

|   |   |   |   |  |
|---|---|---|---|--|
| <b>Site Reference</b>   | 70  |   |   |  |
| <b>Site Name &amp; Location</b>   | Hurgill Lodge Stables, Hurgill Rd, Richmond   |   |   |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | Former Stables currently grass/grazing paddocks.<br><br>North –Hurgill Rd, Housing & Grazing land,<br>East – Housing and gardens,<br>South – Westfields & Grazing land<br>West – Hurgill Lodge & Grounds.<br><br>No recent relevant planning history. |   |   |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Site is adjacent to existing development limits (CP4). Site is sloping both north to south and west to east. Trees and hedgerows along boundaries   |   |   |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | Services available nearby. Suitable access(es) may be achievable from Hurgill Road and/or Westfields  |   |   |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | Site is in ownership of landowner who is now making available for development.  |   |   |  |
| <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 associated with development. Developer interest in the past.   |   |   |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>   | 6-10 Years<br><input checked="" type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | Site is located adjacent to development limits and is likely to be developable subject to achievement of an appropriate access and design reflecting its location.  |   |   |  |

### ArcGIS Web Map



### Legend

- Call for sites 2017
  - RDC\_District\_Boundary
  - ◆ Listed Buildings
- ### Play\_Areas
- ★ Equipped Play
  - ★ Recreation
  - Footpath
  - Bridleway
  - Byway Open to All Traffic
  - Restricted Byway
  - ▼ TPOs
  - SHLAA 2017
  - Development Limit Boundary
  - Surface Water 1 in 30yr
  - Floodzone2 v201802
  - Floodzone3 v201802
  - Conservation Areas
  - District Boundary

### ArcGIS Web Map

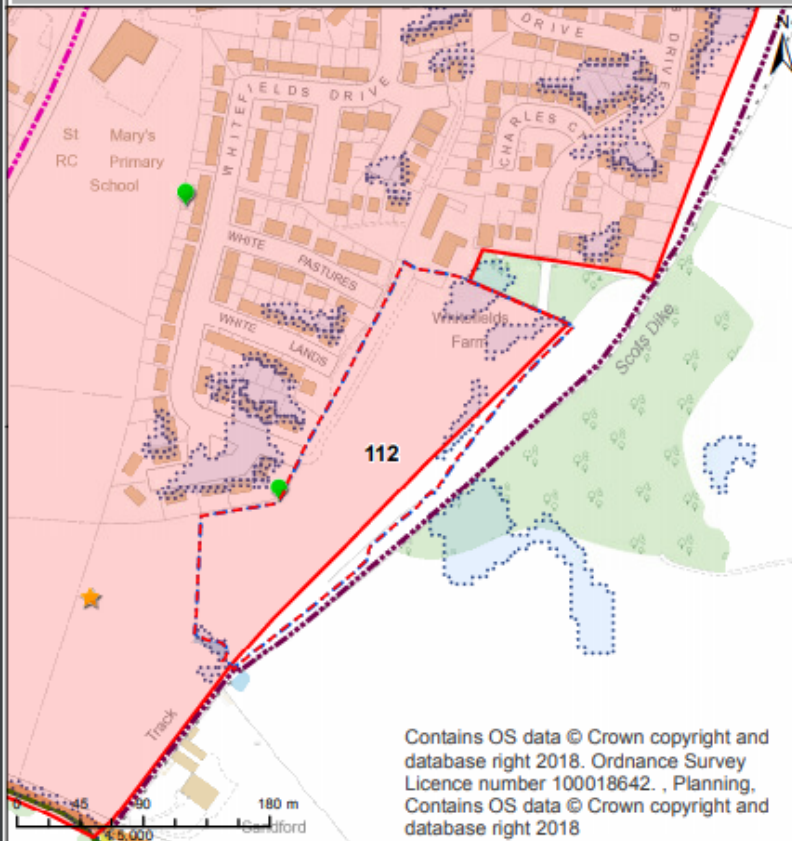


### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|   |   |  |   |  |
|---|---|--|---|--|
| <b>Site Reference</b>   | 112   |  |   |  |
| <b>Site Name &amp; Location</b>   | Land to rear of Whitefields Farm, Richmond, DL10 4JE  |  |   |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Site is former agricultural field. North – Tree Belt &amp; Housing, East – Scots Dyke &amp; Agricultural Land South – Playing Field &amp; Sandford House and gardens, West – Housing &amp; School Playing Fields.</p> <p>Outline planning permission (14/00079/OUT) for erection of 9 dwellings granted 6<sup>th</sup> November 2014. Reserved Matters permission (16/00227/AORM) for the Erection of 9 No. Detached Dwellings and Garaging approved September 2016.</p> |  |   |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | <p>Site is located within existing development limits and outline permission in agreement with English Heritage protects Scots Dyke Scheduled Ancient Monument by keeping development away from it and includes a unilateral undertaking for the transfer of undeveloped land including monument to Richmondshire Landscape Trust for future management.</p>  |  |   |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | <p>Site is suitable and has reserved matters planning permission for housing. Development has commenced on site with completions in 18/19.</p>  |  |   |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | <p>Site is suitable and has reserved matters planning permission for housing. Development has commenced on site with completions in 18/19.</p>  |  |   |  |
| <b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)                     | <p>Site is suitable and has reserved matters planning permission for housing. Development has commenced on site with completions in 18/19.</p>  |  |   |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input checked="" type="checkbox"/>  | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | <p>Site is suitable and has reserved matters planning permission for the erection of 9 houses. Development has commenced on site with completions in 18/19.</p>   |  |   |  |

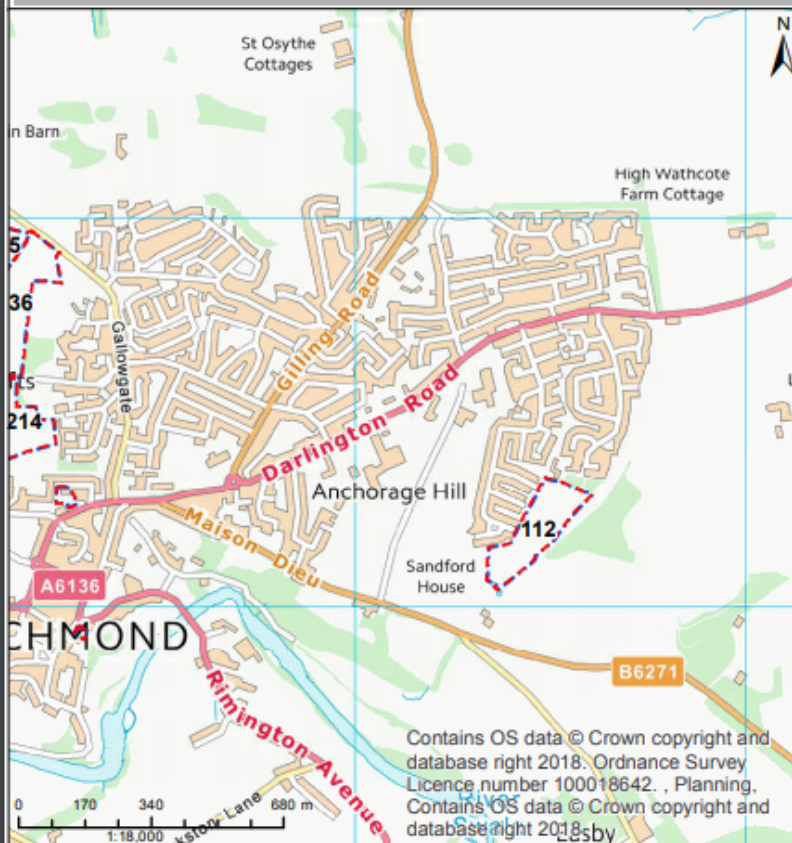
### ArcGIS Web Map



### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- TPOs
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

