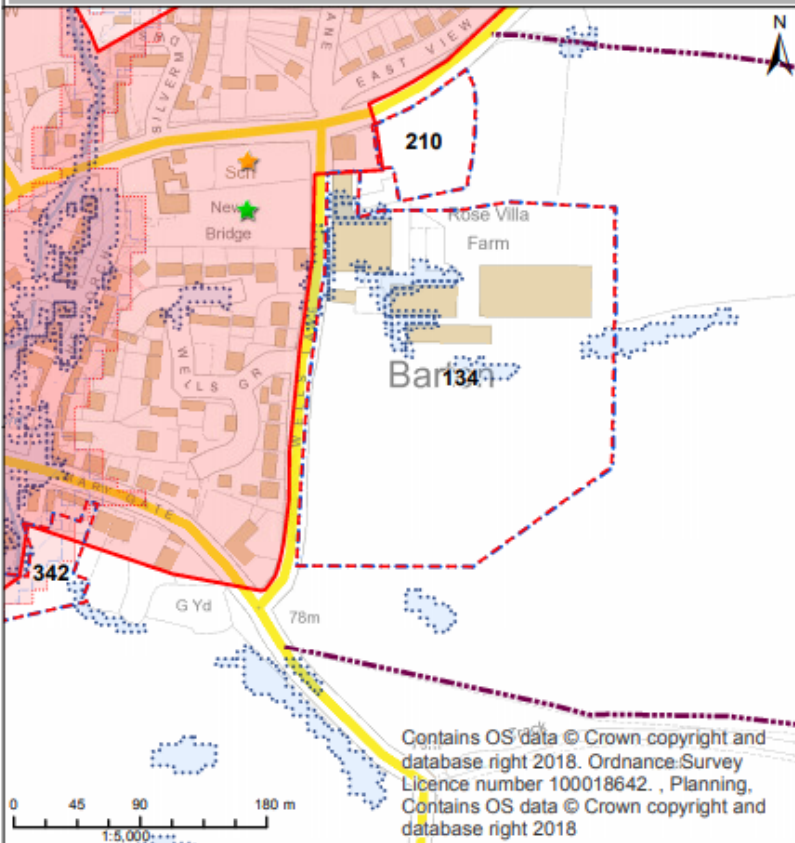


Site Reference	134			
Site Name & Location	Rose Villa Farm, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Full working farm with future intentions to relocate.</p> <p>17/00829/OUT – Outline Application with All Matters Reserved Except Access for 35 Dwellings including Public Open Space and Associated Infrastructure (As Amended, 9th May 2018) – Awaiting Decision (Approved at Planning Committee in May 2018)</p> <p>North – Road, Housing beyond East – Open Countryside South – Open Countryside West – Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4). Site likely to be developable with outline permission as the principle of development on this site has been established.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site likely to be developable with outline permission as the principle of development on this site has been established.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site likely to be developable with outline permission as the principle of development on this site has been established.			
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 located adjacent to the existing development limit and is well related to Barton. The site likely to be developable with outline permission as the principle of development on this site has been established.				

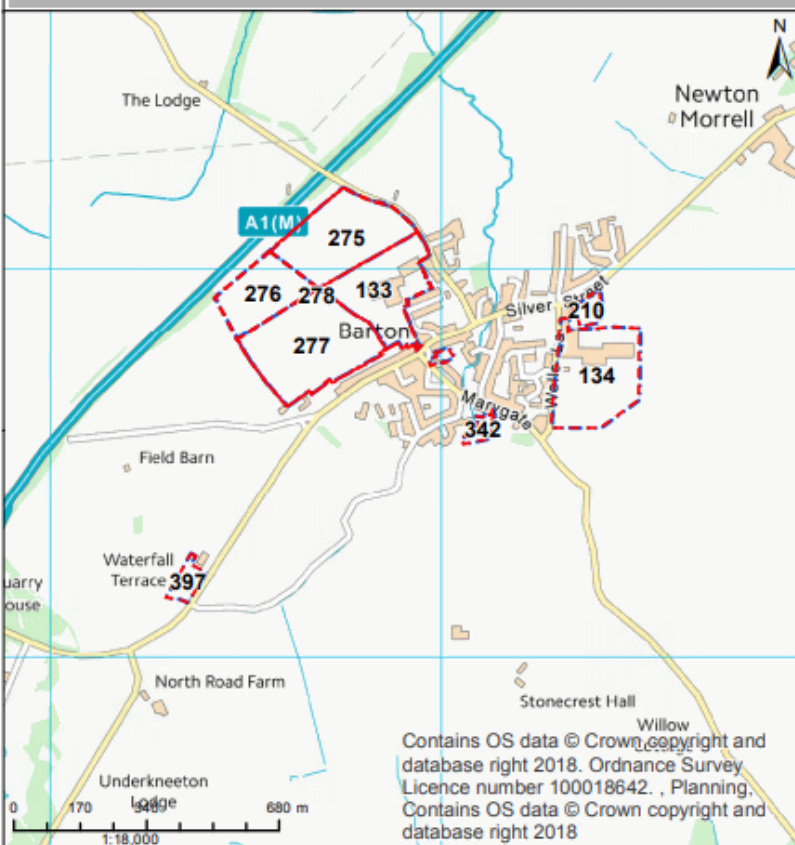
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

