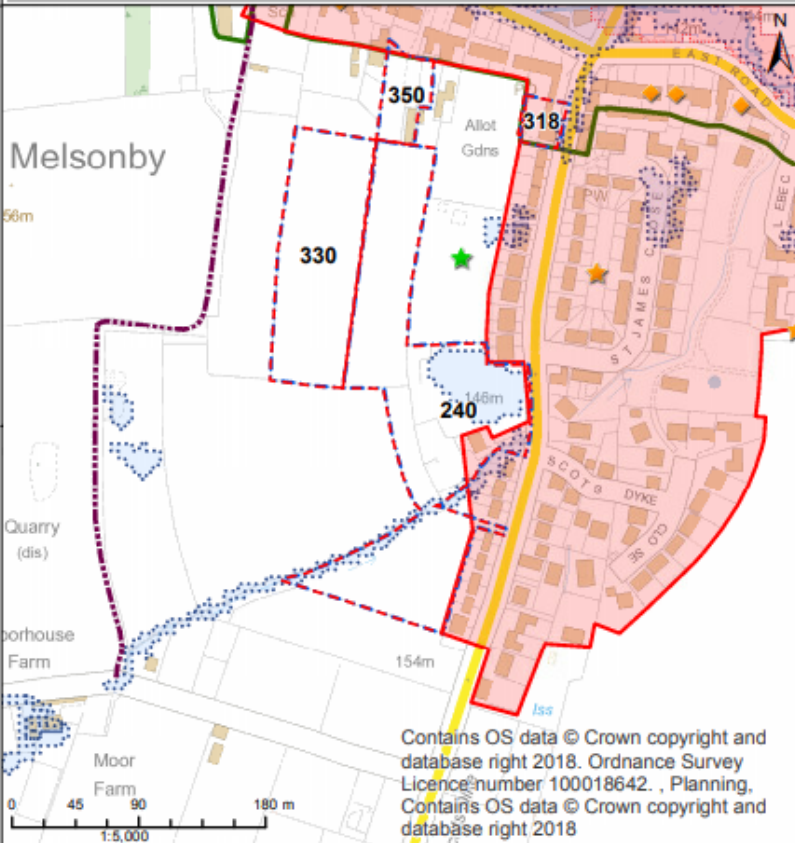


Site Reference	240			
Site Name & Location	Land West of Moor Road, Melsonby, Richmond, N Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently grazing paddocks and contains former quarry.</p> <p>North – Housing & Gardens, Playing Field East – Housing & Gardens, Playing Field, Allotments, Moor Rd South – Grazing paddock, West – Farmland.</p> <p>15/00721/FULL - Full Planning Permission for Proposed Mixed Use Development for 45 Homes, a Village Hall and a Village Green – Awaiting Decision</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is directly adjacent to existing development limit (CP4). Site is generally flat although quarried area proposed as village green is sloping. Trees and hedgerows along existing field boundaries and within site. Quarried part of site proposed as village green is within area of surface water flood risk (1 in 30yr) along with small area along south western boundary.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Suitable access meeting highways requirements likely to be achievable from Moor Road. Services will be available from neighbouring housing and road subject to capacity of existing waste water works. Bridleway along northern boundary of site.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is under option to a developer who has submitted a full planning application. Application under consideration with revisions expected 2019.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site is under option to a developer who is seeking to bring forward a viable development. Application under consideration with revisions expected 2019.</p>			
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"/>