### ArcGIS Web Map

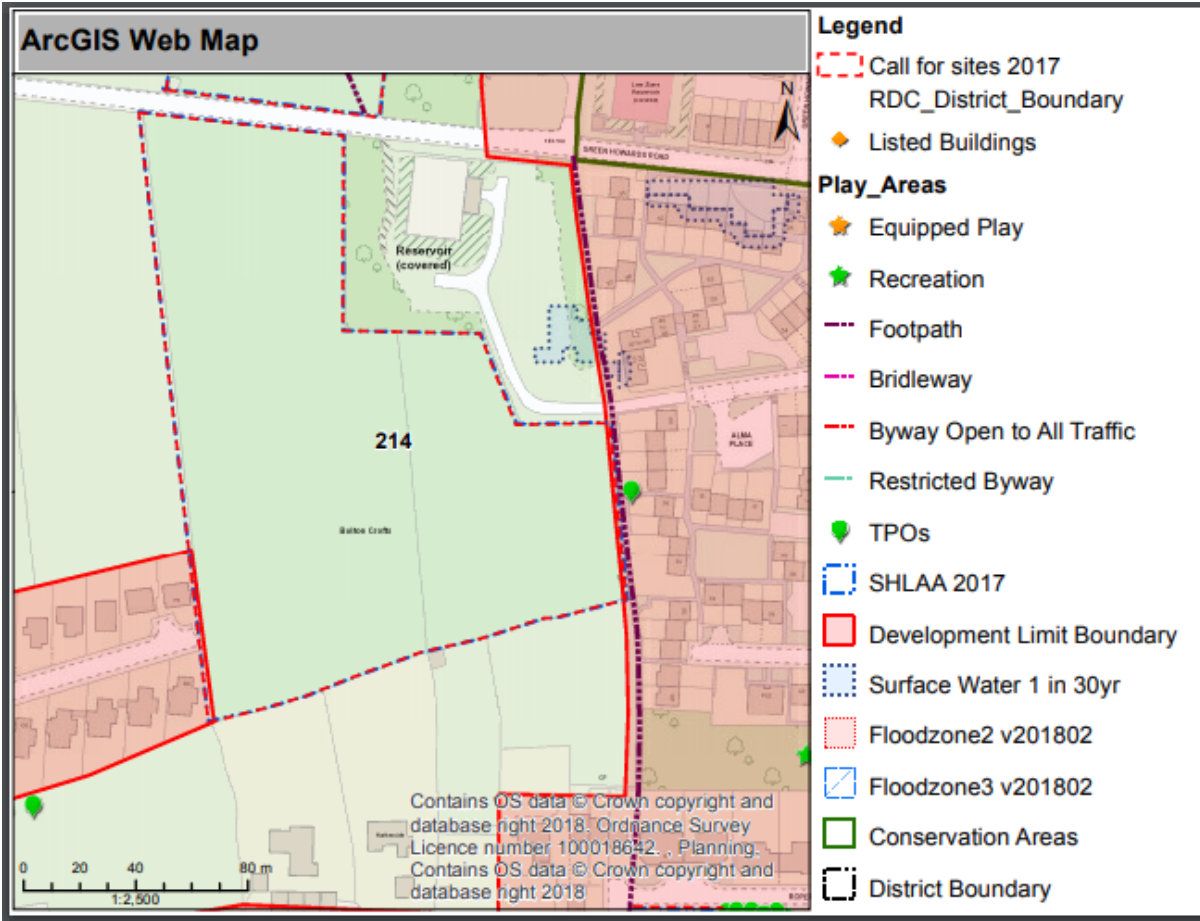


### Legend

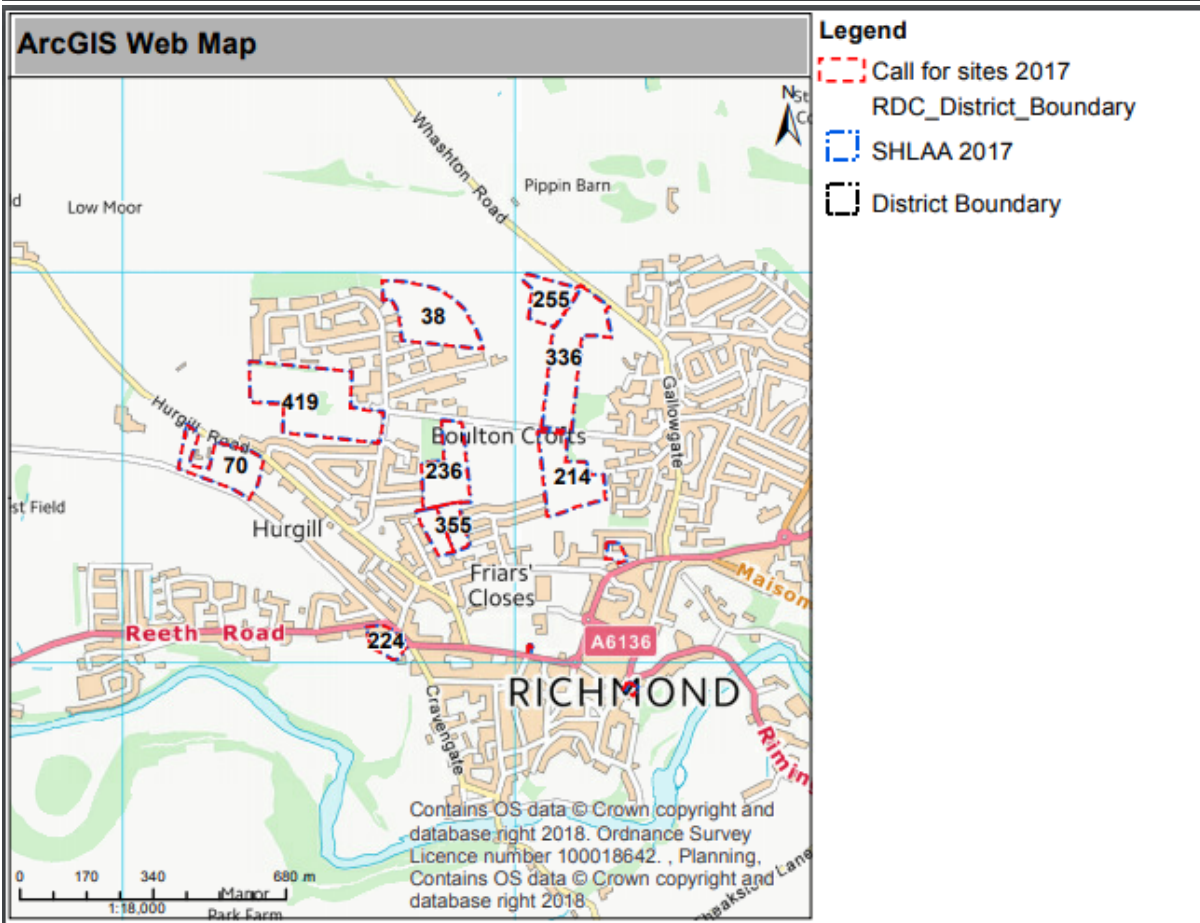
- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|   |  |                          |                                     |                          |
|---|--|--------------------------|-------------------------------------|--------------------------|
| <b>Site Reference</b>   | 214  |                          |                                     |                          |
| <b>Site Name &amp; Location</b>   | Land South of Green Howards Rd, Richmond   |                          |                                     |                          |
| <b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)  | <p>Site is currently agricultural grazing fields with a.</p> <p>North –Green Howards Rd, New service reservoir and agricultural grazing fields,<br/> East – Housing at Alexandra Way &amp; Olav Rd,<br/> South –Housing and grounds,<br/> West – Agricultural grazing fields.</p> <p>No recent planning history.</p>   |                          |                                     |                          |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)  | <p>Parts of site are adjacent to existing development limit (CP4) as sites forms part of gap between existing development. Site is located on a steep incline which slopes north to south and sharply in places. Site is located within Richmond conservation area and forms part of the Bolton Crofts area recognised in the conservation area statement as an impressive backcloth to the town and a green swathe reaching deep in to the heart of the town, which is still a particularly striking and important characteristic of Richmond. Site is visible from Castle Keep, an identified (CP12) historic public viewpoint although protected trees to the south screen much of this area. Trees and hedges along boundaries. Any development at the western side at this location will have an invasive visual impact into the open space harming the visual link of the two heritage assets.</p> |                          |                                     |                          |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)  | <p>Services will be available from nearby housing. Suitable access for a small scale of development likely to be achievable from Bolton Avenue and Green Howards Rd subject to capacity of existing road network including Gallowgate junction &amp; Quakers Lane. Footpath along eastern boundary.</p>  |                          |                                     |                          |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | <p>Site is available and is in ownership of multiple landowners who are making 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>Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No known developer interest.</p>   |                          |                                     |                          |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years  | 6-10 Years               | 11-15 Years                         | Discounted               |
