

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham1
<b>Location</b>	Land between Inglemire Lane and Hull Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 896, 944, 961.
<b>Area (Ha)</b>	12.20
<b>Gross Developable Area</b>	7.93
<b>Capacity</b>	238
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on the whole site
<b>Physical Limitations</b>	Groundwaterzone 3 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	6 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham10
<b>Location</b>	Land north of Park Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 1027
<b>Area (Ha)</b>	4.93
<b>Gross Developable Area</b>	3.21
<b>Capacity</b>	96
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on the northern edge of the site
<b>Physical Limitations</b>	Groundwaterzone 1 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	5 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham11
<b>Location</b>	Land west of Dunswell Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 318, 1176
<b>Area (Ha)</b>	3.97
<b>Gross Developable Area</b>	2.58
<b>Capacity</b>	103
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on the northern and southern quarters of the site
<b>Physical Limitations</b>	Groundwaterzone 1 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Outline application pending decision
<b>Achievability and Cost Factors</b>	5 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham12
<b>Location</b>	Land between North Moor Lane Lane and Dunswell Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 1176
<b>Area (Ha)</b>	24.20
<b>Gross Developable Area</b>	15.73
<b>Capacity</b>	472
<b>GF/PDL</b>	Greenfield/Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on all but the northwest quarter of the site
<b>Physical Limitations</b>	Groundwaterzone 1 underneath whole site. Groundwaterzone 2 on the eastern half.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	10 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham13
<b>Location</b>	Land north of North Moor Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 1176, 1375, 916
<b>Area (Ha)</b>	4.00
<b>Gross Developable Area</b>	2.60
<b>Capacity</b>	78
<b>GF/PDL</b>	Greenfield/Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	5 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham14
<b>Location</b>	Land between North Moor Lane and New Village Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 7, 488, 504, 653, 1068, 1153. Mixed Use.
<b>Area (Ha)</b>	16.50
<b>Gross Developable Area</b>	10.73
<b>Capacity</b>	322
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on all but the northwestern corner of the site
<b>Physical Limitations</b>	Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Multiple Ownership/ Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	8 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham16
<b>Location</b>	Land west of Catton Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 1215, 1272
<b>Area (Ha)</b>	2.03
<b>Gross Developable Area</b>	1.32
<b>Capacity</b>	53
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	4 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham17
<b>Location</b>	Land east of Jesmond Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 1345
<b>Area (Ha)</b>	0.43
<b>Gross Developable Area</b>	0.37
<b>Capacity</b>	11
<b>GF/PDL</b>	Greenfield/Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	No access. Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Demolition of existing property to achieve access
<b>Achievability Factors</b>	Scheme refused on several occasions
<b>Achievability and Cost Factors</b>	Not developable
<b>Overall Deliverability</b>	Not developable

