

SHLAA

Rawcliffe

UniqueID	Rawcliffe1
Location	Land south of West End
JSP Sub Area	Western
Reason Considered	Land bids 167, 924, 521
Area (Ha)	1.60
Gross Developable Area	1.36
Capacity	41
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the whole site
Physical Limitations	Groundwater zone 3 beneath 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	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Rawcliffe

UniqueID	Rawcliffe10
Location	Land between High Street and Riverside
JSP Sub Area	Western
Reason Considered	Managed Release, Previous Housing Allocation S30a
Area (Ha)	1.57
Gross Developable Area	1.33
Capacity	40
GF/PDL	Greenfield/Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the whole site
Physical Limitations	Groundwater zone 3 beneath western half of the site
Ownership Status	Multiple Ownership
Can Availability and Suitability Constraints be Overcome?	Flood mitigation measures.
Achievability Factors	Outline permission for one dwelling
Achievability and Cost Factors	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Rawcliffe

UniqueID	Rawcliffe11
Location	Land at Manor Farm
JSP Sub Area	Western
Reason Considered	Land bids 1293, 1311
Area (Ha)	0.57
Gross Developable Area	0.48
Capacity	14
GF/PDL	Greenfield/Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for 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	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Rawcliffe

UniqueID	Rawcliffe13
Location	Land To The West And South Of 18 Riverside
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/03/08931/PLF
Area (Ha)	0.27
Gross Developable Area	
Capacity	8
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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Rawcliffe

UniqueID	Rawcliffe14
Location	Bankside Nurseries Station Road, Rawcliffe Bridge
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/05/00458/REM
Area (Ha)	0.10
Gross Developable Area	
Capacity	3
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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Rawcliffe

UniqueID	Rawcliffe2
Location	Land east of Snaith Road
JSP Sub Area	Western
Reason Considered	Land bid 929
Area (Ha)	1.47
Gross Developable Area	1.25
Capacity	37
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for 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	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Rawcliffe

UniqueID	Rawcliffe3
Location	Land west of Rawcliffe Primary School.
JSP Sub Area	Western
Reason Considered	Land bids 223, 1311
Area (Ha)	6.57
Gross Developable Area	4.27
Capacity	128
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for 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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Rawcliffe

UniqueID	Rawcliffe4
Location	Land west of Westfield Close
JSP Sub Area	Western
Reason Considered	Land bid 223
Area (Ha)	2.63
Gross Developable Area	1.71
Capacity	51
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for 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

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Rawcliffe

UniqueID	Rawcliffe5
Location	Land at Field House
JSP Sub Area	Western
Reason Considered	Land bid 224
Area (Ha)	7.07
Gross Developable Area	4.59
Capacity	138
GF/PDL	Greenfield/Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the whole site
Physical Limitations	Groundwater zone 3 beneath southern half of 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	5 years to be developed @60 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Rawcliffe

UniqueID	Rawcliffe6
Location	Land at the Soiling Farm
JSP Sub Area	Western
Reason Considered	Land bid 224
Area (Ha)	2.40
Gross Developable Area	1.56
Capacity	47
GF/PDL	Greenfield/Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the whole site
Physical Limitations	Groundwater zone 3 beneath southern edge of 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	4 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Rawcliffe

UniqueID	Rawcliffe7
Location	Land east of Station Road
JSP Sub Area	Western
Reason Considered	Land bid 224
Area (Ha)	2.27
Gross Developable Area	1.47
Capacity	44
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for 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

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Rawcliffe

UniqueID	Rawcliffe8
Location	Land east of Boynton Lane
JSP Sub Area	Western
Reason Considered	Land bid 223, 441,185
Area (Ha)	2.30
Gross Developable Area	1.50
Capacity	45
GF/PDL	Greenfield/Brownfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for 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

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Rawcliffe

UniqueID	Rawcliffe9
Location	Land east of Rawcliffe Road
JSP Sub Area	Western
Reason Considered	Land bid 947, 430
Area (Ha)	3.83
Gross Developable Area	2.49
Capacity	75
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the whole site
Physical Limitations	Most of site close to WWTW. Groundwater zone 3 beneath whole site.
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	Move WWTW to another location. 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