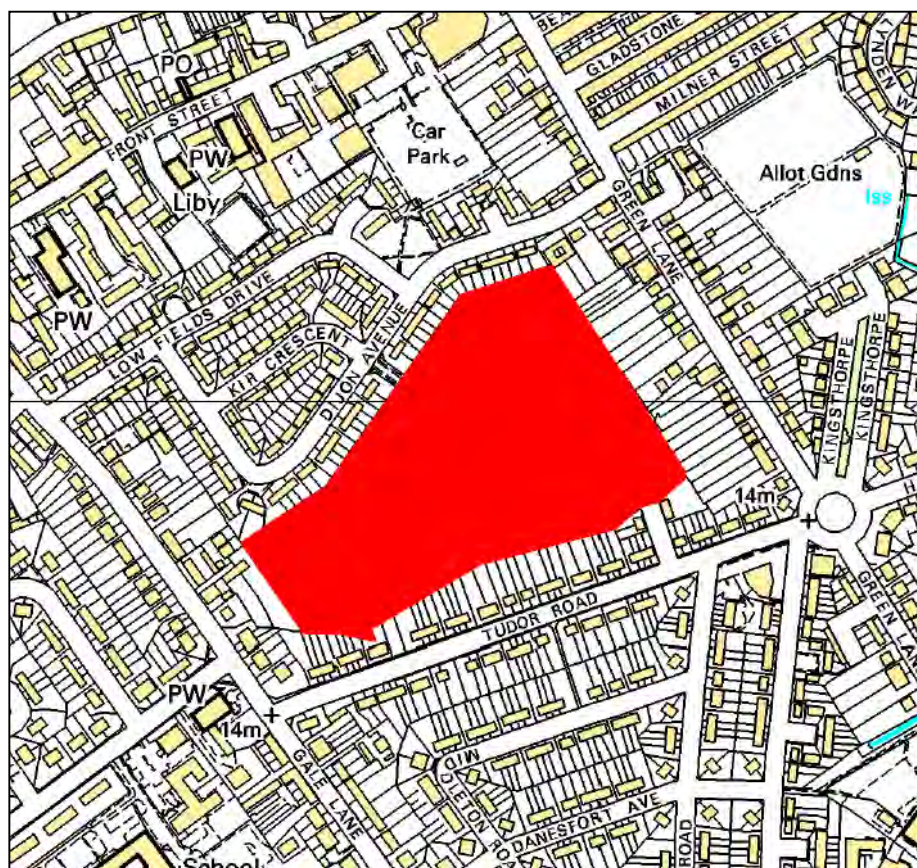
Estimated Scheme Value (private & affordable scheme value)	£18,940,400
Estimated build cost	£6,717,612
Estimated site works cost	£1,174,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£10,298,938
Viability calculation (Scheme Value – (build costs + site works + other costs))	£749,349
Abnormal development considerations	The site has no anticipated major abnormal development costs.

Comments: This site makes a profit over and above the 17.5% set out in the calculation despite taking into account a reduced site area and is considered to be viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

Site Reference	0051		
Name of Site	Lowfield Secondary School		
Address	Dijon Avenue		
Ward	Westfield		
Easting	457476	Northing	450957
Gross Site Area	5.57		

### PLANNING STATUS

Current Land use	Vacated School and Playing Fields. School moved to new site in April 09	
Source of site	CYC Property Services	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

Site Suitability		
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within York Urban Area</li> <li>This site is a Part Brownfield Part Greenfield Site</li> <li>The site has a low risk of flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a primary school (400-800m)</li> <li>Access to GP Surgery (Priory Medical Group) within 400m</li> <li>Access to a convenience store (SPAR 53 Gale Lane)(within 400m) and access to pharmacy and newsagents within 400m.</li> <li>Access to frequent bus routes (15 min intervals or less) within 400m (No 4)</li> <li>Access to non frequent bus routes with 400m</li> <li>No access to an existing cycle route within 100m</li> <li>Given the expected level of development any application must be supported by a Transport Assessment. Vehicle access should be from the existing access onto Dijon Avenue. The Tudor Road access should be restricted to pedestrian, cycle and emergency access only.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Areas of infilled ground and an electricity substation are present onsite, which may have given rise to land contamination. A desktop study, site survey and an initial risk assessment would be required.</li> <li>No current air quality issues but may need air quality assessment depending on traffic generation</li> <li>The development of the site has the potential to result in noise, dust and smell issues. A noise impact assessment may be required.</li> <li>No foreseeable drainage issues and it may be possible to use natural drainage systems. Surface water disposal should be addressed in the flood risk assessment and drainage strategy.</li> <li>No overhead power lines</li> <li>A tree survey is required(BS 5837). All category A and B trees to be retained.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>Two sports pitches on site are still in use</li> <li>Any loss of existing open space from the site must re-provided elsewhere. The Council's preferred option as put forward in the Draft Development Brief (March 2010) is for two mini pitches provided on site (approx 4,500 sq m). There is also an option for alternative provision of pitches at York College, Tadcaster Road or London Bridge. In addition there should be on-site provision of amenity green space and children's play space</li> <li>The site is deficient in access to other open space types such as natural/semi-natural, amenity green space and children's open space</li> <li>Westfield ward provides 0.13ha/1,000 people of natural/semi-natural greenspace. 2.13ha/1000 is recommended =29.34ha deficiency</li> <li>There is currently 0.42ha/1000 population of amenity green space (AGS). The recommended standard is 1.43ha/1,000. This gives the most significant deficiency of all wards with a requirement for 14.74ha.</li> <li>There is currently 0.41ha/1000 people of children's provision against a recommended standard of 0.48ha - deficiency of 1.02ha. There is also a need for at least 3 facilities for young people.</li> <li>The site is important as a habitat stepping stone (part of a green corridor).</li> </ul>	Amber
<p><b>Comments:</b> This is a brownfield site located within the York urban area. The site has access to an adequate range of facilities within 400-800m but this should be improved through on-site provision if this site is developed. The site has access to both frequent and non frequent bus routes within 400m. Given the protection afforded to the playing fields by the Local Plan (Policy ED11), national planning policy guidance and the deficiency in open space in Westfield ward, it is considered that any future redevelopment of the site must achieve an acceptable balance of playing fields and provision of open space to development. It is important that opportunities to provide additional open space facilities are maximised, as some deficiencies are the highest for any of the wards in York. As the site is part of a green corridor, wildlife habitat stepping-stones should also be provided. An air quality assessment may be required depending on traffic generation. A transport assessment would be required. A Draft Development Brief has been produced for the site (March 2010).</p>		
<p><b>Recommendation:</b> This site is considered <b>suitable</b> for housing.</p>		



## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>The site has been submitted by CYC Property Services through the Call for sites. The site is owned by City of York Council</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning permission</li> <li>A Draft Development Brief has been produced for the site (March 2010)</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The school relocated to new premises in April 2009 and this site is now available. A timescale of 0-5 years has been estimated.</li> </ul>											
<b>Comments:</b> The site has been submitted through the call for sites by CYC Property Services and is now vacant												
<b>Recommendation:</b> The site could come forward within 5 years												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input type="checkbox"/>	11 to 15 years (2021 – 2025) <input type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	With Draft Greenbelt Boundary <input type="checkbox"/>	Unknown <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	5.57	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	3.90* The net to gross ratio for this site has remained at 70% as per Development Brief and SHLAA Phase 2 (March 2009)

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

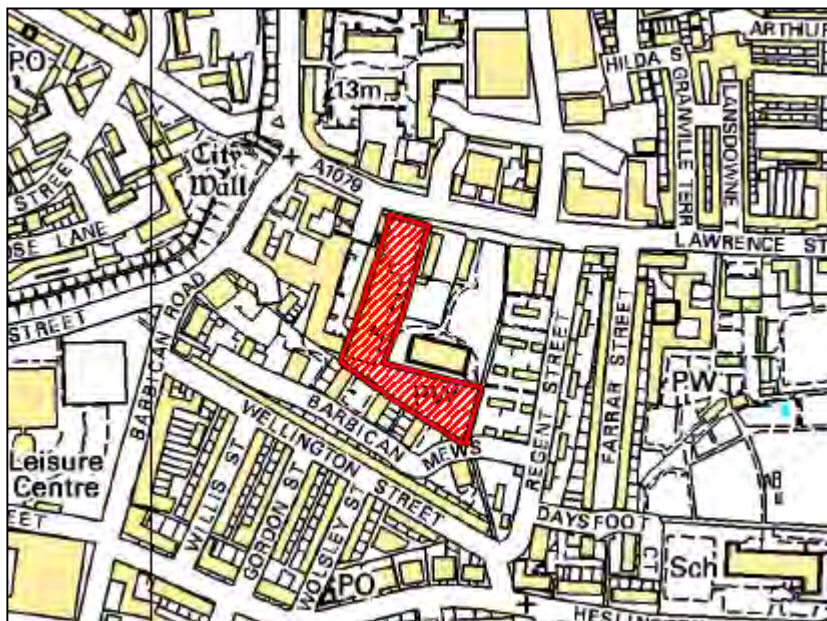
Estimated total number of dwellings	183			
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total	
No of houses	Total	91	92	183
	Semi / Town	42	42	84
	Detached	22	22	44
No of Flats	27	28	55	

Estimated Scheme Value (private & affordable scheme value)	£22,078,800
Estimated build cost	£8,690,132
Estimated site works cost	£1,520,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£5,297,668
Viability calculation (Scheme Value – (build costs + site works + other costs))	=£6,570,500
Abnormal development considerations	Demolition of the existing school building would be required, contamination investigations and provision of openspace is a major issue

**Comments:** This site has no major identified abnormal constraints. The viability calculation shows a profit is made for this site over and above the 17.5% built in to the calculation. This should enable the site to be developed and other considerations such as open space provision to be accounted for.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Former car dealership (use class: Sui Generis)	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	09/01364/FULM erection of 6 blocks of student accommodation (282 units)
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	Withdrawn 16/11/09

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the York urban area</li> <li>This is a brownfield site</li> <li>Considered to be at low risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to a primary schools within 400m (St Lawrences Primary)</li> <li>No access to GP surgery within 800m. Park View Surgery, Millfield Lane is approx 1,000m from the edge of the site</li> <li>Good access to convenience stores within 400m (Heslington Road Parade) and access to Morrison's supermarket within 800m</li> <li>Good access to frequent bus routes (15 mins or less) within 400m (Incl. Nos 4 &amp; 8 P&amp;R)</li> <li>Good access to non frequent bus routes within 400m (Nos 10,18,44)</li> <li>Access to existing cycle route within 100m.</li> <li>Transport assessment required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination issues have been identified on site from previous industrial use. Desktop and site surveys will be required initially.</li> <li>Lawrence Street is an air quality hotspot and a full assessment will be required</li> <li>Noise assessment required.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to young people's facilities.</li> <li>Fishergate ward is deficient in the provision of amenity green space (-2.41ha), provision for children (1 facility) and young persons facilities (1.78ha)</li> <li>This site is within 50m of a listed building and scheduled ancient monument and is within the city centre area of archaeological importance</li> <li>This site is not located within 50m of a conservation area or a historic park and garden.</li> <li>Any scheme should be in keeping with the adjacent settings of Bungalows and Almshouses and would require careful design to make it appropriate and have the minimum impact.</li> </ul>	Amber
<p><b>Comments:</b> This site is a brownfield site located within the urban area. It is located off Lawrence Street and has good access to a primary school, convenience stores and supermarket within 800m but access to a GP surgery could be improved. There is access to frequent and non-frequent bus routes within 400m including park and ride services as well as an existing cycle route. The site has been deemed to have a medium rating for contamination due to previous industrial uses so some initial assessments as to the extent will be required as well as a noise evaluation due to its proximity to the A1079. This site is within an Area of Archeological importance and adjacent to a Scheduled ancient monument and listed buildings. Careful consideration of any scheme will be needed to ensure minimum impact on any historically sensitive structures and to maintain the existing character of the area with bungalows and Almshouses being in close proximity.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>An application has been submitted for student housing and subsequently withdrawn and the site is being actively marketed by planning agents</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>Application 09/01364/FULM withdrawn for 282 student units in 6 blocks</li> <li>This site is currently vacant</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This timescale for this site to come forward is unknown but as it is vacant, this could be within the short to medium term</li> </ul>											
<b>Comments:</b> This site is vacant and an application was submitted in July 2009 for student housing, which was withdrawn in September 2009.												
<b>Recommendation:</b> This site may be <b>available</b> for development in the short term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.55
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	0.49

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	37* Taking into account comments from the CYC Conservation team regarding the surrounding density of the nearby Almshouses the capacity of the site has been based on the average urban density of 58 dph
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	18	19	37
	Semi / Town	12	13	25
	Detached	1	0	1
No of Flats		5	6	11

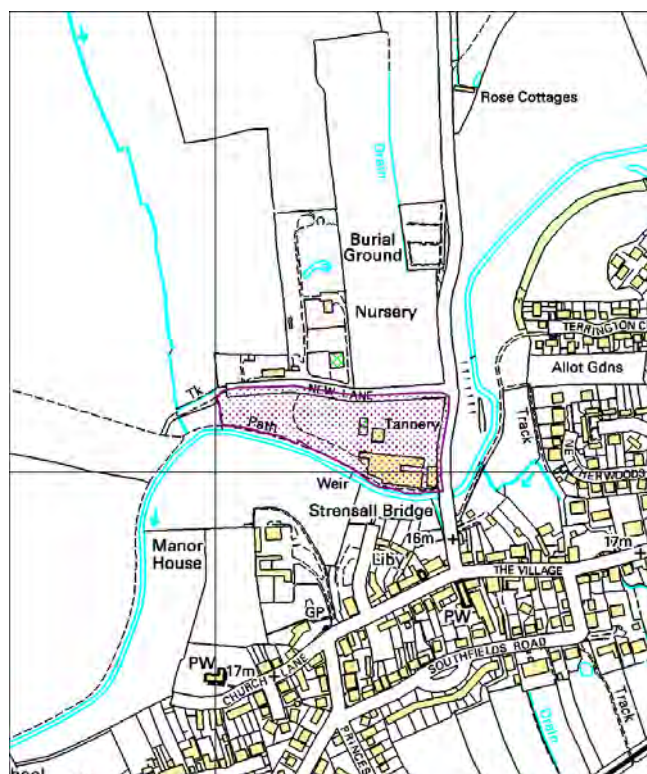
Estimated Scheme Value (private & affordable scheme value)	£4,789,600
Estimated build cost	£1,510,570
Estimated site works cost	£296,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2,539,106
Viability calculation (Scheme Value – (build costs + site works + other costs))	£443,923
Abnormal development considerations	This site may have potential contamination. This site is also located adjacent to an air quality hotspot and within the AQMA meaning that an air quality assessment is required and possible mitigation of negative impacts on air quality.

**Comments:** This site has identified constraints. It is shown, however, that the viability calculation provides an excess profit above the 17.5% included within the calculation and therefore these extra costs would be covered. This site is therefore deemed viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use/ Use Class	Vacant former tannery and sawmill Use Class B2 – General Industrial	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	B1 Office
	Application Reference	01/02856/OUT
	Date permitted	25/04/06
	Expiry Date	25/04/09(Expired)
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
Application not valid (refused/ withdrawn/ lapsed)		Expired April 2009

## SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within a Strensall/Towthorpe Local Service Centre</li> <li>Brownfield site</li> <li>Within flood risk Zone 2 (1 in 1000 year risk) some mitigation required</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to primary school within 800m (Robert Wilkinson Primary)</li> <li>Access to health care facility within 400m</li> <li>Insufficient access to convenience stores within 800m</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m (Bus route 5 currently runs a frequent route into York, every 15 mins during the day and every 30 mins during the evening).</li> <li>No existing access to a cycle route within 100m however S106 Notice attached to current permission for B1 office use required a cycle path/footbridge to be constructed over the adjacent section of the River Foss</li> <li>Highways transport assessment would be required.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>May be hazardous risks associated with previous use of site as a tannery</li> <li>Owners have had Phase 1 and 2 Environmental Surveys carried out which have identified two principal hot spots that require remediation. Ongoing discussions with CYC officers and Environment Agency regarding remediation of the site</li> <li>Topographical survey completed</li> <li>No likely air quality issues</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to natural/semi-natural greenspace, amenity open space, children's open space, outdoor sports facilities and allotments within PPG17 acceptable distances.</li> <li>This site is deficient in access to local parks and young person's facilities. Strensall ward is deficient in the provision of local parks (-1.51ha), natural and semi natural open space (-2.79ha), facilities for young people (-1.77ha), outdoor sports facilities (-4.64ha) and allotments (-1.95ha) against recommended local standards</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens</li> <li>A conservation area appraisal is due to start in Strensall. Comments received so far suggest that a density similar to the existing village be represented and it is important to maintain an open setting and aspect to this end of the village. A recommendation of 30 dwellings per hectare has been made.</li> </ul>	Green

**Comments:** The site is brownfield and located within Strensall/Towthorpe village, which is classed as a Local Service Centre in the sustainable settlement hierarchy (Core Strategy Preferred Options, June 2009.) The site has good access to frequent public transport within 400m. Due to its former use as a Tannery there may be hazardous risks on site however Phase 1 and 2 environmental surveys have been carried out as part of the existing permission for employment use and two hot spots have been identified which require remediation. There are ongoing discussions with CYC officers and the Environment Agency regarding remediation. The site had permission for employment (B1 office use), which expired in April 2009 but has not been short listed as required for employment use in the Employment Land Review. As the site is adjacent to the river a buffer between it and any development would be required to protect otters and other wildlife corridors.

**Recommendation:** This site is **suitable** for housing if constraints can be mitigated.



## ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	2.22
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3.1 ha - 5ha = 85% over 5 ha = 80%
	1.99

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>
Suburban/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	60* Density calculated at 30dph in keeping with surrounding area.
-------------------------------------	-------------------------------------------------------------------

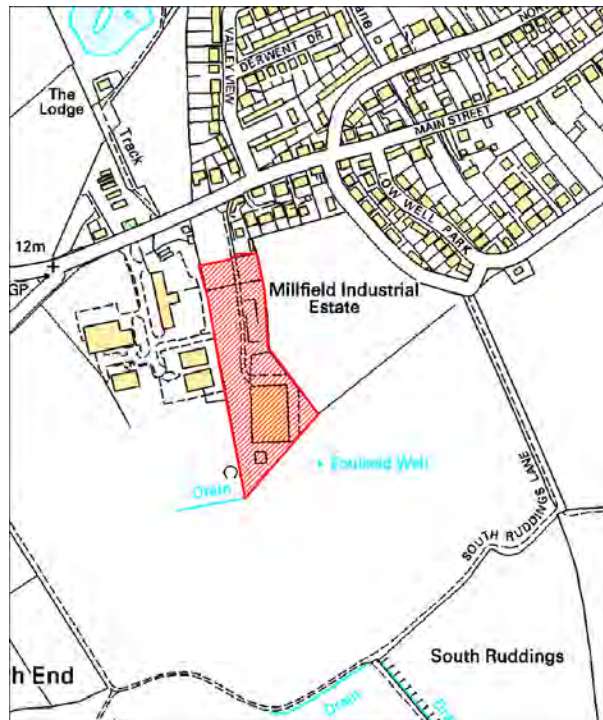
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total
No of houses			
Total	30	30	60
Semi / Town	14	14	28
Detached	16	16	32
No of Flats	0	0	0

Estimated Scheme Value (private & affordable scheme value)	£10,344,800
Estimated build cost	£3,394,044
Estimated site works cost	£588,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£5,511,727
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £851,030
Abnormal development considerations	This site has identified contamination constraints identified. However, the landowners/developers are aware and have assessed the work needed.

