

SHLAA

Hull

UniqueID	Hull1
Location	Land at Swine Pickhill
JSP Sub Area	Central
Reason Considered	Land bids 18, 655, 1205, 1422
Area (Ha)	31.90
Gross Developable Area	20.74
Capacity	622
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Groundwaterzone 1 underneath whole site.
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	13 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0 -18 years

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Hull

UniqueID	Hull2
Location	Land at New Ings
JSP Sub Area	Central
Reason Considered	Land bids 655, 1205, 1422, 1356
Area (Ha)	21.00
Gross Developable Area	13.65
Capacity	410
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Groundwaterzone 1 underneath whole site.
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

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Hull

UniqueID	Hull3
Location	Land northeast of Ings Bridge
JSP Sub Area	Central
Reason Considered	Land bids 130, 21, 285
Area (Ha)	7.87
Gross Developable Area	5.11
Capacity	153
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Substantial drain runs through site. Reserved for park and ride scheme in the local plan. Groundwater zone 2 underneath whole site.
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

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Hull

UniqueID	Hull4
Location	Land north of Cumbrian Way
JSP Sub Area	Central
Reason Considered	Land bid 181
Area (Ha)	25.57
Gross Developable Area	16.62
Capacity	499
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 in east, northeast and northerb edge of the site
Physical Limitations	Main power lines run through site. Groundwaterzone 3 underneath western half of the site.
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures. Restrict development to the southern part of the site or move power lines elsewhere.
Achievability Factors	Not in planning system
Achievability and Cost Factors	11 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0 -18 years

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Hull

UniqueID	Hull5
Location	Land east of Ganstead Lane
JSP Sub Area	Central
Reason Considered	Land bids 66, 1094
Area (Ha)	1.83
Gross Developable Area	1.56
Capacity	47
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Access requires demolition of property
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures, retain consent and permission to demolish a property on Ganstead Lane.
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

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Hull

UniqueID	Hull6
Location	Lane east of Ridgestone Avenue
JSP Sub Area	Central
Reason Considered	Land bids 446, 1250
Area (Ha)	4.10
Gross Developable Area	2.67
Capacity	80
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 2 & 3 in the west and the south east of the site.
Physical Limitations	Access to be constructed from Waterworks Lane.
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures, expand Waterworks Lane.
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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Hull

UniqueID	Hull7
Location	Land east of Swine Bank
JSP Sub Area	Central
Reason Considered	Land bid 844
Area (Ha)	16.30
Gross Developable Area	10.60
Capacity	318
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Groundwater zone 2 on the western half of the site. Groundwater zone 3 on the eastern half of the site.
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

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Hull

UniqueID	Hull8
Location	Land north of Bailey Lane
JSP Sub Area	Central
Reason Considered	Land bids 341, 1130, 1204
Area (Ha)	26.03
Gross Developable Area	16.92
Capacity	508
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Groundwaterzone 1 underneath eastern half of the site. Groundwater zone 2 underneath western half of the site.
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	11 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0 -18 years