|   | <input type="checkbox"/>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>Site is adjacent to existing development limits and the largely screened southern part of site may offer scope for a limited scale of development in the longer term subject to appropriate design and landscaping which takes account of topography and its sensitive location and the importance of this area within the</p> |  |                          |                                     |                          |

|  |  |
|--|--|
|  | <p>Richmond Conservation Area and mitigates sky lining from key historic viewpoints including Castle Keep. Development of this site would also have to ensure an appropriate access and sufficient capacity within existing road network including Gallowgate junction and Quakers Lane.</p> |
|--|--|



- #### Legend
- Call for sites 2017
  - RDC\_District\_Boundary
  - ◆ Listed Buildings
- #### Play\_Areas
- ★ Equipped Play
  - ★ Recreation
  - Footpath
  - Bridleway
  - Byway Open to All Traffic
  - Restricted Byway
  - TPOs
  - SHLAA 2017
  - Development Limit Boundary
  - Surface Water 1 in 30yr
  - Floodzone2 v201802
  - Floodzone3 v201802
  - Conservation Areas
  - District Boundary

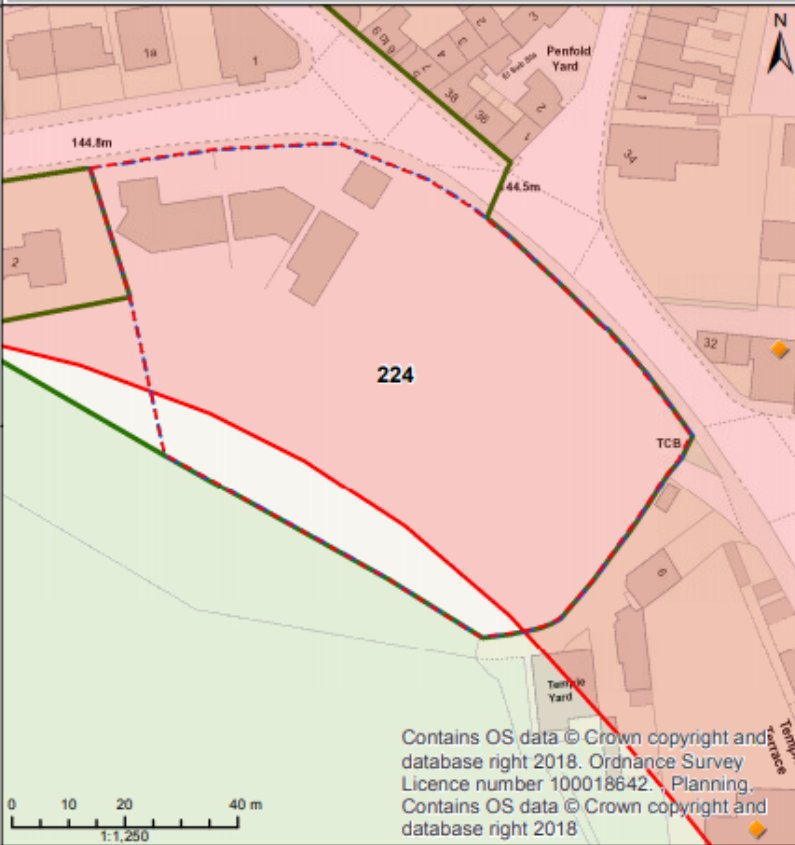


- #### Legend
- Call for sites 2017
  - RDC\_District\_Boundary
  - SHLAA 2017
  - District Boundary

|   |  |                          |                          |                          |
|---|--|--------------------------|--------------------------|--------------------------|
| <b>Site Reference</b>   | 224  |                          |                          |                          |
| <b>Site Name &amp; Location</b>   | Richmond House, Reeth Rd, Richmond   |                          |                          |                          |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | Site was former care home.<br><br>Development in progress implementing full planning permission 14/00208/FULL for development of 12 houses and 8 apartments. |                          |                          |                          |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Site is suitable for development and is under construction with first completions in 18/19.  |                          |                          |                          |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | Site is suitable for development and is under construction with first completions in 18/19.  |                          |                          |                          |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | Site is Under Construction with first completions in 18/19.  |                          |                          |                          |
| <b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)                     | Site is Under Construction with first completions in 18/19.  |                          |                          |                          |
| <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 deliverable and developable and is currently under construction with first completions in 18/19.  |  |                          |                          |                          |