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham18
<b>Location</b>	Land behind 5 Middle Dike Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 8
<b>Area (Ha)</b>	0.53
<b>Gross Developable Area</b>	0.45
<b>Capacity</b>	18
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	No access. Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Demolition of existing property to achieve access
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	3 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham19
<b>Location</b>	Land north of Endyke Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 81, 908, 36
<b>Area (Ha)</b>	6.97
<b>Gross Developable Area</b>	4.53
<b>Capacity</b>	136
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	None. Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	5 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham2
<b>Location</b>	Land north of Snuff Mill Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 944, 315
<b>Area (Ha)</b>	11.17
<b>Gross Developable Area</b>	7.26
<b>Capacity</b>	218
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	None. Groundwaterzone 3 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	6 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham20
<b>Location</b>	Cleminson Hall, Thwaite Street
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/06/00131/STPLF
<b>Area (Ha)</b>	1.57
<b>Gross Developable Area</b>	
<b>Capacity</b>	47
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	2 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham21
<b>Location</b>	Cranswick Country Foods Ltd, Inglemire Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/06/01912/STPLF
<b>Area (Ha)</b>	0.70
<b>Gross Developable Area</b>	
<b>Capacity</b>	21
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham22
<b>Location</b>	4 Mill Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/05/01463/PLF
<b>Area (Ha)</b>	0.07
<b>Gross Developable Area</b>	
<b>Capacity</b>	2
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham23
<b>Location</b>	Land South of 153A-159 Hailgate
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/05/02356/PLF
<b>Area (Ha)</b>	0.20
<b>Gross Developable Area</b>	
<b>Capacity</b>	6
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham24
<b>Location</b>	Low Farm, Willerby Low Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/05/08713/PLF
<b>Area (Ha)</b>	0.13
<b>Gross Developable Area</b>	
<b>Capacity</b>	4
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham25
<b>Location</b>	The Orchard, Hull Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/07/04835/PLF
<b>Area (Ha)</b>	0.10
<b>Gross Developable Area</b>	
<b>Capacity</b>	3
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham26
<b>Location</b>	83 Harland Way
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/06/03659/PLF
<b>Area (Ha)</b>	0.20
<b>Gross Developable Area</b>	
<b>Capacity</b>	6
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham27
<b>Location</b>	90 Finkle Street
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/06/05395/PLF
<b>Area (Ha)</b>	0.17
<b>Gross Developable Area</b>	
<b>Capacity</b>	5
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham28
<b>Location</b>	287 New Village Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Site with planning permission DC/07/06261/PLF
<b>Area (Ha)</b>	0.17
<b>Gross Developable Area</b>	
<b>Capacity</b>	5
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	N/A
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	N/A
<b>Achievability Factors</b>	Full planning permission
<b>Achievability and Cost Factors</b>	1 year to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham29
<b>Location</b>	Nurseries east of Dunswell Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 1176
<b>Area (Ha)</b>	62.57
<b>Gross Developable Area</b>	40.67
<b>Capacity</b>	1220
<b>GF/PDL</b>	Greenfield/Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on the eastern half of the site and in some sections of the swestern half.
<b>Physical Limitations</b>	Groundwater zone 1 on the western half of the site. Groundwaterzone 2 on the eastern half of the site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Extensive flood mitigation measures.
<b>Achievability Factors</b>	Several applications on site.
<b>Achievability and Cost Factors</b>	23 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0- 23 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham3
<b>Location</b>	Land east of Priory Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 315
<b>Area (Ha)</b>	12.23
<b>Gross Developable Area</b>	7.95
<b>Capacity</b>	239
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 for all but the southwestern corner of the site.
<b>Physical Limitations</b>	Groundwaterzone 3 on the whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	6 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham30
<b>Location</b>	Land south of Longmans lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Managed Release, Previous Housing Allocation H1ap
<b>Area (Ha)</b>	0.50
<b>Gross Developable Area</b>	0.43
<b>Capacity</b>	13
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	None
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	2 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham4
<b>Location</b>	Land east of Heslerton Avenue
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 315
<b>Area (Ha)</b>	25.40
<b>Gross Developable Area</b>	16.51
<b>Capacity</b>	495
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 covers much of the site.
<b>Physical Limitations</b>	Groundwaterzone 3 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	11 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0 -18 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham5
<b>Location</b>	Land south of Canada Drive
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 315, 964
<b>Area (Ha)</b>	31.30
<b>Gross Developable Area</b>	20.35
<b>Capacity</b>	610
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 in the northeast corner of the site.
<b>Physical Limitations</b>	Groundwaterzone 3 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	13 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0 -18 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham6
<b>Location</b>	Land at Southwod Hall
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bid 1429
<b>Area (Ha)</b>	7.27
<b>Gross Developable Area</b>	4.72
<b>Capacity</b>	189
<b>GF/PDL</b>	Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Groundwaterzone 3 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	6 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham7
<b>Location</b>	Land south of Castle Road
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 327, 398
<b>Area (Ha)</b>	37.60
<b>Gross Developable Area</b>	24.44
<b>Capacity</b>	733
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Groundwaterzone 3 underneath whole site.
<b>Ownership Status</b>	Multiple Ownership/ Willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	15 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0 -18 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham8
<b>Location</b>	Land at Harland Way
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 1214, 1372
<b>Area (Ha)</b>	15.90
<b>Gross Developable Area</b>	10.34
<b>Capacity</b>	310
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Groundwaterzone 2 underneath whole site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	8 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years

# SHLAA

## Cottingham

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<b>UniqueID</b>	Cottingham9
<b>Location</b>	Land either side of Parl Lane
<b>JSP Sub Area</b>	Central
<b>Reason Considered</b>	Land bids 1287, 943
<b>Area (Ha)</b>	5.90
<b>Gross Developable Area</b>	3.84
<b>Capacity</b>	115
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 in the northeastern corner of the site
<b>Physical Limitations</b>	Groundwaterzone 1 underneath the eastern half of the site. Groundwaterzone 2 underneath the western half of the site.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	6 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years