**Comments:** This site has outstanding planning permission for employment, which has expired. However, should this site come forward for housing development then there are contamination issues to consider but these have been deemed viable to mitigate for the employment land planning permission. Given that the site also makes an indicative profit above the 17.5% included within the calculation, should more work be needed for residential development, there would be sufficient funds available to cover this. This site is therefore viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

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

PLANNING STATUS		
Current Land use	Industrial Storage and Warehousing (B8)	
Source of site	Call for Sites and NLUD	
Site Status	Potential site	YES
	With permission	
	Under Construction	
	Completed	
	Excluded	
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	N/A
	Date permitted	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within Wheldrake Village (Small Village). As per Spatial Strategy in such locations growth will be restricted to redevelopment and infill development</li> <li>This is a Brownfield Site</li> <li>Site is considered to be at low risk of flooding (Zone 2)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>No access to primary school within 800m</li> <li>Access to GP Surgery within 800m (Elvington Medical Practice, Main Street, Wheldrake)</li> <li>Access to convenience stores within 800m (Costcutter on Main street)</li> <li>No access to frequent bus routes (15 minute intervals or less) within 800m</li> <li>Access to non-frequent bus services within 400m (Route 35 runs between Holme on Spalding Moor and York Mon to Friday between 7am and 8pm on an average 2 hourly frequency with the reverse route running between 6.20am and 6.20pm from York to Holme on Spalding Moor) and Route 36 runs between Bubwith and York Mon-Fri between 9am and 4pm every 2 hours)</li> <li>No access to existing cycle route within 100m.</li> <li>Full transport assessment required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>This site is assessed as having potential contamination issues due to previous industrial use desktop and site investigations required initially.</li> <li>No air quality issues identified although site forms part of existing industrial estate so there may be issues regarding noise and odour from adjacent industrial uses</li> <li>Should the adjacent industrial estate be removed it would eliminate all geo-environmental concerns</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities.</li> <li>Wheldrake ward has a deficit of natural and semi-natural open space (-8.88ha), amenity green space (-5.35ha), facilities for young people (0.88ha) and outdoor sports facilities (-1.01ha) compared to the recommended local standards</li> <li>This site is adjacent to the Wheldrake Conservation Area.</li> <li>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.</li> </ul>	Amber
<p><b>Comments:</b> This site is located within Wheldrake Village. Wheldrake is considered a 'small village' within the Spatial Hierarchy of the Core Strategy Preferred Options (June 2009) and in such locations growth will be restricted to redevelopment and infill development.. This site is located within the Millfield Industrial Estate but has been submitted through the Call for Sites as a possible site for housing development. An application for 3 dwellings has been granted permission adjacent to this site at the entrance to the estate. The site has a GP surgery and convenience store within 800m but the nearest primary school is approximately 950m from the site. There is also access to a non-frequent bus route within 400m but no access to a frequent bus route within 800m or existing cycle route within 100m. The existing bus services currently have an infrequent 2 hourly service which run Monday to Friday only. The site only has access to one type of openspace within PPG17 specified distances. Contamination is likely to be an issue due to current land use and initial site investigations will be required. The site is also located adjacent to the Wheldrake Conservation Area so any development should be sensitive to this.</p>		
<p><b>Recommendation:</b> This site is potentially <b>suitable</b> for residential development subject to over coming identified constraints.</p>		



## AVAILABILITY

Criteria	Considerations											
Ownership	• The site is in single private ownership											
Planning Status	• There are no outstanding planning applications											
Timescales	• The site has been submitted through the Call for Sites as being available for development											
<p>Comments: This site was submitted through the call for sites so there is some interest in developing it for housing. However no timescales have been specified for the development in our follow up questionnaire. Planning permission would have to be sought and the site cleared of its current buildings and uses as well as any investigation into possible contamination. The site is not therefore expected to come forward in the short term.</p>												
<p>Recommendation: The site is recommended to come forward the medium term (6-10 years)</p>												
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	1.72
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	1.55

### 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/LSC	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% town/ semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input checked="" type="checkbox"/>

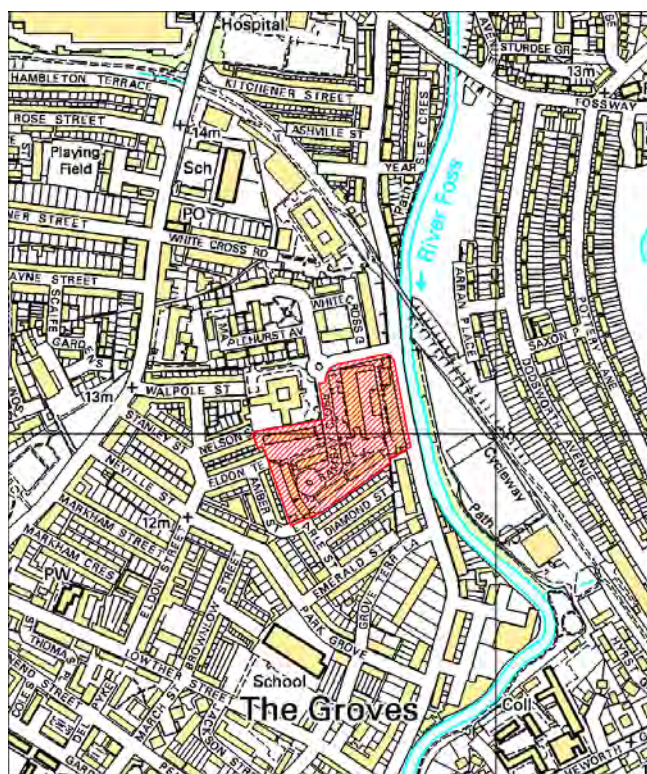
Estimated total number of dwellings		46		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	23	23	46
	Semi / Town	12	11	23
	Detached	11	12	23
No of Flats		0	0	0

Estimated Scheme Value (private & affordable scheme value)	£4,536,600
Estimated build cost	£2,574,600
Estimated site works cost	£448,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2,857,609
Viability calculation (Scheme Value – (build costs + site works + other costs))	= - £1,344,109
Abnormal development considerations	Possible contamination issues

Comments: This site appears to be un-viable and is dependent on the cost of any contamination resolution. However, this analysis is based on a profit margin of 17.5% and with 5% contingency built in. It also assumes a 50% affordable housing scheme but negotiation would be possible on housing type and mix. The viability would also be improved if it were to be developed with the adjacent parcel of land (Site 332)

### Viability Assessment

Viable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Negative <input type="checkbox"/>
------------------------------------	-------------------------------------------------	--------------------------------------



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use / use class	Multi-occupancy student accommodation Use Class: C2	
Source of site	Call for sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	No
	Completed	No
	Excluded	No
	Permission Type (residential, employment, retail, mixed use, other)	N/A
Planning Status (if applicable)	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

## SUITABILITY

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>The majority of this site is in low flood risk (0.63 ha is in zone 2). The remainder of the site (0.09 ha) is within zone 3a. A flood risk assessment would be required in line with PPS25</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Park Grove Primary School within 400m and Haxby Road Primary within 800m</li> <li>Site is approx 500m from two GP surgeries – Priory Medical Group on Heworth Green and York Medical Group, 35 Monkgate</li> <li>Access to small scale convenience stores within 400m including Lowther Street neighbourhood parade. Within 800m of supermarkets incl. Sainsbury's Foss Bank and Netto</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m including Number 1 and Number 5</li> <li>Good access to non frequent bus routes within 400m including the Number 12 (30 min frequency Mon to Fri) and Number 55 (Monks Cross circular)</li> <li>No access to existing cycle route within 100m.</li> <li>A transport assessment may be required should this site come forward for development.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>This site has no identified contamination issues</li> <li>This site is not within the AQMA</li> <li>There are no noise issues associated with the site..</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>There are no TPOs on site. But mature trees on site need to be retained.</li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to local parks, natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in city parks and young persons openspace</li> <li>Clifton ward has a deficit in provision of natural and semi-natural open space (-27.36ha), amenity green space (-10.78ha), a significant shortfall of children's facilities (-2.17ha), facilities for young people (-2.70ha), outdoor sports facilities (0.96ha) and allotments (-2.71ha).</li> <li>This site is not located within 50m of Scheduled Ancient Monuments or a historic park and garden.</li> <li>There are 2 Grade II listed buildings on site (Grange House and St Mary's) which would be recommended for conversion and not redevelopment.</li> <li>Located partly within the Area of Archaeological Importance and Heworth/Heworth Green Conservation area it is important to protect the trees screening the site and not create a scheme resulting in over development.</li> </ul>	Amber

### Comments:

This is a brownfield site located within the urban area of York. This site has access to a primary school with capacity and a convenience shop with 400m and health care facilities within 400-800m. This site also has good access to frequent and non-frequent bus routes within 400m but not an existing cycle route. The site contains 2 listed buildings and is partly within both an AAI and conservation area, which will require sensitive design and construction. There are no known contamination or air quality issues associated with the site. The site is currently student accommodation.

**Recommendation:** This site is **suitable** for residential development due to its location and limited geo-environmental considerations. The historic attributes on site would need to be sensitively considered but need not preclude further residential development.

## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"><li>This site is in other public single ownership</li></ul>		Green			
Planning Status	<ul style="list-style-type: none"><li>This site has no outstanding planning permission</li><li>This site is currently in use as student accommodation.</li></ul>					
Timescales	<ul style="list-style-type: none"><li>The site owners have stated that the site will become available between 2013 and 2018.</li><li>The site is not immediately ready for development as it is in use as student accommodation. The site is not for sale or being marketed by a land agent</li></ul>					
<b>Comments:</b> The owners of this site have submitted the site and indicated that it will become available for re-development between 2013 and 2018. The site currently has no outstanding permission but has been submitted by agents on behalf of the owners.						
<b>Recommendation:</b> This site may be <b>available</b> for development in the medium term subject to when it may become surplus to current requirements.						
When is this site likely to come forward?	0 to 5 years (2010 – 2015)  <input type="checkbox"/>	6 to 10 years (2016 – 2020)  <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	2.07	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	1.86

### 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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		110		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	55	55	110
	Semi / Town	39	38	77
	Detached	0	0	0
No of Flats		16	17	33

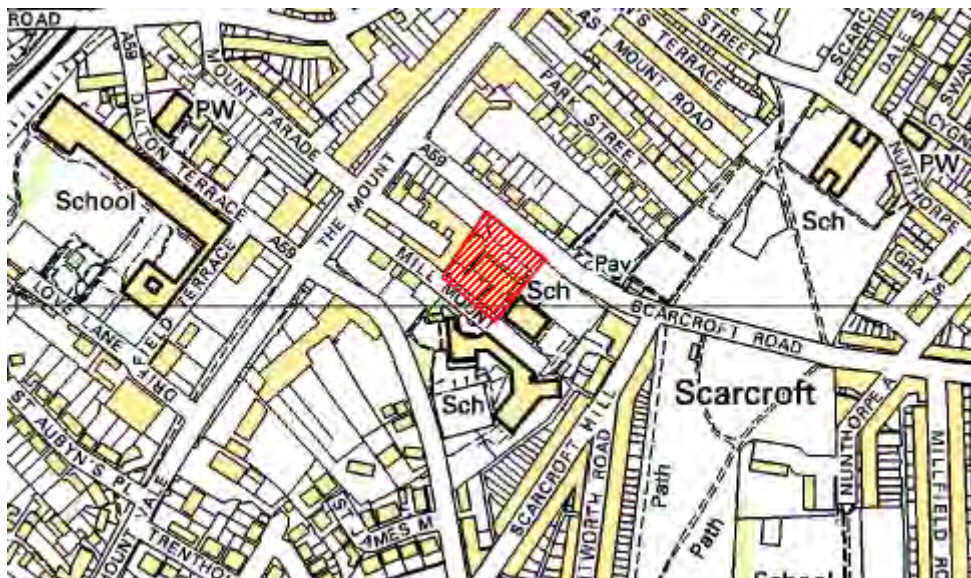
Estimated Scheme Value (private & affordable scheme value)	£13,277,200
Estimated build cost	£4,547,136
Estimated site works cost	£874,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£7,181,344
Viability calculation Scheme Value – (build costs + site works + other costs)	= £674,219
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.

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. Negotiation on type and mix of dwellings / affordable dwellings / land value / contributions is possible especially given the need for sensitive conversion rather than site redevelopment but this site should be viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Offices (Use class: B1(a))	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
	Permission Type (residential, employment, retail, mixed use, other)	N/A
Planning Status (if applicable)	Application Reference	N/A
	Date permitted	N/A
	Expiry Date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

## Site Suitability

Criteria	Considerations	
Primary constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>This site is in low flood risk (zone 1)</li> </ul>	Green
Transport and accessibility	<ul style="list-style-type: none"> <li>Access to Scarcroft Road Primary School within 400m</li> <li>Access to Dalton Terrace GP surgery within 400m</li> <li>Site is within 400m of Blossom Street Parade which includes a Sainsbury's Local and within 800m of Budgen's and Bishopthorpe Road neighbourhood parade</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m including the No. 4 (FTR)</li> <li>Good access to non frequent bus routes within 400m including Service No.11, 12, 13 which run approximately half hourly services</li> <li>Good access to existing cycle route within 100m.</li> <li>A transport assessment would be required should this site come forward for development.</li> </ul>	Green
Key environmental considerations	<ul style="list-style-type: none"> <li>This site has no identified contamination issues</li> <li>This site is within the AQMA. Traffic implications for blossom street need to be considered.</li> <li>New development could introduce new receptors to localised noise sources of nearby hotels and businesses.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>There are no TPOs on site however conservation would like to see existing trees and green areas retained and only develop the existing building footprint.</li> </ul>	Amber
Strategic policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to city parks, natural/semi-natural greenspace, children's openspace, allotments, amenity greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in local parks and young persons openspace</li> <li>Micklegate ward is deficient in the provision of natural and semi natural open space (-17.42ha), provision for children (-2.64ha) and facilities for young people (-1.47ha)</li> <li>This site is not located within 50m of Scheduled Ancient Monuments, Area of Archaeological Importance or a historic park and garden.</li> <li>This site is within 50m of listed buildings and it is located in the City Centre Conservation area.</li> </ul>	Amber
<p><b>Comments:</b> This site is located in the city centre and is well located for facilities and public transport within 400m. The site is in flood zone 1 (low risk) and is brownfield. It is within the Air Quality Management Area and further assessment would be required for air quality and traffic impact. The site is currently in use as offices and an assessment would be required regarding retaining the site as an employment site although it is not short listed within the ELR. The site is within the city centre conservation area and within 50m of listed buildings, which would require sensitive design. Conservation have also requested that the existing trees, banking and car parking areas be retained as they provide a barrier to the street scene which would make conversion of the existing building more likely than redevelopment. The net site area has been amended accordingly.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>This site is currently in use as office (B1(a)).</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>No timescale was submitted for this site but it could be available within the short to medium term.</li> </ul>											
<b>Comments:</b> This site is currently in use and therefore the conversion / demolition of the offices would need to take place. Given that it is in sole private ownership and limited constraints there would be few issues with taking the site forward.												
<b>Recommendation:</b> This site may be <b>available</b> for development in the short /medium term												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.36 ha	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	0.25 ha Net site area amended to remove existing trees and vegetation.

### 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/LSC	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% town / semi- 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

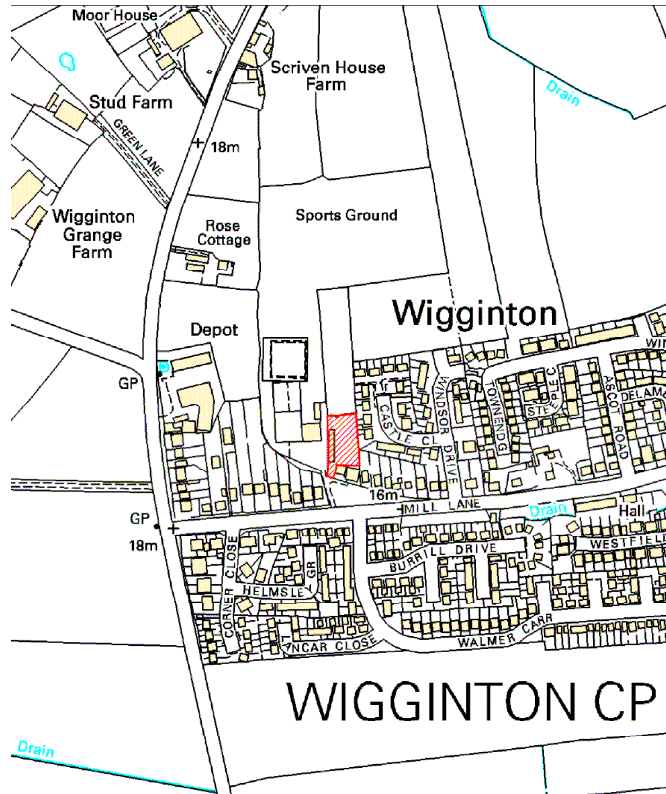
Estimated total number of dwellings		23		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	11	12	23
	Semi / Town	7	8	15
	Detached	0	0	0
No of Flats		4	4	8

Estimated Scheme Value (private & affordable scheme value)	£2,978,800
Estimated build cost	£9147,170
Estimated site works cost	£179,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,568,663
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £316,966
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.