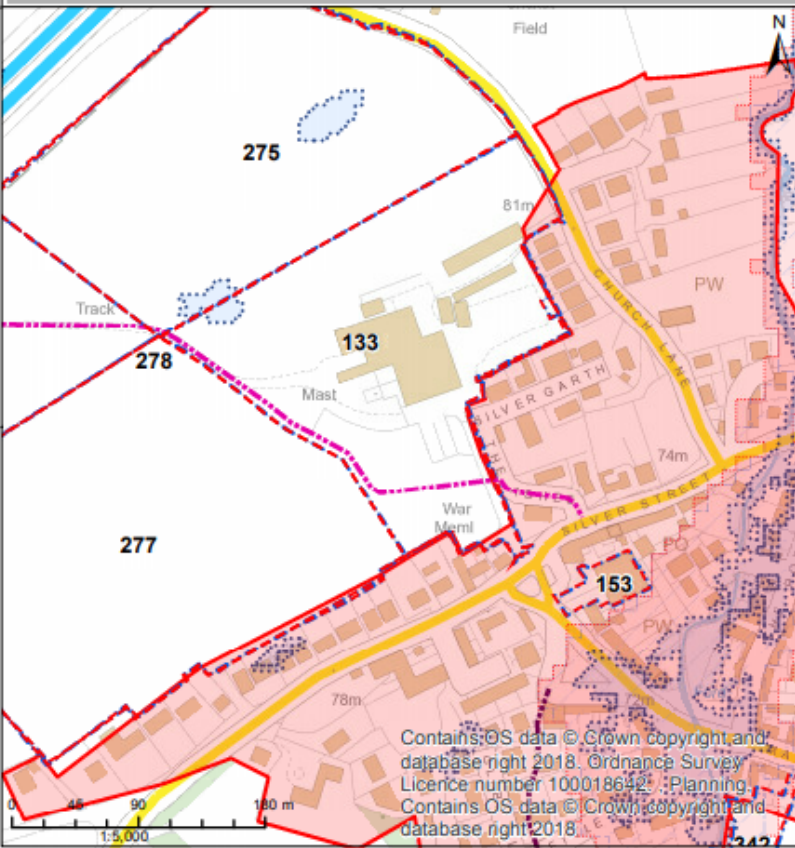


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	133			
Site Name & Location	Ashes Farm, Barton (Site B)			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Farm Buildings and associated land – farmstead is in process of being re-located away from village centre.</p> <p>17/00901/OUT - Outline Application with Some Matters Reserved for 35 Dwellings, Creation of a New Vehicular Access Point, Open Space, Public Car Park and Associated Infrastructure (As Amended, 4th May 2018) – Refused 17 Sep 2018</p> <p>North – Arable Farmland(Site 275) East – Housing South – Housing West – Arable Farmland (Site 277)</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). Existing farm buildings to clear from site. Site and existing farm buildings including silos is relatively flat but occupy an elevated position above Barton with southern end of site sloping away to existing housing. Hedgerows along some perimeters. Small area of 1 in 30yr surface water flood risk in North Western corner of site.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>There are two/three potential accesses from the site which are likely to require upgrading. This is likely to be achievable as substantial road frontage is in same ownership as site. Public Bridleway running along western boundary of site to accommodate. Services available on site. Overhead high voltage electricity pylon in north western part of site to move.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
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 located adjacent to the existing development limit (CP4). Given the existing commitments in place in terms of housing permissions in the sub area of North Richmondshire, housing on this site would exceed the amount of housing growth appropriate to the village in the current plan period.</p>			

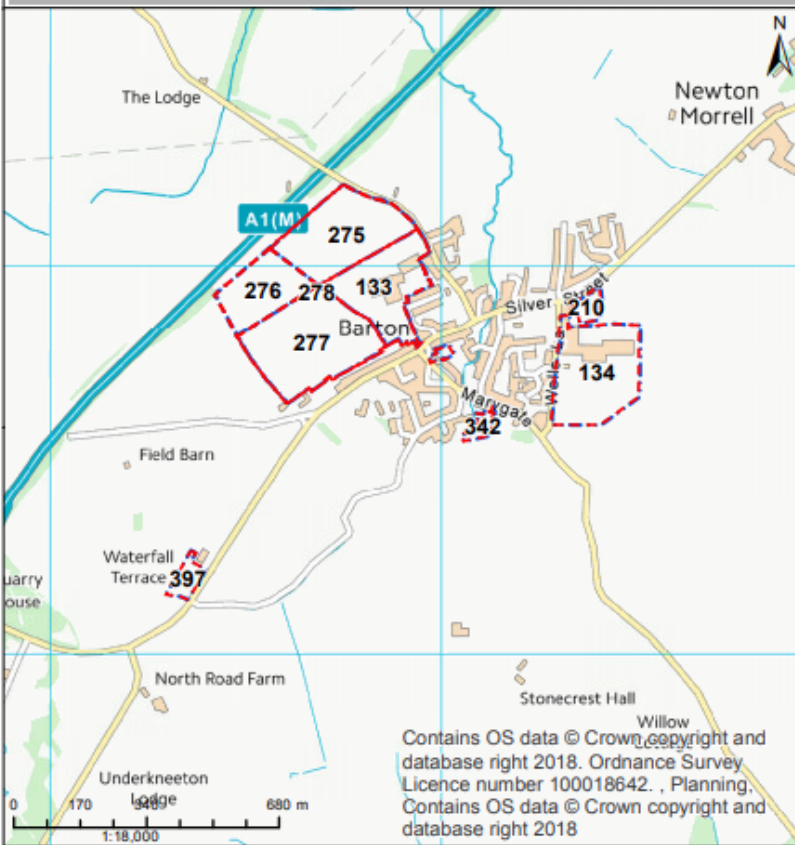
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
 - Equipped Play
 - Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

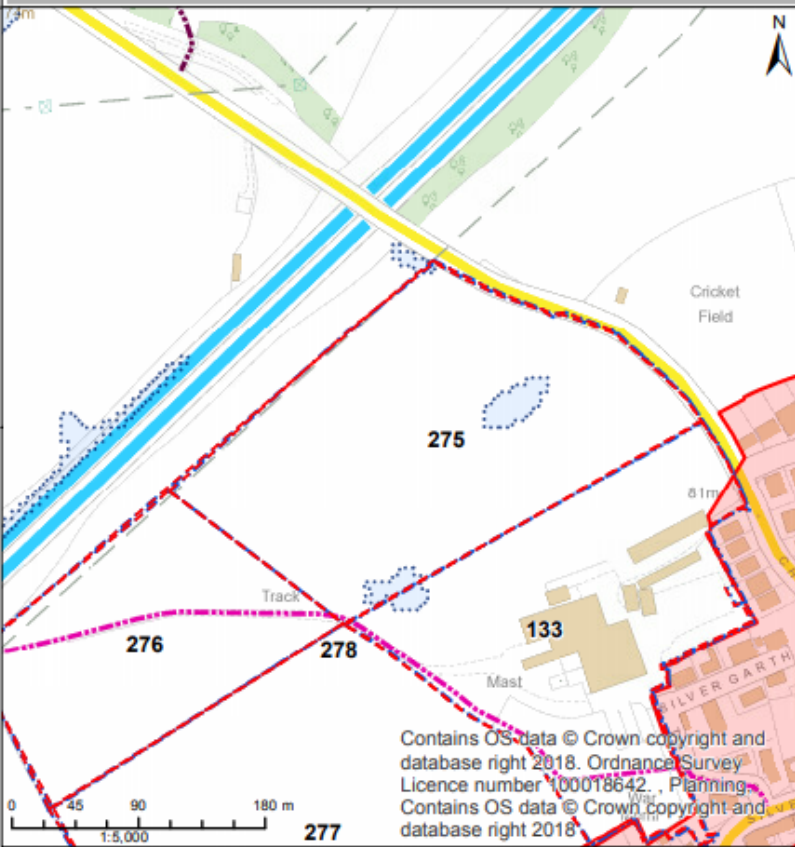


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	275			
Site Name & Location	Land North of Ashes Farm, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Arable Agricultural Land,</p> <p>No recent relevant planning history</p> <p>North – A1(m) East – Road, Agricultural Land (Site 211), Cricket Field South – Ashes Farm (Site 133) West – Agricultural Land (Site 276)</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is outside of and not adjacent to existing development limits (CP4). Site is generally flat but is elevated over village. Small areas of 1 in 30yr surface water flood risk in eastern and south western parts of site. Hedgerows and trees along perimeters.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Access available on to Church Lane subject to capacity of narrow section south of site in village. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Small section of public bridleway in south western corner. Overhead high voltage electricity line along northern boundary.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
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"/>
	<p>This site is located beyond existing development limits (CP4), distant from village centre and built extent and so is therefore not suitable for development in the current plan period.</p>			

