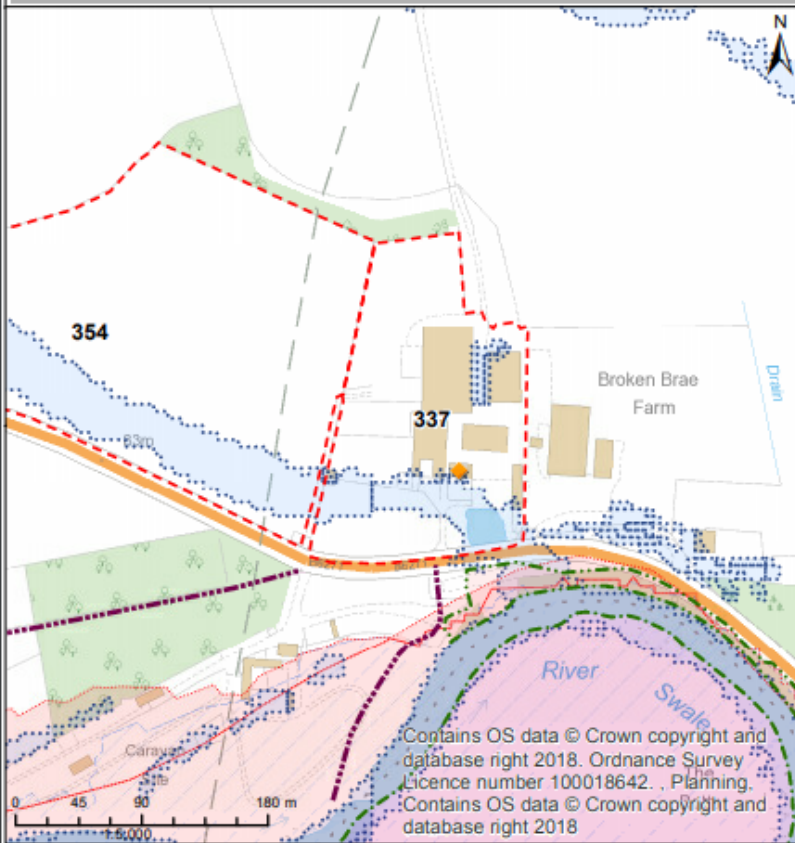


<b>Site Reference</b>	337			
<b>Site Name &amp; Location</b>	Broken Brea Farm			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Existing buildings on site.</p> <p>16/00531/FULL - Full Planning Permission for Change of Use from Converted Dwelling to Form Offices – Approved September 2016</p> <p>Multiple previous permissions relating to the conversion of existing buildings to dwellings.</p> <p>North – Open Countryside East – Site 354, Open Countryside South – B6271, River Swale beyond West – Site 354, Open Countryside</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4) and located within open countryside.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely to be from B6271 road.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making the site available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known. Unlikely to be any significant abnormal costs apart from potentially cost of removing existing agricultural buildings.			
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	Site is located in open countryside (CP4) and the site as a whole is therefore not suitable for inclusion in the SHLAA. The buildings suitable for conversion have already been granted permission/ have been completed.			

