

SHLAA

Howden

UniqueID	Howden1
Location	Land North of Shelford Avenue and West of Station Road (Northern Portion)
JSP Sub Area	Western
Reason Considered	Managed Release, Previous Housing Allocation S22a, Land bid 1440
Area (Ha)	20.53
Gross Developable Area	13.35
Capacity	400
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 & 3 in all but some southern sections of the site.
Physical Limitations	N/A
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	9 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0-10 years

SHLAA

Howden

UniqueID	Howden10
Location	Land West of Pear Tree Park
JSP Sub Area	Western
Reason Considered	Land bid 938
Area (Ha)	2.07
Gross Developable Area	1.34
Capacity	40
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on all the site.
Physical Limitations	None
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	Track down owner. 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

Howden

UniqueID	Howden11
Location	Land at a depot on Hailgate
JSP Sub Area	Western
Reason Considered	NLUD 55
Area (Ha)	1.03
Gross Developable Area	0.88
Capacity	35
GF/PDL	Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	No Constraints
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

Howden

UniqueID	Howden12
Location	Barn Hill Farm, Selby Road
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/06/04574/PLF
Area (Ha)	0.07
Gross Developable Area	
Capacity	2
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

SHLAA

Howden

UniqueID	Howden13
Location	Land East Of, 85 Hailgate
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/05/02750/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

SHLAA

Howden

UniqueID	Howden14
Location	Land South Of, 3 Buttfield Road
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/06/01409/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

SHLAA

Howden

UniqueID	Howden15
Location	1 Church Side
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/04/07460/PLF
Area (Ha)	0.30
Gross Developable Area	
Capacity	9
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

SHLAA

Howden

UniqueID	Howden16
Location	8 - 12 St Johns Street
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/06/03467/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

SHLAA

Howden

UniqueID	Howden17
Location	Selly Oak, Knedlington Road
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/06/02713/PLF
Area (Ha)	0.33
Gross Developable Area	
Capacity	10
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

SHLAA

Howden

UniqueID	Howden18
Location	Land Rear Of Hailgate House, 41 Hailgate
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/04/07890/STPLF
Area (Ha)	0.40
Gross Developable Area	
Capacity	12
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

SHLAA

Howden

UniqueID	Howden19
Location	Land East of 71-77 Hailgate
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/06/04538/STPLF
Area (Ha)	1.83
Gross Developable Area	
Capacity	55
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	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Howden

UniqueID	Howden20
Location	Land At Gas House Lane
JSP Sub Area	Western
Reason Considered	NLUD 280
Area (Ha)	0.50
Gross Developable Area	0.43
Capacity	17
GF/PDL	Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 on whole site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
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

SHLAA

Howden

UniqueID	Howden21
Location	30 Knedlington Road
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/05/03510/PLF
Area (Ha)	0.20
Gross Developable Area	
Capacity	6
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

SHLAA

Howden

UniqueID	Howden22
Location	Land East of 67-69 Hailgate
JSP Sub Area	Western
Reason Considered	Previous Housing Allocation RC10
Area (Ha)	1.10
Gross Developable Area	0.94
Capacity	28
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 in the southern half of the site.
Physical Limitations	N/A
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
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

Howden

UniqueID	Howden23
Location	Land between Selby Road and Station Road
JSP Sub Area	Western
Reason Considered	Land bid 1440
Area (Ha)	30.97
Gross Developable Area	20.13
Capacity	604
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 & 3 in the western 3 quarters of the site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flooding mitigation measures
Achievability Factors	Not in planning system
Achievability and Cost Factors	13 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0 -18 years

SHLAA

Howden

UniqueID	Howden3
Location	24 Thorpe Road
JSP Sub Area	Western
Reason Considered	Land bid 238 & 757
Area (Ha)	1.30
Gross Developable Area	1.11
Capacity	33
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	No Constraints
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

Howden

UniqueID	Howden4
Location	Land South of 17-21 Hull Road
JSP Sub Area	Western
Reason Considered	Managed Release, Previous Housing Allocation S22f.
Area (Ha)	0.73
Gross Developable Area	0.62
Capacity	19
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	N/A
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

Howden

UniqueID	Howden5
Location	Land at Gas House Lane (S22G)
JSP Sub Area	Western
Reason Considered	Managed Release, Previous Housing Allocation S22g.
Area (Ha)	0.53
Gross Developable Area	0.45
Capacity	14
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 in all but the southern section of the site
Physical Limitations	Access Constraints
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Solution to access constraints. Flood mitigation measures
Achievability Factors	Outline application previously refused
Achievability and Cost Factors	4 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Howden

UniqueID	Howden6
Location	Land East of Boothferry Road
JSP Sub Area	Western
Reason Considered	Land bid 788
Area (Ha)	0.50
Gross Developable Area	0.43
Capacity	13
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 & 3 on the eastern edge of the 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	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Howden

UniqueID	Howden7
Location	Land East of Buttfield Road
JSP Sub Area	Western
Reason Considered	Land bid 580
Area (Ha)	9.13
Gross Developable Area	5.94
Capacity	178
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 in the northern half of the site, floodzone 2 in the southern half of the site. Section in the west of the site
Physical Limitations	None
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures
Achievability Factors	Pre application
Achievability and Cost Factors	5 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Howden

UniqueID	Howden8
Location	Land South of Boothgate
JSP Sub Area	Western
Reason Considered	Land bid 484 & 1082
Area (Ha)	4.57
Gross Developable Area	2.97
Capacity	89
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 in northern half of site, Floodzone 3 in southern half of 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

SHLAA

Howden

UniqueID	Howden9
Location	Land West of Rose Tree Cottage, Knedlington Road
JSP Sub Area	Western
Reason Considered	Land bid 1168
Area (Ha)	0.83
Gross Developable Area	0.71
Capacity	21
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 on all site aprt form southeast corner which is Floodzone 3
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	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years