**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.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use / Use Class	Garden/Paddock C3 (Residential) / agricultural	
Source of site	Call for Sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

Suitability		
riteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within a local service centre (Haxby &amp; Wigginton) as per the Core Strategy Preferred Options (June 2009). As per the spatial principles brownfield or infill development within local service centres, which are appropriate in scale, should be considered appropriate for development.</li> <li>This is a Greenfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Wigginton Primary School</li> <li>No access to GP surgery within 800m – nearest facility is the Haxby Group Practice, 2 The Village, Wigginton approx 970m along a walkable route</li> <li>Access to Wigginton Village Stores within 800m</li> <li>Access to frequent bus route (No. 1) within 400m</li> <li>Access to less frequent routes within 400m including Service 20 (Monks Cross to Askham Bar) and 40 (York to Easingwold) which run approximately hourly Mon to Fri</li> <li>There is no access to an existing cycle route within 100m.</li> <li>A transport statement would be required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Areas of in filled land on site may have caused contamination and a desktop study and site investigation will be required.</li> <li>No anticipated air quality issues</li> <li>PPG24 noise assessment needed which must consider any proposed development and the various uses contained within it. Adjacent to Wigginton Sports Club.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>The site does not contain any designated open space</li> <li>The site has access to Natural/semi natural greenspace, outdoor sports facilities, amenity greenspace and allotments within PPG17 acceptable distances.</li> <li>This site is deficient in access to young peoples facilities and children's openspace.</li> <li>Haxby and Wigginton ward does not currently have any local park facilities. The PMP Study recommends that opportunities to facilitate the provision of small local parks in larger settlements such as Haxby are maximised. There is a significant deficit of Amenity Green Space in the ward (-11.42ha) although this site does have access to AGS within the recommended distance (240m). There is a deficiency of over 3 children's facilities within Haxby and Wigginton ward and there are currently no young people's facilities. It is important that opportunities to provide additional open space facilities on site are maximised, as there are deficiencies of local parks, amenity green space children's and young peoples facilities in Haxby and Wigginton ward.</li> <li>The site is not within proximity of listed buildings, Scheduled Ancient Monuments, Historic Parks and Gardens, Area of Archaeological Importance or Conservation Areas</li> <li>This site is not included as an employment site within the Employment Land Study (ELR).</li> </ul>	Amber
<p><b>Comments:</b> This is a greenfield site within the settlement limits of Wigginton. Haxby and Wigginton is classed as a Local Service Centre within the Core Strategy Preferred Options (June 2009) and as such brownfield or infill development within these centres are suitable for development if appropriate in scale. The site is at low risk of flooding (Zone 1). The site does not have access to a primary school within 400m or sufficient access to a health care facility (further than 800m) but does have access to a convenience store within 400-800m as well as good access (within 400m) to a frequent bus route. The site would require a desktop study and site investigation for contamination and a noise assessment. There are no likely air quality issues. The site has access to some open space types, including natural and semi natural greenspace and amenity open space within the PPG17 standards but does not have sufficient current access to children's open space or young people's facilities.</p> <p><b>Recommendation:</b> This site is <b>suitable</b> for housing subject to the identified constraints being addressed.</p>		



## Availability

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private multiple ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site has been stated by the owners to become available for development from 2011/12</li> </ul>											
<b>Comments:</b> The site has been submitted by one of the landowners as part of the call for sites and is suggested as being available for development from 2011/12.												
<b>Recommendation:</b> This site may be <b>available</b> for development in the short to medium term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (20010–2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.22
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%
	0.22

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

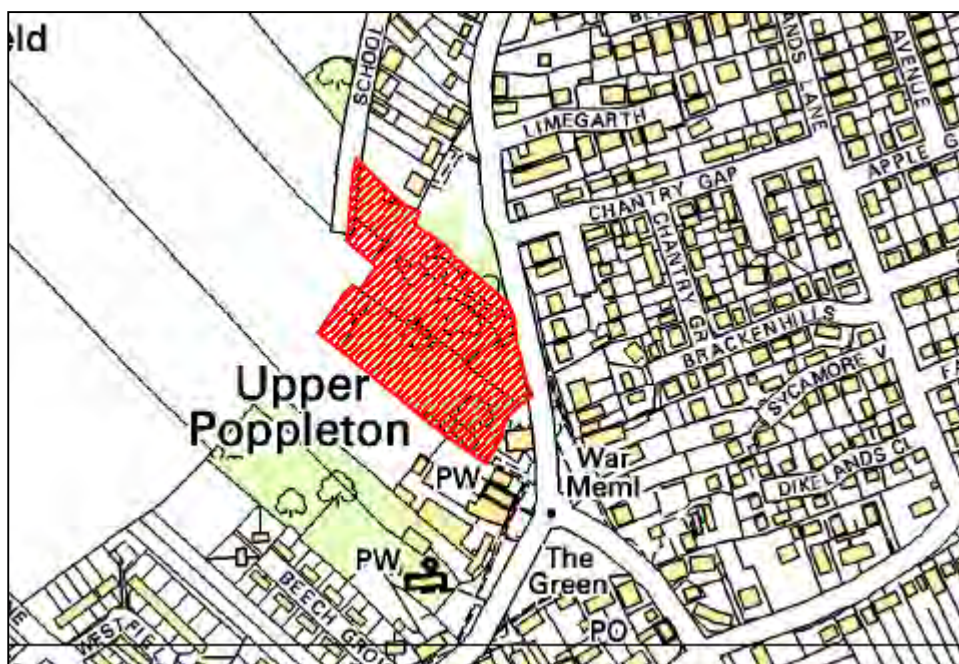
Estimated total number of dwellings		10		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	10	0	10
	Semi / Town	4	0	4
	Detached	3	0	3
No of Flats		3	0	3

Estimated Scheme Value (private & affordable scheme value)	£1,914,800
Estimated build cost	£483,552
Estimated site works cost	£84,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£961,725
Viability calculation (Scheme Value – (build costs + site works + other costs))	(£1,914,800 - (£483,552 + £84,000 + 961,725)) = £385,522
Abnormal development considerations	A full drainage assessment is required. This may incur additional costs to the development. This site will need to provide contributions and mitigation works for better access into the site and junction improvements.

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.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

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

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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Located within Upper Poppleton Local Service Centre. As per the spatial principles <u>brownfield or infill development within local service centres which is appropriate in scale should be considered appropriate for development.</u></li> <li>Brownfield / Greenfield site</li> <li>Considered to be at low risk from flooding (zone 1)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Poppleton Ouse Bank Primary within 400m</li> <li>Access to Old Forge Surgery (DR Bell-Syer &amp; Ptnrs) within 400m</li> <li>Access to Co-op stores on The Green within 400m</li> <li>Insufficient access to frequent bus routes (15 minute intervals or less) within 800m</li> <li>Good access to non frequent bus routes within 400m including the No. 10 service which runs approximately every 20 mins</li> <li>No access to existing cycle route within 100m.</li> <li>Transport stated would be required.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>No contamination issues identified.</li> <li>No air quality issues identified</li> <li>No foreseeable issues.</li> <li>No overhead power lines</li> <li>There are protected trees on site which will pose a restriction on housing density. Trees are important to the character of the conservation area and amenity of the site. A tree survey would be required to ascertain the quantity of developable land outside of the tree zones</li> <li>If any work were proposed on the buildings, including conversion or demolition, a bat survey would be required. A phase 1 habitat survey may also be required to consider other species which may be using the site</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to natural/semi natural greenspace, amenity greenspace, outdoor sports facilities, children's openspace and allotments within distances set out by the PPG17 assessment.</li> <li>This site is deficient in city parks, local parks and young persons openspace.</li> <li>Rural West ward is deficient in Amenity Green Space against recommended local standards (-7.97ha), facilities for young people (-2.31ha) and allotments (-0.17ha)</li> <li>This site contains a Grade II listed building – Beechwood House, Gates and Railings and is located within the Upper and Nether Poppleton conservation area. The north east side of the site forms a frontage onto a green area and the trees provide enclosure to the space. An assessment of historic and architectural significance would need to be made before any alterations/demolition of buildings takes place. Conservation has suggested conversion would be preferred for listed outbuildings.</li> <li>Any future development should be compatible with the existing grain of the area, which is very low density. The wooded character of the site is important to the character and the appearance of the area and is of ecological significance.</li> <li>This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</li> </ul>	Amber
<p><b>Comments:</b> This site is located within Upper Poppleton village, which is designated as a local service centre. Brownfield or infill development within Local Service Centres, (as identified in the settlement hierarchy of the Core Strategy) which is appropriate in scale and nature, and helps support the viability of some of the existing facilities or addresses local needs, such as for affordable housing, will be considered as a suitable site for development. This site has good access to a primary school, a GP surgery and a convenience store. The site also has good access to a non-frequent bus route but not a frequent route within 800m. There are protected trees on site, which will pose a restriction on housing density. The north east side of the site forms a frontage onto a green area and the trees provide enclosure to the space. A tree survey would be required to ascertain the quantity of developable land outside of the tree zones. The wooded character of the site is important to the character and the appearance of the area and of ecological significance. A bat survey would be also be requested. This site contains listed elements and is within a conservation area. Any future development should be compatible with the existing grain of the area, which is very low density. Opportunities to maximise the provision of amenity green space within new developments should be maximised.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development subject to overcoming constraints.</p>		

## Availability

Criteria	Considerations						
Ownership	<ul style="list-style-type: none"> <li>This site is in private sole ownership</li> </ul>		Amber				
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>The site incorporates a Grade II listed house, gate and railings.</li> </ul>						
Timescales	<ul style="list-style-type: none"> <li>The submission for this site through the call for sites consultation does not state a date for when this site could potentially be brought forward. The current house and site are vacant.</li> </ul>						
<b>Comments:</b> Given that this property is single ownership and is currently vacant, it is envisaged that it could be brought forward within the short to medium term subject to planning permission and listed building consent. Before any development could take place on the site there are a number of detailed surveys/assessments, which would need to be undertaken.							
<b>Recommendation:</b> This site is located within the <b>short to medium term</b>							
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input type="checkbox"/>	6 to 10 years (2016 – 2020)  <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>	

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	1.54
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%
	1.39

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	21* The estimated capacity of the site has been based on a density of 15 dph in line with assessments of the typical urban area of Upper Poppleton.
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

Housing Type and Mix:	Private dwellings	Affordable dwellings	Total
No of houses			
Total	10	11	21
Semi / Town	4	4	8
Detached	6	7	13
No of Flats	0	0	0

Estimated Scheme Value (private & affordable scheme value)	£3,827,000
Estimated build cost	£1,213,884
Estimated site works cost	£208,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£2,021,522
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £383,093
Abnormal development considerations	The site is within a conservation area and includes a grade two listed building, gate and railings

Comments: This site has potential issues for higher than average design and construction costs. However, the indicative viability assessment estimates there to be excess profit over and above the 17.5% included within the calculation and some costs within the scheme may be negotiated down. The density of the site has already been reduced to take account for the need to preserve more sensitive or historic elements of the site.

### Viability Assessment

Viable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Negative <input type="checkbox"/>
------------------------------------	-------------------------------------------------	--------------------------------------





## Site Details

### GENERAL

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

### PLANNING STATUS

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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Site is within 400m of Carr Infant School</li> <li>No access to health care facilities within 800m. Nearest GP surgery is Dr Schofield &amp; Wallace, 1 Beech Grove or Front Street Surgery which are both around 1,000m away (15 min+ walk)</li> <li>Access to Co-op store on Beckfield Lane Parade within 400m. Acomb District Centre is around 1,000m away (15 min+ walk) inc a Morrisons supermarket and a number of other local services.</li> <li>Good access to a frequent bus route within 400m (15 min intervals or less). Service No. 1 that runs at a 10 min frequency</li> <li>Good access to non-frequent bus routes within 400m including the No.24 (Askham Bar to Fulford), 26 (Askham to Fulford) and 20 (Monks Cross to Askham Bar). Approximately hourly Mon - Fri</li> <li>Access to an existing cycle route within 100m</li> <li>Transport assessment would be required.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination issues have been identified on site due to its current use as a waste recycling facility. Further investigation will be required.</li> <li>No air quality issues identified.</li> <li>No noise issues identified.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to amenity green space, children's openspace, allotments, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to City parks, local parks young persons openspace.</li> <li>Acomb ward is deficient in the provision of City and Local Parks (-1.49ha), natural and semi-natural open space (-15.40ha), amenity green space (-10.10ha), provision for children (-1.97ha), facilities for young people (-1.74ha), outdoor sports facilities (-6.48ha) and allotments (-1.63ha)</li> <li>Development of this site may allow for the improvement of the old Northfield School Pitches</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, Area of Archaeological Importance, historic parks and gardens or conservation areas.</li> </ul>	Amber
<p><b>Comments:</b> The council depot on Beckfield Lane is currently in use, as a waste recycling and storage facility and this use would need to be relocated to an alternative suitable location before development could take place. The site has good access to facilities and services including a frequent bus route, a school with capacity within 400m and a convenience store but does not have access to a health centre within 800m. Acomb ward is deficient in the provision of all open space types against the recommended local standards in the Open space Study (PMP) and it is therefore important that opportunities for new open space provision are maximised in new developments. There are no other major constraints identified although the site has been scored medium for contamination due to its present use. Currently there is a pending outline planning application for residential use on the site. Development of the site may allow for improvement of Northfield School Site.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in Local authority ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>There is currently a pending application for residential on this site</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>There is an obvious intention for this site to be developed due to the submission of an application and therefore it is likely to come forward in the short term.</li> <li>The current recycling facility will have to be relocated before development of this site,</li> </ul>											
<b>Comments:</b> This site has a pending permission for residential showing an obvious intention to develop the site. The existing facilities have to be relocated before this will be available to come forward.												
<b>Recommendation:</b> The site is anticipated to come forward in the short to medium term subject to the relocation of the recycling facilities.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input type="checkbox"/>	6 to 10 years (2015 – 2020)  <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.48	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	0.43

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		20		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	10	10	20
	Semi/ Town	4	4	8
	Detached	3	3	6
No of Flats		3	3	6

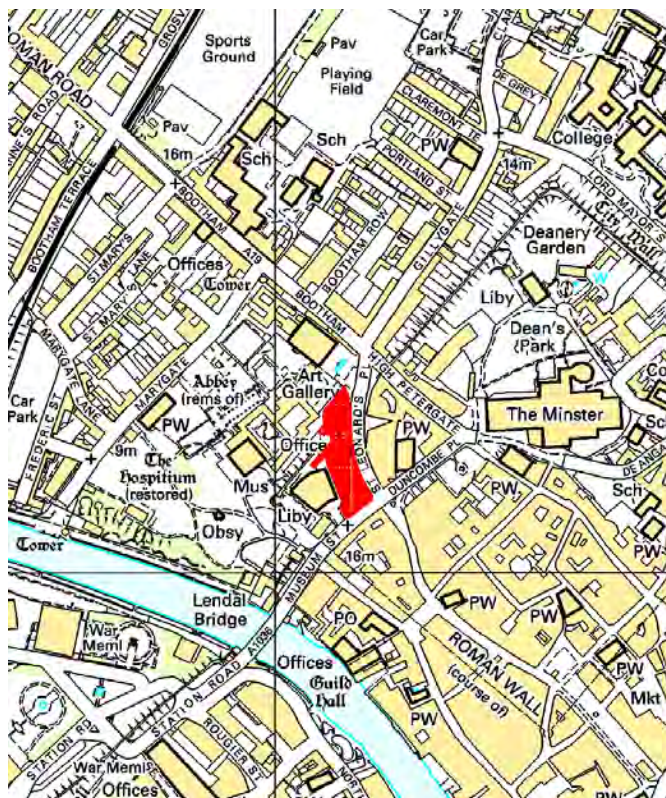
Estimated Scheme Value (private & affordable scheme value)	£2,767,400
Estimated build cost	£967,104
Estimated site works cost	£168000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,498,570
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £133,725
Abnormal development considerations	Further assessment required for contamination issues.

Comments: This site makes an excess profit above that included within the calculation. There are limited abnormal cost considerations but any additional costs that arise should be covered.

### Viability Assessment

<b>Viable</b> 	<b>Marginal</b> <input type="checkbox"/>	<b>Negative</b> <input type="checkbox"/>
------------------------------------------------------------------------------------------------------	---------------------------------------------	---------------------------------------------





## Site Details

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

PLANNING STATUS		
Current Land use	CYC Offices (Use class: B1)	
Source of site	City of York Council Property Services	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York (within the city centre)</li> <li>This is a brownfield site</li> <li>Not considered to be at risk from flooding (zone 2)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Highly accessible city centre location. Parking is constrained</li> <li>Insufficient access to primary schools within 400m</li> <li>Good access to health care facilities within 400m</li> <li>Good access to convenience stores within 400m</li> <li>Good access to frequent bus routes (15 min or less) including a park &amp; ride within 400m.</li> <li>Good access to non frequent bus routes with 400m</li> <li>Access to an existing cycle route within 100m</li> <li>Transport assessment would be required.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No contamination issues have been identified</li> <li>Within an AQMA - harmful pollutants generated through traffic. An Air quality assessment will be required.</li> <li>Potential noise and vibration issues from traffic. PPG24 assessment may be required. Noise categories C or D are likely which are not ideal for housing.</li> <li>No foreseeable drainage issues. Existing drainage available.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as open space</li> <li>The site has access to City parks, local parks, amenity greenspace, natural/semi-natural greenspace and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to children's open space, allotments and young persons open space.</li> <li>Guildhall ward is deficient in the provision of natural and semi natural open space (-4.91ha), amenity green space (-5.04ha), provision for children (-1.43ha), facilities for young people (-1.50ha), outdoor sports facilities (-7.03ha) and allotments</li> <li>1-9 St Leonard's Place is a Grade II* listed building as are others within close proximity. The conservation team would support conversion to residential.</li> <li>The site is adjacent to scheduled ancient monuments (City Walls – Grade 1 listed). Is within an Area of Archaeological Importance and the Central Historic Core Conservation Area. The site is within 50m of Museum Gardens, which is an historic park and garden.</li> <li>There is a Council aspiration to develop a Cultural Quarter in this part of the city centre. It is envisaged that this site would be included along with the library, theatre Royal and Museums. This is an important location within this area and will be a key part of the City Centre Area Action Plan.</li> <li>The site is included in the Employment Land Review, it is in existing employment use but redevelopment could potentially include a residential element as part of a mixed-use scheme.</li> </ul>	Amber
<p><b>Comments:</b> This is a brownfield city centre site with excellent access to local services and frequent public transport although no primary school within 400m. The site is in existing employment use but redevelopment is unlikely to increase the employment floorspace and an element of residential may be acceptable as part of a mixed-use scheme. The building is Grade II listed and would only be suitable for conversion/change of use not redevelopment. Although it is closely located to or within many other historically sensitive structures/areas the CYC conservation team would support residential uses carried out to a high design standard. The main constraints to the site are its location adjacent to a busy road within an Air Quality Management Area though again some of the issues this raises could be partly mitigated through design. It is envisaged that this site will be included in a new Cultural Quarter to be developed as part of the City Centre Area Action Plan to enhance the public realm in this area and any future change of use application will need to engage fully in the LDF process.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development as part of a mixed-use scheme.</p>		



## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"><li>This site is in private single ownership</li></ul>		Green			
Planning Status	<ul style="list-style-type: none"><li>This site has no outstanding planning permission</li><li>This site is currently in use as Council Offices.</li></ul>					
Timescales	<ul style="list-style-type: none"><li>The site is owned privately but is currently being leased back to the Council prior to their move to alternative premises.</li><li>The property should be vacant by 2012</li></ul>					
<b>Comments:</b> The site is currently in use and will be available for development subject to the relocation of council's offices expected to be complete by 2012.						
<b>Recommendation:</b> The site is anticipated to become <b>available</b> in the short term.						
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.43
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 5 ha = 80% over 5 ha = 70%
	0.39

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town/semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town/semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings	25* Following advice from City Development Team the expected number of dwellings has been reduced in line with the anticipated mixed-use development
-------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

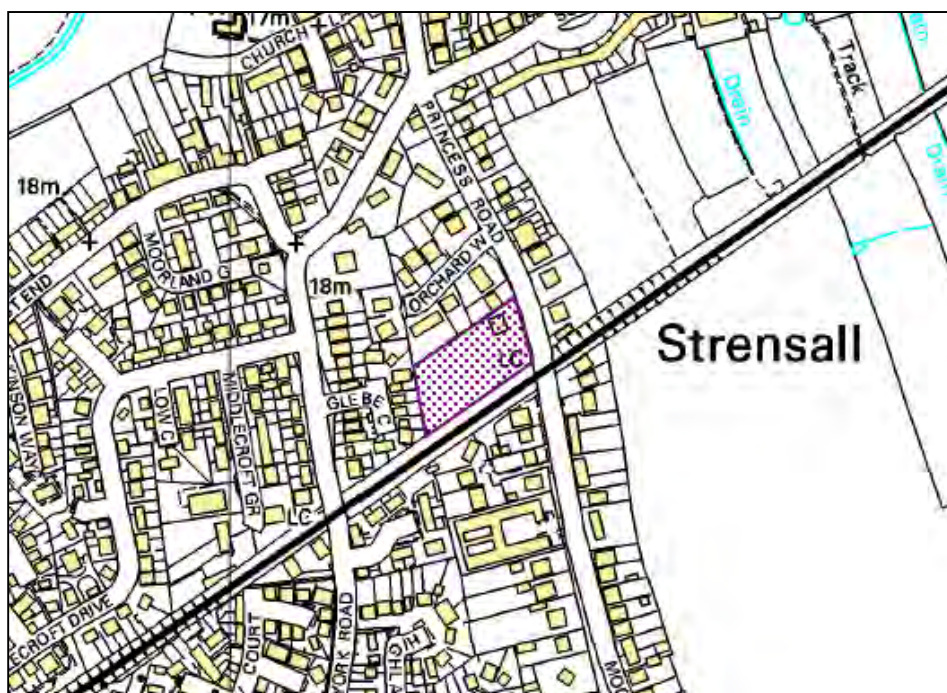
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	12	13	25
	Semi / Town	8	9	17
	Detached	0	0	0
No of Flats		4	4	8

Estimated Scheme Value (private & affordable scheme value)	£3,812,800
Estimated build cost	£1,001,158
Estimated site works cost	£197,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,938,484
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £676,157
Abnormal development considerations	This site may have higher than average design costs due to needing to take consideration of the historic setting in which the site is located.

