Site Ref/Unique Reference	Site Source	Site Source Reference	Site name / address	Postcode	Ward	Site area (ha)	Current Land Use	Proposed Use	Character of surrounding area	Potential physical constraints	Access to Highways	Owner / developer intentions	Owner/ Legal issues (Yes/No)	Availability Period (Years)	Overall availability (Available/ Unavailable)	Level 1 Flood Risk	Level 2 Sequ Test	Level 2 Exc Test	Level 3 Flood Risk	Level 3 Sequ Test	Level 3 Exc Test	Level 4 Flood Risk	Level 4 Sequ Test	Level 4 Exc Test	Level 1 Constraints Overall Suitability	Notes	Suitability Notes
Reference	Source	Source Reference	Site name / address	Postcode	Ward	Site area (ha)	Current Land Use	Use	Character of surrounding area	Potential physical constraints	Access to Highways	Owner / developer intentions	Owner/ Legal issues (Yes/No)	Availability Period (Years)	Overall availability (Available/ Unavailable)	Flood	Sequ	Exc	Flood	Sequ	Exc	Flood	Sequ	Exc	Suitable/ Unsuitable/ Constraints Overcome		
ID211	Call for Sites	SPL156, SPL74	Tewkesbury Tenace	EN11 2LT	Bowes	0.05	Open green space with	Residential	Low density dwellings	Medium trees	Clear proximity to local connections	Develop	Leases are old, currently extended	0-10 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID212	Call for Sites	SPL50 Site LL1-7 Bowes	1-7 Bowes Road	EN3 6LN	Bowes	0.16	Vacant land with access	Residential	Low density dwellings	Some, arrange	Located within urban area. Acceptable proximity to local services	Develop	None known	10-20 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID213	Call for Sites	SPL50 Site C LL11-14	11-14 - 16L Green Lanes	EN3 4QP	Bowes	0.09	Shops with residential	Residential	Located on a busy street, high street	Potential overl	Clear proximity to local connections	Comprehensive redevelopment	None known	10-20 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID215	Call for Sites	SPL196	Tattenhall Rd	EN3 6EU	Bowes	0.55	Car parking	Residential	Existing house	Unknown con	Located within urban area. Acceptable proximity to local services	Develop	None known	10-20 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID2P15	Planning Application	21/0349/FUL	Ridgeon Court 75 Palmerston Road London	EN11 8QT	Bowes	0.28	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As per permission	None known	5-10 years	Available										Suitable	Principle of development established through permission
ID2P16	Planning Application	19/0350/FUL	Land To Rear Of Haywood Court 1-7 Oak Lane London	EN11 8BE	Bowes	0.13	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As per permission	None known	5-10 years	Available										Suitable	Principle of development established through permission
ID232	SHLAA 2017	17/0329/0	Open Space	EN3 6JU	Bowes	1.18	Open Space	Unknown	Suburban housing	Lack of 24 car	Located within urban area	Unknown - submitted through GLA SHLAA 2013	Unknown	n/a	Available Up to 5 years	N	N	N	N	N	N	N	N	N	Suitable with Constraints	Approx 50% of site covered by alignments and Depot risk zone 2. Completely located within SSSI
ID1C1	Call for Sites	SPL08_G	Bush Hill Station Car Park St Mark's Road, Enfield	EN1 1BJ	Bush Hill Park	0.2	Car parking	Residential	Residential mix retail, train station	Unknown con	Located within urban area. Acceptable proximity to local services	Develop	None	0-10 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1C2	Call for Sites	SPL09	The Oak, 146 Firs Lane	EN11 2PJ	Bush Hill Park	1.7	Vacant residential lo	Residential	Located within SSSI, open area	Slow indepen	Located within urban area. Acceptable proximity to local services	Develop	None	0-5 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	Located 100% in SSSI.