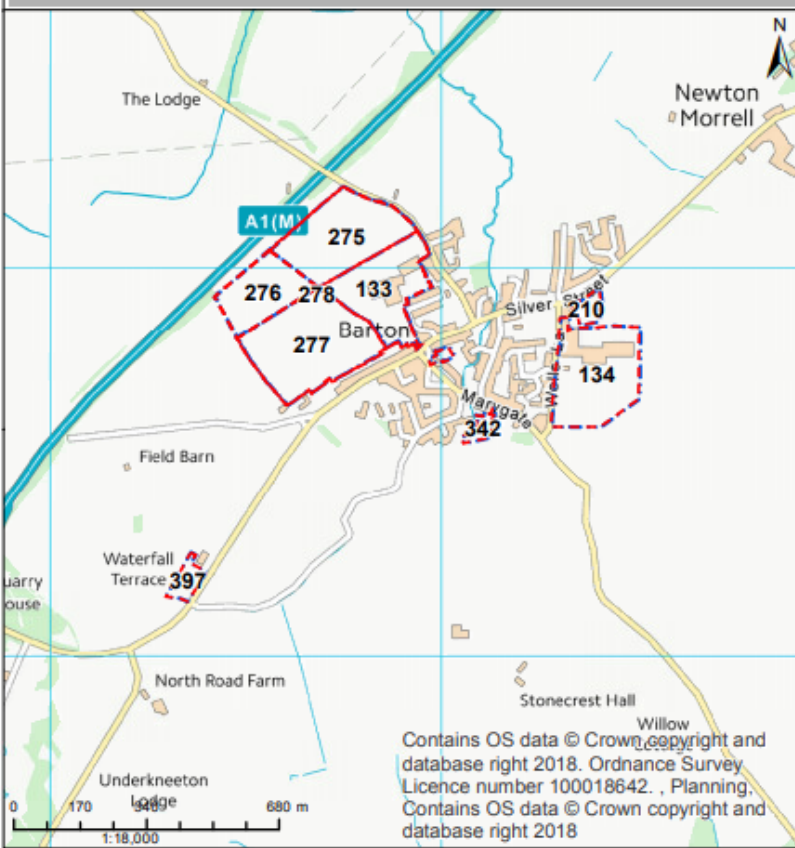
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

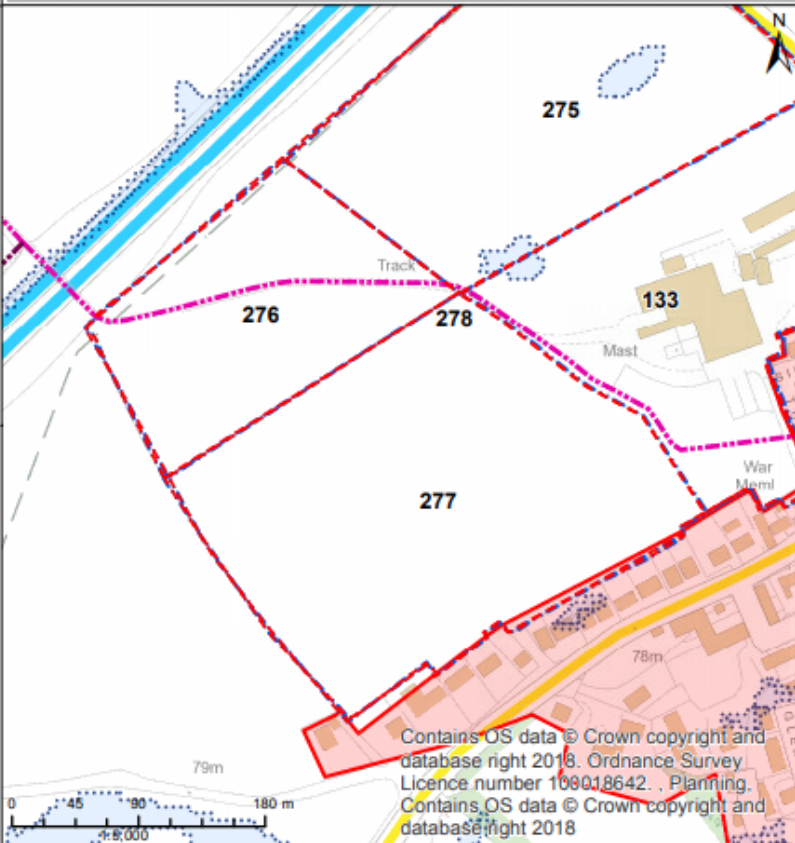


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	276			
Site Name & Location	Land North West of Ashes Farm, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable Agricultural Land, No recent relevant planning history North – A1(m) East – Agricultural Land (Site 275) South – Agricultural Land (Site 277) West – Agricultural Land			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of and not adjacent to existing development limits. Site is generally flat but is elevated over village. Hedgerows and trees along perimeters.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	No direct access on to existing road network. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Public bridleway runs through centre of site. Overhead high voltage electricity line along northern boundary and smaller line through centre.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
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 located beyond existing development limits (CP4), distant from village centre and built extent and so is therefore not suitable for development in the current plan period.			

