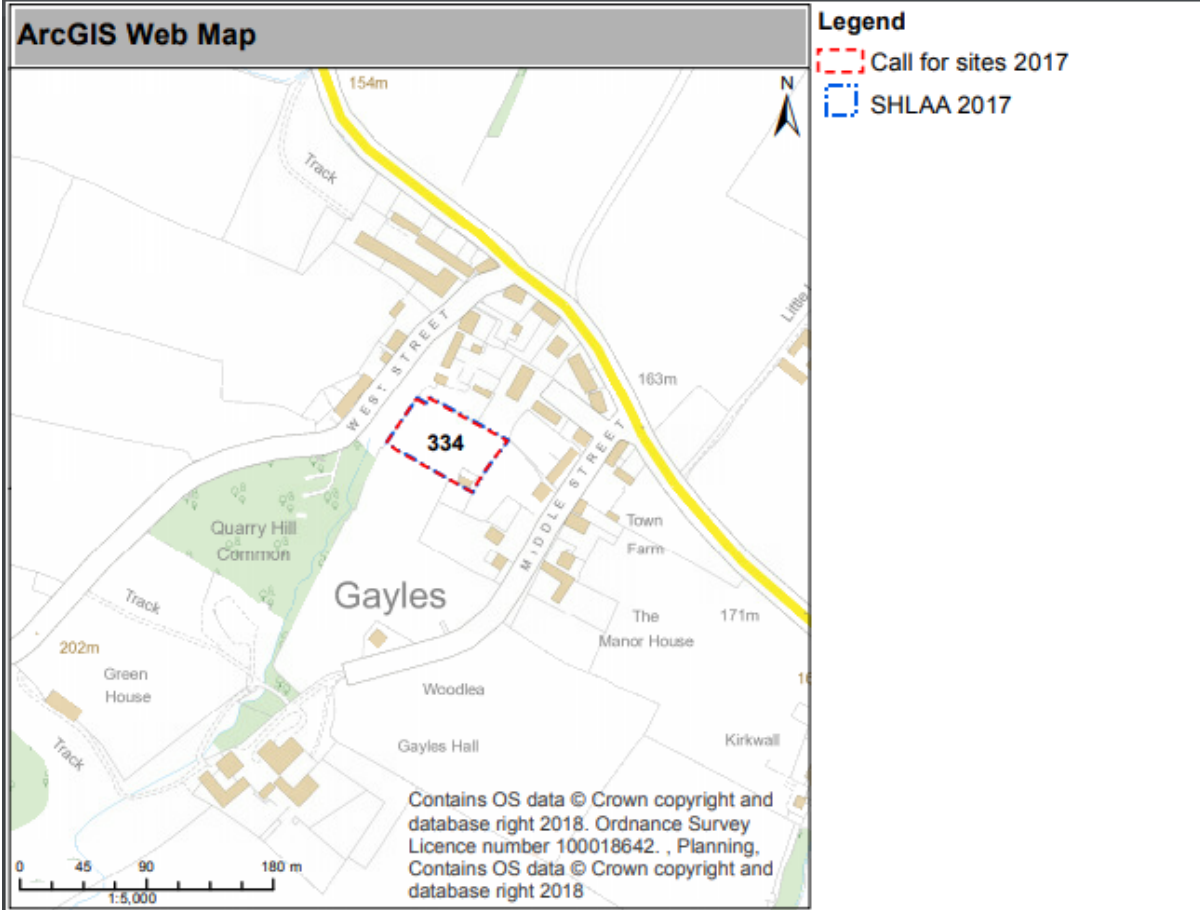
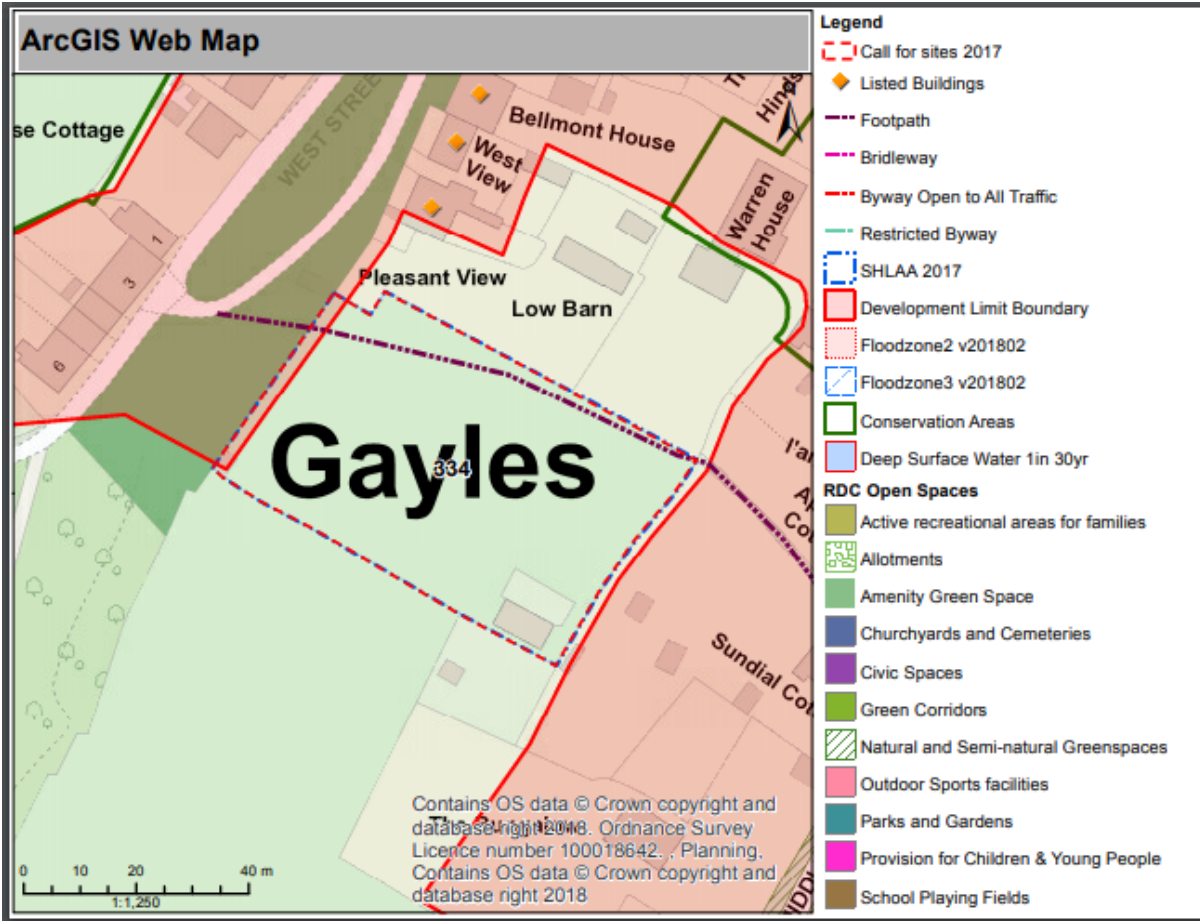


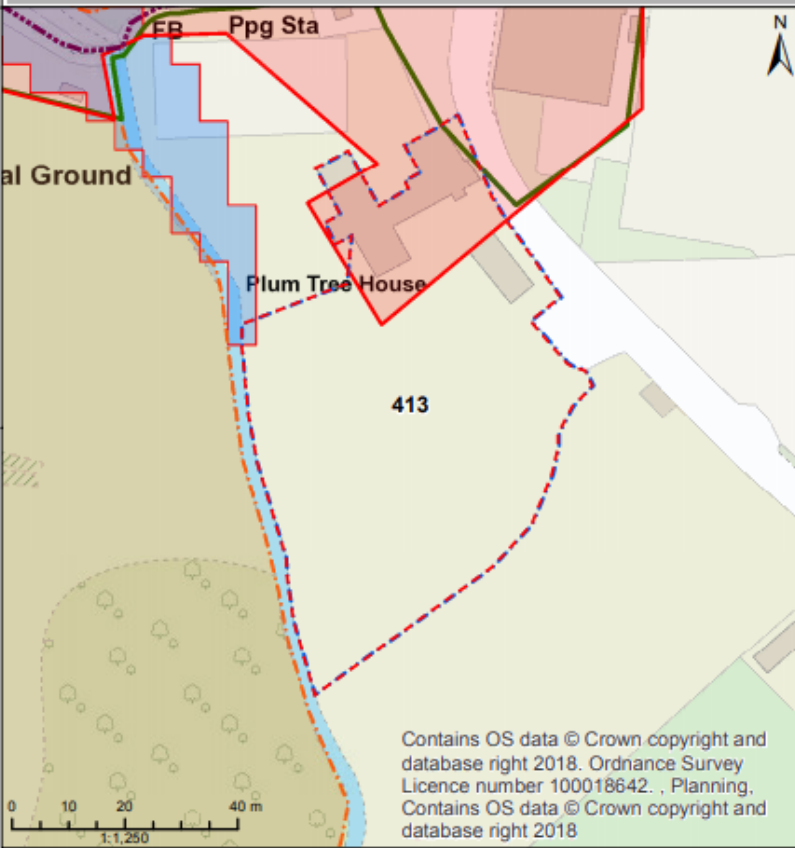
<b>Site Reference</b>	334			
<b>Site Name &amp; Location</b>	Land off West Street, Gayles			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Grazing land.</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Gardens, Housing South – Open countryside West – Village Green, Housing beyond</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4). Public right of way runs along the north of the site. Within Gayles designated Conservation Area. Green open space to the west of the site. Site looks to slope upwards heading to the south. Existing stable on site. Public footpath runs along the north of the site.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Public right of way runs along the north of the site. Potential for access from the west along existing track which would likely need to be upgraded. Access subject to achieving the requirements of the Highway Authority in terms of visibility/road standards. Services available on site.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner who is 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)	Developer interest unknown. Site is likely to be achievable as any abnormal costs are unlikely to significantly impact upon viability of the site.			
<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"/>
	This site is located adjacent to the existing development limit of Gayles. The site is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access and consideration given to the sites location within the designated Conservation Area.			



<b>Site Reference</b>	413			
<b>Site Name &amp; Location</b>	Plum Tree House, Moulton			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Farm Buildings and associated land – farm stead is in process of being re-located away from village centre.</p> <p>18/00410/FULL - Full Planning Permission for Conversion of Existing Garage into a Two Bedroom Dwelling, the Sub Division of Existing House into two Separate Dwellings and the Construction of a Vernacular Style Farm Building Forming Three No Four Bedroom Linked Properties with Garaging – Awaiting Decision (Approved at planning committee subject to the completion of S106 agreement).</p> <p>North – Arable Farmland East – Housing South – Housing West – Arable 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 partially within and also adjacent to existing development limit to the north (CP4). Surface Water (1 in 30 years) to the west part of the site. Partly within but mostly outside of the Conservation Area.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access likely to be achieved from the adjacent road subject to meeting the requirements of the highway authority with regards to visibility splays. Services likely to be available on site or nearby.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of single landowner who has submitted a planning application which was approved at planning committee, subject to the completion of S106 agreement.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs. Developer interest unknown.			
<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"/>

	Site is deliverable with full planning permission granted at committee, subject to the completion of S106 agreement.
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**ArcGIS Web Map**

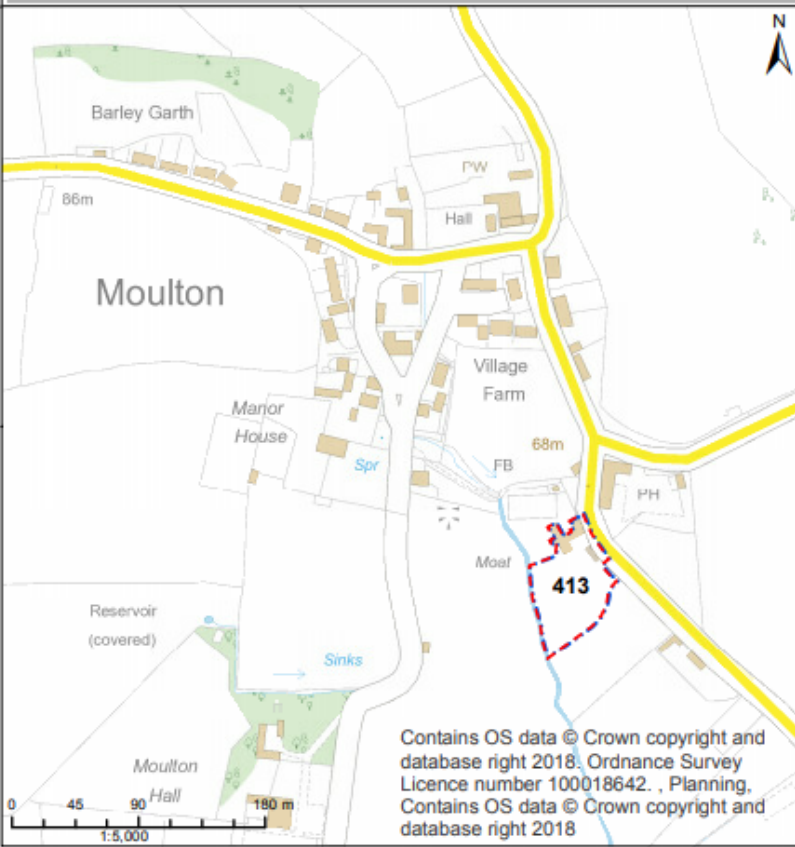


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**Legend**

- Call for sites 2017
- ◆ Listed Buildings
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Conservation Areas
- Scheduled Monuments
- Deep Surface Water 1 in 30yr

**ArcGIS Web Map**



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**Legend**













- Call for sites 2017
- SHLAA 2017

<b>Site Reference</b>	329			
<b>Site Name &amp; Location</b>	Willow Bridge Service Station, Newton Morrell			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Previously a petrol station and repair workshop.</p> <p>No recent relevant planning history on site.</p> <p>North – Road, Open countryside beyond East – Open Countryside South – Open Countryside 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)	Located in the open countryside. Any type of development on this site would likely be for the conversion of suitable existing buildings. In terms of numbers therefore the site would likely fall below the set threshold to be assessed under the SHLAA.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Existing established access onto main road.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner who is 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)	-			
<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"/>
	The site is located in open countryside. Any type of development on this site would likely be for the conversion of suitable existing buildings. In terms of numbers therefore the site would likely fall below the set threshold to be assessed under the SHLAA.			

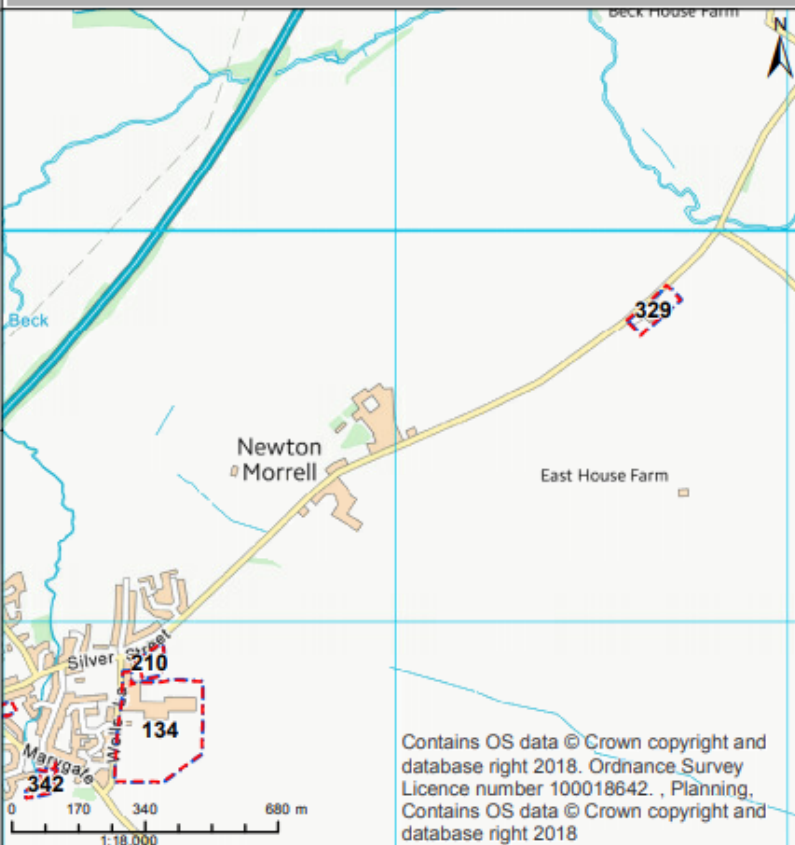
### ArcGIS Web Map





### Legend

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

### ArcGIS Web Map



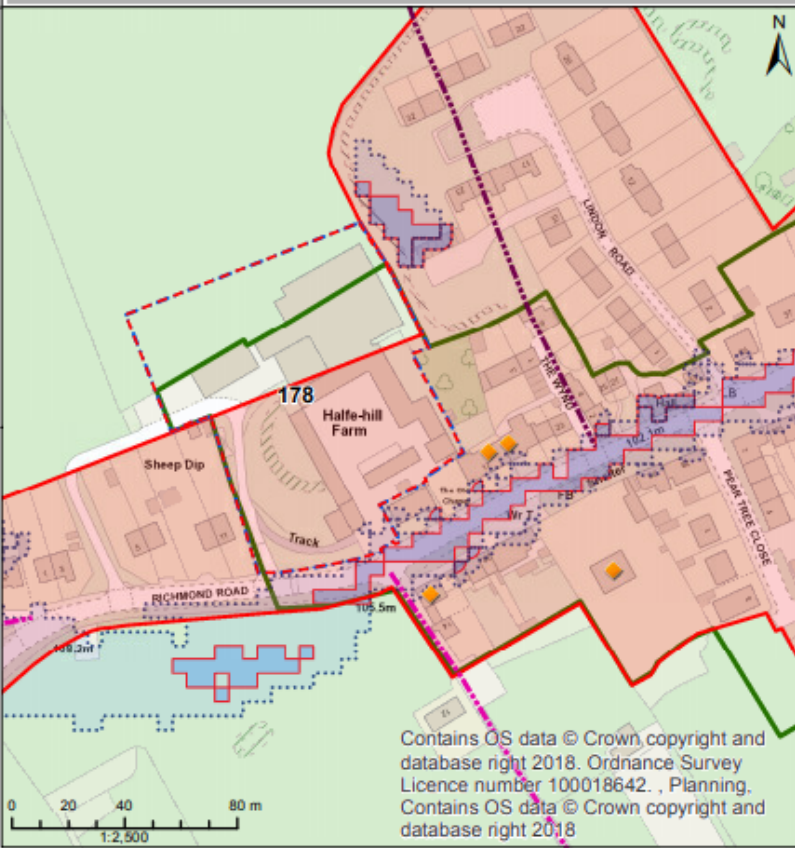
### Legend

-  Call for sites 2017
-  SHLAA 2017

<b>Site Reference</b>	178			
<b>Site Name &amp; Location</b>	Halfe Hill Farm, Skeeby			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Existing farmyard with traditional stone barns and agricultural buildings.</p> <p>No recent relevant planning history on site.</p> <p>North – Open Countryside East – Housing South – Richmond Road, Housing beyond West – Housing</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Partially within the existing development limit (north of the site is considered as adjacent). Existing farm buildings would likely be suitable for conversion. Majority of the site is within Skeeby Conservation Area (excluding the northern most part of the site). Listed buildings to the south eastern corner of the site.</p>			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Use of existing access off Richmond Road. Access likely to be suitable subject to achieving the requirements in accordance with the Highway Authority in terms of visibility splays. Access to relevant services unknown.</p>			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site has been put forward and made available for development.</p>			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Developer interest and initial discussions have taken place. There may be some abnormal costs associated with the site given its existing use in terms of potential ground contamination.</p>			
<b>Overall Deliverability and Developability</b>	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>This site is mostly located within the development limit of Skeeby. The site is likely to be developable for an appropriate scale of development including the conversion of existing stone buildings subject to achievement of an appropriate access, access to infrastructure services, the resolution of any potential abnormal costs (if relevant), and consideration given to the site located within the designated Skeeby conservation area.</p>				



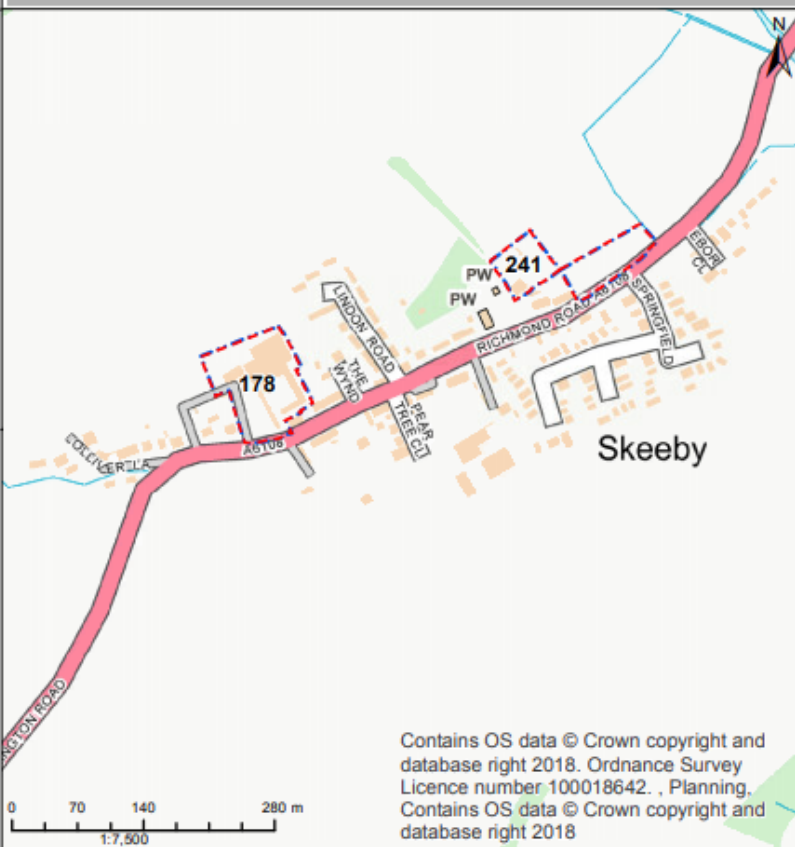
### ArcGIS Web Map



### Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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
- Deep Surface Water 1in 30yr
- District Boundary

### ArcGIS Web Map



### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	241			
<b>Site Name &amp; Location</b>	Land North of Richmond Rd, Skeeby			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Grazing</p> <p>15/00777/FULL - Full Planning Permission for 2 New Houses (Semi-Detached) Arranged Around an Open Courtyard to Resemble a Traditional Farmyard – Approved April 2016</p> <p>18/00275/FULL - Full Planning Permission for Two Detached Houses, Two Single Garages and Associated Access – Approved April 2019</p> <p>North – Arable Land South – A6108, Housing East – Arable Land West – Housing and associated paddocks</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 limit. Site is gently sloping west to east. Large parts of site identified at risk of surface water flooding (1 in 30yr). Site is adjacent to conservation area. Site is likely to be developable with full planning permissions granted.			
<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 neighbouring housing. Suitable access on to A6136 Richmond Rd or existing lane likely to be achievable. Footpath along western boundary of site. Site is likely to be developable with full planning permissions granted.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who is making available for development. Site is likely to be developable with full planning permissions granted.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable with only likely abnormal costs associated with surface water flooding mitigation. Site is likely to be developable with full planning permissions granted.			
<b>Overall Deliverability and Developability</b>	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site is adjacent to the development limit of Skeeby (CP4). Site is likely to be developable with full planning permissions granted. Site is being marketed for sale.				

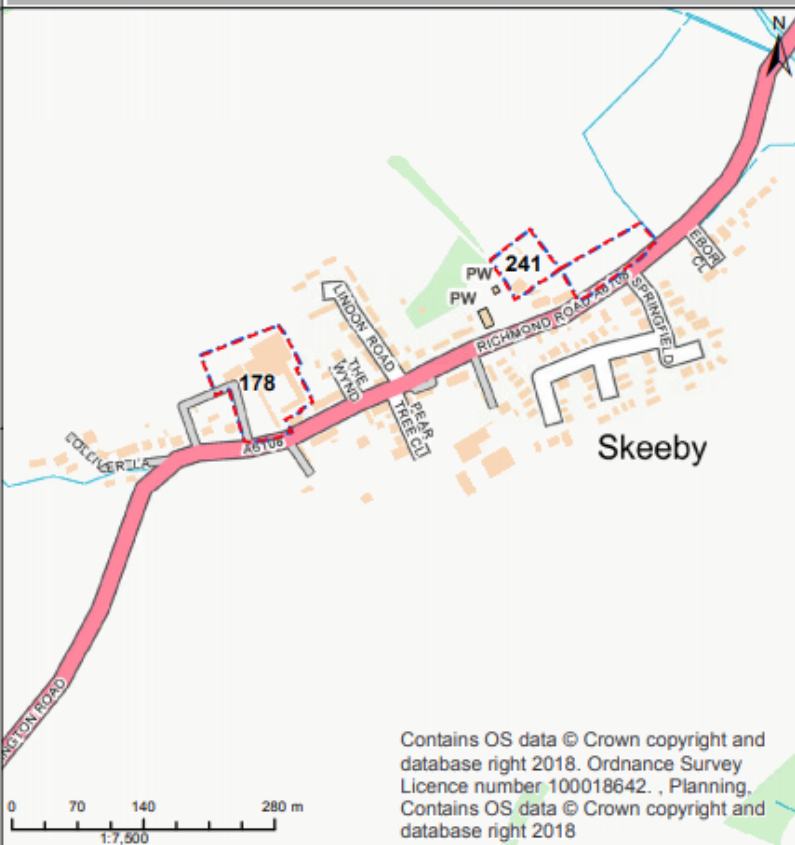
### ArcGIS Web Map



### Legend

- Call for sites 2017
- ◆ Listed Buildings
- Footpath
- Bridleway
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- SHLAA 2017
- Development Limit Boundary
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- Floodzone3 v201802
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- District Boundary

### ArcGIS Web Map

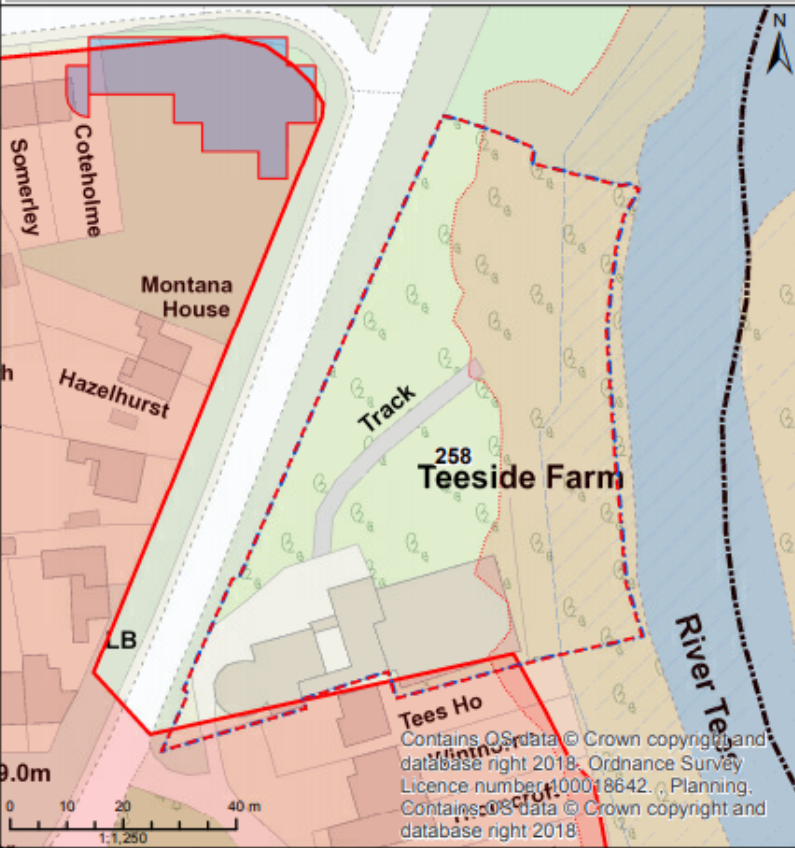


### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	258			
<b>Site Name &amp; Location</b>	Teaside Farm, Stapleton			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Farm buildings and associated land.</p> <p>16/00630/OUT - Outline Application With All Matters Reserved for the Erection of Five Dwellings (As Amended) – Awaiting Decision (approved by Planning Committee January 2019)</p> <p>North – Road, Fields &amp; Manor House Farm beyond East – River Tees South – Housing 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)	Adjacent to existing development limit (CP4) to the south. Hedgerows along boundary. Part of site to the West is within Flood Zone 2 with the furthestmost west part of the site within Flood Zone 3.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access likely to be achievable. Services likely to be available on site or nearby.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Outline planning application submitted and awaiting decision. Site is in ownership of single landowner.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Outline planning application submitted and awaiting decision. Abnormal costs may include for suitable flood risk provision/appropriate groundworks and the clearance of existing farm buildings.			
<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"/>
	Site is likely to be suitable for development with the application having just recently been approved by Planning Committee, subject to the completion of the S106 legal agreement. Site deliverable subject to achievement of appropriate groundworks/ flood risk mitigation and other relevant considerations.			

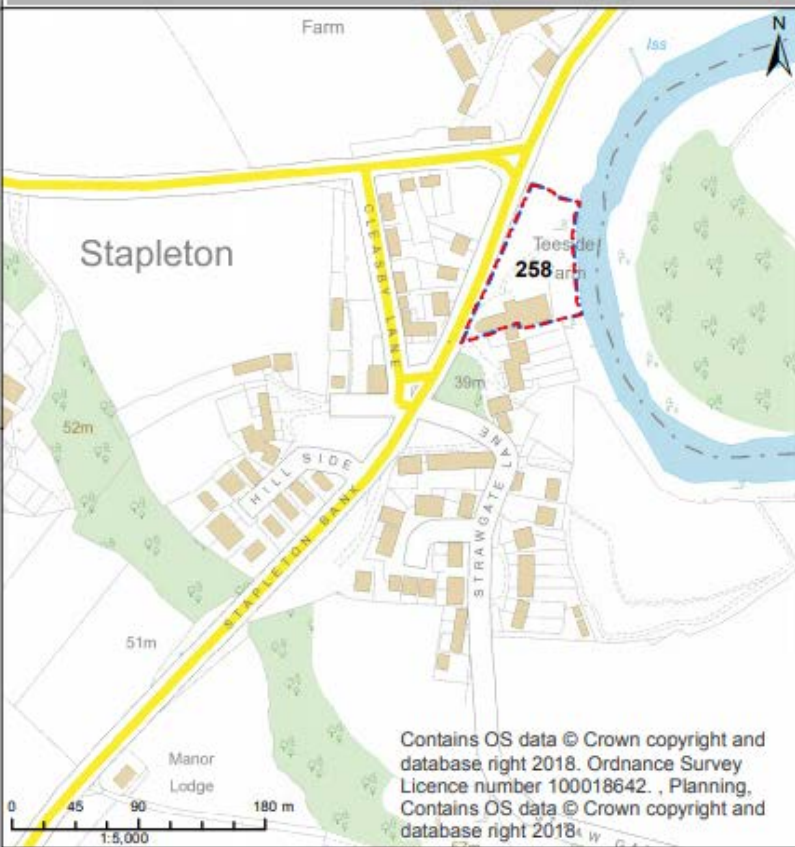
### ArcGIS Web Map



### Legend

- Call for sites 2017
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### ArcGIS Web Map



### Legend

- Call for sites 2017
- SHLAA 2017