Comments: This re-development of this site will need to be sensitive to its historic setting which may mean higher than average design costs. An element for design has been included in the viability assessment but there is also an excess indicative profit from the calculation meaning that additional costs could be covered.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Derelict Bungalow (Use Class C3 – Dwelling houses)	
Source of site	Desk top Map Survey and historic planning applications	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	None
	Application Reference	a) 05/00677/OUT Residential b) 09/01176/OUT nursing home
	Date permitted	a) N/A b) Appeal in progress
	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)	a) Withdrawn 2006 b) Refused 2009

## SUITABILITY ASSESSMENT

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Located within Strensall Local Service Centre as per the Core Strategy). As per the spatial principles brownfield or infill development within local service centres which are appropriate in scale should be considered appropriate for development.</li> <li>Brownfield / greenfield Site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Within 400m of Robert Wilkinson Primary School</li> <li>Within 400m of Strensall Medical Centre, Southfields Road</li> <li>Within 400m of Tesco Express &amp; Costcutter (The Village parade) and within 800m of Barley Rise Parade</li> <li>Good access to frequent bus route (15 minute intervals or less) within 400m. Service 5 runs within 400m of the site and runs every 15 mins between Strensall – York City Centre – Acomb.</li> <li>There is no existing access to a cycle route within 100m</li> <li>Highways transport assessment would be required.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No foreseeable contamination issues</li> <li>No likely air quality issues</li> <li>A noise and vibration report (in conjunction with adjacent railway line has been requested as part of the current planning application</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>Site includes several protected trees</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt</li> <li>This site is not classed as openspace</li> <li>The site has access to natural/semi-natural greenspace, amenity open space, outdoor sports facilities and allotments within PPG17 acceptable distances.</li> <li>This site is deficient in access to local parks, children's openspace and young persons openspace.</li> <li>Strensall ward is deficient in the provision of local parks (-1.51ha), natural and semi natural open space (-2.79ha), facilities for young people (-1.77ha), outdoor sports facilities (-4.64ha) and allotments (-1.95ha) against recommended local standards</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</li> <li>Site abuts a railway line, which could provide an important natural habitat corridor – a buffer should be provided within the site to retain this function.</li> </ul>	Green
<p><b>Comments:</b> The site is brownfield land and is located within Strensall Local Service Centre as per the Core Strategy. As per the spatial principles brownfield or infill development within local service centres, which are appropriate in scale, should be considered appropriate for development. It has good access to a frequent bus route and local facilities including a grocery store and GP surgery within 400m. The site has access to natural/semi-natural greenspace, amenity open space and outdoor sports facilities within acceptable PPG17 standards but does not have current access to local parks, children's open space and young persons facilities. There are deficiencies in a number of types of openspace within the ward and any opportunities to contribute towards reducing this should be maximised. Access to cycle routes could be improved and a full traffic assessment would be required. It is important that any scheme allows for a buffer adjacent to the railway line not only to act as a barrier to potential noise and vibration but also to enhance the natural green corridor route for wildlife.</p>		
<p><b>Recommendation:</b> This site is considered <b>suitable</b> for housing</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>Site put forward by planning agent</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>Application refused (09/01176/OUT) on 15/12/2009 for a nursing home and an appeal has been lodged</li> <li>A previous application for 4 detached dwellings (05/00677/OUT) was withdrawn in February 2006</li> <li>This site currently has an existing derelict property on site.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>Given past residential applications it is felt there is potential for this site to come forward</li> <li>However, the current application for a nursing home makes it difficult to assess site achievability. A short-term timescale has been given.</li> </ul>											
<b>Comments:</b> Application recently refused for a nursing home and an appeal has been lodged.												
<b>Recommendation:</b> This site may be available in the short term dependent on outcome of appeal.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.50
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	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 type="checkbox"/>
Suburban/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings					21				
Housing Type and Mix:			Private dwellings		Affordable dwellings		Total		
No of houses	Total		10		11		21		
	Semi / Town		3		3		6		
	Detached		4		5		9		
No of Flats			3		3		6		

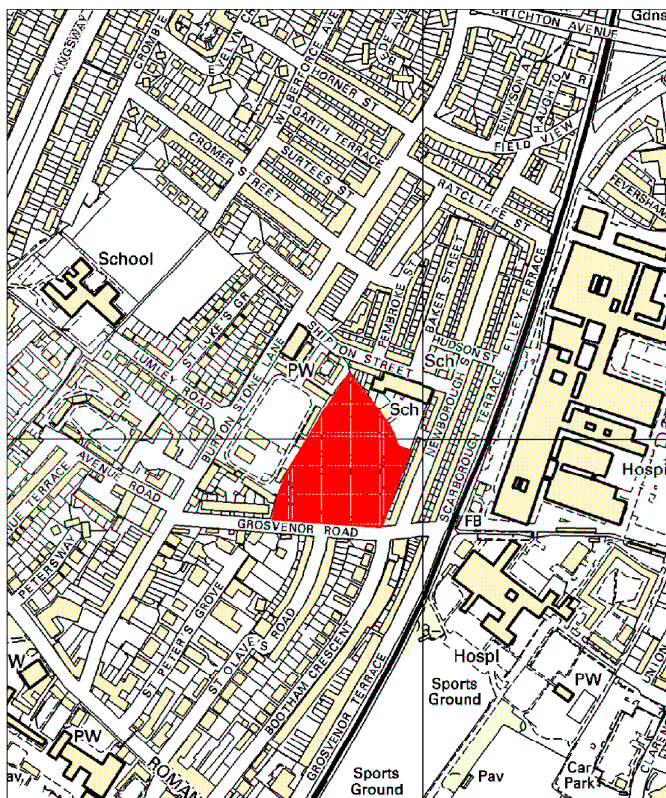
Estimated Scheme Value (private & affordable scheme value)	£2,616,900
Estimated build cost	£478,800
Estimated site works cost	£181,500.00
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,274,563
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £682,036
Abnormal development considerations	No major constraints identified

Comments: This site makes an excess profit over and above the 17.5% included within the calculation. Therefore any additional costs should be covered and the site will be viable.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

### GENERAL

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

### PLANNING STATUS

Current Land use	Football stadium	
Source of site	Alternative sites at changes 3	
Site Status	Potential site	Yes
	With permission	Pending
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	02/02212/FULM
	Date permitted	Pending consideration
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within York urban area</li> <li>This is a brownfield site</li> <li>Considered to be at low risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Clifton Green Primary within 400m</li> <li>Site is within 800m of Dr Kemp &amp; Partners, 32 Clifton and Clifton Medical Centre on Water Lane</li> <li>Access to Burton Stone Parade within 400m</li> <li>Access to frequent bus routes (15 minute intervals or less) within 400m (Service 5 &amp; 6) however this is only accessible via footbridge over railway line</li> <li>Access to non frequent bus routes within 800m</li> <li>Good access to existing cycle route within 100m.</li> <li>Transport assessment will be required.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>The previous use of the site suggests initial site surveys for contamination would be required.</li> <li>No air quality issues identified</li> <li>There are currently noise issues in the area but these are mainly created by the stadium and the number of complaints is expected to be improved should this site be developed for housing.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt</li> <li>This site is identified as an outdoor sports facility (Grosvenor Road Football Pitch) within the PPG17 Assessment. The site has not been scored in terms of accessibility and quality in the PMP Study</li> <li>The site has access to local parks, children's play areas, allotments, City parks and outdoor sports facilities within PPG17 acceptable distances</li> <li>This site is deficient in access to natural/semi-natural green space, amenity green space and young people's facilities</li> <li>There is a large deficiency of natural/semi-natural open space in Clifton ward. There is currently no provision in the ward and therefore a deficiency of 27.36ha against the recommended standard although the ward does have good provision of City and Local Parks</li> <li>There is a deficiency of amenity green space in Clifton ward with current provision of 0.59ha per 1,000 population against a recommended standard of 1.43ha. There is an overall deficiency of 10.78ha of AGS in Clifton ward</li> <li>There are currently no young peoples facilities in Clifton ward</li> <li>This site is within 50m of a listed building.</li> <li>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.</li> </ul>	Amber
<p><b>Comments:</b> This is a brownfield site within the York urban area. It has good access to services and facilities within 400m and has access to a frequent bus route within 400m but this only accessible via a footbridge. It has access to non-frequent bus routes within 800m and a cycle route within 100m. There are minimal identified geo-environmental constraints identified and noise issues in the area are likely to improve with a change of use to residential, Historical constraints do not limit the site and redevelopment could contribute the existing character of the area. The Site is currently designated as openspace within the PPG17 Assessment as Bootham Crescent stadium. This facility will need to be relocated elsewhere in order for the development of this site to proceed. It is important that opportunities to provide additional open space facilities on site are maximised as there are significant deficiencies of natural/semi-natural green space, amenity green space and young peoples facilities in Clifton ward.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>There is a application for 93 dwellings pending.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site will be available to develop subject to the relocation of the community stadium.</li> <li>The site is anticipated to be available in the medium term.</li> </ul>											
<b>Comments:</b> This site is currently used as a community stadium and therefore this will need to be relocated before development can proceed.												
<b>Recommendation:</b> This site will be <b>available</b> for development within the medium term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	1.67	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	1.50

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input 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/ LSC	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					88			
Housing Type and Mix:			Private dwellings		Affordable dwellings		Total	
No of houses	Total		44		44		88	
	Semi / Town		31		31		62	
	Detached		0		0		0	
No of Flats			13		13		26	

Estimated Scheme Value (private & affordable scheme value)	£10,567,500
Estimated build cost	£3,644,170
Estimated site works cost	£701,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£5,726,083
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £496,246
Abnormal development considerations	No major constraints identified., the stadium will however, have to be relocated before development can take place.

**Comments:** This site has no major constraints other than the relocation of the existing stadium. An excess profit can be seen from the indicative viability assessment but the pending planning permission also indicates that this site is considered viable by the landowners.

### Viability Assessment

<div>Viable</div> <div><input checked="" type="checkbox"/></div>	<div>Marginal</div> <div><input type="checkbox"/></div>	<div>Negative</div> <div><input type="checkbox"/></div>
------------------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------





## Site Details

### GENERAL

Site Reference	0166		
Name of Site	Site off Water Lane, Clifton		
Address			
Ward	Clifton		
Easting	459401	Northing	453172
Gross Site Area	0.31		

### PLANNING STATUS

Current Land use	Vacant land	
Source of site	Desk top survey	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential (21 apartments)
	Application Reference	04/03335/FUL
	Date permitted	N/A
	Expiry date	N/A
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	withdrawn

Site Suitability		
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a mixed brownfield site</li> <li>Site lies completely within Flood Zone 2 (1/1000 year risk) and some mitigation may be required.</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Clifton Green Primary within 400m</li> <li>Access to Clifton Medical Practice, Water Lane within 400m and Priory Medical Group, Rawcliffe Surgery on Belcome Way</li> <li>Within 400m of shops on Clifton neighbourhood parade which include a bakers, butchers and Spar shop</li> <li>Access to frequent bus route (No.2 Park and Ride) within 400m. The number 2 does allow intermediate stops including Clifton Green (Youth Hostel) inbound and Clifton Green (outbound) within 400m of the site</li> <li>There are a number of less frequent routes within 400m of the site including the number 22/23 which runs half hourly</li> <li>Access to an existing cycle route within 100m</li> <li>Highways transport assessment would be required.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No contamination issues identified on site</li> <li>The site is within the Air Quality Management Area. There are elevated levels of nitrogen dioxide monitored in the area. Likely to require buildings to be set back from the roadside</li> <li>No noise issues anticipated on site</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>The Line of Silver Birch trees to the site frontage need to be protected.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, natural/semi-natural greenspace, children's openspace, allotments and outdoor sports facilities within PPG17 acceptable distances.</li> <li>Clifton ward has a deficit in provision of natural and semi-natural open space (-27.36ha), amenity green space (-10.78ha), a significant shortfall of children's facilities (-2.17ha), facilities for young people (-2.70ha), outdoor sports facilities (0.96ha) and allotments (-2.71ha).</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</li> </ul>	Green
<b>Comments:</b> The site is Brownfield and located in the urban area. The site lies within 400m of a primary school, health care facility and grocery store/supermarket and has access to a frequent bus service. Situated in flood risk zone 2 there is a low risk of flooding to the site but mitigation may still be required depending on the scheme. The site also has good access to openspace within PPG17 specified distances and is not in proximity of historical constraints. The site is within an Air Quality Management Area and would require an Air Quality Assessment. Protecting any new homes from air quality issues and preserving the trees is likely to impact on the layout of the site but shouldn't affect the density.		
<b>Recommendation:</b> This site is considered <b>suitable</b> for housing development		



## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>Ownership details are unknown</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> <li>There has been a withdrawn application for 21 apartments</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>Ownership details are unknown currently. There are no obvious major constraints to development.</li> </ul>											
<b>Comments:</b> Although the ownership details and timescales for this site are unknown, the site is vacant and has a withdrawn application implying it may be developable in the short to medium term.												
<b>Recommendation:</b> This site should become available in the short to medium term												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.31	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3.1 ha -5ha = 85% over 5 ha = 80%	0.31

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input checked="" type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

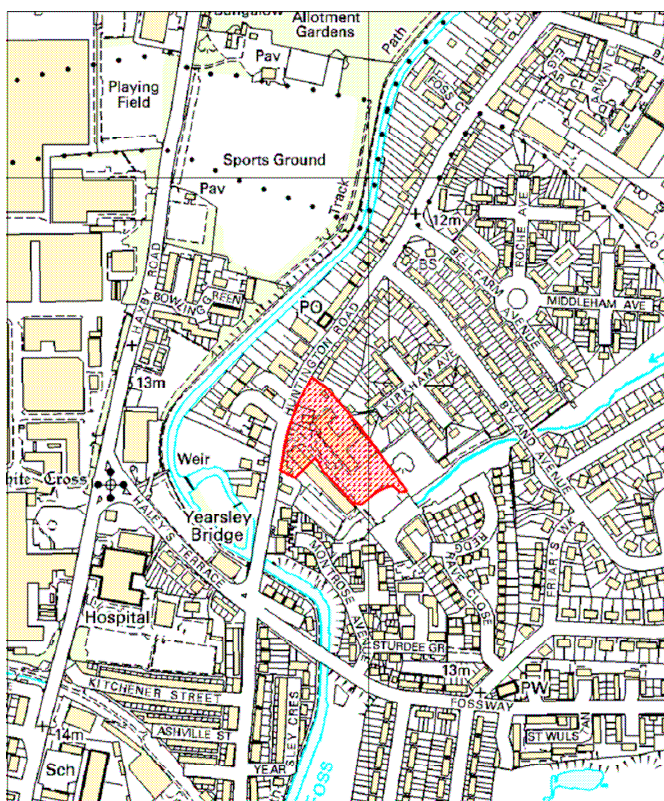
Estimated total number of dwellings		18		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	9	9	18
	Semi / Town	6	6	12
	Detached	0	0	0
No of Flats		3	3	6

Estimated Scheme Value (private & affordable scheme value)	£2,159,100
Estimated build cost	£729,006
Estimated site works cost	£141,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,163,782
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £125,301
Abnormal development considerations	This site is located within the AQMA and therefore will need to mitigate any adverse effects from development.

**Comments:** This site makes an indicative profit from the viability calculation. There are limited constraints and any additional costs would be able to be covered by the indicative excess profit which deems this site viable.