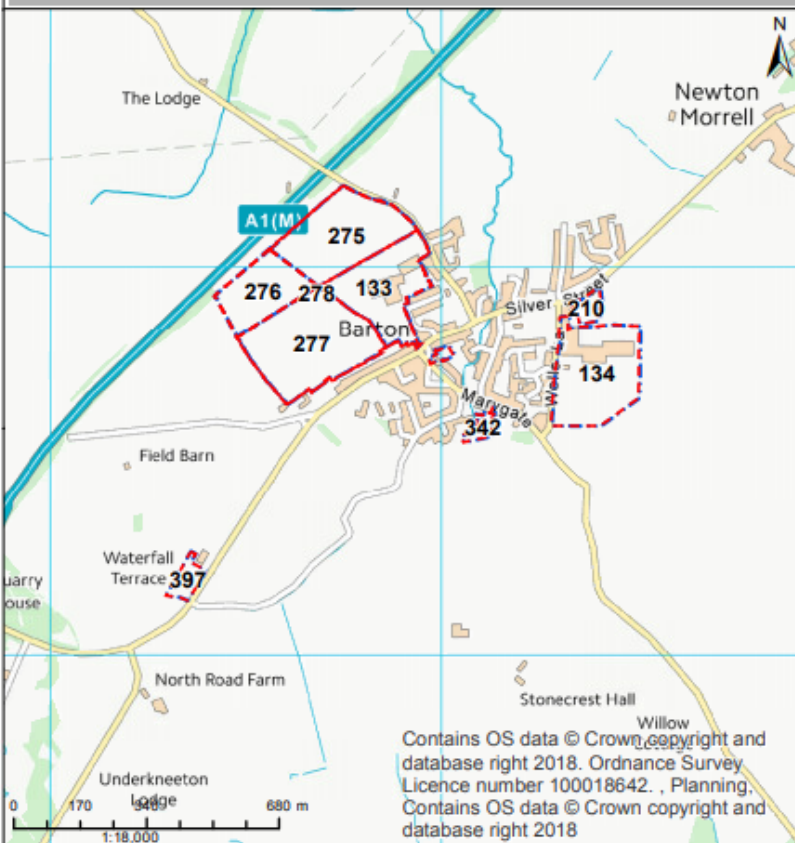
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

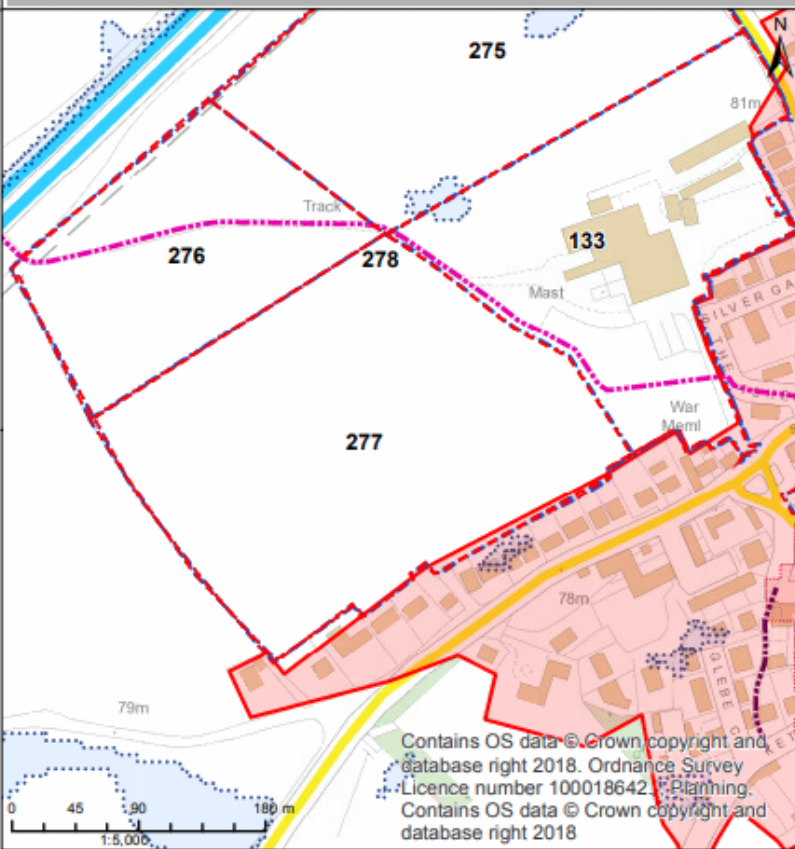


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	277			
Site Name & Location	Land West of Ashes Farm, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Arable Agricultural Land</p> <p>No recent relevant planning history</p> <p>North – Agricultural Land (Site 276) East – Ashes Farm(Site 133) South – Housing West – Agricultural Land</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4). Site is generally flat but sloping away from village and elevated above village. Hedgerows along some of perimeters. The site			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	No direct access on to existing road network. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Public bridleway runs along eastern boundary of site. Overhead high voltage electricity line along northern boundary and smaller line through centre.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This site is located beyond existing development limits (CP4) and distant from village centre and is not suitable for consideration of development in the current plan period.				

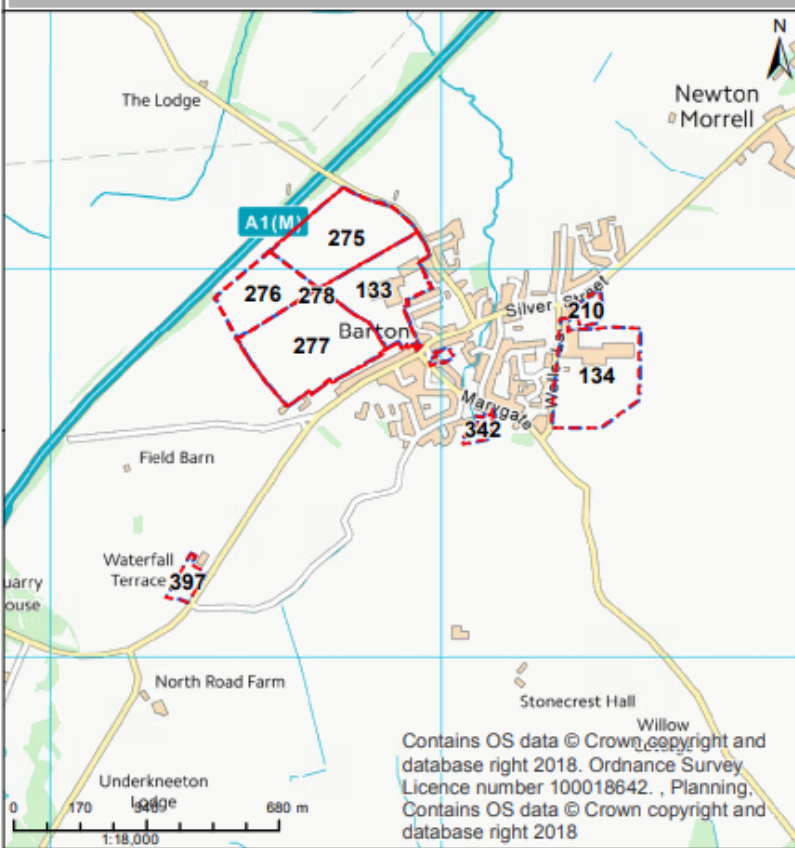
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- Equipped Play
- Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

