

SHLAA

Hedon

UniqueID	Hedon1
Location	Twyers Park, Hull Road
JSP Sub Area	Central
Reason Considered	Site with planning permission DC/05/01360/STPLF
Area (Ha)	3.20
Gross Developable Area	
Capacity	96
GF/PDL	Greenfield
National/Regional Policy Restrictions	N/A
Level of Flooding	N/A
Physical Limitations	N/A
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
Achievability Factors	Full planning permission
Achievability and Cost Factors	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Hedon

UniqueID	Hedon10
Location	Land south of Haven Road
JSP Sub Area	Central
Reason Considered	Previous Housing Allocation HED1f
Area (Ha)	3.00
Gross Developable Area	1.95
Capacity	59
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures. Locate owners
Achievability Factors	Not in planning system
Achievability and Cost Factors	4 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon11
Location	Land south of Havenside
JSP Sub Area	Central
Reason Considered	Land bid 736
Area (Ha)	0.50
Gross Developable Area	0.43
Capacity	13
GF/PDL	Greenfield
National/Regional Policy Restrictions	Most of site lies over a Scheduled Ancient Monument
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Constraints not able to be overcome. Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	Not developable
Overall Deliverability	Not developable

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Hedon

UniqueID	Hedon12
Location	Land South of Hedon Haven
JSP Sub Area	Central
Reason Considered	Land bid 735
Area (Ha)	4.30
Gross Developable Area	2.80
Capacity	84
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	5 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon13
Location	Land to rear of Co-Op Supermarket
JSP Sub Area	Central
Reason Considered	Land bid 1458
Area (Ha)	7.40
Gross Developable Area	4.81
Capacity	144
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	5 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon14
Location	Land North Of and South Of Bond Street (Bonds Estate)
JSP Sub Area	Central
Reason Considered	Site with planning permission DC/06/01359/PLF
Area (Ha)	0.13
Gross Developable Area	
Capacity	4
GF/PDL	Greenfield
National/Regional Policy Restrictions	N/A
Level of Flooding	N/A
Physical Limitations	N/A
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
Achievability Factors	Full planning permission
Achievability and Cost Factors	1 year to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon15
Location	Magdelan Gate
JSP Sub Area	Central
Reason Considered	Site with planning permission DC/07/06368/PLF
Area (Ha)	0.17
Gross Developable Area	
Capacity	5
GF/PDL	Brownfield
National/Regional Policy Restrictions	N/A
Level of Flooding	N/A
Physical Limitations	N/A
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
Achievability Factors	Full planning permission
Achievability and Cost Factors	1 year to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon16
Location	2 Baxter Gate
JSP Sub Area	Central
Reason Considered	Site with planning permission DC/08/00533/PLF
Area (Ha)	0.17
Gross Developable Area	
Capacity	5
GF/PDL	Brownfield
National/Regional Policy Restrictions	N/A
Level of Flooding	N/A
Physical Limitations	N/A
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
Achievability Factors	Full planning permission
Achievability and Cost Factors	1 year to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon2
Location	Chestnut Avenue
JSP Sub Area	Central
Reason Considered	Land bid 378
Area (Ha)	1.43
Gross Developable Area	1.22
Capacity	37
GF/PDL	Greenfield
National/Regional Policy Restrictions	Southern part of site lies over a Scheduled Ancient Monument
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Archaeological survey to access the amount and value of archaeological remains beneath the site may reveal site is suitable for development. Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Hedon

UniqueID	Hedon3
Location	Fairfax Drive
JSP Sub Area	Central
Reason Considered	Land bid 721
Area (Ha)	2.50
Gross Developable Area	1.63
Capacity	49
GF/PDL	Greenfield
National/Regional Policy Restrictions	Most of site lies over a Scheduled Ancient Monument
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	Constraints not able to be overcome. Flood mitigation measures. Locate owners
Achievability Factors	Not in planning system
Achievability and Cost Factors	Not developable
Overall Deliverability	Not developable

SHLAA

Hedon

UniqueID	Hedon4
Location	East of Station Farm, West of Station
JSP Sub Area	Central
Reason Considered	Land bid 396
Area (Ha)	0.57
Gross Developable Area	0.48
Capacity	14
GF/PDL	Greenfield
National/Regional Policy Restrictions	Southern part of site lies over a Scheduled Ancient Monument
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Archaeological survey to access the amount and value of archaeological remains beneath the site may reveal site is suitable for development. Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Hedon

UniqueID	Hedon5
Location	South of Cherry Tree Lane ('Witchcroft')
JSP Sub Area	Central
Reason Considered	Land bid 797
Area (Ha)	1.77
Gross Developable Area	1.50
Capacity	45
GF/PDL	Greenfield
National/Regional Policy Restrictions	Northern part of site lies over a Scheduled Ancient Monument
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	Archaeological survey to assess the amount and value of archaeological remains beneath the site may reveal site is suitable for development. Flood mitigation measures. Locate owners
Achievability Factors	Pre application
Achievability and Cost Factors	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Hedon

UniqueID	Hedon6
Location	Magdalen Lane
JSP Sub Area	Central
Reason Considered	Land bid 622
Area (Ha)	4.40
Gross Developable Area	2.86
Capacity	86
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the western half of the site
Physical Limitations	None
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures. Locate owners
Achievability Factors	Pre application
Achievability and Cost Factors	5 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Hedon

UniqueID	Hedon7
Location	South of Magdelen Lane
JSP Sub Area	Central
Reason Considered	Land bid 376, 1253, 608, 1193
Area (Ha)	11.80
Gross Developable Area	7.67
Capacity	230
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	6 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0-10 years

SHLAA

Hedon

UniqueID	Hedon8
Location	Land south of Sacred Gate
JSP Sub Area	Central
Reason Considered	Land bid 737
Area (Ha)	3.40
Gross Developable Area	2.21
Capacity	66
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	4 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Hedon

UniqueID	Hedon9
Location	South of Thorn Road
JSP Sub Area	Central
Reason Considered	Land bid 387, 1065
Area (Ha)	18.40
Gross Developable Area	11.96
Capacity	359
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures.
Achievability Factors	Not in planning system
Achievability and Cost Factors	8 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0-10 years