### ArcGIS Web Map



### Legend

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- ★ Recreation
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- TPOs
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- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
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- District Boundary

### ArcGIS Web Map

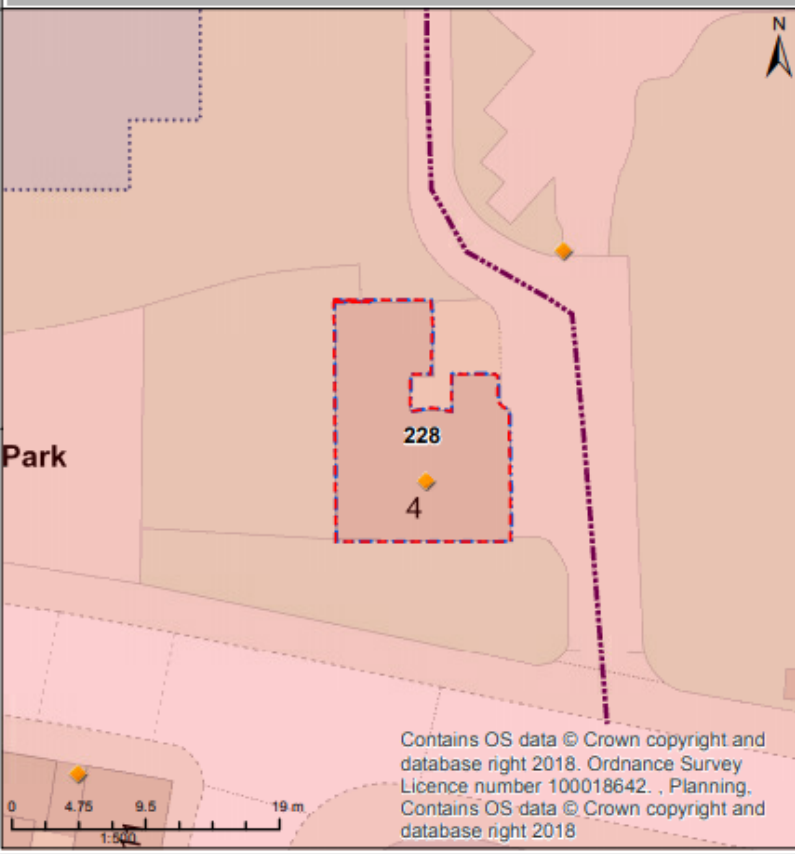


### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|   |  |   |   |  |
|---|--|---|---|--|
| <b>Site Reference</b>   | 228  |   |   |  |
| <b>Site Name &amp; Location</b>   | Friary Lodge, Victoria Rd, Richmond  |   |   |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Former NHS building last used as an office now vacant.</p> <p>North – Cricket Club, Park &amp; Hospital,<br/>East – Park,<br/>South – Victoria Rd &amp; Retail premises,<br/>West – Car Park and Cricket Pitch.</p> <p>15/00992/FULL and 15/00993/LBC – Proposed Refurbishment and Extension to Friary Lodge to create 5 no. apartments – Expired</p> |   |   |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Building is located within existing development limit. Grade II Listed Building located within Richmond Conservation Area. Numerous trees in grounds surrounding building.   |   |   |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | Services will be likely available on site. Existing access from Victoria Rd likely to be suitable. Principle of development established with relevant permissions granted.   |   |   |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | Principle of development established with relevant permissions granted.  |   |   |  |
| <b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)                     | Conversion is likely to be achievable subject to taking in to account its listing. Principle of development established with relevant permissions granted.   |   |   |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>  | 6-10 Years<br><input checked="" type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | Site is developable with listed and full permission previously approved (now expired) for the refurbishment and extension to create 5 no. apartments.  |   |   |  |

### ArcGIS Web Map



### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- ◆ Listed Buildings
- Play\_Areas**
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- ★ Recreation
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- TPOs
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

### ArcGIS Web Map

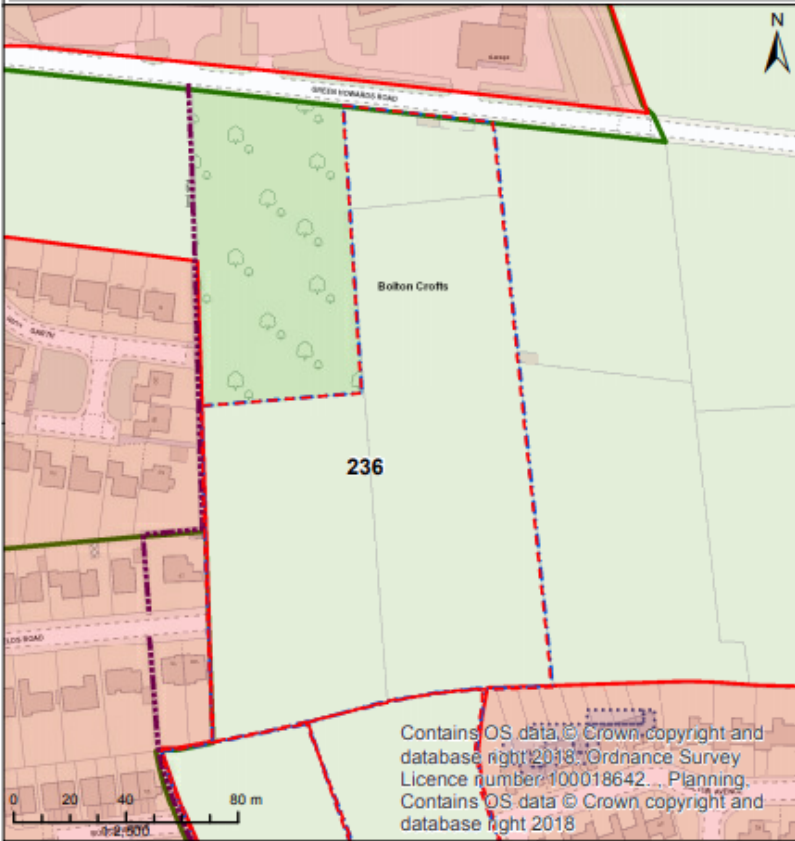


### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|   |  |  |  |  |
|---|--|--|--|--|
| <b>Site Reference</b>   | 236  |  |  |  |
| <b>Site Name &amp; Location</b>   | Bolton Crofts West, Green Howards Rd, Richmond   |  |  |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Site is currently agricultural grazing fields.</p> <p>North –Green Howards Rd &amp; Industrial Units,<br/>East – Agricultural grazing fields,<br/>South – Agricultural grazing fields (Sites 325 and 355) &amp; Housing,<br/>West – Agricultural grazing field, Woodland and Housing.</p> <p>No recent relevant planning history.</p>   |  |  |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | <p>Western and Southern parts of site are adjacent to existing development limit (CP4) as sites forms part of gap between existing development. Site is located on a steep incline which slopes north to south and sharply in places. Trees and hedges along boundaries. This site holds aesthetic value from the visual open space which allows the appreciations of the heritage assets within the rural landscape and links to an other heritage asset. It also has the potential to hold evidential value. Any development at the east side of this site will have a invasive visual impact into the open space harming the visual link of the two heritage assets. The extent of any archaeological interest would have to be the subject of further investigation.</p> |  |  |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | <p>Services will be available from nearby housing. Suitable access for an appropriate scale of development likely to be achievable from Gallowfields Rd subject to capacity of existing road network including Quakers Lane &amp; Gallowgate junction. Footpath along part of western boundary.</p>  |  |  |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | <p>Site is available and is in ownership of landowner who is making 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>Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No known developer interest.</p>   |  |  |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>  | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input checked="" type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | <p>Site is adjacent to existing development limits. However the site holds aesthetic value from the visual open space which allows the appreciations of the heritage assets within the rural landscape and links to another heritage asset. Any development at the east side of this site will have a invasive visual impact into the open space harming the visual link of the two heritage assets.</p>   |  |  |  |