	<p>This site is deliverable and developable with a full planning application under consideration. An appropriate access, mitigation of surface water flooding and appropriate waste water capacity will be necessary. Application under consideration with revisions expected 2019.</p>
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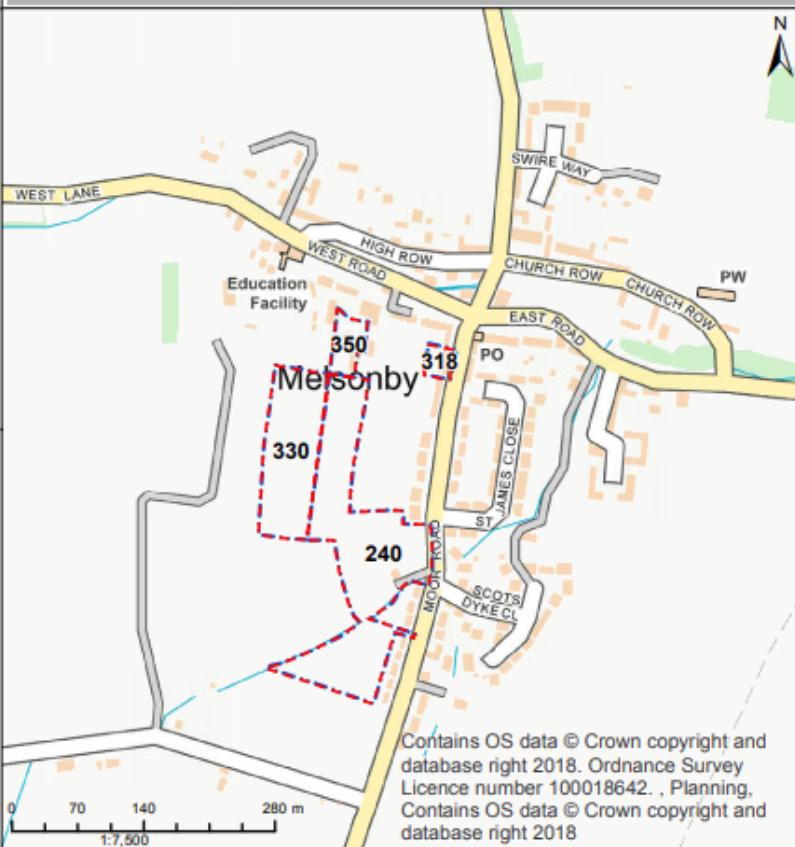
ArcGIS Web Map



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
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas

ArcGIS Web Map

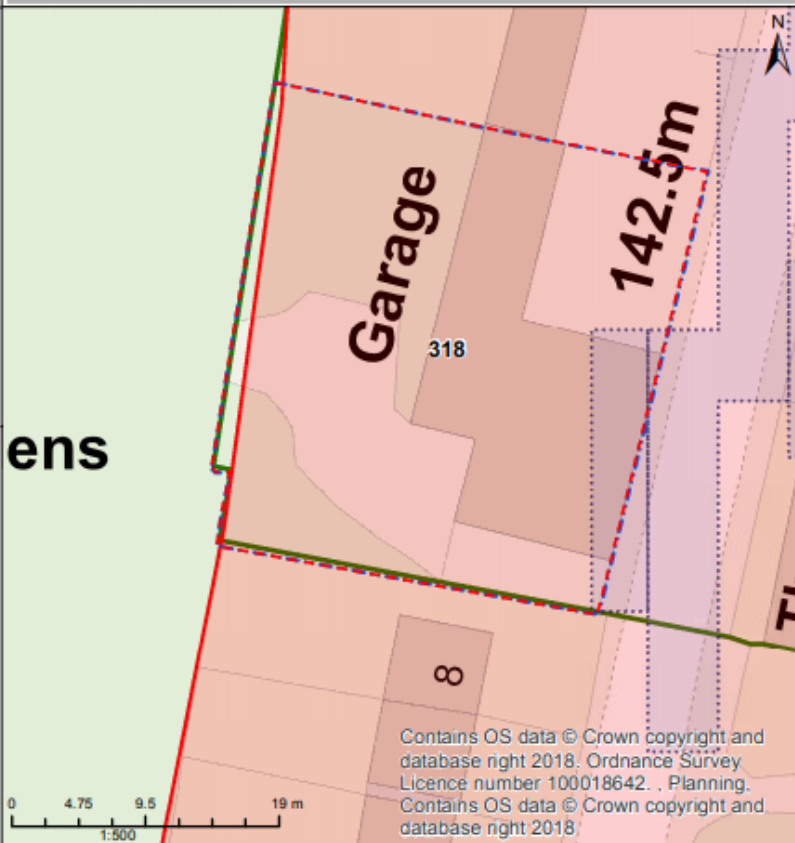


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	318			
Site Name & Location	Nixons Garage, Melsonby			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Existing Car and Commercial Garage</p> <p>16/00255/FULL - Full Planning Permission for Demolition of Workshop and Erection of 4 no. 3 Bed Semi Detached Houses (As Amended) – Approved 7 September 2017</p> <p>North – Housing East – Housing South – Housing West – Allotment Gardens</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Within existing development limit (CP4). Previously developed site. Within designated Melsonby Conservation Area. Some surface water to the east (1 in 30 years). 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 and has been granted planning permission for the erection of 4 dwellings.			

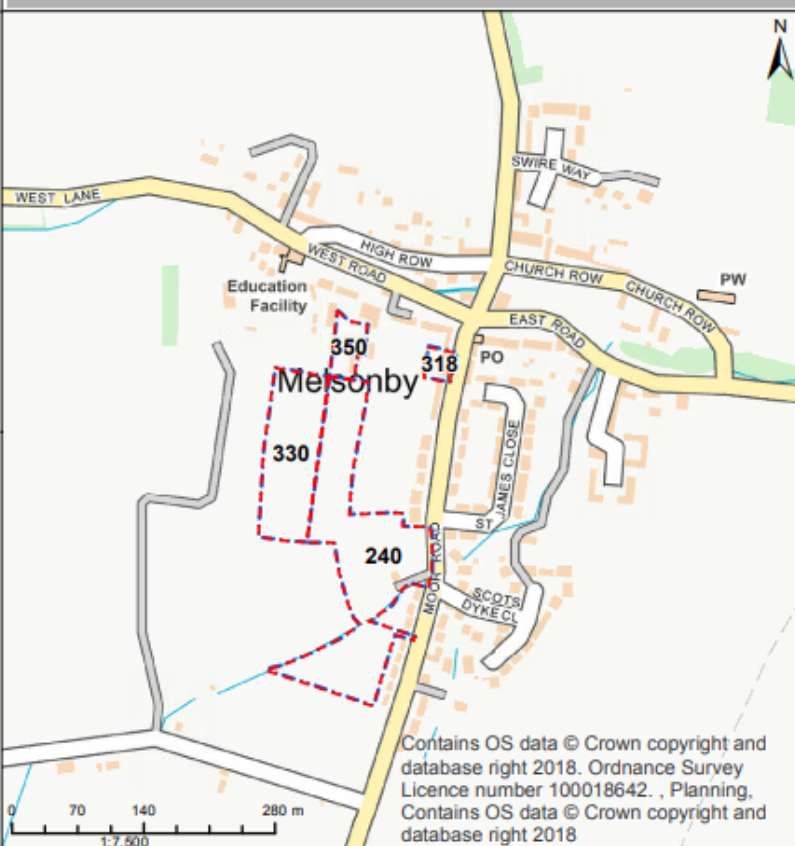
ArcGIS Web Map



Legend

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ArcGIS Web Map

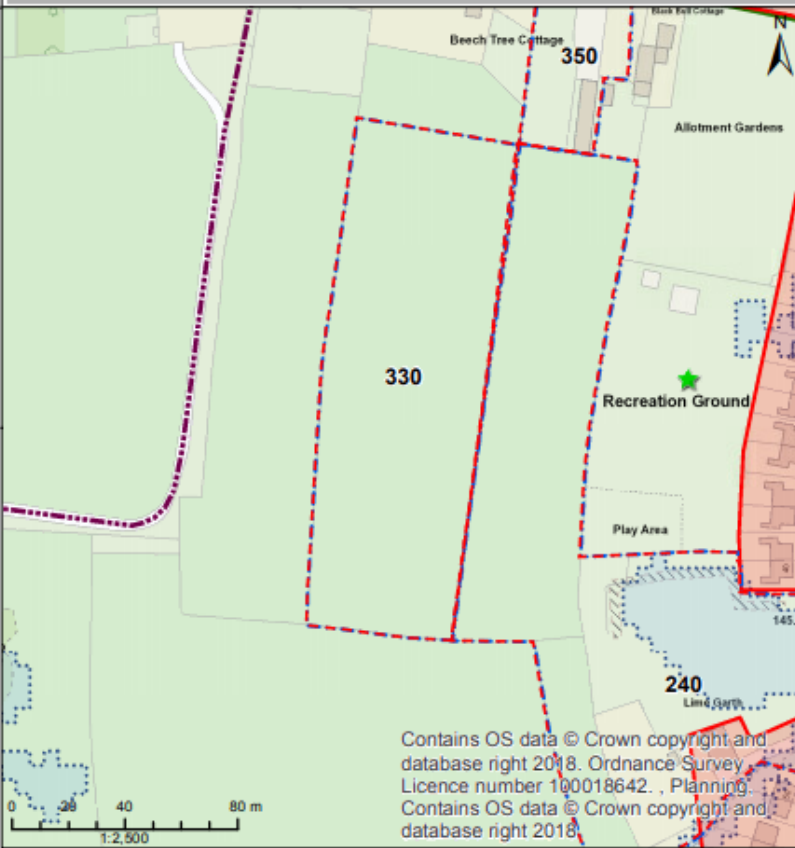


Legend

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Site Reference	330			
Site Name & Location	Land to rear of 37 West Road, Melsonby			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing Field</p> <p>16/00657/OUT - Outline Application with all Matters Reserved for the Construction of 1 No Dwelling together with Parking and Associated Infrastructure (As Amended) – approved September 2017.</p> <p>North – Housing East: Fields, Housing beyond South – Open countryside West – Open countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Melsonby. Existing planning permission (16/00657/OUT) only includes a very small part of the north of the submitted site. Field adjacent to the east has been submitted (15/00721/FULL) for 45 houses and is yet to be determined.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Access would likely be problematic. In isolation the site would be considered as outside of development limits.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>2/3 landowners. Land has been brought forward by landowners to consider for development.</p>			
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>In isolation the site is outside of existing development limits (CP4). Access to the site also potentially problematic. The site in isolation therefore is not suitable for development at this time.</p>			

ArcGIS Web Map

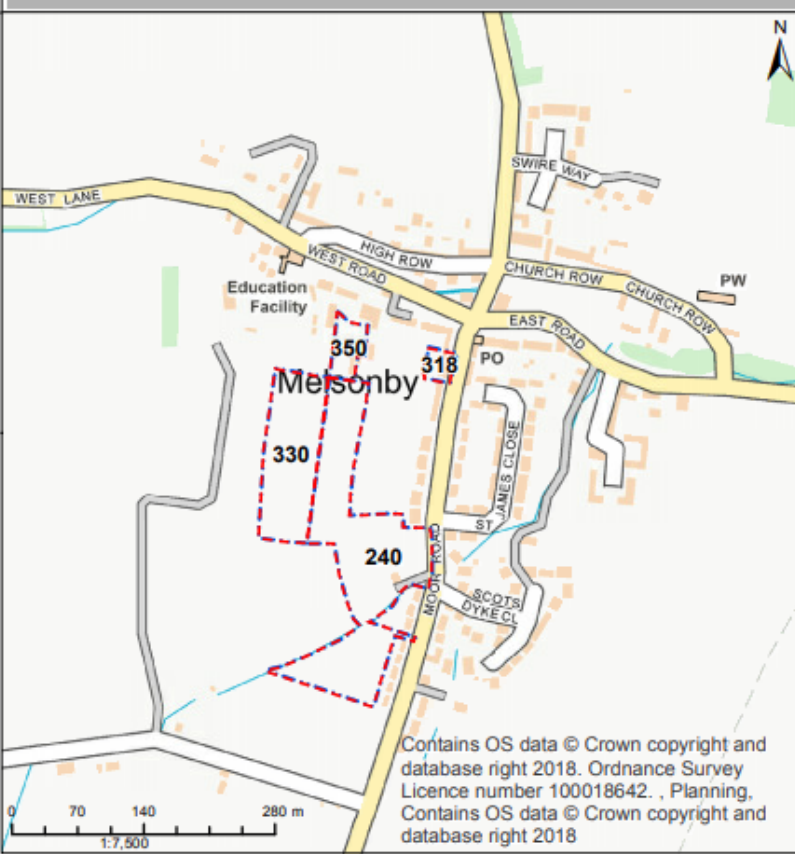


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Legend

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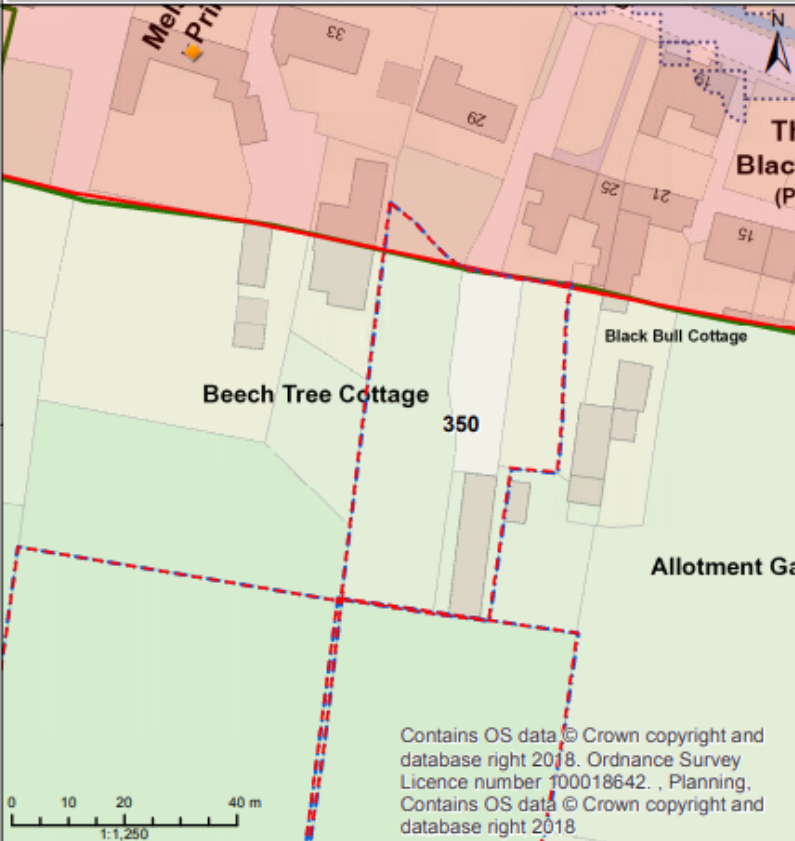
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Legend

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Site Reference	350			
Site Name & Location	Land to rear of 27 West Road, Melsonby			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Domestic garden, car parking and outbuildings</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Allotment Gardens South – Open countryside West – Outbuildings, Open countryside</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). Adjacent to the designated Melsonby Conservation Area.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Potential access from West Road via the current driveway to 27 West Road subject to meeting the requirements of the Highways Authority in terms of visibility splays.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>2/3 landowners. Site has been put forward to be made for available development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Mains water and electricity likely available on site however uncertain as to whether this could support further development so potential for additional costs. No known developer interest.</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>The site is adjacent to the existing development limit of Melsonby. The site is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access.</p>			

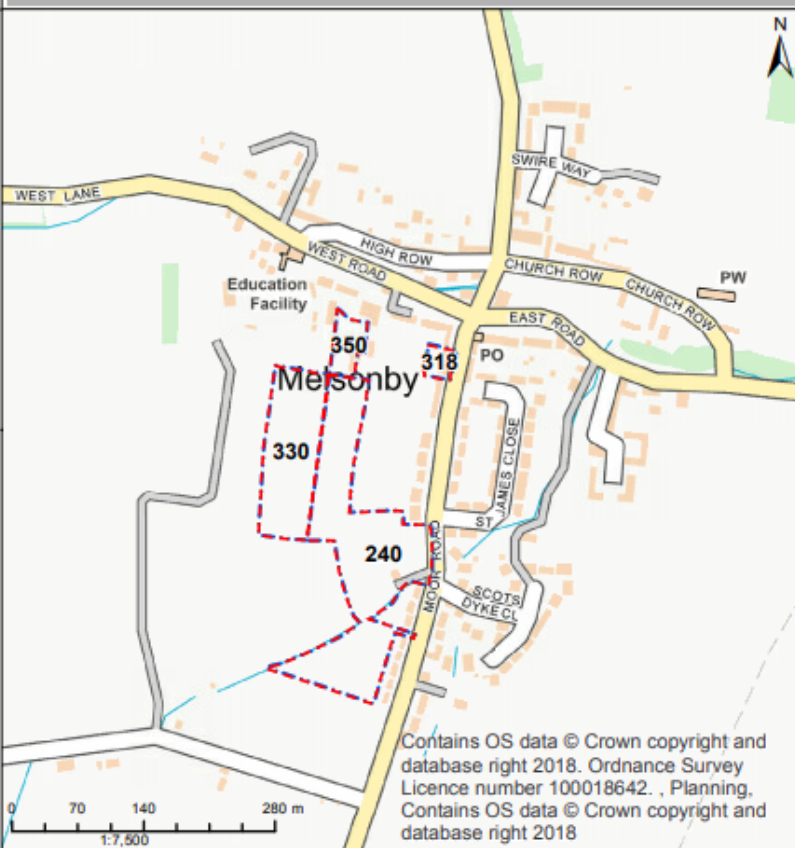
ArcGIS Web Map



Legend

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