

SHLAA

Wilberfoss

UniqueID	Wilberfoss1
Location	Land west of Moorfield Way
JSP Sub Area	Northern
Reason Considered	Land bids 41, 882
Area (Ha)	1.90
Gross Developable Area	1.62
Capacity	48
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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Wilberfoss

UniqueID	Wilberfoss2
Location	Land north of Wilberfoss Primary School
JSP Sub Area	Northern
Reason Considered	Land bid 44
Area (Ha)	1.37
Gross Developable Area	1.16
Capacity	35
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?	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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Wilberfoss

UniqueID	Wilberfoss3
Location	Land north of Storking Lane
JSP Sub Area	Northern
Reason Considered	Land bid 43
Area (Ha)	2.03
Gross Developable Area	1.32
Capacity	40
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	Floodzone 3 for the whole site
Physical Limitations	None
Ownership Status	Multiple Ownership
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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Wilberfoss

UniqueID	Wilberfoss4
Location	Land north of Birker Lane
JSP Sub Area	Northern
Reason Considered	Land bid 559
Area (Ha)	4.10
Gross Developable Area	2.67
Capacity	80
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?	No Constraints
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

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Wilberfoss

UniqueID	Wilberfoss5
Location	Land east of Fieldhead
JSP Sub Area	Northern
Reason Considered	Land bids 89, 910
Area (Ha)	2.13
Gross Developable Area	1.39
Capacity	42
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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Wilberfoss

UniqueID	Wilberfoss6
Location	Land east of Willow Park Road
JSP Sub Area	Northern
Reason Considered	Land bids 159, 1125
Area (Ha)	1.37
Gross Developable Area	1.16
Capacity	35
GF/PDL	Greenfield
National/Regional Policy Restrictions	None
Level of Flooding	None
Physical Limitations	None
Ownership Status	Multiple Ownership
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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Wilberfoss

UniqueID	Wilberfoss7
Location	Land west of Stone Bridge Drive
JSP Sub Area	Northern
Reason Considered	Previous Housing Allocation WILB2
Area (Ha)	0.73
Gross Developable Area	0.62
Capacity	19
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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Wilberfoss

UniqueID	Wilberfoss8
Location	The Chestnuts, Hull Road
JSP Sub Area	Northern
Reason Considered	Site with planning permission DC/01/04857/PLF
Area (Ha)	0.10
Gross Developable Area	
Capacity	3
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