### ArcGIS Web Map



### Legend

- Call for sites 2017
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- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

### ArcGIS Web Map

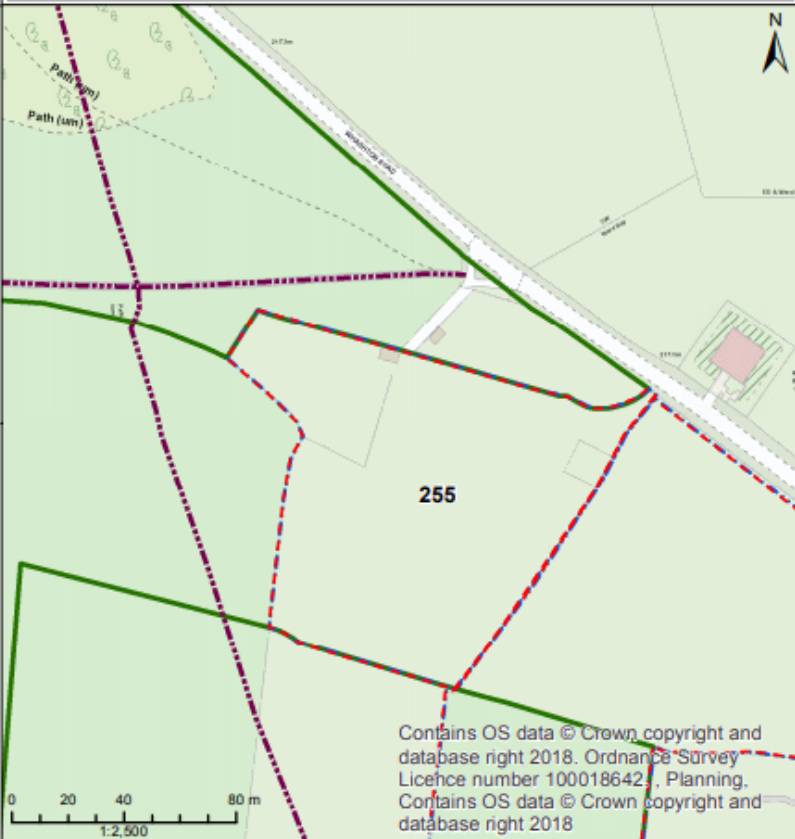


### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|   |  |  |   |   |
|---|--|--|---|---|
| <b>Site Reference</b>   | 255  |  |   |   |
| <b>Site Name &amp; Location</b>   | Land South of Whashton Rd, Richmond  |  |   |   |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Site is currently agricultural grazing fields with a small number of agricultural field buildings.<br/> North – Whashton Rd, Housing (Site 258), Car Park,<br/> East – Housing and Gardens,<br/> South –Housing, Playing Field and agricultural grazing fields,<br/> West – Grassland including former racecourse.</p> <p>No planning history.</p>                                    |  |   |   |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | <p>The site is not within or adjacent to existing development limits (CP4). This site forms part of the open setting to Richmond Race course conservation area and Richmond conservation area. The site a historic and visual link between the conservation areas. Any development here would harm the understanding of this relationship and be detrimental to the aesthetic value.</p> |  |   |   |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | <p>Services likely to be available nearby. Suitable access likely to be achievable from Whashton Road. Extension of footpath to site required.</p>   |  |   |   |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | <p>Site is available and is in ownership of multiple landowners who are making available for development but land assembly would be required.</p>  |  |   |   |
| <b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)                     | <p>Development of site is not likely to present any significant abnormal costs. No known developer interest.</p>   |  |   |   |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>  | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input checked="" type="checkbox"/> |
|   | <p>Site is not located within or adjacent to development limits. The site is therefore considered not to be suitable for development at this time.</p>   |  |   |   |

### ArcGIS Web Map



### Legend

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- ◆ Listed Buildings
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- ◆ TPOs
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

### ArcGIS Web Map



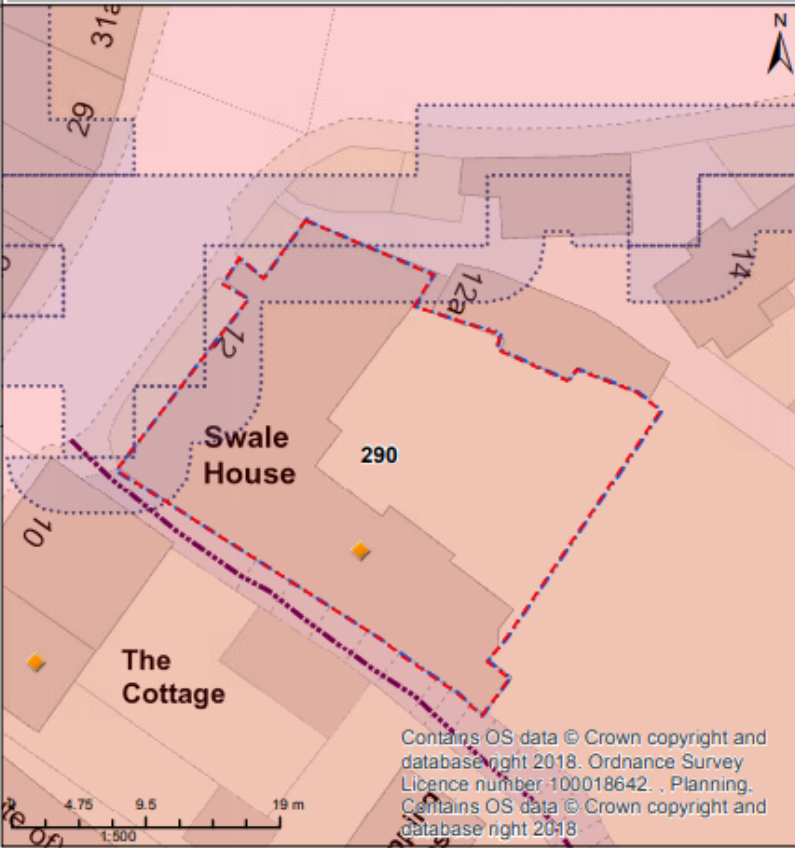
### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|   |   |  |   |  |
|---|---|--|---|--|
| <b>Site Reference</b>   | 290   |  |   |  |
| <b>Site Name &amp; Location</b>   | Swale House, 12 Frenchgate, Richmond, DL10 4JE  |  |   |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Site is former council offices. North – Road, Residential Properties and Shops, East &amp; South – House and gardens, East – Car Park, West – Footpath and houses.</p> <p>Full planning permission (14/00972/FULL) for conversion in to 8 apartments and 1 cottage granted 7<sup>th</sup> July 2015.</p> |  |   |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Site is located within existing development limits and is suitable for conversion with an extant full permission. Development has commenced on site with first completions in 17/18.  |  |   |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | Site is suitable for development with existing permission providing appropriate infrastructure and accessibility. Development has commenced on site with first completions in 17/18.  |  |   |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | Site is suitable and has full planning permission for the conversion of the building. Development has commenced on site with first completions in 17/18.  |  |   |  |
| <b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)                     | Site is suitable and has full planning permission for the conversion of the building. Development has commenced on site with first completions in 17/18.  |  |   |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input checked="" type="checkbox"/>  | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | Site is deliverable and developable with a full planning permission for 8 apartments and 1 cottage. Development has commenced on site with first completions in 17/18.  |  |   |  |