### Viability Assessment

<div> <div> <div>Viable</div> <div><input checked="" type="checkbox"/></div> </div> </div>	<div> <div>Marginal</div> <div><input type="checkbox"/></div> </div>	<div> <div>Negative</div> <div><input type="checkbox"/></div> </div>
--------------------------------------------------------------------------------------------	----------------------------------------------------------------------	----------------------------------------------------------------------



## Site Details

### GENERAL

Site Reference	0104		
Name of Site	Yearsley Bridge Centre		
Address			
Ward	Heworth		
Easting	460978	Northing	453670
Gross Site Area	1.0 ha		

### PLANNING STATUS

Planning Status		
Current Land use	Day centre (use class: D1)	
Source of site	CYC Community services	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b) but abuts it to the South</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area</li> <li>This is a Brownfield site</li> <li>Most of the site is considered to be at low risk from flooding (zone 1). There is an area of Functional floodplain to the south of the site but this has been removed from the evaluated site area and a small buffer adjacent to the southern boundary remains in zone 2 (1/1000 year risk).</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Haxby Road Primary within 800m</li> <li>Access to Victoria Way surgery, Huntington within 800m</li> <li>Within 400m of Macrae's First Stop (corner shop) and Foss Mount post office, Spar shop and Bridge Newsagents</li> <li>Good access to frequent bus route (15 min or less) in 400m (No 5 every 12mins)</li> <li>Good access to non frequent bus routes within 400m inc Nos 12 &amp; 13 half hourly</li> <li>No access to existing cycle route within 100m.</li> <li>Transport assessment required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination issues have been identified on site due to some past industrial activity</li> <li>May require Air Quality assessment. EPU would recommend setting buildings back from the road in this location.</li> <li>Some noise issues possible generated by the ambulance station.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>Poplar trees on site need to be retained</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to: children's play areas, natural/semi-natural green space, amenity green space, allotments, and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to City parks, local parks and young people's facilities.</li> <li>Heworth ward is deficient in the provision of local parks (-2.26ha), natural and semi natural open space (-20.48ha), children's play space (-1.03ha), facilities for young people (-2.64ha) and outdoor sports facilities (-13.14ha) against recommended local standards.</li> <li>Bell Farm Adventure playground is adjacent to the East of the site – opportunities to maximise linkages should be sought as it is currently under used but additional provision would still be sought.</li> <li>There is an opportunity to improve links with the beck and enhance a wildlife corridor.</li> <li>Site is within 800m of the Nestle/Rowntree conservation area.</li> <li>This site is not located within 50m of a listed building, scheduled ancient monument s, Area of archaeological Importance or a historic park and garden.</li> </ul>	Green
<p><b>Comments:</b> This site is a Brownfield site located within the urban area. The site boundaries have been amended to exclude areas of land considered to be within functional floodplain and all land south of the beck. The majority of the remaining site is within flood zone 1 showing a low risk but some mitigation for flood zone 2 may be required across a portion of land to the south. There is good access to a convenience store and frequent public transport within 400m and a GP Surgery and primary school are within 800m of the site. Some contamination issues have been highlighted on the site due to previous industrial activity and an air quality assessment may be required due to its proximity to the road. The site also has access to a range of openspace with opportunities to improve linkages and usage of area within and adjacent to the boundary. The site is located within 800m of a conservation area but is not in close proximity to other historical attributes. A row of popular trees within the site boundary should be retained,</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in Local Authority ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning application for residential</li> <li>This site currently has planning permission for an ambulance station on 0.05 ha of the site.</li> <li>The current day centre is still in use.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The timescales for this site to come forward are unknown but the site is still in use. The site could come forward should this close however in the short to medium term.</li> </ul>											
<p>Comments: This site has been put forward by the local authority for assessment but is still currently in use. An application has also been approved on site for an ambulance station on part of the site.</p>												
<p>Recommendation: This site may be <b>available</b> for development in the short to medium term subject to the day centre becoming surplus to requirement.</p>												
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (20218 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

Achievability					
Estimated Housing Capacity					
Gross site area		1.00 ha			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%		0.90 ha	
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/ LSC	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			53		
Housing Type and Mix:			Private dwellings	Affordable dwellings	Total
No of houses	Total		26	27	53
	Semi / Town		18	19	37
	Detached		0	0	0
No of Flats			8	8	16
Estimated Scheme Value (private & affordable scheme value)			£6,034,000		
Estimated build cost			£2,186,588		
Estimated site works cost			£421,000		
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)			£3,313,217		
Viability calculation (Scheme Value – (build costs + site works + other costs))			= £113,194		
Abnormal development considerations			Further investigation of contamination, noise and air quality issues is required.		
<p>Comments: This site may incur additional costs through assessments for contamination, noise and air quality plus any mitigation works. However, the site makes an indicative profit over and above the 17.5% included within the calculation and CYC owns the land, which would reduce the overall costs.</p>					
Viability Assessment					
Viable <input checked="" type="checkbox"/>		Marginal <input type="checkbox"/>		Negative <input type="checkbox"/>	





## Site Details

GENERAL			
Site Reference	LSC08		
Name of Site	RO 20a and 22 Mill lane		
Address	Wigginton		
Ward	Haxby and Wigginton		
Easting	459660	Northing	458479
Gross Site Area	0.27		

## PLANNING STATUS

Current Land use / Use Class	Garden C3 (Residential)	
Source of site	Desktop survey and Sites with Planning Consent	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Residential
	Application Reference	10/00750/OUT application for 9 dwellings
	Date permitted	Pending
	Expiry Date	N/A
	Date development started	N/A
	Number of units outstanding	9
	Number of units completed	0
	Application not valid (refused/ withdrawn/ lapsed)	N/A

SITE ACHIEVABILITY		
Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within a proposed Local Service Centre (Haxby and Wigginton)</li> <li>This is Brownfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m (Wigginton Primary)</li> <li>Access to health care facilities within 800m (Haxby Group Practice)</li> <li>Good access to convenience store within 400m (Wigginton Village Store) and Sunnyside Farm Shop (22a Mill Lane)</li> <li>Good access to frequent bus routes within 400m (Number 1)</li> <li>Good access to non frequent bus routes within 400m</li> <li>There is no access to an existing cycle route within 100m.</li> <li>A transport statement would be required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No contamination constraints identified.</li> <li>No anticipated air quality issues</li> <li>No noise issues anticipated</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> <li>Full Transport Assessment required</li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>The site does not contain any designated open space</li> <li>The site has access to Natural/semi natural greenspace, outdoor sports facilities, children's openspace, amenity greenspace and allotments within PPG17 acceptable distances.</li> <li>This site is deficient in access to city parks, local parks and young peoples facilities.</li> <li>Haxby and Wigginton ward does not currently have any local park facilities and the PMP Study recommends that opportunities to facilitate the provision of small local parks in larger settlements such as Haxby be maximised.</li> <li>There is a significant deficit of Amenity Green Space in Haxby and Wigginton Ward (-11.42ha) although this site does have access to AGS within the recommended distance (240m).</li> <li>There is a deficiency of over 3 children's facilities within Haxby and Wigginton ward and there are currently no young people's facilities.</li> <li>This site would require a watching brief for archaeological conservation.</li> <li>The site is not within proximity of listed buildings, Scheduled Ancient Monuments, Historic Parks and Gardens, Area of Archaeological Importance or Conservation Areas</li> </ul>	Green
<p><b>Comments:</b> This is a brownfield site within Wigginton. Haxby and Wigginton is classed as a Local Service Centre. The site is at low risk of flooding (Zone 1) and has good access to a range of facilities as well as frequent and non-frequent bus routes. However access to health care facilities and a cycle route could be improved. Being within an existing residential area there are no contamination or air quality issues. The site has access to several open spaces within the distances specified by the PPG17 assessment but there are still significant deficiencies within the ward as a whole and any opportunities to maximise open space provision and quality should be taken. Especially with regard to young peoples facilities in the area. The site would also require a watching brief for archaeological purposes and would require a full transport assessment.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing</p>		

## Availability

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private sole ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has a lapsed planning permission for 5 dwellings.</li> <li>An application for 9 dwellings (10/00750/OUT) is pending decision</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site has a lapsed planning permission for residential development and a new application pending decision for 9 dwellings. The site should come forward for development within the short term.</li> </ul>											
<b>Comments:</b> This site has an lapsed planning permission for 5 dwellings and a new application pending decision for 9 dwellings and should therefore be available within the short term.												
<b>Recommendation:</b> This site may be <b>available</b> for development in the first five years supply.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input type="checkbox"/>	11 to 15 years (2021 – 2025) <input type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	With Draft Greenbelt Boundary <input type="checkbox"/>	Unknown <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.27
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%
	0.27

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

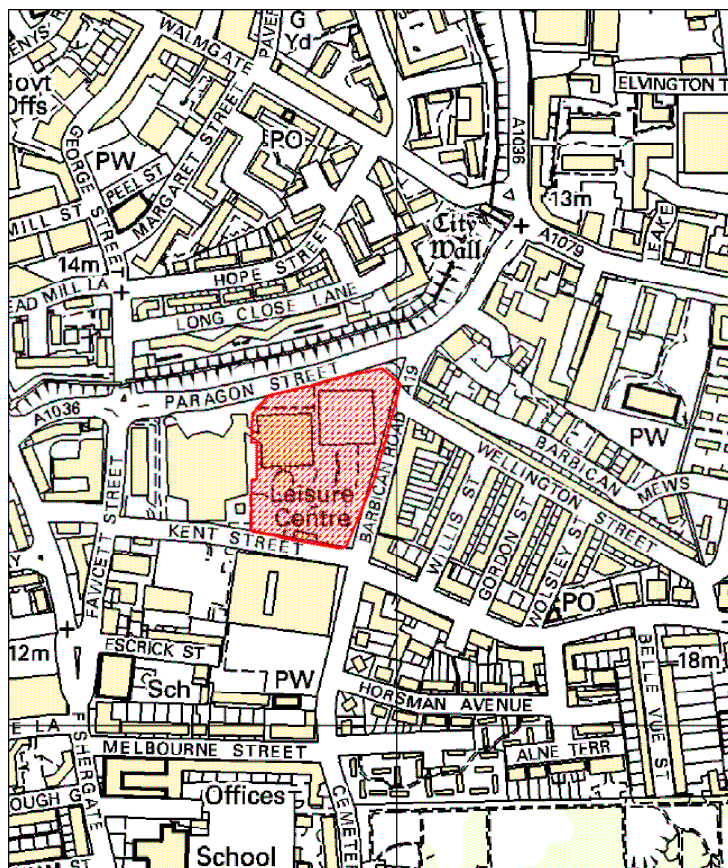
Estimated total number of dwellings					13					
Housing Type and Mix:					Private dwellings		Affordable dwellings		Total	
No of houses		Total			13		0		13	
		Semi / Town			6		0		6	
		Detached			3		0		3	
No of Flats					4		0		4	

Estimated Scheme Value (private & affordable scheme value)	£2,408,600
Estimated build cost	£614,018
Estimated site works cost	£107,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,212,363
Viability calculation (Scheme Value – (build costs + site works + other costs))	£474,718
Abnormal development considerations	Any abnormal constraints have been considered as part of the planning application

Comments: The site is deemed viable

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

Site Reference	0121		
Name of Site	Barbican centre		
Address	Kent Street		
Ward	Fishergate		
Easting	40911	Northing	451216
Gross Site Area	1.23 ha		

### PLANNING STATUS

Current Land use	Former Leisure Centre (use class: D2)	
Source of site	Draft Local Plan / Development Brief	
Site Status	Potential site	Yes
	With permission	Yes
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	a) Residential b) Leisure
	Application Reference	a) 03/04075/GRG4 b) 06/02632/FUL
	Date permitted	a) 21.09.04 b) 15.06.07
	Expiry Date	a) 21.09.09 (Expired) b) 15.06.10 (Expired)
	Date development started	N/A
	Number of units outstanding	N/A
	Number of units completed	N/A
	Application not valid (refused/ withdrawn/ lapsed)	N/A



## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>Brownfield site</li> <li>Not considered to be at risk from flooding (zone 1 and 2)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Good access to primary schools within 400m (Fishergate Primary)</li> <li>Access to GP Surgery within 800m (Wenlock Terrace GP Surgery)</li> <li>Good access to convenience store within 400m (Heslington Road Parade includes small convenience store) Within 800m of York City Centre</li> <li>Good access to frequent bus routes (15 minute intervals or less) including a park and ride within 400m (within 10 m of a bus stop inbound and 25m outbound on a frequent route, Service 4, every 10 mins daytime on Fawcett St &amp; Fishergate) and also to Park and Ride Route 7).</li> <li>Good access to non frequent bus routes with 400m</li> <li>Good access to an existing cycle route within 100m</li> <li>Highways transport statement would be required.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No contamination issues identified but contamination assessment required with any new planning application.</li> <li>The Barbican Site does not currently form part of the AQMA but Paragon St, Fawcett St and Barbican Road that border the site do form part of the AQMA. On these streets breaches of the annual average nitrogen dioxide objective are regularly recorded and in the last 3 years has worsened. The site is subject to road traffic noise and there are potential issues of noise and odour resulting from proposed development that could impact on the amenity of future and existing residents.</li> <li>Should the auditorium remain and come back into use it would create further noise issues relating to the proximity of the site.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>The line of Plane trees on Paragon Street should be retained along with as much open space within the site as possible.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The PMP Open Space study highlights deficits of parks, amenity green space, children's play space, young peoples open space and outdoor sports provision in Fishergate ward, whilst there is adequate provision to meet current demand for other typologies of open space in the ward. Fishergate ward is deficient in the provision of amenity green space (-2.41ha), provision for children (1 facility) and young persons facilities (1.78ha). Any development on the site would create an additional demand and must be in accordance with the PMP Study in terms of the type of open space and whether provision should be on-site or a commuted sum towards off-site provision.</li> <li>The site is within 50m of listed buildings. It is also within the City Centre Area of Archaeological Importance and has possible major archaeological potential. It is also adjacent to the central historic core conservation area.</li> <li>This site is not within proximity of scheduled ancient monuments or historic parks and gardens.</li> </ul>	Amber
<p><b>Comments:</b> This site is Brownfield and located in a sustainable city centre location, and is surrounded by a mix of uses including residential uses and car parking. It has good access to facilities and public transport. The site is located within the Air Quality Management Area and is in close proximity to an area of technical breach (Fishergate). The site is adjacent to the city centre conservation area and several listed buildings. The Council are seeking a mixed use development that incorporates a new/refurbished entertainment/conference centre, complemented by commercial uses and residential use, if appropriate within the mix and detailed design.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for an element of residential development consistent with PPS3 and other planning requirements.</p>		



## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site had previous planning permission for 240 residential apartments which expired in September 2009</li> <li>The site has permission for refurbishing the current leisure facilities.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>A CYC Officer Planning Statement has been produced for the site to set out the Council's aspirations for the site.</li> </ul>											
<b>Comments:</b> This site is in local authority ownership												
<b>Recommendation:</b> This site should come forward within the first 5 years.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	1.23	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	1.11 ha

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town/semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

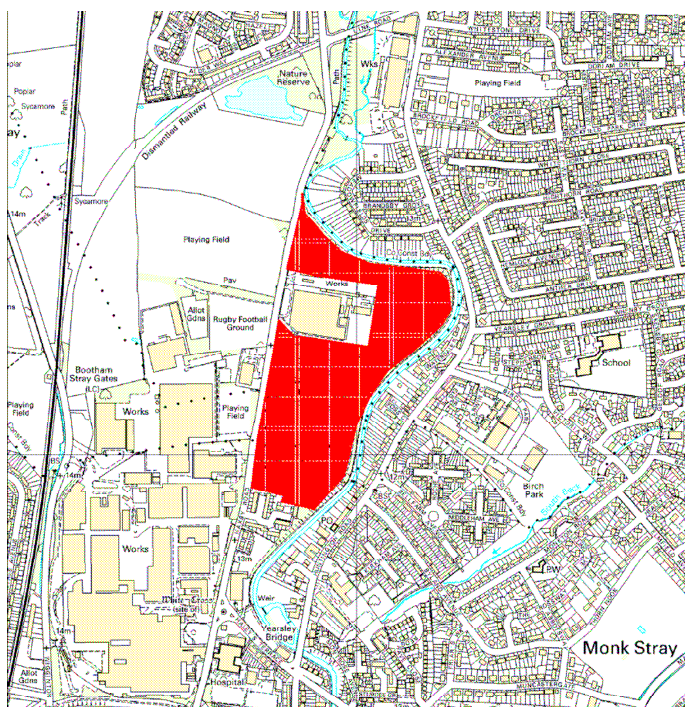
Estimated total number of dwellings		94		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	47	47	94
	Semi/ Town	33	33	66
	Detached	0	0	0
No of Flats		14	14	28

Estimated Scheme Value (private & affordable scheme value)	£11,964,300
Estimated build cost	£3,786,764
Estimated site works cost	£748,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£6,350,213
Viability calculation (Scheme Value – (build costs + site works + other costs))	£1,079,322
Abnormal development considerations	Any scheme would need to be sensitive to the surrounding area and listed buildings, mitigate against adjacent noise sources and provide a contribution to openspace.

Comments: This site has a strong viability margin above the 17.5% developer profit margin already built in and is thought to be viable even if additional cost are incurred.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

Site Reference	0103		
Name of Site	Land NE of Nestle Factory		
Address	Haxby Road New Earswick		
Ward	Huntington and New Earswick		
Easting	460993	Northing	454230
Gross Site Area	12.48Ha		

### PLANNING STATUS

Current Land use	Allotments, Bungalow and open space	
Source of site	Alternative site at changes 3	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

**Suitability Assessment**

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the main urban area of York</li> <li>This is a part Brownfield part Greenfield site</li> <li>Most of the site considered to be at low risk from flooding but could be some issues adjacent to the river, which would require careful planning.</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>The south of the site has access to a primary school in 800m (Haxby Rd Primary)</li> <li>The north of the site is within 800m of Haxby Group Practice GP surgery located on White Rose Avenue, New Earswick</li> <li>No access to a convenience store in 800m without crossing River Foss.</li> <li>Good access to frequent bus route (No. 1 -10 min intervals) within 400m</li> <li>Good access to non frequent bus routes within 400m</li> <li>Access to existing cycle route within 100m.</li> <li>A comprehensive transport assessment is required.</li> <li>Likely to require contributions and mitigation works.</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>There are no known contamination issues</li> <li>Not within 50m of the AQMA -no air quality issues in immediate vicinity.</li> <li>Potential knock on air quality implications for inner ring road if traffic generated.</li> <li>Noise from Nestle to south of site will need to be assessed (BS4142).</li> <li>A full drainage assessment would be required</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site contains a number of designated open spaces (amenity green space, allotments and outdoor sports facilities including cricket pitch, bowling green, rugby and football pitches) some subject to a community use agreement. The amenity green space (AGS) scores well for quality (68%) compared to the desired level of 74% but has not been scored for its accessibility. Huntington &amp; New Earswick ward has a deficiency of 1.52ha of AGS so if this site were to be developed it would be important to retain and enhance the 6Ha of AGS.</li> <li>The allotments (between River Foss &amp; Haxby Road) are believed to be the oldest in York and total just over 2ha – This is half of the total provided in the ward, which as a whole has a small surplus (0.55ha) against the recommended local standard. The allotments score 44% for quality and 50% for accessibility, both of which are less than the lower quartile score. However, there are long waiting lists of allotments across the city and any applicant would have to demonstrate a lack of demand for this use.</li> <li>The bowling green (adj. Haxby Road - 0.15ha), scores very well for quality – 74% (above upper quartile) and for accessibility – 70% (upper quartile). The sports ground (East of Haxby Road) - 5.75ha, scores 66% for quality which is just above the median and 66.7% for accessibility which again is just above the median. The ward as a whole has a surplus of 12.83ha of outdoor sports facilities against the recommended local standard of 1.78ha / 1,000 population.</li> <li>Huntington &amp; New Earswick ward has a deficiency of local parks/city parks 2.33ha), natural and semi natural open space (-19.23ha), amenity green space (1.52ha), provision for children (0.20ha) and young persons facilities (1.71ha)</li> <li>Sports pitches adjacent to the site (north of Nestle) Site 159 are fully used indicating demand for sports facilities in the area.</li> <li>It has been suggested that only 50% of site should be developed, thus, preserving much of the open space, avoiding rights of way issues, and protecting sports pitches. This also allows for a buffer of land adjacent to the river</li> <li>This site is not located within 50m of a listed building, conservation area, an AAI, Scheduled Ancient Monuments or a historic park and garden.</li> </ul>	Amber
<p><b>Comments:</b> This is a mixed brownfield/greenfield site located within the urban area of York but with the majority being Greenfield land. The site has access to primary school within 800m (from southern part of site) and a GP surgery within 800m from the northern part of the site but has no current access to a convenience store within 800m. The site has good access to both frequent and non-frequent bus routes within 400m and an existing cycle route within 100m. There is the potential for air quality and noise issues on site, which would need to be assessed along with transport. The site contains a significant area of open space including 6ha of AGS for which there is a deficit in the ward, and a number of sports facilities which score highly for access and quality in the PMP Open Space Assessment (City of York Council, 2008) further detailed assessment of the open space issues will be required. Initial consultation with CYC officers has indicated that the sports pitches to the south of the site may be subject to a community use agreement, the allotments are believed to be the oldest in York and currently there are waiting lists for all allotments within the city. As such applicants will need to demonstrate that there is no demand for their continued use. Sports pitches adjacent to the site (north of Nestle) are fully used. It was suggested that only approx 40% of site should be developed, thus, avoiding full development of the open space. A reduction of the gross site area by 50% should allow for the retention and enhancement of the open spaces and facilities and also allow for a buffer strip along the river for flooding and wildlife protection. Further detailed open space assessments will be required if this site is to be re-developed.</p>		
<p><b>Recommendation:</b> This site is potentially <b>suitable</b> for residential development</p>		

## AVAILABILITY

Criteria	Considerations				
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>	Green			
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>				
Timescales	<ul style="list-style-type: none"> <li>This site has been identified to come forward by the owners in the short term and may take 5 years to develop.</li> </ul>				
<b>Comments:</b> The owners would like to see the site come forward by the end of March 2009 but a planning application has not yet been submitted and further detailed assessment of open space needs would be required. As the site is in private single ownership there would be limited issues with agreeing the future of the site. The site is in single private ownership.					
<b>Recommendation:</b> This site is <b>available</b> in the medium term.					
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	12.48 ha	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%	6.24 ha – Total site area reduced by 50% due to open space constraints

### 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/LSC	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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		367		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	183	184	367
	Semi / Town	128	129	257
	Detached	0	0	0
No of Flats		55	55	110

Estimated Scheme Value (private & affordable scheme value)	£42,498,700
Estimated build cost	£15,185,962
Estimated site works cost	£2,918,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£23,245,346
Viability calculation (Scheme Value – (build costs + site works + other costs))	£1,149,391
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.

