

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton1
<b>Location</b>	South of Beverley Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 256 & 1087
<b>Area (Ha)</b>	7.30
<b>Gross Developable Area</b>	4.75
<b>Capacity</b>	142
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton10
<b>Location</b>	West of Holme Road/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 100, 101, 310, 897
<b>Area (Ha)</b>	6.00
<b>Gross Developable Area</b>	3.90
<b>Capacity</b>	117
<b>GF/PDL</b>	Greenfield/Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton11
<b>Location</b>	West of Holme Road/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 997
<b>Area (Ha)</b>	4.20
<b>Gross Developable Area</b>	2.73
<b>Capacity</b>	82
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	No access to 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>	5 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton12
<b>Location</b>	Land south of York Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 840, 1184
<b>Area (Ha)</b>	5.57
<b>Gross Developable Area</b>	3.62
<b>Capacity</b>	109
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton13
<b>Location</b>	Land north of York Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 567, 744, 252, 1127
<b>Area (Ha)</b>	12.07
<b>Gross Developable Area</b>	7.84
<b>Capacity</b>	235
<b>GF/PDL</b>	Greenfield/Brownfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton14
<b>Location</b>	Land north of Farm Court
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 252, 1127
<b>Area (Ha)</b>	2.67
<b>Gross Developable Area</b>	1.73
<b>Capacity</b>	52
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton15
<b>Location</b>	Land north of Dawson Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 843
<b>Area (Ha)</b>	2.13
<b>Gross Developable Area</b>	1.39
<b>Capacity</b>	42
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton16
<b>Location</b>	Land west of Goodmanham Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 3
<b>Area (Ha)</b>	2.80
<b>Gross Developable Area</b>	1.82
<b>Capacity</b>	55
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 in the northern section of the site
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

## Market Weighton

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<b>UniqueID</b>	Market Weighton17
<b>Location</b>	Land west of Red Lane
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 3
<b>Area (Ha)</b>	2.60
<b>Gross Developable Area</b>	1.69
<b>Capacity</b>	51
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 in the northern section of the site
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton18
<b>Location</b>	Land north of Spring Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 2, 528, 1343
<b>Area (Ha)</b>	4.97
<b>Gross Developable Area</b>	3.23
<b>Capacity</b>	97
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton2
<b>Location</b>	South/East of Old Close/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 80
<b>Area (Ha)</b>	2.90
<b>Gross Developable Area</b>	1.89
<b>Capacity</b>	57
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing/ Ransom strips
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton20
<b>Location</b>	West of Hawling Road/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 100, 1024
<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>	None
<b>Physical Limitations</b>	No access
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton21
<b>Location</b>	Land South of Westfield Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 1298
<b>Area (Ha)</b>	0.37
<b>Gross Developable Area</b>	0.37
<b>Capacity</b>	11
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 in the southwest section of the site.
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Unknown owner/ Ransom strips
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton22
<b>Location</b>	York Road / Holme Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Site with planning permission DC/04/07631/STOUT
<b>Area (Ha)</b>	1.03
<b>Gross Developable Area</b>	
<b>Capacity</b>	31
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton23
<b>Location</b>	Land to the east of Hall Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Previous Housing Allocation Mark 7
<b>Area (Ha)</b>	5.60
<b>Gross Developable Area</b>	3.64
<b>Capacity</b>	109
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Unknown owner/ Ransom strips
<b>Can Availability and Suitability Constraints be Overcome?</b>	Locate owner/Purchase of ransom strip
<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

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton24
<b>Location</b>	Britcom Site, 25 Sancton Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Site with planning permission DC/06/00977/STPLF
<b>Area (Ha)</b>	1.03
<b>Gross Developable Area</b>	
<b>Capacity</b>	31
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton26
<b>Location</b>	Londesborough Arms, 44 High Street
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Site with planning permission DC/07/00026/PLF
<b>Area (Ha)</b>	0.33
<b>Gross Developable Area</b>	
<b>Capacity</b>	10
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton27
<b>Location</b>	Land east of Ash Grove and Beech Close
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Site with planning permission DC/07/01735/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

## Market Weighton

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<b>UniquelD</b>	Market Weighton3
<b>Location</b>	South/East of Old Close/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 79, 302, 793, 933
<b>Area (Ha)</b>	1.80
<b>Gross Developable Area</b>	1.53
<b>Capacity</b>	46
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing/ Ransom strips
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Pre application
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton4
<b>Location</b>	East of Hawling Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Previous Housing Allocation Mark 10, Land bid 583.
<b>Area (Ha)</b>	1.37
<b>Gross Developable Area</b>	1.16
<b>Capacity</b>	35
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Allotments
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Relocation of allotments to nearby location
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton5
<b>Location</b>	West of Hawling Road/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 100 & 801
<b>Area (Ha)</b>	3.20
<b>Gross Developable Area</b>	2.08
<b>Capacity</b>	62
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

## Market Weighton

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<b>UniqueID</b>	Market Weighton6
<b>Location</b>	East of Holme Road/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Previous Housing Allocation Mark 1, Land bid 100 & 963.
<b>Area (Ha)</b>	2.30
<b>Gross Developable Area</b>	1.50
<b>Capacity</b>	45
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 in the southern section of the site.
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing/ Ransom strips
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton7
<b>Location</b>	East of Holme Road/North of A1079
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 422 & 1131
<b>Area (Ha)</b>	2.30
<b>Gross Developable Area</b>	1.50
<b>Capacity</b>	45
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 3 on the southern edge of the site.
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing/ Ransom strips
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures to be taken as part of any development
<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

## Market Weighton

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<b>UniquelD</b>	Market Weighton8
<b>Location</b>	Land South of 43-73 Market Place.
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Managed Release, Previous Housing Allocation MARK5.
<b>Area (Ha)</b>	1.27
<b>Gross Developable Area</b>	1.08
<b>Capacity</b>	32
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	N/A
<b>Level of Flooding</b>	None
<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>	3 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Market Weighton

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<b>UniquelD</b>	Market Weighton9
<b>Location</b>	Land north of Holme Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Managed Release, Previous Housing Allocation MARK11.
<b>Area (Ha)</b>	10.83
<b>Gross Developable Area</b>	7.04
<b>Capacity</b>	211
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	N/A
<b>Physical Limitations</b>	None
<b>Ownership Status</b>	Owner willing/ Ransom strips
<b>Can Availability and Suitability Constraints be Overcome?</b>	No Constraints
<b>Achievability Factors</b>	Full application submitted
<b>Achievability and Cost Factors</b>	6 years to be developed @60 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-10 years