### ArcGIS Web Map



### Legend

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- ### Play\_Areas
- ★ Equipped Play
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  - Footpath
  - Bridleway
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  - SHLAA 2017
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  - Conservation Areas
  - District Boundary

### ArcGIS Web Map

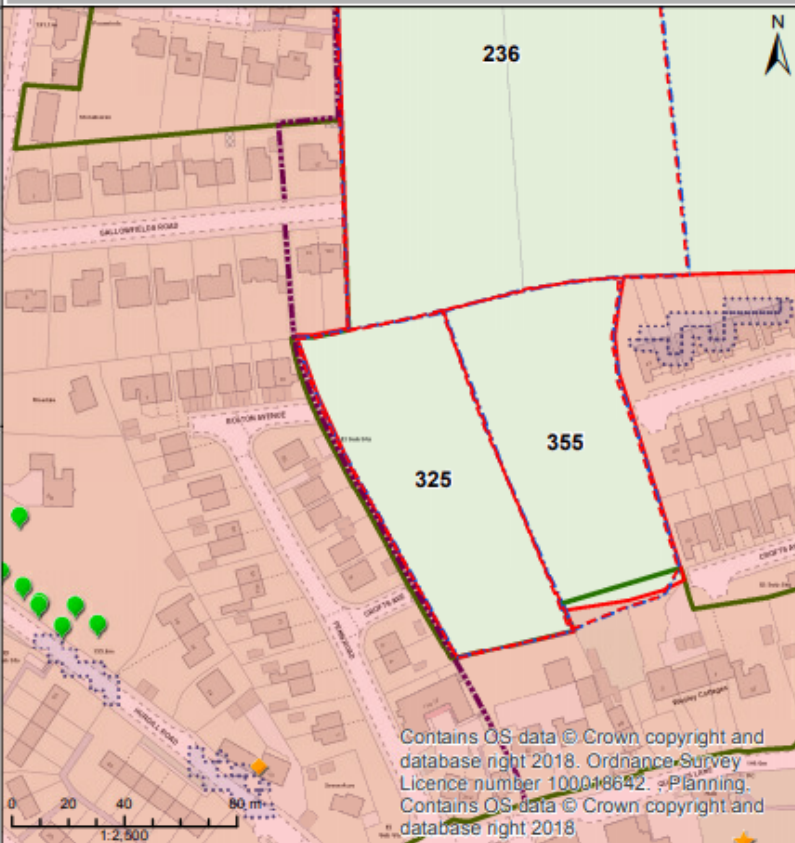


### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- District Boundary

|  |  |  |  |  |
|--|--|--|--|--|
| <b>Site Reference</b>  | 325  |  |  |  |
| <b>Site Name &amp; Location</b>  | Land East of Penn Road, Richmond   |  |  |  |
| <b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)   | <p>Grazing Land</p> <p>No recent relevant planning history</p> <p>North – Gardens/Housing and Site 236<br/> East – Site 355, housing beyond<br/> South – Gardens/Housing<br/> West – Path, Housing</p>   |  |  |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | <p>Adjacent to development limits (CP4). Site slopes downwards from north to south. Trees and hedges along boundaries. The eastern portion of this site holds aesthetic value from the visual open space which allows the appreciations of the heritage assets within the rural landscape and links to another heritage asset. It also has the potential to hold evidential value. Any development at the eastern side of this site will have an invasive visual impact into the open space harming the visual link of the two heritage assets. The extent of any archaeological interest would have to be the subject of further investigation.</p> |  |  |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                     | <p>Services will be available from nearby housing. Suitable access for an appropriate scale of development likely to be achievable from either Bolton Avenue and/or Crofts Avenue subject to capacity of existing road network including Quakers Lane &amp; Gallowgate junction and land ownership. Footpath along part of western boundary.</p>   |  |  |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)   | <p>Site is available and is in ownership of landowner who is making 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>Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No developer interest known.</p>   |  |  |  |
| <b>Overall Deliverability and Developability</b>   | 0-5 Years<br><input type="checkbox"/>  | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input checked="" type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|  | <p>Site is adjacent to existing development limits. Development of the western part of the site of a very modest scale may be acceptable subject to significant mitigation through the provision of appropriately positioned landscape features which reinforce the visual link of the Richmond Conservation Area and the Racecourse Conservation Area.</p>  |  |  |  |

### ArcGIS Web Map



### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- ◆ Listed Buildings
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- TPOs
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