**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 and open space contributions. 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.

### Viability Assessment

Viable <input checked="" 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	Poor Quality Grassland	
Source of site	Map Survey and property Services	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated in the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a Greenfield site</li> <li>Most of the site is low risk of flooding (zone 1). However, a small strip of land along the boundary with the beck does fall within flood Zone 3a(iii) (1/100 year risk) and would need to be maintained as a buffer or mitigation carried out.</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>No access to primary school within 400m but access to Burton Green Primary School within 800m</li> <li>Access to GP Surgery (Rawcliffe Surgery) within 800m</li> <li>Access to Convenience Store within 400m (Crichton Avenue)</li> <li>Good access to frequent (15 mins or less) bus route within 400m (Number 6).</li> <li>Access to non-frequent bus route within 400m (Number 14)</li> <li>There is existing access to cycle routes within 100m</li> <li>There are no highway issues relating to this site</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>There are no contamination issues relating to this site</li> <li>There are no noise issues relating to this site</li> <li>No overhead power lines</li> <li>Electricity sub station on part of site which may reduce the developable area</li> <li>No known TPOs on site</li> <li>No foreseeable drainage issues</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not within the draft greenbelt</li> <li>This site does not contain designated open space</li> <li>This site has access to city parks, amenity green space, children's open space, natural/semi-natural green space, outdoor sports facilities and allotments</li> <li>This site is deficient in access to local parks and young persons open space</li> <li>Clifton ward has a deficit in provision of natural and semi-natural open space (-27.36ha), amenity green space (-10.78ha), a significant shortfall of children's facilities (-2.17ha), facilities for young people (-2.70ha), outdoor sports facilities (0.96ha) and allotments (-2.71ha).</li> <li>This site is not within proximity to a SAM, Listed building, AAI, conservation area or historic park and garden</li> <li>Conservation would be in support of the site coming forward for housing but would like to see a wildlife buffer adjacent to the beck.</li> </ul>	Green
<p><b>Comments:</b> This land lies within the urban area and is a Greenfield site. There is a low risk of flooding (zone 1) although the boundary of the site does overlap with flood zone 3a(iii) and could require mitigation. There is good access to both frequent and less frequent bus routes within 400m. This site also has access to a primary school and GP surgery within 800m and a small scale convenience store within 400m. The site contains an electricity sub-station, which would not preclude development but may reduce the developable area. The site is also within 50m of a non-statutory nature conservation site would could require some sensitivity of design and a buffer between the beck and any new development should be maintained for the purposes of wildlife. The site has access to a number of openspaces and is not one itself being only low quality grassland. However, any opportunity to provide or improve openspace in the vicinity should be maximised particularly with a view to addressing deficiencies in the ward.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in local authority ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>There are no outstanding planning applications relating to this site. A planning application is expected to be submitted in Summer 2010 for residential development.</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>A planning application is expected Summer 2010. Public consultation has taken place regarding the development of the site for housing.</li> </ul>											
Comments: This plot of land is owned by CYC and an application for housing is expected in Summer 2010.												
Recommendation: Site should be achievable within short term												
When is this site likely to come forward?	0 to 5 years (2010 – 2015) <input checked="" type="checkbox"/>	6 to 10 years (2016 – 2020) <input type="checkbox"/>	11 to 15 years (2021 – 2025) <input type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	This site is within the Draft Green Belt <input type="checkbox"/>	unknown <input 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 - 3 ha = 90% 3.1 ha - 5ha = 85% over 5 ha = 80%	0.42

### 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% town / semi 34% detached	<input type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

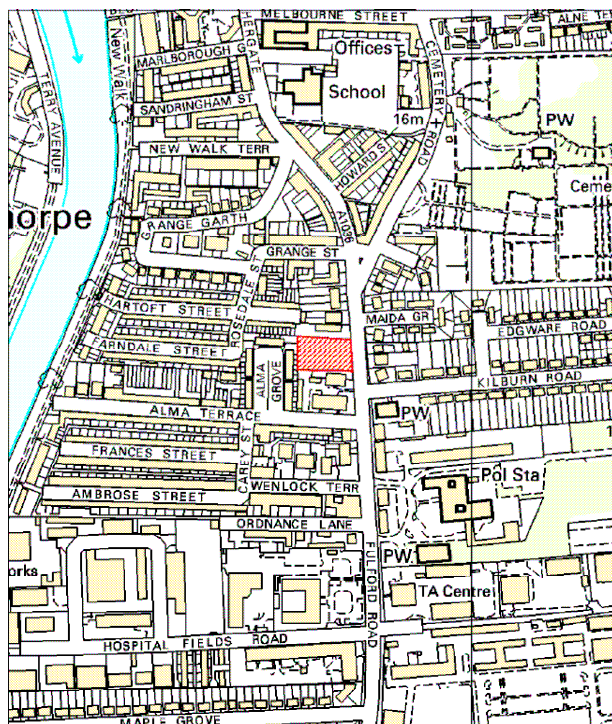
Estimated total number of dwellings		25		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	12	13	25
	Semi / Town	8	9	17
	Detached	0	0	0
No of Flats		4	4	8

Estimated Scheme Value (private & affordable scheme value)	£9,973,500
Estimated build cost	£1,033,448
Estimated site works cost	£200,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,615,112
Viability calculation (Scheme Value – (build mix + site works + other costs))	= £124,439
Abnormal development considerations	None identified

Comments: This site indicatively makes an excess profit over the 17.5% included within the calculation. Any additional costs to this development should therefore be covered.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

Site Reference	274100134		
Name of Site	Former Garage 172 Fulford Road		
Address	Fulford Road, Fulford		
Ward	Wheldrake		
Easting	460,836.32	Northing	450,602.29
Gross Site Area	0.22Ha		

### PLANNING STATUS

Current Land use	Derelict Site	
Source of site	NLUD	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the Urban Area</li> <li>This is a Brownfield site</li> <li>Considered to be at low risk from flooding (zone 1)</li> </ul>	Green
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to primary school within 400m (Fisergate Primary &amp; St Georges RC Primary)</li> <li>Access to GP Surgery within 400m (Wenlock Terrace Surgery)</li> <li>Access to convenience stores within 400m including Sainsbury's Local, Iceland and Aldi</li> <li>Access to frequent bus routes (15 mins or less) within 400m (Number 7, Park and Ride and Number 415, York to Selby)</li> <li>Good access to non frequent bus routes within 400m (36/35/24/55)</li> <li>Access to existing cycle route within 100m.</li> <li>Transport statement would be required.</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Likely to be contamination issues due to former use as a petrol filling station. Petrol Station fully decommissioned but remediation still required.</li> <li>Within an AQMA Number 2 (Fulford Road) full air quality assessment needed.</li> <li>Extra traffic for the site could have an adverse impact on fulford Road AQMA and fishergate gyratory.</li> <li>PPG24 Noise assessment required due to proximity of A19, shops, restaurants and takeaways.</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and Local Parks and young people's facilities within PPG17 acceptable distances.</li> <li>This site is within the Fulford Road Conservation Area. A high quality design would be required in keeping with the surrounding area.</li> <li>Fulford ward is deficient in access to natural and semi-natural open space (-5.91ha), amenity green space (-1.13ha) and facilities for young people (-0.58ha)</li> <li>The site is within 50m of a listed building (180-182 Fulford Road, Grade II listed)</li> <li>This site is not located within 50m of an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</li> </ul>	Amber
<p><b>Comments:</b> This site is brownfield and within the York urban area. It has good access to facilities and public transport including a frequent bus route within 400m. The site was previously a petrol filling station so there may be some contamination issues although it is fully decommissioned. The site has good access to open space including a children's play area and amenity green space. The site is located within Fulford Road conservation area and is within 50m of a grade II listed building but these factors would not preclude development of good design quality.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development</p>		



## SITE AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership</li> </ul>											
Planning Status												
Timescales	<ul style="list-style-type: none"> <li>The site has been cleared and the petrol station fully decommissioned. The site is available for development</li> </ul>											
Comments: <ul style="list-style-type: none"> <li></li> </ul>												
Recommendation: Site could become available in the short to medium term												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2013 – 2017)	11 to 15 years (2018 – 2022)	Over 15 years (2023 or later)	With Draft Greenbelt Boundary	Unknown						
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.22ha	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	0.22ha

### 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"/>

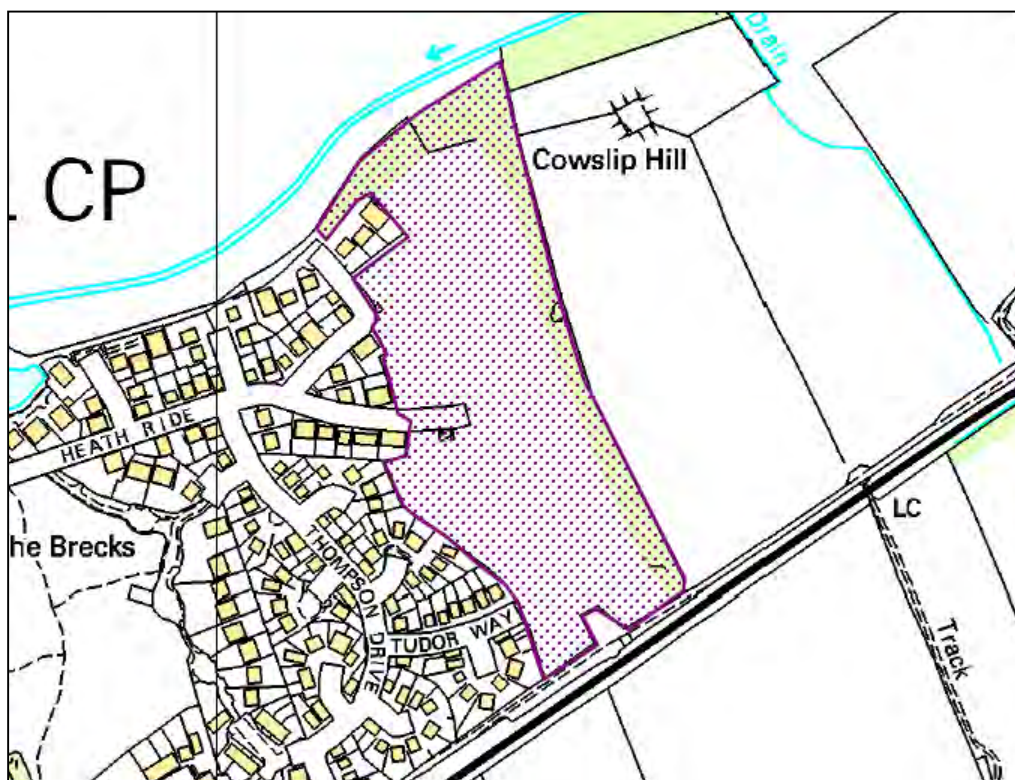
Estimated total number of dwellings		13		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	13	0	13
	Semi / Town	8	0	8
	Detached	1	0	1
No of Flats		4	0	4

Estimated Scheme Value (private & affordable scheme value)	£2,519,300
Estimated build cost	£552,890
Estimated site works cost	£104,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£657,390
Viability calculation (Scheme Value – (build costs + site works + other costs))	= £627,390
Abnormal development considerations	Contamination

Comments:

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

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

PLANNING STATUS		
Current Land use	Vacant / open land	
Source of site	Reserved Land in York Development Control Local Plan & Call for sites	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Located adjacent to Strensall Local Service Centre</li> <li>This is a Greenfield site</li> <li>Majority of the site considered to be at low risk of flooding (zone 1) (abuts zone 2). May require mitigation.</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>No access to a primary schools- Robert Wilkinson School which is 1,500m away</li> <li>No access to health care facilities-Strensall Medical Centre over 900m way</li> <li>No access to convenience stores 1,000m to Strensall Village/Princess Road shops</li> <li>Due to the size, services/facilities could potentially be provided on site</li> <li>Good access to frequent bus route (15 mins or less) within 800m. No 5 runs within 450m of the site (15 mins during day &amp; every 30 mins during evening)</li> <li>Financial contributions towards extending existing bus services to provide a frequent service throughout the new estate for a minimum of 5 years would be sought to comply with transport policy</li> <li>No access to non frequent bus routes within 800m</li> <li>No access to existing cycle route within 100m.</li> <li>A northern tram-train route to Strensall via Haxby (if implemented) would make the site more suitable for residential development in the future</li> <li>Access to the site is available from three separate points and highways feel 150 homes could potentially be supported within the existing highways structure subject to improvements/adoptions and a full transport assessment.</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination issues have been identified on site due to past industrial activity and proximity of landfill will require desktop studies and initial site investigations.</li> <li>No air quality issues identified</li> <li>PPG24 noise and vibration assessment required due to proximity of railway.</li> <li>Full drainage assessment will be required</li> <li>No overhead power lines</li> <li>Trees within the site will require protection</li> <li>Site is Grade 3b agricultural land</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is Natural and Semi Natural Openspace Natural Area to East of Strensall</li> <li>The site scores 43% for accessibility (lower quartile). The PMP study concludes that a space that is inaccessible is almost irrelevant to potential users and therefore may be of little value, irrespective of its quality. The quality score is also much less than the recommended standard of 66% and above. Strensall ward overall has a deficiency of 2.79ha of Natural and Semi-natural open space so if this site is to be developed the deficiency will increase and it is important that alternative accessible and high quality natural and semi-natural open space is provided.</li> <li>Further east of the site is Strensall Common, which is of high conservation value (a Site of Special Scientific Interest). Although, to date, development nearby and the use of part of the land by the Army have not affected the site, its heath-shrub environment is such that it would be particularly vulnerable to change and in particular recreational disturbance.</li> <li>The site also has access to outdoor sports facilities, children's openspace and allotments within distances set out by the PPG17 assessment.</li> <li>Strensall ward has a deficiency of local parks (-1.51ha), facilities for young people (-1.77ha), outdoor sports facilities (-4.64ha) and allotments (-1.95ha)</li> <li>This site is not located within 50m of a conservation area, listed building, an Area of Archaeological Importance, Scheduled Ancient Monuments or a historic park and garden.</li> </ul>	Amber
<p><b>Comments:</b> This site is greenfield land located adjacent to Strensall (Local Service Centre). Although there is currently poor access to local services and facilities this size of site could provide facilities on site and there is also current access to a frequent bus route within 800m for which further funding would be sought to improve frequency and access into site. The site has some contamination issues identified and would need to undergo a noise and vibration assessment as well as a drainage assessment. The site is designated as natural and semi natural open space but is of poor quality and accessibility and consultation with the CYC conservation team indicates that they would support the re-development of the site for residential uses should improvements be made to other spaces in the area.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		

## Availability

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>This site is in sole private ownership</li> </ul>					
Planning Status	The site has no outstanding planning permission					
Timescales	<ul style="list-style-type: none"> <li>The timescales put forward with the call for sites submission states this site could be available in the medium term.</li> <li>Improvements to highway network required and site assessments.</li> </ul>					
<p><b>Comments:</b> A submission for this site has been received via the call for sites consultation stating that it could be available within the medium term.</p> <p><b>Recommendation:</b> This site is reserved land in the current draft local plan. It is in single ownership with an intention to develop. However no planning application has yet been received and there are initial studies and improvements required before the site could come forward. It is thought to be available in the medium to long term.</p>						
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	4.99 ha
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 80%
	4.24ha

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		150* Number of homes amended in line with comments from highways		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	127	127	254
	Semi / Town	58	58	116
	Detached	31	31	62
No of Flats		38	38	76

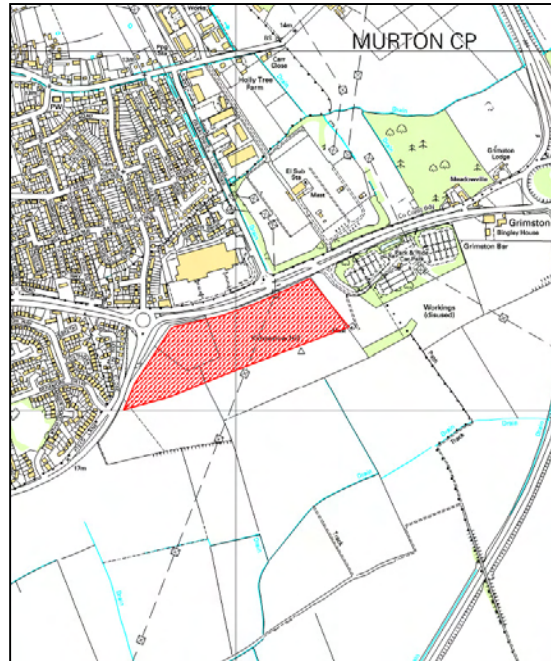
Estimated Scheme Value (private & affordable scheme value)	£40,408,200
Estimated build cost	£12,080,588
Estimated site works cost	£2,113,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£21,060,068
Viability calculation: (Scheme Value – (build costs + site works + other costs))	= £5,154,544
Abnormal development considerations	Site is in proximity to a former landfill so may need further investigation. Noise and vibration issues with location close to railway. Improvements to highways issues and contributions to openspace would be required

Comments: Whilst there may be abnormal costs associated with this site, the access and transport issues have partly been taken into consideration with the infrastructure costs. However, should this site be developed the viability calculation shows that an additional profit could be made above the 17.5% developer profit included in the calculation and therefore there should be enough profit to pay for any additional work needed.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------





