



<b>Site ID:</b>	5039		
<b>Address:</b>	Land at	Thornton Garage	Edge Lane
<b>Settlement:</b>	Thornton		
<b>Existing Use:</b>	Being Developed for Residential Use		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.3093
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	0
Un-Neighbourly Uses:	0
Contaminated:	0
Access:	0
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>12</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>0</b>

ACHIEVABILITY	
Strong Residential Market:	0
Attractive Local Environment:	0
Abnormal Costs:	0
New Infrastructure:	0
<b>Achievability Score:</b>	<b>0</b>

<b>Total Survey Score:</b>	12	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Most of site has now been built out for residential use.
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<b>Conclusion:</b>	Excluded from identified housing supply.
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<b>Site ID:</b>	5051		
<b>Address:</b>	Rear of	The Grapes (PH)	Green Lane
<b>Settlement:</b>	Thornton		
<b>Existing Use:</b>	Pub Car Park and Beer Garden		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.3093
<b>Net Area:</b>	0.3093
<b>Density (per ha):</b>	40
<b>Dwelling Yield:</b>	12
<b>Timeframe:</b>	6 - 10 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>44</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>10</b>

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>20</b>

<b>Total Survey Score:</b>	74	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input checked="" type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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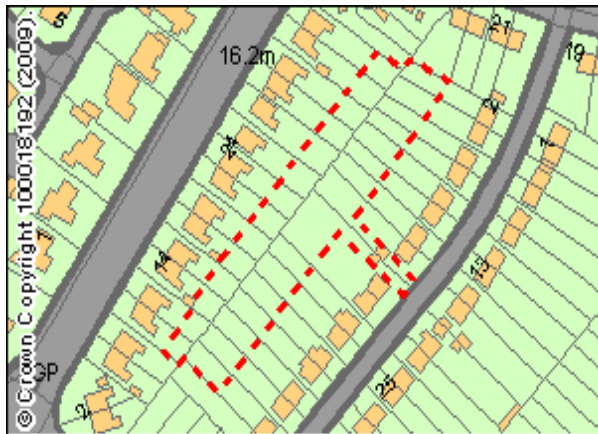
<b>Site Survey Comments:</b>	In use, but is quite large site and some potential.
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<b>Conclusion:</b>	Has some potential, subject to land values. Placed in the 6-10 year housing supply.
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Site ID:	5054		
Address:	Rear of	2-32	Hartdale Road
Settlement:	Thornton		
Existing Use:	Gardens		
Type of Land:	Urban Brownfield		

Gross Area:	0.3596
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	4
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	40

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
Availability Score:	0

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	20

Total Survey Score:	60	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Access between numbers 16 and 18. Numerous land ownerships.
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<b>Conclusion:</b>	Numerous land ownerships and assembly would be very problematic. Excluded from the identified housing supply as not thought to offer any realistic potential.
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<b>Site ID:</b>	5181		
<b>Address:</b>	Rear of	10-50 Water Street & 1-25	Hartdale Road
<b>Settlement:</b>	Thornton		
<b>Existing Use:</b>	Back Gardens		
<b>Type of Land:</b>	Urban Brownfield		

<b>Gross Area:</b>	0.9228
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	0
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>36</b>

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	0
Owner willing to sell?:	0
<b>Availability Score:</b>	<b>0</b>

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>20</b>

<b>Total Survey Score:</b>	56	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Poor site, currently no access.
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<b>Conclusion:</b>	Access would have to be achieved through acquisition and demolition of properties. Very large number of land holdings to be assembled to bring this site forward and therefore not considered to offer any realistic potential. Excluded from the identified housing supply.
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Site ID:	5202	
Address:	Nags Head Bowling Green	Holgate Road
Settlement:	Thornton	
Existing Use:	Pub Garden and Bowling Green	
Type of Land:	Urban Greenfield	

Gross Area:	0.3491
Net Area:	0.3491
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	3
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	18

Total Survey Score:	72	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

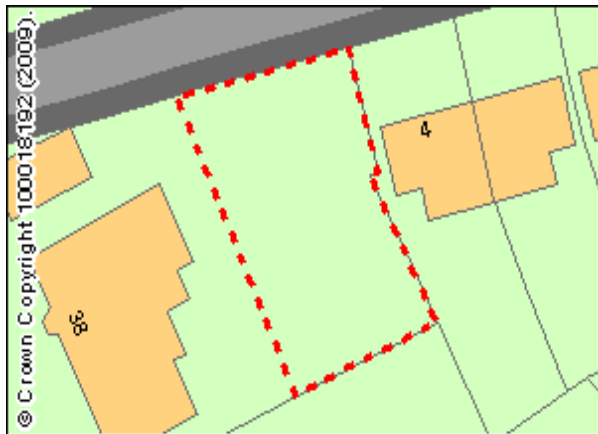
**Site Survey Comments:** Bowling green adjacent to pub.