### ArcGIS Web Map

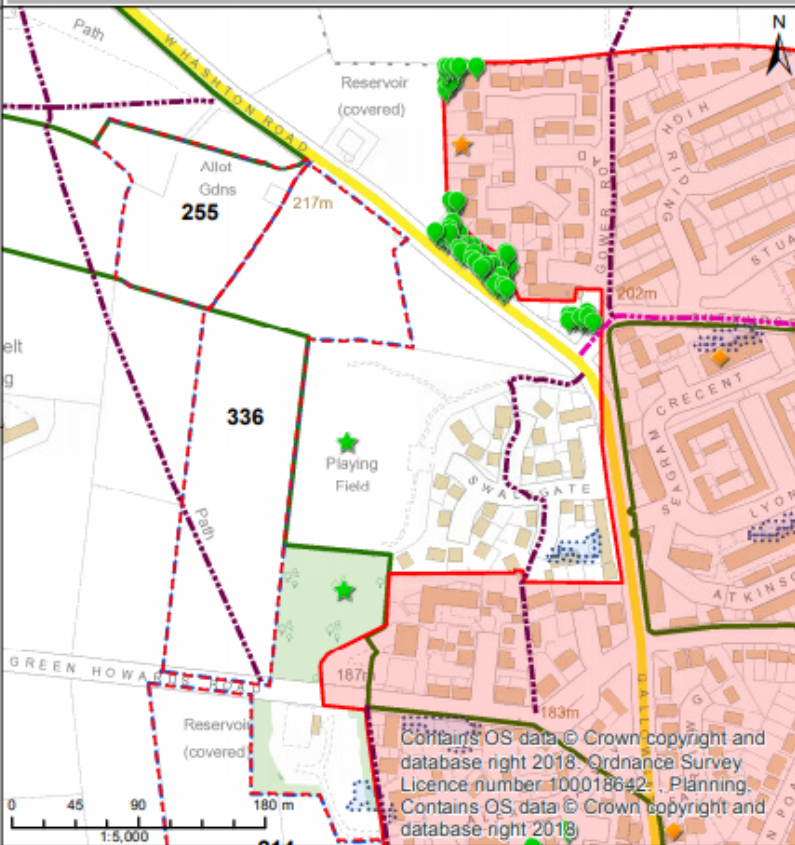


### Legend

- Call for sites 2017
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|   |   |  |   |   |
|---|---|--|---|---|
| <b>Site Reference</b>   | 336   |  |   |   |
| <b>Site Name &amp; Location</b>   | Land South West of Whaston Road, Richmond   |  |   |   |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | Existing Greenfield<br>North – Road, Land at Former Reservoir<br>East – Playing Fields, Housing Beyond<br>South - Fields<br>West - Fields<br><br>No recent relevant planning history.   |  |   |   |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Outside of existing development boundary limits (CP4). Right of Way runs diagonally across the south of the site. Part of this site is within the Richmond Conservation area and was included specifically because of the historic and visual links between the town and the race course. The development of any part of this site would erode the open space and the understanding of the relationship of the two heritage assets. The extent of any archaeological interest is unclear and this would need further investigation. |  |   |   |
| <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)  | -   |  |   |   |
| <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<br><input type="checkbox"/>   | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input checked="" type="checkbox"/> |
|   | Site is located outside of the development limits of Richmond, is detached from the built extent and is therefore not suitable for inclusion in the SHLAA.  |  |   |   |

### ArcGIS Web Map



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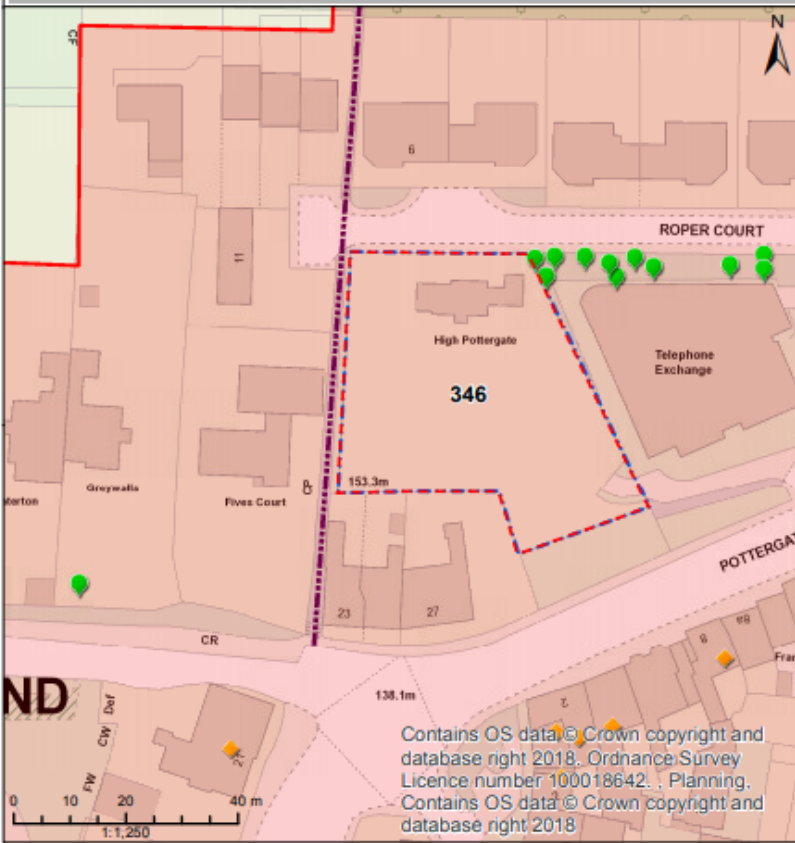


### Legend

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|   |   |  |   |   |
|---|---|--|---|---|
| <b>Site Reference</b>   | 346   |  |   |   |
| <b>Site Name &amp; Location</b>   | Land at High Pottergate, Richmond   |  |   |   |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Garden to High Pottergate</p> <p>No recent relevant planning history on site.</p> <p>North – Road, Housing<br/>East – BT Telephone Exchange<br/>South – Housing, Gardens<br/>West – Path, Housing and Gardens beyond</p>   |  |   |   |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Site is within development limits. Site is also within the conservation area. Site slopes downward from north to south. TPO trees along and near to the north east corner boundary 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 down the western edge of the site. Services likely to be available on site. Access likely to be a potential issue with property currently accessed via private road. Furthermore, amenity on nearby neighbouring properties would also be a potential issue given the sloping of the land.   |  |   |   |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | Single landowner putting the site forward for development.  |  |   |   |
| <b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)                     | Abnormal costs likely to be in relation to land levels/foundations and costs associated with a new access if necessary. Developer interest unknown.   |  |   |   |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>   | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input checked="" type="checkbox"/> |
|   | Site is within existing development limits and the conservation area. Issues arising include access to the site and also the potential for neighbour amenity concerns. Abnormal costs likely to be associated with the land sloping levels and a new access if necessary. There may be some scope for a smaller more modest development which in this case would fall below the threshold of four dwellings and so for these reasons has been discounted from consideration within the SHLAA. |  |   |   |