## Site Details

GENERAL			
Site Reference	2533, 102		
Name of Site	Land west of Grimston Bar		
Address	land adjacent Field Lane		
Ward	Heslington		
Easting	463,971	Northing	451,184
Gross Site Area	6.76ha		

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

## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>This site is within the York urban area in line with the Core Strategy Spatial Principles</li> <li>This is a Greenfield site</li> <li>This site is at Low risk of flooding (Zone 1)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Osbalwick Primary within 800m however this requires crossing Hull Road so may need improvements to pedestrian crossings</li> <li>Access to Hull Road Surgery (Dr Price &amp; Partners) within 800m but requires crossing Hull Road</li> <li>Access to small convenience store (Inner Space Station Garage) within 400m but located across Hull Road. Also access to Badger Hill shops within 530m which includes bakery, pharmacy, butchers and newsagents</li> <li>Good access to frequent bus routes (within 15 min intervals or less) inc Grimston Bar Park &amp; Ride if improvements to access could be made</li> <li>Good access to non frequent bus routes within 400m</li> <li>Access to a cycle route within 100m</li> <li>Transport Assessment required with likely contributions and mitigation. Access issues will need to be resolved</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No immediate AQ issues although potential for increased traffic levels along Lawrence St (an AQ technical breach area) and other areas of inner ring road.</li> <li>Records show no contamination on site but a former landfill site near by which require desktop study and site investigations initially.</li> <li>May be noise issues due to proximity to main roads</li> <li>A full drainage assessment required</li> <li>Overhead power lines run across the site</li> <li>No known TPO's on site but some maple trees are catalogued to the west of the site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>The site is not located within the draft greenbelt. Designated as reserved land in Development Control Local Plan</li> <li>The site is not designated open space</li> <li>The site has access to children's open space and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to city parks, local parks, amenity green space, natural and semi natural open spaces young persons open space and allotments within the recommended distances advised in the PMP Open Space Study. Heslington ward is deficient in the provision of amenity green space (-4.91ha), provision for children (1 facility), facilities for young people (1 facility) and allotments (-0.70ha).</li> <li>This site may need an archaeological excavation.</li> <li>The site has no impact on listed buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</li> </ul>	Green

**Comments:** This is a Greenfield site located within the main urban area, adjacent to the new University of York Heslington East Campus. The site is currently designated as reserved land within the Draft Local Plan. The site has access to some facilities including shops, GP surgery and primary school, but crossing improvements would be required for Hull Road and the creation of a ribbon development should be avoided if possible. The site has good access to Grimston Bar Park and Ride which is within 400m (if a pedestrian route were provided as part of a scheme) and is within 100m of a cycle route. This site is located near to a former landfill site and overhead power lines also cross a part of it so further investigation and mitigation may be required. The site is currently deficient in access to a number of open space types including amenity green space, natural and semi natural open space and children's and young people's facilities. There may be additional open space provided by the University Campus 3 development that would be accessible to this site. Further potential to improve open space provision as part of any future development should be maximised. There is an application for a biomass boiler to the rear of the site in connection with the university campus which if built could have air quality implications.

**Recommendation:** This site is **suitable** for residential development subject to overcoming a number of identified constraints regarding access, contamination and overhead power lines.

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>Two parties own the site. They have submitted the site as one potential housing site and are jointly promoting the site.</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning consent</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The owners specify that the site is immediately available for development and that there are no known constraints, subject to delivery of local road improvements as part of the University development</li> </ul>											
Comments: A response has been received on the site and joint ownership identified. Development of the site however will be dependent on junction improvements to the Heslington University campus and acquiring planning consent.												
Recommendation: The site is thought to become available in the short to medium term.												
When is this site likely to come forward?	0 to 5 years (2010 – 2015) <input type="checkbox"/>	6 to 10 years (2016 – 2020) <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025) <input type="checkbox"/>	Over 15 years (2026 or later) <input type="checkbox"/>	This site is within the Draft Greenbelt <input type="checkbox"/>	Unknown <input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	6.76ha	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	5.41ha

### 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/ LSC	50%	0.3 ha / 15 dwellings	70:30	66% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

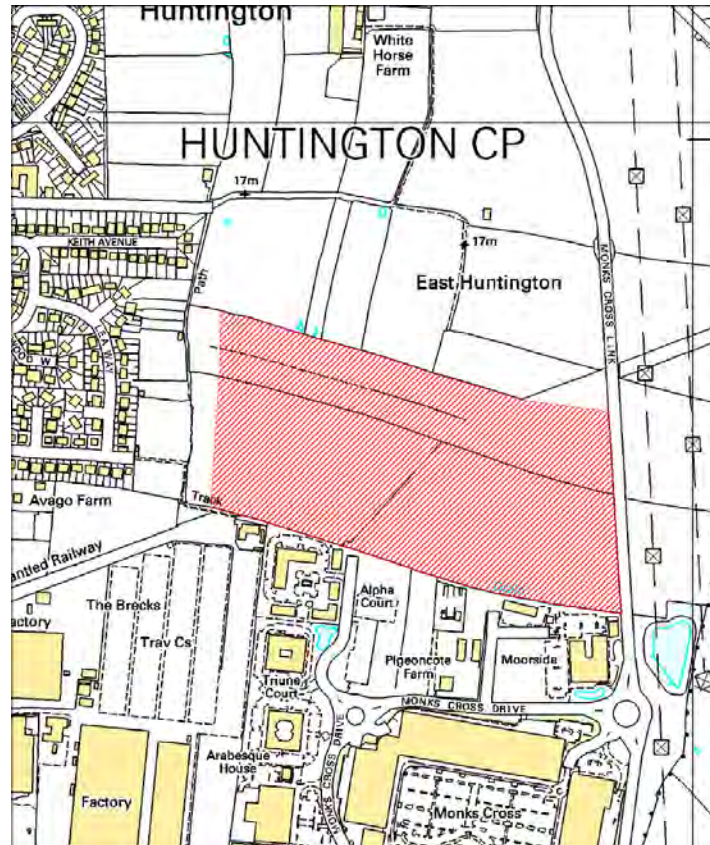
Estimated total number of dwellings		254		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	127	127	254
	Semi / Town	58	58	116
	Detached	31	31	62
No of Flats		38	38	76

Estimated Scheme Value (private & affordable scheme value)	£40,408,200
Estimated build cost	£12,080,588
Estimated site works cost	£2,113,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£21,060,068
Viability calculation: (Scheme Value – (build costs + site works + other costs))	= £5,154,544
Abnormal development considerations	There is no contamination identified on site but it is in proximity to a former landfill so may need further investigation. Some mitigation for air quality and traffic may be required given its proximity to the A64 & Hull Rd roundabout. The site could require archaeological excavation.

Comments: Whilst there may be abnormal costs associated with this site, the access and transport issues have partly been taken into consideration with the infrastructure costs. Archaeological remains have been found in proximity to this site so excavation may be required. However, should this site be developed the viability calculation shows that an additional profit could be made above the 17.5% developer profit included in the calculation and therefore there should be enough profit to pay for any additional work needed.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

Site Reference	0088, 0541		
Name of Site	North of Monks Cross		
Address	Huntington		
Ward	Huntington and New Earswick		
Easting	462,595	Northing	455,645
Gross Site Area	15.73 ha		

### PLANNING STATUS

Current Land use	Agriculture. Existing Employment Allocation Ea.2	
Source of site	Call for sites / Local Plan allocation Ea.2	
Site Status	Potential site	Yes
	With permission	N/A
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
Planning Status (if applicable)	Permission Type (residential, employment, retail, mixed use, other)	Employment
	Application Reference	1. 01/03414/OUT 2. 03/02829/OUT
	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)	1. Withdrawn 2. Refused



## Suitability Assessment

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>Potential nature conservation areas within proximity of the site. Records show evidence of Great Crested Newts nearby mitigation/buffer possibly required</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Amber
Location Suitability	<ul style="list-style-type: none"> <li>This Site is adjacent to the main York Urban Area</li> <li>This site is allocated for employment use in the Draft Local Plan – Ref Ea.2</li> <li>This is a Greenfield site</li> <li>This site is at low risk of flooding (Zone 1)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a Primary School within 800m (Huntington Primary)</li> <li>Access to health care facilities within 800m (Huntington Medical Practice, Garth Rd)</li> <li>Good access to convenience stores within 400m inc supermarkets (Monks Cross)</li> <li>Good access to frequent bus routes (within 15 minute intervals or less) including Park and Ride within 400m (No. 9 Monks Cross Park and Ride).</li> <li>Good access to non frequent bus routes within 400m (Routes 13, 20 and 55 with an average half hourly frequency Mon to Fri)</li> <li>No existing access to a cycle route within 100m</li> <li>Transport Assessment is required with likely contributions and mitigation works.</li> <li>Access Issues to be resolved, need to consult the Highways Authority re impact on A64. No new access to be taken from A1237 - Development of sites need to be considered on an area wide basis.</li> <li>Highway Improvement Line sought</li> </ul>	Amber
Geo Environmental Consideration	<ul style="list-style-type: none"> <li>No immediate AQ issues although potential for knock on traffic implications elsewhere in the city and in AQMA.</li> <li>No contamination on site but records show some past industrial activity near by which may give rise to land contamination. Will require desktop study and site investigations</li> <li>South of the site are industrial, retail and office uses including a concrete batch plant. Therefore noise and dust an issue. Will require PPG24 and BS4142 assessments.</li> <li>A full drainage assessment required.</li> <li>No overhead power lines</li> <li>No known TPO's on site</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>The site is not located within the draft greenbelt</li> <li>The site is not designated open space.</li> <li>The site has access to amenity green space, natural and semi natural open spaces, children's open space, allotments and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to city parks, local parks &amp; young persons open space.</li> <li>Huntington &amp; New Earswick Ward is deficient in the provision of Parks and Gardens (City Parks and Local Parks) needing 2.33ha to meet the recommended standard. as well as a significant deficit of natural and semi-natural green space (-19.23ha)</li> <li>There is potential to create a linkage between this site and Hopgrove sports pitches on Malton Road.</li> <li>The site has no impact on Listed Buildings, AAI's, conservation areas, Scheduled Ancient Monuments, Historic Parks and Gardens or Ancient Woodlands.</li> <li>The site is short listed for employment uses within the Employment Land Review for B1c, B2 &amp; B8 uses.</li> </ul>	Amber
<p><b>Comments:</b> This is a Greenfield site located on the edge of the urban area and is an employment allocation in the York Local Plan. The site is short listed as an employment site within the Employment Land Review for B1c, B2, B8 uses. Part of the employment allocation has been taken up but the remainder is proposed for re-allocation to housing following consideration of employment land requirements in consultation with the City Of York Council Economic Development Unit. The site has access to services including convenience stores, GP surgery, primary School, public transport routes and Park and Ride facilities. The site has some contamination issues due to past industrial activity in the area and part of the site is located close to existing industrial units so noise and dust could be an issue. A comprehensive transport assessment would be required. Sensitivity to nature conservation issues must be shown especially to the west of the site. Any development should make a contribution or improvement to access and quality of open space.</p>		
<p><b>Recommendation:</b> This site is suitable for housing.</p>		



## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"> <li>The site has multiple owners.</li> </ul>	Amber				
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning consent.</li> <li>An application for employment uses was refused at a call-in Inquiry in 2005.</li> <li>This site is shortlisted within the Employment Land Review for B1,B2,B8 uses.</li> <li>This site is currently an employment land allocation in the draft local plan (Ea.2).</li> </ul>					
Timescales	<ul style="list-style-type: none"> <li>The site is described as immediately available from the Call for Sites submission</li> </ul>					
<p><b>Comments:</b> This site is available but does not currently have a planning consent. The site is short listed within the Employment land Review but further assessment of employment land requirements with the Economic Development team suggest it could be reallocated for residential purposes.</p>						
<p><b>Recommendation:</b> Proposed to re-allocate this site for housing.</p>						
	0 to 5 years (2010 – 2015)  <input type="checkbox"/>	6 to 10 years (2016 – 2020)  <input checked="" type="checkbox"/>	11 to 15 years (2021 – 2025)  <input checked="" type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	This site is within the Draft Greenbelt  <input type="checkbox"/>	unknown  <input type="checkbox"/>

## Acheivability

### Estimated Housing Capacity

Gross site area	15.73 ha	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	12.58 ha

### 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% town / semi 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% town / semi 50% detached	<input type="checkbox"/>

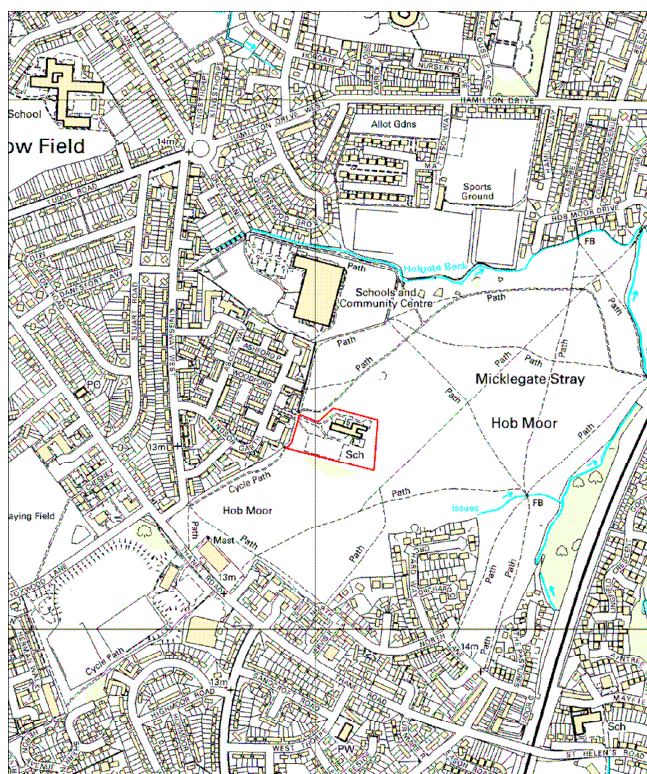
Estimated total number of dwellings		591		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	295	296	591
	Semi / Town	136	136	272
	Detached	71	71	142
No of Flats		88	89	177

Estimated Scheme Value (private & affordable scheme value)	£73,946,700
Estimated build cost	£28,073,496
Estimated site works cost	£4,912,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£40,958,848
Viability calculation: (Scheme Value – (build costs + site works + other costs))	= £1,855
Abnormal development considerations	There is no contamination identified on site but it is in proximity to industrial uses so may need further investigation. Significant improvement to access would be required. The site is close to an area of nature conservation and sensitivity must be shown.

Comments: Whilst there may be abnormal costs associated with this site, the access and transport issues have partly been taken into consideration with the infrastructure costs. However, should this site be developed the viability calculation shows that an additional profit could be made above the 17.5% developer profit included in the calculation and therefore there should be enough profit to pay for any additional work needed.

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

GENERAL			
Site Reference			
Name of Site	Our Ladys RC Primary School		
Address	Windsor Drive		
Ward	Westfield		
Easting	458078	Northing	450389
Gross Site Area	1.302 ha		

### PLANNING STATUS

Current Land use	Educational Establishment	
Source of site	Sites Under Consideration	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	No
	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)	

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a mixed brownfield/greenfield site</li> <li>Not considered to be at risk from flooding (zone 1)</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to Hob Moor Community Primary School within 400m</li> <li>No Access to a GP Surgery within 800m. Nearest GP is Priory Medical Group on Cornlands Road which is approx 1,000m from site</li> <li>No Access to convenience store within 800m</li> <li>No access to frequent bus routes (15 minute intervals or less)</li> <li>Access to non-frequent bus route within 400m (Number 24 Fulford – Acomb/Askham Bar runs at approx 30 min daytime frequency)</li> <li>Access to an existing cycle route within 100m</li> <li>No highway issues identified</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>No contamination issues identified</li> <li>No air quality issues identified</li> <li>No noise issues identified</li> <li>No foreseeable drainage issues</li> <li>No overhead power lines</li> <li>Mature trees within the site</li> </ul>	Green
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt</li> <li>The site is adjacent to Hob Moor / Micklegate Stray. Consultation with CYC Conservation team indicates that the site did not form part of Hob Moor but was part of original field enclosures.</li> <li>This site contains outdoor sports facilities – school playing fields. Consultation with CYC Leisure team indicate that checks need to be undertaken to ensure there is no covenant in place on the site restricting future use. Leisure are unaware of any marked pitches on the site however if there is evidence of such Sports England will insist that provision be made within the development or alternatives found within the local area.</li> <li>The site has access to City parks, children's openspace, amenity greenspace, allotments, natural/semi-natural green space and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to local parks and young persons open space.</li> <li>Westfield ward has a deficiency of Parks and Gardens (-2.63ha), a significant deficiency of natural and semi natural open space (-29.34ha) and amenity green space (-14.74ha), a deficiency of 1 children's facility, a shortfall of over 3 facilities for young people and a deficiency of 2.26ha of allotments</li> <li>This site is not within proximity of scheduled ancient monuments, listed buildings, AAls, historic parks and gardens or conservation areas.</li> </ul>	Amber
<p><b>Comments:</b> This site is mixed brownfield/greefield and is located within the York urban area. The school site will become surplus to requirements due to merger and expansion of English Martyrs. The site is owned by the Diocese of Middlesborough. The site has access to a primary school within 400m (Hob Moor Primary) and access to a less frequent (30 min frequency) bus route. The site does not have access to a convenience store or GP surgery within 800m. There are mature trees on site and the site is adjacent to Hob Moor/Micklegate Stray so any development of the site would require sensitive design. The site includes school playing fields and an open space assessment would be required in consultation with CYC Leisure and Sports England.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for housing.</p>		

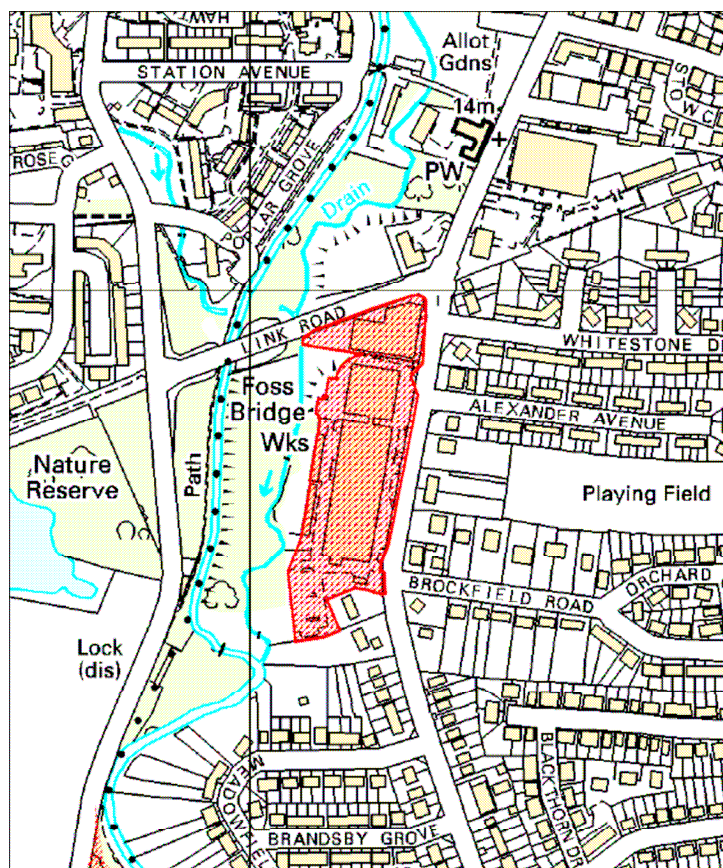
## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private single ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>This site has no outstanding planning permission</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The site will become available once the existing school has merged with the new English Martyrs school</li> </ul>											
<b>Comments:</b> The site has single ownership. The site will become available after the merger with English Martyrs RC Primary School.												
<b>Recommendation:</b> The site has the potential to come forward in the medium to long term.												
<b>When is this site likely to come forward?</b>	0 to 5 years (2010 – 2015)  <input type="checkbox"/>	6 to 10 years (2016 – 2020)  <input type="checkbox"/>	11 to 15 years (2021 – 2025)  <input checked="" type="checkbox"/>	Over 15 years (2026 or later)  <input type="checkbox"/>	With Draft Greenbelt Boundary  <input type="checkbox"/>	Unknown  <input type="checkbox"/>						