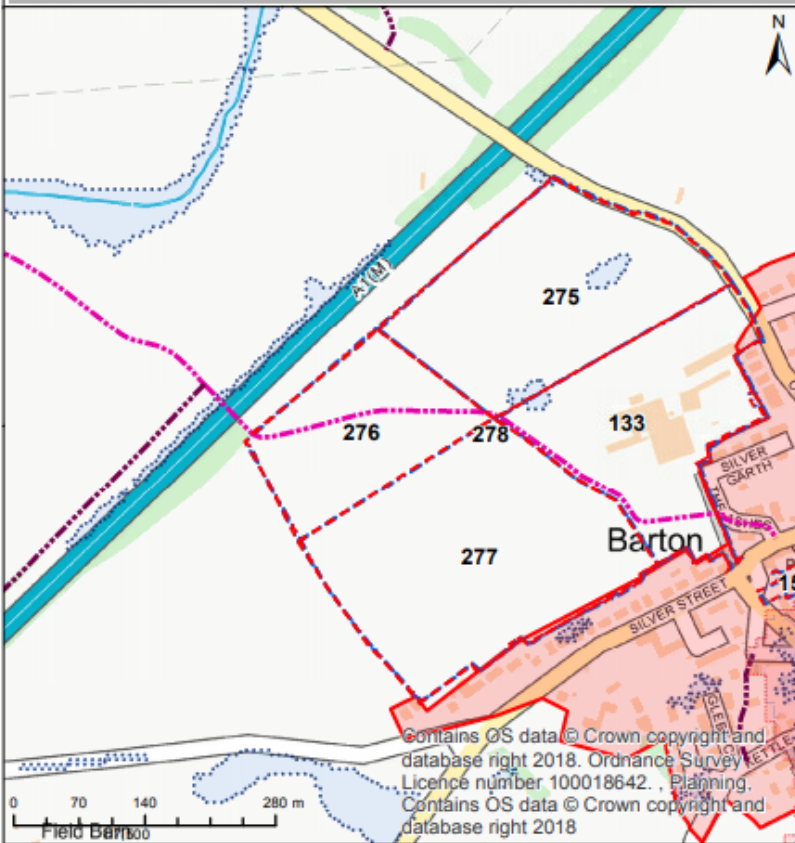


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	278			
Site Name & Location	Extent of Ashes Farm, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Arable Agricultural Land and farm buildings</p> <p>17/00901/OUT - Outline Application with Some Matters Reserved for 35 Dwellings, Creation of a New Vehicular Access Point, Open Space, Public Car Park and Associated Infrastructure (As Amended, 4th May 2018) – (Site 133) - Refused 17 Sep 2018</p> <p>North – A1(m) East – Agricultural Land (Site 275) South – Agricultural Land (Site 277) West – Agricultural Land</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Part of site is adjacent to development limits. Existing farm buildings to clear from site. Site and existing farm buildings including silos is relatively flat but occupy an elevated position above Barton with southern end of site sloping away to existing housing.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>No direct access on to existing road network. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Public bridleway runs through centre of site. Overhead high voltage electricity line along northern boundary and smaller line through centre.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
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"/>
	<p>This site is excessively large in terms of size and could accommodate a scale of development significantly above that required in Barton.</p>			

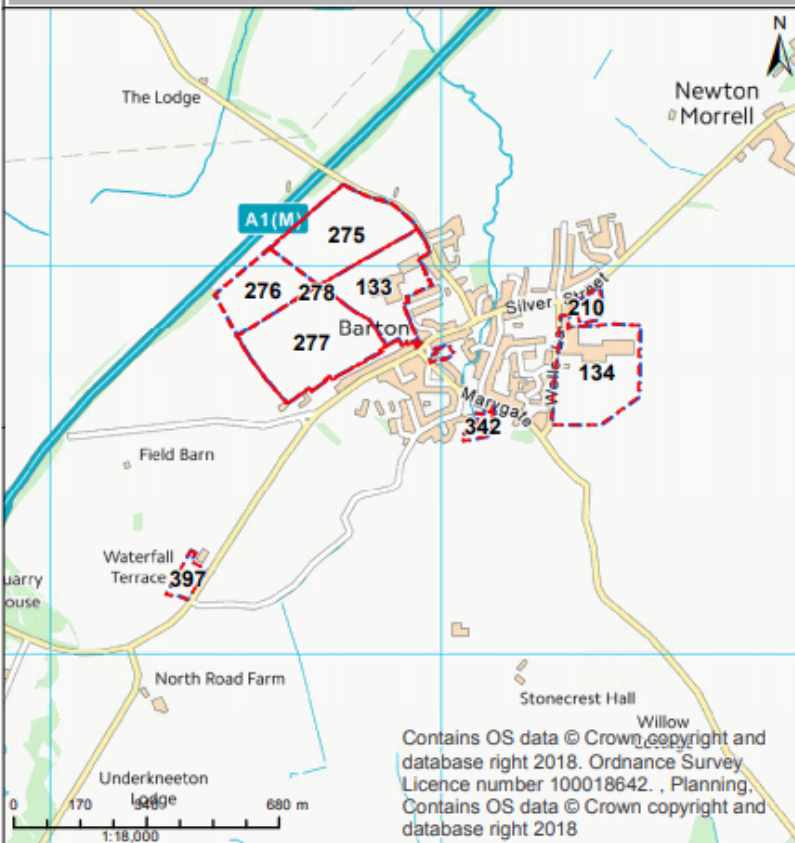
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

