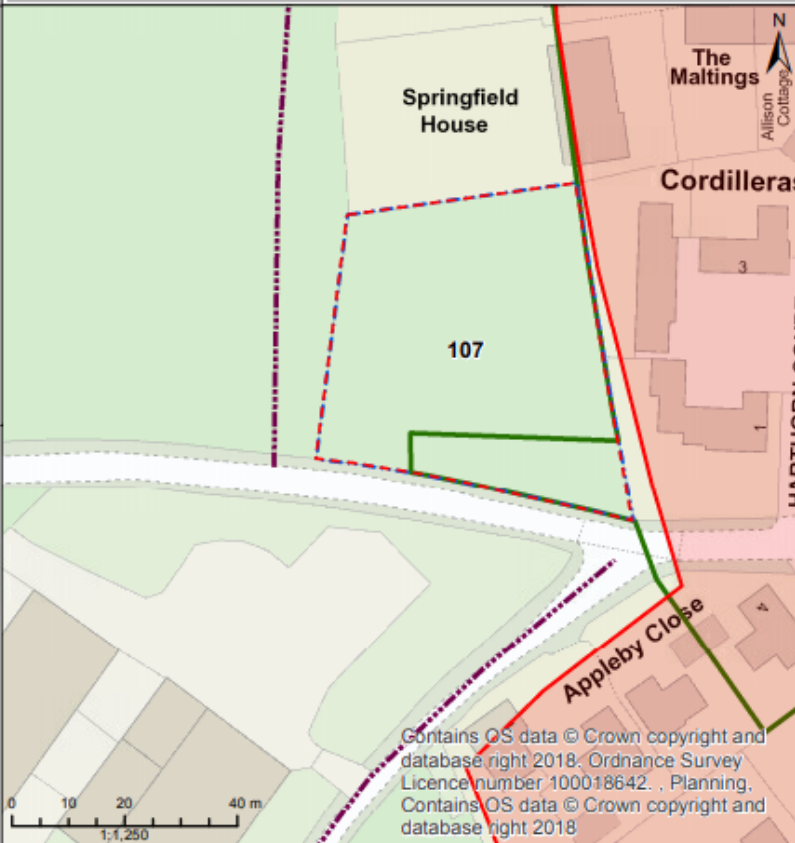


Site Reference	107			
Site Name & Location	Land to rear of Harthorn Court, Aldbrough St John, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing land.</p> <p>16/00564/FULL - Full Planning Permission for the Erection of 4 New Dwelling Houses Plus 2 Associated Detached Double Garages (As Amended) – Approved May 2017</p> <p>North – Garden South – Farm buildings & associated land East – Housing West – Grazing farmland</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development with full planning permission granted. Development is underway.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development with full planning permission granted. Development is underway.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development with full planning permission granted. Development is underway.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is suitable for development with full planning permission granted. Development is underway.			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
This site is within existing development limits and has been granted planning permission for the erection of 4 dwellings. Development is underway.				

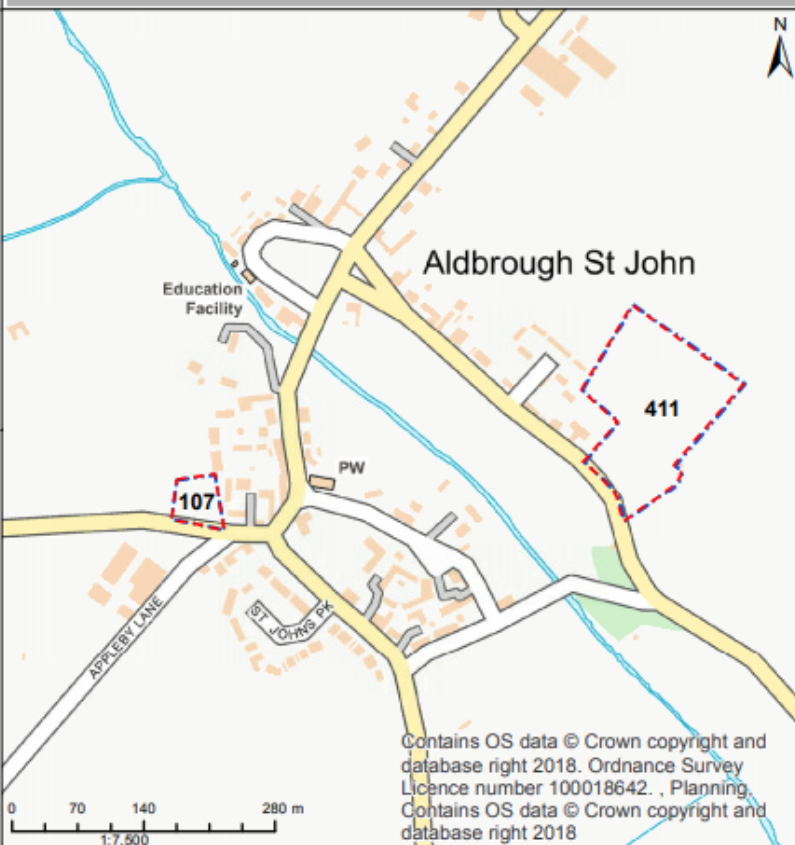
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- Equipped Play
- Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Conservation Areas
- District Boundary

ArcGIS Web Map



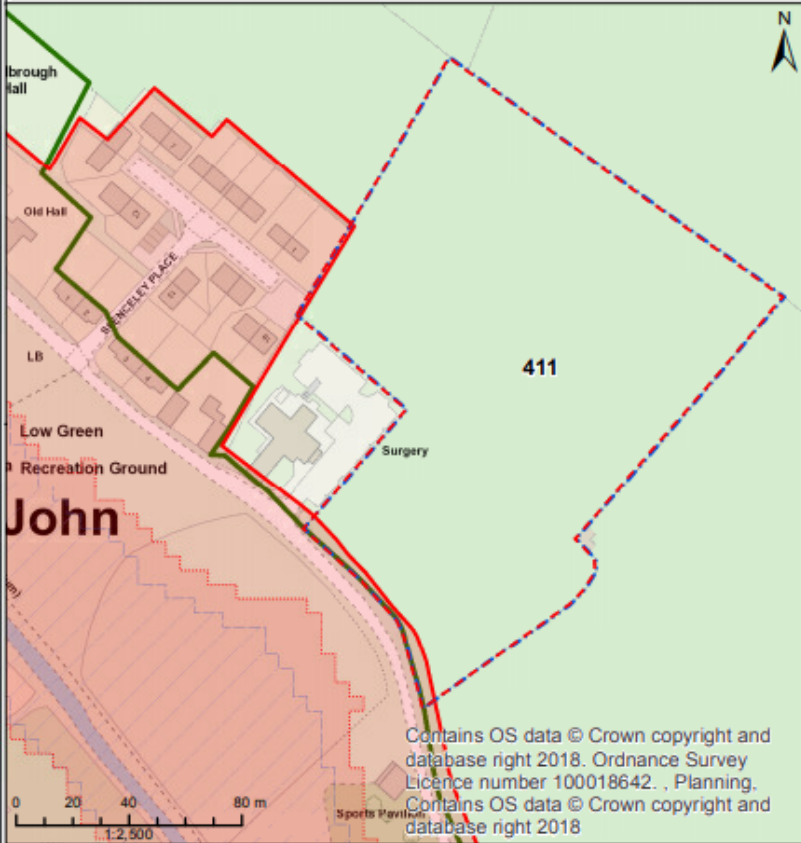
Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	411			
Site Name & Location	Land surrounding the Doctors Surgery, Aldbrough St John			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Field.</p> <p>No recent relevant planning history on site.</p> <p>North – Open Countryside East – Open Countryside South – Access Road, Open Space used for outdoor sports. West – Doctors Surgery, housing beyond.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Adjacent to existing development limit (CP4) to the south of the site and partly to the west behind the Doctors surgery. Adjacent to the conservation area to the south. Site looks to slope upward towards the north. A wrap around development which encases the Doctors Surgery & follows the development boundary limits would be of a more appropriate scale than the intended whole field, especially given the slope of the land and thus the raised elevation within the currently open landscape.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Potential access from the road to the south of the site, subject to meeting the requirements of the Highway Authority in terms of visibility splays. Power lines run along the south of the site adjacent to the boundary wall/ access road.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	The site has been put forward for potential development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Some costs may be incurred in relation to the potential need to relocate the existing overhead power lines. No known developer interest			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>