### ArcGIS Web Map

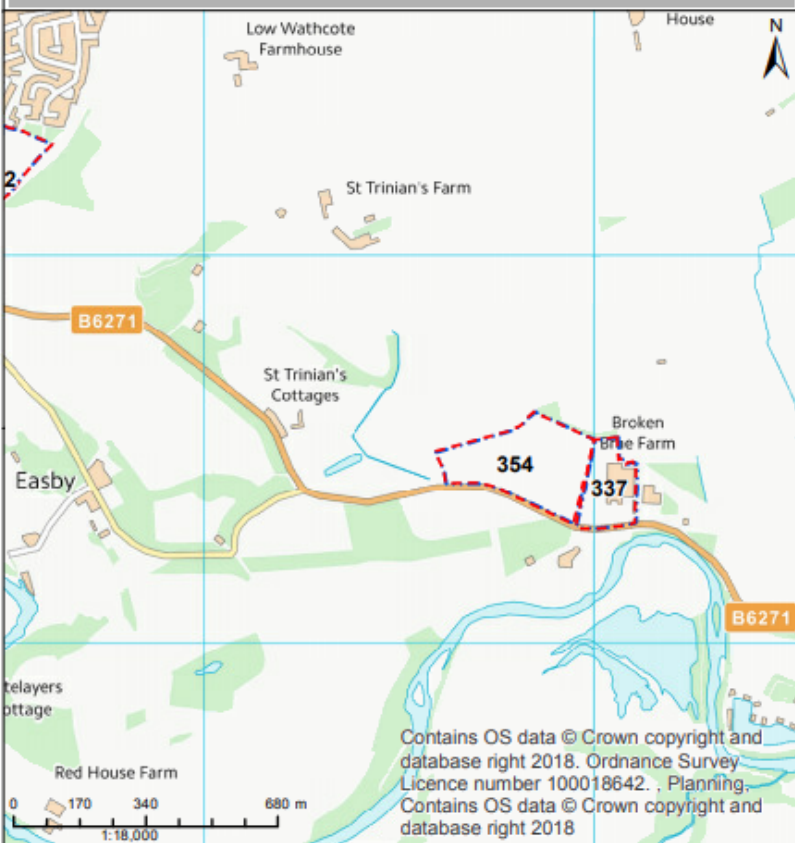


### Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- TPO Groups
- Strategic Development Growth Area
- SINC's
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

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### ArcGIS Web Map



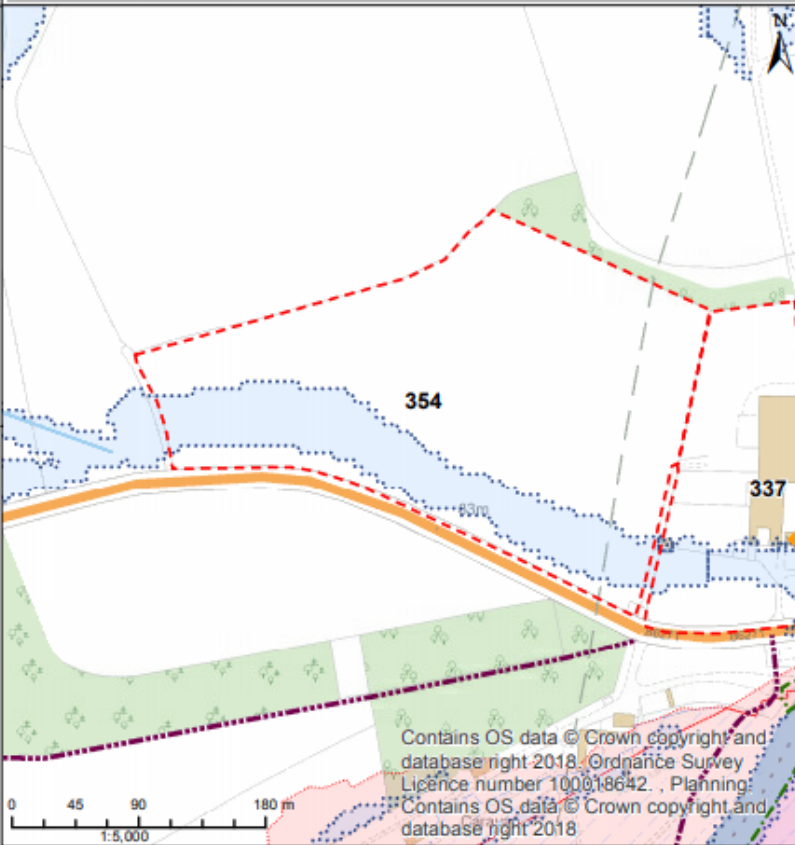
### Legend

- Call for sites 2017
- SHLAA 2017
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<b>Site Reference</b>	354			
<b>Site Name &amp; Location</b>	Land West of Broken Brea Farm			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Fields/Open countryside.</p> <p>No recent relevant planning history.</p> <p>North – Open Countryside  East – Site 354, Open Countryside  South – B6271, Caravan site beyond  West – Open countryside</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4) and located within open countryside.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	-			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making the site available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known. Unlikely to be any significant abnormal costs apart from potentially cost of removing existing agricultural buildings.			
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	Site is located in open countryside (CP4) and the site as a whole is therefore not suitable for inclusion in the SHLAA.			