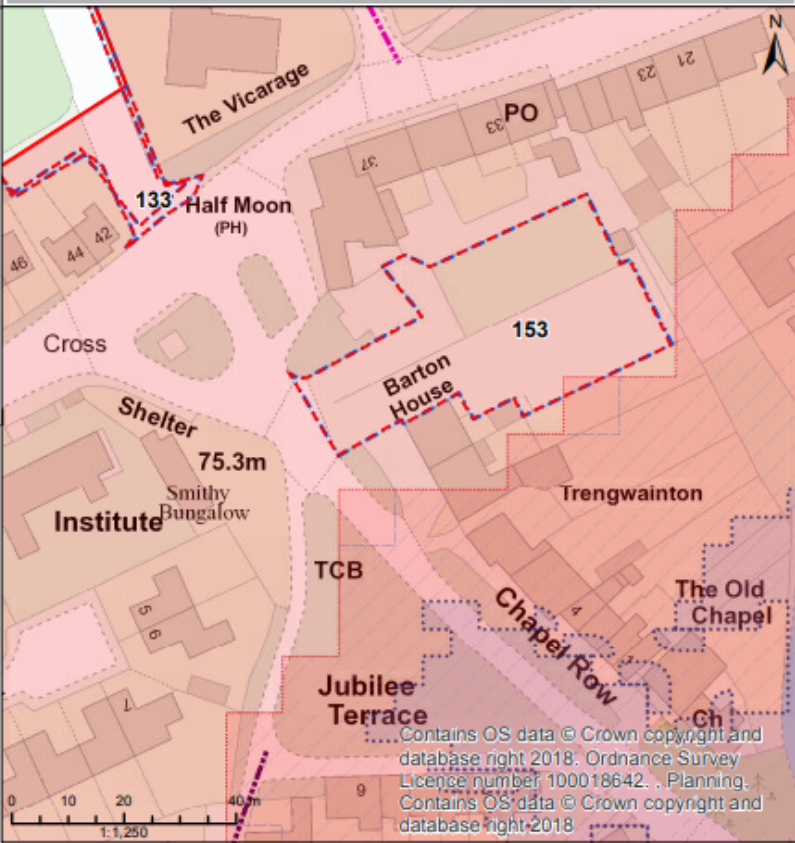


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	153			
Site Name & Location	Former Haulage Depot, Marygate, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Former Haulage Depot Buildings in state of disrepair and no longer required for this use.</p> <p>North – Housing, Pub and Shop South – Housing and associated gardens East – Housing and associated gardens West – Road and green area</p> <p>14/00917/FULL for six dwellings was approved October 2018.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Previously developed site located within existing development limits. Site is generally flat and located just outside of floodzone 2 and 3. Fuel tanks and potential contaminants associated with previous use will require appropriate mitigation. Site is suitable for development with full planning permission granted.			
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.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development with full planning permission granted.			
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.			
Overall Deliverability and Developability	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	This site is within existing development limits (CP4) and has been granted planning permission for the erection of 6 dwellings. Appropriate mitigation required in relation to the previous use and potential for contamination. Commencement on site expected imminently.			

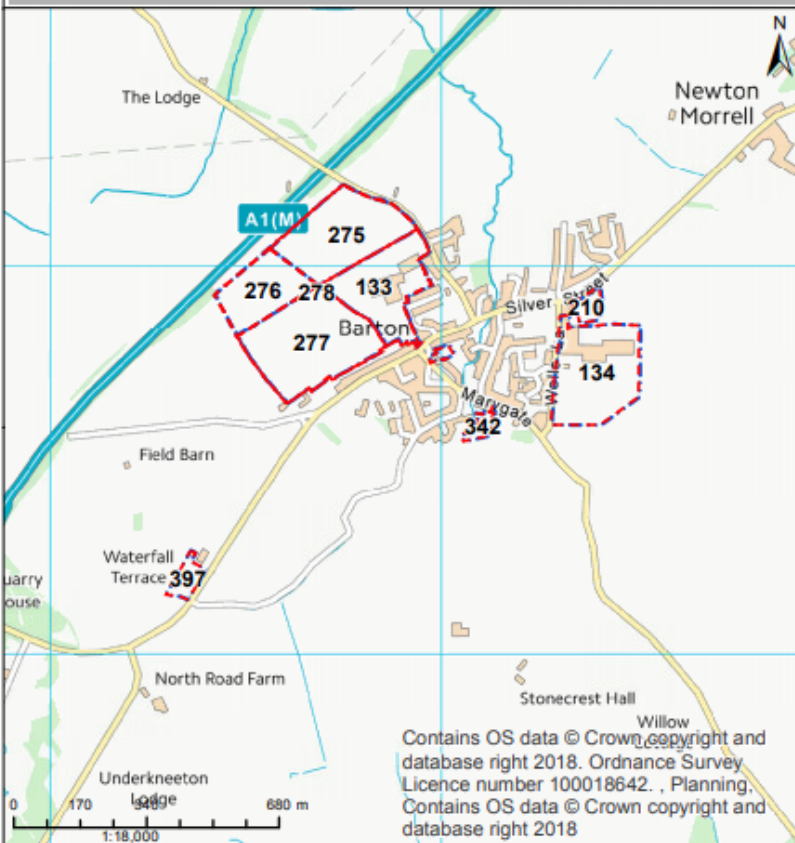
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

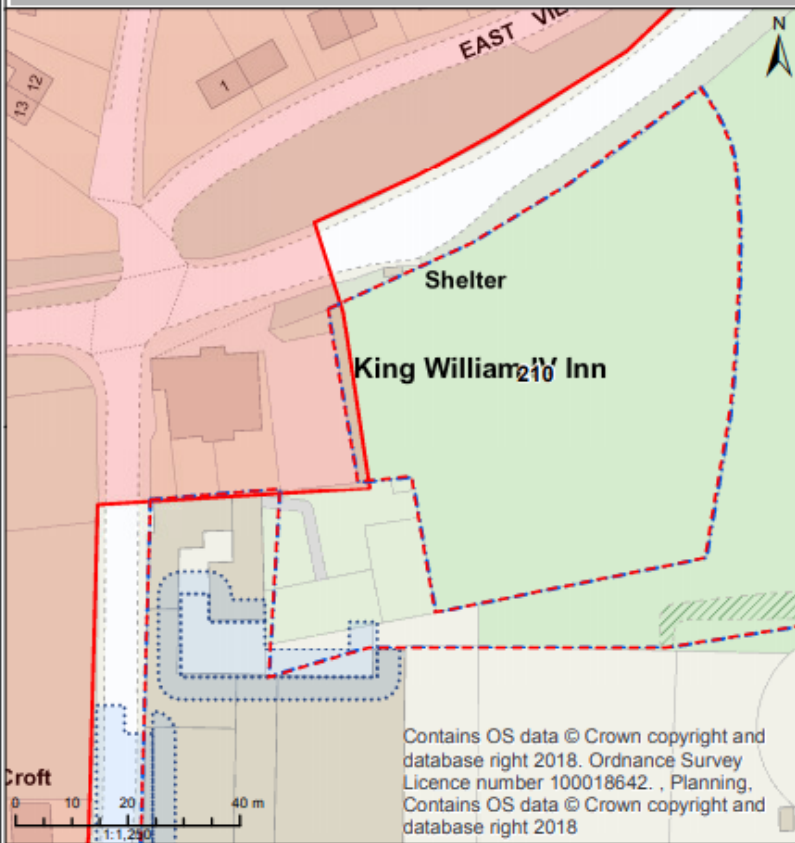


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	210			
Site Name & Location	Land adjacent King William Pub, Barton, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing Land</p> <p>16/00148/FULL - Full Planning Permission for the Construction of a Residential Development Comprising of 10 Dwellings – Refused 2nd June 2016</p> <p>North – Silver Street & Housing, South – Rose Villa Farm, East – Arable farmland West – Pub & Garden, Car Park, Farm Buildings</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4). Site is generally flat with perimeter hedgerows and trees. Site is directly adjacent to a working dairy farm and its large slurry tank which currently presents odour issues.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access is likely to be achievable from Silver Street. Services are likely to be available nearby road and housing.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is unlikely to present any significant abnormal costs associated with its development. However there are concerns with regards to the close proximity to the working dairy farm.			
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"/>
	<p>This site is adjacent to existing development limits (CP4). However, as previously demonstrated through the plan process and the subsequent appeal decision, given the close proximity to the working dairy farm it was found that at this present time the proposal would not provide acceptable living conditions for potential future occupiers with regards to odour, noise and disturbance associated with the adjacent farm use. Outline permission for 35 dwellings approved subject to a S106 legal agreement at neighbouring farm to the south of the site. If the site is developed and the farm subsequently relocated then the suitability of this site can be reconsidered.</p>			

