

SHLAA

Roos

UniqueID	Roos1
Location	Land east of Beechwood Views
JSP Sub Area	Eastern
Reason Considered	Land bid 556
Area (Ha)	0.37
Gross Developable Area	0.37
Capacity	11
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	2 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years

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Roos

UniqueID	Roos2
Location	Land south of Pilmar Lane
JSP Sub Area	Eastern
Reason Considered	Land bid 388
Area (Ha)	2.97
Gross Developable Area	1.93
Capacity	58
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

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Roos

UniqueID	Roos3
Location	Land north of Chesnut Garth
JSP Sub Area	Eastern
Reason Considered	Land bid 1158
Area (Ha)	0.37
Gross Developable Area	0.37
Capacity	11
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	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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Roos

UniqueID	Roos4
Location	Land south of Orchard Close
JSP Sub Area	Eastern
Reason Considered	Land bid 1152
Area (Ha)	0.83
Gross Developable Area	0.71
Capacity	21
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	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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Roos

UniqueID	Roos5
Location	Land west of Rectory Road
JSP Sub Area	Eastern
Reason Considered	Land bid 1152
Area (Ha)	1.73
Gross Developable Area	1.47
Capacity	44
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	Not in planning system
Achievability and Cost Factors	3 years to be developed @35 dwellings p.a
Overall Deliverability	Deliverable in 0-5 years