

# SHLAA

## Stamford Bridge

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**UniqueID** Stamford Bridge16

**Location**

**JSP Sub Area** Northern

**Reason Considered**

**Area (Ha)**

**Gross  
Developable Area**

**Capacity**

**GF/PDL**

**National/Regional  
Policy Restrictions**

**Level of Flooding**

**Physical Limitations**

**Ownership Status**

**Can Availability and  
Suitability Constraints  
be Overcome?**

**Achievability Factors**

**Achievability and  
Cost Factors**

**Overall Deliverability**

# SHLAA

## Stamford Bridge

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**UniqueID** Stamford Bridge17

**Location**

**JSP Sub Area** Northern

**Reason Considered**

**Area (Ha)**

**Gross  
Developable Area**

**Capacity**

**GF/PDL**

**National/Regional  
Policy Restrictions**

**Level of Flooding**

**Physical Limitations**

**Ownership Status**

**Can Availability and  
Suitability Constraints  
be Overcome?**

**Achievability Factors**

**Achievability and  
Cost Factors**

**Overall Deliverability**

# SHLAA

## Stamford Bridge

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**UniqueID** Stamford Bridge18

**Location**

**JSP Sub Area** Northern

**Reason Considered**

**Area (Ha)**

**Gross  
Developable Area**

**Capacity**

**GF/PDL**

**National/Regional  
Policy Restrictions**

**Level of Flooding**

**Physical Limitations**

**Ownership Status**

**Can Availability and  
Suitability Constraints  
be Overcome?**

**Achievability Factors**

**Achievability and  
Cost Factors**

**Overall Deliverability**

# SHLAA

## Stamford Bridge

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<b>UniquelD</b>	StamfordBridge1
<b>Location</b>	Green Bank Lane
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Site with planning permission DC/05/04354/PLF
<b>Area (Ha)</b>	0.03
<b>Gross Developable Area</b>	
<b>Capacity</b>	1
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge1
<b>Location</b>	Land to the north of the A166
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 913
<b>Area (Ha)</b>	7.00
<b>Gross Developable Area</b>	4.55
<b>Capacity</b>	137
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 on the northern edge 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.
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge10
<b>Location</b>	Land east of Low Catton Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 912
<b>Area (Ha)</b>	2.17
<b>Gross Developable Area</b>	1.41
<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>	Site provides a sporting facility
<b>Ownership Status</b>	Owner not willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Provide replacement sport facilities
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge11
<b>Location</b>	Fields of Low Catton Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 673 & 1073
<b>Area (Ha)</b>	8.17
<b>Gross Developable Area</b>	5.31
<b>Capacity</b>	159
<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
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge12
<b>Location</b>	Land south of Foresters Walk
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 1279
<b>Area (Ha)</b>	4.00
<b>Gross Developable Area</b>	2.60
<b>Capacity</b>	78
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 & 3 on the western edge 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
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge13
<b>Location</b>	Bell Ings
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 658
<b>Area (Ha)</b>	3.53
<b>Gross Developable Area</b>	2.30
<b>Capacity</b>	69
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	Special Area of Conservation. SSSI.
<b>Level of Flooding</b>	Floodzone 2 & 3 on the western half of the site.
<b>Physical Limitations</b>	WWTW.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures, removal of WWTW. Leaving a buffer between the development and the SSSI and SAC.
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge14
<b>Location</b>	Land north of Fox Glade
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 1070 & 679
<b>Area (Ha)</b>	0.93
<b>Gross Developable Area</b>	0.79
<b>Capacity</b>	24
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	Floodzone 2 on the western edge of the site.
<b>Physical Limitations</b>	WWTW.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures, removal of WWTW
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge15
<b>Location</b>	Land south of the river Derwent near the viaduct
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 679
<b>Area (Ha)</b>	1.47
<b>Gross Developable Area</b>	1.25
<b>Capacity</b>	37
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	Special Area of Conservation. SSSI.
<b>Level of Flooding</b>	Floodzone 3 for the whole site
<b>Physical Limitations</b>	WWTW.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Flood mitigation measures, removal of WWTW. Leaving a buffer between the development and the SSSI and SAC.
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge2
<b>Location</b>	Land south of the A166
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 38 & 688
<b>Area (Ha)</b>	5.23
<b>Gross Developable Area</b>	3.40
<b>Capacity</b>	102
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge3
<b>Location</b>	Land adjoining Burton Field Hall
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 38
<b>Area (Ha)</b>	1.73
<b>Gross Developable Area</b>	1.47
<b>Capacity</b>	44
<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>	3 years to be developed @35 dwellings p.a
<b>Overall Deliverability</b>	Deliverable in 0-5 years

# SHLAA

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge4
<b>Location</b>	Burton Fields
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 38 & 980
<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>	Site of registered battlefield of national importance.
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Access limitations.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Constraints cannot be overcome
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	Not developable
<b>Overall Deliverability</b>	Not developable

# SHLAA

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge5
<b>Location</b>	Stamford Bridge Battle Flat
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 678 & 1070
<b>Area (Ha)</b>	3.57
<b>Gross Developable Area</b>	2.32
<b>Capacity</b>	70
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	Site of registered battlefield of national importance.
<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>	Constraints cannot be overcome
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	Not developable
<b>Overall Deliverability</b>	Not developable

# SHLAA

## Stamford Bridge

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<b>UniqueID</b>	Stamford Bridge6
<b>Location</b>	Land adjacent to Moor Road
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bids 678 & 1070
<b>Area (Ha)</b>	6.33
<b>Gross Developable Area</b>	4.12
<b>Capacity</b>	124
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	Site of registered battlefield of national importance.
<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>	Constraints cannot be overcome
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	Not developable
<b>Overall Deliverability</b>	Not developable

# SHLAA

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge7
<b>Location</b>	Brown Moor
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 911
<b>Area (Ha)</b>	2.97
<b>Gross Developable Area</b>	1.93
<b>Capacity</b>	58
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	Site of registered battlefield of national importance.
<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>	Constraints cannot be overcome
<b>Achievability Factors</b>	Not in planning system
<b>Achievability and Cost Factors</b>	Not developable
<b>Overall Deliverability</b>	Not developable

# SHLAA

## Stamford Bridge

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<b>UniqueID</b>	Stamford Bridge8
<b>Location</b>	Reckondales
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 912
<b>Area (Ha)</b>	5.37
<b>Gross Developable Area</b>	3.49
<b>Capacity</b>	105
<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

## Stamford Bridge

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<b>UniquelD</b>	Stamford Bridge9
<b>Location</b>	Land south of Fossway
<b>JSP Sub Area</b>	Northern
<b>Reason Considered</b>	Land bid 912
<b>Area (Ha)</b>	0.70
<b>Gross Developable Area</b>	0.60
<b>Capacity</b>	18
<b>GF/PDL</b>	Greenfield
<b>National/Regional Policy Restrictions</b>	None
<b>Level of Flooding</b>	None
<b>Physical Limitations</b>	Access limitations.
<b>Ownership Status</b>	Owner willing to sell
<b>Can Availability and Suitability Constraints be Overcome?</b>	Demolition of existing properties/ wait for site 8 to be developed.
<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