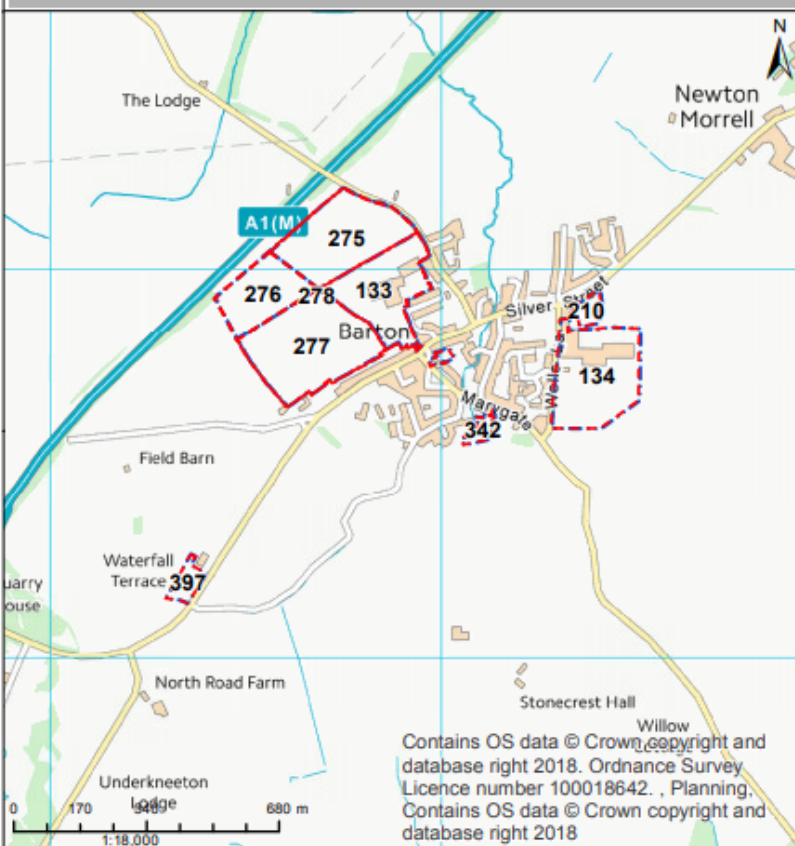
ArcGIS Web Map



Legend

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

ArcGIS Web Map

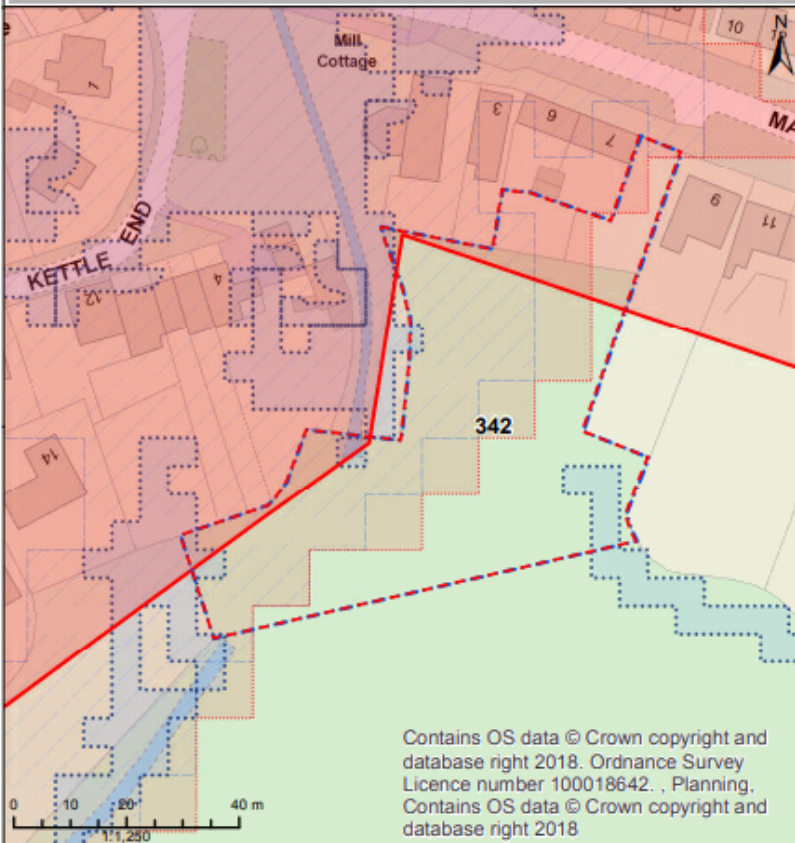


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	342			
Site Name & Location	Marygate, Barton			
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 – Housing East – Housing, Open Countryside South – Open Countryside West – Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	The site is partly within the development boundary limit of Barton, however the majority is adjacent (CP4). Majority of the site is within Flood Zones 2 and 3. Site looks to be relatively flat.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access to the site off Mary Gate would require improvement. Access is likely to be suitable subject to meeting the requirements of the Highway Authority.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner who no longer requires and is making available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer interest. Abnormal costs would likely be in the form of flood mitigation measures and improvements to the intended access.			
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"/>
	The site may be suitable for development of an appropriate scale and also subject to the achievement of an appropriate access, appropriate flood mitigation measures. However, given the constraints of the site, any development of the site would be small scale and it is likely that the appropriate number of houses would fall below the identified threshold for this SHELAA assessment. Therefore the site cannot be assessed under this process.			