## SITE ACHIEVABILITY

Estimated Housing Capacity					
Gross site area		1.3			
Net site area		Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%		1.17	
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		69			
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total	
No of houses	Total	34	35	69	
	Semi- / Town	24	24	48	
	Detached	0	0	0	
No of Flats		10	11	21	
Estimated Scheme Value (private & affordable scheme value)		£7,056,700			
Estimated build cost		£2,839,380			
Estimated site works cost		£547,500			
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)		£3,991,153			
Viability calculation (Scheme Value – (build costs + site works + other costs))		-£321,33			
Abnormal development considerations		This viability calculation has a 17.5% developer profit margin built in. Affordable housing, type and mix are all negotiable (currently calculated at 50%) and land value is an estimate. The site is potentially viable subject to detailed negotiation.			
Viability Assessment					
Viable <input type="checkbox"/>		Marginal <input checked="" type="checkbox"/>		Negative <input type="checkbox"/>	





## Site Details

### GENERAL

Site Reference			
Name of Site	Sessions of York		
Address	Huntington Road		
Ward	Huntington/New Earswick		
Easting	461087	Northing	454861
Gross Site Area	1.79 ha		

### PLANNING STATUS

Current Land use	Factory (Use Class: B2)	
Source of site	Sites Under Consideration	
Site Status	Potential site	Yes
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• <u>Within the urban area</u></li> <li>• <u>This is a Brownfield site</u></li> <li>• <u>Abuts functional floodplain (zone 3b). Part of site in flood zone 2 so possible mitigation required. Majority of the site in flood zone 1.</u></li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>• No access to a primary school within 800m. Access to New Earswick Primary just over 800m</li> <li>• <u>Within 800m of New Earswick GP Surgery (500m approx)</u></li> <li>• <u>Within 400m of Tesco Express, Huntington Road and Pharmacy</u></li> <li>• <u>Good access to frequent bus route (15 minute intervals or less) within 400m (Number 1 and Number 5 which run every 15 mins)</u></li> <li>• <u>Good access to non frequent bus routes within 400m (including service 12 which runs half hourly)</u></li> <li>• <u>Access to existing cycle route within 100m</u></li> <li>• Transport assessment required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• Contamination issues have been identified on site due to existing factory/works - medium</li> <li>• May require Air Quality assessment EPU would recommend setting buildings back from the road in this location.</li> <li>• Noise assessment required.</li> <li>• <u>No foreseeable drainage issues</u></li> <li>• <u>No overhead power lines</u></li> <li>• No known TPOs on site. Tree line would need to be improved to the front of development along the road if to be used as a housing site</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• This site is not classed as open space. Part of site includes Sessions Nature Reserve. The boundary of the developable area has been amended to exclude this area and a suitable buffer along the River (Otter Holt).</li> <li>• <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></li> <li>• This site is deficient in access to City parks, local parks and young people's facilities</li> <li>• Huntington and New Earswick Ward is deficient in the provision of Parks and Gardens (City Parks and Local Parks) with an overall deficit of 2.33ha to meet the recommended standard. The ward also has a significant deficit of natural and semi-natural green space (-19.23ha)</li> <li>• <u>This site is not located within 50m of a listed building, scheduled ancient monument s, Area of archaeological Importance or a historic park and garden.</u></li> </ul>	Amber
<p><b>Comments:</b> This site is a Brownfield site located within the urban area. The majority of the site is within flood zone 1 showing a low flood risk. There could be possible problems to the western edge of the site, which may require mitigation. The site has good access to frequent public transport. It also has access to a convenience store within 400m, GP surgery within 800m but insufficient access to a primary school, within 400m. Some contamination issues have been highlighted on the site due to its existing industrial use and an air quality assessment may be required due to its proximity to Huntington road. The site also has access to a range of open space. The majority of the site is still in employment use but indications show that the site may become available for re-development within the next 15 years.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in private ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>The site has no outstanding planning application for residential</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>The timescales for this site to come forward are unknown but the site is still in use. The site could come forward should this close in the longer term</li> </ul>											
Comments: Indications show that the site may become available for re-development in the longer term.												
Recommendation: This site may be <b>available</b> for development in the longer term												
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## Achievability

### Estimated Housing Capacity

Gross site area	1.79	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5ha = 85% over 5 ha = 80%	1.61

### Estimated housing mix and type Criteria

Location	Affordable housing ratio	Affordable housing threshold	Houses to flats ratio:	Housing type split	Type Applicable
City centre	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
City centre extension	50%	0.3 ha / 15 dwellings	70:30	100% townhouses	<input type="checkbox"/>
Urban	50%	0.3 ha / 15 dwellings	70:30	85% townhouses/ 15% semi-detached	<input type="checkbox"/>
Suburban	50%	0.3 ha / 15 dwellings	70:30	66% townhouses / semi-detached 34% detached	<input checked="" type="checkbox"/>
Rural / Village	50%	0.03 ha / 2 dwellings	100:0	50% townhouses / semi detached 50% detached	<input type="checkbox"/>

Estimated total number of dwellings		76		
Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	38	38	76
	Semi / Town	14	14	28
	Detached	13	13	26
No of Flats		11	11	22

Estimated Scheme Value (private & affordable scheme value)	£9,724,000
Estimated build cost	£2,066,768
Estimated site works cost	£646,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£4,825,505
Viability calculation (Scheme Value – (build costs + site works + other costs))	£2,185,727
Abnormal development considerations	May require some mitigation for flooding and contamination

**Comments:** This site may incur additional costs through assessments for contamination, noise and air quality plus any mitigation works, which are needed. However, the site makes an indicative profit over and above the 17.5% included within the calculation.

### Viability Assessment

<div>Viable</div> <div><input checked="" type="checkbox"/></div>	<div>Marginal</div> <div><input type="checkbox"/></div>	<div>Negative</div> <div><input type="checkbox"/></div>
------------------------------------------------------------------	---------------------------------------------------------	---------------------------------------------------------



## Site Details

### GENERAL

Site Reference			
Name of Site	Millfield Industrial Estate		
Address	Wheldrake		
Ward	Wheldrake		
Easting		Northing	
Gross Site Area	3.88		

### PLANNING STATUS

Current Land use	Industrial Estate – B2/B8 Employment uses	
Source of site	Consideration of employment land requirements	
Site Status	Potential site	YES
	With permission	No
	Under Construction	N/A
	Completed	N/A
	Excluded	N/A
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

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>• <u>Not situated within the floodplain (zone 3b)</u></li> <li>• <u>No nature conservation areas within proximity of the site</u></li> <li>• <u>Not within a Greenbelt Character Appraisal area</u></li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>• Within Wheldrake Village (Small Village). As per Spatial Strategy in such locations growth will be restricted to redevelopment and infill development</li> <li>• <u>This is a Brownfield Site</u></li> <li>• <u>Site is considered to be at low risk of flooding (Zone 2)</u></li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>• No access to primary school within 800m</li> <li>• <u>Access to GP Surgery within 800m (Elvington Medical Practice, Main Street, Wheldrake)</u></li> <li>• <u>Access to convenience stores within 800m (Costcutter on Main street)</u></li> <li>• No access to frequent bus routes (15 minute intervals or less) within 800m</li> <li>• <u>Access to non-frequent bus services within 400m (Route 35 runs between Holme on Spalding Moor and York Mon to Friday between 7am and 8pm on an average 2 hourly frequency with the reverse route running between 6.20am and 6.20pm from York to Holme on Spalding Moor) and Route 36 runs between Bubwith and York Mon-Fri between 9am and 4pm every 2 hours)</u></li> <li>• No access to existing cycle route within 100m.</li> <li>• Full transport assessment required</li> </ul>	Amber
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>• This site is assessed as having potential contamination issues due to previous industrial use desktop and site investigations required initially.</li> <li>• <u>No air quality issues - if site is to be re-developed for housing then adjacent noise from existing industrial uses will no longer be an issue</u></li> <li>• <u>Should the adjacent industrial estate be removed it would eliminate all geo-environmental concerns</u></li> <li>• <u>No foreseeable drainage issues.</u></li> <li>• <u>No overhead power lines</u></li> <li>• <u>No known TPOs on site.</u></li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>• <u>This site is not located within the Draft Greenbelt.</u></li> <li>• <u>This site is not classed as openspace</u></li> <li>• <u>The site has access to outdoor sports facilities within PPG17 acceptable distances.</u></li> <li>• This site is deficient in access to local parks; children's play areas, natural/semi-natural green space, amenity green space, allotments, City parks and young people's facilities.</li> <li>• Wheldrake ward has a deficit of natural and semi-natural open space (-8.88ha), amenity green space (-5.35ha), facilities for young people (0.88ha) and outdoor sports facilities (-1.01ha) compared to the recommended local standards</li> <li>• This site is adjacent to the Wheldrake Conservation Area.</li> <li>• <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></li> </ul>	Amber
<p><b>Comments:</b> This site is located within Wheldrake Village. Wheldrake is considered a 'small village' within the Spatial Hierarchy of the Core Strategy Preferred Options (June 2009) and in such locations growth will be restricted to redevelopment and infill development. Millfield Industrial Estate is a long standing employment allocation that has not come forward and it is therefore considered to offer opportunities for residential development. An application for 3 dwellings has been granted permission adjacent to this site at the entrance to the estate. The site has a GP surgery and convenience store within 800m but the nearest primary school is approximately 950m from the site. There is also access to a non-frequent bus route within 400m but no access to a frequent bus route within 800m or existing cycle route within 100m. The existing bus services currently have an infrequent 2 hourly service which run Monday to Friday only. The site only has access to one type of openspace within PPG17 specified distances and it would therefore be important to provide open space on site including amenity green space and children's playspace. An openspace assessment would be required in conjunction with the CYC Leisure team. Contamination is likely to be an issue due to current land use and initial site investigations will be required. The site is also located adjacent to the Wheldrake Conservation Area so any development should be sensitive to this. The site is located on the approach to Wheldrake village so this would need to be considered in the design for the site.</p>		
<p><b>Recommendation:</b> This site is potentially <b>suitable</b> for residential development</p>		



## AVAILABILITY

Criteria	Considerations					
Ownership	<ul style="list-style-type: none"><li>This site is in multiple ownership</li></ul>		Amber			
Planning Status						
Timescales	<ul style="list-style-type: none"><li>This site may be available to develop in the longer term</li></ul>					
Comments: Millfield Industrial Estate is a long standing employment allocation that has not come forward and consideration of employment land requirements in consultation with the CYC Economic Development Unit have resulted in the consideration of the site for residential development in the longer term.						
Recommendation: This site is <b>available</b> for development within the longer term term.						
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	3.88	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% over 5 ha = 70%	3.30

### 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"/>

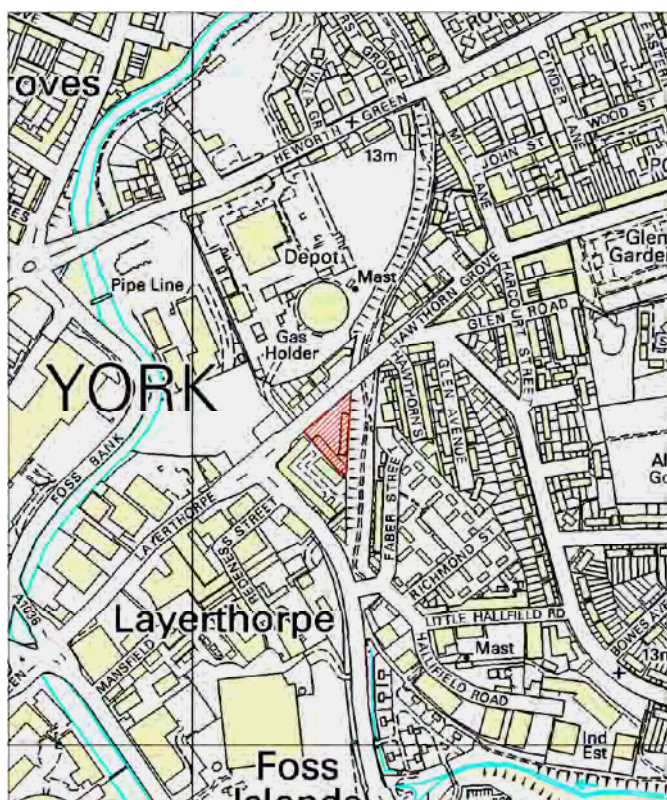
Estimated total number of dwellings	99		
-------------------------------------	----	--	--

Housing Type and Mix:		Private dwellings	Affordable dwellings	Total
No of houses	Total	49	50	99
	Semi / Town	25	25	50
	Detached	24	25	49
No of Flats		0	0	0

Estimated Scheme Value (private & affordable scheme value)	£16,487,600
Estimated build cost	£5,534,592
Estimated site works cost	£964,500
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£8,837,226
Viability calculation (Scheme Value – (build costs + site works + other costs))	£1,151,281
Abnormal development considerations	Remediation may be required due to existing industrial use

### Viability Assessment

Viable <input checked="" type="checkbox"/>	Marginal <input type="checkbox"/>	Negative <input type="checkbox"/>
-----------------------------------------------	--------------------------------------	--------------------------------------



## Site Details

### GENERAL

GENERAL			
Site Reference			
Name of Site	ATS EUROMASTER		
Address			
Ward			
Easting	461,135.88	Northing	452,317.12
Gross Site Area	0.20 ha		

### PLANNING STATUS

Current Land use	Vacated garage and associated office accommodation	
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)	
	Application Reference	
	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)	

## Site Suitability

Criteria	Considerations	
Primary Constraints	<ul style="list-style-type: none"> <li>Not situated within the floodplain (zone 3b)</li> <li>No nature conservation areas within proximity of the site</li> <li>Not within a Greenbelt Character Appraisal area</li> </ul>	Green
Location Suitability	<ul style="list-style-type: none"> <li>Within the urban area of York</li> <li>This is a brownfield site</li> <li>Site is within zone 1 (low risk of flooding) but it is adjacent to functional floodplain (undefended) so mitigation may be required</li> </ul>	Amber
Transport and Accessibility	<ul style="list-style-type: none"> <li>Access to a primary school (Tang Hall Primary) within 800m</li> <li>Access to GP Surgery with 400m (East Parade and Heworth Green Surgery)</li> <li>Good access to convenience stores within 400m – East Parade neighbourhood parade which includes Co-op, pharmacy, Post Office, Bank and Newsagents</li> <li>Good access to frequent bus routes (15 minute intervals or less) within 400m (Service 6 – Purple Line Clifton Moor to University)</li> <li>Good access to non frequent bus routes within 400m (Service 11 Indigo Line Bishopthorpe to Ashley Park approx 30 min frequency)</li> <li>Good access to existing cycle route within 100m.</li> <li>Transport assessment will be required</li> </ul>	Green
Geo Environmental Considerations	<ul style="list-style-type: none"> <li>Contamination assessment will be required. May be some contamination from former garage use</li> <li>Not within AQMA. May require air quality assessment</li> <li>No foreseeable drainage issues.</li> <li>No overhead power lines</li> <li>No known TPOs on site.</li> </ul>	Amber
Strategic Policies	<ul style="list-style-type: none"> <li>This site is not located within the Draft Greenbelt.</li> <li>This site is not classed as openspace</li> <li>The site has access to City parks, local parks, natural/semi-natural green space, amenity green space children's play areas, allotments and outdoor sports facilities within PPG17 acceptable distances.</li> <li>This site is deficient in access to young peoples facilities.</li> <li>Heworth ward is deficient in the provision of local parks (-2.26ha), natural and semi natural open space (-20.48ha), children's play space (-1.03ha), facilities for young people (-2.64ha) and outdoor sports facilities (-13.14ha) against recommended local standards.</li> <li>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.</li> </ul>	Green
<p><b>Comments:</b> This is a brownfield site located within the urban area of York. The site has access to a GP Surgery and local shops within 400m and primary school within 800m. There is also good access to both frequent and non-frequent bus routes within 400m and an existing cycle route within 100m. The site is located adjacent to a zone of high flood risk so mitigation may be required and an assessment through the SFRA would be required and there may be remediation costs associated with the site as a result of previous industrial land use.</p>		
<p><b>Recommendation:</b> This site is <b>suitable</b> for residential development.</p>		

## AVAILABILITY

Criteria	Considerations											
Ownership	<ul style="list-style-type: none"> <li>This site is in single private ownership</li> </ul>											
Planning Status	<ul style="list-style-type: none"> <li>No recent planning history</li> </ul>											
Timescales	<ul style="list-style-type: none"> <li>This site may be available to develop within the short to medium term.</li> </ul>											
Comments:												
Recommendation: This site should be <b>available</b> for development within the medium term.												
When is this site likely to come forward?	0 to 5 years (2010 – 2015)	6 to 10 years (2016 – 2020)	11 to 15 years (2021 – 2025)	Over 15 years (2026 or later)	With Draft Greenbelt Boundary	Unknown						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

## SITE ACHIEVABILITY

### Estimated Housing Capacity

Gross site area	0.20	
Net site area	Gross to net ratio: 0 - 0.4 ha = 100% 0.41 - 3 ha = 90% 3 - 5 ha = 85% 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 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	17			
Housing Type and Mix:	Private dwellings	Affordable dwellings	Total	
No of houses	Total	8	9	17
	Semi / Town	5	6	11
	Detached	0	0	0
No of Flats	3	3	6	

Estimated Scheme Value (private & affordable scheme value)	£1,853,700
Estimated build cost	£674,754
Estimated site works cost	£132,000
Estimated 'other costs' (Incl. land value, professional fees, contingency, interest on loans & developer profit)	£1,019,810
Viability calculation (Scheme Value – (build costs + site works + other costs))	£27,136
Abnormal development considerations	Contamination and flood risk issues will need to be addressed and may affect the viability of this site for development.

**Comments:** Due to potential flood risk and contamination considerations this site is deemed as having a marginal viability assessment. The site is showing an indicative profit over and above the 17.5% developer profit that is built in to the calculation.

### Viability Assessment

Viable <input type="checkbox"/>	Marginal <input checked="" type="checkbox"/>	Negative <input type="checkbox"/>
------------------------------------	-------------------------------------------------	--------------------------------------