	<p>The south of the site, which is adjacent to both the Doctors Surgery and the access road, is adjacent to the existing development limit of Aldbrough St John (CP4). The site may be developable for an appropriate scale of development reflecting the location, subject to the achievement of a suitable access and the capacity of the existing road network, the potential relocation of the existing overhead power lines and consideration given to the site's adjacency to the conservation area.</p>
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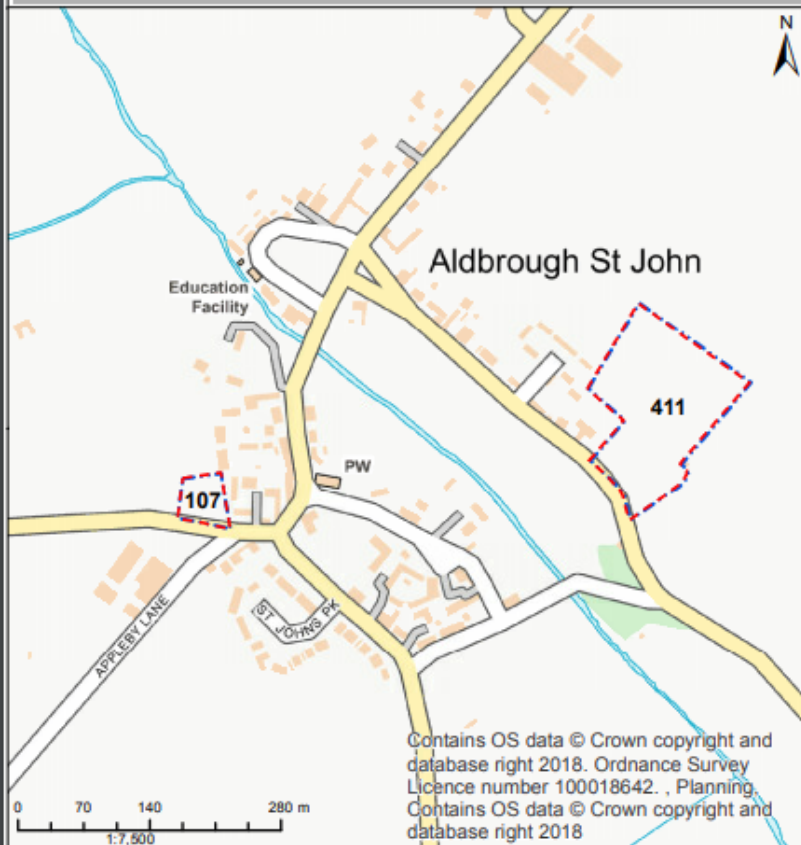
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- Equipped Play
- Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

ArcGIS Web Map

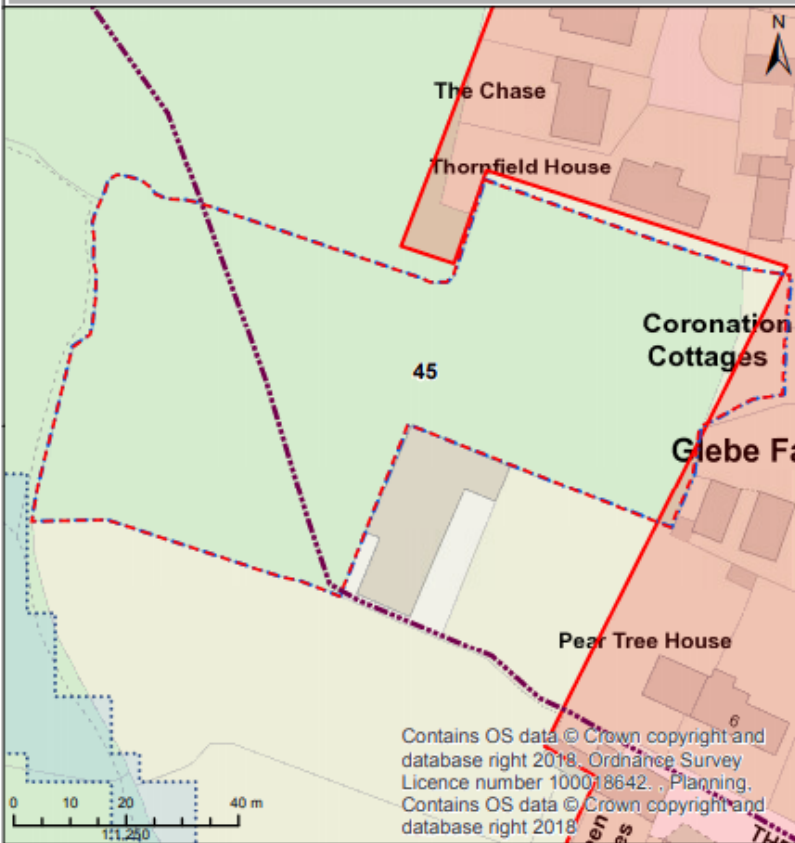


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	45			
Site Name & Location	Land to East of Glebe Farm, Eppleby, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing farmland.</p> <p>No recent relevant planning history</p> <p>North – Housing & Grazing Land South – Farm Buildings & Grazing Land East – Housing & Gardens West – Grazing Land</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limit (CP4). Site is generally flat. Trees and hedgerows along existing boundaries.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services likely to be available from neighbouring housing. Public footpath crosses site. Direct access to site would be via an unadopted highway and the achievement of an appropriate access may require the demolition of an existing property/buildings.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in ownership of landowner who made the site available for development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Achievement of an appropriate access likely to be only significant abnormal cost associated with development of this site. No known developer interest.</p>			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site is adjacent to existing development limits (CP4) may be developable subject to achievement of an appropriate access which would be via an unadopted road and may require the demolition of existing buildings.</p>			

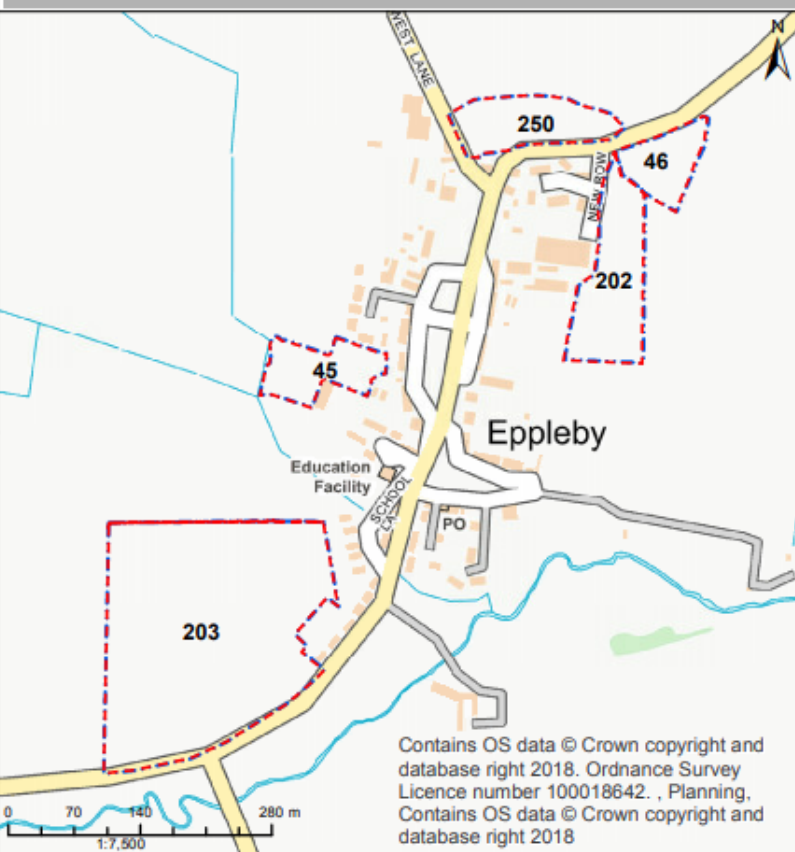
ArcGIS Web Map



Legend

- Call for sites 2017
- Listed Buildings
- Play_Areas**
- Equipped Play
- Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- District Boundary

ArcGIS Web Map

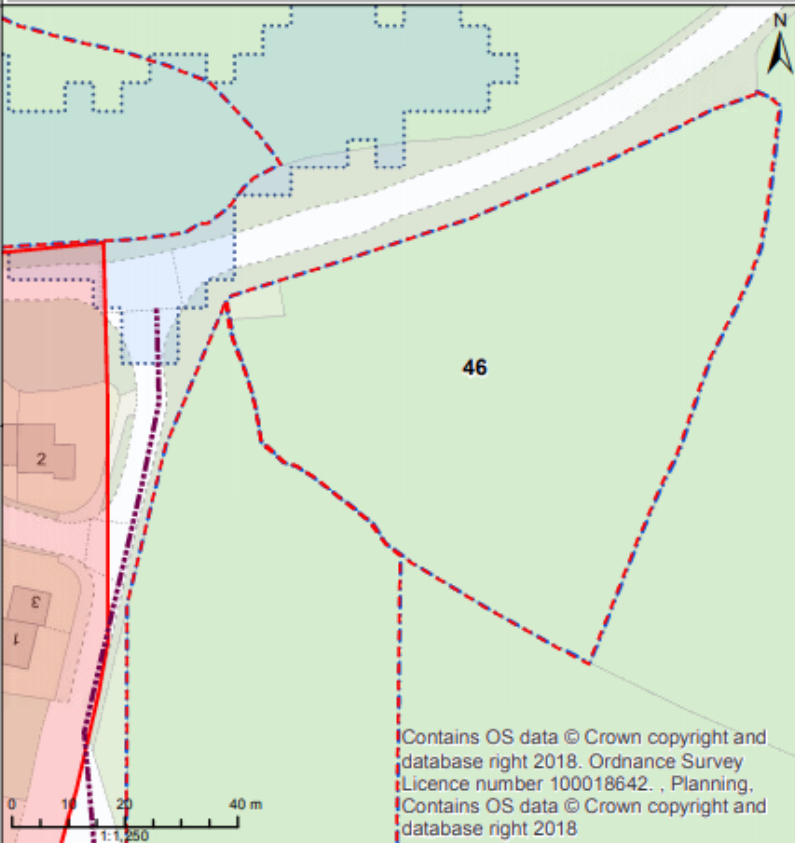


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	46			
Site Name & Location	Land East of New Row, Eppleby, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing farmland.</p> <p>No recent relevant planning history.</p> <p>North – Road & Farmland South – Arable Farmland East – Arable Farmland West – Road & Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is not adjacent to existing development limit (CP4). Site is generally flat and prominently located on entrance to village. Trees and hedgerows along existing boundaries.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable direct access on to existing highway likely to be achievable.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No significant abnormal cost likely to be associated with development of this site. No known developer interest.			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	This site is not adjacent to existing development limits (CP4) and therefore is not considered suitable for development at this time under the current Local Plan. The site may be more acceptable if combined with Site 202 in the future.			

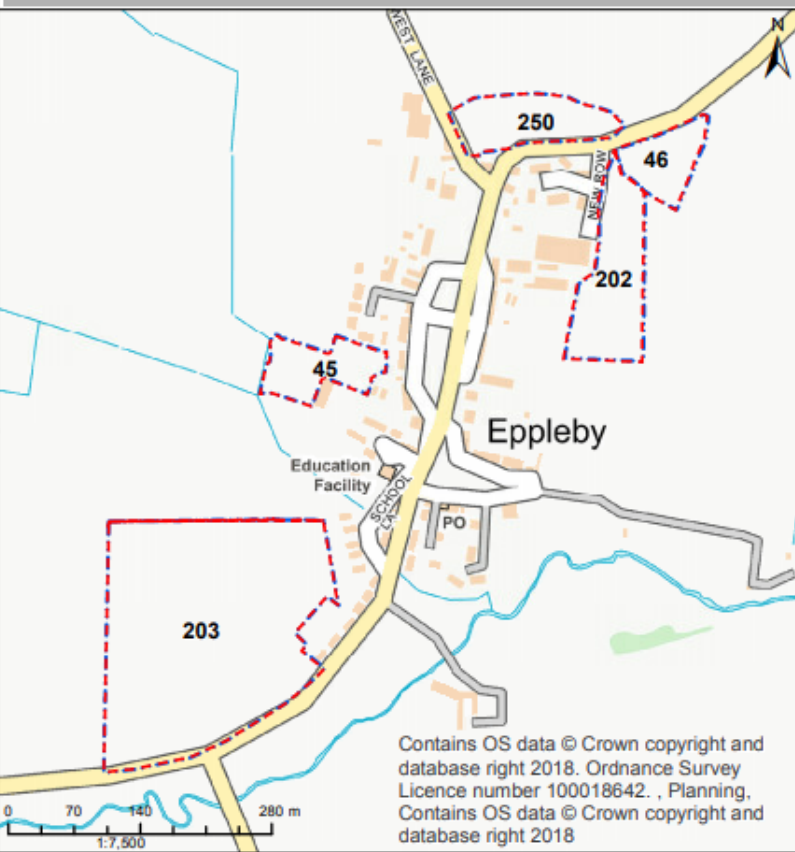
ArcGIS Web Map



Legend

- Call for sites 2017
 - ◆ Listed Buildings
- ### Play_Areas
- ★ Equipped Play
 - ★ Recreation
 - Footpath
 - Bridleway
 - Byway Open to All Traffic
 - Restricted Byway
 - SHLAA 2017
 - Development Limit Boundary
 - Surface Water 1 in 30yr
 - District Boundary

ArcGIS Web Map

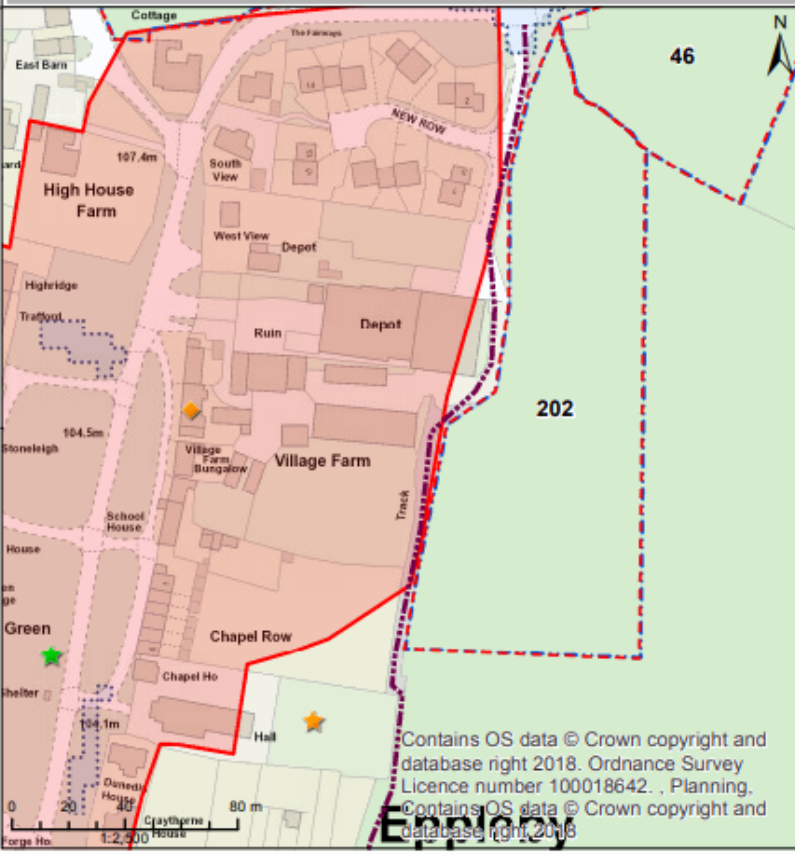


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	202			
Site Name & Location	Land to East of Eppleby, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Arable farmland.</p> <p>No recent relevant planning history</p> <p>North – Grazing land & Arable farmland South – Lane, Waste Water Works & Grazing Land East – Arable farmland West – Housing & Gardens, Buildings</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Western part of site is beyond existing settlement form although adjacent to existing development limit (CP4). Eastern part of site is distant from existing settlement and site area is significantly in excess of the land area required in the current plan period. Site is generally flat. Trees and hedgerows along existing boundaries. Areas at risk of surface water flooding (1 in 30yr).</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services likely to be available from neighbouring housing and road. Public footpath crosses northern part of site. Suitable access on to adopted highway from northern part of site likely to be achievable. No direct access on to an adopted highway from southern part of site.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in ownership of landowner who made the site available for development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Unlikely to be any significant abnormal costs associated with development of this site.</p>			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>A small north western part of site adjacent to existing development limits (CP4) may be developable for an appropriate scale of development subject to achievement of an appropriate access.</p>			

ArcGIS Web Map

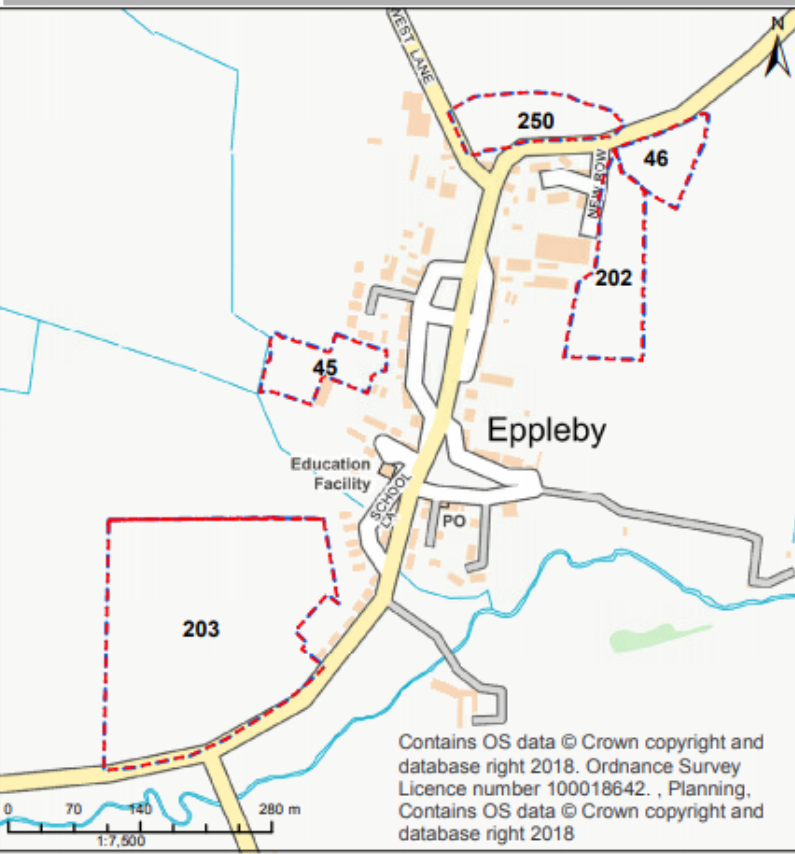


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Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- District Boundary

ArcGIS Web Map



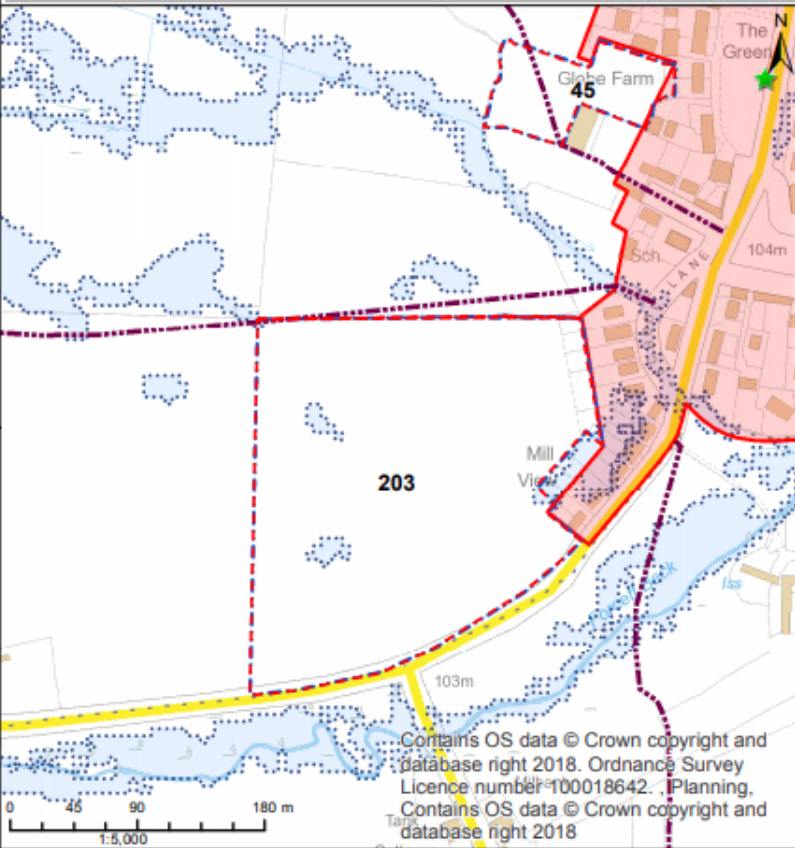
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Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	203			
Site Name & Location	Land to South West of Eppleby, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Arable farmland.</p> <p>No recent relevant planning history</p> <p>North – Grazing land South – Road East – Housing & Gardens West – Grazing land</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Eastern part of site is partly adjacent to existing development limit (CP4) although western part of site is distant from existing settlement and site area is significantly in excess of the land area required in the current plan period. Site is generally flat. Trees and hedgerows along existing boundaries. Areas at risk of surface water flooding (1 in 30yr).			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable access on to adjacent road likely to be achievable. Public footpath crosses northern part of site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who made the site previously available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs associated with development of this site.			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	A small eastern part of site adjacent to existing development limits (CP4) may be developable for an appropriate scale of development subject to achievement of an appropriate access and mitigation of surface water flooding.			

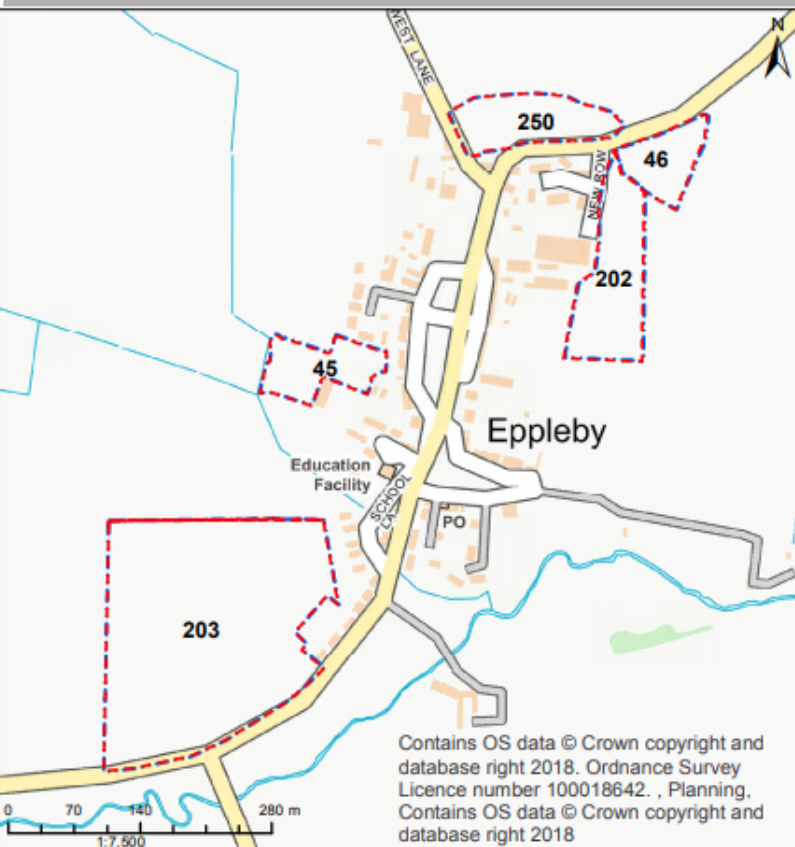
ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- District Boundary

ArcGIS Web Map

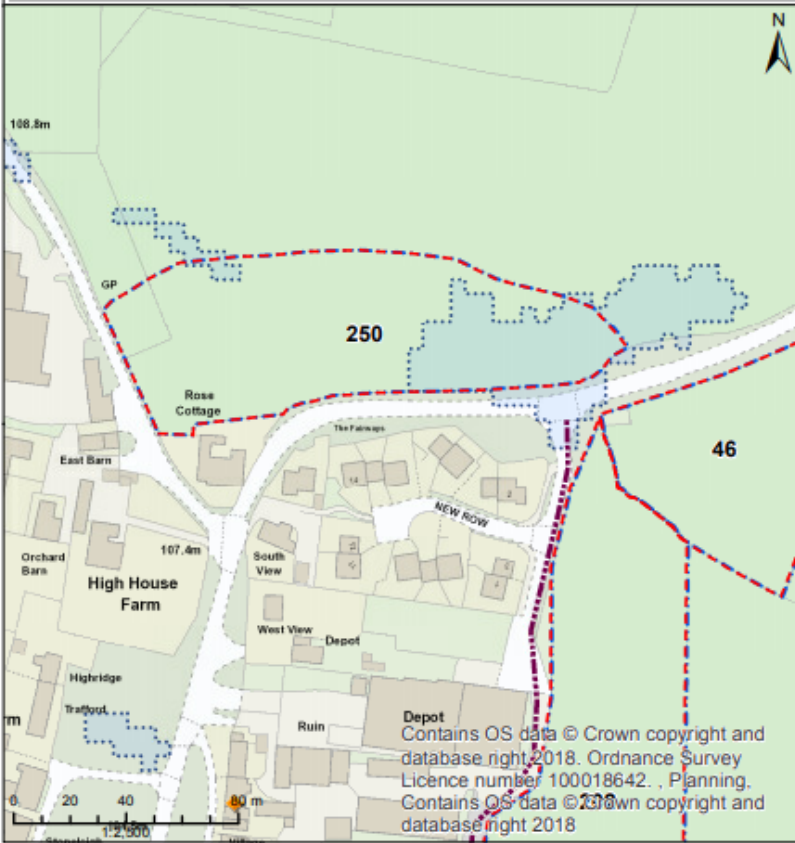


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	250			
Site Name & Location	Land to North of Eppleby, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing / Equine Grazing land.</p> <p>No recent relevant planning history.</p> <p>North – Arable farmland South – Road, Housing & Grazing Land East – Road & Farmland West – West Lane, Farmland and farm buildings</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	The site is adjacent to the existing development limit (CP4). Site is sloping northwards. Trees and hedgerows along existing boundaries. Areas to east and north of site at risk of surface water flooding (1 in 30yr).			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring road. Suitable access on to adopted highway from southern part of site likely to be achievable subject to the requirements of the Highway Authority being met in terms of visibility.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of 2 or 3 landowners.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs associated with development of this site. Initial Developer interest in site. The site is being made available for development.			
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	The site is adjacent to existing development limits (CP4) to the south and may be developable for an appropriate scale of development subject to achievement of an appropriate access.			

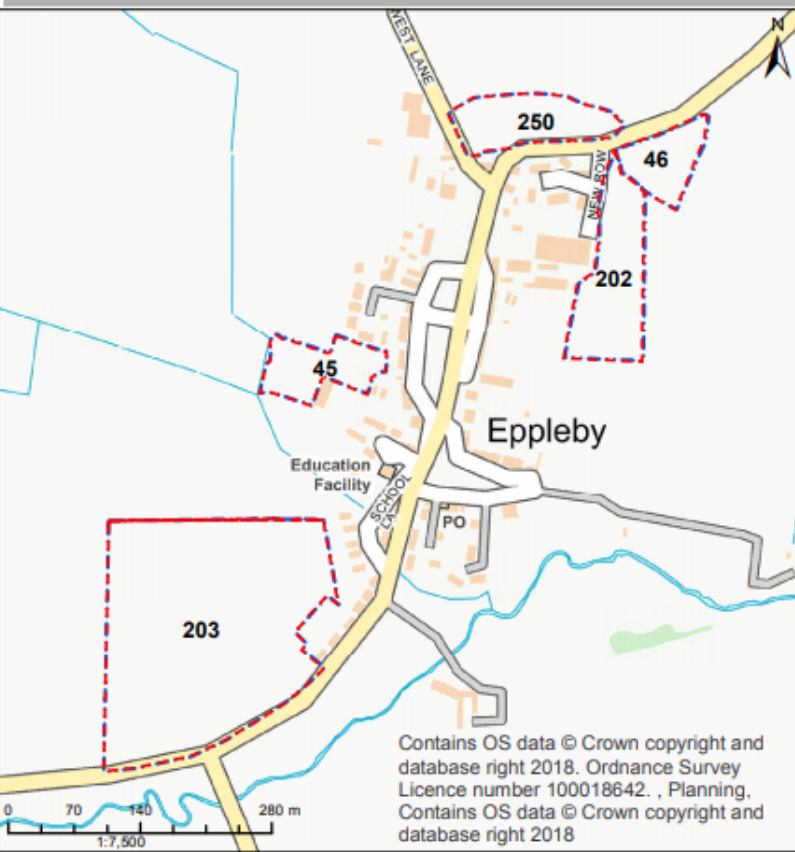
ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- SINC
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary