

SHLAA

Nafferton

UniqueID	Nafferton1
Location	Land east of North Street
JSP Sub Area	Northern
Reason Considered	Land bids 1266, 127, 84, 971
Area (Ha)	2.00
Gross Developable Area	1.70
Capacity	51
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

Nafferton

UniqueID	Nafferton10
Location	Land west of Westfield Close
JSP Sub Area	Northern
Reason Considered	Land bid 1098, 569
Area (Ha)	2.00
Gross Developable Area	1.70
Capacity	51
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

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Nafferton

UniqueID	Nafferton11
Location	Land to the rear of the Old Pottery
JSP Sub Area	Northern
Reason Considered	Land bid 438
Area (Ha)	2.07
Gross Developable Area	1.34
Capacity	40
GF/PDL	Greenfield/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	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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Nafferton

UniqueID	Nafferton12
Location	Land north of Nafferton Primary School
JSP Sub Area	Northern
Reason Considered	Land bid 438, 604
Area (Ha)	5.53
Gross Developable Area	3.60
Capacity	108
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	Access constrained
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Different land bidders on site will have to cooperate in order to achieve access from Kings Garth or Rectory Close, are these two streets too small to accommodate traffic from a large scale development? The other alternative is to wait for the development
Achievability Factors	Not in planning system
Achievability and Cost Factors	6 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-10 years

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Nafferton

UniqueID	Nafferton2
Location	Land north of Grinsdale Rise
JSP Sub Area	Northern
Reason Considered	Land bid 1347
Area (Ha)	0.67
Gross Developable Area	0.57
Capacity	17
GF/PDL	Greenfield/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	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Nafferton

UniqueID	Nafferton3
Location	Land east of Oxford Close
JSP Sub Area	Northern
Reason Considered	Land bid 1395
Area (Ha)	1.20
Gross Developable Area	1.02
Capacity	31
GF/PDL	Greenfield/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	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

Nafferton

UniqueID	Nafferton4
Location	Land north of Lowthorpe Lane
JSP Sub Area	Northern
Reason Considered	Land bids 483, 1002
Area (Ha)	2.77
Gross Developable Area	1.80
Capacity	54
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	4 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

SHLAA

Nafferton

UniqueID	Nafferton5
Location	Land west of Nethergate
JSP Sub Area	Northern
Reason Considered	Land bid 309
Area (Ha)	2.00
Gross Developable Area	1.70
Capacity	51
GF/PDL	Greenfield
National/Regional Policy Restrictions	Northern edge of the site borders a scheduled ancient monument.
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

Nafferton

UniqueID	Nafferton6
Location	Land east of Nethergate
JSP Sub Area	Northern
Reason Considered	Land bids 433, 309
Area (Ha)	2.03
Gross Developable Area	1.32
Capacity	40
GF/PDL	Greenfield/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	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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Nafferton

UniqueID	Nafferton7
Location	Land South Of Manor House Station Road (Eastern NAFF3)
JSP Sub Area	Northern
Reason Considered	Site with planning permission DC/05/03926/STREM
Area (Ha)	1.90
Gross Developable Area	
Capacity	57
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	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Nafferton

UniqueID	Nafferton8
Location	Land south of Westend Falls
JSP Sub Area	Northern
Reason Considered	Previous Housing Allocation NAFF3, Land bid 969,
Area (Ha)	1.33
Gross Developable Area	1.13
Capacity	34
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	Southern half of the site lies within a WWTW area
Ownership Status	Owner willing to sell
Can Availability and Suitability Constraints be Overcome?	Removal of WWTW
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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Nafferton

UniqueID	Nafferton9
Location	Land west of Westend Falls
JSP Sub Area	Northern
Reason Considered	Land bid 806, 1050
Area (Ha)	2.93
Gross Developable Area	1.91
Capacity	57
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	Southern edge of the site lies within a WWTW area
Ownership Status	Multiple Ownership, all willing to sell
Can Availability and Suitability Constraints be Overcome?	Removal of WWTW
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