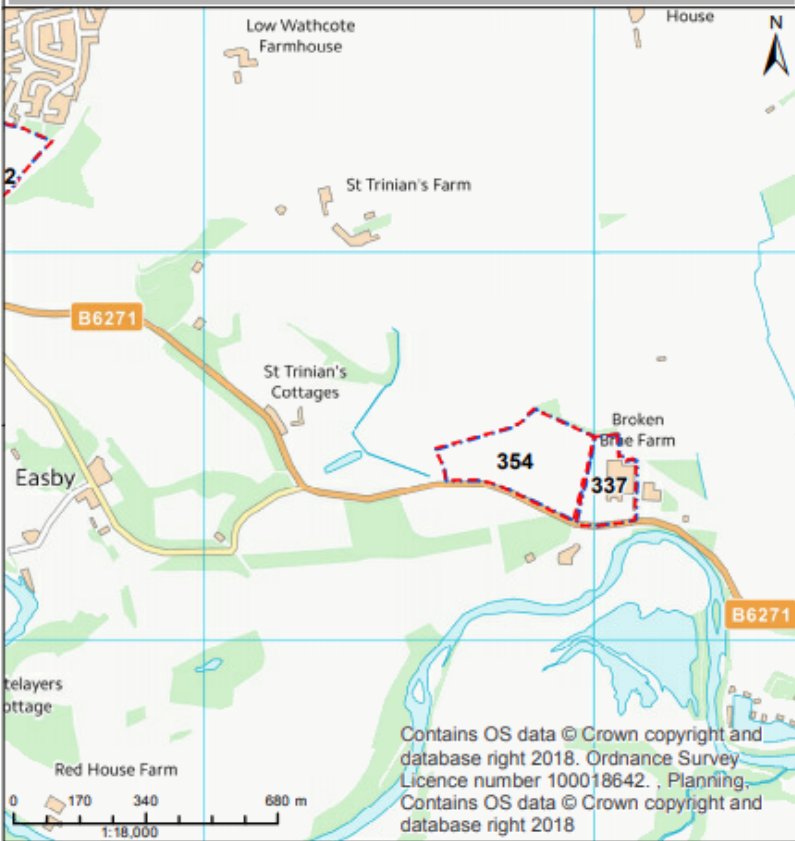
### ArcGIS Web Map



### Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
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- SINCs
- Surface Water 1 in 30yr
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### ArcGIS Web Map



### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	306			
<b>Site Name &amp; Location</b>	Beck Hill Farm, Forest Rd, Scorton, Richmond, North Yorks			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Barns,</p> <p>Full Planning application (17/00604/FULL) granted for partial demolition of forest barns and conversion to 7 dwellings – Approved January 2018</p> <p>Planning Permission previously granted for conversion in to 3 units (11/00826/FULL).</p> <p>North – Farm Buildings, South – Housing &amp; Gardens East – Farmland West – Blind Lane &amp; Farmland</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located in elsewhere hamlet with no development limit. Site is generally flat with trees at southern boundary.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access is likely to be achievable from Blind Lane. Services are available on site. Site is currently under construction.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is currently under construction.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is unlikely to present any significant abnormal costs other than those associated with conversion. Site is currently under conversion.			
<b>Overall Deliverability and Developability</b>	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	The site is developable and deliverable with full planning permission granted and site is currently under construction.			