ID1C3	Call for Sites	SPL101	Rear of 27-57 Firs Park Avenue (subdiv)	EN11 2PB	Bush Hill Park	0.14	Car parking	Residential	Low density dwellings	Unknown con	Located within urban area. Acceptable proximity to local services	Unknown	Site submitted by third party. All walls adjacent to and not within adjacent properties	5-9 years	Available Up to 10 years	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1C5	Call for Sites	SPL188	Rear of 10-26 Ash Grove (rear) and 2-16 Waterford Gardens (rear)	EN1 2LB	Bush Hill Park	0.39	Garages	Residential	Low density dwellings	Potential arch	Located within urban area. Acceptable proximity to local services	Unknown	Site submitted by third party. All walls adjacent to and not within adjacent properties	5-9 years	Available Up to 10 years	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1C6	Call for Sites	SPL188	Rear of 1-15 Waterford Gardens (subdiv)	EN1 2BP	Bush Hill Park	0.32	Garages	Residential	Low density dwellings	Potential arch	Located within urban area. Acceptable proximity to local services	Unknown	Site submitted by third party. All walls adjacent to and not within adjacent properties	5-9 years	Available Up to 10 years	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1C7	Call for Sites	SPL188	Rear of 98-110 First Avenue (rear:es)	EN1 1BP	Bush Hill Park	0.32	Garages	Residential	Low density dwellings	Unknown con	Located within urban area. Acceptable proximity to local services	Unknown	Site submitted by third party. All walls adjacent to and not within adjacent properties	5-9 years	Available Up to 10 years	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1C8	Call for Sites	SPL186	Hyde Park Avenue	EN11 2PP	Bush Hill Park	0.22	Car parking	Residential	Low density dwellings	Potential arch	Located within urban area. Acceptable proximity to local services	Develop	None known	0-5 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1E02	Enfield Road Waste	SPL62	Rear and neighbouring block plus car park on Aylmer Croft		Bush Hill Park	0.29	Petrol Station & Car Pa	Residential	Low density dwellings	Constraints on	Located within urban area. Acceptable proximity to local services	Unknown	Unknown	10-20 years	Availability is Mixed	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1P01	Planning Application	17/0328/FUL	162 Church Street London	EN1 3NT	Bush Hill Park	0.17	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P02	Planning Application	17/0397/FUL	Pennsylvania Court 53 Elm Park Road	EN11 2HS	Bush Hill Park	0.08	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P03	Planning Application	18/0327/FUL	Land At The Rear Of 29-30 Elm Park Road London	EN11 2HP	Bush Hill Park	0.07	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P04	Planning Application	18/0360/FUL	1-26 River Bank London	EN11 2BA	Bush Hill Park	0.87	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P05	Planning Application	18/0386/FUL	Cemetery House Church Street London	EN1 3NP	Bush Hill Park	0.25	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P06	Planning Application	18/0426/FUL	16 Queens Arms Place Enfield	EN1 2PT	Bush Hill Park	0.07	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P09	Planning Application	17/0928/FUL	192 Queens Lanes London	EN11 2DH	Bush Hill Park	0.03	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P0E	Planning Application	17/0350/FUL/RSS	Bury Lodge Depot Bury Street West London	EN9 6LG	Bush Hill Park	2.05	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P0E	Planning Application	17/0128/FUL	Capital House 74A Green Lanes London	EN11 2DH	Bush Hill Park	0.07	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1P0F	Planning Application	17/0349/FUL	8 Fakenham Parade Queen Jones Place Enfield	EN1 2PE	Bush Hill Park	0.08	n/a - planning granted	Residential	n/a - consent	n/a - consent	n/a - consent	As permission	None known	0-5 years	Available										Suitable	Principle of development established through permission
ID1S1	SHLAA 2017	17/0200/0	Express Dairies		Bush Hill Park	0.38	Warehouses and car p	Unknown	Suburban housing	Adjacent sing	Located within urban area	Unknown - submitted through GLA SHLAA 2013	Unknown	n/a	Available Up to 5 years	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1T1	Call for Sites	SPL51	Warmenbens Nursery, Cattlegate Road, Enfield	EN2 9DG	Chase	0.08	Plant Nursery - Tenan	Residential	Open inner/outside	Unknown con	Located within urban area. Have connections	Develop	Unknown	10-20 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	100% in Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T10	Call for Sites	SPL79	Site at Oak Farm and Hunersland Nursery, Cattlegate Road, Enfield	EN2	Chase	0.43	Dwellings, builders yard	Residential	Countryside	Existing conn	Located within urban area. Have connections	Develop	Unknown	10-20 years, 11+	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	100% in Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T11	Call for Sites	SPL70 – Parcel 1	Land to the rear of Jesus Christ Church, Parcel 1		Chase	1.7	Grassland	Residential	Low density dwellings	Unknown con	Clear proximity to local connections	Develop	Unknown	10-20 years, 11+	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	In Green Belt. Adjacent to SINC. Within conservation area.
ID1T12	Call for Sites	SPL70 – Parcel 2	Land to the south of Forty Hill C of E school, Forty Hill, Parcel 2		Chase	0.35	Grassland	Residential	Low density dwellings	Unknown con	Clear proximity to local connections	Develop	Unknown	10-20 years, 11+	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	100% in Green Belt. Adjacent to SINC. Within conservation area.
ID1T13	Call for Sites	SPL70 – Parcel 3	Land to the south of Jesus Church, Parcel 3		Chase	0.95	Wooded area	Residential	Low density dwellings	Unknown con	Clear proximity to local connections	Develop	Unknown	10-20 years, 11+	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	100% in Green Belt. Adjacent to SINC. Within conservation area.
ID1T14	Call for sites	SPL92	Gentle Way Land north, Gentle Way, Enfield	EN2 8JJ	Southgate	0.2	Open space	Residential	Suburban housing	Open space	Acceptable proximity to local services	Unknown	Unknown	5-10 years	Available	N	N	N	N	N	N	N	N	N	Potentially suitable	Allotment housing
ID1T15	Call for Sites	SPL93	Land to the North of Cross Hill Station	EN2	Chase	0.3	Vacant grassland and	Residential	Open inner/outside	Unknown con	Proximity to local connections (no Motorways)	Develop	Unknown	10-20 years, 11+	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	Located within Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T17	Call for Sites	SPL95	Towersley Nurseries, Theobalds Park	EN2 9DH	Chase	0.7	Car Park	Residential	Open inner/outside	Unknown con	Clear proximity to local connections	Develop	Unknown	10-20 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	Located within Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T18	Call for Sites	SPL98	Brown's Garden Village, Theobalds Park Rd, Enfield	EN2 9DG	Chase	0.96	Garden Centre	Residential	Open inner/outside	Existing conn	Located within urban area. Have connections	Redevelop	Unknown	11-15 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	Located within Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T19	Call for Sites	SPL91	Theobalds Park Road Nursery	EN2 9BH	Chase	0.51	Plant Nursery	Residential	Open inner/outside	Constraints on	Located within urban area. Have connections	Develop	Single ownership	5-10 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	100% in Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T2	Call for Sites	SPL90	Wolden Garden Centre, Cattlegate Road, Cross Hill, Enfield	EN2 9DG	Chase	1.18	Plant Nursery	Residential	Open inner/outside	Constraints on	Located within urban area. Have connections	Develop	Unknown	10-20 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	100% in Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T21	Call for Sites	SPL92, SPL152	Land at Cross Hill, Theobalds Park Road, Enfield	EN2 9BQ	Chase	7.06	Horticultural	Residential	Open inner/outside area	Existing conn	Located within urban area. Have connections	Redevelop	Unknown	5-9 years	Available	N	N	N	N	N	N	N	N	N	Potentially Suitable	Located within Green Belt. In Grade 3 agricultural land. Full survey required to establish whether in Grade 3a
ID1T26	Call for Sites	SPL186	Langham Close (1-26)	EN1 3HS	Chase	0.32	Garages	Residential	Low density dwellings	None known	Located within urban area. Acceptable proximity to local services	Develop	No direct contact has been made with the owner. Site is known as Grey Jones	0-10 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1T25	Call for Sites	SPL186	Aylmer Green Garages	EN1 3HG	Chase	0.1	Garages	Residential	Develop	None known	Clear proximity to local connections	Develop	None known	10-20 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1T26	Call for Sites	SPL186	Ringwalter Hill Garages, 1-21 Wetherby Road, Enfield	EN2 0NJ	Chase	0.08	Garages	Residential	Low density dwellings	None known	Located within urban area. Acceptable proximity to local services	Develop	None known	5-9 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a
ID1T27	Call for Sites	SPL186	Chapel Street	EN2 6QF	Chase	0.08	Car parking	Residential	Built up area	Conservation	Located within urban area. Acceptable proximity to local services	Develop	None known	5-9 years	Available	N	N	N	N	N	N	N	N	N	Suitable	n/a

Site Ref/Unique Reference	Market Factors	Cost Factor Dependencies	Site and Delivery Factors	Achievability: Where is the site plan	Where is the site Plan Ref	Where is the site Plan Ref	Where is the site Plan Ref	Overall Achievability (Achievable/ Unachievable)	Applied typologies (inc sub units)	Estimated density (dwellings/ha)	Capacity: Estimated capacity (net units)	Existing Planning Permission (net units)	Estimated capacity (net units)	Net Losses (already allocated)	Remaining Estimate (net units)	Typology assumptions	Findings/ Outcome: Overall Conclusion	Overall Conclusion Notes
Reference	Market Factors	Cost Factor Dependencies	Site and Delivery Factors	Achievable	Achievable	Achievable	Achievable	Achievable	Applied typologies (inc sub units)	Estimated density (dwellings/ha)	Estimated capacity (net units)	Existing Planning Permission (net units)	Estimated capacity (net units)	Net Losses (already allocated)	Remaining Estimate (net units)	Typology assumptions	Overall Conclusion	Overall Conclusion Notes
ID1C1	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	Potential additional costs to develop (e.g. legal costs / moral/ relocation mitigation costs.)	Potential deliverability constraints arising from trees on site and possibility line barrowdi site	0	4	0	0	Potentially achievable	3.2. Terrace - Townhouse	77	-		4	0	4	0	4	Case study: Ordnance Road	Potentially developable	Could be considered developable subject to confirming ability to overcome constraints.
ID1C2	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	No known abnormal costs.	None known. Trees on site may act as an constraint on development.	0	19	0	0	Achievable	3.2. Linear block - Perimeter	100	-		19	0	19	0	19	Case study: Ryle Yard. Height assumptions: 5 storeys. 32% of site area study density considered.	Developable	n/a
ID1C3	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Additional costs of relocation of existing tenants and redevelopment of existing site.	The owners of the access road to the rear of Green Lanes are not known. Existing buildings on site are in use. Potential constraints value which may constrain capacity	0	12	0	0	Potentially achievable	3.2. Linear block - Perimeter	100	-		12	0	12	0	12	Case study: Paxton House. Height assumptions: 5 storeys	Potentially developable	Could be considered Developable subject to addressing ownership considerations.
ID1C5	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	No known abnormal costs.	None known.	0	36	0	0	Achievable	3.2. Terrace - Mews dual up	80	-		36	0	36	0	36	Case study: South Chase Lot 1. Height assumption: 3.5 storeys	Developable	n/a
ID1P10	Adjacent to existing housing. Viability subject to Whole Plan Viability.												2	16	-14	0	-14	n/a - based on permission	Deliverable	n/a
ID1P16	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	Garden with mature trees.	0	4	0	0	Achievable			-		4	0	4	0	4	n/a - based on permission	Deliverable	n/a
ID1E02	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	Potential additional costs for flood mitigation measures.	Given the the absence of planning permission and the current use it is unlikely that this would be delivered in the deliverable period.	0	0	98	0	Achievable	3.3 Terrace - Townhouse	81	-		98	0	98	0	98	Case study: Goldsmith Street	Potentially developable	Site is located within open space and allotments. Potentially developable subject to policy constraints and viability.
ID1C11	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	No known abnormal costs.	None known.	0	13	0	0	Achievable	3.2. Terrace - Mews dual up	80	-		13	0	13	0	13	Case study: South Chase Lot 1. Height assumption: 3.5 storeys	Developable	n/a
ID1C12	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Vacant planning consent on site for medical centre, but no potential purchaser found. Viability subject Whole Plan Viability.	No known abnormal costs.	0	56	0	0	Achievable	3.5 Villa block	200	-		56	0	56	0	56	Case study: Finsbury Park Villas. Height assumption: 6 storeys.	Potentially developable	Could be considered developable subject to review of MOL designation.
ID1C13	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	11	0	0	Achievable	3.1. Terrace - Mews single	77	-		11	0	11	0	11	Case study: Ordnance Mews. Height assumption: 3.2 storeys (2/3 of case study density).	Potentially developable	Could be considered developable subject to confirmation of availability.
ID1C15	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	Potential deliverability constraints/impact on capacity arising from access considerations	0	15	0	0	Achievable	3.1. Terrace - Mews single	77	-		15	0	15	0	15	Case study: Ordnance Mews. Height assumption: 3.2 storeys (2/3 of case study density).	Potentially developable	Could be considered developable subject to confirmation of availability.
ID1C16	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	Potential deliverability constraints/impact on capacity arising from access considerations	0	9	0	0	Achievable	3.1. Terrace - Mews single	77	-		9	0	9	0	9	Case study: Ordnance Mews. Height assumption: 3.2 storeys (2/3 of case study density).	Potentially developable	Could be considered developable subject to confirmation of availability.
ID1C17	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	8	0	0	Achievable	3.1. Terrace - Mews single	77	-		8	0	8	0	8	Case study: Ordnance Mews. Height assumption: 3.2 storeys (2/3 of case study density).	Potentially developable	Could be considered developable subject to confirmation of availability.
ID1C18	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	9	0	0	Achievable	3.3 Terrace - Townhouse		-		9	0	9	0	9	Based on in house capacity study	Developable	n/a
ID1E02	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Potential decontamination costs	Given the lack of landowner interest/interest shown and absence of planning permission and the current use it is not likely that this would be delivered in the deliverable period.	0	65	0	0	Achievable	3.2. Linear block - Perimeter	137	-		65	0	65	0	65	Case study: Sutherland Road. Height assumption: 5 storeys.	Potentially developable	Could be considered developable subject to confirming availability and potential for family dwellinghouse.
ID1P01	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Potential additional costs as a result of construction logistics above existing housing	Potential access restrictions as a result of construction logistics above existing housing and retention of residents' parking	0	2	0	0	Achievable			-		2	0	2	0	2	n/a - based on permission	Deliverable	n/a
ID1P02	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	5	0	0	Achievable			-		5	0	5	0	5	n/a - based on permission	Deliverable	n/a
ID1P03	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Potential additional costs as a result of construction logistics above existing housing	None known.	0	6	0	0	Achievable			-		6	0	6	0	6	n/a - based on permission	Deliverable	n/a
ID1P04	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Potential additional costs as a result of construction logistics above existing housing	None known.	0	8	0	0	Achievable			-		8	0	8	0	8	n/a - based on permission	Deliverable	n/a
ID1P05	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	4	0	0	Achievable			-		4	0	4	0	4	n/a - based on permission	Deliverable	n/a
ID1P06	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	3	0	0	Achievable			-		3	0	3	0	3	n/a - based on permission	Deliverable	n/a
ID1P09	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	8	0	0	Achievable			-		8	0	8	0	8	n/a - based on permission	Deliverable	Completed October 2020
ID1P0E	Adjacent to existing housing. Viability subject to Whole Plan Viability.	Infrastructure costs for developing road, utilities and flood mitigation	Large site on MOL. Delivery rate may be constrained due to site size.	0	50	0	0	Achievable			-		50	0	50	0	50	n/a - based on permission	Deliverable	n/a
ID1P0E	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	91	0	0	Achievable			-		91	0	91	0	91	n/a - based on permission	Deliverable	
ID1P0F	Adjacent to existing housing. Viability subject to Whole Plan Viability.	No known abnormal costs.	None known.	0	9	0	0	Achievable			-		9	0	9	0	9	n/a - based on permission	Deliverable	n/a
ID1S1	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability and landowner information.	Demolition of existing buildings.	Given the the absence of planning permission and the current use it is not likely that this would be delivered in the deliverable period.	0	49	0	0	Achievable	3.2. Linear block - Perimeter	130	-		49	0	49	0	49	Case study: Ryle Yard. Height assumptions: 5 storeys (32% of site area study density considered).	Potentially developable	Developable subject to confirmation of availability.
ID1T1	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	Relocation of existing uses.	None known. Delivery rate may be constrained due to site size.	0	300	0	0	Achievable	3.2. Linear block - Perimeter	162	-		300	0	300	0	300	Case study: Ryle Yard. 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of Green Belt policy concerns.
ID1T10	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	Infrastructure costs for developing road and utilities.	None known. Delivery rate may be constrained due to site size.	0	0	160	0	Achievable	3.2. Linear block - Perimeter	162	-		160	0	160	0	160	Case study: Ryle Yard. 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of Green Belt policy concerns.
ID1T11	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	None known.	None known.	0	0	160	0	Achievable	3.3 Terrace - Townhouse	93	171		160	0	160	0	160	Case study: Mill Stakeside Terrace (2/3 Houses + 40% Chelsham Mews (SHL 3 Houses - Height assumption: 3 storeys. 5/9 of density case study considered). 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T12	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	None known.	None known.	0	0	399	0	Achievable	3.4. Linear block - Courtyard	252	-		399	0	399	0	399	Case study: Burridge Gardens. Height assumption: 5 storeys. 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T13	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	None known.	None known.	0	0	61	0	Achievable	3.2. Linear block - Mansion	171	-		61	0	61	0	61	Case study: Ryle Yard. This site is heavily wooded and only 1/3 of site area considered suitable for development. Case study: Chelsham Manor. Height assumption: 3 storeys. 21% of case density study considered.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T14	Adjacent to existing housing. Viability subject to Whole Plan Viability.	None known.	Unknown.	0	15	0	0	Achievable	3.1. Terrace - Mews single		-		15	0	15	0	15	Dependent on type of allotment tenant help	Deliverable	
ID1T15	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability and landowner information.	None known.	Unknown.	0	0	170	0	Achievable	3.5. House - Semi-detached	38	-		170	0	170	0	170	Case study: Harvest Park. 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T17	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	None known.	Unknown.	0	0	115	0	Achievable	3.3 Terrace - Townhouse	93	-		115	0	115	0	115	Case study: Goldsmith Street. 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T18	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	Relocation of existing uses.	None known.	0	0	62	0	Achievable	3.3 Terrace - Townhouse	93	-		62	0	62	0	62	Case study: Goldsmith Street. 50% of site evaluated due to need for access and open space on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T19	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	Relocation of existing uses.	None known. Delivery rate may be constrained due to site size.	0	30	0	0	Achievable	3.3 Terrace - Townhouse	93	-		30	0	30	0	30	Case study: Goldsmith Street. 50% of site evaluated due to need for access and open space on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T2	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	Relocation of existing uses.	None known. Delivery rate may be constrained due to site size.	0	105	0	0	Achievable	3.2. Linear block - Perimeter	162	-		105	0	105	0	105	Case study: Ryle Yard. 80% of site assumed developable due to need for access and open space on site.	Potentially developable	Could be considered developable subject to confirming viability and review of Green Belt policy concerns.
ID1T21	Adjacent to existing housing. Viability subject to Whole Plan Viability and landowner information.	Relocation of existing uses.	None known. Delivery rate may be constrained due to site size.	0	0	566	0	Achievable	3.5. House - Semi-detached	38	68		212	0	212	91	303	Case study: Gilfillan Mews - Harvest Park (~50% terraces, ~50% semi-detached). 80% of site assumed developable for residential due to need for access, open space etc. on site.	Potentially developable	Could be considered developable subject to confirming viability and review of policy constraints.
ID1T26	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	None known.	None known.	0	8	0	0	Achievable	3.2. Terrace - Mews dual up	80	-		8	0	8	0	8	Case study: South Chase Lot 1.	Developable	n/a
ID1T25	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	None known.	Potential access constraints.	0	7	0	0	Achievable	3.2. Terrace - Mews dual up	80	-		7	0	7	0	7	Case study: South Chase Lot 1.	Developable	n/a
ID1T26	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	None known.	None known.	0	4	0	0	Achievable	3.2. Terrace - Mews dual up	80	-		4	0	4	0	4	Case study: South Chase Lot 1.	Developable	n/a
ID1T27	Adjacent to existing housing. Viability subject to Whole Plan Viability. Viability of housing in other similar locations across borough established through consented and delivered applications.	None known.	None known.	0	4	0	0	Achievable	3.2. Terrace - Mews dual up	80	-		4	0	4	0	4	Case study: South Chase Lot 1.	Developable	n/a