### ArcGIS Web Map



### Legend

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### ArcGIS Web Map



### Legend

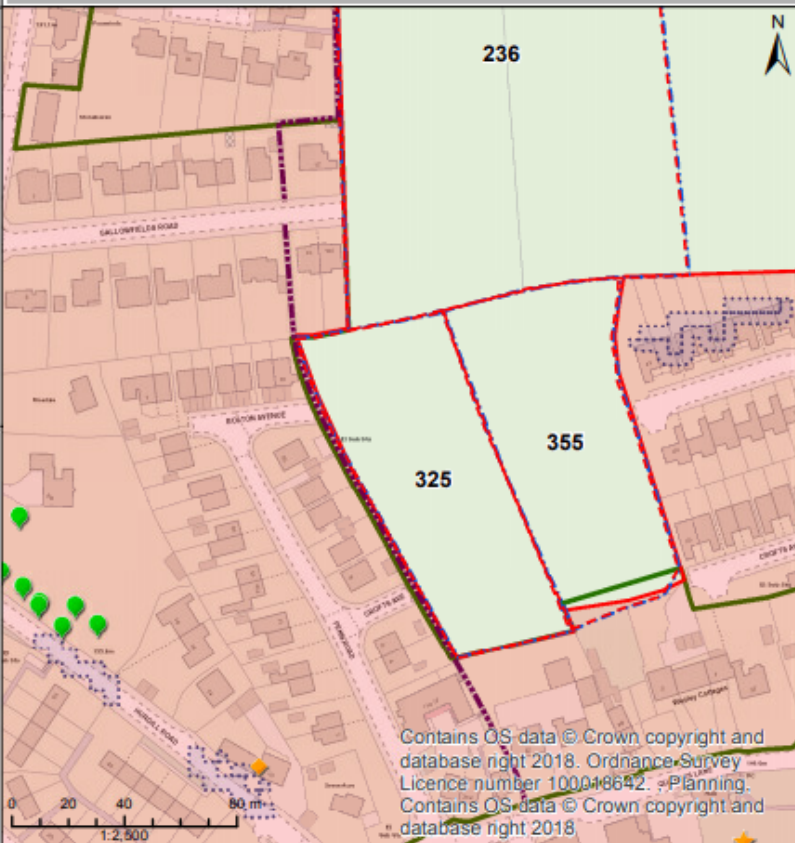
- Call for sites 2017
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- SHLAA 2017
- District Boundary

|   |  |  |  |  |
|---|--|--|--|--|
| <b>Site Reference</b>   | 355  |  |  |  |
| <b>Site Name &amp; Location</b>   | Land west of Prior Avenue, Richmond  |  |  |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Grazing Land</p> <p>No recent relevant planning history</p> <p>North – Site 236<br/>East – Housing<br/>South – Gardens/Housing<br/>West – Site 325, Path/Housing beyond</p>   |  |  |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | <p>Adjacent and partly within existing development limits (CP4). Site is slopes downwards from north to south. Site is located within Richmond conservation area and forms part of the Bolton Crofts area recognised in the conservation area statement as an impressive backcloth to the town and a green swathe reaching deep in to the heart of the town, which is still a particularly striking and important characteristic of Richmond. Site is directly visible and particularly prominent from Castle Keep, an identified (CP12) historic public viewpoint. Trees and hedges along boundaries.</p> |  |  |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | <p>Services will be available from nearby housing. Suitable access for an appropriate scale of development likely to be achievable from either Bolton Avenue and/or Crofts Avenue subject to capacity of existing road network including Quakers Lane &amp; Gallowgate junction and land ownership. Footpath along part of western boundary.</p>   |  |  |  |
| <b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)  | <p>Site is available and is in ownership of landowner who is making 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>Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No developer interest known.</p>   |  |  |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>  | 6-10 Years<br><input type="checkbox"/> | 11-15 Years<br><input checked="" type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | <p>Site is adjacent to existing development limits. However this site is prominently located in an area that is identified as an important characteristic of the Richmond Conservation Area and is particularly visible from the identified historic viewpoints including the Castle Keep. Development of the eastern part of the site of a very modest scale may</p>  |  |  |  |



|  |   |
|--|---|
|  | <p>be acceptable subject to significant mitigation through the provision of appropriately positioned landscape features which reinforce the visual link of the Richmond Conservation Area and the Racecourse Conservation Area.</p> |
|--|---|

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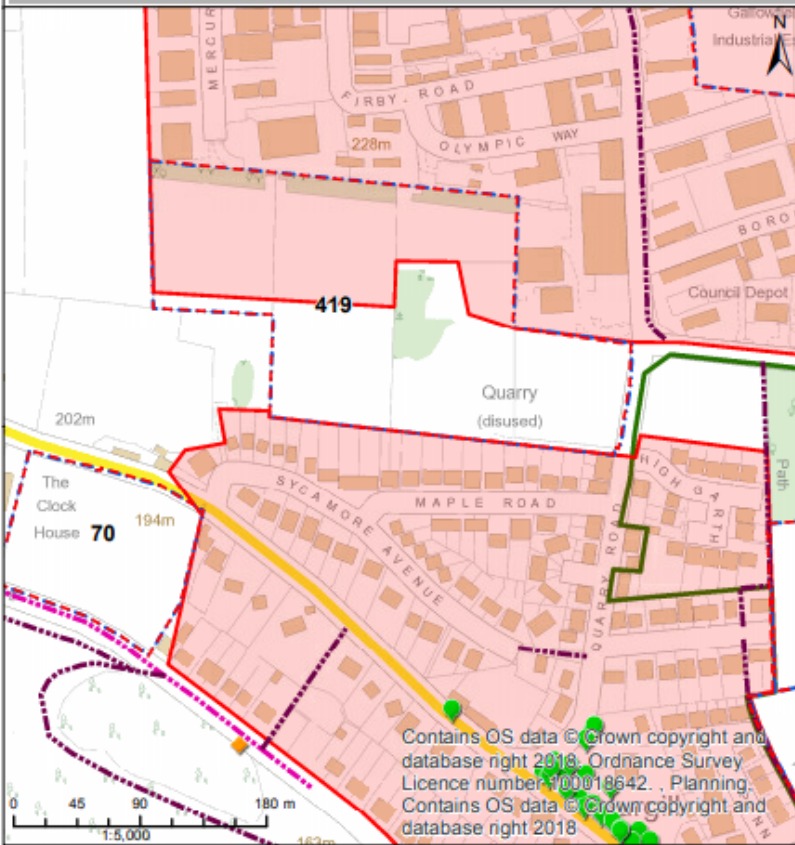


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|   |   |   |   |  |
|---|---|---|---|--|
| <b>Site Reference</b>   | 419   |   |   |  |
| <b>Site Name &amp; Location</b>   | Land South of Gallowfields, Richmond  |   |   |  |
| <b>Land Use &amp; Planning History</b><br>(Existing Use, Adjacent Uses, Planning History)   | <p>Grazing land/gardening space</p> <p>North – Gallowfields Industrial Estate<br/> East – Gallowfields Industrial Estate, Green Howards Road<br/> South – Housing<br/> West – Open Countryside</p> <p>No recent relevant planning history.</p>  |   |   |  |
| <b>Site Suitability - Policy Restrictions &amp; Site Features</b><br>(Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Within and adjacent to Development Limits (CP4). Patches of Natural and Semi-Natural Greenspaces centrally and along the north boundary with the industrial estate.   |   |   |  |
| <b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)                        | Services will be available from nearby housing. Suitable access for an appropriate scale of development likely to be achievable from Gallowfields Rd subject to capacity of existing road network including Quakers Lane & Gallowgate junction.   |   |   |  |
| <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)                     | Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No known developer interest.   |   |   |  |
| <b>Overall Deliverability and Developability</b>  | 0-5 Years<br><input type="checkbox"/>   | 6-10 Years<br><input checked="" type="checkbox"/> | 11-15 Years<br><input type="checkbox"/> | Discounted<br><input type="checkbox"/> |
|   | Site is partly within and adjacent to existing development limits. Site considered to be developable of an appropriate scale of development subject to highways, landscaping, and mitigation with regards to the close proximity to the industrial estate to the north and the conservation area to the east. |   |   |  |

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