

SHLAA

Snaith

UniqueID	Snaith1
Location	Land South of Cavendish Park (Western Portion)
JSP Sub Area	Western
Reason Considered	Land bid 992
Area (Ha)	7.27
Gross Developable Area	4.72
Capacity	142
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on all
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	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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Snaith

UniqueID	Snaith2
Location	Land South of Cavendish Park (Eastern Portion)
JSP Sub Area	Western
Reason Considered	Land bid 992
Area (Ha)	3.27
Gross Developable Area	2.12
Capacity	64
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	Groundwater zone 3 beneath whole site
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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Snaith

UniqueID	Snaith3
Location	Land North of Gowdall Lane
JSP Sub Area	Western
Reason Considered	Land bid
Area (Ha)	1.00
Gross Developable Area	0.85
Capacity	26
GF/PDL	Greenfield
National/Regional Policy Restrictions	Floodzone 3b functional floodplain on the whole site
Level of Flooding	Floodzone 3b functional floodplain on the whole site
Physical Limitations	Groundwater zone 3 beneath whole site
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	No mitigation possible
Achievability Factors	Not in planning system
Achievability and Cost Factors	Not developable
Overall Deliverability	Not Developable

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Snaith

UniqueID	Snaith4
Location	Land East of Selby Road
JSP Sub Area	Western
Reason Considered	Land bid
Area (Ha)	4.73
Gross Developable Area	3.08
Capacity	92
GF/PDL	Greenfield
National/Regional Policy Restrictions	Floodzone 3b functional floodplain on the whole site
Level of Flooding	Floodzone 3b functional floodplain on the whole site
Physical Limitations	Groundwater zone 3 beneath whole site
Ownership Status	Unknown owner
Can Availability and Suitability Constraints be Overcome?	No mitigation possible
Achievability Factors	Not in planning system
Achievability and Cost Factors	Not developable
Overall Deliverability	Not Developable

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Snaith

UniqueID	Snaith5
Location	Land rear of George Street
JSP Sub Area	Western
Reason Considered	NLUD 34, 36.
Area (Ha)	0.63
Gross Developable Area	0.54
Capacity	16
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 on the whole site
Physical Limitations	Groundwater zone 3 beneath whole site
Ownership Status	Multiple Ownership/ Owners not known
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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Snaith

UniqueID	Snaith6
Location	Cowick Grange, Goole Road, West Cowick
JSP Sub Area	Western
Reason Considered	Site with planning permission DC/05/00728/PLF
Area (Ha)	0.03
Gross Developable Area	
Capacity	1
GF/PDL	Brownfield
National/Regional Policy Restrictions	N/A
Level of Flooding	N/A
Physical Limitations	Groundwater zone 3 beneath whole site
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