**Conclusion:** Bowling green, in use. No indication that the site is surplus to requirements and excluded from the identified housing supply.



Site ID:	5203	
Address:	Land south of	Woodland View
Settlement:	Thornton	
Existing Use:	Garden	
Type of Land:	Urban Brownfield	

Gross Area:	0.0433
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	0
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	0
Suitability Score:	38

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	73	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

**Site Survey Comments:** Back Garden. Extension appears to have been built on part of it.

**Conclusion:** Developable area is very small indeed and extension appears to now occupy part of it. Not considered to have any realistic potential and excluded from the identified housing supply.



Site ID:	5207	
Address:	Land off	Whinfield Road
Settlement:	Thornton	
Existing Use:	Back Garden	
Type of Land:	Urban Greenfield	

Gross Area:	0.0245
Net Area:	0
Density (per ha):	
Dwelling Yield:	
Timeframe:	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	0
Availability Score:	10

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	25

Total Survey Score:	79	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input type="checkbox"/>
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**Flood Risk Summary:** Flood Zone 1. Low probability of flooding.

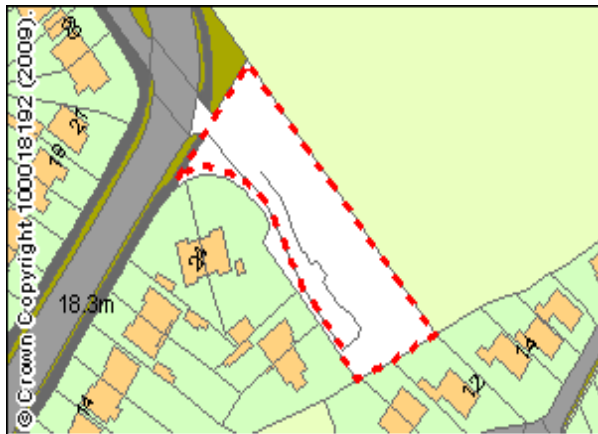
**Site Survey Comments:** Back garden - poor site.

**Conclusion:** Tiny site which is not considered to offer any realistic potential. Excluded from identified housing supply.



<b>Site ID:</b>	6017		
<b>Address:</b>	Land Adjacent to	71 Southport Road	
<b>Settlement:</b>	Thornton		
<b>Existing Use:</b>	Private Drive and Garden		
<b>Type of Land:</b>	Urban Extensions Inside the Green Belt		

<b>Gross Area:</b>	0.1973
<b>Net Area:</b>	0
<b>Density (per ha):</b>	
<b>Dwelling Yield:</b>	
<b>Timeframe:</b>	



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	4
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
<b>Suitability Score:</b>	<b>40</b>

AVAILABILITY	
Active Use:	10
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
<b>Availability Score:</b>	<b>25</b>

ACHIEVABILITY	
Strong Residential Market:	10
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
<b>Achievability Score:</b>	<b>25</b>

<b>Total Survey Score:</b>	90	<b>Site Visited:</b>	<input checked="" type="checkbox"/>	<b>Included in Housing Supply:</b>	<input type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Can't access the site properly - it is a private garden.
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<b>Conclusion:</b>	The site falls partially within the Green Belt and has been excluded from the identified housing supply pending a review of the Green Belt and the need for urban extensions.
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Site ID:	6098	
Address:	Church of St Frideswyde	Water Street
Settlement:	Thornton	
Existing Use:	Church	
Type of Land:	Urban Brownfield	

Gross Area:	0.5309
Net Area:	0.47781
Density (per ha):	30
Dwelling Yield:	14
Timeframe:	1 - 5 years



SUITABILITY	
Physical Constraints:	8
Un-Neighbourly Uses:	8
Contaminated:	8
Access:	8
Primary School (600m):	3
Local Centre (800m):	0
Health Centre (1000m):	3
Employment (5000m):	3
Railway Station (400m):	0
Bus Stop (200m):	3
Suitability Score:	44

AVAILABILITY	
Active Use:	0
Multiple or Difficult Land Ownership:	10
Owner willing to sell?:	5
Availability Score:	15

ACHIEVABILITY	
Strong Residential Market:	5
Attractive Local Environment:	5
Abnormal Costs:	5
New Infrastructure:	5
Achievability Score:	20

Total Survey Score:	79	Site Visited:	<input checked="" type="checkbox"/>	Included in Housing Supply:	<input checked="" type="checkbox"/>
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<b>Flood Risk Summary:</b>	Flood Zone 1. Low probability of flooding.
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<b>Site Survey Comments:</b>	Church, still in use.
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<b>Conclusion:</b>	Site performs well and forwarded as part of call for sites. Near Scheduled Ancient Monument and design will need to be carefully considered. Considered to have potential in the short term and placed in the 5 year supply.
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