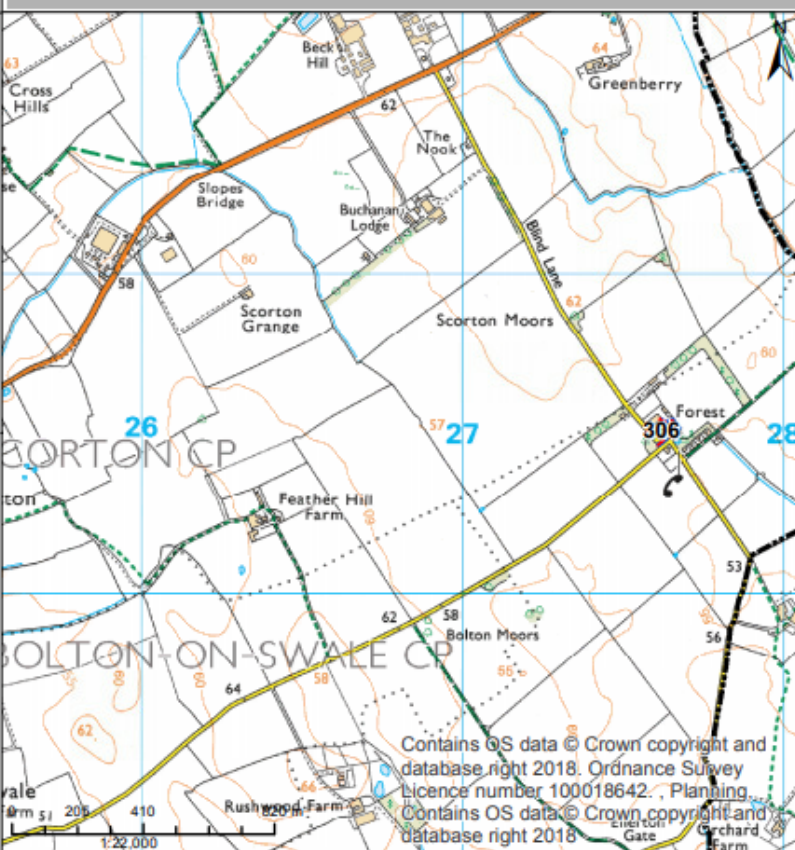
### ArcGIS Web Map



### Legend

- Call for sites 2017
- ◆ Listed Buildings
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- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
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- SHLAA 2017
- Development Limit Boundary
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### ArcGIS Web Map



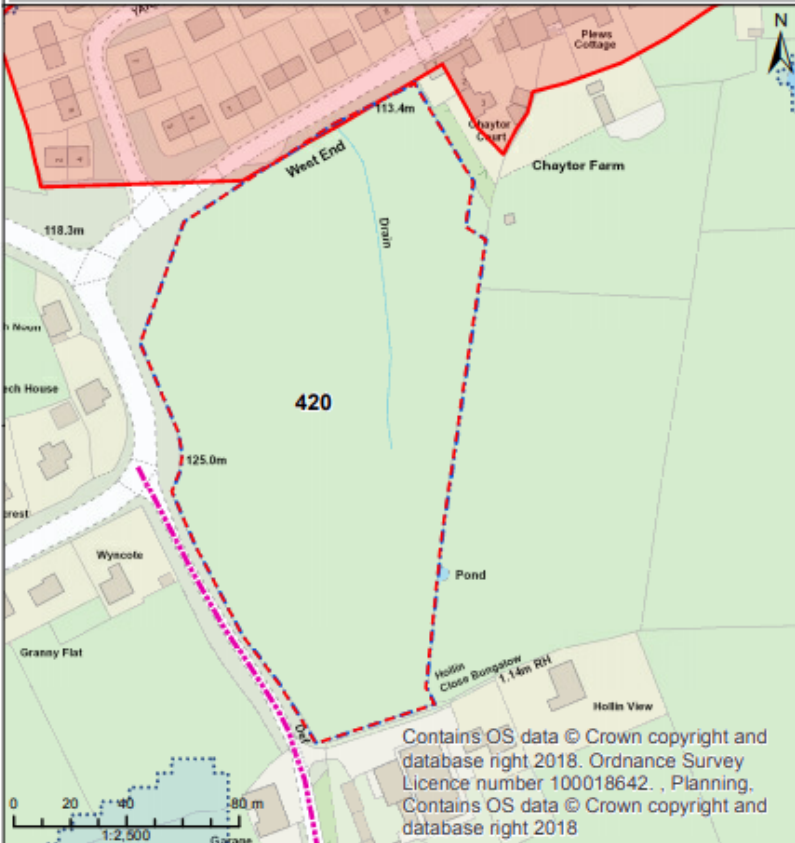
### Legend

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<b>Site Reference</b>	420			
<b>Site Name &amp; Location</b>	Chaytor Farm, Tunstall			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Field</p> <p>No known recent relevant planning history.</p> <p>North – Road, Housing beyond  South – Fields, Housing at southern most part of site  East – Chaytor Court, Fields  West – Road, Housing</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4) along the northern east corner and is within an elsewhere settlement. Site slopes upwards towards the south west. Hedgerows along existing boundaries.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from nearby housing. Public footpath runs along road / track to the south western corner of the site.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	-			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No abnormal costs likely to be associated with the development of the northern eastern corner of the site. May be some costs associated with the slope of the site, e.g. foundations etc. No developer interest known.			
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	Site is adjacent to existing development limits (CP4) and may be developable for an appropriate scale of development to the north eastern corner, reflecting location in an elsewhere settlement. This is subject to achievement of highway considerations.			



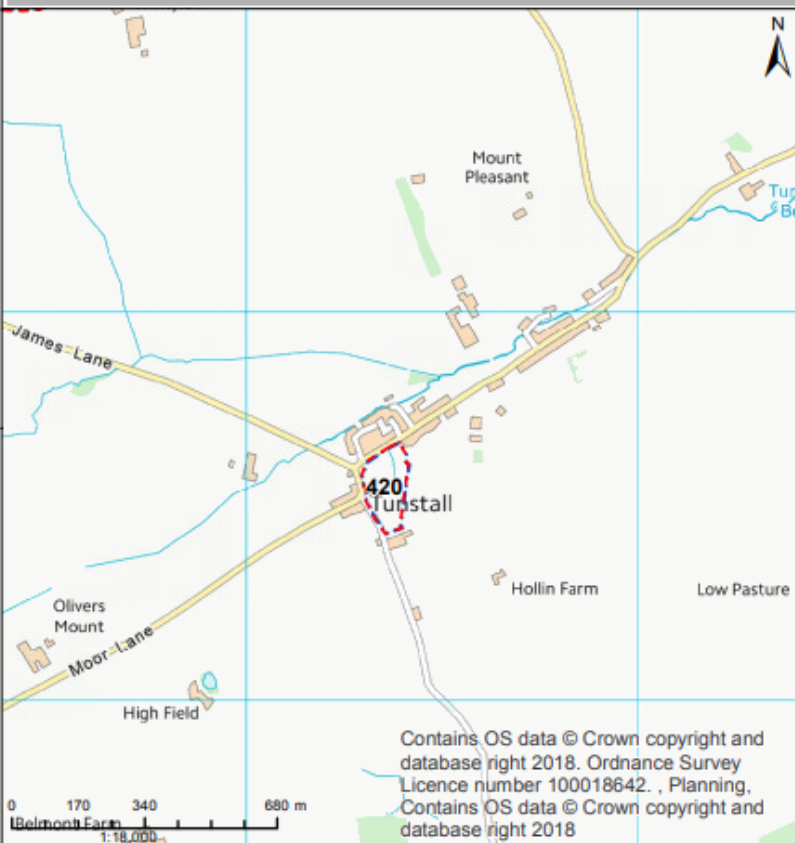
### ArcGIS Web Map



### Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- ⋯ Bridleway
- Byway Open to All Traffic
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