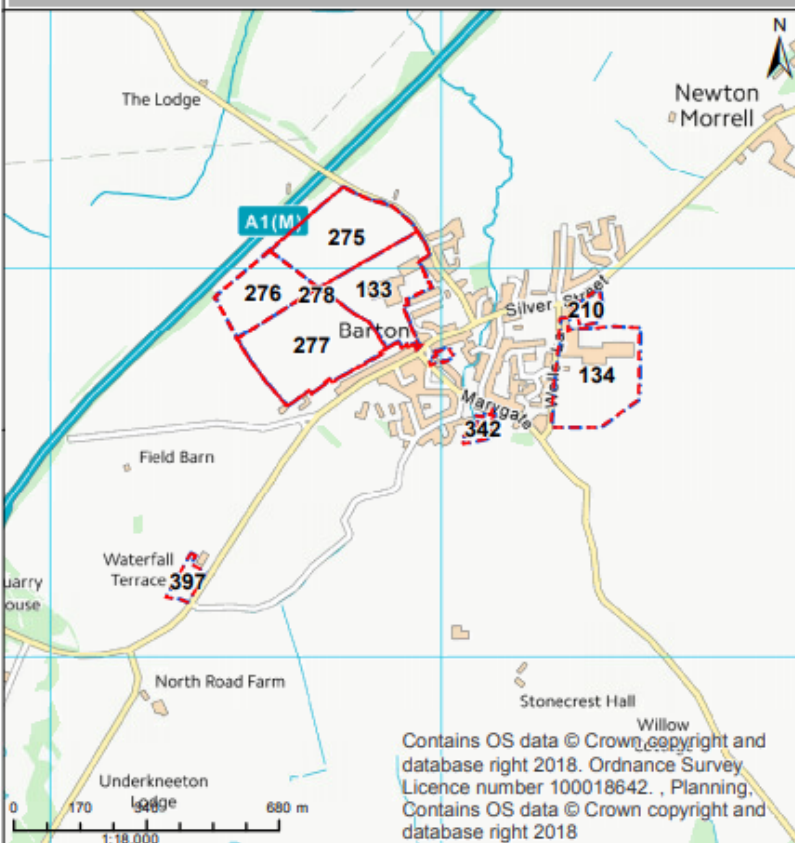
ArcGIS Web Map



Legend

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

ArcGIS Web Map

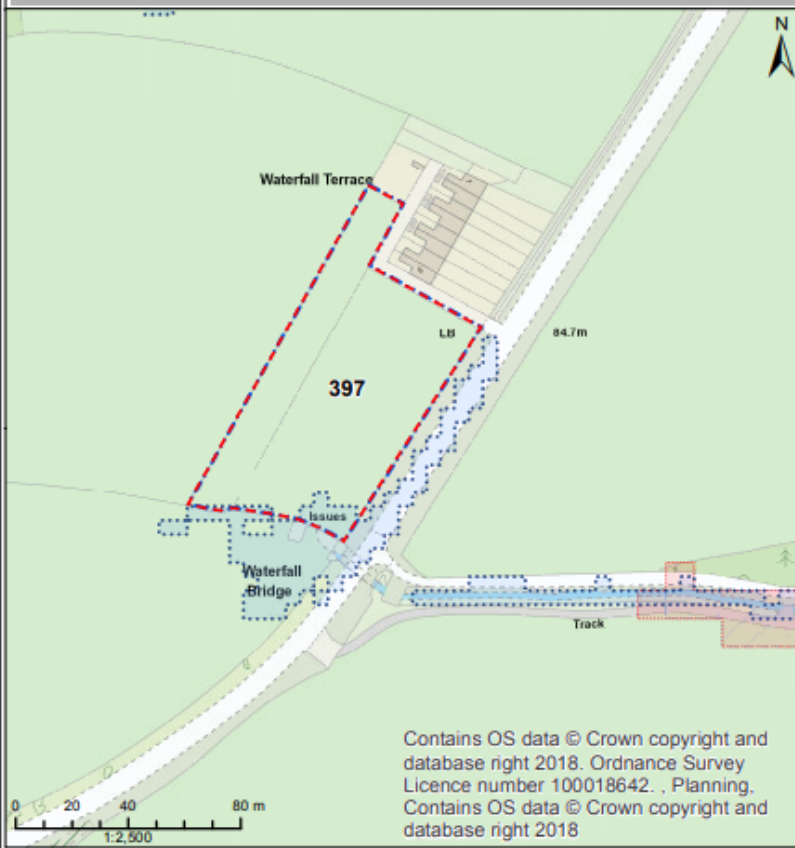


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	397			
Site Name & Location	Land at Waterfall Terrace, Barton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural field</p> <p>No recent relevant planning history.</p> <p>North – Houses on Waterfall Terrace, Open Countryside East – Access Road, Open Countryside South – Access Road, Open Countryside West – Open Countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Barton.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	-			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
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"/>
	The site is located in open countryside and is distant from an existing development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

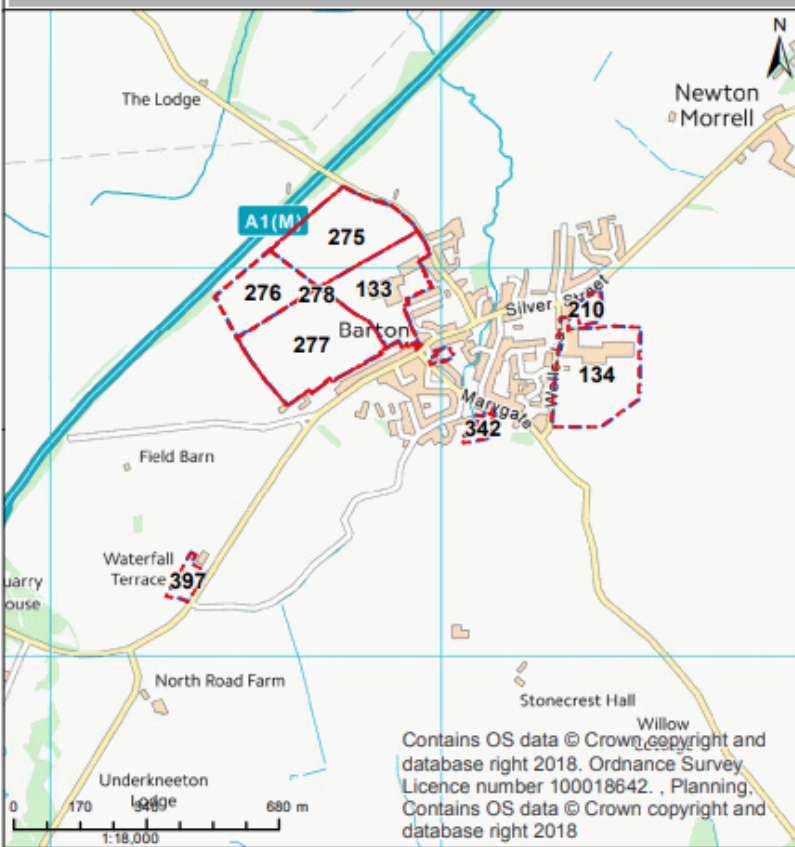
ArcGIS Web Map



Legend

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

ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary